



Visava  
City

TOWNSHIP AT  
NEEMRANA

ZRICKS

A TOWNSHIP BY:

THE  
VISAVA<sup>TM</sup>  
GROUP  
THE VALUE BUILDERS



# A home away from home

Presenting the lifetime opportunity into the "Gateway of Rajasthan" Neemrana for a shining future. Offering the perfect blend of modern amenities, world class infrastructure and International work culture set in a scenic landscape environment.

A TOWNSHIP BY:



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# Neemrana

Neemrana is a magnificent town with great heritage and natural scenic beauty located in the extraordinary state of Rajasthan and is aptly placed on the NH-8 (Delhi-Jaipur Highway) that is under the umbrella of Delhi- NCR.

## KEY FACTS ABOUT NEEMRANA

Situated at 122 km from Delhi, 80km from Iffco Chowk Gurgaon on the Delhi-Jaipur highway

Neemrana comes under the Delhi NCR region and it is an upcoming industrial hub. It is also a part of the Delhi-Mumbai Industrial Corridor (DMIC) and the Delhi-Mumbai freight corridor

It is famous the world over for Neemrana Fort and artistic step wells (Baoris). This also happens to be the oldest heritage hotel in India.

Nearby tourist attractions include Siliserh Lake, Sariska Wildlife Sanctuary, India's first Zipline Tour and many more...



A PLACE WHERE  
'heritage meets the  
modern lifestyle'.



## NEEMRANA

# The corporate & institutional advantage

### Global City

Neemrana is emerging as a major industrial hub of northern India. With sushi bars and teriyaki sauce, it is becoming a little Japan. A separate Japanese industrial zone has the presence of Industry majors like Daikin, Nissin Brake, Toyoda Gosei, & Mitsui who have already set up state-of-the-art and huge manufacturing facilities.

International & National industry houses such as Parle Biscuits, Hero Motocorp, Terry-Plus India, Liberty whiteware, Havells, Tops and Rochee Breweries are running successfully along with other Japanese and Korean companies in Neemrana within the RIICO Zone.

Neemrana is a city of immense potential given the fact that Top Investors, BPO's, Japanese / Korean companies and educational institutions are making a beeline to this ancient city and redefine it as the global city.

Large Indian and multinational companies have operations or are poised to start early their operations generating both business and employment opportunities in an international work environment.

### Delhi-Mumbai Industrial Corridor Project

The Delhi-Mumbai Industrial Corridor Project is a State-Sponsored Industrial Development Project of the Government of India. It is an ambitious project aimed at developing an Industrial Zone spanning across six states in northern India. It has many firsts to its credit including separate zones for different countries, identified territory or educational institutions and space for a Medicity hospital.

The project will see major expansion of

Infrastructure and Industry – including industrial clusters and rail, road, port, air connectivity – in the states along the route of the Corridor. The ambitious Delhi Mumbai Industrial Corridor (DMIC) has received major boost with India and Japan inking an agreement to set up a project development fund.

The initial size of the Fund will be US\$169.0 million. Both the Japanese and Indian governments contribute equally.

### Education destination

Neemrana is being transformed into an education destination with nearly 38 universities receiving sanction to open their institutes there. Some of the major upcoming Universities/Institutes in Neemrana are: NIIT University, Raffles University, Rai University, School of Aeronautics, Cambay Institute of Hospitality Management and St. Margret Engineering college.

## NEEMRANA

# Transforming into a 'little Japan'







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## Key project details

Land Area:	22Bigha
No of units:	1800 (approx.)
Group Housing:	1 BHK, 2BHK & 3BHK
Commencement of work:	December, 2014
Date of completion:	December, 2018

## Amenities

- Club House
- Basketball, Tennis Court
- Swimming Pool
- Children's Play Area
- Designated Parking
- Gym
- Water Harvesting Technology
- 24x7 Resource Availability
- CCTV Enabled Society
- Vastu Compliant & Earth Quake Resistant Structures
- Meditation And Yoga Clubs
- Jogging Track
- 3 Tier Security In The Premises

## Specifications

- Wooden Flooring
- Vitrified Tiles
- Anti Skid Tiles
- Painted Internal Doors With Stainless Steel Furnishings
- Lavish Ceiling Heights
- Smoke Detectors, Fire Extinguishing Equipments
- Hi-tech Security Automations



