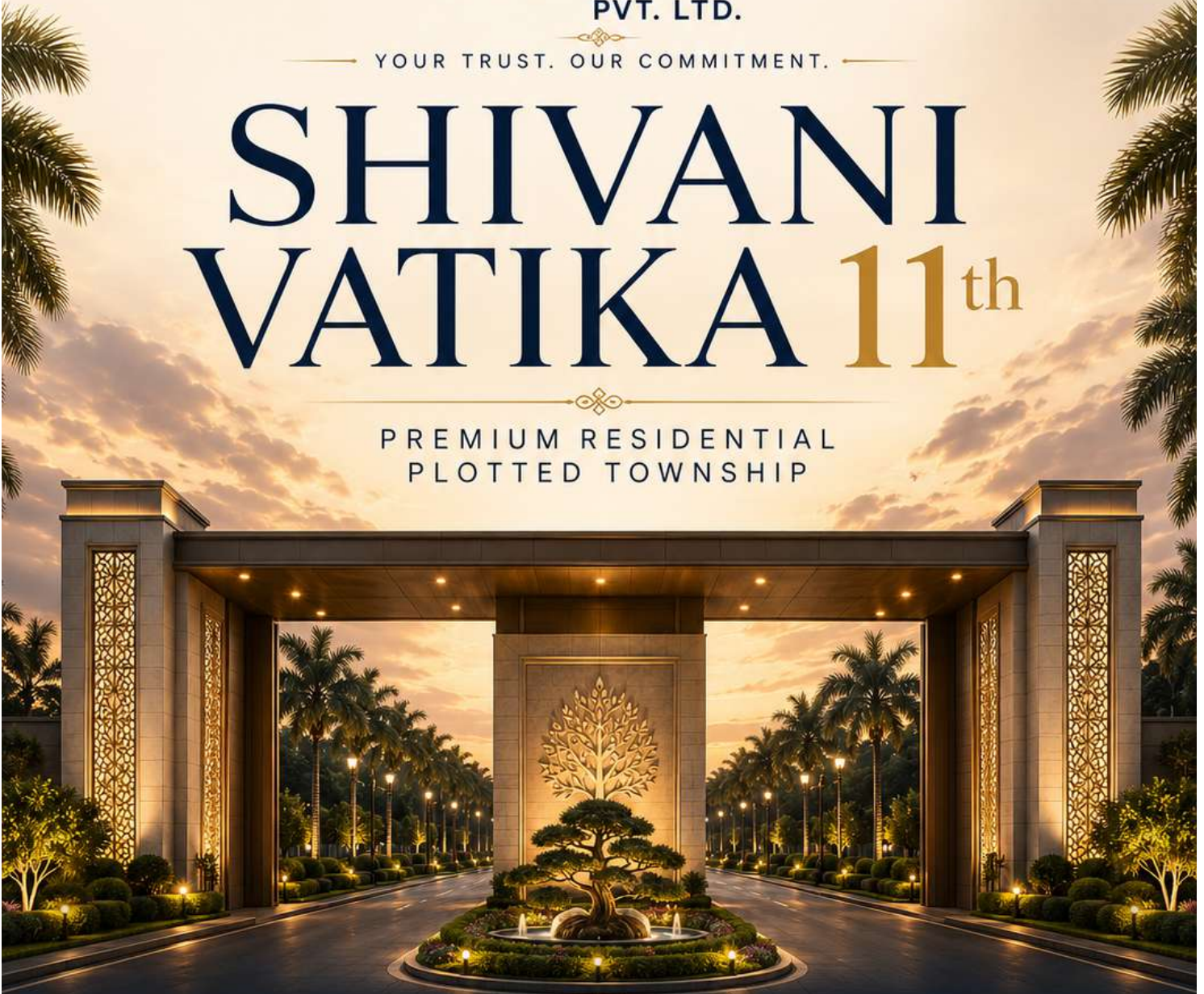


SVI
INFRA
SOLUTIONS
PVT. LTD.

