



Project Overview

Greenwood Estate

Tagline: *Where Nature Meets Modern Living*

About the Company

Evergrove Estates Pvt. Ltd.

A visionary real estate company committed to blending natural serenity with modern conveniences.

Our Leadership

Meet the driving forces behind Evergrove Estates Pvt. Ltd., a team of seasoned professionals and industry pioneers dedicated to creating exceptional living experiences.

Ashish Jaiswal (Founder & CEO)

A Visionary Leader in Real Estate

With nearly 16 years of expertise, Ashish Jaiswal has a proven track record in the real estate industry, specializing in:

- Corporate Sales & Leasing
- Profit Center Management
- Business Development & Client Acquisition
- Key Account Management
- Strategic Planning & Mentorship

Ashish is a Management Graduate (MBA+PGPM) with a dual specialization in Marketing & International Business. Throughout his career, he has collaborated with leading developers like:

Domestic: DLF, Tata Housing, Adani Realty, Godrej Properties, and more.

International: Damac, Dubai Properties, Berkeley Group (London), and others.

He has also contributed to multinational firms like Colliers International and PropertyPistol.com, providing strategic solutions to top corporations such as:

- Maruti
- Nestlé
- Ernst & Young
- Tata Technologies
- Embassies & High Commissions

Ashish's leadership is marked by a commitment to excellence, client satisfaction, and innovative business strategies.

Nishit Jaiswal (Co- Founder & Director)*A Legacy of Trust and Craftsmanship*

With a heritage rooted in the elite jewelry business since 1986, Nishit Jaiswal has upheld the values of trust and reliability, bringing a legacy of excellence to the micro-market.

Vipin Jaiswal (Co- Founder & Director)*Educator and Community Builder*

With extensive experience in the education sector, Vipin Jaiswal has successfully managed and nurtured a school, contributing to the growth and development of future generations.

Project Location

Address:

Dohra Road, Near GRM School, Bareilly

Location Highlights

- **Infographic:** A detailed location infographic has been shared separately.
- **Key Advantages:** Detailed advantages of this prime location have also been provided separately for reference.

Project Details

Land Area:

- Total Area: **28.3 Bighas**
 - Registered: **19 Bighas**
 - Tokenized (under process): **9 Bighas** (Expected registration: January 2025)

Note- 1 Bigha = 756 Sq Yd

Project Frontage:

- Approx. **110 Ft**

Project Type:

- **Category:** Residential
- **Development Focus:** Villa Development

Project Synopsis

- **Plot Sizes:**
 - 100 Sq Yd to 180 Sq Yd
- **Amenities:**
 - Gated Community
 - Multiple Zones
 - Running Green Strip for welcoming the guest
 - Multiple Gardens
 - 24*7 Security Surveillance
 - Gym
 - Amphitheatre
 - Convenient Shopping Complex

Financial Overview

**Launch Price of Villa
(Residential Plot + Construction):**

INR 90,000 Per Sq. Yd.

Payment Plan

Down Payment (100%)
&
Construction Linked Plan (CLP)

Site Layout

(Phase 1 Site Plan)



TOTAL LAND AREA PHASE 1 = 11911.07 sq.mt
ROAD WIDENING = 231.29 sq.mt
area under gool = 32.27 sq.mt
PHASE 1 LESS ROAD WIDENING and gool = 11647.50 sq.mt

AREA UNDER PLOTTED DEVELOPMENT = 5319.32 sq.mt.(45.66%)
AREA for COMMERCIAL = 489.57 sq.mt.(4.20%)
AREA UNDER GREEN = 1747.11 sq.mt.(15%)
AREA UNDER ROAD = 4091.50 sq.mt.(35.12%)

PLOT NOS.	PLOT SIZE (SQ. MT.)				Formula (for area)	PLOT AREA (SQ. MT.)	NO. OF PLOT	TOTAL AREA (SQ. MT.)
	L1	L2	W1	W2				
1	11.94	11.88	12.53		$W1 \times (L1 + L2)$	149.23	1	149.23
2	11.88	11.81	12.53		$W1 \times (L1 + L2)$	148.50	1	148.50
3	11.81	11.75	12.53		$W1 \times (L1 + L2)$	147.60	1	147.60
4	11.75	11.69	12.53		$W1 \times (L1 + L2)$	146.85	1	146.85
5	11.69	11.63	12.53		$W1 \times (L1 + L2)$	146.09	1	146.09
6	11.63	11.56	12.53		$W1 \times (L1 + L2)$	145.28	1	145.28
7	11.56	11.50	12.53		$W1 \times (L1 + L2)$	144.47	1	144.47
8	11.50	11.44	12.53		$W1 \times (L1 + L2)$	143.71	1	143.71
9	11.44	11.40	12.92	12.13	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	143.03	1	143.03
10	11.09	12.40	13.01	12.59	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	150.20	1	150.20
11-12	12.97	13.15	7.65		$W1 \times (L1 + L2)$	99.90	2	199.80
13-38	13.00		7.65		$W1 \times L1$	99.45	26	258.57
39	10.75	11.05	6.50	8.08	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	79.46	1	79.46
40	11.05	11.44	7.43		$W1 \times (L1 + L2)$	83.55	1	83.55
41	11.43	11.81	7.19		$W1 \times (L1 + L2)$	83.54	1	83.54
42	11.81	12.17	6.97		$W1 \times (L1 + L2)$	83.57	1	83.57
43	12.17	12.52	6.77		$W1 \times (L1 + L2)$	83.57	1	83.57
44	12.52	12.86	6.59		$W1 \times (L1 + L2)$	83.62	1	83.62
45-48	13.00		7.65		$W1 \times L1$	99.45	4	397.80

