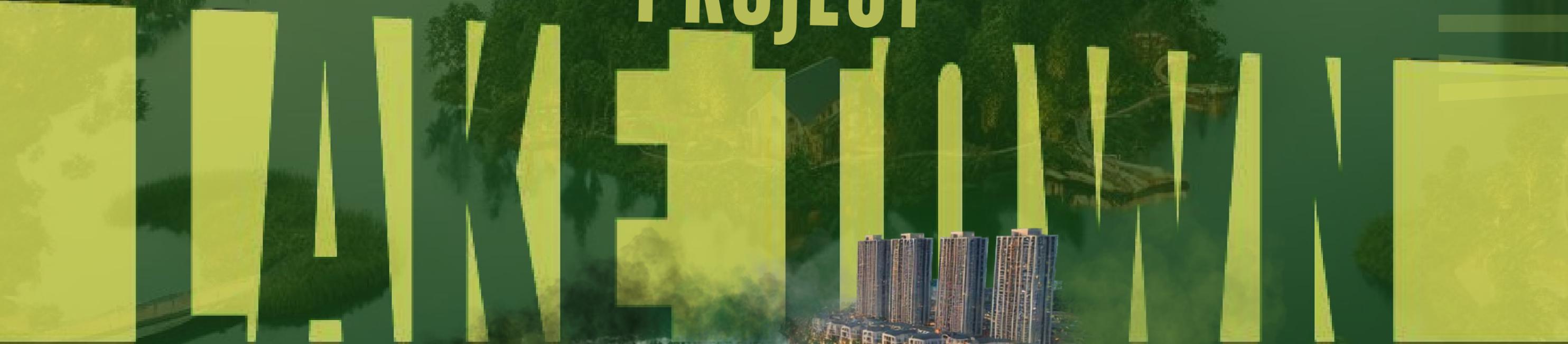




PROJECT



BY RABERIZWAN REALTY PVT. LTD.

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A Message From **The Chairman**

It is with great pride that I extend my heartfelt gratitude to all who have placed their trust in Rabeerizwan Realty Pvt Ltd. Our journey has been driven by a singular vision—to redefine the real estate landscape with projects that exemplify quality, innovation, and sustainability.

With excitement, I welcome you all to Lake Town, a visionary project designed to set new benchmarks for modern living in Delhi NCR. Our mission has always been clear—to create a self-sustained, world-class community where people can enjoy the best of urban convenience while staying connected to nature.

Lake Town will be more than just a place to live—it will become a place to experience life to the fullest. With its stunning lake, adventure zones, vibrant shopping districts, fine dining, and entertainment hubs, it is designed to be a fun town, where every day brings new opportunities to explore, connect, and unwind. Nestled near the picturesque Masuri Lake and upper Ganga canal, our community offers a perfect balance of nature, connectivity, and exclusivity.

Our commitment to quality, sustainability, and innovation drives us to create not just homes, but a legacy—a landmark that future generations will cherish. Whether you are looking to buy, rent, or invest, Lake Town promises a lifestyle like no other.

With the rapid growth of infrastructure in this region, we see Lake Town not just an investment for the future but as a second home with all the fun you can imagine.

Welcome to Lake Town—where nature meets luxury, and dreams meet reality.

Warm regards,

Dr. Mohd Rizwan
Co-Founder & Chairman,
Rabeerizwan Realty

A message from **The CEO**

It is with great pride and excitement that I introduce you to Lake Town—a groundbreaking project that will reimagine modern living by merging world-class infrastructure with the tranquility of nature. As someone who has lived all his life and worked in Delhi-NCR, I have seen firsthand the challenges of urban life—congested roads, pollution, water scarcity, and a lack of green spaces. These issues inspired us to create something different, something better—a place where people don't just live, but truly thrive.

Lake Town will not merely be a real estate venture; it will be a vision coming to life—a carefully designed community where every road, building, park, and water system will be crafted to provide the highest quality of living. Our wide roads will ensure seamless connectivity and accessibility. A state-of-the-art water treatment facility will guarantee a clean and sustainable water supply, while our lush parks and recreational areas will offer a perfect balance between urban life and nature.

Beyond infrastructure, Lake Town will promise to be an exciting town—a space where families will engage in adventure sports, enjoy lakeside strolls, partake in vibrant community events, relish fine dining, shop, and embrace a rich social life. It will be a self-sustaining, eco-friendly oasis designed for those who desire both luxury and a connection with the natural world. Whether you will be looking to buy, rent, or invest, Lake Town will present an extraordinary opportunity—a future where comfort, convenience, and nature will harmoniously coexist. We invite you to be part of this journey and experience the best of nature, luxury, and accessibility in one remarkable location.

Welcome to a new lifestyle. Welcome to Lake Town.

Warm regards,
Mohammad Mubashir Alam
Co-Founder & CEO,
Rabeerizwan Realty





Change is the only constant, they say!

That's essentially true for the world that is transforming in every sense and every moment. People are getting more aware of the environmental changes and are making a difference in their own way! Similarly, in the bustling world of real estate, a new trend is emerging—one that seamlessly merges opulence with environmental consciousness. Nature-inspired luxury homes are becoming the epitome of sophisticated living for eco-conscious buyers. This trend reflects a growing awareness of our impact on the planet and a desire to live harmoniously with nature without sacrificing the finer things in life. As the demand for eco-friendly living options continues to rise, these homes offer a compelling solution for those seeking both luxury and eco-friendliness.

“There is nothing in a caterpillar that tells you it's going to be a butterfly”

-Buckminster Fuller
American architect



The Genesis of Lake Town: A Vision for a Better Tomorrow

“ Growing up in Delhi, I was captivated by its vibrancy but equally burdened by its chaos. The roads were always choked, the air heavy with smog, and the parks—if you could find them—were too far for solace. With each passing year, I saw how this city, once full of promise, was becoming a place where survival replaced joy. It wasn't just me; everywhere I looked, people were yearning for something better.”

Mohammad Mubashir Alam
Co-Founder & CEO

The Birth of an Idea

The idea to create a city wasn't born overnight. It grew slowly, in the quiet moments when I wondered if life could be different. What if we could build a place where mornings were greeted by fresh air, where children could laugh in open parks, and where nature thrived alongside progress? That is when we dreamed of a sanctuary—one that gave people hope, a home, entertainment, and a future worth embracing.

That dream will be Lake Town. Every detail, from the tree-lined roads to the sustainable water systems, will reflect a commitment to harmony and innovation. The parks would be the places where families reconnect, and every home will be designed to embrace light, air, and nature. This will not be just a city; it's a vision for how life should be—where luxury meets sustainability, and every day feels like a gift.

As I take you on a walk in our dream Project Lake Town, I feel the pulse of a dream realized. Yet, I know this is just the beginning, and Lake Town will happen sooner or later. I hope that Lake Town inspires others to believe in a better tomorrow—a future we can create together.

Come join hands with us, making dreams of every individual who once dreamt of a healthy and quality life

*To connect with the CEO,
Click The Link Below*

[CONNECT](#)



A Vision for The Future



3R Vision



A sustainable development strategy for **Lake Town** will focus on the **3"R"s**

Redefining

Cultivating a vibrant community identity through a placemaking approach that establishes Lake Town as a dynamic centerpiece for the surrounding region.

Reconnecting

Centering public spaces and community amenities to create a welcoming, inclusive environment that fosters connection and belonging

Revitalizing

Embracing and enhancing the natural beauty of the lakefront, transforming it into a distinctive and memorable waterfront destination



Vision for Development

Rabeerizwan Realty Pvt. Ltd. envisions transforming Masuri into a thriving urban hub by leveraging the unique potential of the region. The company aims to create a diverse portfolio of projects that cater to every segment, from affordable housing to luxury villas and eco-tourism destinations



Vision statement

To position Masuri as the next-generation urban and recreational hub in the NCR region by acquiring strategic land parcels and developing sustainable, world-class projects that enhance living standards, drive tourism, and deliver exceptional returns for investors



GANGA CANAL

UPCOMING PROJECT

**LAVENDAR ESTATE
NEW SITE**

OLIVE ESTATE





Mission for Land Acquisition

Rabeerizwan Realty Pvt. Ltd. is committed to securing the maximum amount of prime land in Masuri, Lake Town, as it represents the last large, contiguous parcels available in the NCR region. The scarcity of land from Delhi to Hapur, combined with its proximity to existing and upcoming developments, positions Masuri as the most strategic location for significant real estate growth. By acquiring land at current market rates, we aim to capitalize on the region's untapped potential before prices escalate due to increased demand from major developers.





Project:

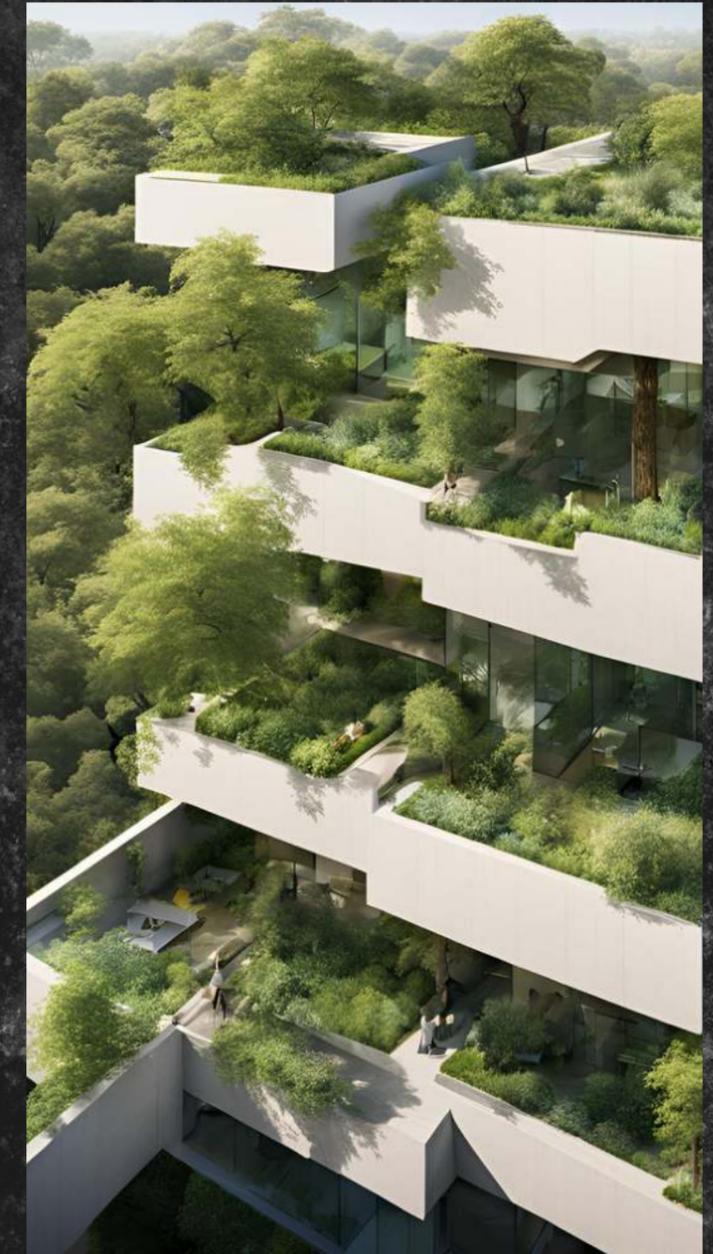
Lake Town



On a random Monday morning, our CEO kicked off the week with an inspiring spirit! Imitating Shah Rukh Khan's famous hand gesture brought a whimsical flair to celebrating freedom and optimism. The Upper Ganga Canal, with its refreshing breeze and beautiful views, is an ideal spot for clearing the mind and fostering a positive mindset. Starting the day with such energy can certainly set a productive tone for the week ahead. It serves as a great reminder that even leaders benefit from taking a moment to connect with nature and find joy, which can be incredibly refreshing.



AI Conceptualization



At Rabeerizwan Realty Pvt. Ltd., Lake Town is a landmark destination that redefines modern living while maintaining a profound connection with nature. Situated in the serene surroundings of Masuri's landscape, district Ghaziabad, Delhi-NCR, Lake Town embodies a lifestyle that blends luxury, sustainability, and culture, making it the future of living in Delhi-NCR

We envision Lake Town as an urban village that combines the best of modern living with the unparalleled tranquility of nature. In a world where urbanization often disconnects us from the environment, Lake Town is designed to bring people closer to nature while offering every convenience of contemporary life.



Imagine

a place where urban living coexists seamlessly with nature. Picture lush green landscapes surrounding a pristine lake, eco-friendly homes nestled in harmony with their environment, and a vibrant community enriched with cultural and recreational amenities.



This is Lake Town

where nature becomes the ultimate luxury and every day feels like a retreat. Join us in building the future of living, where the urban meets the natural, and life thrives in harmony with the environment.



155W

Concept for Lake Town
Image Credit : Sasaki



Club House



white/green zone



Functional



People Park



Close to water



Rich Biodiversity

Join us

in building the future of living, where the urban meets the natural, and life thrives in harmony with the environment.

Upper Ganga Canal Rd

Upper Ganga Canal Rd

155W

Upper Ganga C

Why Lake Town?

This project is more than a real estate development; it is a blueprint for the future—a community that integrates eco-conscious living, cultural richness, and modern infrastructure, all within a self-contained, nature-infused township.



Connection to Nature

Lake Town will be anchored by Masuri Lake and the Upper Ganga Canal, creating a haven for residents and visitors alike.

- **Green Lungs of NCR:** With sprawling green spaces, bioswales, and water-integrated infrastructure, Lake Town offers a sanctuary from the urban chaos of Delhi-NCR.
- **Sustainability at Heart:** Features like earth-sheltered Hobbit Homes and container houses ensure minimal ecological impact.
- **Waterfront Living:** The lake and canal will serve as the centerpiece, with tree houses, pod homes, and walking trails enhancing the immersive experience of living close to nature.



A Hub of Culture and Recreation

- A rich cultural experience with traditional cuisine, music
- A family-friendly environment with interactive activities and workshops.
- It is a cult and meet spot for cyclists from around Delhi NCR and even outside the state
- For those who love birds and animals this place will be a sacred haven right outside their back yard
- do you like boating? we bring that opportunity within walking distance from any where Lake Town





Lake Town will be a
one-of-a-kind
destination that offers



Sustainable Living Spaces: Pod houses, tree houses, Hobbit homes, and container homes built with eco-friendly materials.