— YOUR TRUST. OUR COMMITMENT. —

SHIVANI VATIKA 11th

PREMIUM RESIDENTIAL
PLOTTED TOWNSHIP



11.5
BIGHA



230
PLOTS



80-250
SQ. YARDS



NEAR
KHATU SHYAM JI
KALADERA, JAIPUR

— —
JAIPUR • RAJASTHAN

THE SVI PROMISE

Built on Trust. Driven by Excellence.

SVI Infra Solutions Pvt. Ltd. is a trusted name in real estate development with a strong legacy of delivering high-quality, transparent and value-driven projects.



OUR VISION

To create world-class real estate spaces that enhance lives and build a better future.



OUR MISSION

To deliver planned, reliable and transparent real estate solutions with excellence and integrity.



OUR PHILOSOPHY

We believe in honest dealing, timely delivery and long-term relationships with our customers.

OUR JOURNEY OF TRUST

2007



Foundation of SVI Infra Solutions

2010+



Successful projects delivered

2015+



Expanded across Rajasthan

2020+



Thousands of happy families trust us

2024+



Continuing our commitment with excellence

2026+



Committed to building better tomorrows



17+

YEARS OF
EXPERIENCE



5000+

HAPPY
FAMILIES



5+

SUCCESSFUL
PROJECTS



230

PREMIUM
PLOTS



1

PROMISE OF
EXCELLENCE

Built on Trust. Driven by Excellence.

JAIPUR'S NEXT GROWTH DESTINATION

Strategically located in Jaipur's fastest-growing corridor with excellent connectivity, spiritual significance and future appreciation potential.

**SHIVANI
VATIKA 11th**



**NEAR
KHATU SHYAM JI
KALADERA, JAIPUR**

EXCELLENT CONNECTIVITY



KHATU SHYAM JI
APPROX. 30 MINUTES



GREENFIELD EXPRESSWAY
APPROX. 10 MINUTES



RIICO INDUSTRIAL AREA
APPROX. 10 MINUTES



RENWAL RAILWAY STATION
APPROX. 10 MINUTES



JAIPUR INTERNATIONAL AIRPORT
APPROX. 120 MINUTES



WHY THIS LOCATION IS THE FUTURE



INDUSTRIAL EXPANSION

Proximity to RIICO Industrial Area bringing employment, businesses and long-term growth.



IMPROVED CONNECTIVITY

Greenfield Expressway and upcoming infrastructure projects ensure seamless connectivity.



RESIDENTIAL GROWTH

Surrounding areas witnessing rapid residential development and social infrastructure growth.



FUTURE APPRECIATION

High growth corridor with limited premium inventory – a smart choice for today, a valuable asset for tomorrow.



11.5
BIGHAS
LAND AREA



230
PREMIUM
PLOTS



80-250
SQ. YARDS
PLOT SIZES



JDA
APPROVED
LAYOUT



**NEAR KHATU SHYAM JI,
KALADERA, JAIPUR**

THE FUTURE IS BEING BUILT HERE

A fast-developing growth corridor supported by improving connectivity, industrial activity and rising residential demand.



INDUSTRIAL EXPANSION

Proximity to RIICO Industrial Area supports employment, business activity and long-term regional growth.



IMPROVED CONNECTIVITY

Greenfield Expressway and upcoming infrastructure projects improve access to major destinations.



RESIDENTIAL DEVELOPMENT

Surrounding areas are witnessing increasing plotted, residential and social infrastructure development.



FUTURE APPRECIATION

Limited premium inventory in an emerging corridor may support long-term value appreciation.

GROWTH JOURNEY

1

TODAY

Emerging investment destination with improving connectivity and early infrastructure growth.

2

5 YEARS

Increased residential activity, stronger commercial movement and higher infrastructure coverage.

3

10 YEARS

Mature growth corridor with better social infrastructure and stronger long-term value potential.