Location Advantages

- This land is located 100 mt. Delhi-Jaipur Highway N.H-8.
- This land is located on Neemrana to Bhiwadi Mega Highway.
- Big hub for Delhi Mumbai Industrial Corridor (DMIC)
- This developed area being situated in the vicinity of Delhi NCR Region.
- 1.5km away from Raffle, NIIT University, Aeronautical College and Parle School.
- Dedicated freight corridor and MMLP (Multi Modal Logistics Park)
- Connected with 500 mt.. Long W.B.M. Road by N.H.-8.
- This land is located near the RIICO Industrial Area, Japanese, Korean and Taiwanese Zones.
- Near to Proposed International Cargo Airport.

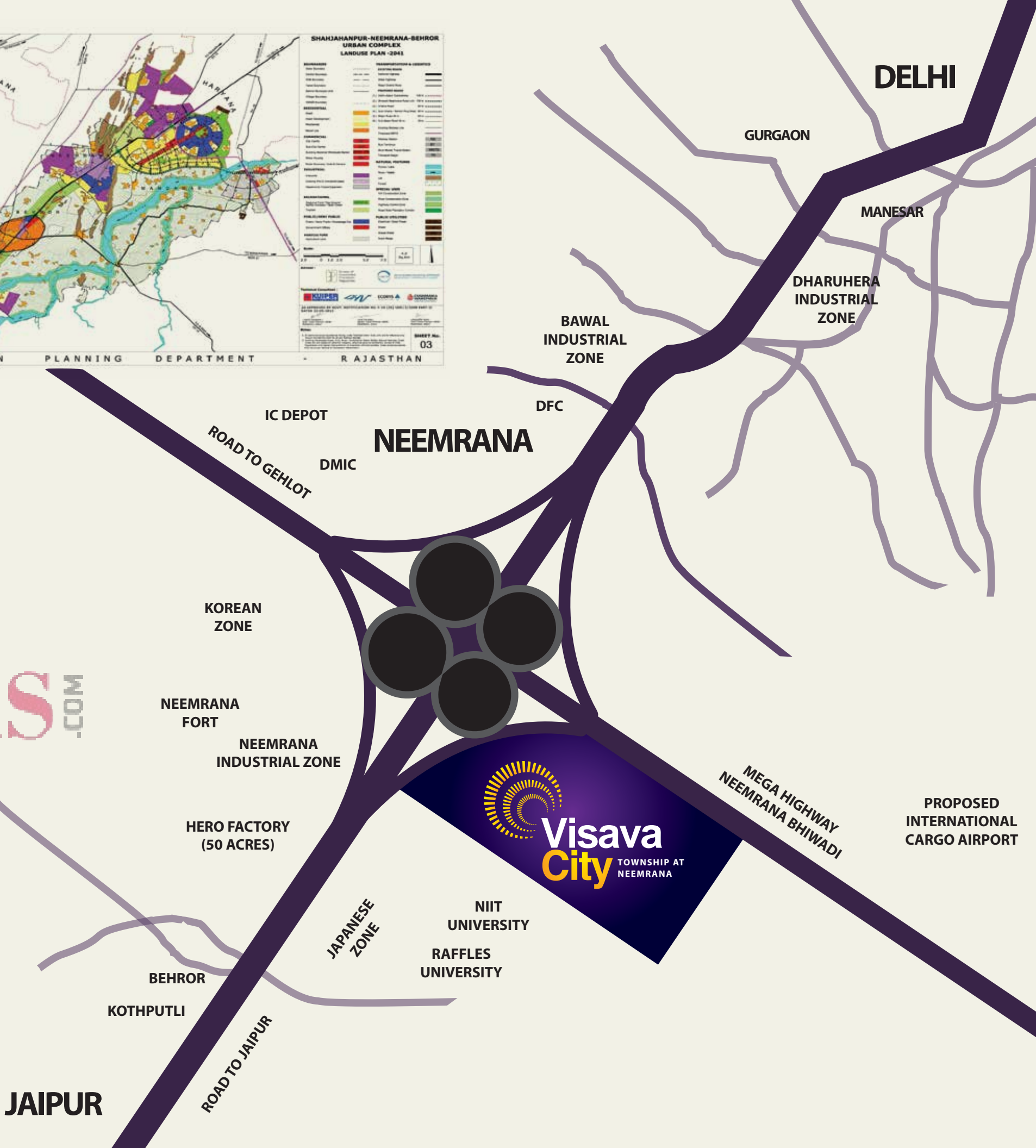
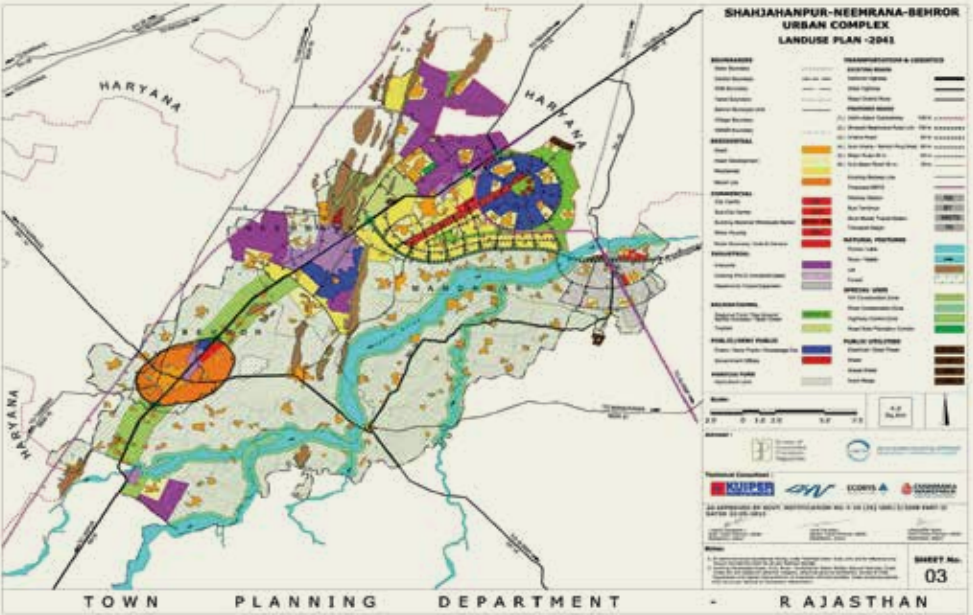


