



Managed Orchard Estate in the Aravali Foothills

Phase 1: Only 10 Exclusive Estates



A Sanctuary Beyond the City
— A Legacy Beyond Time —

www.novatravalley.com

The Shift

The post-pandemic world has fundamentally altered our relationship with urban living. What was once a compromise trading space and serenity for proximity to work is no longer necessary. A profound shift is underway as families seek to reclaim their connection with nature without abandoning their professional lives.

This "Return to Origins" is not about escapism, but about integration. It is the desire for a sanctuary that offers clean air, organic sustenance, and the grounding rhythm of the seasons, all within reach of the National Capital Region (NCR).

"The weekend home is evolving into the primary sanctuary. It is no longer just a place to visit, but a place to live, breathe, and belong."

Demand for managed farmland communities in the Aravali belt has surged by over 40% in the last 24 months, driven by discerning investors who recognize that true luxury today is defined by privacy, air quality, and access to fresh, self-grown food.



Where Investment Meets Lifestyle

In India, farmland has long stood as a symbol of stability and generational wealth. Traditionally cultivated or leased for agricultural purposes, land ownership has evolved into a sophisticated lifestyle-driven investment asset particularly through professionally managed farmland communities.

As urban centers grow increasingly dense and stress becomes endemic, discerning investors are looking beyond apartments and concrete structures toward tangible land ownership paired with nature-centric living.

Novatra Valley Offers

A secure, appreciating asset that serves as a hedge against inflation

A private retreat that rejuvenates mind, body, and spirit

A healthier, more balanced lifestyle surrounded by pristine landscapes and clean air



What Is a Managed Farmland Community?

A managed farmland community represents the convergence of three essential elements: ownership, professional stewardship, and conscious community living.

Ownership

You own the land. Each estate comes with clear legal title and individual demarcation. It is a tangible, freehold asset that you can pass down through generations.

Stewardship

We manage the land. Professional agronomists and estate managers handle all farming, irrigation, security, and maintenance. You enjoy the harvest without the hassle.

Community

You belong to a tribe. Novatra Valley is a curated community of like-minded individuals who value privacy, nature, and sustainable living.





NOVATRA





Why Novatra Valley?

"Regeneration is the new luxury."

Beyond the urban sprawl, where the ancient Aravali Hills meet endless horizons, exists a fundamentally different approach to living.

Novatra Valley represents a masterclass in ecological land regeneration, built on the foundational belief that sustainability and luxury are not opposing forces they are inseparable. We have not merely cleared land; we have meticulously restored it, creating a secure, low-density farm community that integrates seamlessly into its natural surroundings.

With only 10 exclusive farm plots in Phase 1, ownership here is deliberately limited, intentional, and profoundly meaningful.

Owning at Novatra Valley Is an Investment In



Your long-term mental and physical well-being



Active environmental stewardship and regeneration



A tangible legacy rooted in land and nature



Financial security through appreciating real asset ownership

*"You are not merely a resident.
You become a guardian of the Aravalis."*



The Novatra Valley Promise

A private sanctuary where air is cleaner, nights are quieter, and life moves at your pace

Professionally managed, low-density eco-community

Strong long-term land appreciation potential in the Aravali belt

Eco-conscious infrastructure designed to protect and enhance value

Extremely limited inventory - only 10 exclusive farms in Phase 1



Legal clarity with registered land titles and transparent documentation

Gateway to the Aravalis while maintaining accessibility to NCR

Key Community Benefits



Fully gated community



Efficient drip irrigation and intelligent water management



24x7 professional security and CCTV surveillance



Strategic green buffer plantations ensuring privacy and microclimate control



Advanced rainwater harvesting and groundwater recharge systems



Nature-based learning experiences and agro-lifestyle programming



Solar-powered for sustainable energy



Paved internal roads with ambient lighting



Central clubhouse for community gatherings



Novatra Valley | The Community

Only 10 Carefully Planned Farm Plots

Each plot is meticulously designed with:



Clear legal demarcation
with registered boundaries



Natural terrain-aligned
orientation for optimal use



Privacy hedges and green
separation buffers



Average plot size:
1,500 square yards

Whether you choose to build a weekend sanctuary or hold the land as a premium appreciating asset, Novatra Valley offers flexibility without compromise.



