EXCLUSIVE INVESTMENT OPPORTUNITY

VIJAYI YASHVI CONSTRUCTION LLP

7.28 Acres, Sector 10, Pataudi

A strategic commercial land position on the Gurugram–Pataudi–Rewari corridor

PREPARED BY

Vijayi Yashvi Construction LLP

DATE

June 2026

CLASSIFICATION

Private & Confidential

7.28 Acres total land area	31% Land price growth in Pataudi, last 1 year	45 KM NH-352W length, under completion	₹72.8Cr Total asking price

OVERVIEW

A well-timed entry into Haryana's fastest-moving corridor

Vijayi Yashvi Construction LLP is offering a 7.28-acre agricultural land parcel in Sector 10, Pataudi, Gurugram district, Haryana — positioned along the Gurugram–Pataudi–Rewari growth corridor at a moment when infrastructure investment is beginning to translate directly into land values. The parcel is available at **₹10croreper acre** (total consideration ₹72.8 crore).

This is a land-banking and development opportunity for investors who want meaningful exposure to an emerging Haryana corridor before highway completion and CLU conversion fully reprice the market. Uniquely, the land is held in a private limited company — enabling acquisition via a company share purchase rather than a direct land conveyance, saving the investor several crores in stamp duty and registration costs. The parcel is suited to commercial, institutional, warehousing, or mixed-use development, subject to applicable regulatory approvals.

LOCATION & CONNECTIVITY

On the corridor that connects Gurugram to the industrial belt

Sector 10, Pataudi, sits on the NH-352W axis, which connects Dwarka Expressway (Sector 84) through Pataudi to Rewari, forming a direct alternative freight and commuter route to the congested Delhi–Jaipur Expressway. The corridor passes through or adjacent to Manesar, Bilaspur, and Dharuhera — Haryana's core manufacturing and logistics spine.

NH-352W (Gurugram–Pataudi–Rewari) 45 km, 4-lane national highway by NHAI — final completion targeted; over 70% work done	**Global City, Gurugram** 1,000-acre world-class mixed-use project on Dwarka Expressway; Pataudi Road is its designated access corridor — being upgraded by HSIIDC
KMP Expressway & Delhi–Mumbai Expressway Regional freight connectivity to logistics hubs across NCR, Haryana, and Rajasthan	**Haryana Orbital Rail Corridor (HORC)** Proposed rail freight link connecting key industrial centres — expected to further anchor logistics demand along this corridor
Manesar industrial belt Maruti Suzuki, Reliance MET City, and major logistics parks within practical distance — established	**~35 km from Rajiv Chowk, NH-48** Practical road distance to the core Gurugram business belt; improved further once NH-352W is complete

employment and freight demand base	

DEVELOPMENT POTENTIAL

Multiple use-cases converging on this location

The parcel is currently classified as agricultural land. Its scale of 7.28 acres and the corridor's emerging demand profile opens several viable development directions, each unlockable through a CLU (Change of Land Use) application to the Director, Town & Country Planning, Haryana. Under the 2026–27 collector rate framework, a commercial CLU conversion attracts a 5× multiplier over the agricultural base rate — making early entry at the agricultural classification a meaningful cost advantage for the investor.

Commercial / SCO

Retail and commercial plot development targeting the growing catchment of workers and residents along the NH-352W corridor. Highest CLU uplift potential (5× collector rate multiplier).

Warehousing & Logistics

Grade-A warehousing demand is spilling out of saturated Manesar locations. The parcel's size, road access, and proximity to freight routes suits a last-mile or regional logistics facility.

Institutional / Mixed-Use

Educational institutions, healthcare facilities, and mixed-use township components benefit from large ground-floor footprints and growing residential population along the corridor.

