

AN EXCLUSIVE & PRIVILEGED
LAND INVESTMENT
OPPORTUNITY FOR VARANASI
AIRPORT ROAD

VDA
APPROVED
Land

EXPERT LAND BUYING INSIGHTS

- 1 Investment for unparalleled wealth creation
- 2 Identify growth exponential potential
- 3 Enlarge the uniqueness of Luxury living with limitless Possibilities
- 4 Choose the right land for right Investment

रुद्राक्ष
PARADISE



HEMISH
INFRASTRUCTURE

We are gated Society developers

Welcome to Hemish Infrastructure where innovation meets Land ownership, Promise means security, wealth, transparency and liquidity with more accessibility and flexibility. We breathe new life into the concept of land investment adopting it for new generation.

In Association with Banks Finance



Design & Architecture By: Mr. Ajay Singh

DESIGN CENTRE
ESTABLISHED - 1995
MAKE IDEAS HAPPEN
ARCHITECTURE / PROJECT MANAGEMENT / INTERIOR / EXTERIOR

Member of



Our Piece of Land are assured by our promises

Govt. Approved, Promise of security, Promise of wealth, Promise of Transparency, Promise of Liquidity

Hemish Infrastructure Pvt. Ltd.
Company RERA No. : UPRERAPRM202717
Branch Office : Flat No. 4, Chandra Niketan, Club Road, Cant, Varanasi, UP-221002
✉ hemishinfra@gmail.com 🌐 hemishinfra.com ☎ +91 9889222221, 9889222227

Project Name : Rudraksh Paradise
Project Rera No. : UPRERAPRJ 625587
Address : RRE NO.- 830, 832 Paschim Pur, Aharak, Varanasi

1 Investment for unparalleled wealth creation

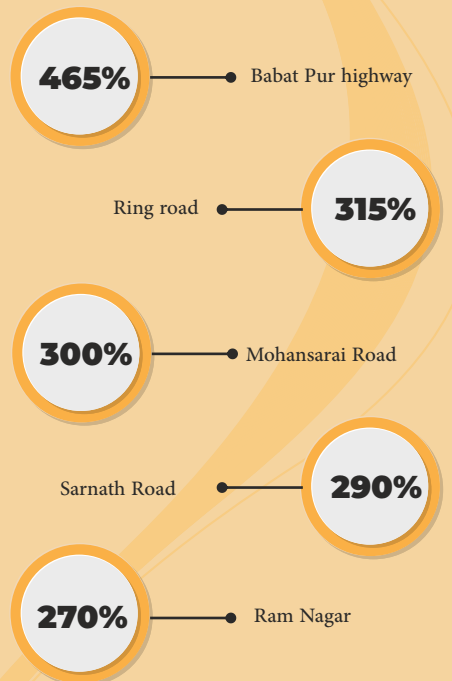
INVESTMENT IS ALWAYS FOR WEALTH CREATION BY TRANSFORMING THE LANDSCAPE INTO USABLE PLOT FOR BETTER LIVING AND USABILITY WHICH LEADS TO GREATER LAND APPRECIATION.

BRIDGING DISTANCES, BUILDING ECONOMIES: THE TRANSFORMATIVE IMPACT OF THE 26000 CRORE VARANASI CIRCLE.

Varanasi, a sacred destination of India has witnessed a visit of 13 core tourists in the city in last 2 years. Seeing Varanasi as such a pilgrimage, the people from nearby location and cities are willing to settle down in this holy city as there are numerous employment opportunities cropping up. The demand of land in the Varanasi Circle has risen to 500% in the last 10 years, underwhich Babatpur area has seen a tremendous hike in land appreciation. All the major projects of central and state government are focused in the Babatpur area making it the most prominent location for employment, business and residential living, recently the Govt. inaugurated BANAS Dairy- The Amul factory in Babatpur with the cost of 622 Crores, where 3500 workers are working.

There are more upcoming projects of govt. to develop the Infrastructure of this area like the expansion of the airport with a grant of 2870 Crores. Total of 26000 Crore has been sanctioned for the construction of International Stadium. 950 Acres of Kashi Dwar Yojna has a prospective estimate of 17630 crore. The Babatpur area of Varanasi Circle is going to see a major infrastructural development in the coming years.

