



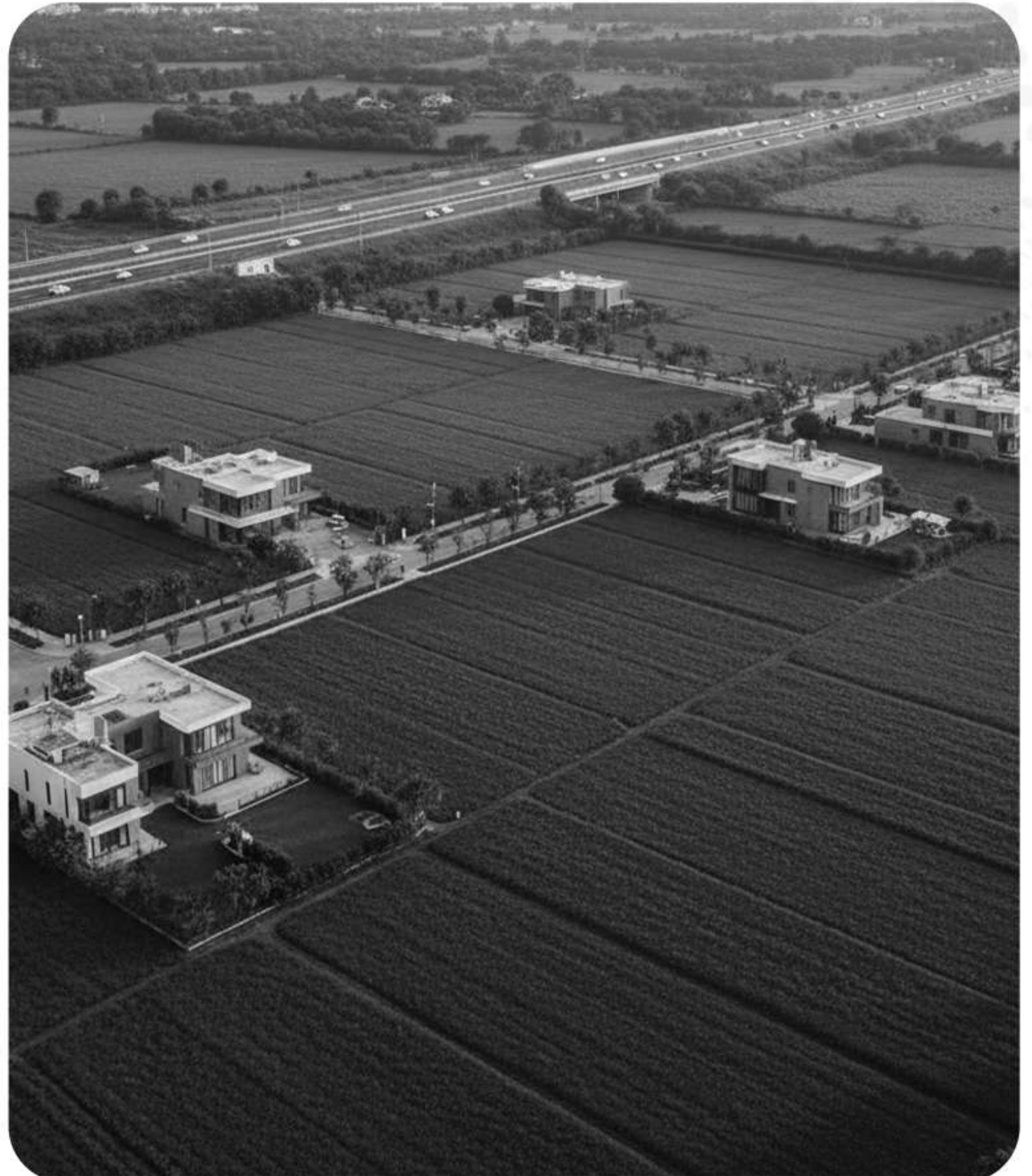
*Turning Dreams into Addresses.”
Luxury and trust, built for everyone.*



Newcastle Infratech stands for growth, ambition, and aspiration. We are a new-age real estate company shaping the future of modern living across the **Delhi–NCR region**.

With a vision to blend luxury, comfort, and accessibility, we develop projects that reflect sophistication while remaining within reach of today's evolving homebuyers and investors.

Our philosophy is simple: to create spaces that inspire trust, redefine lifestyles, and turn aspirations into lasting addresses.