REGULATORY NOTE — FOR INTERNAL REFERENCE

The development use-cases described above are subject to obtaining the relevant CLU (Change of Land Use) permission and applicable licences from the Director, Town & Country Planning, Haryana. No assured returns or guaranteed

> conversion timelines are represented or implied. Investors should conduct independent legal and regulatory due diligence. Before publishing or circulating this proposal, please confirm RERA registration requirements with H-RERA or a qualified property lawyer, particularly if investor interest collection could trigger pooled-investment or assured-return provisions.

MARKET CONTEXT

Pataudi land values: momentum is already running

Land rates in Pataudi have risen approximately 31% over the last one year and 113% over the last three years — one of the steeper appreciation curves in the Gurugram district. The market benchmark for land in this micro-market currently stands at roughly ₹7,350–₹11,050 per sq ft for general land, with commercial CLU conversion carrying a statutory 5× multiplier over the agricultural collector rate under the 2026–27 Haryana collector rate framework.

Comparable 7–10 acre parcels in the immediate Pataudi area are listed in the ₹40–₹95 crore range depending on road frontage, CLU status, and amenity access. The Gurgaon–Pataudi Highway belt currently offers plot prices in the ₹40,000–₹65,000 per sq yd range versus ₹1,00,000+ in prime Gurgaon sectors, with analysts projecting 20–25% growth over the next five years driven by infrastructure completion and industrial demand.

GOVERNMENT ACQUISITION SIGNAL — CRITICAL CATALYST

Haryana government is actively buying land in Pataudi — through the eBhoomi portal

In one of the largest voluntary land procurement drives in India's history, the Haryana government has launched a state-wide initiative under the e-Bhoomi portal (ebhoomi.jamabandi.nic.in ↗) to acquire approximately 1.7 lakh acres across 71 towns for residential, commercial, and institutional development. Landowners can voluntarily offer their land directly to the government — with no middlemen, transparent pricing, and fast-track payment. The deadline for Phase 1 was extended to 30 June 2026, confirming active ongoing acquisition.

Pataudi is explicitly named as a priority corridor. HSVP (Haryana Shehri Vikas Pradhikaran) has identified the Pataudi–Farrukhnagar belt — sectors 88A, 89A, 95A, 95B — as one of four key high-growth targets in Gurugram district. Phase 1 targets approximately 17,358 acres across 51 new sectors. In parallel, HSIIDC announced a 750-acre Pataudi Industrial Hub ("Padma Scheme") in March 2026 — covering 12 villages in the Pataudi belt including Rampur, Janoula, Jori, and Jatoala, which are adjacent to Sector 10 — expected to generate 50,000+ jobs.

HSVP PHASE 1 — PATAUDI CORRIDOR

17,358 ACRES — 51 NEW SECTORS — PATAUDI BELT EXPLICITLY INCLUDED

HSVP has not developed new sectors in Gurgaon in 20+ years. This is the first government-led push into the Pataudi belt. Land in adjacent HSVP-notified zones has historically repriced 3–7× within 5 years of notification.

HSIIDC — PATAUDI INDUSTRIAL HUB (PADMA SCHEME)

750 ACRES, 12 VILLAGES ADJACENT TO SECTOR 10 — 50,000+ JOBS PROJECTED

Announced March 2026 via the eBhoomi portal. Villages like Rampur, Janoula, and Jatoala — directly beside Sector 10 — are in the acquisition zone. Industrial expansion of this scale drives residential and commercial land demand for a 15–20 km radius.

PATAUDI FINAL DEVELOPMENT PLAN 2031 — SECTOR 10 / JATAULI VILLAGE

The Pataudi Final Development Plan (FDP) 2031, notified by the Director, Town & Country Planning, Haryana, maps the planned urban expansion of the

Pataudi controlled area through 2031. Sector 10, Pataudi — which corresponds to the Jatauli village area — falls within the FDP's designated development zones. Inclusion in the FDP 2031 is formal government acknowledgement that this land is earmarked for planned urban growth. This is not speculation — it is a documented, notified development framework. Combined with the active eBhoomi acquisition drive and HSIIDC industrial scheme, this creates a rare triple signal: a government land-buying programme, an approved development plan, and an industrial job-creation hub — all converging on the same location simultaneously.

