



ॐ श्री श्याम देवाय नमः



श्री Shyam  
VIHAR

(Residential Plots & Villas)  
Yamuna Expressway  
Dankaur, Greater Noida





## ABOUT COMPANY

**REALPRIX INFRACON PVT LTD is a beacon of excellence in the real estate and infrastructure development industry. Our commitment to quality, professional expertise, and dedication to customer satisfaction have earned a distinguished reputation in the Delhi & NCR region. With a focus on innovation and craftsmanship, we continue to set new benchmarks in the industry, delivering projects that are functional but also aesthetically pleasing and enriching to the community.**

## We Care For...

### Quality

**Ensuring high-quality Constructions, Development and amenities to meet the expectation of residents.**

### Integrity

**Conducting business with honesty, transparency, and ethical standards.**

### Innovations

**Embracing innovation in design, technology, and services to enhance the living experience.**



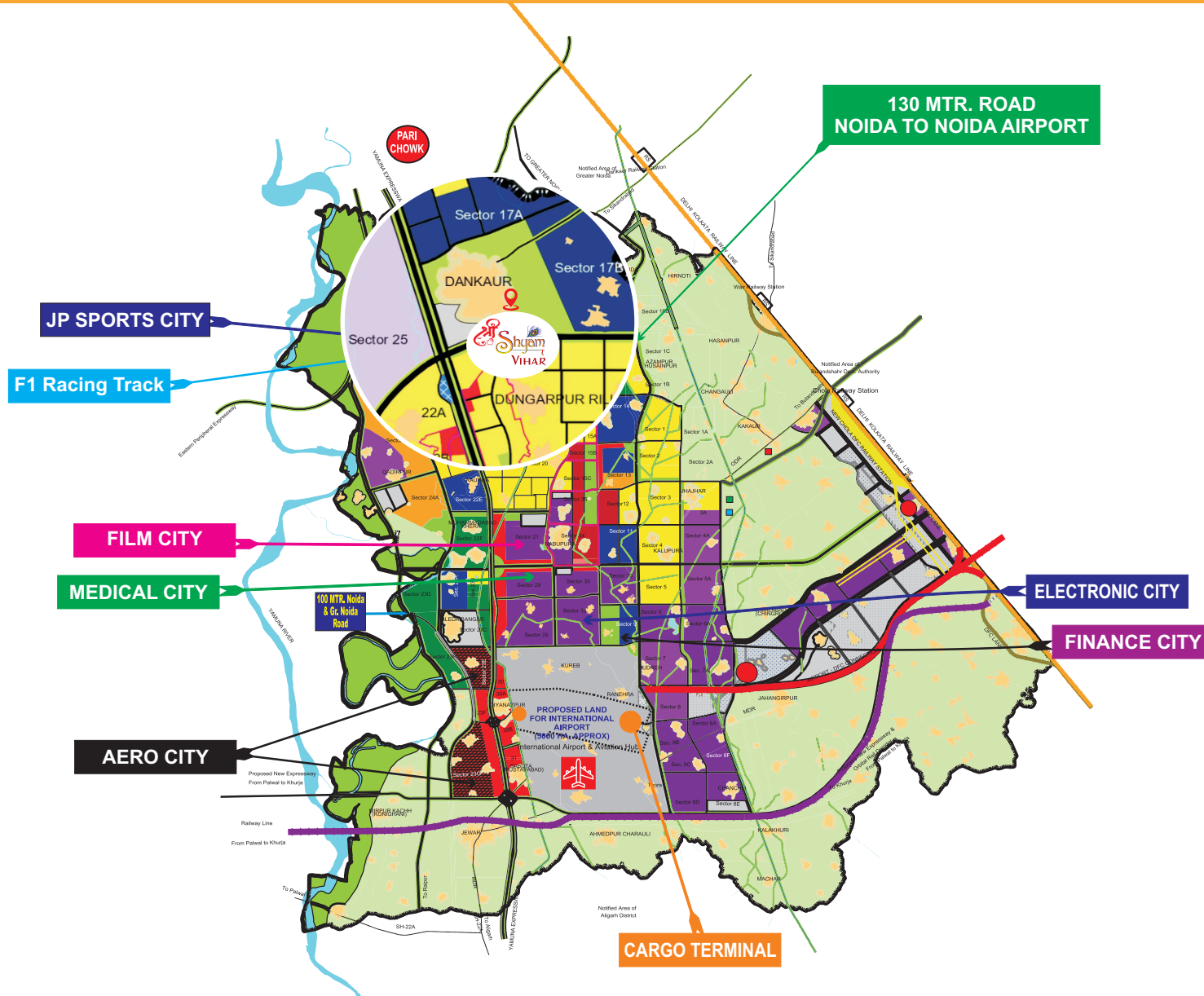


## **NOIDA INTERNATIONAL AIRPORT**

**Noida International Airport is the 3rd largest Airport in the World spread over an area of 7200 Acres. The terminal building is designed to handle 70 million passengers per annum and the cargo section has capacity of 2 million tonnes per annum.**



# Location on Master Plan-2041





## More About Developments



### Toy Park

Spread across 100 acres of Land in sector 33. It will create 15000 jobs and also promote ATMA NIRBHAR BHARAT ideology as India imports 2500 crore worth toys every year.

### Film City

YEIDA FILM CITY will be the largest in India spread across 1000 acres of Land. The Film City will be located in sector 21 Land will be divided in 5 zones. having Admin, Creative, Pro-duction, Studios, Academy, Research Library, Guest Houses, Staff Residences, Hotels etc.