REGIONAL GROWTH INDICATORS



RIICO
Expansion



Greenfield
Expressway Impact



Employment
Opportunities



Growing
Residential Demand



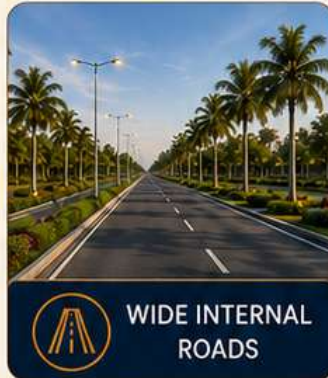
Government
Infrastructure Activity

A LIFESTYLE BEYOND BOUNDARIES

Thoughtfully planned plots and premium infrastructure designed for comfort, convenience, security and future-ready living.



**PREMIUM
ENTRANCE**



**WIDE INTERNAL
ROADS**



**LANDSCAPED
SURROUNDINGS**



**SAFE & SECURE
ENVIRONMENT**

PLOT SPECIFICATIONS



Plot Sizes: 80-250 Sq. Yards



Road Widths: 30 ft, 24 ft & selected wide access roads



Facing Options: East, West, North, South



Project Type: Residential Plotted Township



Title Status: Clear & Marketable Title



Approval: JDA-Approved Layout



Registry: Registry Support Available



Loan Facility: Company / Bank Loan Assistance Available



Development Status: Planned for Better Living

WHY INVEST IN SHIVANI VATIKA 11th?



Strategic Location Advantage



High Growth Potential



Limited Premium Inventory



Planned Township Environment



Secure Ownership Support



Future-Ready Infrastructure



JDA Approved
Layout



Clear
Documentation



Registry
Support



Loan
Facility



Safe Community
Environment

INVEST TODAY. GROW WITH TOMORROW.

A secure plotted investment backed by strategic location, flexible payment options, transparent documentation and a simple ownership process.

WHY INVEST IN SHIVANI VATIKA 11th?



STRATEGIC LOCATION

Near Khatu Shyam Ji and growing infrastructure corridors.



INFRASTRUCTURE GROWTH

Improving roads, connectivity and nearby regional development.



LIMITED INVENTORY

Only 230 premium residential plots.



SECURE OWNERSHIP

JDA-approved layout with documentation and registry support.

FLEXIBLE PAYMENT OPTIONS

ONE-TIME PAYMENT

₹7,500
per sq. yard

Best for buyers choosing full payment.

1-YEAR PLAN

₹7,750
per sq. yard

Payment spread across 12 months.

2-YEAR PLAN

₹8,000
per sq. yard

Payment spread across 24 months.

MARKET PRICE PLAN

₹11,000
per sq. yard

As per applicable market terms.

Prices, availability and payment terms are subject to final confirmation and may change without prior notice.

YOUR JOURNEY TO OWNERSHIP



Enquiry



Site Visit



Choose Plot



Booking



Agreement



40%
Payment



Registry



Possession

DOCUMENTS YOU RECEIVE

- ✓ Booking Receipt
- ✓ Allotment Letter
- ✓ Agreement
- ✓ Payment Receipts
- ✓ Registry Document
- ✓ Possession Letter

BUYER CONFIDENCE. OUR COMMITMENT.

- ✓ JDA-approved layout
- ✓ Clear and marketable title
- ✓ Transparent documentation
- ✓ Registry after 40% payment
- ✓ Company loan facility
- ✓ Dedicated customer support

