

# Company Profile: Indira Infratech

## **Indira Infratech Pvt. Ltd. – A Name Synonymous with Excellence**

Indira Infratech Pvt. Ltd, an ISO 9001:2008 certified company, is a prominent name that has an inborn character of always following the path of progression. The group rests over the sturdy platform of architectural eminence that is firmly supported by the pillars of dedication, perseverance, innovation and modernism. The Indira Infratech Pvt. Ltd., an ISO 9001:2008 certified company, is a prominent name that has an inborn group has carved an exclusive niche for itself with innate effort and holistic solutions.

### **Heritage & Expertise:**

Promoted in 2000 by **Sh. Satish Kumar Bansal**, **Sh. S.K. Bansal**, and **Sh. Ashok Bansal**, the company has strong roots in an eminent Bathinda family known for its philanthropic contributions. The group directors have extensive experience in consultancy for real estate development and marketing. They have played a key role in major infrastructure projects, including the Delhi Metro for the Ministry of Urban Development, surplus land development for residential and commercial projects under the Ministry of Railways, and SEZ development.

### **Leadership & Vision:**

Today, the company continues its legacy under the leadership of its current directors, **Sidharth Bansal** and **Bhavya Sushant Bansal**, who are driving its growth and innovation. Indira Infratech has been shaped by its people, technology, and a clear vision, evolving into a customer-centric organization fully equipped to meet the techno-economic demands of futuristic real estate projects.

### **Commitment & Capabilities:**

The company prioritizes building long-term relationships with customers through close engagement, maintaining an unwavering commitment to its promises. As developers and builders, Indira Infratech possesses strong in-house financial expertise, enabling the transformation of even the most ambitious projects into viable, bankable ventures.

### **FUTURE PLANS:**

As part of our future vision is to develop a vast and self-sustaining 10,000-acre colony within the next 10 years, revolutionizing urban living and providing high-quality spaces that enrich the lives of individuals and communities.

## **Bathinda: A Beacon of Urban Growth and Investment:**

Bathinda, known as the **City of Lakes**, is one of the fastest-developing cities in Punjab, witnessing rapid urbanization and economic growth. Home to **Asia's biggest cantonment area**, **Punjab's largest cotton and cloth market**, two major **thermal power plants**, and renowned **engineering colleges and universities**, the city has attracted a significant influx of population. The upcoming **3500-acre SEZ by Reliance Group** and the **L.N. Mittal Refinery** are bringing in massive capital investments, further enhancing the socio-economic landscape and driving demand for luxury living.

## **Vibrant Landmarks & Unmatched Connectivity of Bathinda:**

Adding to the city's appeal are key landmarks such as **Qila Mubarak, jogger Park, Chetak Park, Rose Garden, Dhobi Bazaar, and Mittal Mall**, City mall, along with a thriving commercial sector featuring **multiple outlets, an upcoming PVR, and over 100 residential colonies**. The presence of **AIIMS Hospital** further strengthens Bathinda's position as a premier destination for healthcare and modern living. With excellent connectivity via **Bathinda Railway Junction** and **Bathinda Airport**, the city continues to attract investors and homebuyers.

## **Virat Greens: Elevating Premium Residential Living:**

**Virat Greens** located on Multania road, opposite Petrol pump, Near Kisan chownk, yet close to the city centre, is designed to meet the growing need for premium housing. Approved by **PUDA and Bathinda Development Authority (BDA) (Licence No. LDC 2010/003 dated 3rd June 2010)**, Virat Greens offers a modern, well-planned residential community, making it an ideal choice for those seeking a high-quality lifestyle in Bathinda's flourishing real estate market.



## Project Virat Greens: A Premium Residential Township in Bathinda

### **Prime Location**

Situated on Multania Road, opposite the petrol pump and near Kisan Chowk, Virat Greens is one of Bathinda's most prestigious and well-established residential colonies.

### **Heritage & Development**

- Spread over 32.5 acres
- A 14-year-old luxury colony with 95% of the project completed
- Among the oldest and most developed residential communities in the city



### Visit Our Office

You can visit us at **SCO 1-2, Virat Greens Colony, Multania Road**, to explore investment opportunities and learn more about this premium residential project.

