



Present

YAMUNA CITY

VRINDA APARTMENTS

Address- VIP Road, Devi Atas, Ramtal, Vrindavan- 281121
(100 Ft road)

FOR MORE INFORMATION
SCAN THIS QR



UPRERAPRJ379836/06/2025



MVDA
APPROVED

About us

Madhyam Land Base Pvt. Ltd. was established with the goal of offering its clients superior quality, more plans to choose from, more options, and greater attention to detail.

As one of the pioneering real estate brands in the city, Madhyam Land Base Pvt. Ltd. specializes in the construction of flats, villas, independent floors, and commercial spaces. We take pride in staying "two steps ahead" of our competitors by offering better homes at better prices. At Madhyam Land Base Pvt. Ltd. we strive to keep our clients engaged throughout the construction process, ensuring that you understand every step along the way and can make the decisions that will make your new home perfect for you. We are committed to ensuring that you have a better experience. That's why, with your new home in a project developed by Madhyam Land Base Pvt. Ltd. you will find nothing less than a "home perfected."



The Developers- MADHYAM LANDBASE PVT. LTD.

Transforming Realty

A dream that became desire. A spark that became fire!!

A vision that became the mission ... with the pursuit of perfection!

We were committed to keep up all our commitments.

To deliver the best to you... We were consistent!

Not only were we Hard Working but also persistent our promise was to stand up to every test Our endeavour was to make for you something that was the best!



YAMUNA CITY

Mr. Dashrath Gupta Director of Company

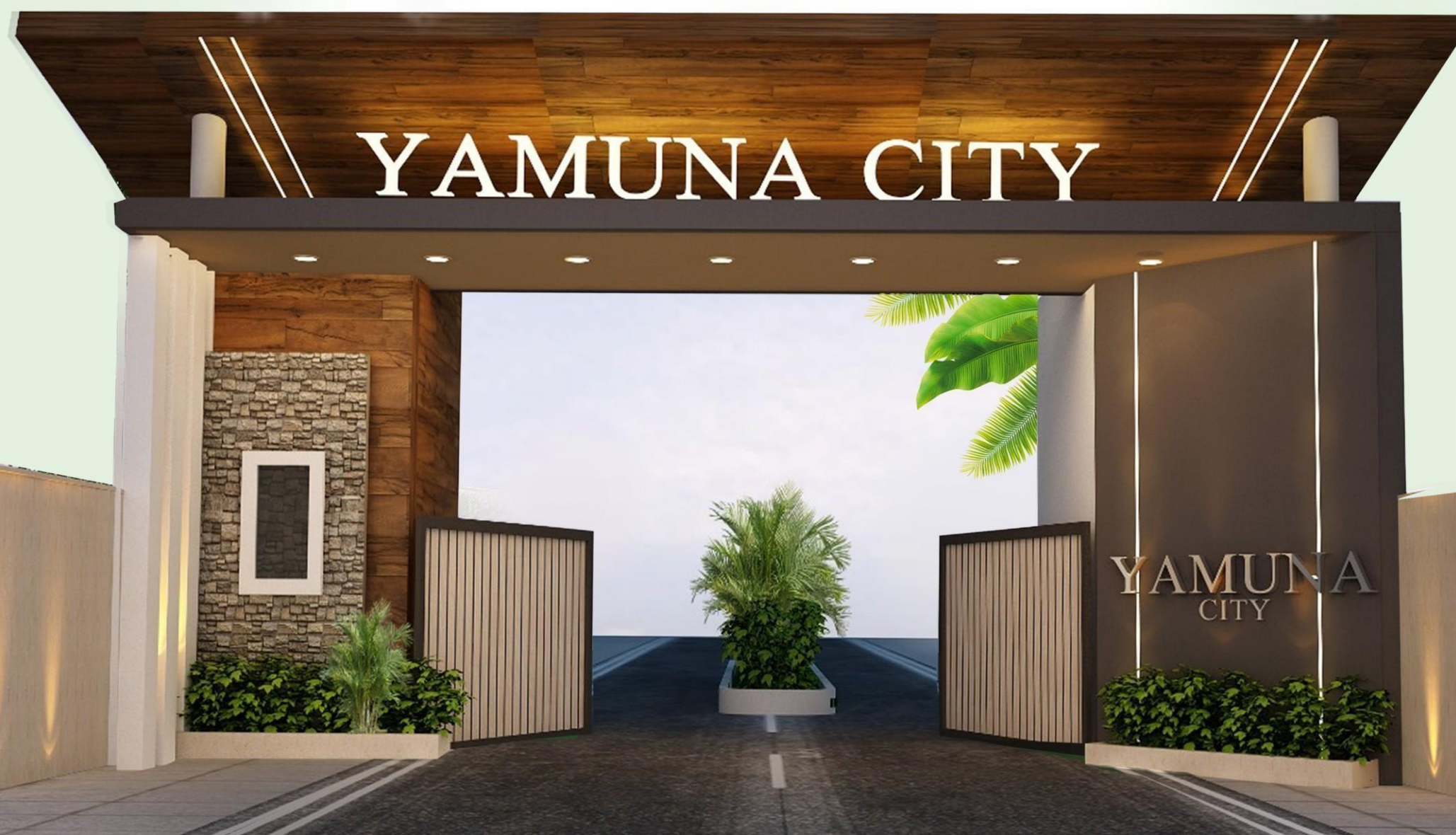
The Company was laid to bring the vision of Mr. Dashrath Gupta to life. Since inception, it took no time for the company to become a trusted name in the Real-estate sector. Dashrath Gupta owned group has managed to deliver on all its promises and live up to all the expectations for the last decades. The secret of success for the company lies in its quality construction, on time delivery, investment security and integrity. These are the quidding principles that have helped the company stand out from the competition. Company holds credible as MVDA AND UP-RERA projects with all the legal procedures being double checked by the expert legal team of the company making all the transactions 100%, proofed, cross verified and secure for the customer before handing over the property to them.

