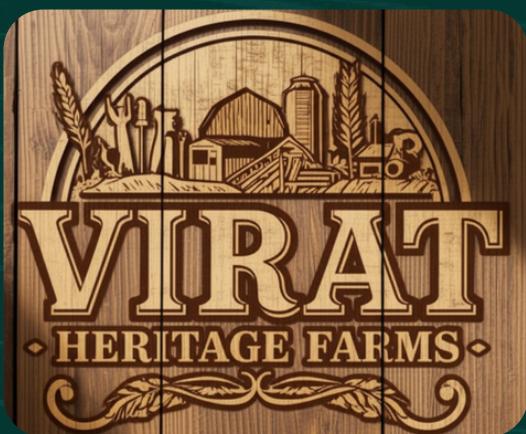


VIRAT HERITAGE FARMS



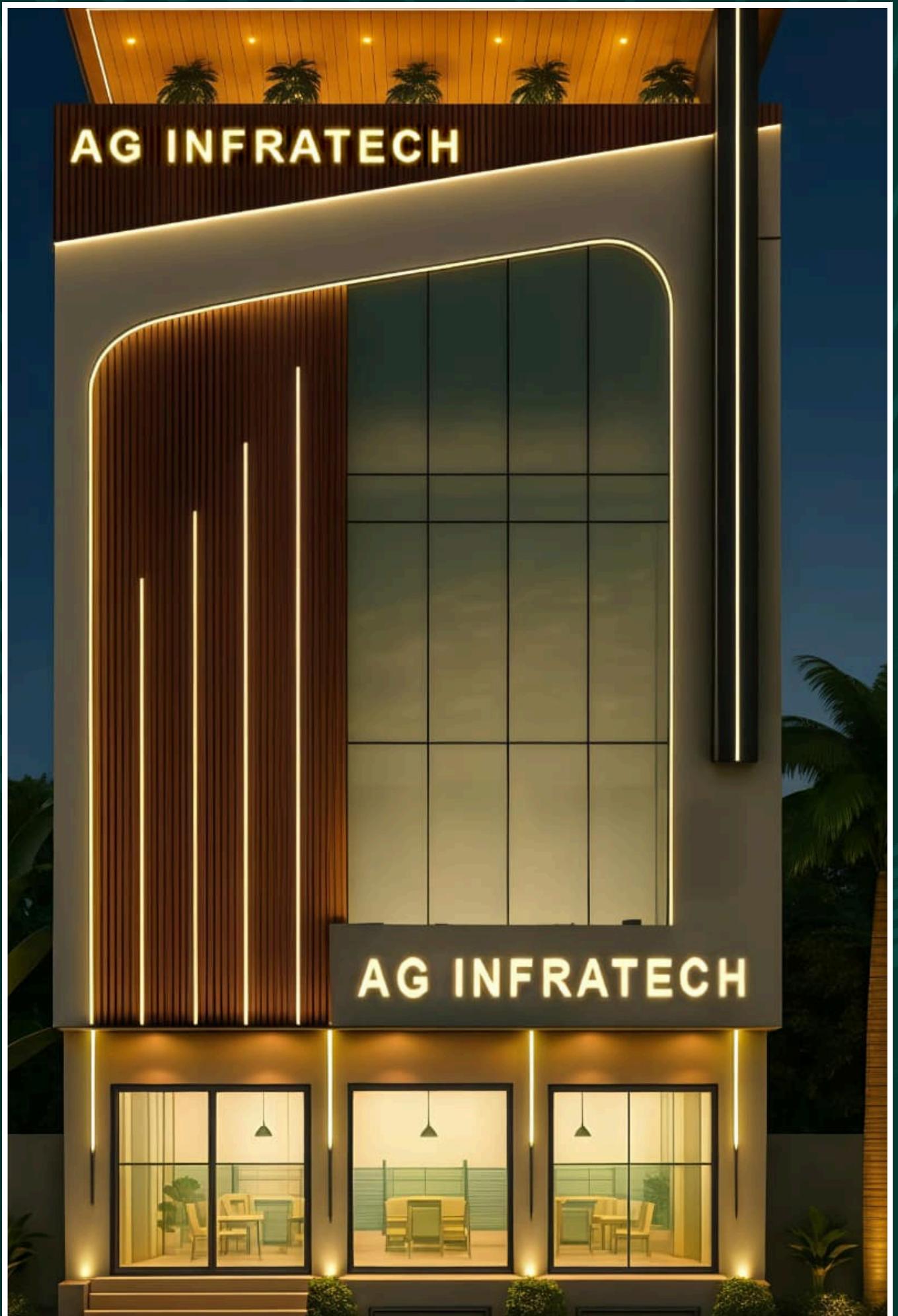
Contact No: +91- 9810675132, +91- 96437 25718

Address: Viratnagar, Paota (Distt. Kotputli)
Near NH-8, Rajasthan – 303108



About Us:

AG Infratech, based in Delhi-NCR, is a renowned real estate and infrastructure developer with over 20 years of experience. The company specializes in custom-built homes and high-quality construction, focusing on meeting strict timelines and delivering exceptional value to customers. With a growing presence in cities like Kotputli, Neemrana, Behror, and Jaipur, AG Infratech is expanding its footprint across India.