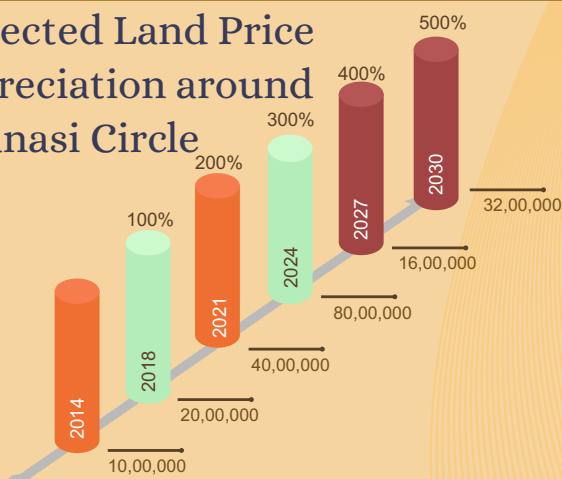
Land Price Appreciation 2014-24



2 Identify growth exponential potential

FROM THE HOLY CITY OF INDIA TO THE FOREFRONT OF PROGRESS: VARANASI CIRCLE IS POISED TO DELIVER EXPONENTIAL GROWTH WITHIN THE NEXT DECADE.

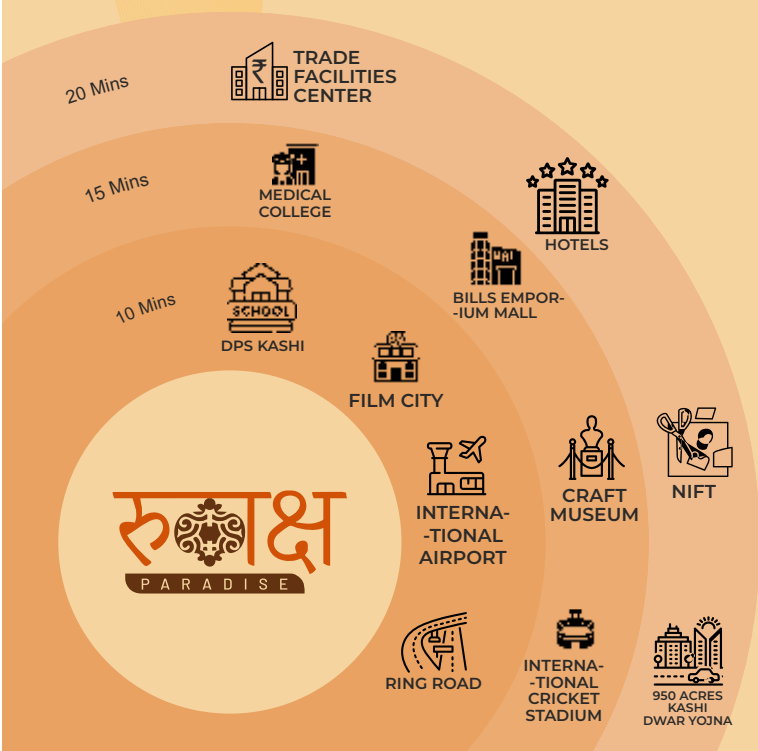
Projected Land Price Appreciation around Varanasi Circle



The increase in the population plays a trigger in the high price rise of property. The real estate is seeking a boom all over India. Varanasi, a prominent sacred destination of India has seen a triggering real estate high in the last few years. People from outside the city are willing to settle here for their sacred and religious upliftment. In the coming 3 to 5 years appreciation of land price is estimated to be 100%. The investment in the land in Varanasi and near by places is estimated show an increase of 26% annually which will accumulate to 100% in just 3 years.

3 Enlarge the uniqueness of Luxury living with limitless Possibilities

INFRASTRUCTURE, CONNECTIVITY, ECOSYSTEMS AND POLICIES
THE FORCES SHAPING VARANASI'S ASCENT THE NEXT DECADE



Varanasi's infrastructure is developing day by day. Its connectivity and policies are shaping an era of next decade. Varanasi's meteoric rise is anchored in four transformative pillars:- Visionary infrastructure, Multimodal connectivity, Thriving eco systems. and Supporting Policies.

