



JASMINE  
FARMS

**YOUR SANCTUARY OF  
SERENITY**

Discover a world where every  
moment is a breath of fresh air.



Project  
by:



ZAK



Welcome to

## JASMINE FARMS

Just *90 minutes from Gurgaon*, Jasmine Farms offers a tranquil escape nestled within *50 acres* of lush greenery. This serene community is designed for those seeking tranquillity and a peaceful escape within the magnificent Aravalli range. All the beautifully landscaped lanes and common areas will be heavily planted with jasmine trees, providing a visual treat to the eye. Our exclusive community features *just 50* thoughtfully designed *low-density farmhouses* to provide privacy and tranquillity in a sustainable environment. Escape the city's hustle and bustle, and embrace a lifestyle where the soothing sounds of nature and breathtaking *360-degree views* of the Aravalli range become your reality.



beyond the horizon

## Property Overview

Jasmine Farms offers easy access to key urban centers while maintaining the peace of a countryside retreat. Whether you're heading to the city or enjoying the nearby natural attractions, Jasmine Farms keeps you connected.

A wide-angle photograph of the entrance to Jasmine Farms. On the left, a large, dark, textured rock features the words "JASMINE FARMS" in raised, gold-colored letters. To the right of the rock is a stone pillar topped with a spherical ornament. In the background, a modern gate structure with a flat roof and stone pillars stands on a paved area. A silver sedan is parked near the gate. The foreground is a wide, paved driveway with a geometric tile pattern. The sky is blue with scattered white clouds, and the surrounding landscape is lush with green trees and orange-flowered plants.