Company embarked its journey as colonizers and made remarkable progress in the realty market and then ventured into constructions and building full-fledged projects. With 4 residential projects, the company has spread its wings to embellish a large part of the Heritage city- Vrindavan. It helped the company briskly move to become Heritage city- Vrindavan most trusted real estate company with more than loyal customers. Not many know this that despite being in Real estate business we have 40%, loyal and repeating customers who have bought multiple times from us in our various projects. That's a rare feat in a non-committed, disloyal and uncertain market of these times. Benefiting generations of investors Company has garnered the trust of investors that is unprecedented and unmatched.

At Company we believe in keeping pace with the last-changing technology and using modern present-day equipment to deliver the finest quality construction. A team of qualified professionals ensures to maintain an impeccable standard in designing and architecture to deliver only the best to our customers. The succeeding generation of the Directors- Mr Dashrath Gupta and Mrs. Seema Gupta are taking the company to towering heights with their innovative ideas and creative spirit, Knowing the importance customer service.



YAMUNA CITY



YAMUNA
CITY



About Our Project



YAMUNA CITY

Feed Spoilt for choices...

We will not only give you the top notch and top-quality construction along with best of amenities... but also give you ample number of Unit options to choose from. Pick a number that best favours your numerology. Go for an entrance that improves your success chances. Decide which view would you like to relish from your balcony with a cup of tea in your hands...

If you are choosy – we are a paradise for you!

It's a matter of prestige

It's not just your home – it's a matter of prestige.

It stands for everything that you are and you have achieved in life.

It is one thing that completes you.

Your address defines how people will address you!

It's a sign of prosperity and adds to your dignity.

