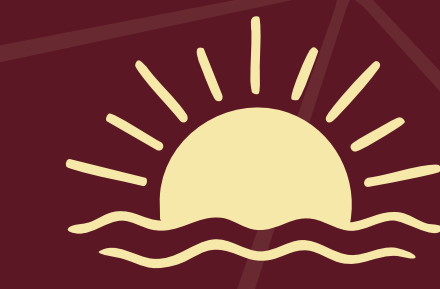


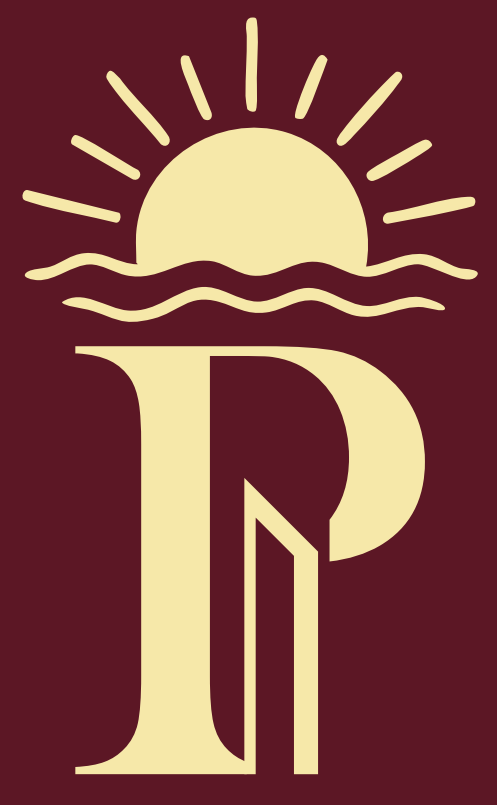
PRABHAS CITY



PRABHAS CITY

Premium Plotted Township.
Secure Investment. Future-Ready Living.

www.prabhascity.in



PRABHAS CITY

ABOUT PRABHAS CITY

Prabhas City is a premium plotted township by Nira Estates, thoughtfully designed to offer families and investors a secure, modern, and growth-oriented community. More than just plots, it is a well-planned foundation for your future.

Strategically located in a rapidly developing zone, the township blends infrastructure, connectivity, and lifestyle comfort creating the perfect environment to build your dream home or secure a high-potential investment.

Backed by the trusted legacy of Nira Estates, Prabhas City stands for transparency, clear legal titles, and long-term value creation. Every detail is planned with precision — from wide internal roads to landscaped spaces — ensuring comfort, security, and peace of mind.

Whether you envision a forever home or a smart real estate asset, Prabhas City offers the ideal starting point.

“WHERE TRUST BUILDS
YOUR **FUTURE**”

PRABHAS CITY



BUILT ON TRUST. DESIGNED FOR TOMORROW.



**Dear Families, Investors &
Future Residents,**

Prabhas City was envisioned as more than just a plotted development it was planned as a future-ready community where modern infrastructure, peaceful surroundings, and secure investments come together.

Backed by thoughtful planning and a commitment to quality, every aspect of the township is designed to offer long-term value, convenience, and a better lifestyle experience for families and investors alike.

Our focus has always been on creating legally secure, well-connected, and thoughtfully developed spaces where people can build not onl homes, but lasting futures.

We sincerely thank you for placing your trust in Prabhas City and becoming part of a community built on transparency, growth, and opportunity.



VISION

To create modern plotted communities that combine peaceful living, smart infrastructure, and long-term investment value.