JASMINE  
FARMS

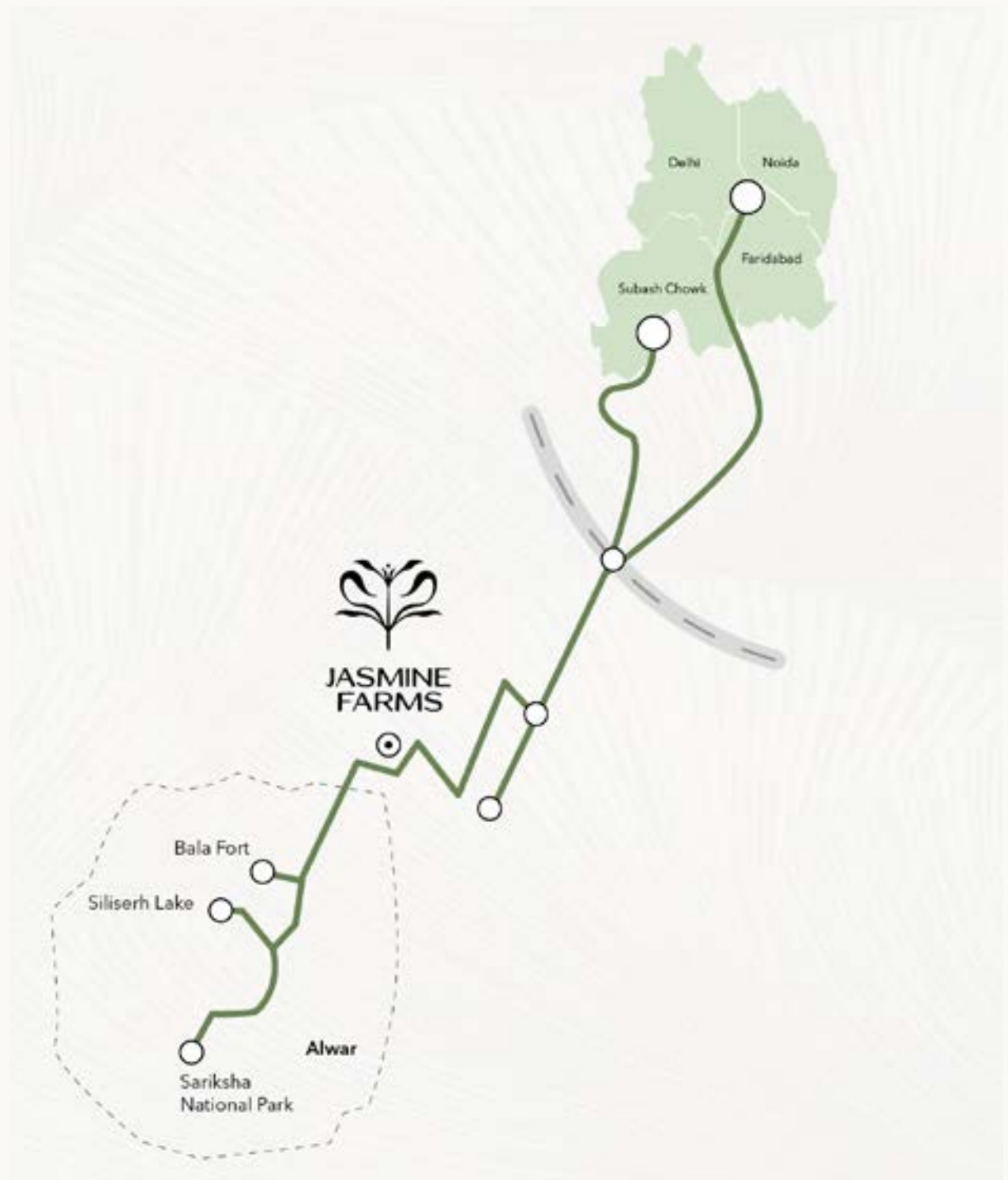


## Location and Connectivity

Under 1.5 hours from gurgaon

Further, travel time will reduce ( tentatively by 30 mins ) once the planned Delhi Mumbai Burja interchange is ready.

Strategic Location with Seamless Connectivity.





## Panoramic Views

At Jasmine Farms, every day begins with breathtaking vistas that stretch beyond the horizon. Imagine waking up to the *golden hues of sunrise*, casting a warm glow over *rolling hills and lush greenery*. Our farmhouses are strategically positioned to offer unobstructed, *360-degree views* of the natural beauty that surrounds you.

Whether you're sipping your morning coffee on the veranda or unwinding with a book as the sun sets, these mesmerizing panoramic views provide a constant connection to

nature's splendor. Each window frames a living picture, where the landscape changes with the seasons, offering a new perspective with every glance.

These views are more than just a visual delight; they're an invitation to experience the serenity and calm that only nature can provide. We've made sure that the beauty of your surroundings is an integral part of your everyday life, creating a living experience that's both peaceful and inspiring.





*50*  
ACRES

*50*  
LOW-DENSITY  
FARM HOUSES

*1600*  
SQ. YARDS ONWARDS

## Layout

The layout of Jasmine Farms has been meticulously planned across a sprawling *50-acre estate*, ensuring each of the *50 low-density farmhouses* is situated on expansive plots starting from *1600 sq. yards onwards*. This thoughtful design prioritizes both privacy and space, offering each resident a sanctuary of peace and tranquility.





## YOUR SLICE OF PARADISE

At Jasmine Farms, each farm is more than just a piece of land—it's a carefully curated space where you can cultivate your dreams. Each farm is set on demarcated agricultural freehold land, offering you the freedom to create a living space that reflects your personal vision.

## Key Features of Each Farm

### BOUNDARY WALL

Secured boundary wall made from a combination of stone, barbed wire and RCC poles. Each farm is fenced, providing a clear & durable boundary.

### AGRICULTURAL FREEHOLD LAND

Enjoy the liberty of freehold land ownership, where you have complete control over your agricultural pursuits.

### ELECTRICAL CONNECTION & SUPPLY

Independent electrical connection with power backup, ensuring a reliable power supply tailored to your needs.

### WATER CONNECTION & SOAK PIT

Each farm has a dedicated water connection and soak pit for efficient water drainage & management.

### ENTRANCE GATE

Each farm has an entrance gate that offers easy access while maintaining the privacy and security of your farm.

### PLANTATION

Choose from a variety of plantation options to customize your farm's landscape to your liking.

### INTERNAL ROADS

Durable bitumen finished internal roads for easy navigation through the community. Defined edges add a polished look to your property.

### STREET LIGHTS

A combination of sustainable and eco-friendly, solar - powered electrical street lights and conventional street lights.



## Flexible Farm Structures

We offer a range of customizable structures to suit your lifestyle needs:

Discover the possibilities of your personalized farmhouse with our team of designers, custom-made to meet your specific requirements, so the farm is truly your own!