From Gurgaon  
**80 MINUTES**

From IGI Airport  
**100 MINUTES**

From Jaipur  
**120 MINUTES**

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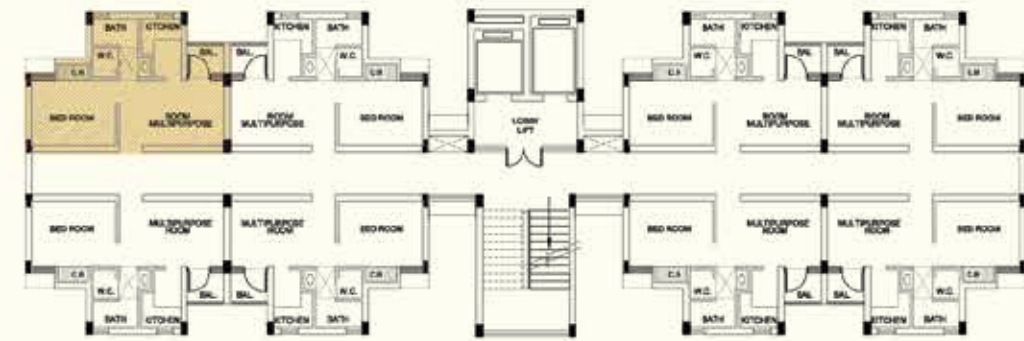




### Typical Block E.W.S.

Super area:

**600 Sq. Ft.**  
(1BHK)



TYPICAL FLOOR PLAN



TYPICAL LAYOUT OF TWO UNITS



TYPICAL BLOCK OF EIGHT UNITS

### Typical Plan

Super area:

**1000 Sq. Ft.**  
(2BHK)



TYPICAL UNIT PLAN



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### Typical Plan

Super area:

**1500 Sq. Ft.**  
(3BHK)



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Outsource Sales & Marketing Partner



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**CORPORATE OFFICE:** Mahipalpur, near Shiv Murty, NH-8, New Delhi