Signature Farmhouse Concept *(Optional Build)*

*Sustainable Design. Timeless Comfort.
Countryside Elegance.*

Plot & Build Specifications

- Plot Size: 1,500 sq. yards (average)
- Maximum Built-Up Area: ~10% of plot size (low-density design)
- Orientation: East-facing for natural light and Vastu harmony
- Height Restriction: Low-rise structures maintaining countryside aesthetic

Swiss Cottage Inspired Architecture:

- Gently sloping roofs with generous eaves for weather protection
- Natural wooden balconies and warm, earthy facades
- Low-height boundary fencing for open, pastoral views



Landscape Planning & Amenities



- Front lawn designed as a pet-friendly space
- Expansive central lawn with stone walkways and ambient lighting
- Private orchard featuring seasonal fruit trees
- Organic vegetable garden plots for self-sufficiency

- Mature shade trees strategically planted along periphery
- Gazebo and bonfire zone for outdoor gatherings
- Dedicated paved parking area
- Recreation spaces: badminton court, cricket pitch, children's play areas

Signature Farmhouse Concept (Optional Build)

Sustainable Design. Timeless Comfort. Countryside Elegance.



Sustainability at the Core

Rainwater Harvesting System

- Rooftop collection with underground storage tanks
- First-flush filtration systems for clean water collection
- Groundwater recharge pits to replenish aquifers
- Significantly reduces dependency on external water sources

Solar Power

- 5 KW solar panel systems per farmhouse
- Capable of meeting daily household energy requirements
- Optional battery backup for uninterrupted power supply
- Dramatically lowers operating costs and carbon footprint

This dual approach ensures long-term cost efficiency, energy independence, and minimal environmental impact protecting both your investment and the planet.





*“A place where the stars shine brighter, the air feels lighter,
and life finally slows down to its natural rhythm.”*



“This is not just land. This is your legacy.”

Phase 1 — Illustrative Site Layout Plan

The Phase 1 masterplan shows 10 exclusive orchard estates arranged in a precise rectangular grid:



Right Arm (Estates 1–4):

Four estates situated side by side in a single east-west row. Each estate features a 100 ft frontage and 150 ft depth, ensuring ample space and privacy.



North Row: Estates 10, 5, and 6 (with Estates 5 & 6 adjacent, forming a compact square block)



Left Block (Estates 5–10):

Six estates arranged in a 2-row × 3-column grid:



South Row: Estates 7, 8, and 9

Entry & Amenities:

A 1,300 ft long drive connects the state highway to the main entry gate, creating a grand sense of arrival. The Clubhouse Pavilion is positioned east of the left block, ensuring unobstructed north-facing views for all estates.

Key Features:

Reflecting pool, orchard groves, kitchen gardens, sports courts, children's play area, bonfire zone, rain harvest pond, and a peripheral jogging path.





Total Estates

10 Exclusive Units

Site Area

Phase 1

Avg. Plot Size

~1,500 sq yd

Density

Ultra-Low

Dimensions

100 ft (front)×150ft(depth)

Green Cover > 70%

Amenities

Clubhouse, Sports, Orchards

All layouts are conceptual and indicative. Actual dimensions, orientations, and amenity positions are subject to change.



Recreation Amenities



Sports

Badminton court and cricket pitch for active weekends.



Play

Dedicated children's play area with safe, natural equipment.