₹ 40,000
core investment

1 million
job opportunities

5.2 million
estimated population

40%
working population

4 Choose the right land for right Investment

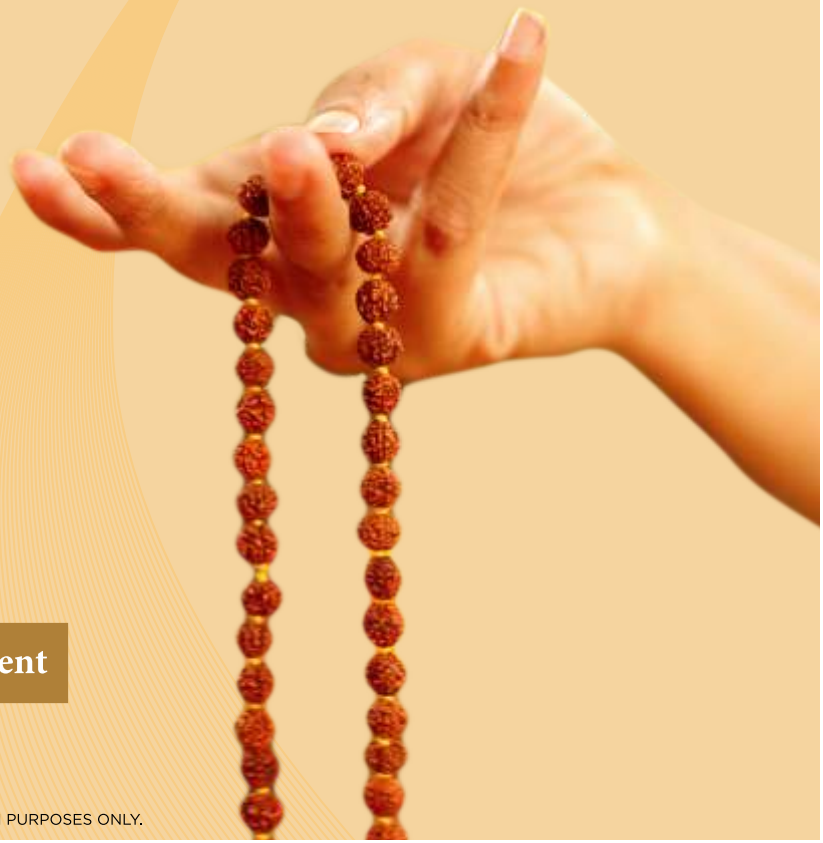
THE DAWN OF A NEW ERA IN LUXURY LIVING. A STATEMENT OF TIME LINES FOR TIMELESSNESS IN VARANASI FOR INDIA.

Our Company has developed three types of investment opportunities in our project

1 Land Investment

2 Villa Investment

3 Buy-Back Investment



1 Land Investment

Our developments are not just land parcels but an authentic legalized approved lands fulfilling all the government norms and the layout is registered under the development authority. The infrastructure, the ecosystem and the policies are expertly supervised and has been raised and developed as per the norms and provisions of government development authority.

Hemish has developed four different layouts which divided into four blocks which can be seen

MANDATORY

The land purchased by the owner, has to undergo construction agreement with the company, as the land has to be constructed into a villa as per the layout and design passed by the VDA. The construction agreement is of 2 years for the complete ready to move in villa.

If the owner of the plot does not enter into the construction agreement, he will not have any right of possession over the land and even he/she cannot resell the plot to any other party. The right of construction over the plot is the sole right of Hemish Infrastructure Pvt. Ltd. No any outside party or agency can be hired for the construction. In nutshell, the investment has to be made for land and construction both i.e. a villa (a gated society).