A Chauki Dhani-inspired cultural village showcasing the essence of Indian heritage.



Connectivity and Accessibility: Strategically located near major highways and expressways, making it the most accessible weekend and living destination from Delhi.



World-Class Amenities: Iconic high-rise and low-rise gated societies with amenities like swimming pools, jogging tracks, parks, gyms, and commercial zones.



Revenue-Generating Attractions: Airbnb-listed unique stays and experiences designed to draw tourists and travelers.

Premium Residential Spaces

Our gated societies will rival iconic projects like Gaur City, offering a mix of high-rise and low-rise residences that cater to all income groups.

- Integrated Communities: Schools, hospitals, religious centers, shopping areas, and recreational hubs ensure self-sufficient living.
- Luxurious Living: Wide roads, lush greenery, parks, and 24/7 security offer a premium lifestyle.
- Scenic Views: Homes designed to maximize views of the lake and surrounding greenery.

Weekend Destination for NCR Residents

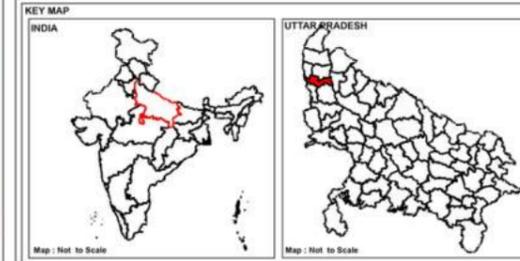
Lake Town will redefine staycations with its unique accommodations.

- Hobbit Homes, Pod Houses, and Tree Houses: Perfect for urban residents seeking a quick escape into nature.
- Airbnb and Rentals: Revenue-generating properties that will also serve as promotional assets, drawing people from across the region.





GIS BASED MASTER PLAN - 2031 "GHAZIABAD"

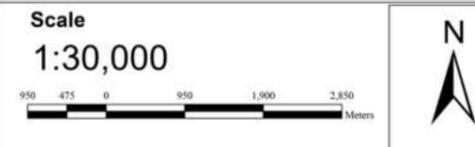


Legend

- Ghaziabad Planning Boundary
- SADA Boundary
- RRTS Stations
- RRTS Influence Area
- Metro Influence Area
- RRTS Track Influence Area
- Railway Line
- RRTS Alignment
- Conversion Under Section 13
- Developed Area Hi-Tech
- Sun City Proposed Boundary
- Sewerage Treatment Plant/WTP
- Institutional Green
- 5. Industrial**
 - Light & Small Industry
 - Medium Industry
 - Industry (UPSIDC)
- 6. Transportation**
 - Railway Track
 - Railway land
 - Transport Nagar/Bus Station
- 7. Recreational**
 - City Forest
 - Green Belt
 - Park and Play Ground
 - River Protected Area
 - Regional/ Local Recreation
- 8. Others**
 - Defence Land
 - River/Canal/Nala/WaterBody
 - High Tension Line
 - Bandha
 - Cremation & Graveyard
 - Non conforming (A to R)
- 9. Hi-Tech**
 - Hitech city
- 10. Agriculture**
 - Agriculture
 - Highway Facility Corridor
 - Existing Road
 - Proposed Road

Abbreviations
 * SADA= Special Area Development Authority
 * RRTS= Regional Rapid Transit System

Proposed Landuse Plan-2031 (Draft)



Client

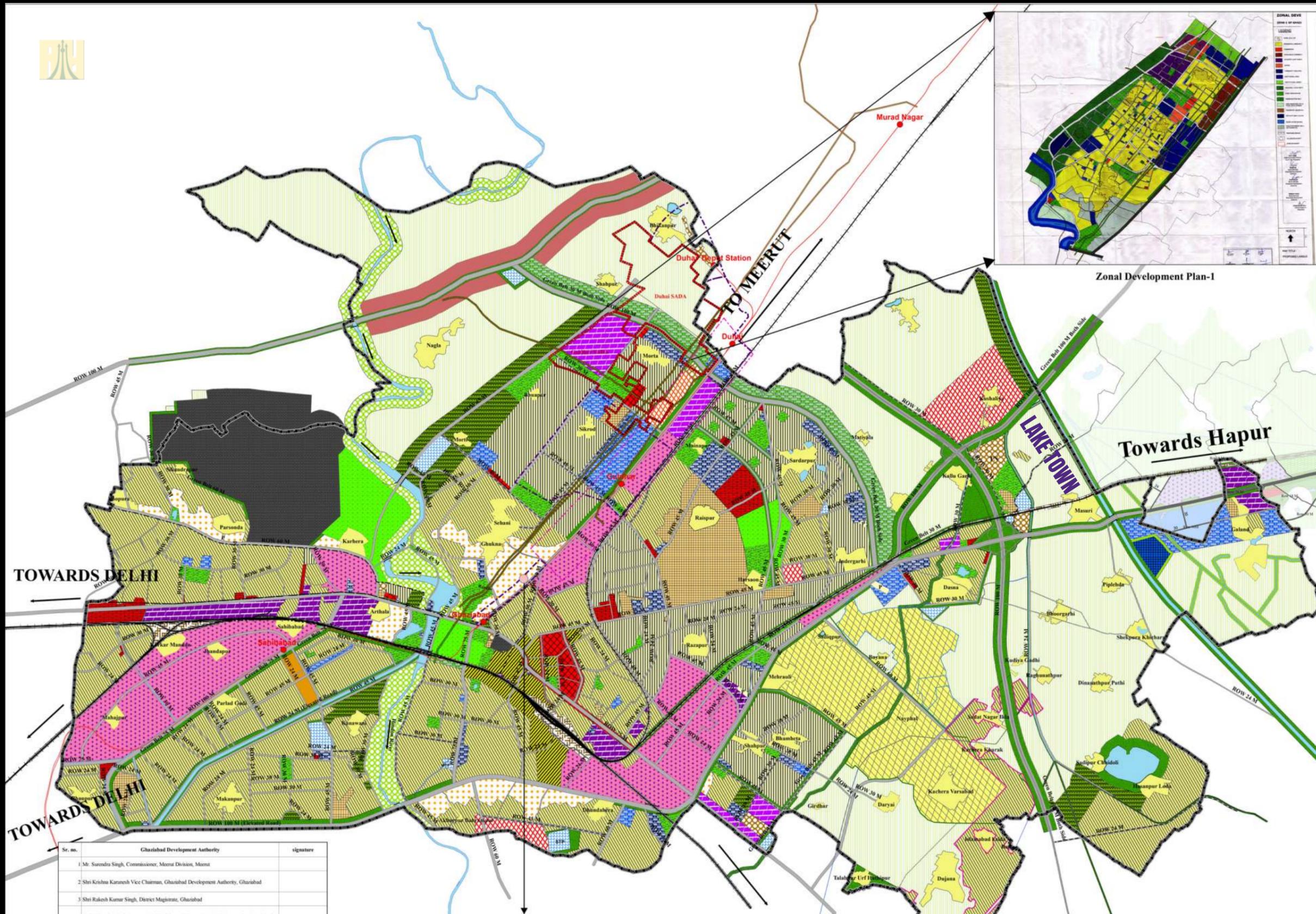
Town and Country Planning Department U.P.
Under the department of Housing & Urban planning
Government of Uttar Pradesh

Ghaziabad Development Authority
Government of Uttar Pradesh

Consultant

DDF Consultants
Private Limited, New Delhi

Town Planner Ghaziabad Development Authority	Chief Town Planner Ghaziabad Development Authority	Secretary Ghaziabad Development Authority	Vice-Chairman Ghaziabad Development Authority
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Sr. no.	Ghaziabad Development Authority	signature
1	Mr. Suresh Singh, Commissioner, Meerut Division, Meerut	
2	Shri Krishna Karanesh Vice Chairman, Ghaziabad Development Authority, Ghaziabad	
3	Shri Rakesh Kumar Singh, District Magistrate, Ghaziabad	
4	Shri Mahendra Singh Tawar, Municipal Commissioner, Municipal Corporation Ghaziabad	
5	Shri Anil Kumar Singh, Additional Joint Director, Treasury and Pension Meerut Circle, Meerut	
6	Shri Satish Chandra Gaur, Chief Coordinator Planner, NCR Cell, Ghaziabad	
7	Shri Krishna Mohan, Associate Planner Representative, Chief Town and Country Planner, Lucknow	
8	Shri Santosh Kumar, Regional Deputy Manager, UPSIDC	
9	Shri Rajiv Kumar, Joint Housing Commissioner, Housing Board Council, Vasundhara	
10	Shri Vivekanand Mishra, Tehsildar Dabri, Representative District Magistrate, Gautam Buddh Nagar	
11	Mrs. Krishna Tyagi, Non-Government Member	
12	Mr. Sachin Dagar, Non-Government Member	
13	Mr. Himanshu Mittal, Non-Government Member	
14	Mr. Pawan Goyal, Non-Government Member	
15	Mr. Keshav Tyagi, Non-Government Member	
16	Mr. Asif Khan, Non-Government Member	

Note

- * In Areas proposed for Hi-tech City, if there is any parcel of land is not part of the Hi-tech City will be considered as agricultural land.
- * Residential land use of Integrated City in village Hasanpur Lodha will be applicable after depositing land use conversion charges.
- * Proposed Landuse of Zonal Plan (Notified) shall be applicable as it is.

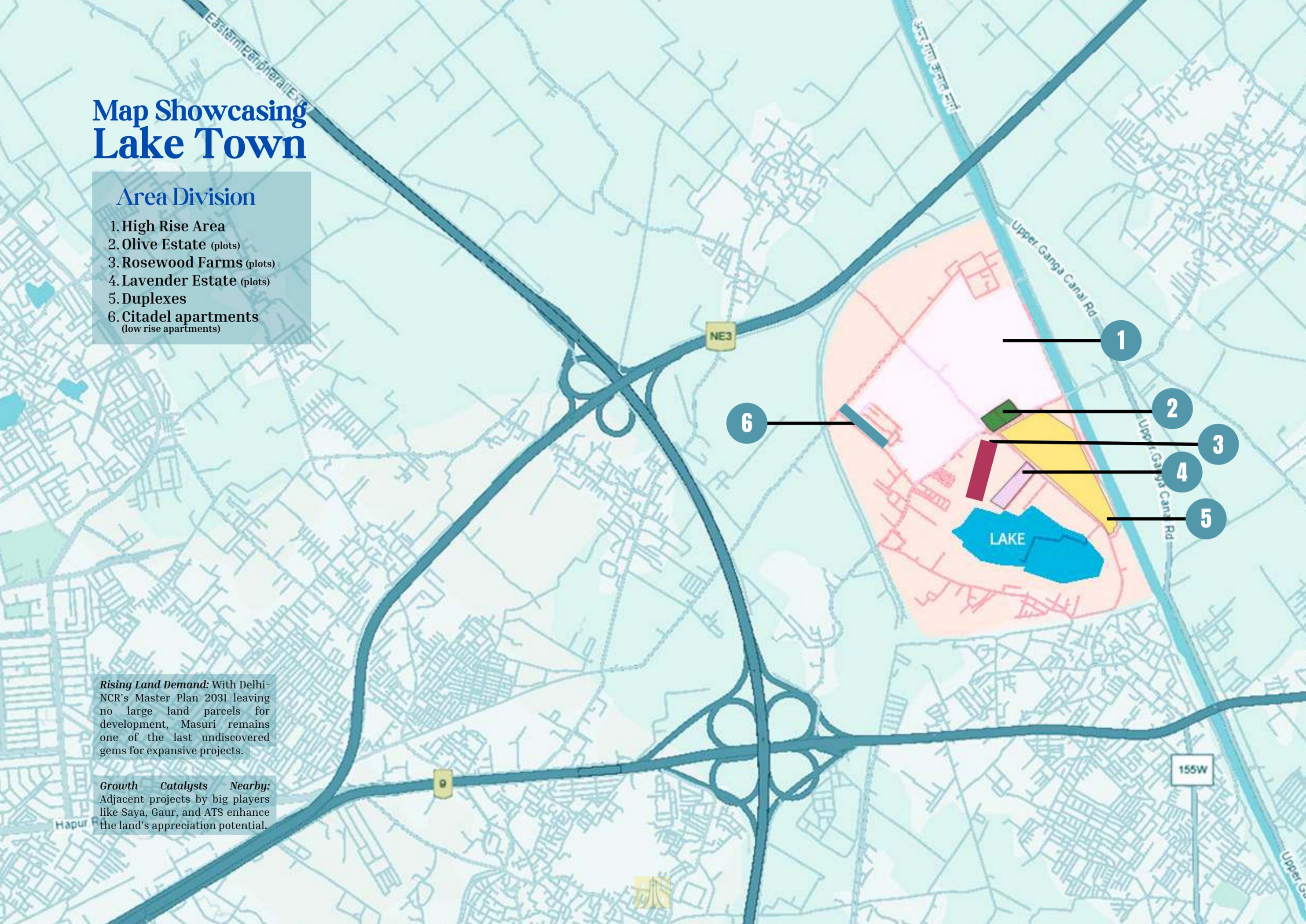
Map Showcasing Lake Town

Area Division

1. High Rise Area
2. Olive Estate (plots)
3. Rosewood Farms (plots)
4. Lavender Estate (plots)
5. Duplexes
6. Citadel apartments (low rise apartments)

Rising Land Demand: With Delhi-NCR's Master Plan 2031 leaving no large land parcels for development, Masuri remains one of the last undiscovered gems for expansive projects.