MISSION

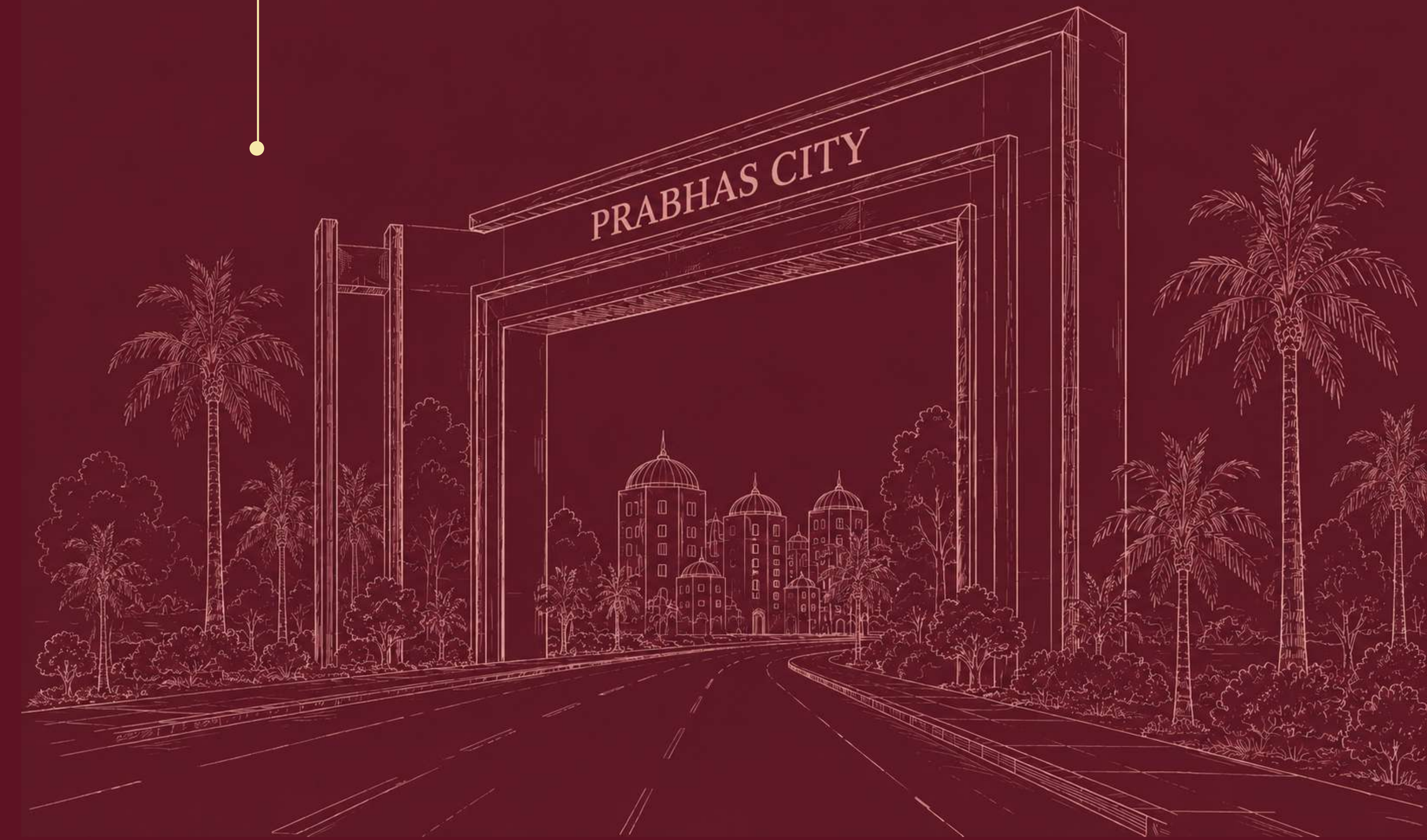
To deliver secure, well-planned developments with transparency, quality infrastructure, and future-focused urban planning.



FEATURED DEVELOPMENT

Prabhas City reflects a modern approach to plotted development combining strategic planning, secure infrastructure, and thoughtfully designed spaces for future-ready living.

Every development is planned to deliver a balanced lifestyle with wide internal roads, green surroundings, modern amenities, and strong connectivity to key urban destinations. Our focus remains on creating communities that offer both residential comfort and long-term investment potential.



