



GANGGA FARMS

WHERE NATURE
MEETS
INNOVATION

Experience Nature's Bliss

✓ PURE ✓ SUSTAINABLE ✓ BEAUTIFUL

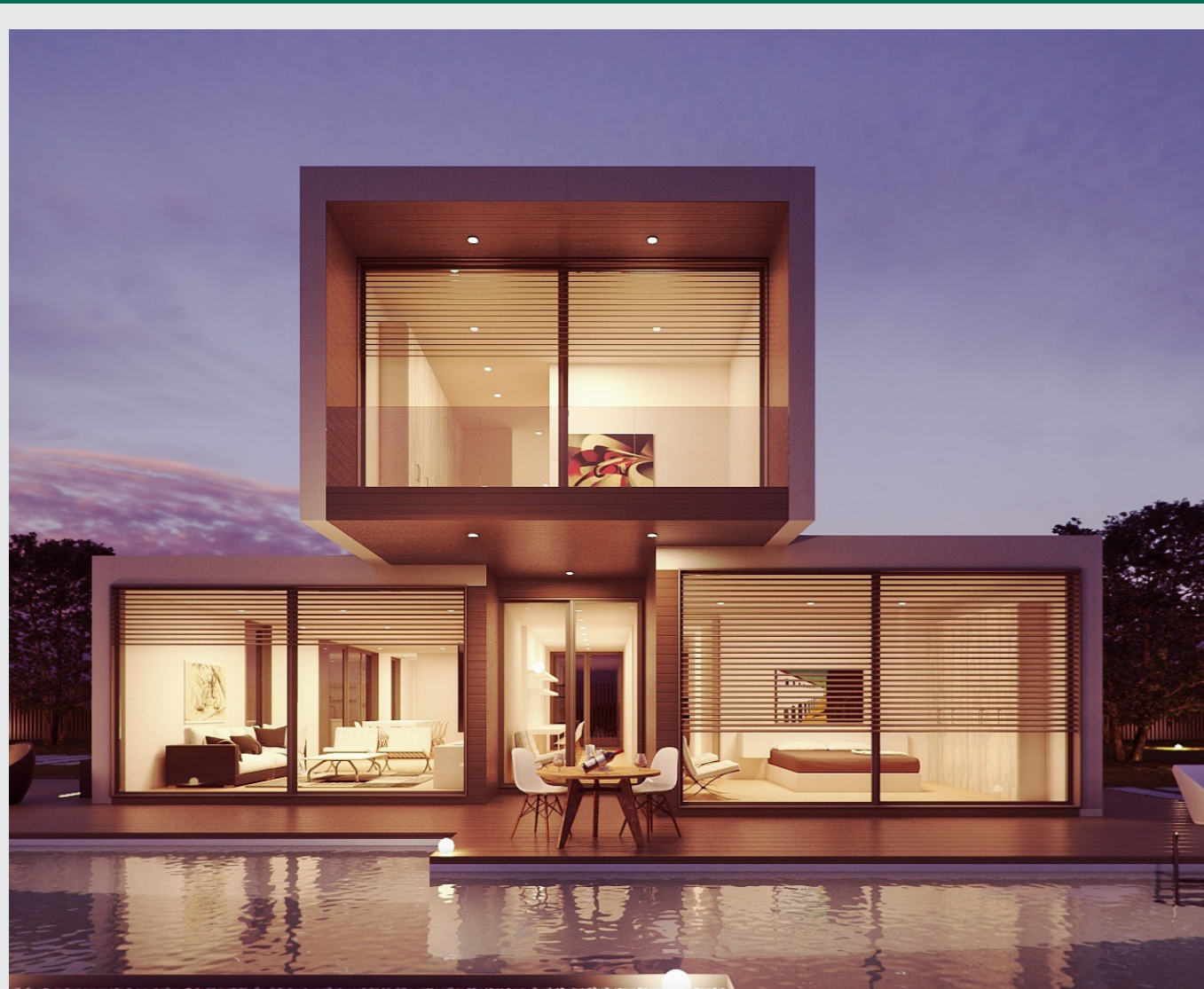
Discover the perfect blend of lush greenery,
modern amenities, and serene living.



AYAY VENTURES

We don't just deal in properties, We create genuine, transformative spaces built from the ground up. With a commitment to quality, innovation, and trust, we bring your dreams of owning premium real estate to life.

Experience the Power | Feel the Adventure



WELCOME TO AYAY VENTURES

Nestled amidst lush greenery and the serene embrace of nature, AYAY Ventures offers a harmonious blend of modern living and timeless beauty. Whether you seek an ideal investment opportunity or a perfect retreat away from the city's hustle, AYAY Ventures is your ultimate destination.