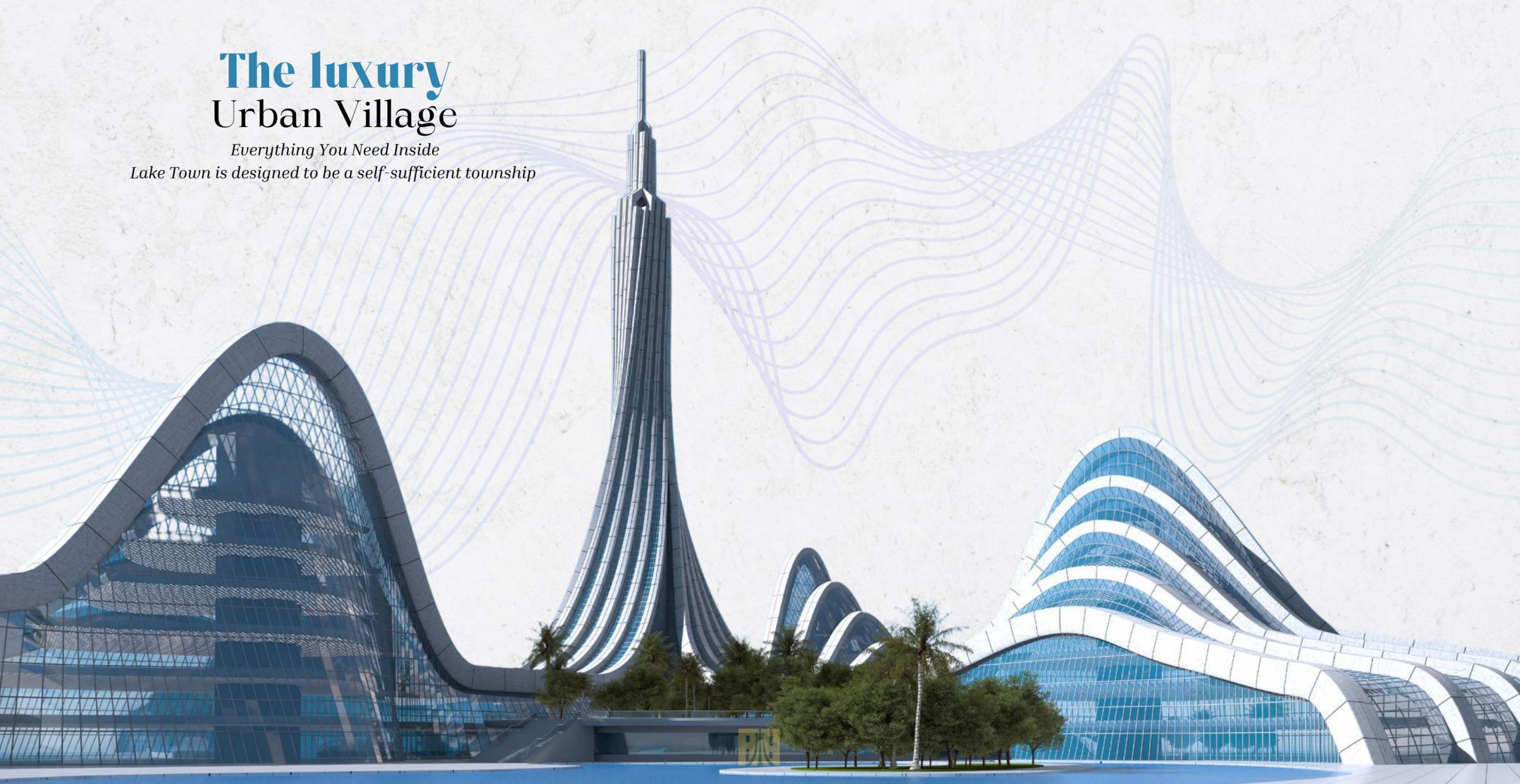
Growth Catalysts Nearby: Adjacent projects by big players like Saya, Gaur, and ATS enhance the land's appreciation potential.

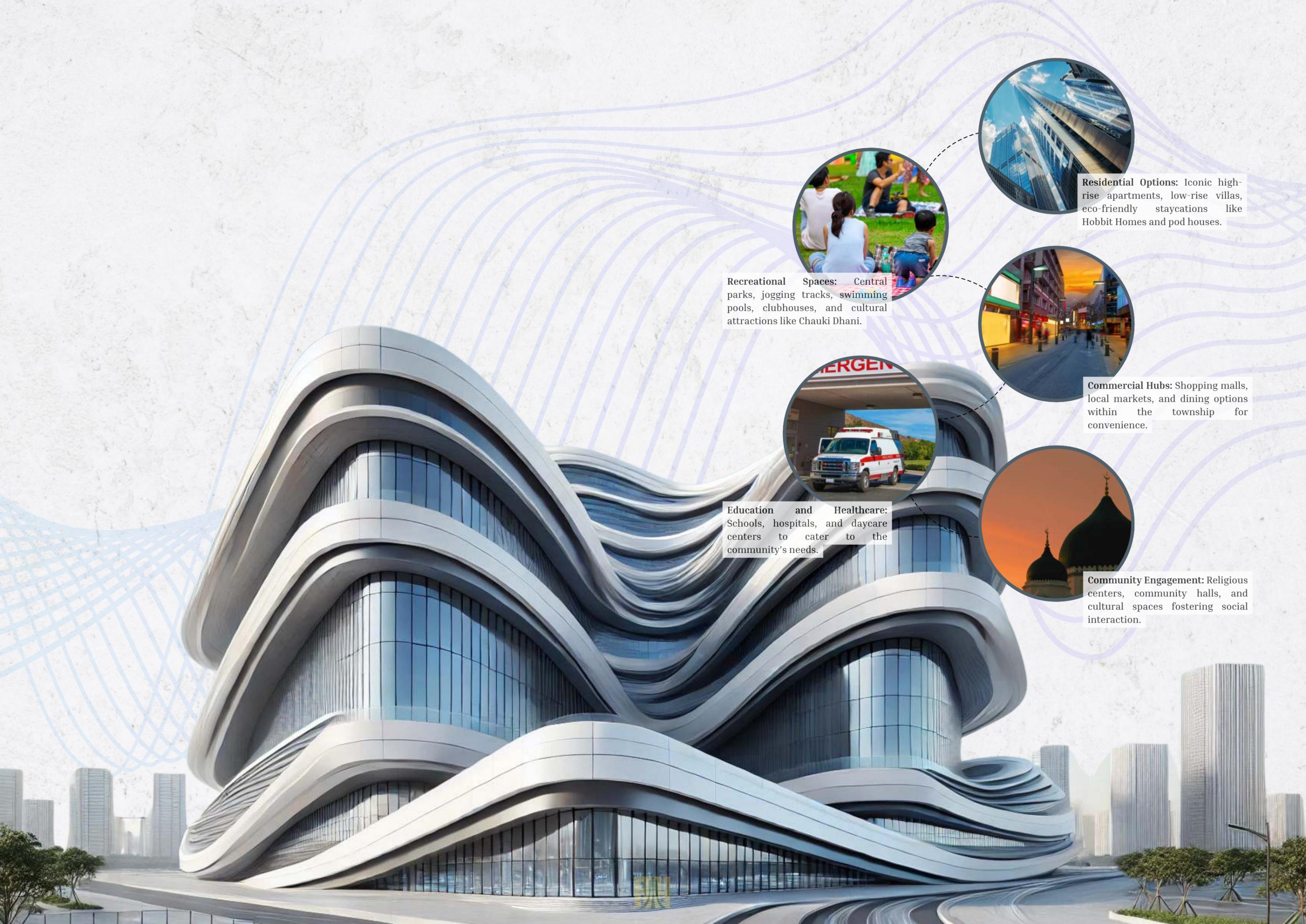


The luxury Urban Village

Everything You Need Inside

Lake Town is designed to be a self-sufficient township





Residential Options: Iconic high-rise apartments, low-rise villas, eco-friendly staycations like Hobbit Homes and pod houses.



Recreational Spaces: Central parks, jogging tracks, swimming pools, clubhouses, and cultural attractions like Chauki Dhani.



Commercial Hubs: Shopping malls, local markets, and dining options within the township for convenience.



Education and Healthcare: Schools, hospitals, and daycare centers to cater to the community's needs.



Community Engagement: Religious centers, community halls, and cultural spaces fostering social interaction.

Unique Stay Concepts

Pod Houses, Tree Houses, and Container Homes

To elevate the charm of Lake Town, Masuri, and attract a steady stream of tourists and travelers, Rabeerizwan Realty Pvt. Ltd. envisions developing eco-friendly and innovative lodging options around the picturesque Masuri Lake and alongside the Upper Ganga Canal. These accommodations will include pod houses, tree houses, and container homes, offering visitors a unique, nature-integrated experience while ensuring sustainable construction practices.

By listing these stays on platforms like Airbnb, the project aims to establish Masuri Lake as a top weekend getaway destination for NCR residents, boosting footfall and creating a robust revenue stream.



Pod Houses



Pod houses are compact, modern structures designed to blend seamlessly with the natural surroundings. These innovative units are ideal for solo travelers, couples, or small families looking for a cozy and private retreat.

Features:

- Minimalist and sleek design with large glass windows offering panoramic lake views.
- Eco-friendly construction using sustainable materials like wood and recycled composites.
- Fully equipped interiors with modern amenities, including Wi-Fi, air conditioning, a kitchenette, and an en-suite bathroom.
- Outdoor decks for guests to relax and enjoy the tranquil environment.

Benefits

- Appeals to millennials and eco-conscious travelers.
- Compact design allows for optimal use of land, maximizing accommodation capacity.



Tree Houses



The tree houses and pod homes will line the lakefront, offering unparalleled views and proximity to water-based activities such as boating and kayaking.



Description:

Tree houses will offer a unique stay experience by elevating guests above the ground, creating an immersive experience in nature. Designed to integrate seamlessly with the surrounding greenery, these structures promise serenity and exclusivity.



Features:

- Will Build using elevated platforms and sustainable materials to minimize environmental impact.
- Interiors will feature rustic yet luxurious décor with cozy beds, ambient lighting, and modern amenities.
- Private balconies overlooking the lake or canal will offer spectacular sunrise and sunset views.
- Rope bridges and spiral staircases for a fun and adventurous vibe.

Benefits:

- Ideal for families and nature enthusiasts seeking an offbeat experience.
- Tree houses will be a social media magnet, attracting younger audiences who value unique and Instagram-worthy stays.

Container Homes

Description:

Container homes are repurposed shipping containers transformed into modern, stylish living spaces. These homes are perfect for travelers and tourists looking for contemporary and eco-conscious accommodations.

Features:

- Modular designs with stylish interiors, including open-plan living areas, a kitchenette, and luxury bathrooms.
- Use of recycled shipping containers, promoting sustainability and reducing construction waste.
- Energy-efficient systems, such as solar panels and rainwater harvesting, integrated into the design.
- Outdoor seating areas with pergolas or gardens for relaxation.



Benefits:

- Cost-effective and quick to build, allowing for faster project deployment.
- Unique architecture appeals to urban travelers and design enthusiasts.





Locations Around Masuri Lake

Container homes will be positioned slightly inland with landscaped surroundings, creating a cozy retreat feel.





Alongside the Upper Ganga Canal

- Pod houses and tree houses will be strategically placed to overlook the serene canal, providing a peaceful riverside experience.
- Container homes will form clusters with shared outdoor spaces, ideal for group travelers or family gatherings.

Advantages of Unique Lodging Options

- **Eco-Tourism Appeal:** Promotes sustainable travel, catering to the growing demand for eco-friendly accommodations.
- **Revenue Generation:** The distinctive nature of these stays ensures a premium pricing model, driving profitability.
- **Destination Branding:** Unique accommodations make Masuri Lake a go-to destination for travelers seeking extraordinary experiences.





Revenue Model

- **Airbnb Listings:**
 - Premium nightly rates ranging from ₹5,000–₹20,000 per night, depending on the type of accommodation and season.
 - Additional revenue from value-added services such as guided tours, adventure activities, and curated dining experiences.
- **High Occupancy Rates:**
 - Proximity to Delhi ensures a steady flow of weekend travelers, corporate retreats, and vacationers.
 - Target audience includes families, couples, solo travelers, and international tourists.
- **Experience Packages:**
 - Customizable stay packages including boating, cultural village visits, and nature trails, driving higher bookings.

Hobbit Homes

A First-of-its-Kind Staycation Experience in North-India

As part of our vision to create unique and immersive lodging experiences, Rabeerizwan Realty Pvt. Ltd. will develop Hobbit Homes around Masuri Lake and the Upper Ganga Canal. These enchanting underground homes, inspired by the fantastical designs of J.R.R. Tolkien's *The Lord of the Rings*, will offer guests a magical staycation experience while providing all the comforts of modern living.

Hobbit Homes will be the first of their kind in North India, adding an unparalleled charm to Lake Town and positioning it as a top destination for travelers seeking distinctive and Instagram-worthy accommodations.

Architectural Design

- **Earth-Sheltered Construction:** Built into the landscape, Hobbit Homes will have grass-covered roofs and blend seamlessly with the natural surroundings, creating a unique and eco-friendly structure.
- **Round Doors and Windows:** Signature circular designs that give the homes a whimsical, fairy-tale-like appeal.
- **Rustic Charm with Modern Comfort:** Interiors will feature natural wood and stone elements, maintaining a rustic aesthetic while providing luxurious amenities.





Interior Amenities

- **Cozy Living Spaces:** Fully furnished with warm lighting, plush furniture, and bespoke décor to create a welcoming atmosphere.
- **Modern Kitchens:** Equipped with all essentials, including a refrigerator, microwave, stove, and dining space.
- **Luxury Bathrooms:** Featuring rain showers, eco-friendly toiletries, and premium fixtures.
- **Entertainment Systems:** Smart TVs, Wi-Fi connectivity, and Bluetooth speakers for a comfortable and connected stay.
- **Private Nooks:** Small reading corners and fire-lit hearths for cozy evenings.





Have your **OWN** cult adventure

Outdoor Features

- **Private Gardens:** Each home will have a landscaped garden for outdoor dining or relaxation.
- **Fire Pits:** Perfect for evening gatherings or stargazing experiences.
- **Lake and Canal Views:** Strategic placement to ensure scenic views, enhancing the overall experience.



Benefits of Hobbit Homes

Uniqueness and Appeal

- **First-of-its-Kind in North India:** Hobbit Homes will stand out as a novelty accommodation option, attracting tourists from across the region and beyond.
- **Social Media Magnet:** These homes are guaranteed to be a hit on platforms like Instagram and TikTok, increasing visibility and interest in Lake Town.
- **Immersive Staycation Experience:** Guests will feel like they've stepped into a storybook, making their stay truly memorable.