17+
YEARS OF
EXPERIENCE

5000+
HAPPY
FAMILIES

5+
SUCCESSFUL
PROJECTS

230
PREMIUM
PLOTS

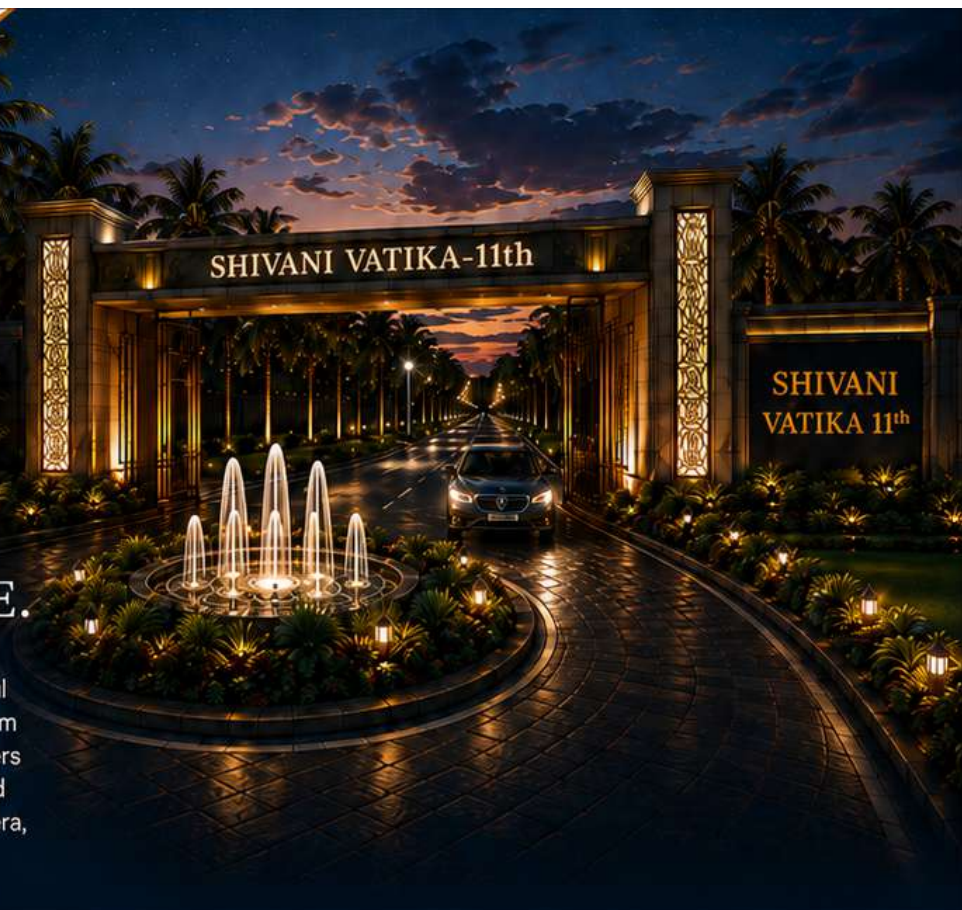
JDA
APPROVED
LAYOUT

TRANSPARENT PROCESS. SECURE OWNERSHIP. COMPLETE PEACE OF MIND.

— SHIVANI VATIKA-11th —

BUILD YOUR LEGACY. OWN THE FUTURE.

A premium plotted township where thoughtful planning, transparent processes and long-term value come together. Shivani Vatika 11th offers residential plots in a strategically connected growth corridor near Khatu Shyam Ji, Kaladera, Jaipur—designed for secure ownership, comfortable living and future appreciation.



GET IN TOUCH



www.sviinfrsolutions.com



@sviinfrsolution



A-61 Sector 65,
Noida, Uttar Pradesh
201309



SCAN TO EXPLORE

Project details, location,
availability and site-visit
information.



WEBSITE



LOCATION
MAP



BROCHURE
DOWNLOAD



WHATSAPP
CHAT



SITE VISIT
BOOKING

READY TO TAKE THE NEXT STEP?

- ✓ Schedule a Private Site Visit
- ✓ Check Latest Plot Availability
- ✓ Talk to Our Project Experts

**BOOK YOUR
SITE VISIT** >

LIMITED PREMIUM PLOTS
80 – 250 SQ. YARDS



17+
YEARS OF
EXPERIENCE



5000+
HAPPY
FAMILIES



230
PREMIUM
PLOTS



5+
SUCCESSFUL
PROJECTS



JDA
APPROVED
LAYOUT



Clear
Documentation



Registry
Support



Company
Loan Facility



Dedicated
Customer Care

SOME INVESTMENTS GROW WEALTH,
THE RIGHT ONE BUILDS GENERATIONS.

KALADERA • JAIPUR • RAJASTHAN