

Where Growth Meets Serenity



Project Introduction

- Premium mixed Community plotted township
- Location: Gunti, Behror (NH-48)
- Total Area: 10 Acres
- Plot Sizes: 50/100/125/150/200/250 sq. yd.
- Approvals: BIDA & RERA

Location Advantage

Delhi-Jaipur Highway (NH-48)

1 min from Upcoming RRTS
(Sotanala Satation)

10 min from Neemrana
Industrial Belt

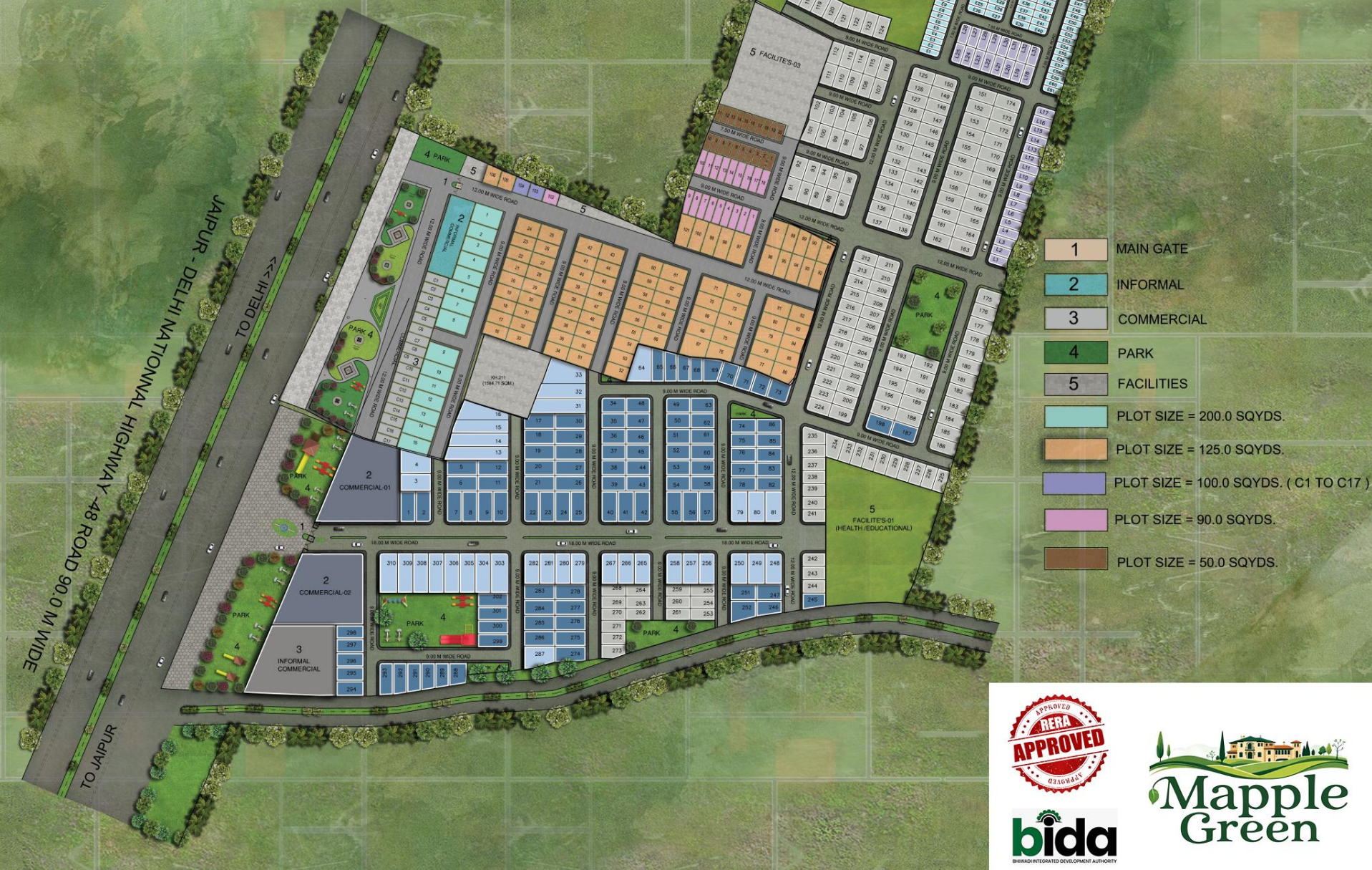
90 min from Gurgaon

Close to DMIC, Bullet Train,
and Shahjahanpur RIICO

About the Developer

- Developer: Epic Infrateck
- Experience: Delivered townships across NCR & Rajasthan
- Reputation: Transparent, on-time, reliable

**MAPPLE GREEN
RESEIDENTIAL PLOTTED TOWNSHIP
AT VILLAGE-GUNTI,TEH.-BEHROR,
DISTT. KOTPUTALI-BEHROR(RAJ.)**



Project
Highlights /
USPs

Freehold registry plots

BIDA & RERA Approved

100% Vastu-compliant
layout

Internal roads, waterline,
electricity

Gated boundary and
street lights

Amenities & Infrastructure



Jogging Track, Clubhouse
With Swimming Pool



Children's Park, Senior
Citizen Zone



Rainwater Harvesting
System & STP



24x7 Security, Open Green
Spaces

Investment Potential



Located on NH-48 and DMIC



Part of Behror-Neemrana industrial corridor



30–40% price appreciation in 3 years



CAGR projection: 15% annually



Early investment = High ROI

End-Use Benefits

Ideal for villas, weekend homes,
retirement



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graph TD; A[Ideal for villas, weekend homes, retirement] --> B[Gated, green, peaceful community]; B --> C[90 min drive from Gurgaon]; C --> D[Target: Professionals, NRIs, families];
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Gated, green, peaceful community

90 min drive from Gurgaon

Target: Professionals, NRIs, families

Connectivity & Access



NH-48 with 6-lane access



Nearby: Metro Proposal, Bullet Train,
Neemrana Airport



Expressway to KMP and Alwar



Connectivity to Delhi & Jaipur



Upcoming Sotanala RRTS metro station

Plot Sizes & Pricing



Sizes: 50/100/125 / 150 / 200 / 250 sq. yd.



Pricing: ₹23,000–24,500/sq. yd.



Booking Amount: 10%



Legal & Loan Facility

BIDA Approved
Freehold Property

Bank Loans: Up to
80–85%

Allotment letter &
legal documents
available

On-Ground Progress



Roads
Developed



Boundary Wall
Constructed



Waterline and
Electricity Poles