




# RASA

ENCLAVE

A Place That Fits Your Life.





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Rasa Enclave is a thoughtfully planned residential enclave set within one of NCR's emerging urban ecosystems. Designed for families, professionals and future-focused investors, it's a place where life grows quietly, comfortably, and confidently.



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## The Idea Behind The Project

### *A Smarter Way to Live, Own & Grow*

Rasa Enclave brings back the clarity of plotted development - ownership, flexibility, and breathing space while embedding it inside modern infrastructure, connectivity and community planning. Every element here is designed to support how modern families live today while preparing them for tomorrow.

This is residential planning that understands balance between calm and connectivity, privacy and community, value and growth.

# The Project At a Glance

## Planned Living in a Well-Connected Location

Rasa Enclave is a plotted residential development spread **across 18 acres**, located within the **larger 45-acre strategically planned residential and industrial** development on **Palwal-Sohna Road (NH-919)**. Developed under **Deen Dayal Jan Awas Yojana (DDJAY-2016)**, the project offers government-approved freehold plots, designed for practical, low-density living.

The location offers strong regional connectivity with seamless access to **NH-44 (Delhi-Faridabad-Agra Corridor)**, Delhi-Mumbai Expressway, and KMP Expressway (Western Peripheral Expressway) - making movement across NCR efficient and straightforward. With organised internal planning, green spaces, and dedicated entry & exit points, Rasa Enclave brings together residential calm and everyday accessibility within a larger, evolving urban ecosystem.





**NH 919**  
**Sohna, Palwal** →

**RASA**  
**ENCLAVE**

Map not to scale

The location ensures smooth connectivity across NCR while maintaining a quieter residential environment away from congestion-heavy city centres.

## Location & Connectivity

### Well Connected with Ease of Access

Rasa Enclave enjoys excellent regional connectivity, ensuring smooth access across NCR while remaining away from high-density congestion.

Direct access to **NH-919 (Palwal-Sohna Road)** | Seamless connectivity to **NH-44 (Delhi-Faridabad-Agra Corridor)**

Proximity to **Delhi-Mumbai Expressway** | Easy access via **KMP Expressway (Western Peripheral Expressway)**

Future connectivity through the **proposed Faridabad-Palwal Metro**

**Key Distances**

Palwal main city **8km** | Palwal Railway Station **10km** | Sector 7, 8 & Huda Sector 2 **4-5km** | Prithla **7km**  
Faridabad **16km** | Sohna **20km** | Gurugram **36km** | New Delhi **40km**





## Why Rasa Enclave

### Regional Infrastructure Advantage

Located in **NCR's high-growth belt**, Rasa Enclave benefits from expressways, Haryana Orbital Rail Corridor (HORC) **connectivity and DMIC-led infrastructure development**, positioning it within

### Calm Living with Strong Connectivity

A peaceful residential pocket surrounded by **schools, healthcare and retail**, while remaining seamlessly connected to **Gurgaon, Faridabad, Delhi and Sohna**.

### Sustainable Demand Drivers

Proximity to an **industrial and commercial ecosystem** ensures consistent end-user demand, rental yields and resale liquidity.