### Residential Plots & Pricing

#### Diverse Plot Options

Virat Greens offers 311 well-planned residential plots that cater to different space requirements, ranging from 111 sq. yards to 411 sq. yards.

## **Competitive Pricing**

- **Current Rate:** ₹36,000 per Gaj
- **Available Plot Sizes:**
  - 166 sq. yards (30x50) ✓
  - 192 sq. yards (34x51) ✓
  - 411 sq. yards (37x100) ✓

This modern township presents a valuable investment opportunity, ideal for those seeking a **High-quality lifestyle** in Bathinda's flourishing real estate market.



## **Flexible Investment Options**

Enjoy a 3-month payment plan that ensures flexible investment options for every buyer.

## **World-Class Amenities & Infrastructure**

Virat Greens is thoughtfully designed to offer a pollution-free, peaceful environment with an array of top-notch facilities:

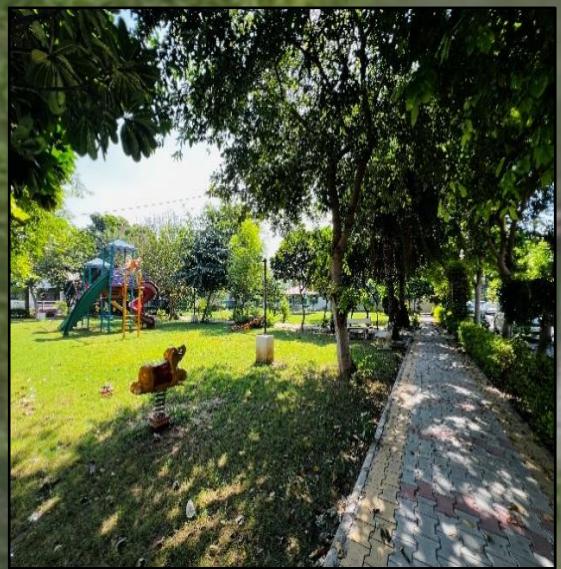
- **Recreation & Relaxation:**
  - Three beautifully landscaped parks
- **Community & Social Life:**
  - A modern community center for social gatherings and events
- **Security & Safety:**
  - 24-hour security with CCTV surveillance
- **Utilities & Accessibility:**
  - 24-hour water supply with a state-of-the-art filtration system for clean drinking water
  - Wide roads (82 ft, 60 ft, 45 ft, and 35 ft) ensure smooth accessibility
- **Educational & Lifestyle Enhancements:**
  - Reserved area for a school to promote quality education within the colony
  - Clubhouse (in process) to further enrich residents' lifestyles
  - A fully equipped gym in 7 Sco's to promote health and fitness

This exceptional range of amenities not only ensures a luxurious living experience but also adds significant value to your investment at Virat Greens.

### **Community Center**



**Parks**



## **Commercial Area & Business Hub**

Virat Greens also features a dedicated **commercial zone**, ensuring that residents have access to essential services and business opportunities.

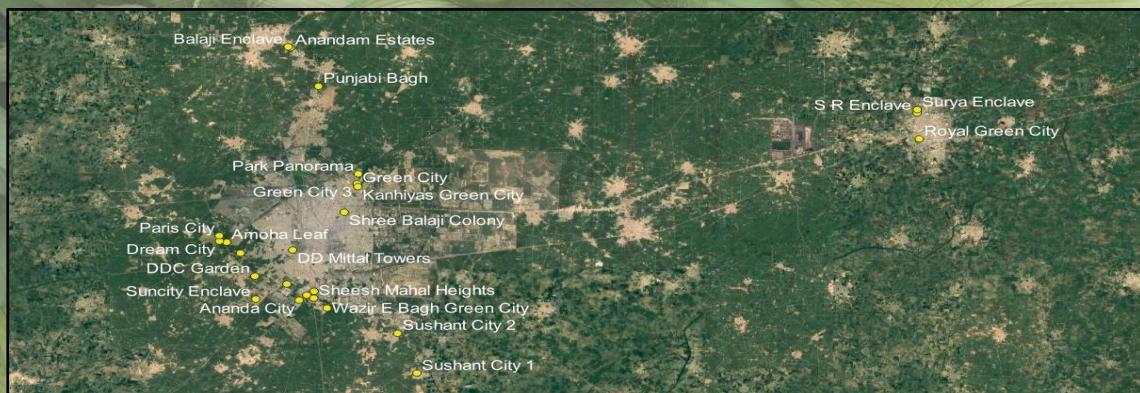
## **Prime Location & Luxurious Living**