Eco-Friendliness

- The earth-sheltered design provides natural insulation, reducing energy consumption.
- Use of sustainable materials for construction ensures minimal environmental impact.

Revenue Potential

- **Premium Pricing:** Hobbit Homes can command nightly rates of ₹10,000–₹20,000 due to their uniqueness and exclusivity.
- **High Demand for Staycations:** With growing interest in themed accommodations, Hobbit Homes are expected to achieve high occupancy rates, especially during weekends and holidays.

Strategic Location

Around Masuri Lake

Hobbit Homes will be tucked into the slopes surrounding the lake, offering guests serene water views and proximity to the cultural village and recreational activities.

Alongside the Upper Ganga Canal

The homes will be situated amid lush greenery, creating a peaceful retreat that complements the tranquil canal setting.

Experience Enhancements

To complement the magical ambiance of the Hobbit Homes, guests will have access to curated experiences, including:

- **Nature Trails:** Guided walks around the lake and canal.
- **Outdoor Dining:** Hobbit-themed meals served in private gardens.
- **Cultural Immersion:** Visits to the nearby Chauki Dhani-style cultural village.
- **Adventure Activities:** Boating, kayaking, and cycling routes around the lake and canal.

Market Positioning and Demand

Hobbit Homes cater to:

- Families: Looking for unique and magical experiences for children.
- Couples: Seeking romantic and secluded retreats.
- Solo Travelers and Digital Nomads: Desiring serene and unconventional accommodations.

Revenue Model

- **Airbnb and Booking Platforms:** Listed as exclusive stay options with customizable packages.
- **Upselling Experiences:** Add-ons like candlelight dinners, photography sessions, and adventure activities.
- **Long-Term Value:** As the only Hobbit Homes in North India, they will serve as iconic landmarks, driving repeat visitors and brand loyalty.

The Hobbit Homes in Lake Town will redefine staycation experiences in North India, merging fantasy, sustainability, and luxury. By offering an unparalleled blend of novelty and comfort, they will solidify Lake Town's reputation as a premier destination for unique lodging and create significant commercial value for investors.



Advantages of Unique Lodging Options

- **Eco-Tourism Appeal:** Promotes sustainable travel, catering to the growing demand for eco-friendly accommodations.
- **Revenue Generation:** The distinctive nature of these stays ensures a premium pricing model, driving profitability.
- **Destination Branding:** Unique accommodations make Masuri Lake a go-to destination for travelers seeking extraordinary experiences.



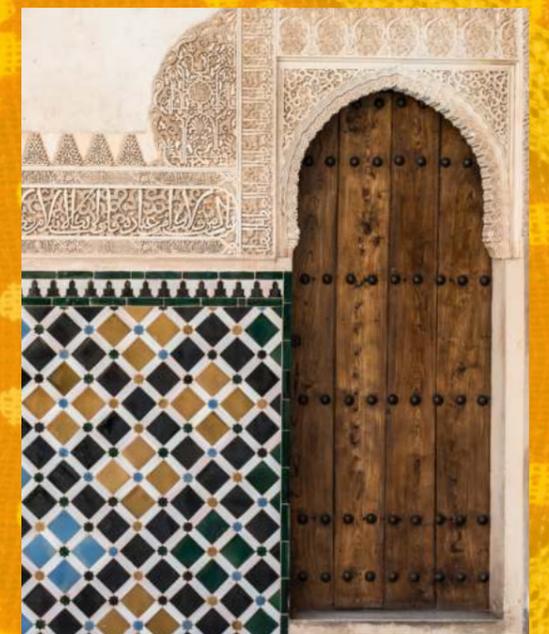
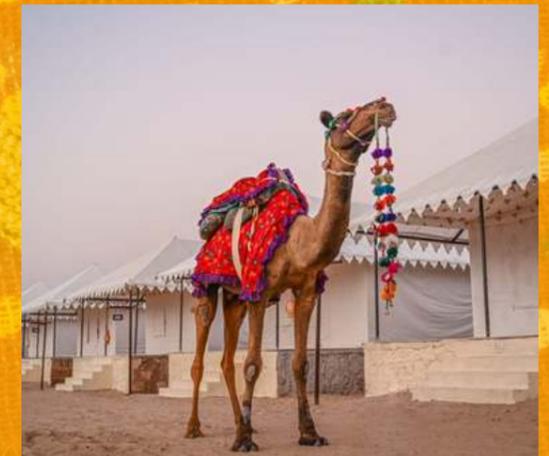
A Dream for a better Tomorrow

These innovative housing concepts are not just accommodations; they represent a lifestyle experience that blends nature, comfort, and sustainability. By creating an ecosystem of unique stays, scenic beauty, and cultural richness, Lake Town will become an iconic destination in NCR, setting benchmarks for eco-tourism and sustainable development.



Vision for An Indian Cultural Village Inspired By Chauki Dhani

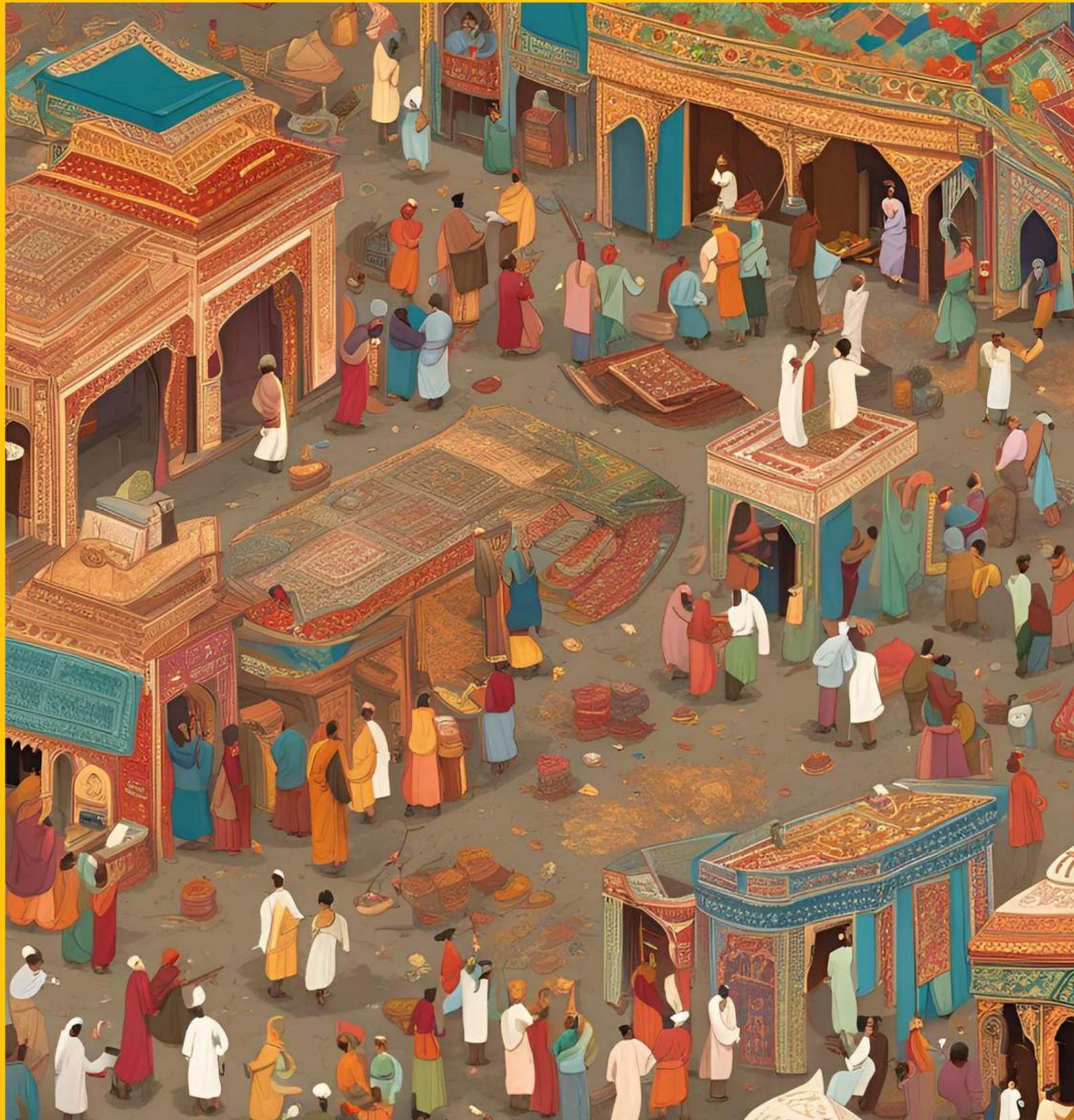
To create a vibrant, immersive destination that celebrates the rich cultural heritage of India while offering a unique and engaging experience for visitors of all ages. This cultural village will serve as a hub for tradition, art, and entertainment, blending authenticity with modern conveniences to promote local artisans, cuisines, and folklore. The vision is to establish it as a landmark tourist attraction in NCR, drawing both domestic and international visitors and enhancing the overall appeal of Lake Town.



Future Vision

To expand the cultural village into a regional hub for cultural tourism, offering curated stay packages (at treehouses, pod houses, etc.), partnerships with schools for educational tours, and events for international tourists, making it a key contributor to the Lake Town ecosystem.





Adjacent to Masuri Lake, the masterplan introduces a Chauki Dhani-style cultural village that highlights India's rich heritage and traditions. This area will be a hub for cultural immersion, offering visitors an opportunity to explore authentic Indian art, crafts, and cuisine in a vibrant setting.

Features of the Cultural Village:

- **Traditional Marketplace:** Stalls and shophouses selling handmade crafts, textiles, and souvenirs specific to the state
- **Cultural Performances:** Daily folk dances, puppet shows, and music concerts showcasing regional traditions.
- **Interactive Experiences:** Camel rides, pottery-making, and traditional games.
- **Regional Cuisine:** Open-air food courts serving authentic thalis and local delicacies from each state of India



This cultural destination will enhance footfall, turning Masuri Lake into a thriving activity hub that attracts both locals and tourists.



*Container homes/BNB concepts



BBB



Area Overview

Lake Town, our latest township in Masuri, located in the fast-growing district of Ghaziabad, is emerging as one of the most promising areas for real estate investment in the Delhi-NCR region. As Rabeerizwan Realty Pvt. Ltd. focuses on regions with immense growth potential, Masuri stands out due to its strategic location, robust infrastructure development, and high property appreciation potential.

This area is poised to see significant growth in both the short and long term, making it an exclusive opportunity for early investors looking for both immediate returns and sustainable capital growth. At Rabeerizwan Realty Pvt. Ltd., we are confident in the future of Masuri as an investment destination. Investors in the area can expect guaranteed returns of 20-25% per annum, thanks to the region's dynamic growth and development.



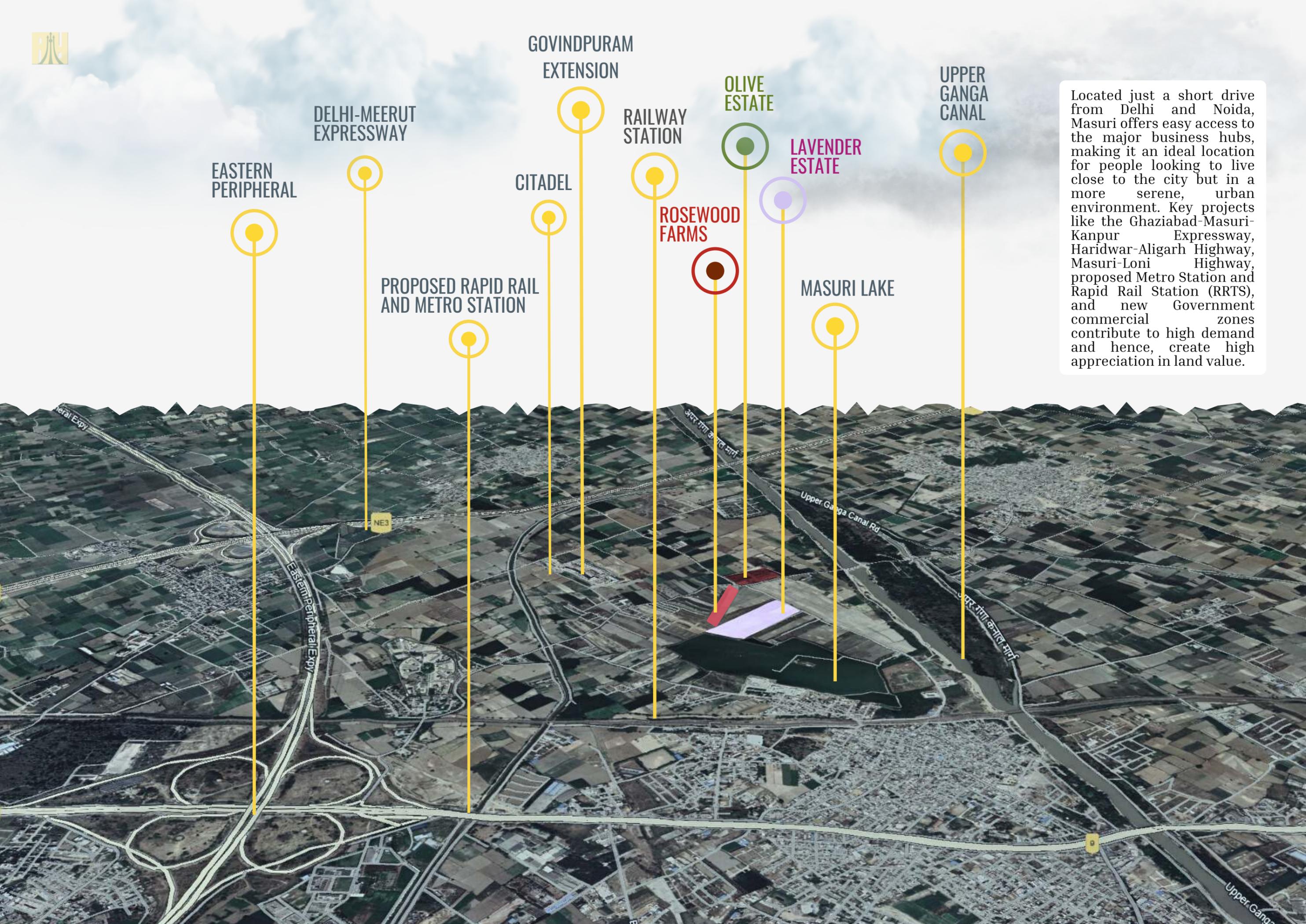
The circle rates in Masuri are witnessing an upward trajectory, leading to doubling of land values in just a few years. With this increase in official land prices, property in the area has become one of the most risk-free and sustainable investments in the region.