Newcastle Infratech is a progressive real estate enterprise built on the pillars of vision, quality, and trust. With a strong focus on innovation and customer satisfaction, we are redefining how people perceive land, lifestyle, and long-term value.

Headquartered in Noida, Newcastle Infratech is driven by a dynamic team with deep industry expertise and a shared passion for excellence. Our portfolio spans residential colonies, group housing projects, premium farmhouses, and gated community developments – each designed to deliver growth, comfort, and pride of ownership.



We believe in creating developments that not only appreciate in value but also enhance the way people live, connect, and aspire.

Core Focus Areas

- ▶ Premium plotting and gated community development
- ▶ Residential colonies and group housing projects
- ▶ Luxury and lifestyle farmhouse communities
- ▶ Investor-friendly real estate ventures
- ▶ Long-term value creation through strategic locations

vision

To become the most trusted and progressive real estate company in the Delhi–NCR region — known for transforming land into landmark addresses and making premium living a reality for every aspiring homeowner and investor.



MISSION:



To create value-driven developments that blend aesthetics, functionality, and sustainability.



To deliver projects that reflect our commitment to transparency, timely execution, and uncompromised quality.



To offer living and investment opportunities that inspire growth, pride, and long-term trust.



To build lasting relationships with our customers, partners, and communities through integrity and excellence.

A black and white aerial photograph of a coastal town. In the foreground, there's a large, dark, hilly area with some vegetation and a few small buildings. A winding road or path cuts through the hills. In the middle ground, there's a body of water, possibly a bay or a large lake, with several small islands or peninsulas extending into it. The background shows more hills and a cloudy sky.

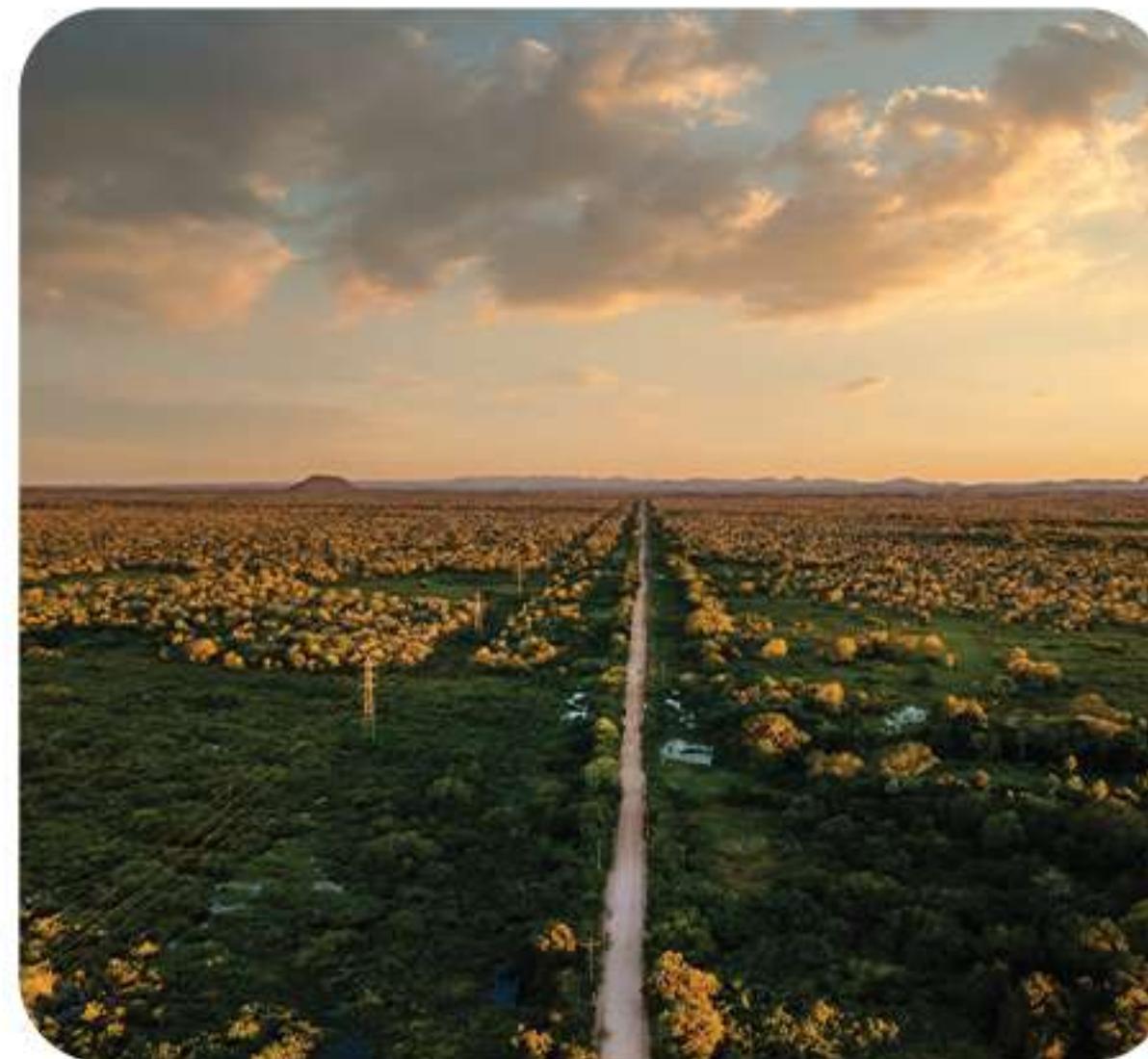
“We don’t just build projects – we build trust, value, and a better way of living.”