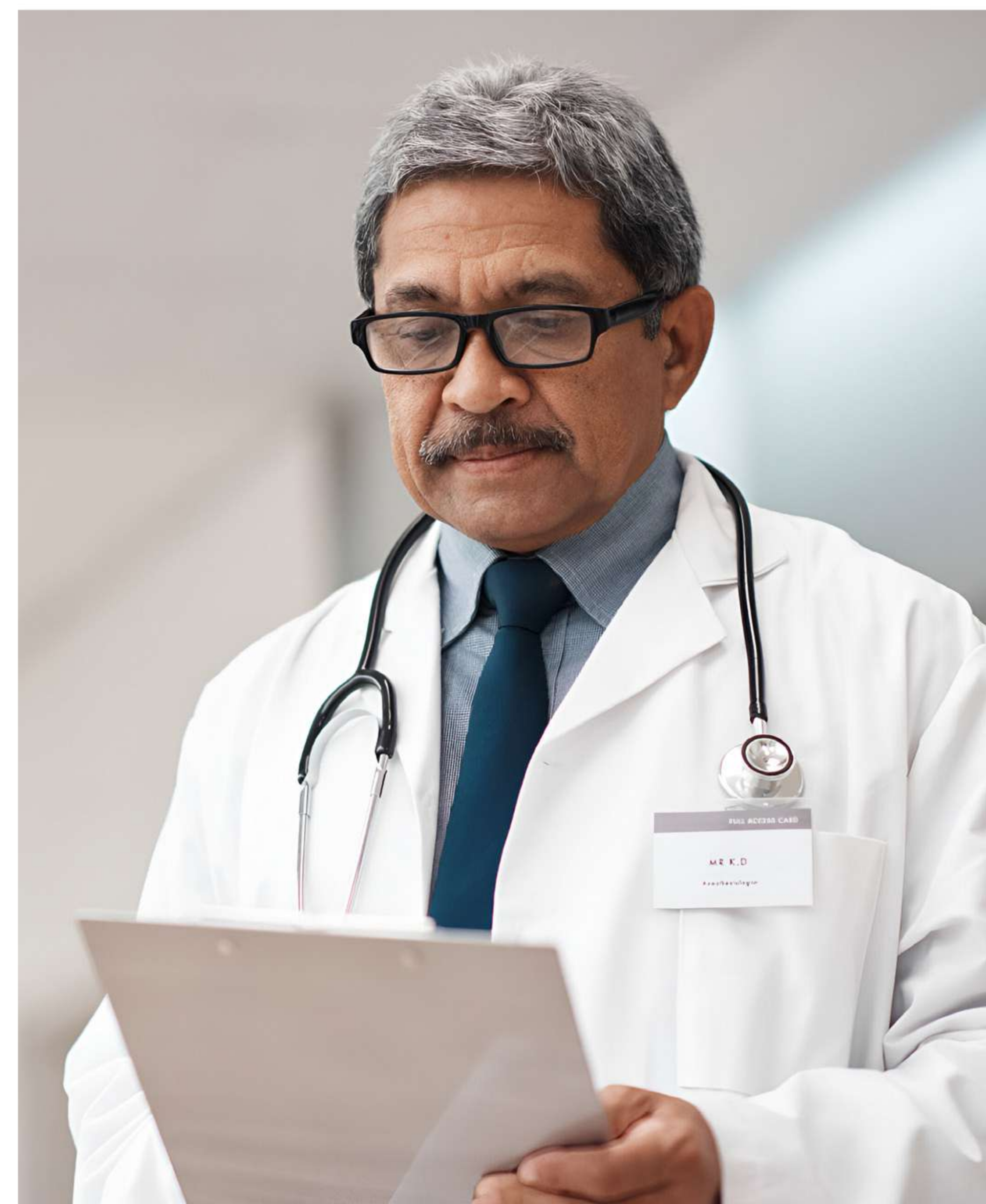
### An Advantage at Entry

Entry pricing is **~60% lower** than Sohna and **~30% lower than Palwal residential sectors**, creating headroom for appreciation as the neighbourhood matures.

## Built Around Everyday Needs

### Healthcare, Retail and Education

Everyday essentials are already in place around Rasa Enclave. From healthcare and education to shopping and daily conveniences, the surrounding area is supported by established social infrastructure ensuring ease of access and peace of mind for residents.





Tula Hospital, Palwal,  
120-bedded Super  
Speciality facility (8.5 Km)

Guru Nanak  
Hospital, Palwal  
(8 Km)

Park Hospital  
Faridabad (7 Km)

Sri Sathya Sai Sanjeevani  
International Centre for  
Child Heart Care & Research,  
Baghola, Palwal (11 Km)

Agrasen  
Multispeciality Hospital,  
Palwal (8.5 Km)