Located just a short drive from Delhi and Noida, Masuri offers easy access to the major business hubs, making it an ideal location for people looking to live close to the city but in a more serene, urban environment. Key projects like the Ghaziabad-Masuri-Kanpur Expressway, Haridwar-Aligarh Highway, Masuri-Loni Highway, proposed Metro Station and Rapid Rail Station (RRTS), and new Government commercial zones contribute to high demand and hence, create high appreciation in land value.

Due to its inclusion in the GDA Master Plan 2031 and the focus on developing both residential and commercial spaces, Masuri offers investors long-term growth. The planned infrastructure projects, along with the increasing demand for housing and commercial spaces, ensure that Masuri will remain an attractive destination for property buyers and investors in the future.

Masuri and nearby areas, including Dasna and the Dhaulana constituency, have a significant Muslim population, with approximately 80% identifying as Muslim according to census 2011 which has increased to 95% in 2024.





EASTERN PERIPHERAL

DELHI-MEERUT EXPRESSWAY

PROPOSED RAPID RAIL AND METRO STATION

CITADEL

GOVINDPURAM EXTENSION

RAILWAY STATION

ROSEWOOD FARMS

OLIVE ESTATE

LAVENDER ESTATE

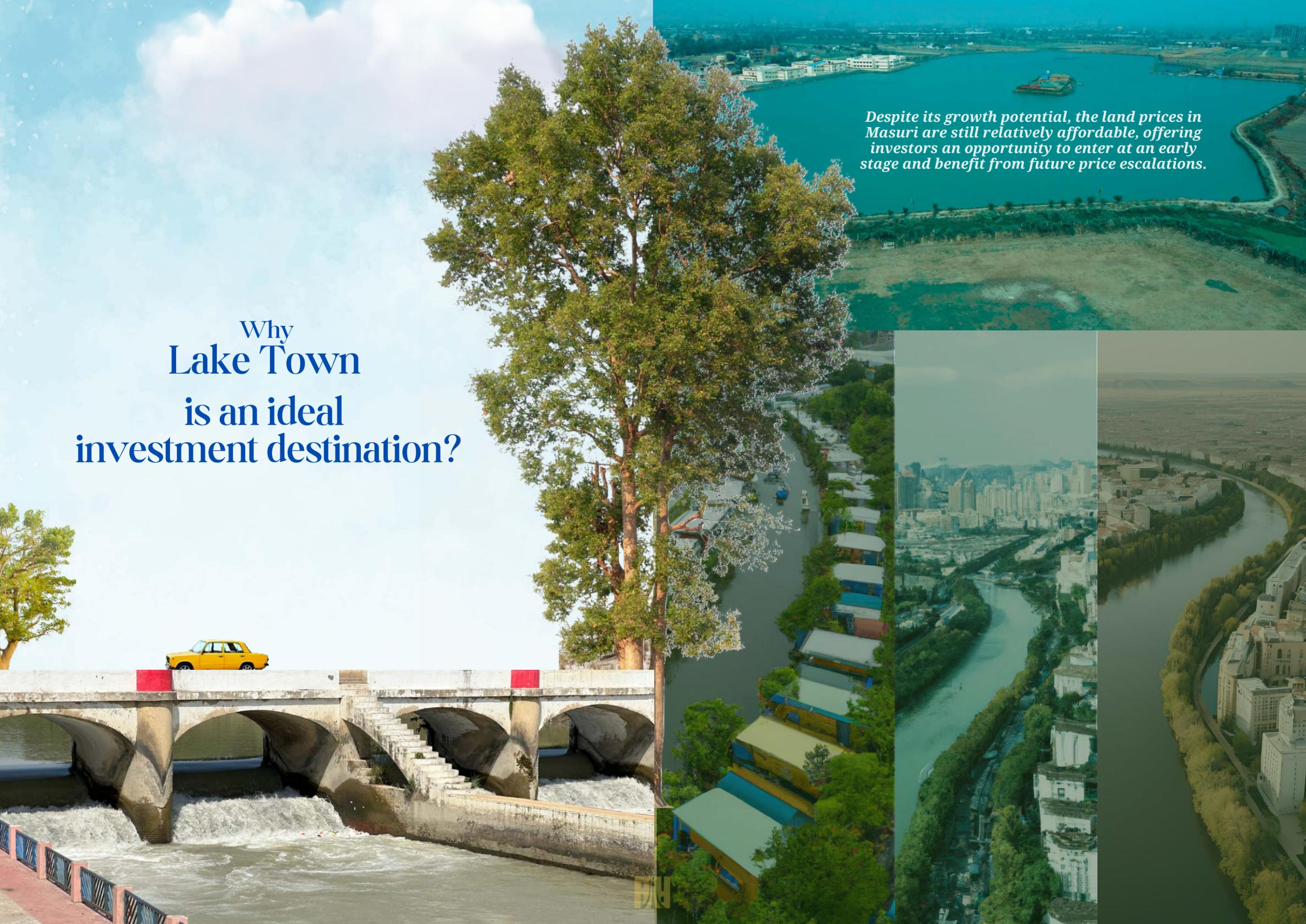
MASURI LAKE

UPPER GANGA CANAL

Located just a short drive from Delhi and Noida, Masuri offers easy access to the major business hubs, making it an ideal location for people looking to live close to the city but in a more serene, urban environment. Key projects like the Ghaziabad-Masuri-Kanpur Expressway, Haridwar-Aligarh Highway, Masuri-Loni Highway, proposed Metro Station and Rapid Rail Station (RRTS), and new Government commercial zones contribute to high demand and hence, create high appreciation in land value.

Why
Lake Town
is an ideal
investment destination?

Despite its growth potential, the land prices in Masuri are still relatively affordable, offering investors an opportunity to enter at an early stage and benefit from future price escalations.



Unprecedented Growth

Masuri is witnessing rapid growth, thanks to its strategic location and connectivity to key urban centers like Delhi, Noida & Ghaziabad combined with significant upcoming infrastructure projects.

High Demand for Residential and Commercial Properties:

With better connectivity, new commercial zones, and planned metro and rail stations, the demand for both residential and commercial properties is expected to rise significantly, making it an ideal location for investors looking to diversify their portfolios.

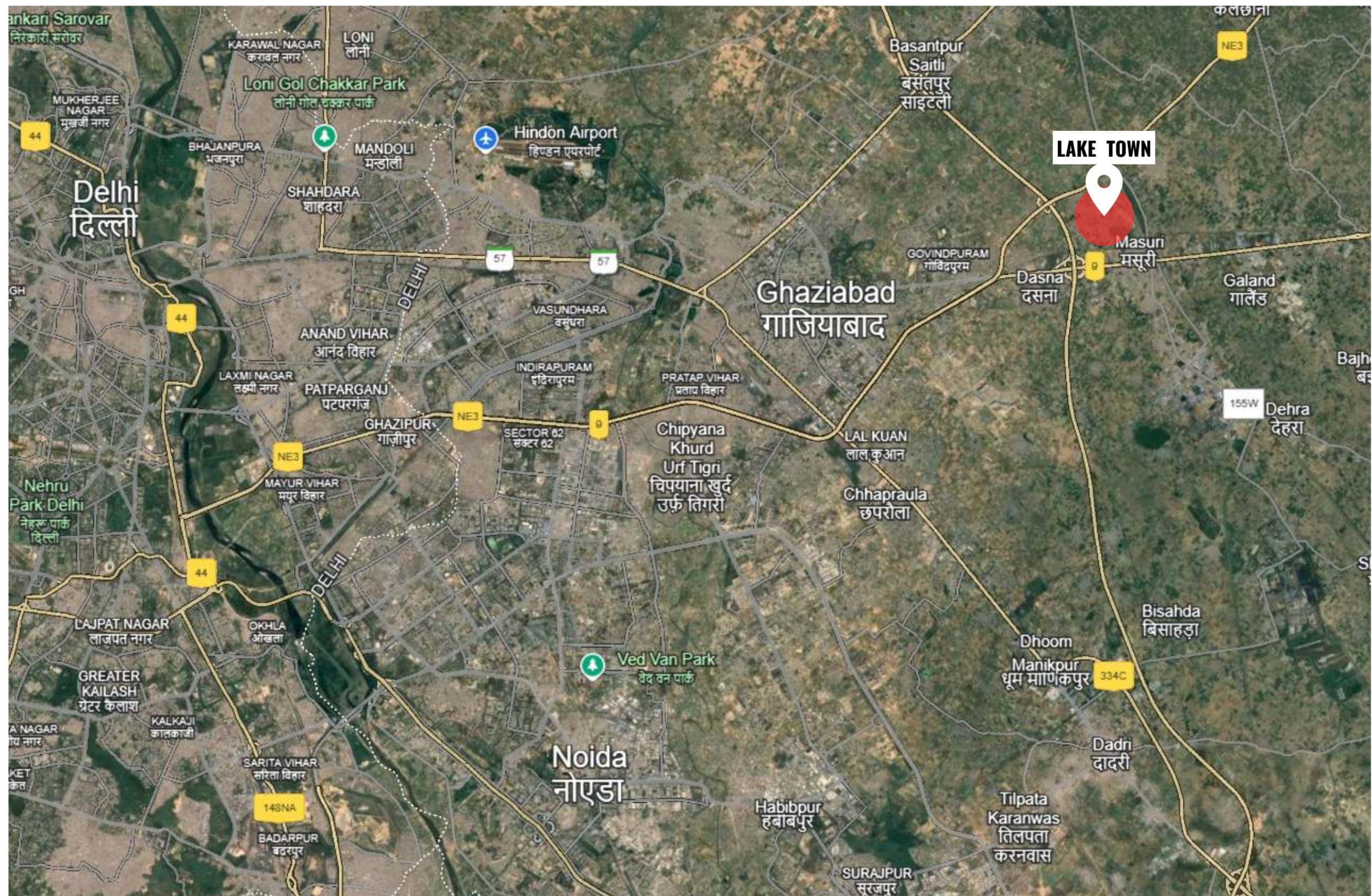
Sustainable Investment

With increasing infrastructure and government focus, the area offers not just short-term gains but a sustainable investment for the future.



Area Description





Fabulous Connectivity to Delhi, Ghaziabad, Noida, Greater Noida & Hapur

Upcoming Developments

Roadway Projects

4-lane highway (Haridwar to Aligarh), Masuri to Loni highway, and Ghaziabad-Masuri-Kanpur Expressway (Under development).

Transport Infrastructure

RRTS Masuri Station (Under construction), Masuri Metro Station (Proposed).

Commercial and Social Development

Transport Nagar & logistic Park (2000 acres) and Semi-Government Society (Under construction).

Connectivity & Infrastructure



Proximity to Delhi:

Only a short drive from the national capital, Lake Town is positioned to become the most convenient getaway and residential hub for NCR residents.

Highways

NE3 (Meerut Expressway), Eastern Peripheral Expressway, NH-9,(Formerly NH-24) provide robust road connectivity.

Public/Private Transport

Dasna Railway Station (3 mins away), Masuri Bus Stand (5 mins away), and availability of auto-rickshaws, e-rickshaws, buses, and private vehicles.

Road Access

- 60 ft Jail Road,
- 100 ft Jal Nigam Road,
- Connecting Road to Muradnagar - 50ft
- 20 ft Canal Road.
- NH24 and Jal Nigam Road provide excellent connectivity.

Road Access

Proximity to Major School and colleges: Radicon School, DPSG Ghaziabad, Ryan International school, Sunder Deep Global School, Ayesha Public School, Zaytun International Academy and many more. IMS Ghaziabad , AKG Er college, ABES Group of Institutions, Krishna College of Law, Shree Bankey Bihari Dental College, Rama medical college, Sarawati Medical College and more.

Master Plan Road

Existing and proposed 30-meter road as part of the 2031 Master Plan.