NOVEL ORGANIC F FARMS

A Signature Lifestyle by Newcastle Infratech





NOVEL ORGANIC FARMS

Isa landmark 1100-acre gated farmhouse community envisioned by Newcastle Infratech, designed for those who value space, serenity, and sophistication amidst nature.

Comprising **700 uniquely** planned one-acre farms, the project offers a rare combination of exclusivity, convenience, and long-term appreciation. With 50-feet-wide main roads and 40-feet-wide arterial roads, every detail has been crafted for effortless accessibility and elevated living.





Strategically located near Noida **Sector 156**, the project enjoys unmatched connectivity to Delhi, Greater Noida, and the Jewar International Airport, making it one of the most well-positioned farmhouse developments in the region.



In addition to its prime location, **Novel Organic Farms** benefits from a legal advantage under the **Haryana Farmhouse Policy**, offering greater security, transparency, and compliance – ensuring a future-ready investment backed by regulatory clarity.





Concept Overview:

Our concept for Novel Organic Farms lies in creating a confluence of tranquil farmhouse living with the energy of rapidly expanding urban development.

It is designed for those who desire the peace and privacy of farmhouse life, yet value their proximity to corporate hubs and modern infrastructure.

Comparable in exclusivity and aspiration to Chhatarpur farms in Delhi, Novel Organic Farms brings that lifestyle closer to Noida — at the heart of NCR's next growth corridor.

Location Teaser:

Minutes from Noida. Miles ahead in living.



Our Vision:

To cultivate a community of sophisticated, urbane individuals who seek a refined lifestyle amidst nature – while benefiting from the immense appreciation potential driven by surrounding infrastructure growth. Here, you don't just invest in land; you invest in a lifestyle and legacy.

Where Nature Meets New-Age Living.



Legally Sound. Structurally Secure.

Novel Organic Farms is not just an investment in lifestyle – it is backed by one of the strongest legal frameworks in the NCR region, setting it apart from other farmhouse developments in and around Noida.

The project lies within Haryana, adjacent to the Noida border, and enjoys the regulatory benefits of the Haryana Eco Farmhouse Policy.

THIS PROGRESSIVE POLICY ALLOWS:



Legal approval and registration of farmhouses.



Permanent construction within defined parameters.



Clearly stated permissible FAR and construction limits, ensuring transparency and compliance.



Unlike **Uttar Pradesh**, where farmhouses lack formal recognition or a structured approval process, **Haryana's policy** provides legal clarity, ownership security, and long-term investment assurance.

Adding to this, the project land is chackbandi (consolidated) – meaning the land titles are clear, and the exact location and boundaries are officially mapped and verified. This eliminates ambiguity and enhances investor confidence, ensuring clear possession and traceable ownership.

Key Legal Advantages:

- ▶ *Located in Haryana, adjacent to Noida border.*
- ▶ *Falls under the Haryana Eco Farmhouse Policy – legal, approved, and regulated.*
- ▶ *Permits permanent construction with defined FAR.*
- ▶ *Chackbandi land with clear demarcation and title.*
- ▶ *Provides superior legal and investment security compared to unregulated farmhouse zones in Uttar Pradesh.*

Connectivity & Infrastructure Advantage

At the Heart of Growth and Connectivity

Novel Organic Farms enjoys one of the most strategic locations in the NCR growth corridor – combining the tranquility of farmhouse living with exceptional connectivity to major business, residential, and infrastructure hubs.