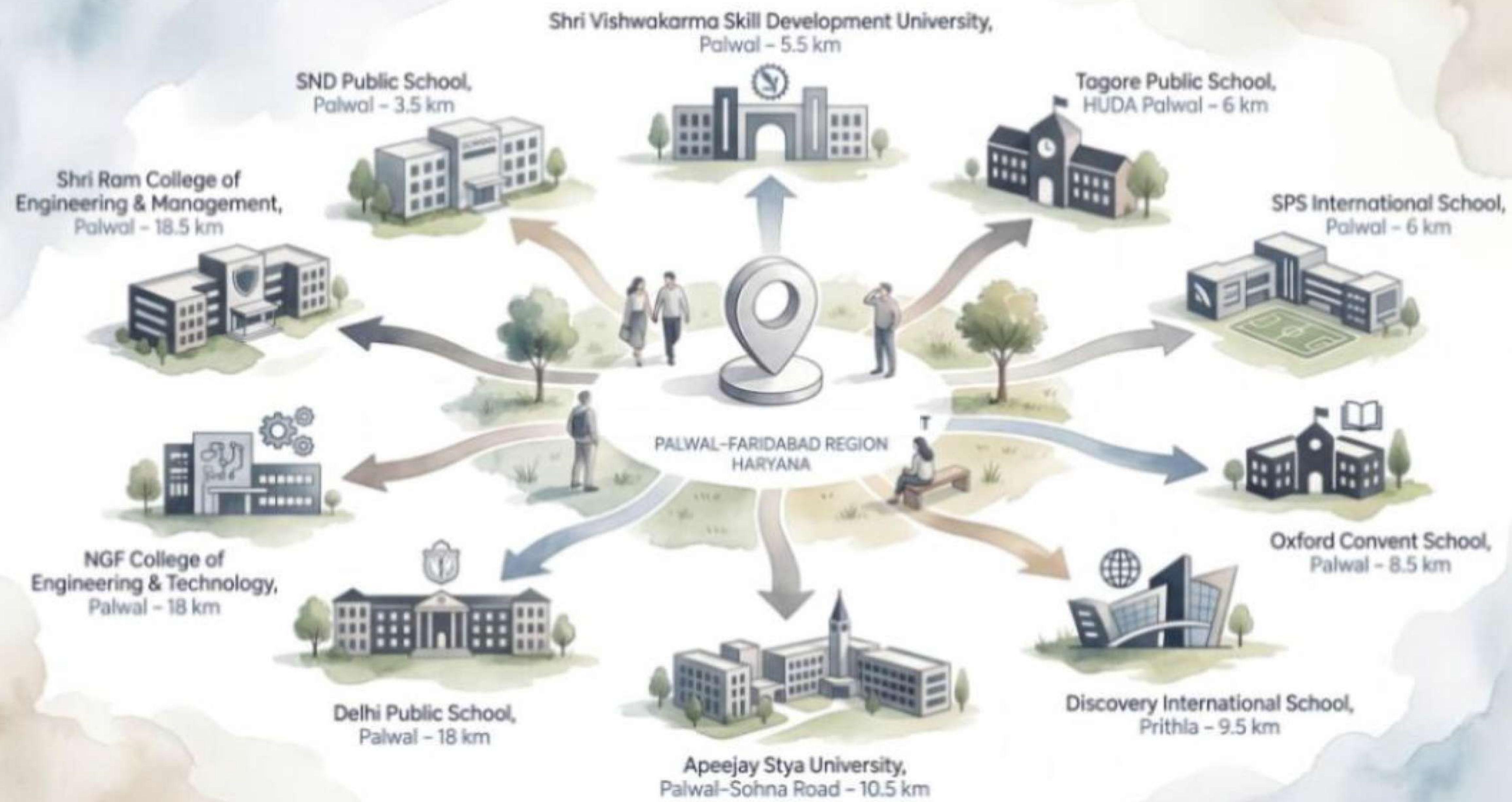
### Healthcare Access

A network of multi-speciality hospitals and medical centres within a short driving distance.

### Shopping, Retail & Daily Conveniences

Supermarkets, malls and essential retail destinations easily accessible from the site.





### Schools & Universities

Reputed schools and higher education institutions supporting long-term residential living.

# Strategically Positioned

Designed for the Way Different People Live

## Families

Everyday life stays simple with easy access to schools, healthcare facilities and daily conveniences within a calm, well-planned residential environment.

## Professionals & Commuters

Strong connectivity to industrial hubs and key corridors across Gurgaon, Faridabad and Delhi supports smooth and efficient daily travel.

## Holistic Living Seekers

A location that brings together connectivity, convenience, community and comfort without the pressures of dense urban living.

## Investors

Positioned in a growth zone with strong appreciation potential, rental demand and long-term value security.