Map showcasing our sites, major routes and nearby development

Notable Attractions



Masuri Jheel

A scenic artificial lake with a leisure island in the center which includes a community hall, kid play zone, Rain dance area, fishing and boating activity



Riverside Jogging Track

A nearby waterway enhancing the area's appeal with jogging track

Upper Ganga Canal

Eco-friendly, family-focused space, sight for migratory birds and species like peacock, rabbits, deer, Neel Gai, swans



Playground in 10 Acre

Ample recreational area for community activities including open gym, cricket pitch, football ground, badminton ground



SPLS Awasiya Yojna Govindpuram EXT

A significant semi-government residential project





Heritage Sites

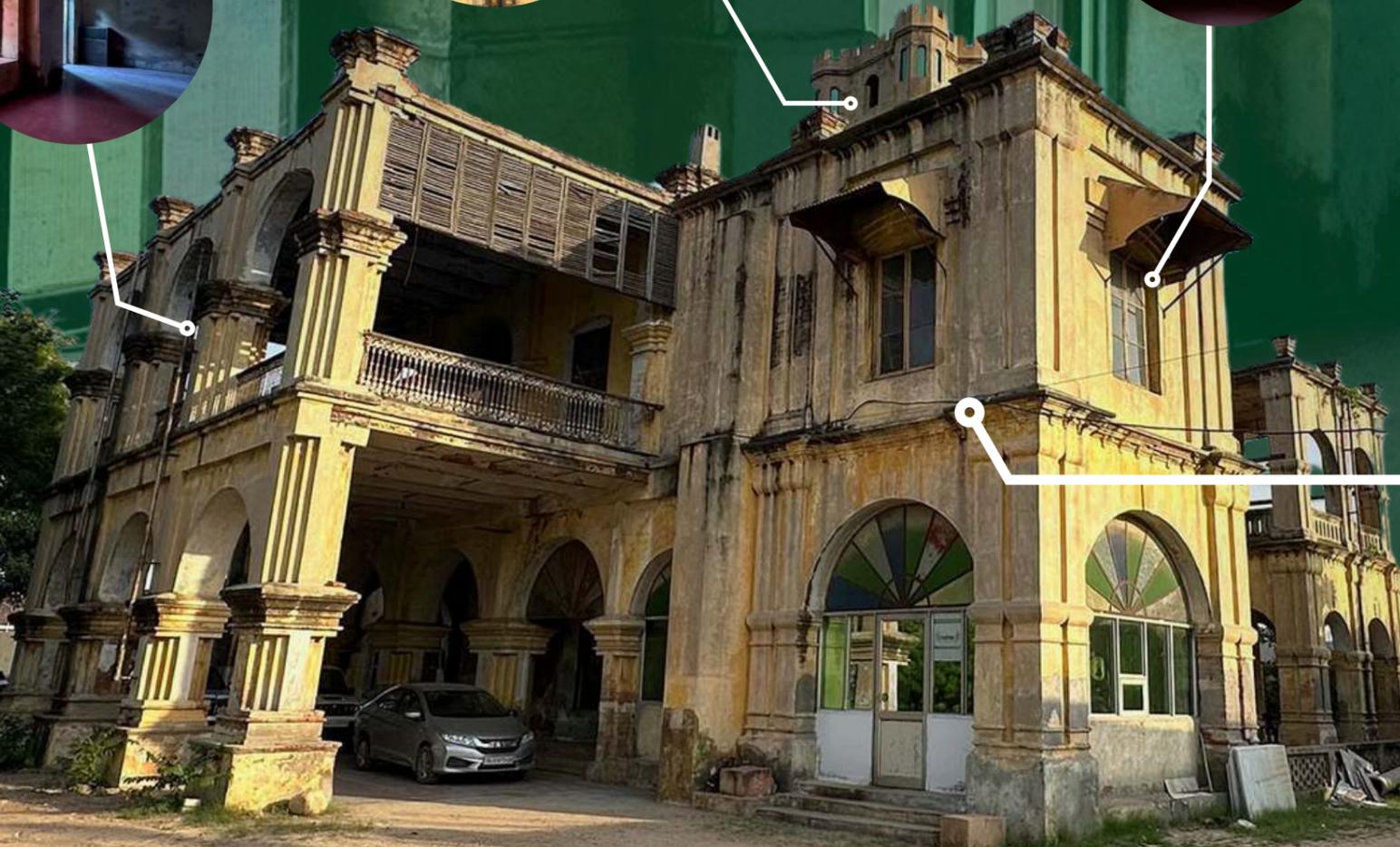
Viceroy Mansion (Peeli Kothi), Atta ki Chakki, Hunting Rest House.



Atta Chakki
1.5 mins walking



Hunting
Rest House
1 min walking



Peeli Kothi



Hawa Hawaii Restaurant

A notable local dining spot that serves food in an airplane



BE GLOUSE TO NATURE





Fishing Opportunities



Imagine stepping out from your waterfront property, casting a line into crystal-clear waters, and experiencing the unmatched peace that fishing brings. Our meticulously chosen lands offer not just breathtaking views but a lifestyle immersed in nature's tranquility. Whether you're an avid angler or seeking a retreat, this is your chance to combine investment with relaxation. Discover a unique opportunity to own a slice of serenity with our exclusive waterfront properties.

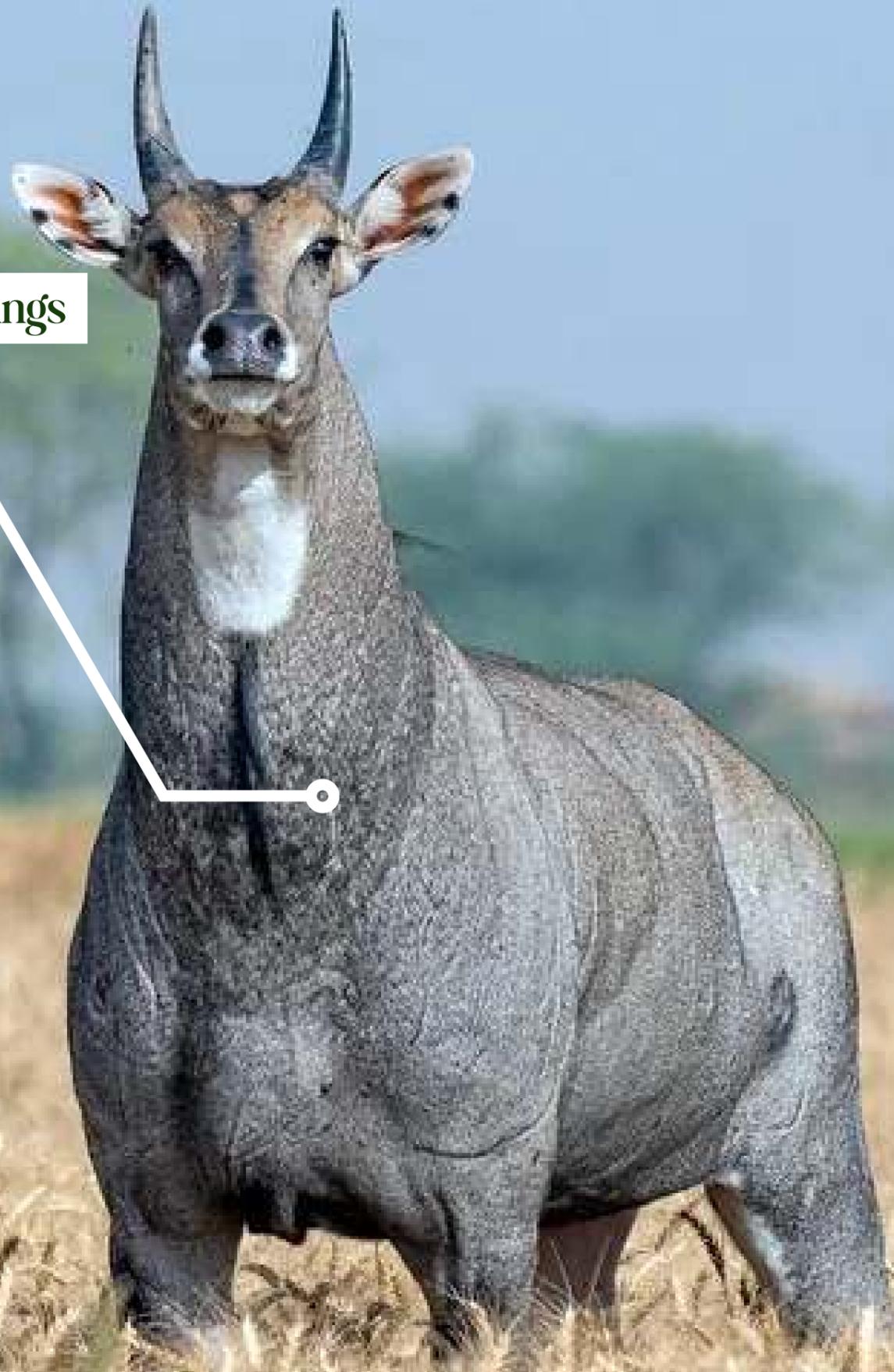


Experience the unparalleled serenity of nature with our premier land offerings, designed for bird-watching enthusiasts and nature lovers alike. Nestled amidst lush landscapes and tranquil water features, these properties provide an exclusive opportunity to immerse yourself in the beauty of diverse avian species in their natural habitat. Beyond a place to live, this is an investment in peace, relaxation, and a harmonious lifestyle. Discover the perfect balance of luxury and nature—your gateway to serenity and unmatched bird-watching experiences awaits.



Bird Watching

Animal Sightings

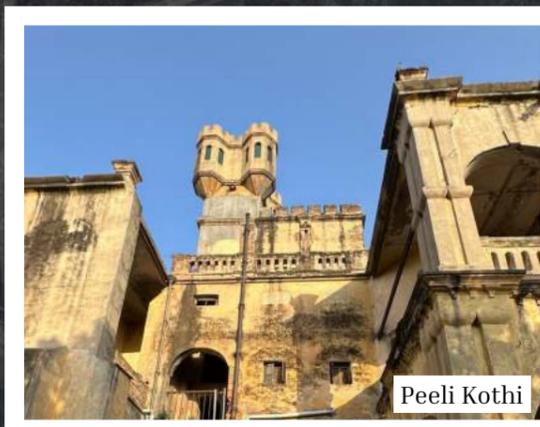


Lake Town's natural charm and biodiversity make it a perfect getaway for anyone looking to connect with wildlife. Whether it's the cheerful chirping of birds, the playful antics of otters, or the serene presence of Nilgai grazing in the distance, animal sightseeing in Lake Town promises unforgettable memories.

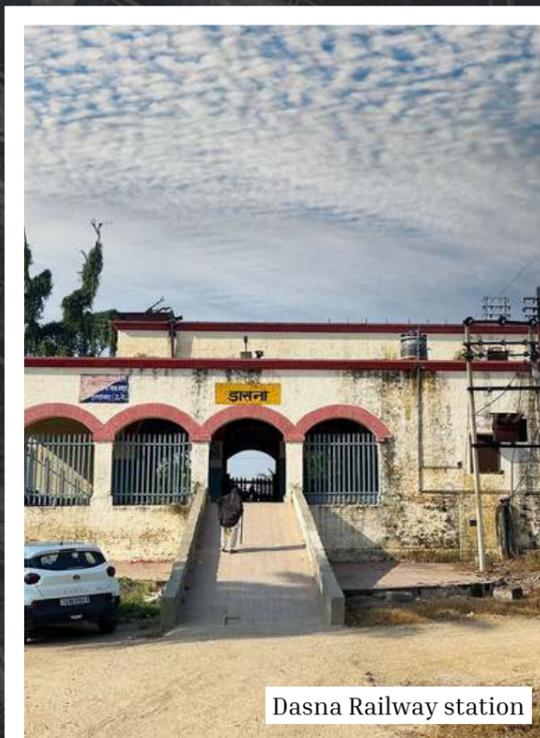
Photo Gallery



Jogging Track



Peeli Kothi



Dasna Railway station



SPS Awasiya Yojna

*All images are authentic and were captured on September 1st, 2024.





Ganga Canal



British Resting House



Ganga Canal



Fatima Masjid



Dasna Railway station



Dasna Railway station



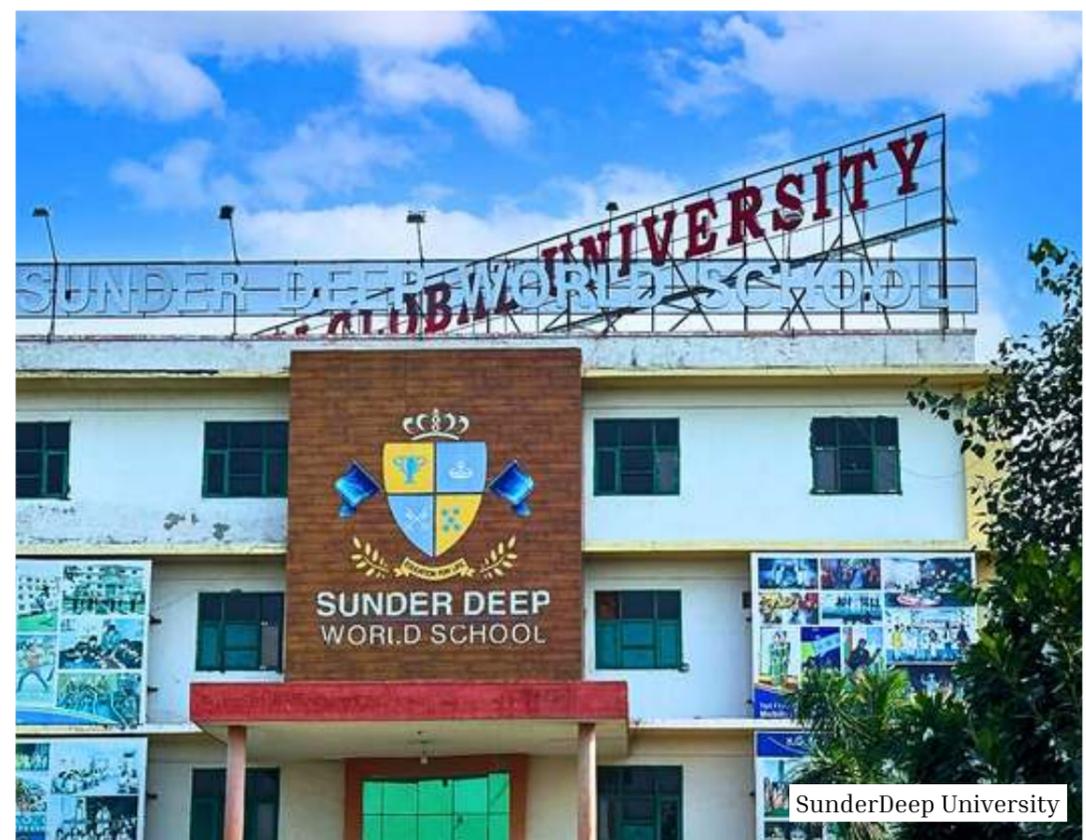
Masuri Jheel



Masuri Jheel



Ganga Canal
W. Road



SunderDeep University



Delhi Public School Masuri



Ayesha Public School



Ayesha Public School



Dental College



Delhi - Meerut Exp
Eastern Peripheral



Soniya Vihar Water Treatment plant



Chicken Farm



Masuri Jheel



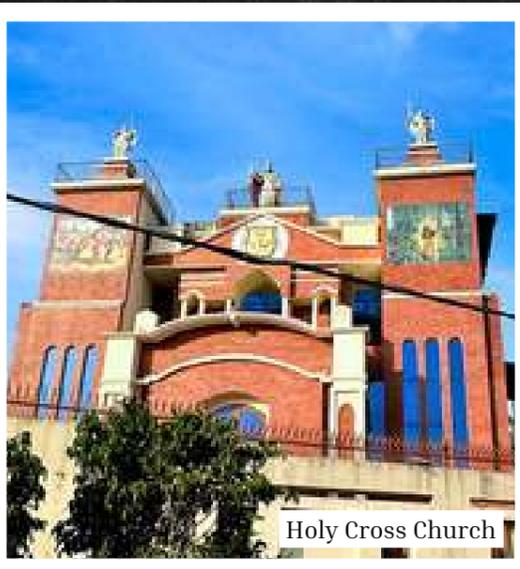
Ganga Canal



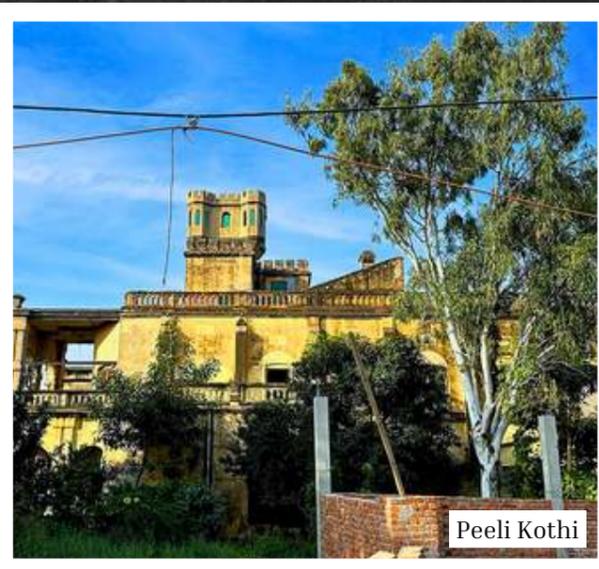
Soniya Vihar Water Treatment plant



Holy Cross Hospital



Holy Cross Church



Peeli Kothi



Peeli Kothi



Peacock near Canal



Nature: The Luxury of the Future

As urban spaces become denser, nature will be the ultimate luxury. Lake Town capitalizes on this shift by offering