### Electronic City

Spread across 700 acre land parcel adjacent to NIA. It will be developed by YEIDA. Planned in sector 7 it will house SME's & big hardware manufacturers along with IT services & Outsourcing.

### Heritage City

Spread across 1186 Hectare of land will start at 101 km milestone of Yamuna Expressway and end at Banke Bihari Temple. It will consist of Yoga Centre, Green Zones, Homes for widows, Convention centre and parking zone on 42 acres.

### Medical Device Park

India's largest Medical device park at Sec 28 YEIDA. Spread across 350 acres it will promote Make in India campaign for healthcare devices. Attracting FDI in medical devices through Greenfield, brownfield and strategic options.

### Logistics Park

YEIDA has proposed to develop a Multimodal Logistics Park (MMLP) facility at Tappal Bajna. MMLP will provide excellent transport link via Rail and road, custom clearance facilities, single window services and Value added services.





## About Project

The project **SHRI SHYAM VIHAR** located on Yamuna Expressway is an enticing combination of tranquility and modern amenities. Its proximity to significant developments like the Noida International Airport, JP Sports City, Film City and a vast institutional area adds immense value to the project. With such a strategic location, residents can enjoy both convenience and a serene environment. It seems like an ideal choice for those seeking a balanced lifestyle amidst quality infrastructure.



**श्री Shyam VIHAR**





## ॐ श्री श्याम देवाय नमः

The most attractive part of this project is the Temple of Shri Khatu Shyam Bhagwan.

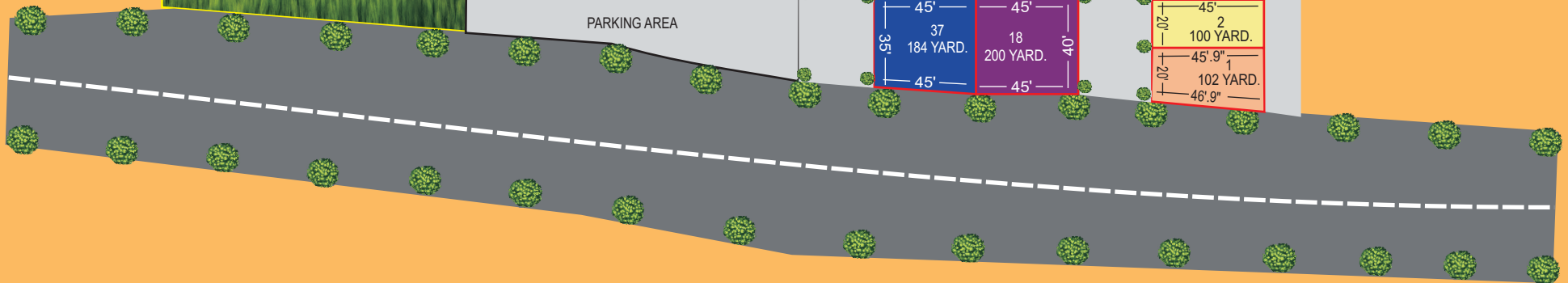
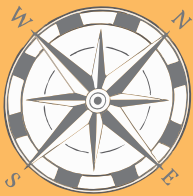
In the 1st phase of the project 2 Acres of area, we have spared to build a Grand Temple of Shri Khatu Shyam Bhagwan out of 5 Acres Land Parcel. The project "SHRI SHYAM VIHAR" is an enticing combination of tranquility and modern amenities.