PROJECT
01

Project Name:
Explore Prabhas City

PREMIUM RESIDENTIAL PLOTS



PROJECT
02

Project Name:
9240 Garden Villa-DLF PHASE 4

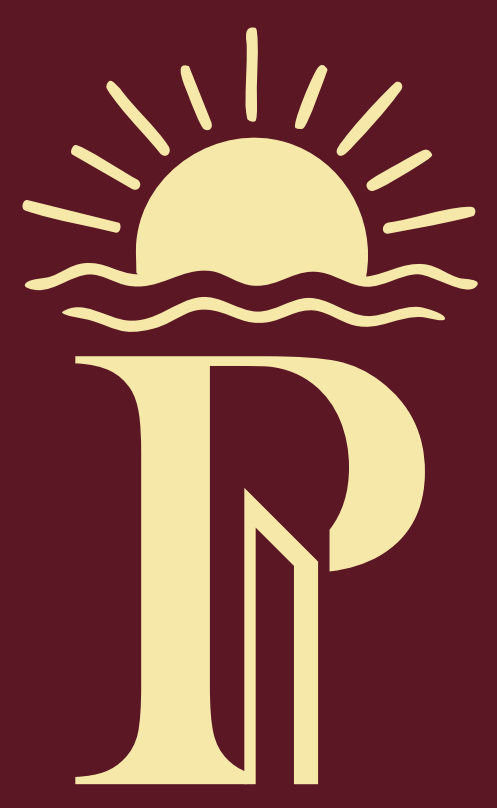
PREMIUM RESIDENTIAL PLOTS



PROJECT
03

Project Name:
33 West Avenue Punjabi Bagh

PREMIUM RESIDENTIAL PLOTS



PRABHAS CITY

Project Highlights

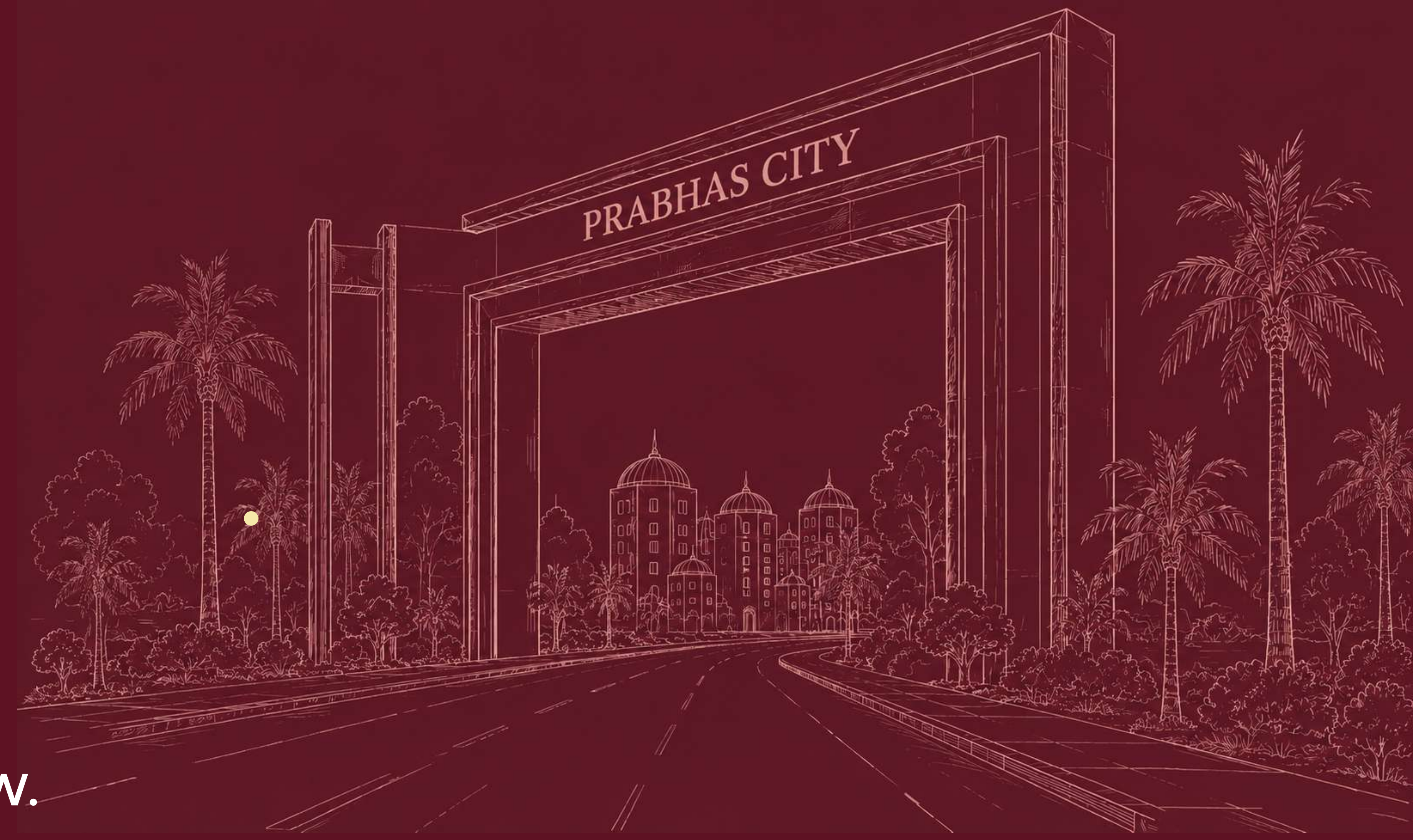
- Premium Residential Plots
- Plot Sizes from 130 to 180 Sq. Yards
- Two-Side Gated Township
- 24×7 Security & Controlled Entry
- Cemented Roads from 9m to 12m Wide
- Ready-to-Build Infrastructure
- Lush Green Landscaped Spaces
- Modern Utilities & Essential Services
- Peaceful Environment with Excellent Connectivity