- **Waterfront Living:** The pristine Masuri Lake and Upper Ganga Canal are the lifelines of the township, providing stunning views, cooler microclimates, and endless recreational opportunities.
- **Sustainable Residences:** From Hobbit Homes and tree houses to container and pod homes, each dwelling is designed to immerse residents in the natural surroundings.
- **Green Infrastructure:** Bioswales, rainwater harvesting, and lush green landscapes ensure a sustainable, eco-friendly environment.

By prioritizing nature as a central feature, Lake Town will cater to individuals and families who seek peace, health, and harmony in their living spaces.





Future— Proofing Living Standards

Sustainability and Innovation

- **Rainwater Harvesting:** Integrated systems to conserve and reuse water.
- **Solar Energy:** Powering homes and public spaces, reducing dependency on fossil fuels.
- **Smart Infrastructure:** High-tech surveillance, automated facilities, and energy-efficient designs.



Economic Benefits for Investors

- **High Returns on Investment:** Early-stage land acquisition ensures significant appreciation as development progresses.
- **Revenue Streams:** Unique accommodations, cultural attractions, and gated societies ensure consistent and diversified income.
- **Tourism Potential:** Proximity to Delhi-NCR will drive tourist footfall, especially for weekend getaways, nature sightseeing, boating, fishing, bird watching and cultural experiences.



Community-Centric Design

- **Central Park:** A vibrant hub connecting residents with recreational spaces and neighboring communities.
- **Commercial and Social Spaces:** Shopping malls, cafes, community centers, and mosques bring people together, fostering a sense of belonging.
- **Education and Healthcare:** Schools and hospitals within the township ensure holistic living.



The Rise of Eco-Conscious Living

The modern era witnesses a profound shift towards eco-consciousness, driven by a deepening awareness of environmental issues. From reducing plastic usage to adopting renewable energy sources, individuals are embracing sustainable practices in all facets of life. Within the real estate realm, this consciousness is manifesting in the form of eco-friendly homes.

According to recent studies, there has been a significant uptick in the demand for properties that prioritize sustainability, indicating a paradigm shift in consumer preferences.



Benefits of Nature Inspired Luxury Homes

The allure of environment friendly homes extends beyond their aesthetic charm. By choosing these residences, buyers contribute to a greener, more sustainable future. Reduced carbon footprint, efficient resource utilization, and improved indoor air quality are among the environmental benefits. Moreover, the integration of natural elements promotes physical and mental well-being, fostering a sense of tranquility and connection with the environment. Additionally, the long-term cost savings associated with energy-efficient features make these homes not only environmentally responsible but also financially prudent.

What are Nature Inspired Luxury Homes?

Nature-inspired luxury homes represent a fusion of exquisite design and eco-conscious principles. These residences are meticulously crafted to coexist harmoniously with their natural surroundings while offering unparalleled comfort and elegance. Architectural marvels adorned with green building materials, energy-efficient systems, and biophilic design elements, environment friendly home design, vertical garden walls, characterize these homes. From reclaimed wood accents to expansive windows framing breathtaking views, every aspect is thoughtfully curated to enhance both aesthetic appeal and environmental performance. Many real estate brands are curating eco-friendly luxury homes with green elements especially in cities like Mumbai, Pune, Bangalore, and Delhi.

A.I conceptualisation





CITADEL





Rabeerizwan Realty Pvt. Ltd. is proud to unveil Citadel, an opulent gated society project strategically located adjacent to Govindpuram Extension, near SPS Awasya Yojna Building. Citadel aims to redefine luxury living with its state-of-the-art amenities, sophisticated architecture, and thoughtfully designed residential spaces. This exclusive society will feature 140+ premium flats, each measuring 1,350 sq. ft and above with high-end finishes and top-of-the-line interiors. The project is designed to cater to discerning homeowners and investors seeking a modern, secure, and luxurious lifestyle.

Key Highlights:

- Total Towers: 8 (with penthouses)
- Flat Areas: 1,350 sq. ft. (3 BHK), 1,800 sq. ft. (4 BHK), and 2,700 sq. ft. (5 BHK penthouses)
- Luxury Amenities: Infinity pool, terrace gardens, jogging tracks, children's play areas, gyms, spas, shops, and more
- Security: 24x7 surveillance, water supply, and electricity backup
- Parking: One car and one bike parking per flat (except penthouses with two cars and two bike parking)
- Building Structure: 5 floors, penthouses on the 5th floor, and select buildings with terrace gardens



Terrace gardens

Gym & Spa

Play Area

Jogging tracks

Infinity pool

Shops

Dedicated parking

RRR



Project Vision

To establish Citadel as the benchmark for luxury living in the region, combining architectural elegance with functional excellence, and to create a thriving community that blends modern living with a sustainable and secure environment



The project is designed to deliver unparalleled living experiences while ensuring high returns for investors through its premium pricing strategy and growing market demand for gated communities.



Olive Estate



Govt. Certified and Registered land



143 Approved land



Gated Society with 5 entry and exit



Electricity



Fresh ground water supply



Sewage system



3 side, 2 side single & side open plots



Residential/ Commercial/ Farmhouse land



On 60 ft. main road



International Schools, Govt. Colleges within 3kms

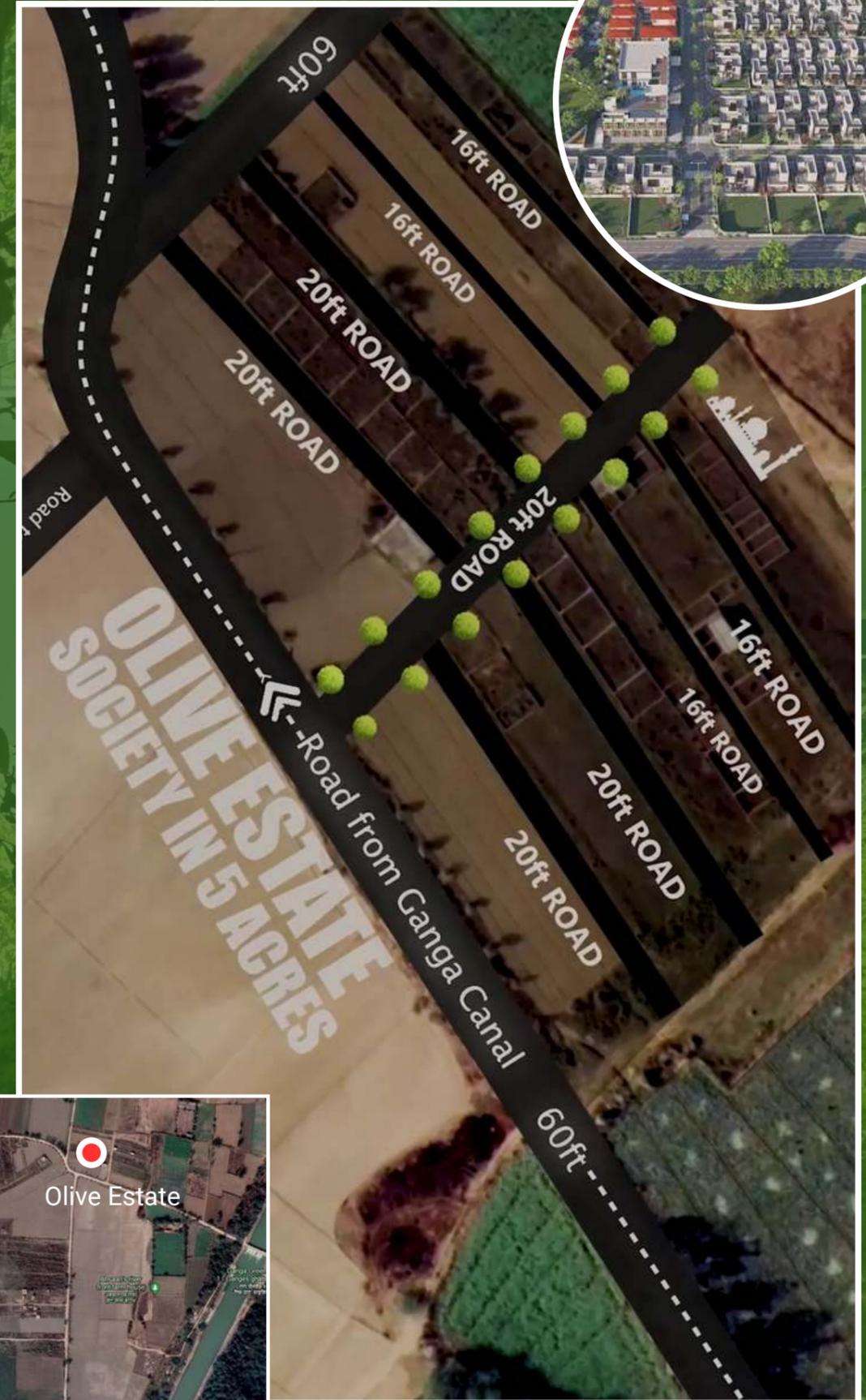


Many hospitals nearby



Railway Station 5 mins away

- The property is located on a 60-foot wide bitumen road, with a 50-foot interlink road in close proximity, and features 20-foot wide roads within the community compound.
- It's only a 2-minute stroll to the Ganga canal.
- The Masuri Jheel is also just a quick 2-minute walk away.
- The property is situated 5 minutes from NH3, NH9, and the Eastern Peripheral Highway.
- A spacious 50 bigha playground can be found just 5 minutes from the property.
- There is a police station at all entry and exit points in the vicinity.
- A proposed rapid rail and metro station is anticipated to be only 5 minutes away.



Lavender Estate



Govt. Certified and Registered land



143 Approved land



Gated Society with 2 entry and exit



Electricity



Fresh ground water supply



Sewage system



L shape & single side open plots



Residential/ Commercial/ Farmhouse land



On 50 ft. main road



International Schools, Govt. Colleges within 3kms

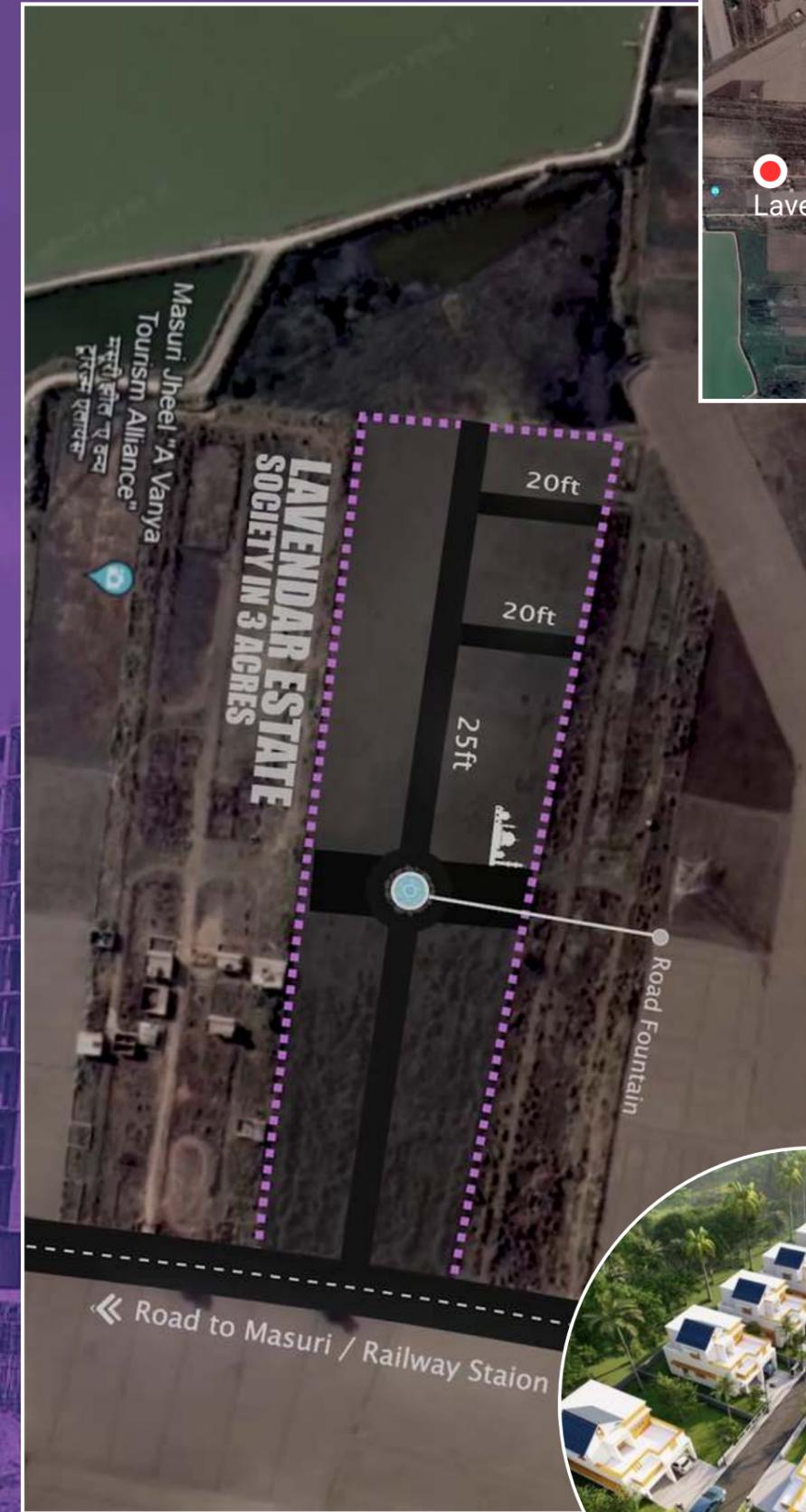


Many hospitals nearby



Railway Station 5 mins away

- The property is situated on a 60-foot bitumen road, with an adjacent 50-foot interlink road and 30 & 20-foot roads within the society compound.
- It's only a 4-minute walk to the Ganga canal.
- Located next to Masuri Jheel.
- There is a vast 500 bigha Masuri Jheel directly across from the property.
- The property is just 5 minutes from NH3, NH9, and the Eastern Peripheral Highway.
- A large 50 bigha playground is only 1 minute away.
- A police chowki is present at all entry and exit points in the area.
- A proposed rapid rail and metro station is anticipated to be just 3 minutes away.