About Project:

Virat Heritage Hill Farms is a well-planned farmhouse land project that perfectly blends natural surroundings with modern living. Ideally located near NH-8 at Viratnagar, Paota (District Kotputli) the project enjoys excellent connectivity and is just a 2.5-hour drive from Gurgaon. Designed for those seeking peace away from city life, it offers an ideal weekend getaway while also presenting strong potential as a long-term investment opportunity.

Our Farmhouse Concept:

- A **farmhouse lifestyle inspired by eco-friendly bamboo houses, surrounded by open land and nature.**
- **Wake up to fresh air, birdsong, and the natural warmth of bamboo living.**
- **Rustic bamboo farmhouses blended with modern comforts for a sustainable luxury feel.**
- **Escape city life and embrace slow, peaceful living rooted in nature and simplicity.**
- **A serene farmhouse retreat where bamboo homes, greenery, and freedom come together.**



PROJECT GOALS



- **Promote Nature-Centric Living**

Create a peaceful environment where residents can reconnect with nature through open green spaces, organic landscaping, and eco-friendly design.



- **Develop Sustainable Farmhouse Living**

Use natural materials, rainwater harvesting, solar energy, and eco-conscious construction to encourage responsible and sustainable living.



- **Ensure Long-Term Investment Value**

Develop a legally secure, well-planned project with strong connectivity and future growth potential to deliver lasting value to buyers.



- **Provide a Wellness & Leisure Retreat**

Offer a calm escape from urban life, ideal for relaxation, weekend stays, wellness activities, and family time.



- **Blend Rustic Charm with Modern Comfort**

Design farmhouses that maintain a traditional, earthy appeal while offering essential modern amenities for comfort and convenience.







OUR DELIVERED PROJECT :



Silverwood



AG Holiday Home



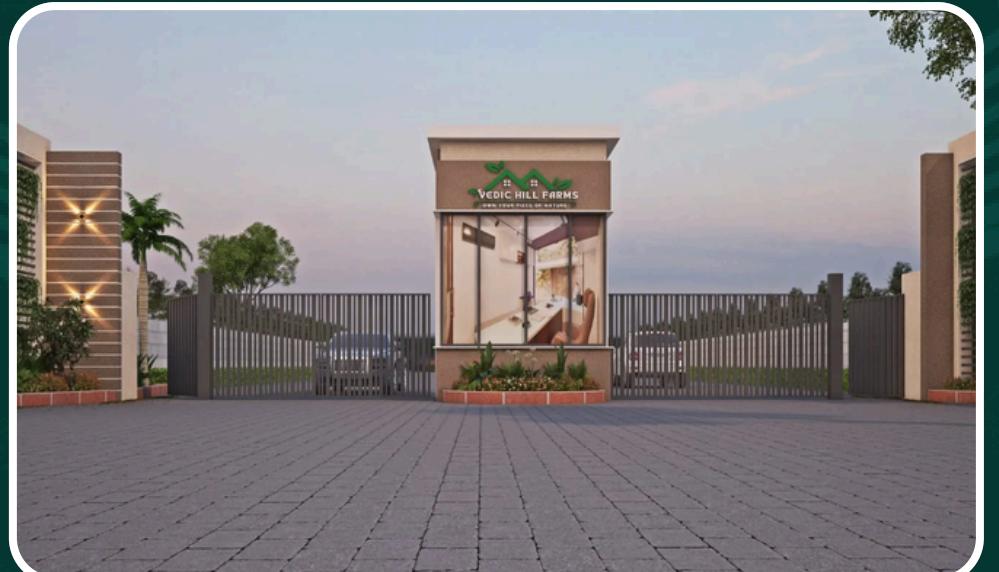
Golden Hills Farmhouse



Somnath City



Oasis Green



Vedic Hills Farmhouse

PROJECT HIGHLIGHTS:



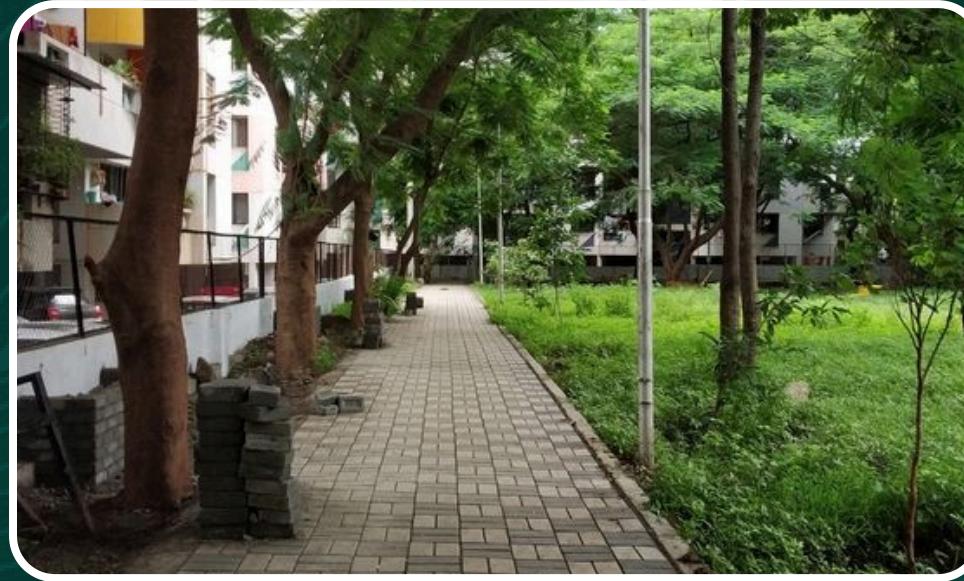
MOUNTAIN VIEW



BEAUTIFUL TEMPLE



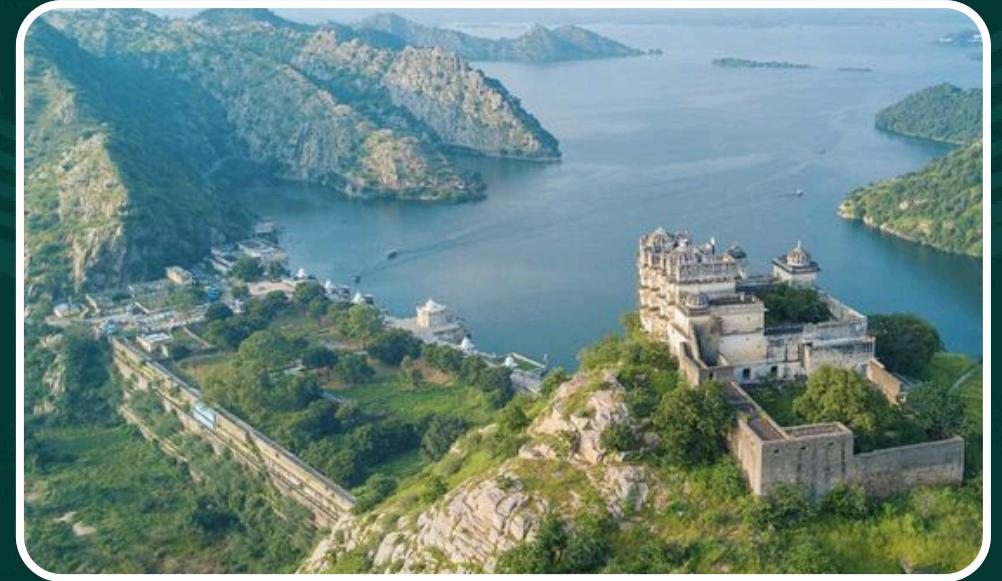
GATED SOCIETY



JOGGING TREK



COMMUNITY HALL



Near Lake

Choose Your Plot NO.

Select from well-planned farmhouse plots starting at just ₹7,500 per sq. yard, surrounded by hills and greenery.

PROCESS

Build Your Dream

Design your farmhouse, enjoy weekend getaways, or watch your investment grow with time.

Secure Your Investment

Complete easy booking and documentation with full transparency and clear land titles

Payment Plan of Virat Heritage Farm

PLOT SIZE (Sq. Yd.)	TOTAL COST	BOOKING AMOUNT 10%	AFTER BOOKING AMOUNT 20% WITHIN 30 DAYS	TOTAL PAYMENT 70% WITHIN 90 DAYS
500	₹37,50,000	₹3,75,000	₹7,50,000	₹26,25,000
1000	₹75,00,000	₹7,50,000	₹15,00,000	₹52,50,000
1500	₹1,12,50,000	₹11,25,000	₹22,50,000	₹78,75,000
2000	₹1,50,00,000	₹15,00,000	₹30,00,000	₹1,05,00,000

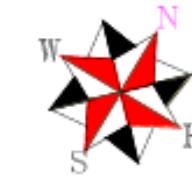
Note:- P.L.C (if any) + Govt. Stamp duty charges is extra.

1. PLC (Preferred Location Charges)-single PLC 10%, double 15%.
2. Govt. Charges like Stamp Duty is extra as per Govt.

PROPOSED LAYOUT PLAN

Virat Heritage Farm's

AT:- VILLAGE - TORDA-BRAHMNAN, TEH. PAOTA, KOTPUTLI BAHROAD



Thank You



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