\*renders are artistic impressions only



### TYPE 1

Morden portable structure  
Delivery: 8 weeks + installation



### TYPE 2

Modern portable structure  
Delivery: 24 weeks + installation



### TYPE 3

Luxury Tent

Delivery: 12 weeks + installation



### TYPE 4

Traditional Brick Farmhouse

Construction time: 36-40 weeks



From our Soil to  
your Table

*Farm Fresh*  
FRUITS &  
VEGETABLES

At Jasmine Farms, the land  
is more than just a beautiful  
backdrop—it's a source of  
nourishment and well-being.



## Experience the Joy of *Homegrown Produce*

### ORGANIC FARMING

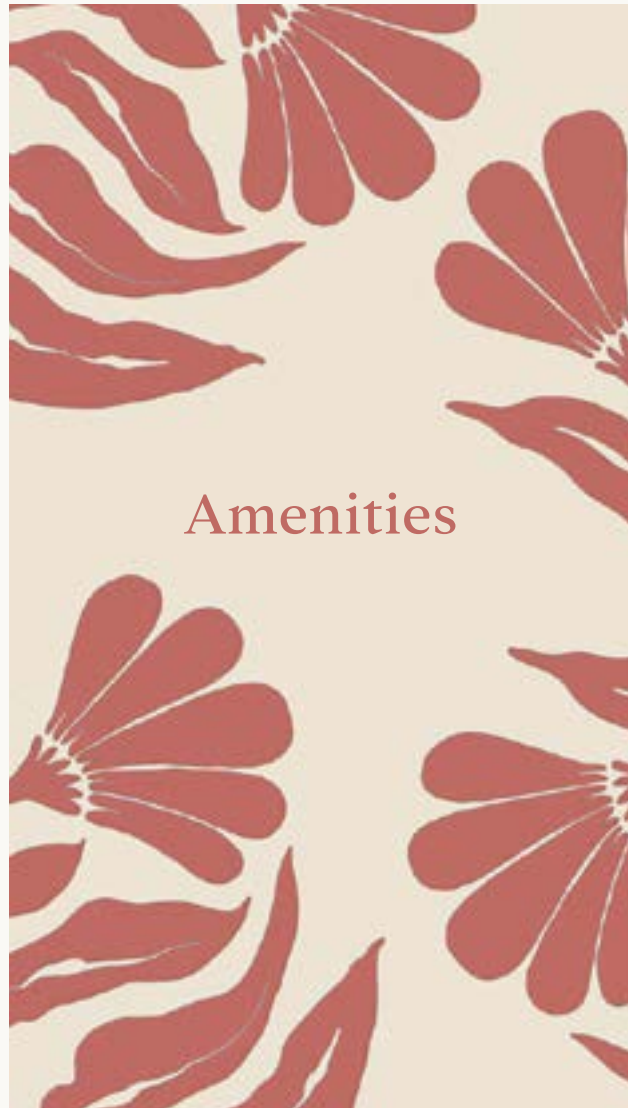
Each farm at Jasmine is equipped to support organic farming practices.

### SEASONAL HARVEST

Whether it's juicy mangoes in summer, crisp leafy greens in winter, or vibrant root vegetables in autumn, there's always something fresh to enjoy.

### PERSONAL GARDEN PLOTS

Designate a portion of your farm to a personal garden plot, where you can cultivate a variety of crops.



## Amenities



OUTDOOR  
SPORTS



LIBRARY



LOW-DENSITY  
FARMHOUSES



RESTAURANT  
(WITH OPEN GRILL & BBQ)



KIDS PLAY AREA



COMMON AREAS  
FOR SIT-OUT

At Jasmine Farms, we understand that true luxury is about enjoying your life without the burden of everyday upkeep. That's why we offer comprehensive maintenance services designed to take care of all the essential aspects of your property, allowing you to focus on what matters most — *living your best life.*

#### KEY MAINTENANCE SERVICES:

Landscaping and Gardening

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Security and Surveillance

---

Housekeeping Services

---

Plumbing and Electrical Maintenance

---

Waste Management

---

Pest Control

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24/7 Assistance

## Professionally Managed Farms



*Relax & Rejuvenate*



## Secure Your Future *with Jasmine Farms*

More than just a place to live—it's a *wise investment* in your future. Our exclusive farmhouses offer not only a *luxurious lifestyle* but also the potential for significant returns as property values rise in this *prime location*. With its blend of nature, luxury, and strategic location, Jasmine Farms presents a unique opportunity for discerning investors.