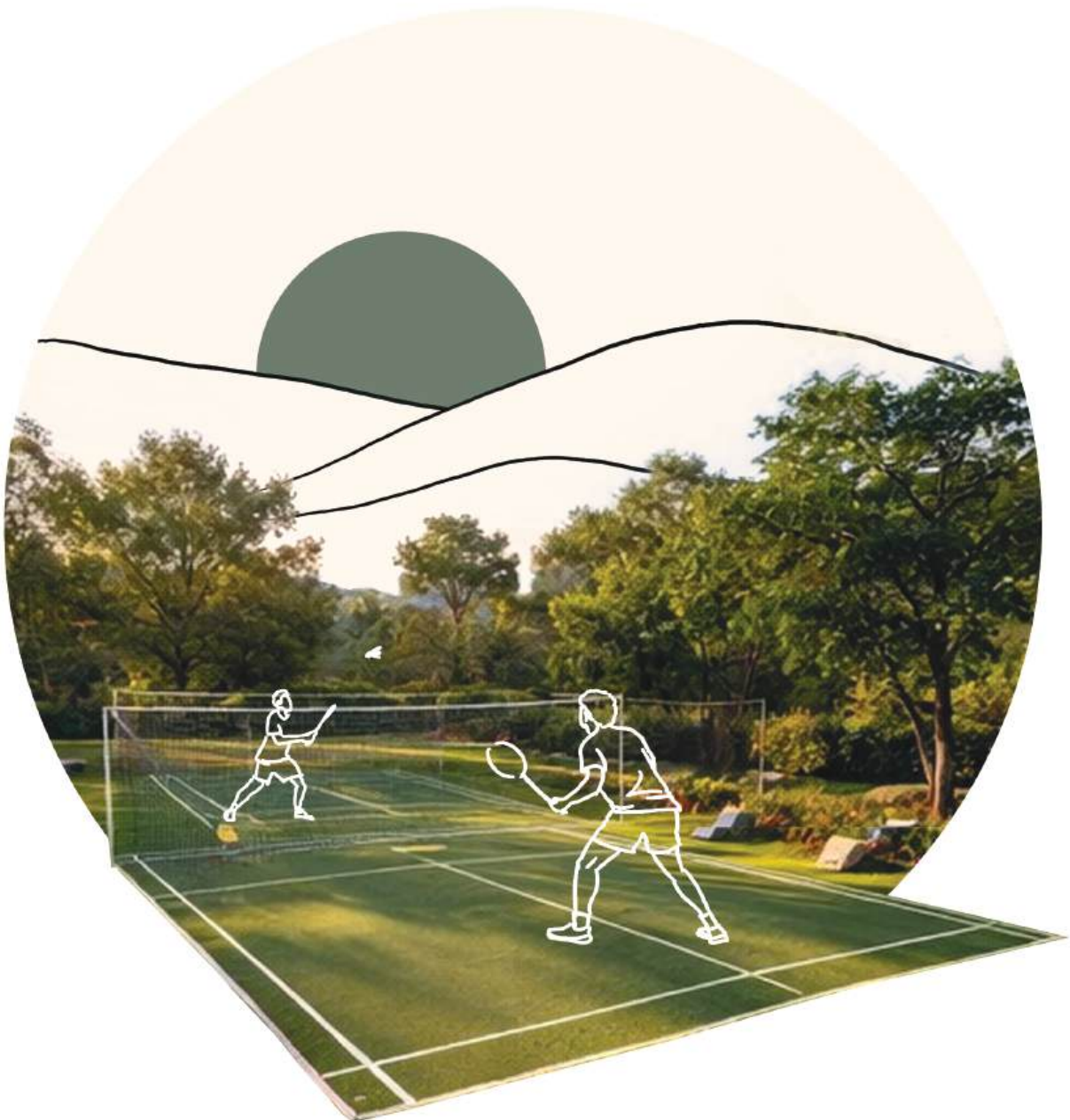
Leisure

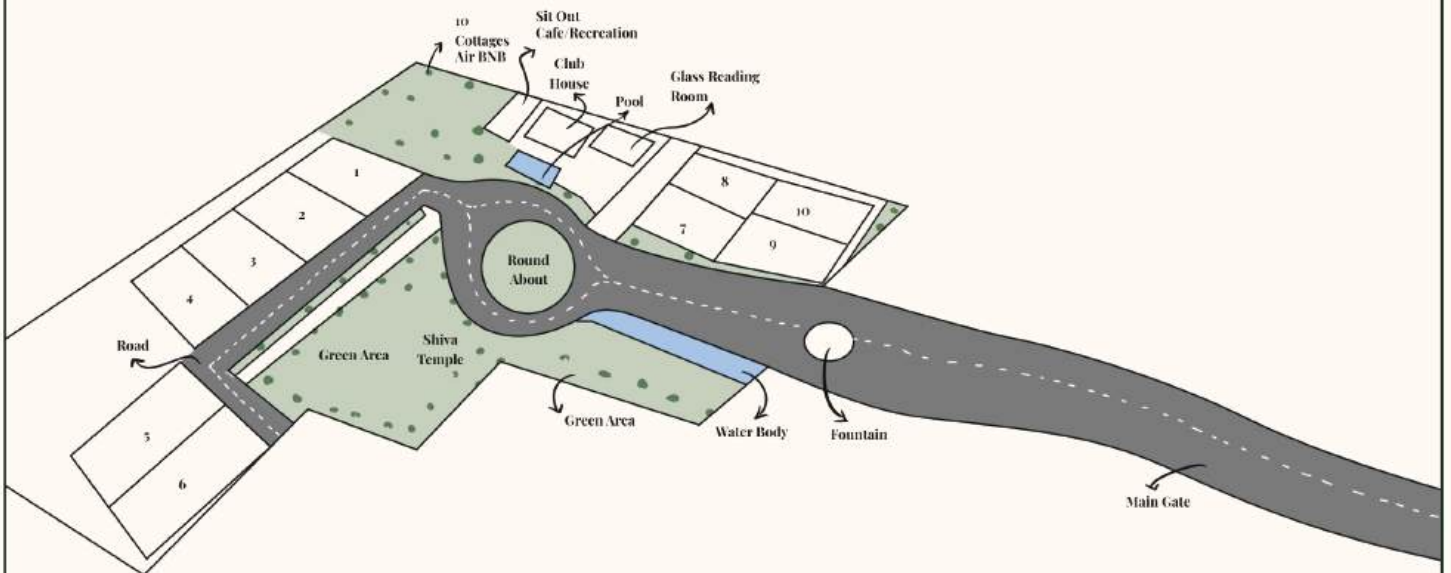
Walking and jogging paths meandering through the orchards.



Convenience

Designated visitor parking and wide internal roads.





Site Map



The Investment Thesis

Investing in Novatra Valley is a strategic decision that offers both tangible asset appreciation and intangible lifestyle dividends.



Scarcity Value

With only 10 estates in Phase 1 , the supply is strictly limited. Land in curated, managed communities is a finite resource. As demand for "second home" destinations grows, this scarcity drives capital appreciation.



The Managed Model

The biggest barrier to farmland investment is management. Our professional stewardship removes this barrier, making it a "hands-off" ownership experience. This ease of ownership makes the asset highly liquid and attractive to future buyers.



The NCR Proximity Premium

Properties within a 2-3 hour drive of Delhi/Gurgaon have seen the highest appreciation rates post-pandemic. Novatra Valley hits this "sweet spot" far enough to be pristine, yet close enough for a weekend drive.



Land + Lifestyle Asset

Unlike an apartment, land has intrinsic value that does not depreciate. Combined with the lifestyle infrastructure (clubhouse, orchards, security), the asset value is significantly enhanced over raw agricultural land.





Founder Vision

"I founded Novatra Valley with a simple yet profound belief: that we have drifted too far from the source. In our race for progress, we lost our connection to the soil that sustains us.

My vision was not to create another real estate project, but to build a sanctuary. A place where my own children could run barefoot on grass that hasn't been touched by chemicals. A place where the silence is heavy with peace, not emptiness.

We are stewards of this land for a brief moment in time. My commitment is to ensure that we leave it richer, greener, and more vibrant than we found it. Novatra Valley is my personal legacy, and I invite you to make it part of yours.

"This is for those who seek not just a weekend home, but a return to what truly matters."

Founder
Novatra Valley





Reserve Your Estate

VISIT

Nothing compares to standing on the land itself. Experience the silence, the air, and the view. Schedule a Private Site Tour.

CONNECT

Speak to our Estate Manager to discuss pricing, availability, and the booking process.

EXPLORE

Deep dive into the details. Review the legal framework and masterplan. Download Information Memorandum



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Important Disclaimer

All information, renderings, specifications, and plans presented in this brochure are indicative and subject to change without notice. Artist impressions are representative of the vision and may not reflect exact execution.

Prospective buyers are advised to verify all details, conduct independent due diligence, and refer to official legal documents before making investment decisions.

Novatra Valley and its promoters reserve the right to modify, amend, or update project features, amenities, and designs as deemed necessary. This brochure does not constitute a legal offer or contract.

For Site Visits & Inquiries

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