With thoughtfully designed plots, premium amenities, and a commitment to sustainable living, we bring your dream of owning a piece of paradise closer than ever.



GANGA
FARMS



GATED COMMUNITY



SEAMLESS LIVING WITH UNDERGROUND ELECTRICITY

- ✓ **Enhanced Safety:** Say goodbye to the risks associated with overhead wires, such as electrical hazards and accidental outages.
- ✓ **Uninterrupted:** Power Supply: Underground wiring is more resilient to extreme weather conditions, ensuring consistent and reliable electricity.
- ✓ **Clean and Beautiful Environment:** No unsightly poles or hanging wires—just clear skies and picturesque surroundings.
- ✓ **Reduced Maintenance Costs:** Durable infrastructure minimizes maintenance, giving you peace of mind.



JEWAR INTERNATIONAL AIRPORT

JEWAR INTERNATIONAL AIRPORT: A GATEWAY TO GROWTH AND CONNECTIVITY

Transforming the Future of Connectivity in the Region

Jewar International Airport, also known as Noida International Airport, is set to become a game-changer for the region, offering unmatched connectivity and boosting economic growth.

✓ Prime Location:

Strategically located in close proximity to Delhi NCR, the airport is easily accessible via major expressways and highways, making it a hub for both domestic and international travel.

✓ World-Class Infrastructure:

Designed with cutting-edge technology and sustainable practices, the airport will cater to millions of passengers annually, ensuring convenience and efficiency.

✓ Economic Catalyst:

This ambitious project is driving investments, creating thousands of jobs, and spurring real estate development in the surrounding areas, including AYAY Ventures.

✓ Enhanced Lifestyle:

The airport's development will bring improved infrastructure, better amenities, and a flourishing community, making the region an ideal destination for living and investment.

✓ Why Choose Ganga Farms?

Nestled near this thriving landmark, Ganga Farms offers an unparalleled opportunity to own a piece of the future. With lush greenery, modern amenities, and proximity to Jewar International Airport, it's the perfect blend of luxury, convenience, and growth potential.

Invest in Ganga Farms – Where Nature Meets Opportunity.

An aerial photograph of a multi-lane highway interchange with several overpasses and ramps, set against a backdrop of green fields and a hazy sky. The road is dark asphalt with white lane markings. The surrounding area is lush green, with some brown patches of earth visible near the road's edge. The overall scene is captured from a high angle, looking down at the highway as it curves through the landscape.

YAMUNA EXPRESSWAY

THE CLUBHOUSE

Step into a world of luxury, comfort, and recreation at our state-of-the-art clubhouse, designed exclusively for the residents of Ganga Farms. Whether you're looking to unwind, socialize, or stay active, the clubhouse is your perfect retreat.

- ✔ **Modern Gymnasium:** Stay fit with cutting-edge equipment and expert trainers.
- ✔ **Swimming Pool:** Dive into relaxation with our pristine pool, perfect for leisure and fitness.
- ✔ **Indoor Games Area:** Enjoy chess, carrom, table tennis, and much more.
- ✔ **Library and Reading Lounge:** A serene space to dive into your favorite books.
- ✔ **Café:** Savor delightful beverages and snacks in a cozy ambiance
- ✔ **Kids' Play Area:** A dedicated space for your little ones to have fun and stay active.

✔ **Why Choose Our Clubhouse?**

The Ganga Farms clubhouse is not just a facility; it's a lifestyle upgrade. It's where families come together, friendships are forged, and moments turn into memories.

Join us at the Clubhouse – Where Life Meets Elegance.

THE SACRED TEMPLE AT AYAY VENTURES

Nestled amidst lush greenery, our temple stands as a beacon of spiritual peace and cultural heritage. Whether you seek solace, meditation, or a connection with the divine, this serene sanctuary offers an unparalleled experience.

- ✔ **Architectural Grandeur:** A blend of traditional craftsmanship and modern finesse.
- ✔ **Peaceful Ambiance:** Perfect for meditation and spiritual rejuvenation.
- ✔ **Cultural Significance:** A place to celebrate festivals and rituals with a sense of community.
- ✔ **Convenient Accessibility:** Located within the serene premises of Ganga Farms, easily accessible to all residents.
- ✔ Come, immerse yourself in the divine aura and let the spiritual energy transform your soul.

Join us at the Clubhouse – Where Life Meets Elegance.



STREET LIGHT

Illuminating Your Lifestyle

At Ganga Farms, we ensure that your evenings are just as bright as your days. Our state-of-the-art street lighting system is designed to provide:

- ✔ **Safety & Security:** Well-lit streets enhance visibility and ensure peace of mind for you and your loved ones.
- ✔ **Modern Aesthetics:** Elegant and energy-efficient lights add charm to the pathways and enhance the overall ambiance.
- ✔ **Eco-Friendly Solutions:** Utilizing LED technology, our lighting systems are environmentally sustainable and energy-efficient.
- ✔ **24/7 Reliability:** Experience uninterrupted illumination, even during adverse weather conditions.