## *Short-term* Rentals

### LEVERAGE YOUR FARMHOUSE FOR ADDITIONAL INCOME

Unlock the potential of your Jasmine Farms property by participating in our short-term rental program. With the growing demand for unique farm accommodations, you can generate a steady stream of income by renting out your farmhouse to travelers seeking a tranquil retreat.





*Possession  
early 2025*

Book Your Farm  
today with just

**RS. 10  
LAKH**

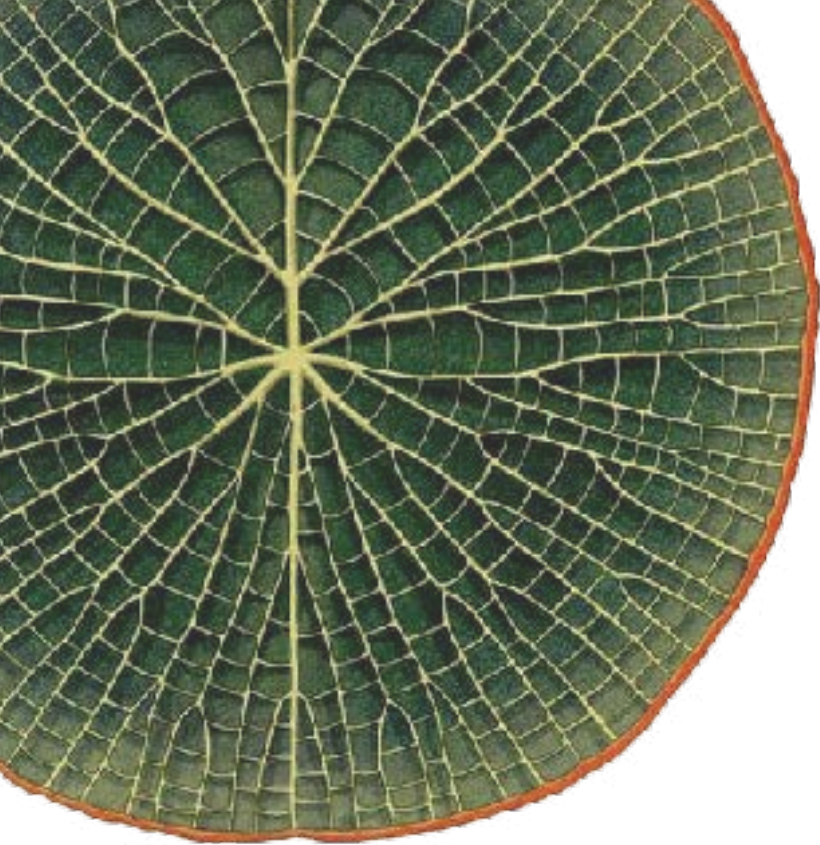
## Payment Plan

*20:80*

| Booking Amount            | Rs. 10,00,000                               | Pay Smartly |
|---------------------------|---------------------------------------------|-------------|
| 20% (Less Booking Amount) | Within 45 Days of Booking                   | 20%         |
| 30%                       | Within 30 days of Completion of Development | 80%         |
| 50%                       | On Possesion of the Farmland                |             |

Your Sanctuary of Serenity  
*Nestled amidst the Aravalli range*





## FAQ's

### *Frequently Asked Questions*

#### Who is driving this project and what are their responsibilities?

Zak, is responsible for -

- Project conceptualisation and execution
- Signing up and managing architects, farm consultants, infrastructure vendors, etc.
- All land acquisition, construction, civil work.
- On-boarding and managing contractors as necessary.
- Hospitality operations and marketing through a contract for the same with the community, as well as with individual home owners where desired.

#### Is this a freehold land or lease ownership?

This is freehold agricultural land. Land parcels of specific sizes are registered in the member's name (individual/joint). After the registration, the title of ownerships is also updated in the government land records (Khasra).

#### Will there be a boundary/fence for my land parcel?

Yes, there will be a secure boundary wall made from stone, barbed wire and RCC poles to demarcate every member's land parcel.

#### Who will design and manage the farm?

Zak will design, build and manage the farm.

#### Can I build the house on my own?

Yes.

#### Is CLU (Change in Land Use) required to build my house?

No, CLU is not required for building the houses.

**What are the annual maintenance charges? How is this fixed?**

**From when will it start?**

The maintenance period will start from second year of ownership. First year of ownership from the date of possession is free. From second year , it will be 25K per farm unit.