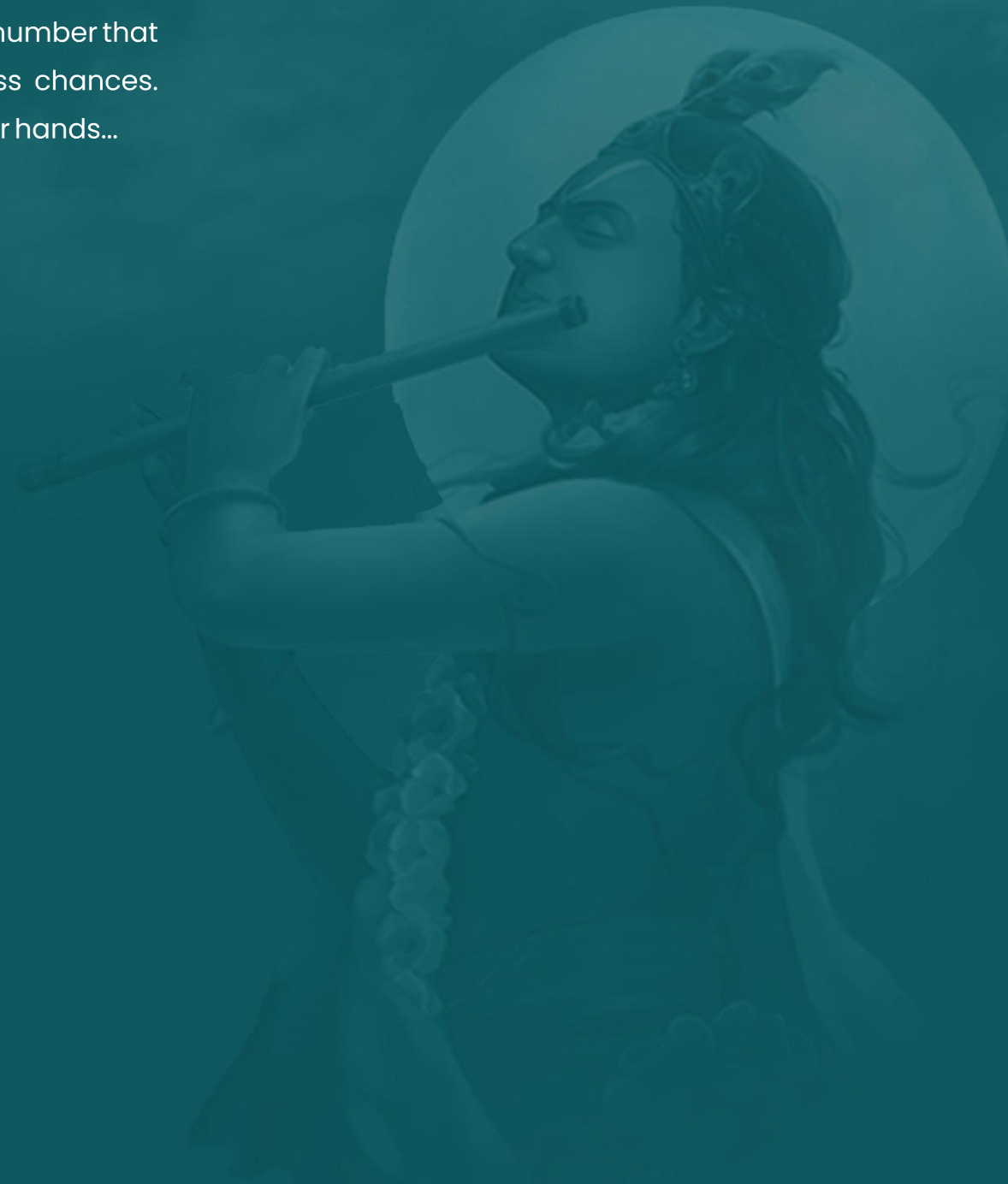
It's not just an entity ... It rather becomes your identity!

Hop, Skip & Splash

At Our Project YAMUNA CITY Every day is a Pool Day! Every day is a Cool day!

Enjoy a nice day in the pool to beat the summer heat, and take a nice sun bath when the season enters the winter!

A long stretch of Swimming Pool will have ample of space for all your whims and fancies.