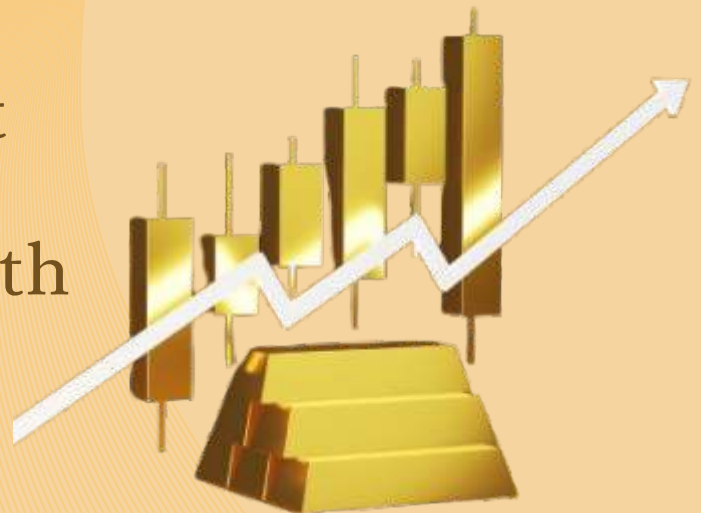
2 Villa Investment

We Don't Give Land, We Construct It Into Construction is also a part of our land development. The Plot Purchased can be Designed and constructed into a luxury villa, as we have approved map and layout by VDA (Varanasi Development authority) with Construction Agreement as per VDA norms. A Luxury Structure With 4 BHK one dining, drawing and two lobby. The well experienced architects from the industry have acknowledged the best of their work.

3 Buy-Back Investment

If the buyer of the villa wishes to sell it, We the developers offers to buy back the sold villa after a lock in period of 3 years at an appreciated price of 50% At the end of the Lock in period, the Villa owner can choose to retain the property , or sell it back to the developers at the predetermined rate.

Land Bank is a
Safest Investment
Assets for
Guaranteed Growth





HEMISH
INFRASTRUCTURE

PROJECT LAYOUT



Today we all look for a place where we can get most of the amenities of our daily life at a minimum distance. Rudraksh has incorporated this required essential in its project. This is a gated housing colony of 51 duplex where the residents will avail the service of club , community hall and guest house to meet the daily requirement and necessities, a general store will be developed which will cater the most it can.

Gated Society

The entrance of the rudraksh paradise will have a tight security with an eye view of the to and fro movements of in and out of the colony entrance. The house will be built up in the form of cluster so that the residents may be personally and socially connected with each other