— BUILD YOUR TRUST —

MODERN AMENITIES

THOUGHTFULLY DESIGNED FOR A BETTER TOMORROW.



Gated Communities



Free Hold Plot Registry



Bigger Plot Sizes
120-175 SQ/YARD



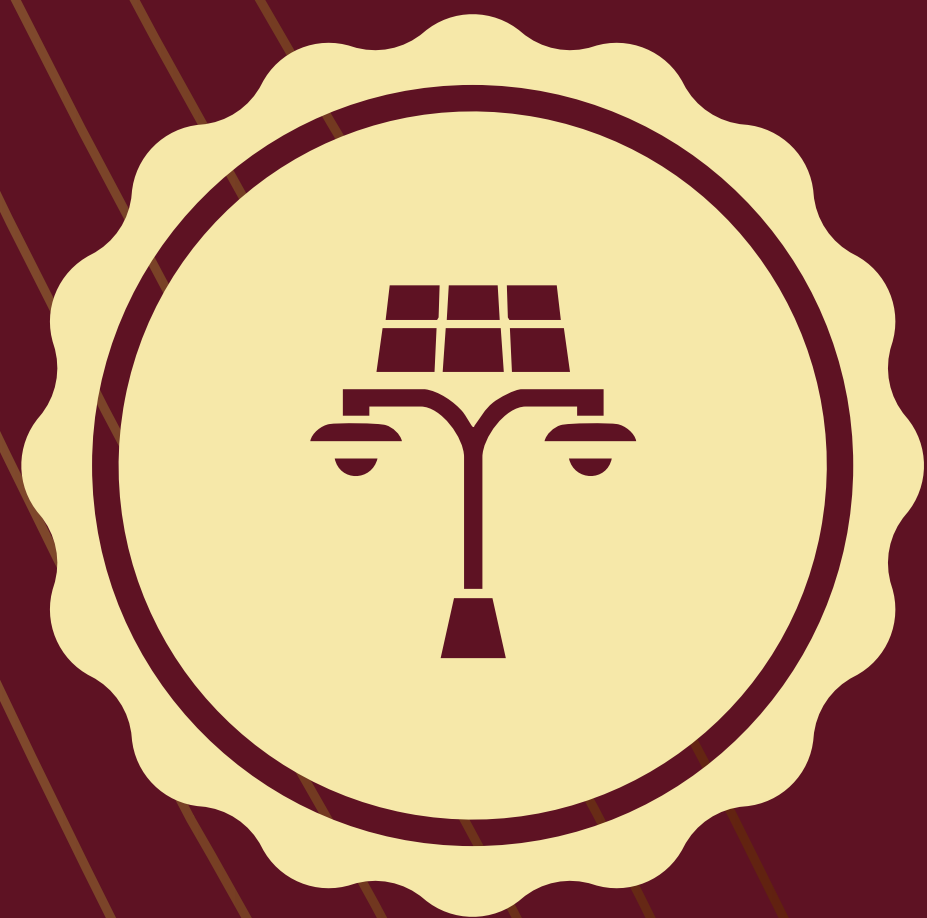
Indoor Games



Manicured Green Parks



Clubhouse
(40,000 sq.ft.)