YAMUNA CITY

Welcome to

Vrinda Apartment

अब आपका अपना घर , वृंदावन की भूमी पर ।



Vrinda Apartment

अब आपका अपना घर , वृंदावन की भूमी पर ।



YAMUNA CITY

SPECIFICATIONS OF UNIT

STRUCTURE

RCC flat slab structure with peripheral beams and infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements. The Structure has been designed to accommodate expansion on second floor

(Floor to Ceiling Heights) : 3.1 mts (approx)

LIVING / DINING AREAS, LOBBIES / PASSAGE

Flooring	Combination of Polished Indian and italian textured Tiles..
Wall Finishes	Royal Emulsion on Plaster + POP
Ceiling Finishes	Oil bound Distemper on Plaster + POP

BEDROOMS

Flooring	Combination of Polished Indian and italian texrured Tiles.
Wall Finishes	Acrylic Emulsion on Plaster + POP
Ceiling Finishes	Oil bound Distemper on Plaster + POP

KITCHEN

Flooring	Matt finished vitrified tiles 2' high ceramic tiles dado above counter
Wall Finishes	Oil bound distemper over plaster in remaining areas
Ceiling Finishes	Oil bound Distemper on Plaster + POP
Counter	Polished granite or Marble
Fixtures and Fittings	Modular factory-made cabinets, stainless steel sink and mixer of standard brands.
Gas Supply	Provision for PNG connection in future.

TOILETS

Flooring	Matt finished vitrified tile
Wall Finishes	Glazed / Matt finished ceramic wall tiles upto Dado level (approximately 2100mm). Oil bound Distemper on Plaster in remaining areas.
Ceiling Finishes	Oil bound Distemper on Plaster.
Sanitary Ware	Wash Basin and European Water Closet (EWC) of standard brands Basin Mixer, shower mixer / diverter with bath spout and overhead shower, health Faucet along with necessary angle valves etc. of standard brands.
C.P. Fittings and Accessories	All toilet floors provided with suitable and adequate water proofing treatment.

STAIRCASE

Flooring	Polished Indian Stone or granite on Treads, Risers and Landings. Stone to match surrounding lobby flooring.
Railing	Combination of Stainless Steel and wooden handrail.
Wall finishes	Shyne Emulsion on Plaster + POP.
Staircase Soffit	Shyne Emulsion on Plaster + POP.

ROOF

Pre-cast cement tiles / PCC finish over suitable waterproofing and insulation treatment

Add :- 100 FEET, DEVI-ATAS – VRINDAVAN, VIP ROAD, VRINDAVAN (MATHURA)

Vrinda Apartment

अब आपका अपना घर , वृंदावन की भूमी पर ।



YAMUNA CITY

1 BHK FLAT

DOORS

Main Entrance Door	Polished Hardwood frame with veneered flush door shutters.
Internal Doors	Polished Hardwood frame with veneered flush door shutters.
Hardware	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
Windows and external glazing	Powder Coated Aluminum Frame or uPVC frame windows with clear toughened glass.

EXTERNAL WALL FINISHES

External grade Anti Fungal / Anti Algal paint, from reputed makes and brands.

Sandstone cladding in selected areas as per elevation requirements.

ELECTRICAL

Fixtures and Fittings

Is Compliant Modular switches/sockets, Distribution Boxes and Circuit breakers from standard makes and brand.