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## Plotted Living

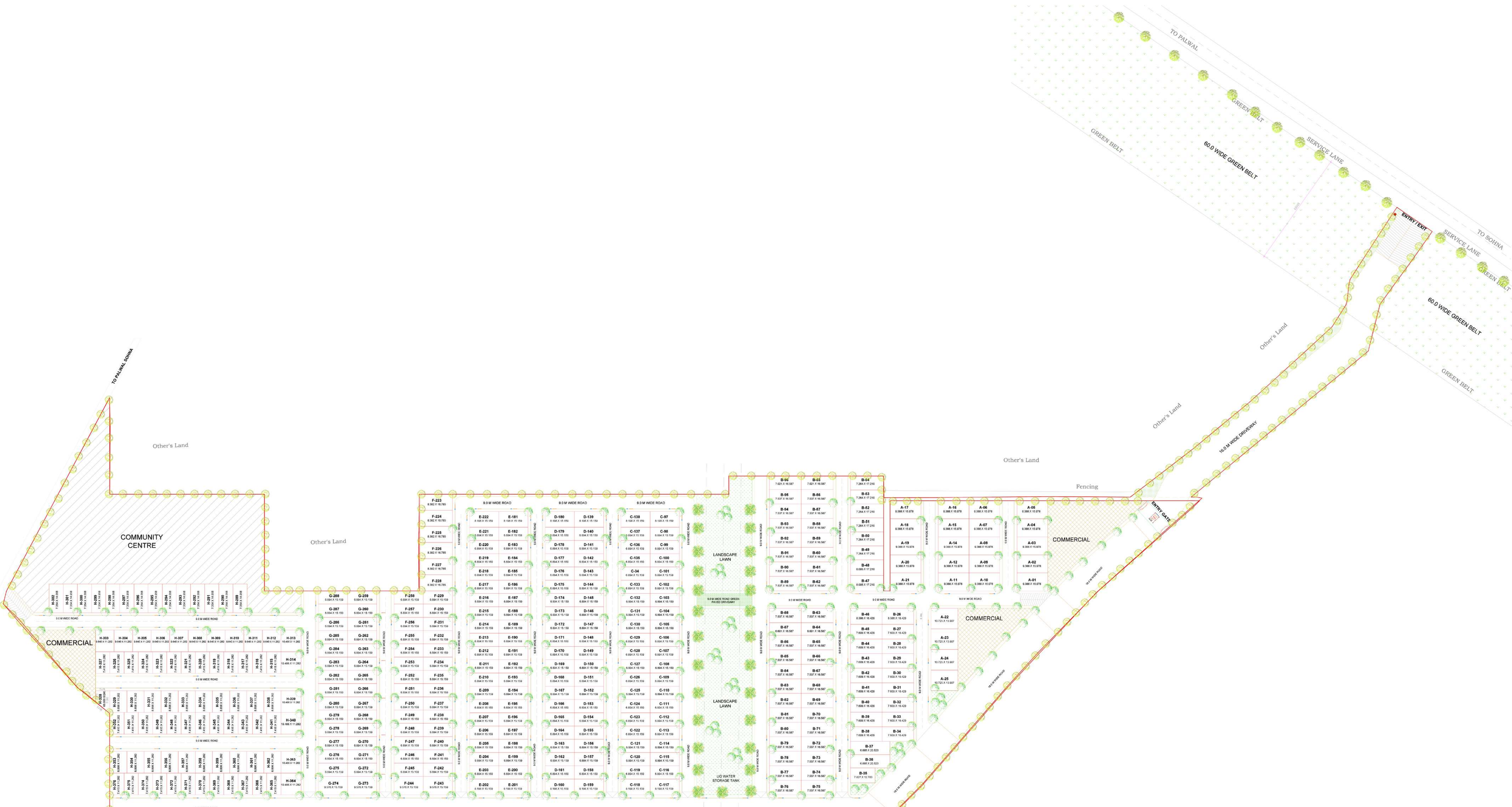
### Flexibility That Apartments Don't Offer

Rasa Enclave offers

375 residential plots, with sizes ranging from 79 to 179 sq. yards.