Street Light in Common Area



Underground Water Tank



24*7 CCTV Surveillance



Vastu Compliant



STP & WTP



GYM/YOGA
(Indor/Outdoor)



Jogging Track



Badminton Court



Basketball Court



Pickleball Court



Swimming Pool



Wellness SPA



WHY PRABHAS CITY

- Clear Title & RERA Approved Development
- Premium Residential DDJAY Plots
- High Growth Investment Destination
- Ideal for Future Living & Smart Investment
- Peaceful Green Surroundings
- Well-Planned Township Infrastructure
- Excellent Connectivity to Delhi NCR
- Developed with Trust & Modern Vision



“ WHERE YOUR
FUTURE
FINDS ITS ADDRESS ”



GREEN SURROUNDINGS



WELL PLANNED INFRASTRUCTURE



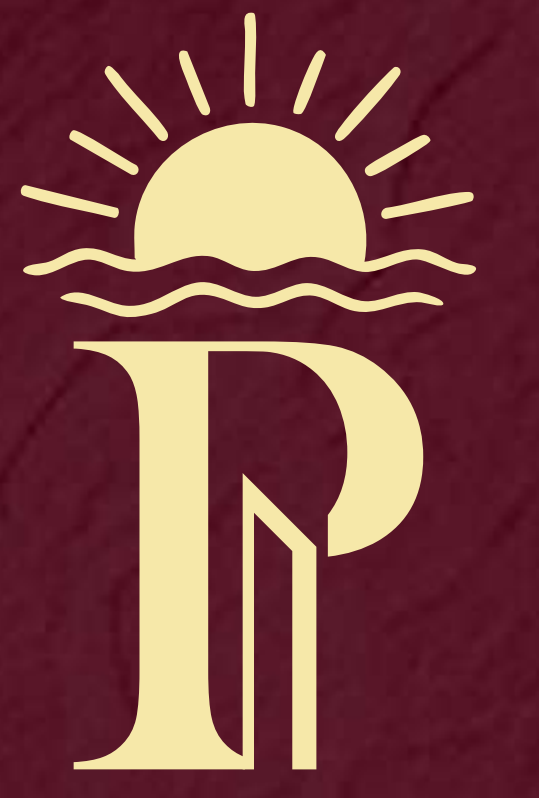
HIGH GROWTH INVESTMENT



BUILD FOR A BETTER TOMMORROW



LOCATION BENEFIT



PRABHAS CITY

01 Just 5 Min. Drive from IMT Kharkhoda & Maruti Plant

02 Only 5 Min. Away from KMP Expressway

03 1 Min. Connectivity to NH-334B

04 7 Min. Drive to Jammu Katra Bypass

05 2 Min. from Rohtak Bypass

06 Easy Access to UER-II

07 Close to Markets, Schools, Hospitals & Daily Essentials

08 Strategically Located Near ITI Kharkhoda



“WHERE
CONNECTIVITY
MEETS COMFORT”

INVESTMENT BENEFITS

-  **01** **HIGH APPRECIATION POTENTIAL**
IN A FAST-GROWING REGION
-  **02** **RISING DEMAND FOR**
PREMIUM RESIDENTIAL PLOTS & HIGH RENTAL
OPPOURTUNITIES
-  **03** **EXCELLENT OPPORTUNITY**
FOR FUTURE RETURN
-  **04** **SURROUNDED BY RAPID**
INFRASTRUCTURE DEVELOPMENT



**STRONG
APPRECIATION**



**SECURE
INVESTMENT**



**HIGHER
RETURNS**



**SECURE
FUTURE**

CONNECTING PRABHAS CITY TO TOMORROW'S GROWTH CORRIDOR

HARYANA

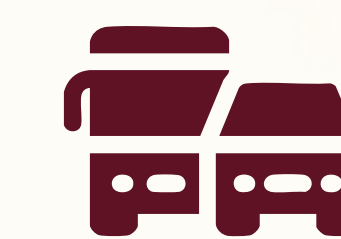
The upcoming Delhi–Panipat–Karnal Namo Bharat Corridor is set to redefine connectivity in North Haryana. With the station coming up just a short drive away, Prabhas City will be perfectly positioned for unmatched access, convenience and long-term value.