Wiring

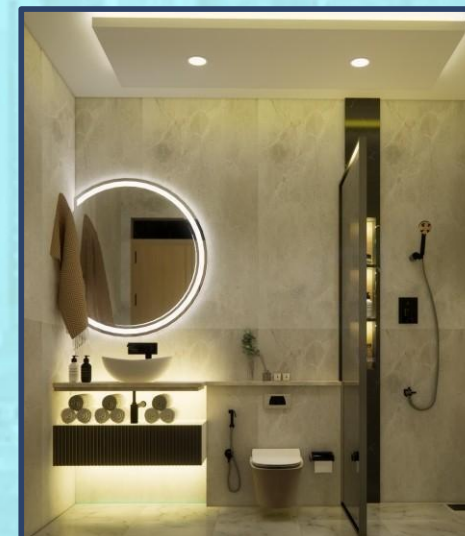
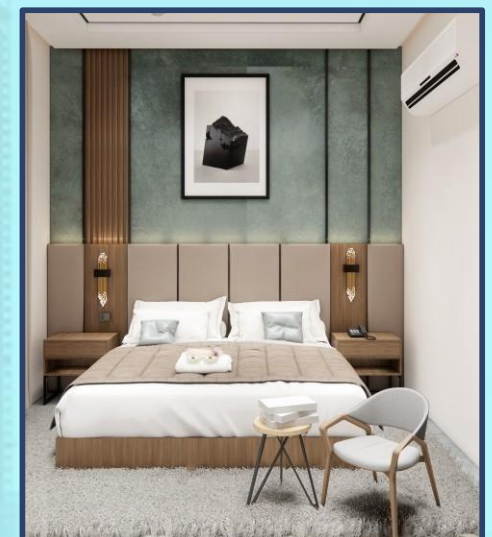
Is Compliant Copper wiring in concealed conduits Provision for CAT5 cabling for advanced power management systems Adequate provision for light points, fan points, receptacles and power points in all rooms. Electrical points for exhaust fans in Kitchens and Toilets.

PLUMBING

Is compliant CPVC water supply pipes with standard valves and accessories

Is compliant PVC waste pipes and traps

Adequate power back-up shall be provided





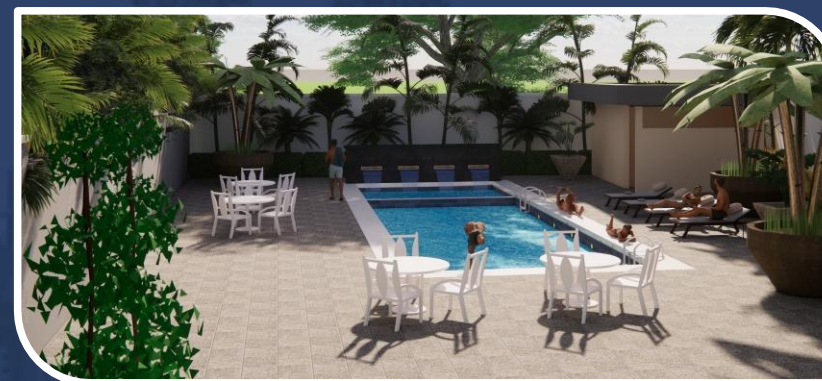
YAMUNA CITY

Vrinda Apartment

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UNIT PLAN **450** SQFT



PAYMENT PLAN

UNIT PRICE	₹38,25,000/-
BOOKING AMOUNT	₹5,00,000/-
WITHIN 30 DAYS OF BOOKING	25% (ADJUSTABLE BOOKING AMOUNT)
30 DAYS BEFORE 2 ND LUCKY DRAW-	25%
ON POSSESSION/ REGISTRY	50%

OR

50: 50 PAYMENT PLAN

*50% Amount OF THE UNIT PRICE at the time of Booking THAT IS ₹19,12,500/-and GET MONTHLY
RETURN OF ₹19,125/- PER MONTH*

AND REST 50% at the time of possession/ Registry

A.R. STARTS AFTER RECEIVING 50% OF THE PAYMENT

(ASSURED RETURN)

PRE LEASE GUARANTEE

RENT AFTER POSSESSION/ REGISTRY - ₹ 19,125/- PER MONTH

(THAT IS 6% OF THE UNIT VALUE)



1st DRAW Gifts

QUANTITY	CAR NAME	GIFT AMOUNT
1	TATA SAFARI	₹ 15,50,000.00
1	THAR ROXX	₹ 12,99,000.00
1	KIA SYROSS	₹ 8,99,000.00
1	HYUNDAI I20	₹ 7,04,000.00
1	MARUTI SUZUKI SWIFT	₹ 6,49,000.00
1	MARUTI SUZUKI CELERIO	₹ 5,64,000.00
1	MARUTI SUZUKI WAGON R	₹ 5,51,000.00
1	TATA TIAGO	₹ 5,00,000.00
1	RENAULT KWID	₹ 4,70,000.00
1	MARUTI SUZUKI S-PRESSO	₹ 4,26,000.00
1	MARUTI SUZUKI ALTO K10	₹ 4,23,000.00