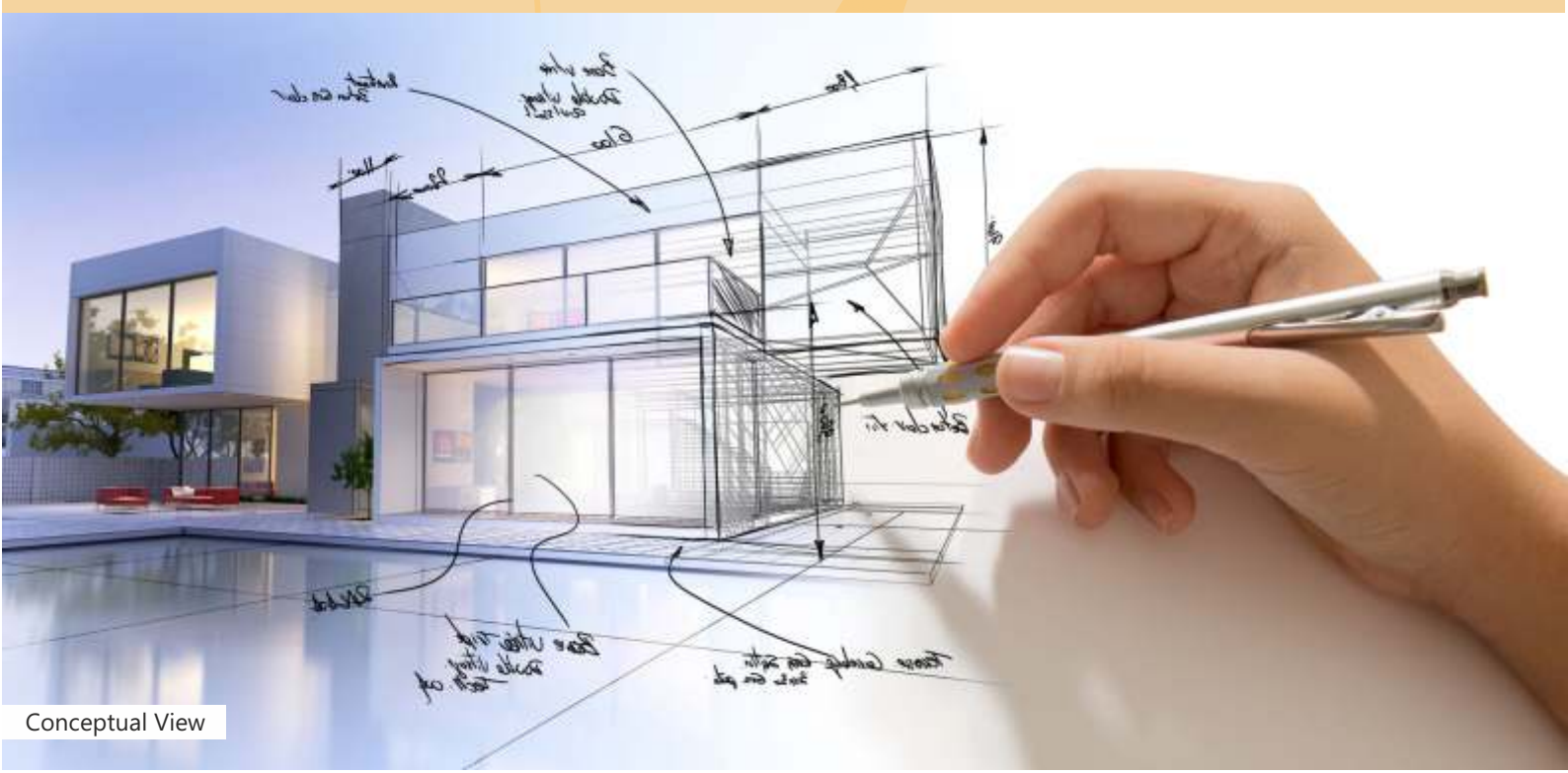
Conceptual View

Enfold the uniqueness of Luxury Living

We Think Beyond brick and mortar, beyond square footage and floor area ratios. We think from the perspective of what a space should feel like what state of mind it should evoke, what Luxuries it must provide.

Quality - We go the extra mile to ensure that everything we create is of the optimum quality whether its tracking down obscure suppliers or researching the newest materials No corners are ever cut, no compromise ever made. We have planned a gated society of 51 Plots. Soaring Beyond the city's skyline rows of bespoke lifestyle, designed layout sits serenely in one of the greenest patches right next to some elegant addresses.

Hemish Has developed 4 different layout which can be seen further in this Information Brochure.

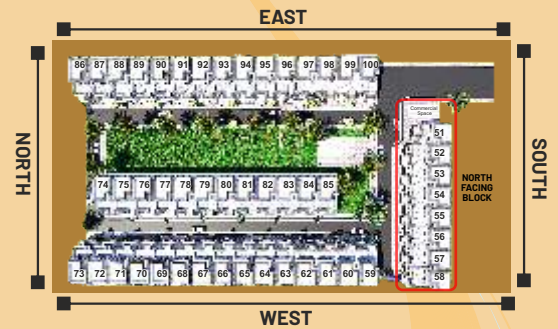


Conceptual View

Block A North Facing

4 BHK Villa

Key Plan

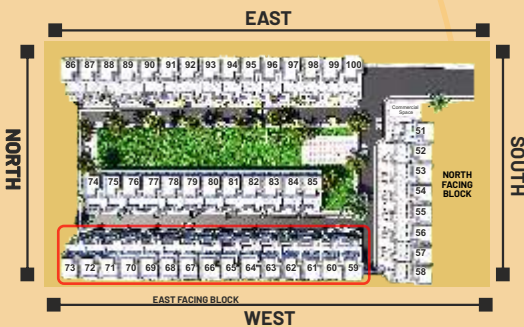


| NORTH FACING | | |
|------------------|----------------|----------------|
| | Carpet Area | Built Up Area |
| GROUND FLOOR | 652.08 sq.ft. | 987.49 sq.ft. |
| FIRST FLOOR | 730.23 sq.ft. | 873.61 sq.ft. |
| SECOND FLOOR | 478.68 sq.ft. | 575.98 sq.ft. |
| TOTAL | 1860.99 sq.ft. | 2437.08 sq.ft. |
| SUPER BUILT AREA | | 3168.2 sq.ft. |