NAMO BHARAT CORRIDOR

Delhi–Panipat–Karnal Corridor

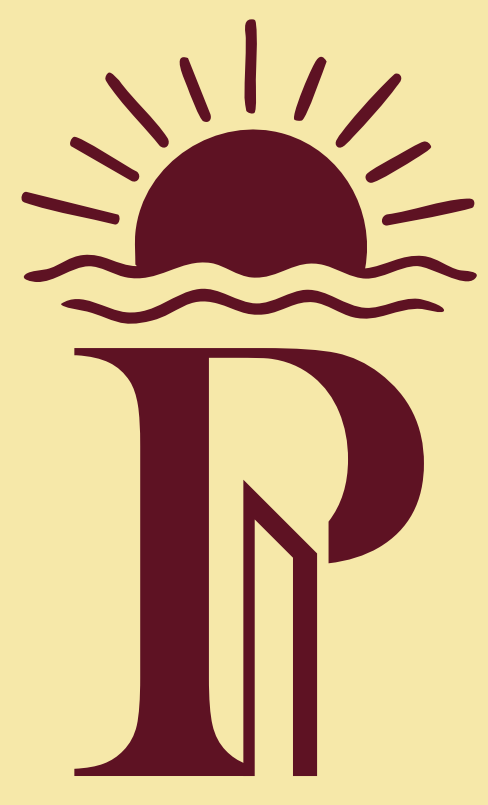
Heading out in the north-westerly direction from Delhi, this corridor aims to connect Delhi to Sonipat, Ganaur, Samalkha, Panipat and Karnal in Haryana.



SEAMLESS
CONNECTIVITY.
LIMITLESS
POSSIBILITIES.

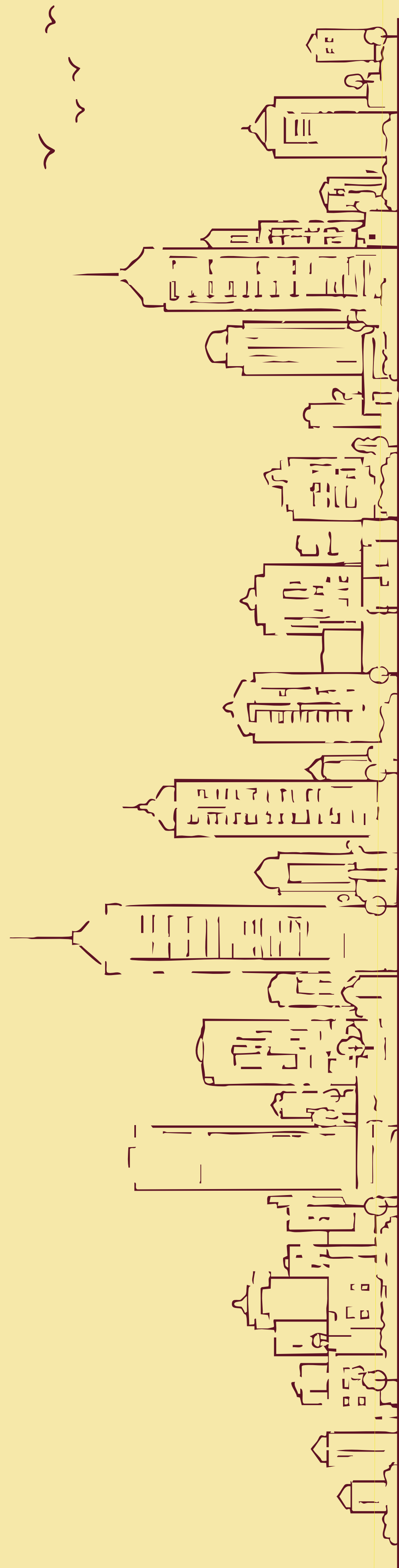
- Covers ~68 km stretch of the corridor.
- Part of the 136 km high-speed Nammo Bharat corridor.
- Expected to significantly reduce Delhi–Haryana travel time.
- Strong infrastructure boost for Sonipat–Panipat growth belt.





PRABHAS CITY

SITE LAYOUT PLAN





PRABHAS CITY

PRIMIUM PLOTTED TOWNSHIP

YOUR VISION. OUR PLANNING.
A BETTER TOMORROW.

PRABHAS CITY

PREMIUM PRESIDENCES, PROMISSING RETURNS

SITE OFFICE :

Prabhas city - Kharkhoda, Sonipat,
Haryana- 131402

CORPORATE OFFICE :

Crowne Heights Twin District Centre,
3B1, Swarn Jayanti Park, Sector 10,
Rohini, Delhi, 110085, Office no. 309

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