Let Ganga Farms guide your way, blending safety, beauty, and sustainability.

A photograph of a newly laid reinforced cement concrete (RCC) road in a residential driveway. The road is light grey with expansion joints and a central double-line curb. It runs from a house on the left towards a wooden fence in the background. The surrounding area includes a green lawn and some landscaping.

REINFORCED CEMENT CONCRETE (RCC) ROADS

NOT A RIVER BUD LAND BANGAR LAND

Imagine waking up to the serene beauty of nature's masterpiece. Ganga Farms offers you more than just a property—it's a connection to the land, the river, and the life you've always dreamed of. Nestled amidst lush greenery, this prime location is not only rich in natural resources but also provides fertile land ideal for your dream home, organic farming, or simply a peaceful retreat.

- ✓ Fertile soil perfect for farming or landscaping
- ✓ It's Not a doob chetr, Bangar land.
- ✓ Strategically located for convenience and natural beauty
- ✓ A sustainable lifestyle amidst greenery and serenity

Invest in Ganga Farms and own a piece of heaven on Earth.



CUSTOMISED VILLAS

GANGA FARMS

U.S.P

✔ LAXMI NAGAR MARKET - 5MIN

✔ HOLI-GATE MARKET - 8MIN

✔ COLLECTRATE -15MIN

✔ GOKUL -15MIN

✔ BAREILLY HIGHWAY -10MIN

✔ YAMUNA EXPRESSWAY -10MIN

✔ JANAM BHUMI - 20MIN

✔ RAMAN RETI -15MIN

✔ VRINDAVAN - 15MIN

✔ GOVERDHAN - 45MIN

✔ JEWAR AIRPORT - 55MIN

✔ TAJ MAHAL - 55MIN

✔ CHANDRAWALI MANDIR - 5MIN

✔ GAUDIYA MATH - 5MIN

✔ BANKE BIHARI MANDIR - 20MIN

✔ PREM MANDIR - 20MIN



ENSURING YOUR SAFETY (24/7)

At AYAY Ventures, your safety is our top priority. Our well-trained security personnel are dedicated to providing round-the-clock protection, ensuring a peaceful and secure living environment for you and your loved ones.

- ✓ **24/7 Manned Security:** Our professional security guards are stationed at all key points to maintain constant vigilance.
- ✓ **Gated Community:** Enjoy the privacy and protection of a fully secured gated environment.
- ✓ **CCTV Surveillance:** High-definition cameras strategically placed to monitor every corner of the premises.
- ✓ **Visitor Management:** A strict entry and exit monitoring system for added security.
- ✓ **Emergency Response:** Quick action protocols in place to handle any unforeseen situations.