Situated just 700 meters from Bundh Road, the project is poised to benefit from the upcoming 100-meter-wide ***Noida-Greater Noida Bypass, a major expressway connecting Kalindi Kunj to Pari Chowk*** and further extending towards the ***Jewar International Airport***.

With the ***Noida-Greater Noida Expressway*** just 10 minutes away, and ***Noida Sector 148 Metro Station*** a short 15-minute drive, the project ensures effortless access to Delhi, Greater Noida, and beyond.





Supported by extensive government-led infrastructure expansion in this belt, **Novel Organic Farms** is set to be part of the next major wave of regional development and property appreciation.

Connectivity Highlights:

- ▶ 700 m from Bundh Road (proposed 100 m Noida-Greater Noida Bypass)
- ▶ 10 mins from Noida-Greater Noida Expressway
- ▶ 15 mins from Noida Sector 148 Metro Station
- ▶ Adjacent to Noida Sector 156 (TCS and other corporate hubs)
- ▶ Close to Sector 150, premium residential and sports sector
- ▶ Direct connectivity to Kalindi Kunj, Pari Chowk & Jewar International

"Seamlessly Connected. Strategically Positioned."



Positioned for Strong Appreciation

Novel Organic Farms is strategically placed to capture significant land-value appreciation driven by regional master-planning, large-scale infrastructure projects, and accelerating corporate development nearby.

DRIVERS OF APPRECIATION

1

Inclusion in the broader regional growth plans (Noida / GNIDA / YEIDA master plans and the Noida Master Plan 2041) that prioritise new development corridors and expansion.

2

Direct proximity to the Jewar International Airport growth corridor – a key macro catalyst that has already fuelled large land-price increases across the Yamuna Expressway / Jewar belt.

3

Rapid local micro-market performance (Noida Sector 150 / surrounding sectors) demonstrating strong historical capital gains – evidence that well-connected sectors in this belt have delivered outsized returns.

4

Major road projects and bypass/elevated corridor connectivity (Kalindi Kunj – Pari Chowk – Jewar) and local corridor upgrades (Bundh Road bypass) that materially shorten travel times and widen the demand catchment.

Why Novel Organic Farms stands out

- ▶ Located adjacent to **Noida Sector 156/150** and only minutes from proposed high-capacity corridors – captures both urban demand and airport-driven logistics/employment growth.
- ▶ Legal clarity (**Haryana farmhouse policy + chackbandi**) reduces title/regulatory risk, attracting quality investors and end-users who prefer low-risk asset appreciation.



Investment message for buyers / investors

Early positioning in a legally clear, highly connected farmhouse project in this corridor can deliver superior long-term capital appreciation vs unregulated farmhouse pockets and many regular agricultural/plot markets.

Return Forecast – Scenarios & Assumptions

(These are model scenarios – useful for investor decks. All percentages are centred on observed regional trends and published market commentary.)

Observed context (recent data points)

Noida region & Yamuna Expressway/Jewar area: strong multi-year growth (examples: Sector 150 posted 100%+ gains in a few years; Yamuna/Jewar corridor land saw 40–536% increases across different micro-markets in the 2019–2025 period).

Forecast assumptions (what we assume for these scenarios)

- 1 *The Jewar airport becomes fully operational in the near-term phases (continuing current schedule/progress).*
- 2 *Key expressway/bypass works (Kalindi Kunj–Pari Chowk, Bundh Road upgrades) proceed as planned.*
- 3 *No major regulatory shocks (project remains within Haryana policy clarity and development timeline).*



SCENARIO A

Conservative (low-risk)

3-year appreciation: **+30%**

5-year appreciation: **+60%**

10-year appreciation: **+120%**

SCENARIO B

Base Case (likely if infrastructure and airport deliver as planned)

3-year appreciation: **+50%**

5-year appreciation: **+100%**

10-year appreciation: **+200%**

SCENARIO C

Optimistic (fast infrastructure-led growth + strong demand)

3-year appreciation: **+80%**

5-year appreciation: **+150%**

10-year appreciation: **+300%**

*These ranges are consistent with observed uplift in nearby micro-markets after major **infrastructure/airport announcements** (examples: **Sector 150 and Yamuna/Jewar sectors** showed multi-year doubling or more in many cases).*



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THANK YOU

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