श्री खाटू श्याम जी मंदिर



# LAYOUT



# Amenities



Dankaur is the Institutional & Residential hub of Yamuna Expressway and the fastest growing suburban with maximum real-estate development activities happening around. The project is fully equipped with all the amenities required for human being



**Khatu Shyam Temple  
in 2 Acres**



**Wide Roads**



**Electricity**



**Security**



**Gated Community**



# Location



Major Landmarks

INSTITUTIONS / UNIVERSITIES	5 MIN
YAMUNA EXPRESSWAY	5 MIN
SPORTS CITY	6 MIN
FILM CITY	10 MIN
PARI CHOWK	12 MIN
JEWAR AIRPORT	15 MIN
NOIDA	30 MIN
VRINDAVAN	60 MIN





## KEY FACTORS DRIVING PROPERTY PRICE

**Demand and Supply**

**Increase of Population Density**

**Demand of Residential Housing**

**Demand of Warehouses**

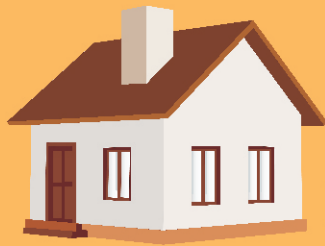
**Demand of Hotels & Guest Houses**

**Demand of Commercial / IT Spaces**





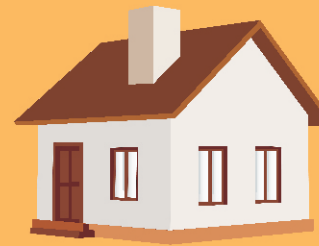
# Forecasted Appreciation



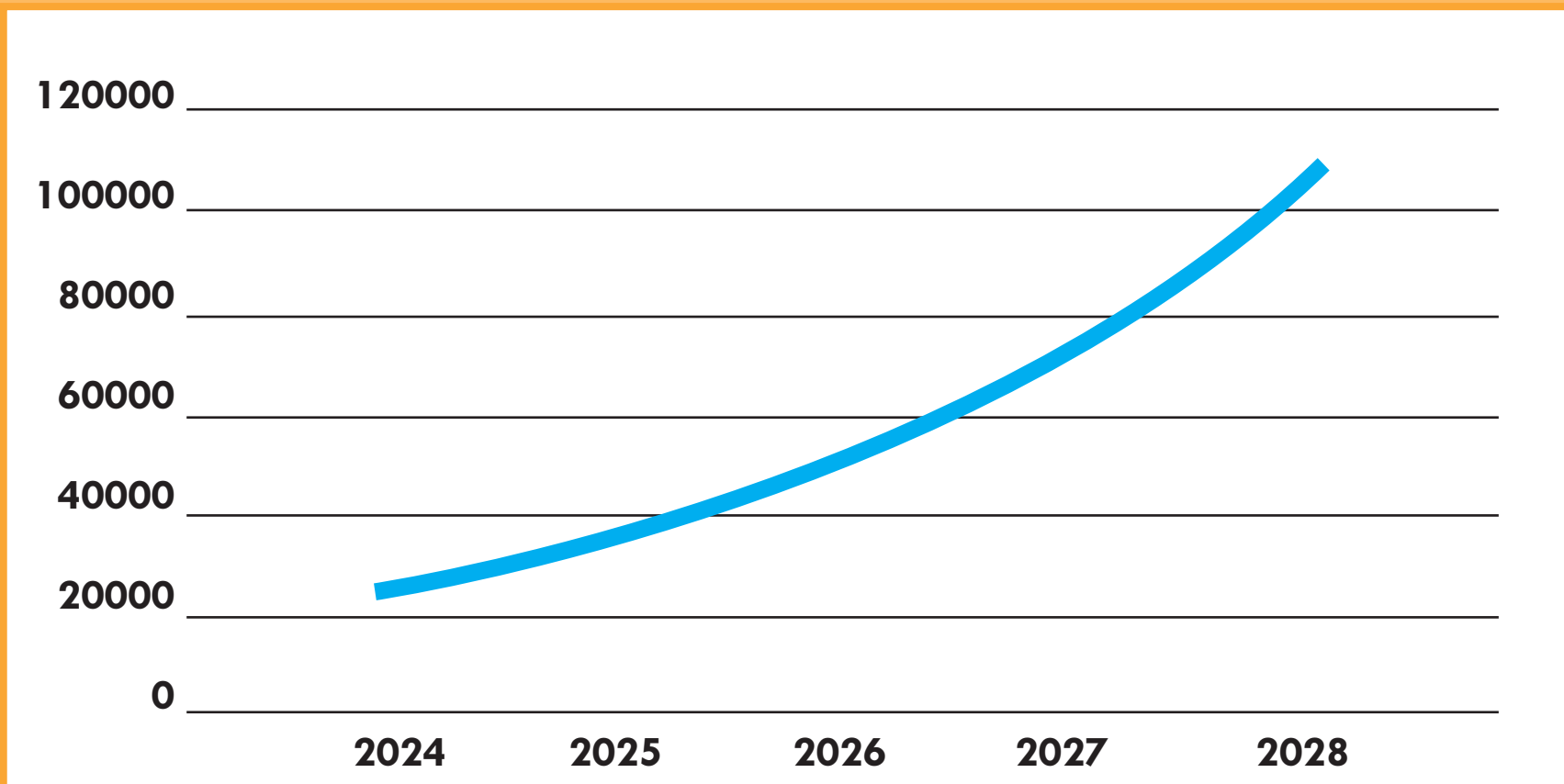
**4X**  
Returns



**3**  
Years



**FREEHOLD**  
Properties on  
Yamuna  
Expressway



## OTHER PROJECTS PRICE SURVEY (YAMUNA EXPRESSWAY)



OTHER PROJECTS	MINIMUM PLOT SIZE	RATE	LOCATION
YEIDA PLOTS (RESALE)	300 SQ. MTR	@70,000/-*	SEC-17,18,20