PLOT NOS.	PLOT SIZE (SQ. MT.)				Formula (for area)	PLOT AREA (SQ. MT.)	NO. OF PLOT	TOTAL AREA (SQ. MT.)
	L1	L2	W1	W2				
1	8.73	9.03	11.10	12.38	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	104.25	1	103.89
2	12.16	11.99	8.56	10.23	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	113.39	1	112.96
3	9.03	9.30	15.80	15.77	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	144.59	1	144.61
4	11.99	11.94	10.73	10.67	$\frac{1}{2}(W1 + W2) \times (L1 + L2)$	127.97	1	128.11

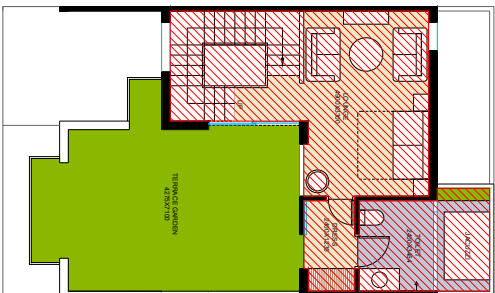
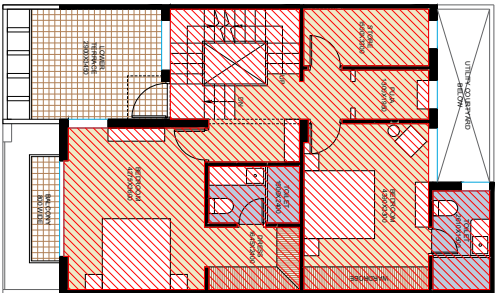
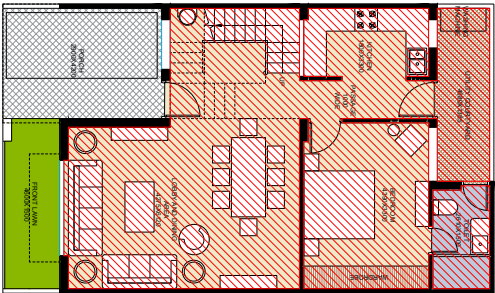
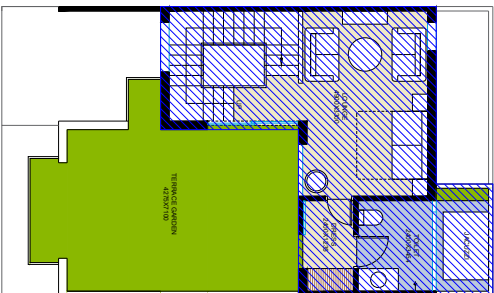
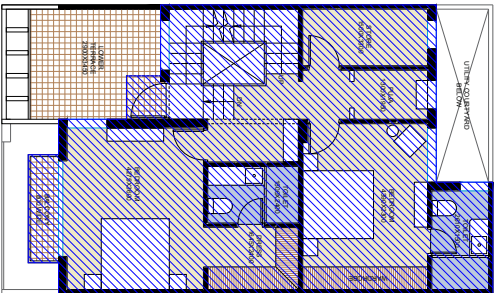
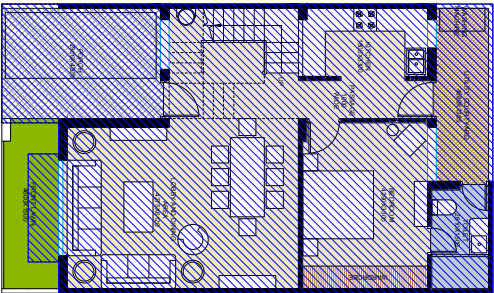
LAYOUT PLAN
Mr.Ashish Jaiswal

Elevation of Villa



Villa Layout

(Size: 120 Sq Yd)



GROUND FLOOR PLAN
CARPET AREA: 7,130 SQ. FT.

FIRST FLOOR PLAN
CARPET AREA: 4,330 SQ. FT.

SECOND FLOOR PLAN
CARPET AREA: 2,930 SQ. FT.

TOTAL FLOOR PLAN
COVERED AREA - (23,15,50 SQ. FT.)

Principal Architect

Mr. Anupam Saxena

(Anupam Architects & Interior Designers)

A renowned and celebrated name in the regional architecture and design industry, Mr. Anupam Saxena is widely recognized as a pivotal figure behind Bareilly's iconic structures. With an exceptional track record, he has contributed to designing some of the city's most notable landmarks, including:

- **Mahanagar**
- **Fun City**
- **Anand Ashram**
- **Rangilal Girish Kumar Jewellers (RG Jewellers)**
- **Rajwada Hotel & Banquet**

Mr. Saxena's visionary approach and dedication to excellence make him an invaluable part of this project.

Location QR Code

A QR code for the project's location has been shared below for your convenience.



Contact Details

For inquiries or assistance, feel free to reach out to our
Director

Ashish Jaiswal

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Co-Founder & CEO