Source: TCP Haryana — Pataudi FDP 2031 · tcpharyana.gov.in↗ | eBhoomi portal: ebhoomi.jamabandi.nic.in↗

WHY THE GOVERNMENT'S ENTRY CREATES A PRICE MULTIPLIER

① State becomes a buyer — new price floor

When HSVP/HSIIDC buys agricultural land at market rates via eBhoomi, it sets a new price floor for all surrounding land — typically 20–40% above prevailing agri rates. Sellers who wait for sector notification capture a further uplift.

② Sector notification reprices adjacent land

Once HSVP officially notifies new sectors, land adjacent to the notified zone re-rates at residential/commercial multiples — historically 3–7× the agri entry price within 5 years. Sector 10 sits precisely in this adjacency zone.

③ Industrial hub triggers demand wave

HSIIDC's 50,000+ job Padma Scheme creates housing, retail, hospitality, and logistics demand across a 15–20 km radius — turning agricultural land into commercial-opportunity land with a fundamentally different demand profile.

The investor window: Sector 10, Pataudi — priced today at agricultural rates — sits inside the FDP 2031 development zone, adjacent to HSIIDC acquisition villages, within HSVP's Pataudi corridor target, and on the NH-352W highway now nearing completion. Each trigger independently would reprice this land. All four converging simultaneously is rare — and the window to enter at agricultural pricing closes as each trigger activates.

THE INVESTOR CASE

Why smart capital is moving from Gurugram to Pataudi

The comparison below captures what sophisticated investors in the NCR market are increasingly recognising: Gurugram's prime locations now demand ₹15 crore+ entry costs, ₹3–4 crore in construction, and deliver only ₹4–5 lakh per month in rent — with capital locked for 35+ years to break even. Pataudi, by contrast, offers early-stage land at a fraction of the cost, on a corridor where infrastructure is actively arriving.

The Pataudi–Delhi Mandi Expressway 2031 is already under active planning (removed from masterplan freeze) — early investors on this corridor have historically entered 5–7 years ahead of the broader market.

DEAL STRUCTURE

Terms of engagement

STRUCTURAL ADVANTAGE

Acquire the company, not just the land — and save crores in transaction costs

The land is registered in the name of Vijayi Yashvi Construction LLP. Instead of a direct land conveyance — which attracts stamp duty at 5–7% of the registered value in Haryana — the acquirer can purchase the shares of the company itself. Share transfers attract significantly lower stamp duty (typically 0.25% on share value under the Indian Stamp Act), resulting in savings that can run to several crores on a transaction of this size. This is a legally recognised and widely used structure for large land acquisitions in India, subject to independent legal and tax advice.

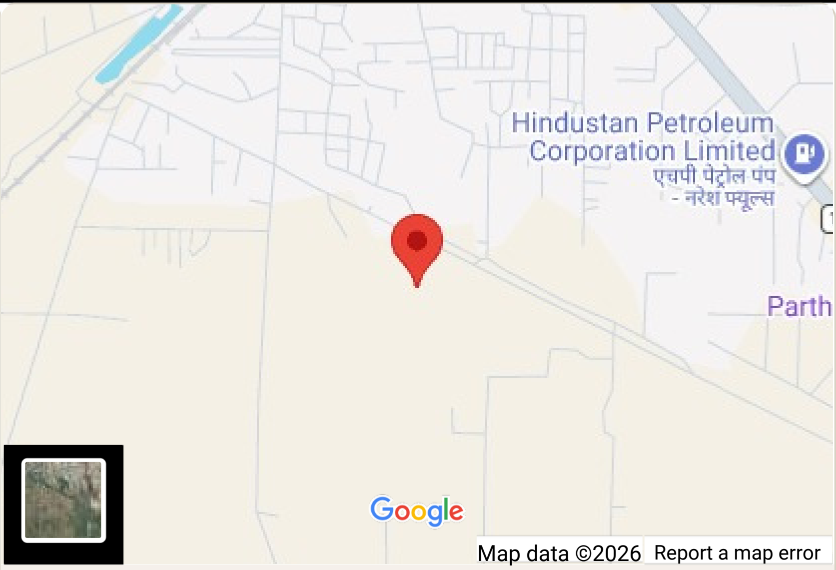
Land area	7.28 acres (approx. 35,274 sq yards)
Location	Sector 10, Pataudi, Gurugram District, Haryana
Ownership entity	Vijayi Yashvi Construction LLP
Current land classification	Agricultural — CLU (Change of Land Use) to commercial / institutional / industrial use to be applied for through DTCP Haryana by the purchaser or in joint development
Asking consideration	₹10 croreper acre ·Total: **₹72.8 crore** for 7.28 acres