**What is the timeline for possession of my individual farm?**

The development phase for the initial set of about 2 farms will be completed by June 2025.

**Are bank loans available?**

No, there are no standard finance options available from banks. However, Federal Bank offers some financing options which is based on the government guidance value of the land in the specific area.

**Water, Electricity & Security — how do we ensure this?**

Electricity for every farmhouse shall be provided, and an individual meter for the same will be installed. Piped water connection for every house will also be provided. For security, the entire outer periphery will be fenced using barbed wire/similar material. Full time staff consisting of a farm manager, property manager, farm worker families will live on the farm. Other options like employing a security agency, CCTV system can be deployed at additional cost.

**Can we freely rent out or sell one's property?**

Yes, the housing unit/partial unit can be rented out. A common hospitality service provider will be appointed to take care of bookings, logistics, etc.

**What will internal roads be made of?**

Durable bitumen finished internal roads will be standard, using interlock roads with shoulder drains, etc.



Meet the Team





DEEPAK ARORA

With a strong business acumen and a diverse entrepreneurial journey, he has been a key player in both the real estate and fashion industry. He ventured into business in 2000 with Soni Sapphire, a renowned silver and fashion jewelry brand, operating successfully both online and through offline outlets in Delhi NCR.

Expanding his expertise, he entered the real estate sector in 2010, specializing in the purchase and sale of properties with renowned builders.

His deep industry knowledge, strong market presence, and commitment to excellence have earned him a reputable standing. Over the years, he has facilitated numerous high-value transactions, providing seamless and profitable real estate solutions.

With a well-established market value and extensive network, he continues to create opportunities across industries, driven by integrity, innovation, and a passion for delivering the best to his clients.



VISHESH SWARUP MATHUR

With over 25 years of experience in architectural design, construction, and interior execution, Vishesh Swarup Mathur currently leads ZAK Spaces, a design and build firm specializing in civil construction and interior projects. Throughout his career, he has successfully executed over 150 interior projects, along with numerous residential, commercial, hospitality, and industrial developments.

Vishesh oversees the entire project division, from design to execution, ensuring a seamless supply chain and operational efficiency. His expertise lies in translating design concepts into reality with a strong focus on quality and timely execution.



KARAN BHALLA

As a member of the Vatika Group Promoter family, I bring over two decades of diverse experience spanning over medical, hospitality, and real estate industries. My professional journey has been defined by strategic leadership, innovation, and a deep understanding of these dynamic sectors. Playing key roles in driving growth, enhancing operational efficiencies, and creating value-driven opportunities. My expertise lies in identifying market trends, fostering business development, and ensuring sustainable success across ventures.

Passionate about excellence and customer-centric solutions, I continue to contribute to the evolving landscape of hospitality and real estate development, shaping impactful and future-ready enterprises.







## Our Projects



With 150 floors in Phase 1, bang on the Dwarka Expressway the fastest growing corridor in Delhi NCR, Ivory Arches is set to be a statement of urban elegance.

## Project Highlights

- » Prime Location: Right on Dwarka Expressway, with seamless access to Delhi, Gurgaon, and IGI Airport.
- » Smartly Designed Apartments : Built on plot Sizes ranging from 180 to 500 sq. yards, to cater to clients with diverse needs.
- » Unmatched Connectivity: Close to top schools, hospitals, corporate hubs, and lifestyle destinations.
- » Modern Amenities: Sky gardens, clubhouse, high-speed elevators, and premium retail spaces.

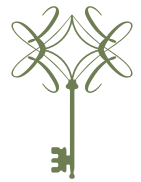






With Jasmine Farms & Ivory Arches, Zak continues to shape spaces that bring luxury and convenience together. This document is intended for general information purposes only and does not constitute an offer, warranty, representation, or contract by Zak or their promoters and agents. All information, specifications, plans, and visuals are subject to change without notice and Zak makes no guarantees regarding the accuracy, completeness, or suitability of the information provided. Prospective buyers are advised to conduct their own due diligence and seek professional advice regarding legal, financial, and other aspects related to land acquisition. All renderings and images are artistic representations and may not accurately reflect the final product. Zak reserves the right to modify or withdraw any offer without prior notice. Any reliance on the information in this brochure is at the buyer's own risk. Representative images only.

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