2nd DRAW Gifts

QUANTITY	CAR NAME	GIFT AMOUNT
1	TATA CURVV	₹ 10,00,000.00
1	XUV3XO	₹ 8,00,000.00
1	HYUNDAI I20	₹ 7,04,000.00
1	MARUTI SUZUKI SWIFT	₹ 6,49,000.00
1	MARUTI SUZUKI CELERIO	₹ 5,64,000.00
1	MARUTI SUZUKI WAGON R	₹ 5,51,000.00
1	TATA TIAGO	₹ 5,00,000.00
1	RENAULT KWID	₹ 4,70,000.00
1	MARUTI SUZUKI S-PRESSO	₹ 4,26,000.00
1	MARUTI SUZUKI ALTO K10	₹ 4,23,000.00
129	GOLD COIN	₹ 90,000.00

Total Gifts- 150

Furniture Details

<i>Serial No.</i>	<i>Description</i>	<i>Quantity</i>
1	LED 32 inch	2
2	Sofa Set	5-Seater
3	Modular Kitchen	1
4	Bed with Mattress	1
5	Round Table with chairs	1
6	Wardrobe	1
7	Air Conditioner (1.5 TON)	2
8	Geyser	1
9	TV Panel	2
10	Mini Fridge	1
11	Induction and Kettle	1
12	Microwave Oven	1

Swimming
Pool



GYM
Facilities



Temple



Park



Yoga



Lift
Facilities



24X7
Security



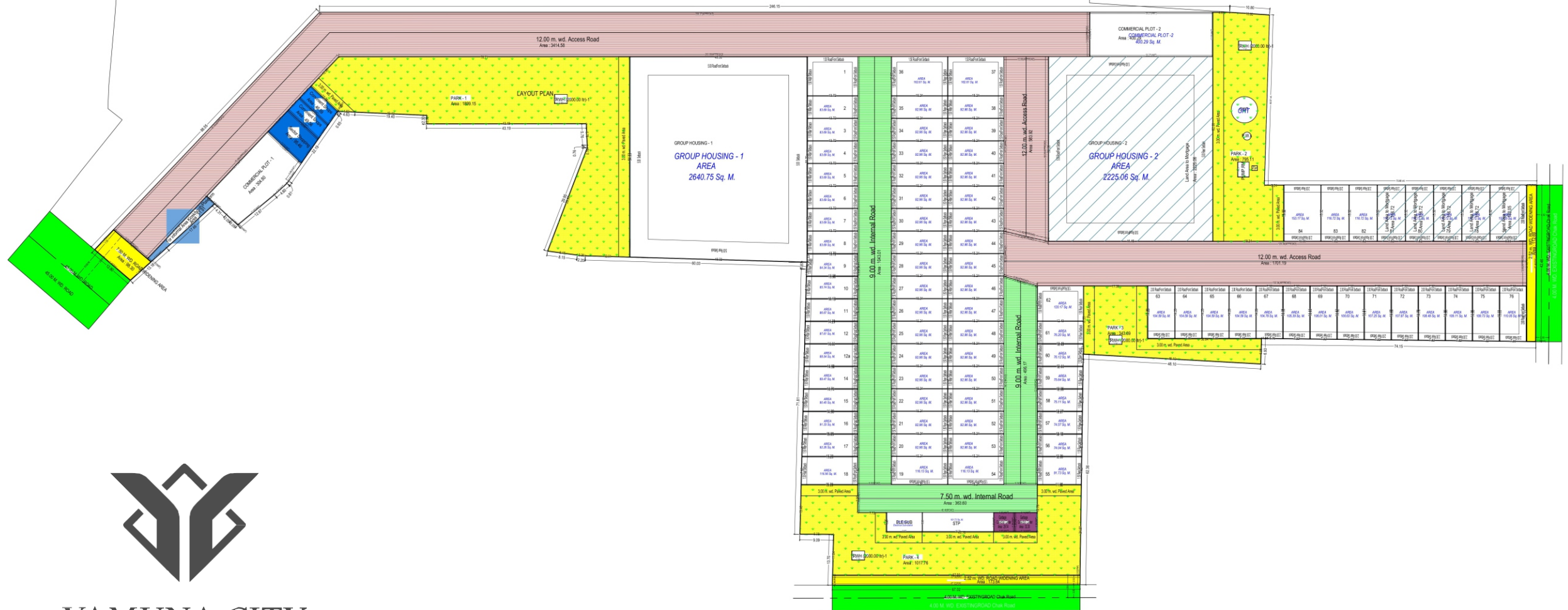
Power Backup for
Common Area
Lighting & Lift