Introducing

ROSEWOOD FARMS

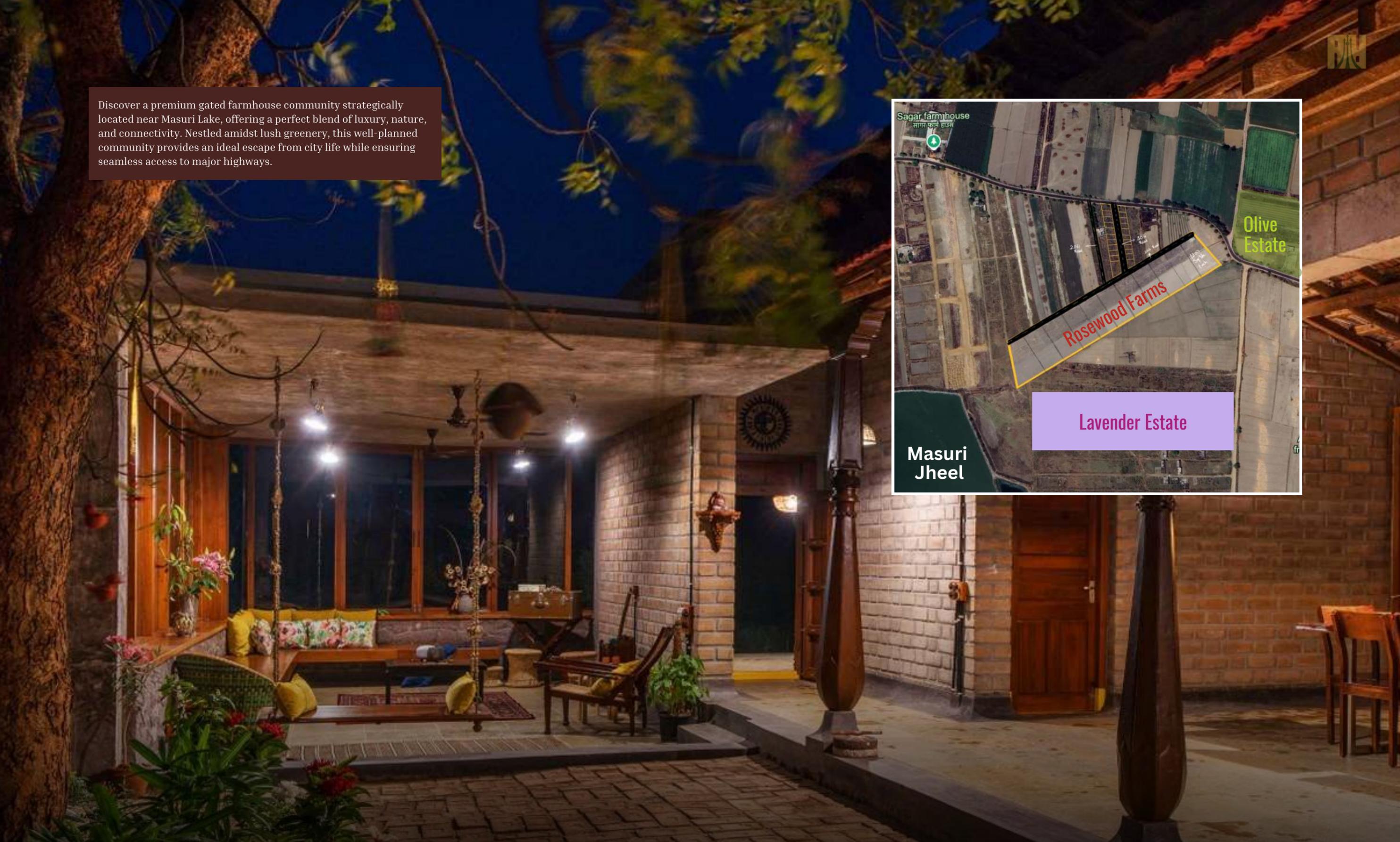


Escape the city's chaos

and build your dream farmhouse
Just a short drive from Delhi, near a serene Lake



Discover a premium gated farmhouse community strategically located near Masuri Lake, offering a perfect blend of luxury, nature, and connectivity. Nestled amidst lush greenery, this well-planned community provides an ideal escape from city life while ensuring seamless access to major highways.



- 
 Govt. Certified and Registered land
- 
 143 Approved land
- 
 Gated Society with 2 entry and exit
- 
 Electricity
- 
 Fresh ground water supply
- 
 Sewage system
- 
 L shape & single side open plots
- 
 Commercial/ Farmhouse land
- 
 On 60 ft. main road

Scope of Investment

Investment Options

- **Residential Land Investment:** Purchase residential plots in strategic locations within Masuri for future development or resale. As the area becomes more connected via the proposed metro, these properties will become increasingly valuable to potential buyers.
- **Farmhouse Land:** Buy farmhouse land for a weekend getaway to enjoy the serene view of the lake and river with lush greenery all around.
- **Commercial Land Investment:** Invest in land intended for commercial development, such as office spaces, retail outlets, or mixed-use developments. The establishment of new government commercial zones and improved infrastructure will increase demand for commercial properties in Masuri.
- **Agricultural Land Investment:** Invest in larger plots for agricultural or industrial use. With infrastructure projects like the Haridwar-Aligarh Highway and Ghaziabad-Masuri-Kanpur Expressway, these lands are positioned to benefit from future urban expansion.

Investment Amount and Returns

- **Minimum Investment Amount:** Investments in Masuri begin from as low as INR 6,50,000 (Starting from INR 13,000 Per Sq Yds)for a 50 Sq yds plot size and go upto INR 18,000 Per Sq Yds, with returns guaranteed at 20-25% annually.
- **Investment Scalability:** Investors can scale their investments over time by purchasing additional land or opting for longer lock-in periods (3-5 years), which offer higher returns.
- **Capital Appreciation:** Based on infrastructure developments and increasing demand for land, investors can expect capital appreciation of 100% over 4-5 years. With circle rates increasing and land values expected to double in 4-5 years, the potential for substantial long-term gains is significant.

**Prices will increase in future and ROI may vary*





Risk-Free Investment

- **Guaranteed Returns:** Our Investment Program guarantees returns of 20-25% per annum with additional incentives for investors who extend their investment horizon.
- **Secure and Legally Verified Land:** Every investment made through Rabeerizwan Realty Pvt. Ltd. is backed by comprehensive legal due diligence, ensuring that the land is free from encumbrances, disputes, and illegal occupations.
- **Low Risk:** As the Masuri area is undergoing significant urban development with key infrastructure projects underway (metro, highways, commercial zones), the risk of losing investment is minimal. The demand for land and property in the region will continue to rise as the area becomes more integrated into the larger Delhi-NCR real estate market.

Sustainable Growth

- **Long-Term Investment Vision:** The inclusion of Masuri in the GDA Master Plan 2031 means the area will continue to see long-term growth with residential, commercial, and industrial development. The planned infrastructure projects, coupled with urbanization, will drive the demand for land and increase its value over time.
- **Increasing Demand for Properties:** With the planned metro stations, highways, and commercial developments, there will be a sustained increase in demand for both residential and commercial properties. This makes Masuri an attractive option for investors seeking sustainable, high-return investments.





A Quick Walk Through

RABERIZWAN REALTY
Your Investment, Your Crown

PARADISE NEAR DELHI-NCR

YOUR INVESTMENT IS YOUR CROWN



BUY YOUR SHARE
BUY YOUR SHARE
BUY YOUR SHARE
BUY YOUR SHARE

YOUR CHANCE TO
LIVE CLOSE TO NATURE

[CLICK HERE TO PLAY THE VIDEO](#)



Imagine waking up to the serene sight of a sparkling lake, walking along green pathways lined with trees, and living in a home that feels like an extension of nature. Spend weekends exploring the Chauki Dhani Inspired cultural village, kayaking on the canal, or simply enjoying the tranquility of your own backyard oasis.

Rabeerizwan Realty Pvt. Ltd. invites you to be part of this transformative journey. **Together**, we can create a community where **nature** isn't just a backdrop—it's a way of life.





The Promise of Lake Town For those weary of the challenges of urban life in Delhi, Lake Town represents a promise—a promise of a better, healthier, and more fulfilling life. It will be a place where you can escape the chaos, breathe cleaner air, and enjoy the simple pleasures of life, all while having access to world-class infrastructure and amenities.

WORLD CITADEL BY RRA OUR PROJECT TOWER



The Men Behind The Vision



Sitting: Dr. Mohammad Rizwan (Co-Founder & Chairman)
Standing: Mohammad Mubashir Alam (Co-Founder & CEO)



Sitting: Mohammad Muzakkir Alam (Director of Sales)
Standing: Mohammad Mubashir Alam (Co-Founder & CEO)



T M V



Lake Town is more than a residential project; It's a movement towards a better future.

We invite you to be a part of this journey, to experience a life where nature meets luxury, and every day feels like a retreat. Come, buy or rent a home in Lake Town, and discover the lifestyle you've always dreamed of

right here,
close to
Delhi,
yet a
world apart.



Get In Touch



+91 9818324185, +91 93556 83818



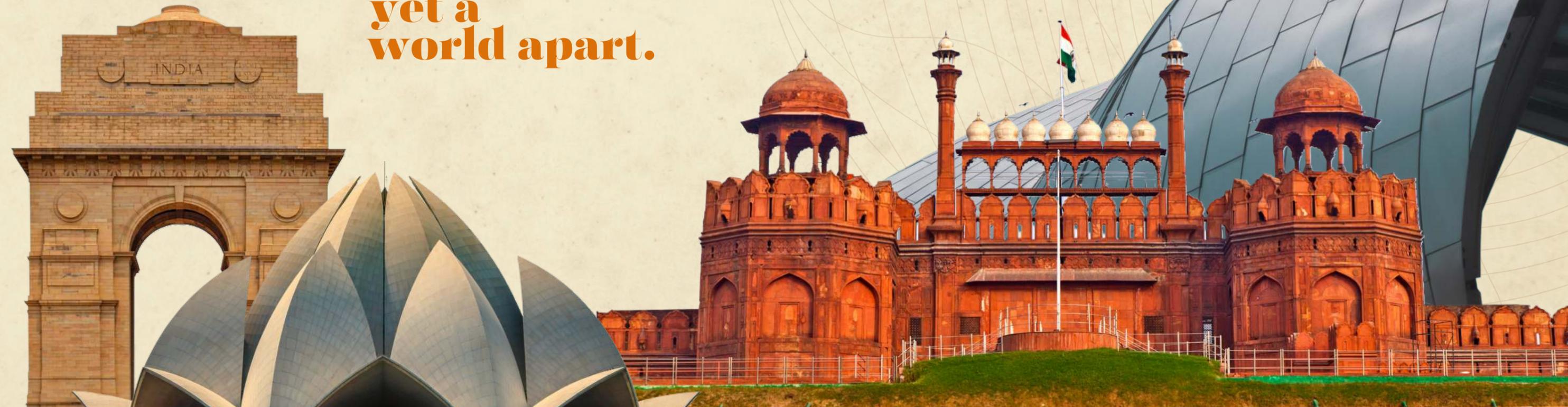
contact@rabeerizwanrealty.com



9/2 Block E Hari Kothi, Abul Fazal Enclave Part 1,
New Friends Colony, New Delhi-25



www.RABEERIZWANREALTY.com





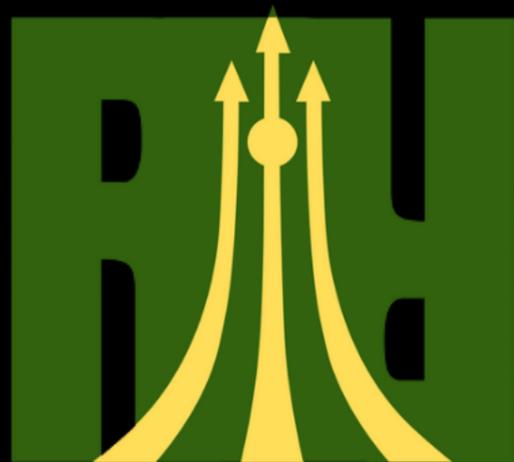
**A JUMBLE
OF ALL THINGS
YOU ARE
LOOKING
FOR WHEN**

**BUYING
A LAND**



RABEEERIZWAN REALTY
Your Investment is Your Crown

Thank you
for being part of this journey.



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Your Investment is Your Crown