Transaction structure	Preferred: Company acquisition (share purchase) The land is held in the name of Vijayi Yashvi Construction LLP. The acquirer can purchase the company itself — rather than executing a direct land conveyance — resulting in substantial savings on stamp duty and registration charges that would otherwise apply to a direct land transfer in Haryana. This structure can save several crores in transaction costs and is a material benefit to the investor. Subject to legal and tax due diligence by both parties. Outright land sale also considered. Open to discussion on JV or development management structures.
Token / earnest money	✎ *Insert token amount and timelines*
Title & encumbrances	Clear freehold title; full documentation available for due diligence on request
Inspection / site visit	Available on appointment — call or WhatsApp +91 98113 99199 to schedule. 📍Site GPS: 28.341211, 76.754920 · Open site in Google Maps ↗

NEXT STEPS

How to proceed

Interested parties are invited to express initial interest, following which KSD Land Trades will share a complete due diligence package including title documents, land records, khasra details, and site photographs. Site visits can be arranged at mutual convenience.



📍Sector 10, Pataudi, Haryana · 28.341211, 76.754920

Get directions ↗

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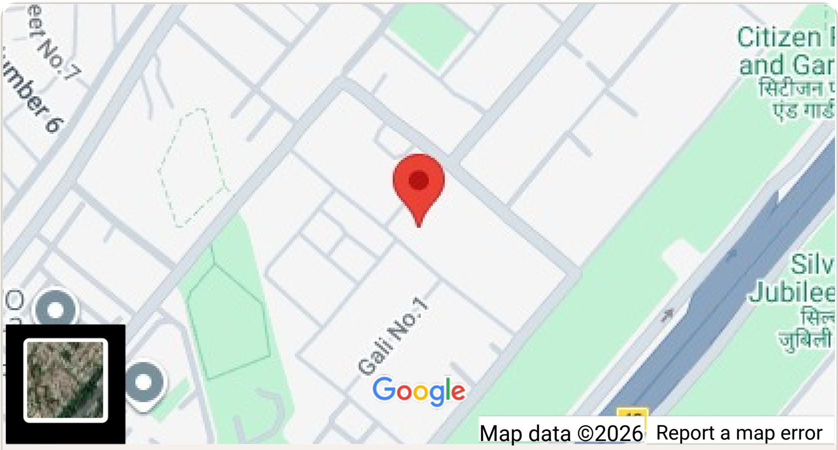

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Get directions ↗

ABOUT KSD

KSD Land Trades & KSD Buildtech

Vijayi Yashvi Construction LLP is part of the KSD group of real estate entities, operating alongside KSD Buildtech Pvt. Ltd., a Gurugram-based real estate developer with projects across the Pataudi corridor including Yash Vihar — a DDJAY-approved plotted society in Sector 5, Pataudi (HRERA Reg. No. 36 of 2020, Licence No. 94 of 2017).

The group brings direct experience in Haryana land acquisition, licensing, regulatory compliance, and development — with an established presence in the Pataudi micro-market.

Vijayi Yashvi Construction LLP