With its **strategic location, modern infrastructure, and luxurious lifestyle offerings**, Virat Greens is the perfect destination for homebuyers and investors seeking premium living in **Bathinda's thriving real estate market**

## **Community, Connectivity & Comparison**

Below is a comparative overview of nearby new colonies, highlighting pricing, area, and proximity to the city:

| S.no | Colony Name      | Price             | Area      | Distance from City |
|------|------------------|-------------------|-----------|--------------------|
| 1.   | Paradise Homes   | 23000/-           |           |                    |
| 2.   | Arjun Enclave    | 25.5/27.5         |           |                    |
| 3.   | DDC              |                   | 35 acres  |                    |
| 4.   | Amoha Leaf       | 22-24             | 215 acres |                    |
| 5.   | Dream City       | 20,000/-          | 97 acres  |                    |
| 6.   | Paris City       | 25.5              | 87 acres  |                    |
| 7.   | Leo Green        |                   | 150 acres |                    |
| 8.   | Ananda City      | 45000/-           | 45 acres  |                    |
| 9.   | Richmond         | 40,000/-          |           |                    |
| 10.  | Alvista          | 23000/-           |           |                    |
| 11.  | Green City P-2,3 | 55000-<br>65000/- |           |                    |



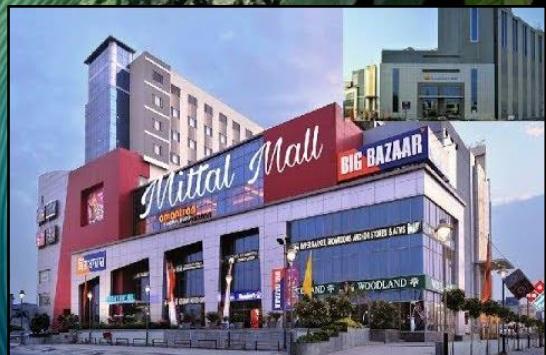
## **Price Comparison Overview with old Colonies**

| S.no | Colony Name | Price         | Area |
|------|-------------|---------------|------|
| 1.   | Omax        |               |      |
| 2.   | Housefed    | 35000-45000/- |      |

|    |                 |                |  |  |
|----|-----------------|----------------|--|--|
| 3. | Ganpati Enclave | 45000/-55000/- |  |  |
| 4. | Green City P-1  | 50000/-        |  |  |

### Distance of Key Landmarks from Virat Greens

| S. no | Location                         | Distance From Virat Greens |
|-------|----------------------------------|----------------------------|
| 1     | Bus Stand                        | 5km                        |
| 2     | Railway Station                  | 4mint drive                |
| 3     | AIIMS                            | 8km                        |
| 4     | Mittal Mall                      | 7km                        |
| 5     | Maharaja Ranjit Singh University | 5km                        |
| 6     | Lake                             | 7km                        |
| 7     | Gurudwara Qila Mubarak           | 5km                        |
| 8     | NH-7 Factory Outlet Bucho        | 13km                       |
| 9     | Bir Talab Zoo                    | 2.6km                      |
| 10    | Central University of Punjab     | 19km                       |



## **Distance of Schools and Colleges from Virat Greens**

| S. no | School                      | Distance from Virat Greens |
|-------|-----------------------------|----------------------------|
| 1     | Sanwar School               | 7km                        |
| 2     | Silver oaks                 | 6.5km                      |
| 3     | St. Josheph Convent School  | 8km                        |
| 4     | St.Xavier School            | 8km                        |
| 5     | Police Public School        | 10km                       |
| 6     | D.A.V School                | 7km                        |
| 7     | Lord Rama School            | 6.5km                      |
| 8     | Shri Guru Harkrishan School | 6.5km                      |