Block B East Facing

4 BHK Villa

Key Plan



| EAST FACING | | |
|------------------|----------------|----------------|
| | Carpet Area | Built Up Area |
| GROUND FLOOR | 665.32 sq.ft. | 1004.82 sq.ft. |
| FIRST FLOOR | 716.13 sq.ft. | 862.3 sq.ft. |
| SECOND FLOOR | 517.53 sq.ft. | 607.09 sq.ft. |
| TOTAL | 1898.98 sq.ft. | 2474.21 sq.ft. |
| SUPER BUILT AREA | | 3216.48 sq.ft. |

Block C West Facing

4 BHK Villa

Key Plan

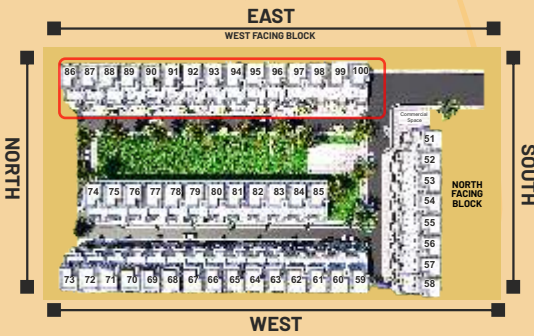


| WEST FACING | | |
|------------------|----------------|----------------|
| | Carpets Area | Built Up Area |
| GROUND FLOOR | 655.85 sq.ft. | 987.49 sq.ft. |
| FIRST FLOOR | 730.23 sq.ft. | 870.05 sq.ft. |
| SECOND FLOOR | 478.68 sq.ft. | 591.16 sq.ft. |
| TOTAL | 1864.76 sq.ft. | 2448.7 sq.ft. |
| SUPER BUILT AREA | | 3183.31 sq.ft. |