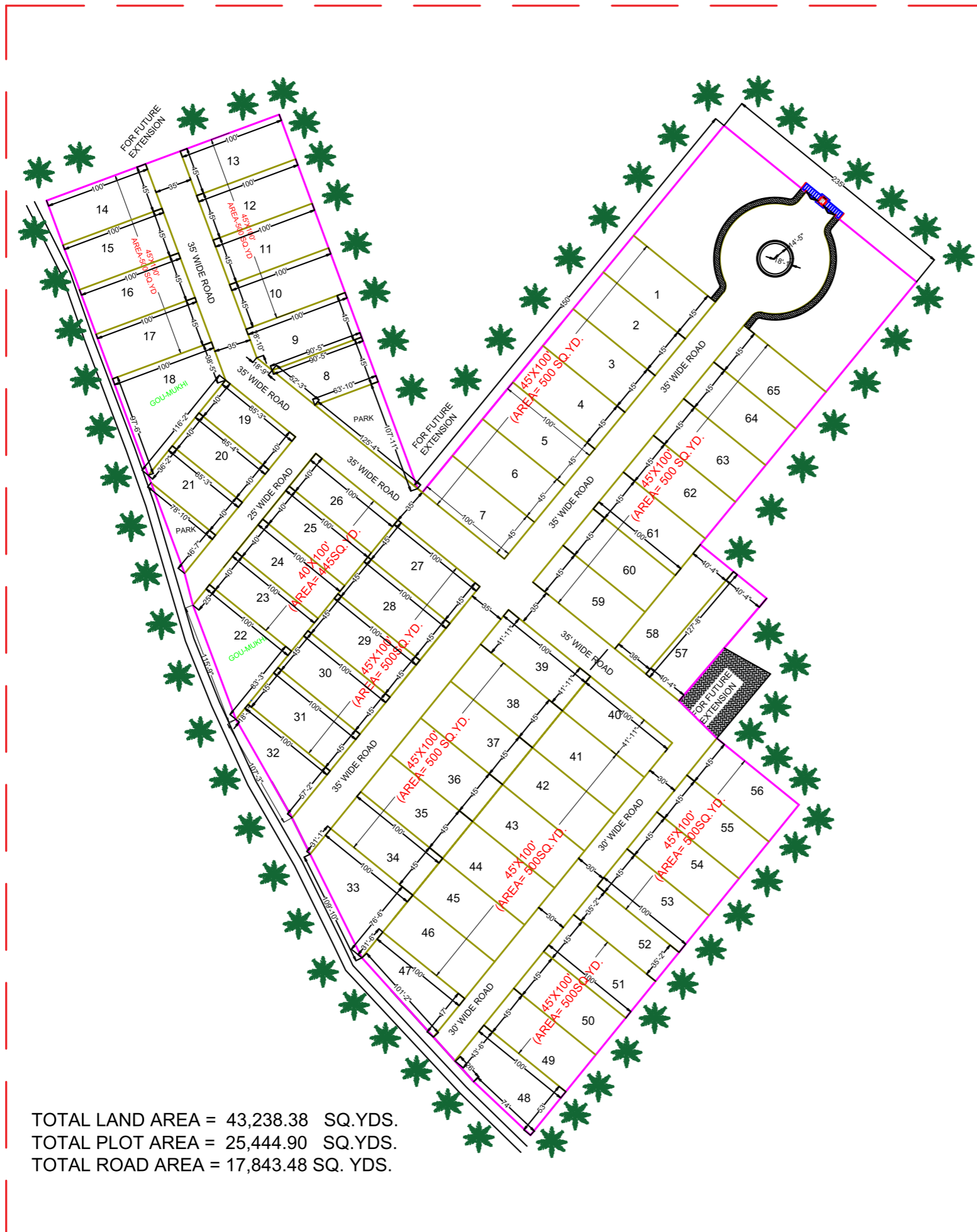
Your Safety, Our Commitment !



MUSICAL FOUNTAIN

**IMMEDIATE
REGISTRY
AVAILABLE**





TOTAL LAND AREA = 43,238.38 SQ.YDS.
 TOTAL PLOT AREA = 25,444.90 SQ.YDS.
 TOTAL ROAD AREA = 17,843.48 SQ. YDS.

Area Table		
Number	SQ.FT	SQ.YD
1	4500.0	500.0
2	4500.0	500.0
3	4500.0	500.0
4	4500.0	500.0
5	4500.0	500.0
6	4500.0	500.0
7	4500.0	500.0
8	3471.01	385.67
9	4422.83	491.42
10	4500.0	500.0
11	4500.0	500.0
12	4500.0	500.0
13	4500.0	500.0
14	4500.0	500.0
15	4500.0	500.0
16	4500.0	500.0
17	4500.0	500.0
18	6797.22	755.25
19	3412.00	379.11
20	3412.00	379.11
21	3412.00	379.11
22	5409.76	601.08
23	4000.00	445.00
24	4000.00	445.00
25	4000.00	445.00
26	4000.00	445.00
27	4500.0	500.0
28	4500.0	500.0
29	4500.0	500.0
30	4500.0	500.0
31	4500.0	500.0
32	3762.14	418.01
33	5377.75	597.52
34	4500.0	500.0
35	4500.0	500.0
36	4500.0	500.0
37	4500.0	500.0
38	4500.0	500.0
39	4194.92	466.05
40	4192.75	465.85
41	4500.0	500.0
42	4500.0	500.0
43	4500.0	500.0
44	4500.0	500.0
45	4500.0	500.0
46	4500.0	500.0
47	3924.31	436.03
48	4824.06	536.00
49	4500.0	500.0
50	4500.0	500.0
51	4500.0	500.0
52	3520.0	391.11
53	4500.0	500.0
54	4500.0	500.0
55	4500.0	500.0
56	4500.0	500.0
57	5152.29	572.47
58	5003.29	555.88
59	4500.0	500.0
60	4500.0	500.0
61	4500.0	500.0
62	4500.0	500.0
63	4500.0	500.0
64	4500.0	500.0
65	4500.0	500.0

COMPLETED PROJECTS

Ram Rajendra Nagar

Ram Rajendra Nagar Address:
Anandvan Phase-1 NH-2 Mathura



Taradham

Address- koyala alipur road
township mathura



Ganga City

Address- baghwan nagar near
pushpanjali Dwarka NH-2 Mathura



Current project

Alante mall of India

Address- Bareilly Mathura Road
Near Refinery Nagar Mathura





AYAY VENTURES

Your dream home awaits amidst lush greenery, modern amenities,
and a peaceful environment. Invest in a lifestyle
where comfort meets nature.