OTHER'S LAND

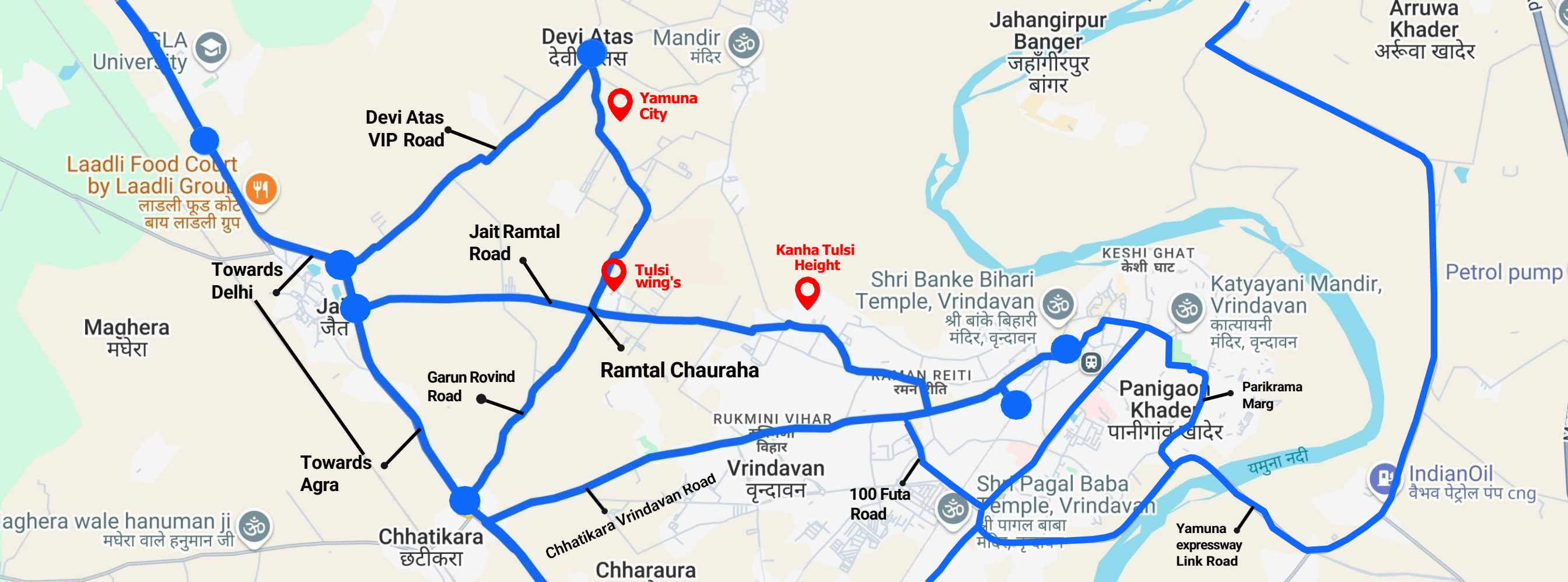
MORTGAGE PLOTS DETAIL:-

MORTGAGE PLOT No. = GROUP HOUSING - 2
77 TO 81, PLOTS - MORTGAGE PLOTS = 5 + GH-2
MORTGAGE AREA = 2843.99 Sq. M.



YAMUNA CITY

LAYOUT PLAN
(Scale - 1:500)



Thank You...

📞 **18001211101** 🌐 www.madhyamlands.com

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