Block D West Facing

4 BHK Villa

Key Plan



GROUND FLOOR



FIRST FLOOR



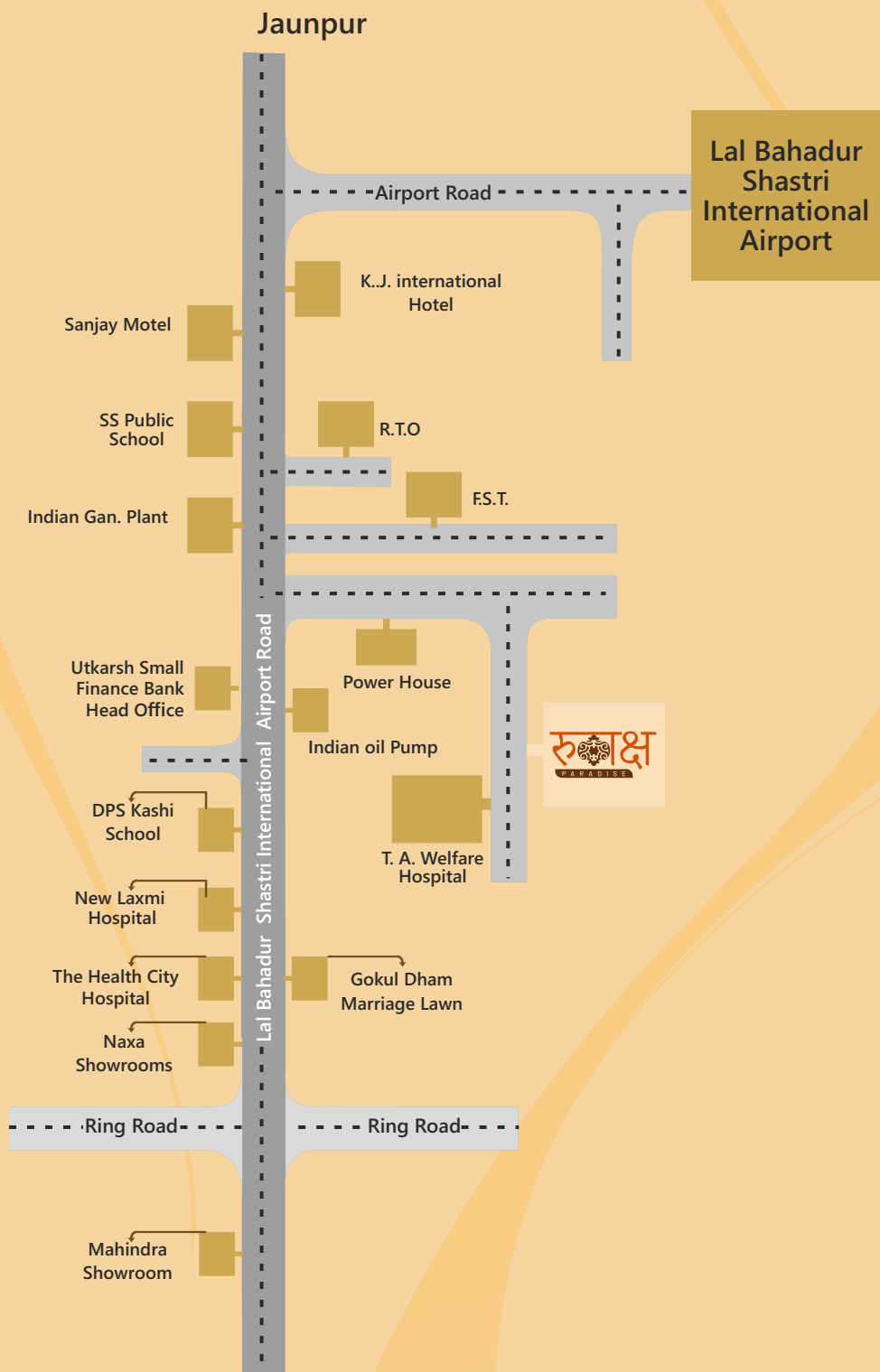
SECOND FLOOR



| WEST FACING BLACK - D | | |
|-----------------------|----------------|----------------|
| | Carpets Area | Built Up Area |
| GROUND FLOOR | 632.49 sq.ft. | 965.75 sq.ft. |
| FIRST FLOOR | 760.37 sq.ft. | 903.96 sq.ft. |
| SECOND FLOOR | 496.97 sq.ft. | 618.28 sq.ft. |
| LAWN AREA | | 252.09 sq.ft. |
| TOTAL | 1889.84 sq.ft. | 2487.99 sq.ft. |
| SUPER BUILT AREA | | 3234.39 sq.ft. |

Specifications

| | Flooring | Wall | Ceiling |
|-----------------------|--|--|---|
| Living | 32"x32" Vitrified Tiles | POP Based With OBD finish | POP based with OBD Finish |
| Dining | 32"x32" Vitrified Tiles | POP Based With OBD finish | POP based with OBD Finish |
| Lobby | 32"x32" Vitrified Tiles | POP Based With OBD finish | POP based with OBD Finish |
| Bed Room | 30"x32" Vitrified Tiles | POP Based With OBD finish | POP based with OBD Finish |
| Balcony | Anti skid ceramic tiles good quality flush door finish with laminate. | Weather coat paint good quality flush door finish with | POP based with OBD finish good quality Flush door finish with laminate. |
| Kitchen | Ceramic Tiles Counter - Granite, Ceramic Tiles dado upto 2' above | | |
| CP Fittings / Fixture | Jaguar/equivalent, Stainless Steel Sink, Exhaust, Mixer, Grinder, Water Purifier, Electric Points etc. | | |
| Toilet | Anti skid ceramic tiles, Ceramic tiles dado upto 7' height | | |
| CP FIT | Economical Jaguar/equivalent Sanitaryware good quality ISI marked sanitary fittings POP | | |
| TINGS / | based with OBD finish | | |
| Door | All door hard wood frame work, and good quality flush door finish with laminate. | | |
| Window | UPVC Sliding Windows | | |
| Electric Works | Copper wire, modular switches & sockets of ISI marked AC point with wiring in drawing, bedrooms. | | |
| Utility | Provision for washing machine and utensil washing. | | |
| Structure | Earthquake resistant RCC framed structure, designed by qualified structural engineer. | | |
| Stairs | SS Railing with SS handrail, Granite Flooring. | | |



Location Advantage

- 20 Min Drive From Kachahri (13km)
- 20 Min Drive From Cantt (18 Km)
- 10 Min Drive From Airport (5km)
- 10 Min Drive From Harhua Ring Road
- 15 Min Drive From International Cricket Stadium