GAUR YAMUNA CITY (RESALE)	125 SQ. MTR	@1,00,000/-*	SEC-19
ACE & APEX PLOTS (PRE-LAUNCH)	250 SQ. MTR	@65,000/-*	SEC-22D
GOLF HOMES	150 SQ. MTR	@85,000/-*	SEC-22D
SUKHBEERI ESTATE (DANKAUR NAGAR PALIKA)	100 SQ. YARDS	@40,000/-*	DANKAUR BY PASS

**WE ARE OFFERING**  
**NEAR YEIDA SECTOR- 17A, 17B, 18 & 25**

<b>SHRI SHYAM VIHAR DANKAUR NAGAR PALIKA</b>	<b>100 SQ. YARDS</b>	<b>@30,000/-</b>	<b>DANKAUR TOWN</b>
--	----------------------	------------------	---------------------

★ Prices May Vary on Supply & Demand



# Project Delivered

**2020**

In the Year 2020, the company delivered a project name **AERO GREEN RESIDENCY** of 6 Acres in Jewar Town.



**2022**

The company started multiple projects in Year 2022, By end of the year, the company delivered a project name **AIRPORT CITY** of 10 Acres near Noida International Airport.



**2023**

After grand success of previous project, the company delivered one more project of 12 Acres names **GRAND NATURE VALLEY**.





# Yamuna Expressway Offers Endless Opportunities



**REALPRIX**

REALPRIX INFRACON PVT LTD  
C-4, 1st Floor, Sector-2, Noida  
[www.realprix.in](http://www.realprix.in) | [contact@realprix.in](mailto:contact@realprix.in)