### Plotted development allows

flexibility to build at your own pace | control over design and future expansion  
clearer ownership and long-term asset value | It's residential ownership with freedom built in.



# Future-Ready Infrastructure

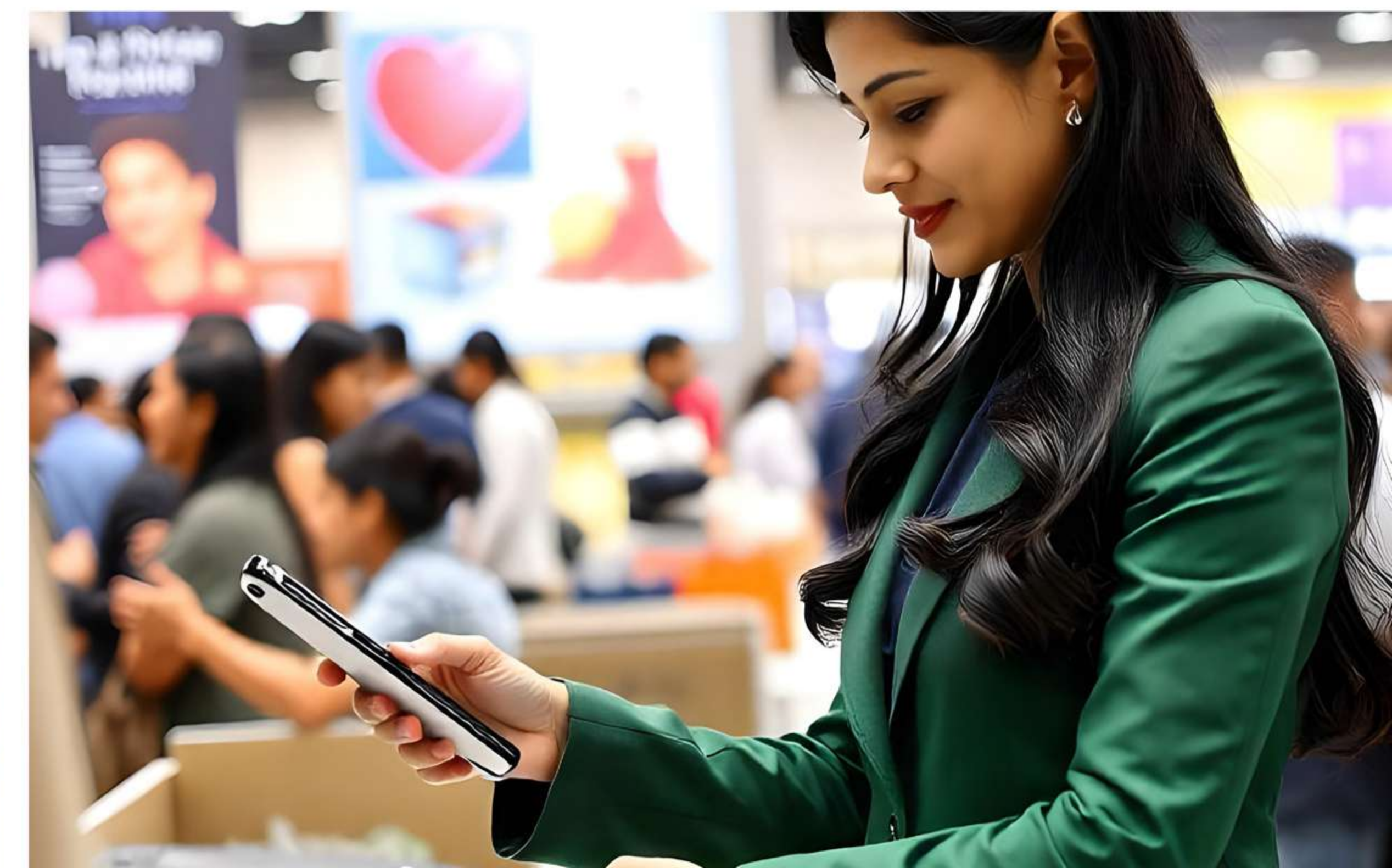
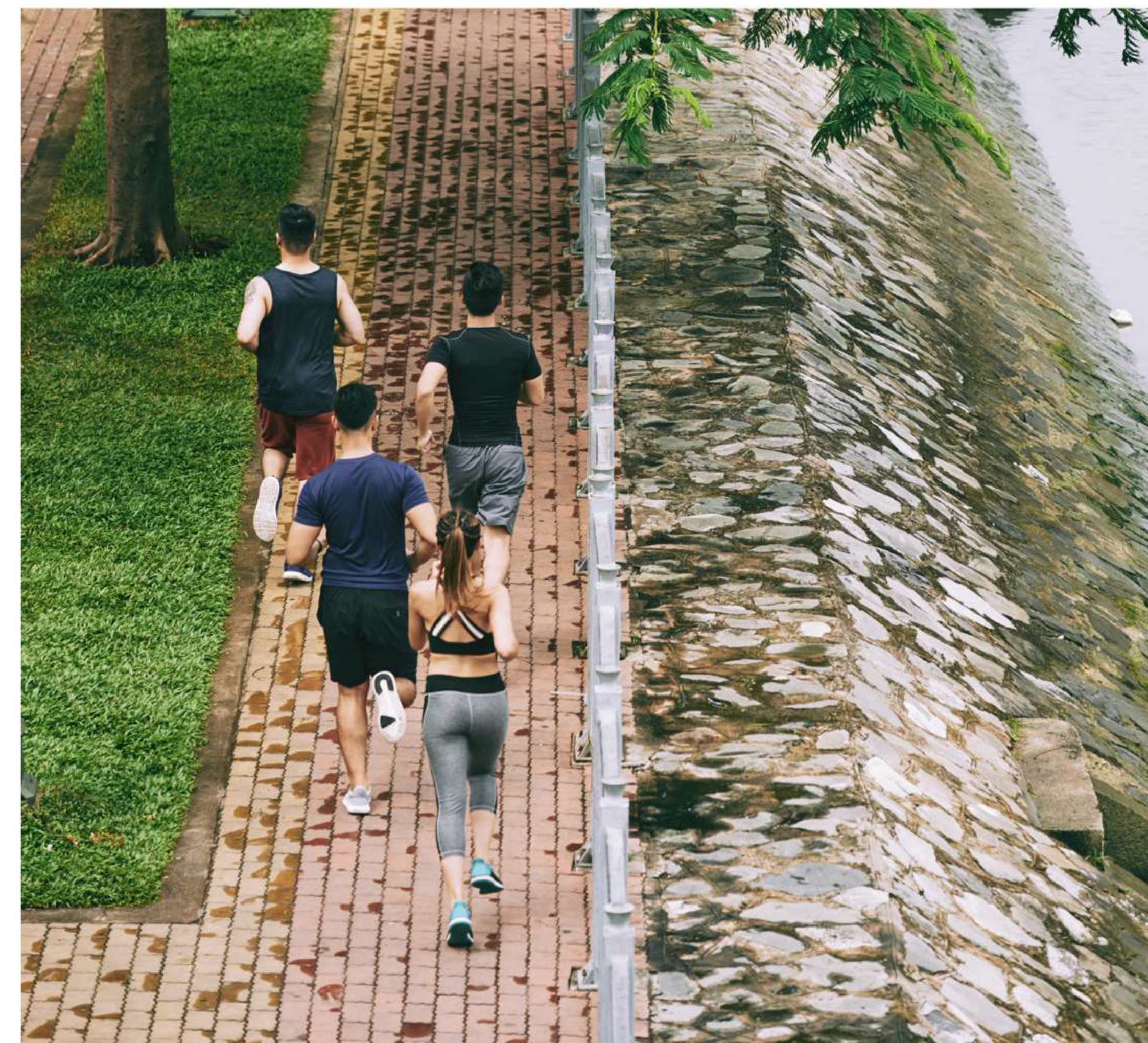
Planned for Everyday Living

Infrastructure Features

24/7 safety | Smart stormwater and micro-climate design

Pedestrian-friendly internal pathways | Green utilities with smart water management

Shop-cum-office (SCO) plots





## Lifestyle & Recreation

Landscaped Gardens | Kids' Play Areas | Leisure Zones

Outdoor Gym | Jogging Tracks Designed to Support Active | Balanced Routines.



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## The Community Clubhouse

Where Neighbours Become a Community

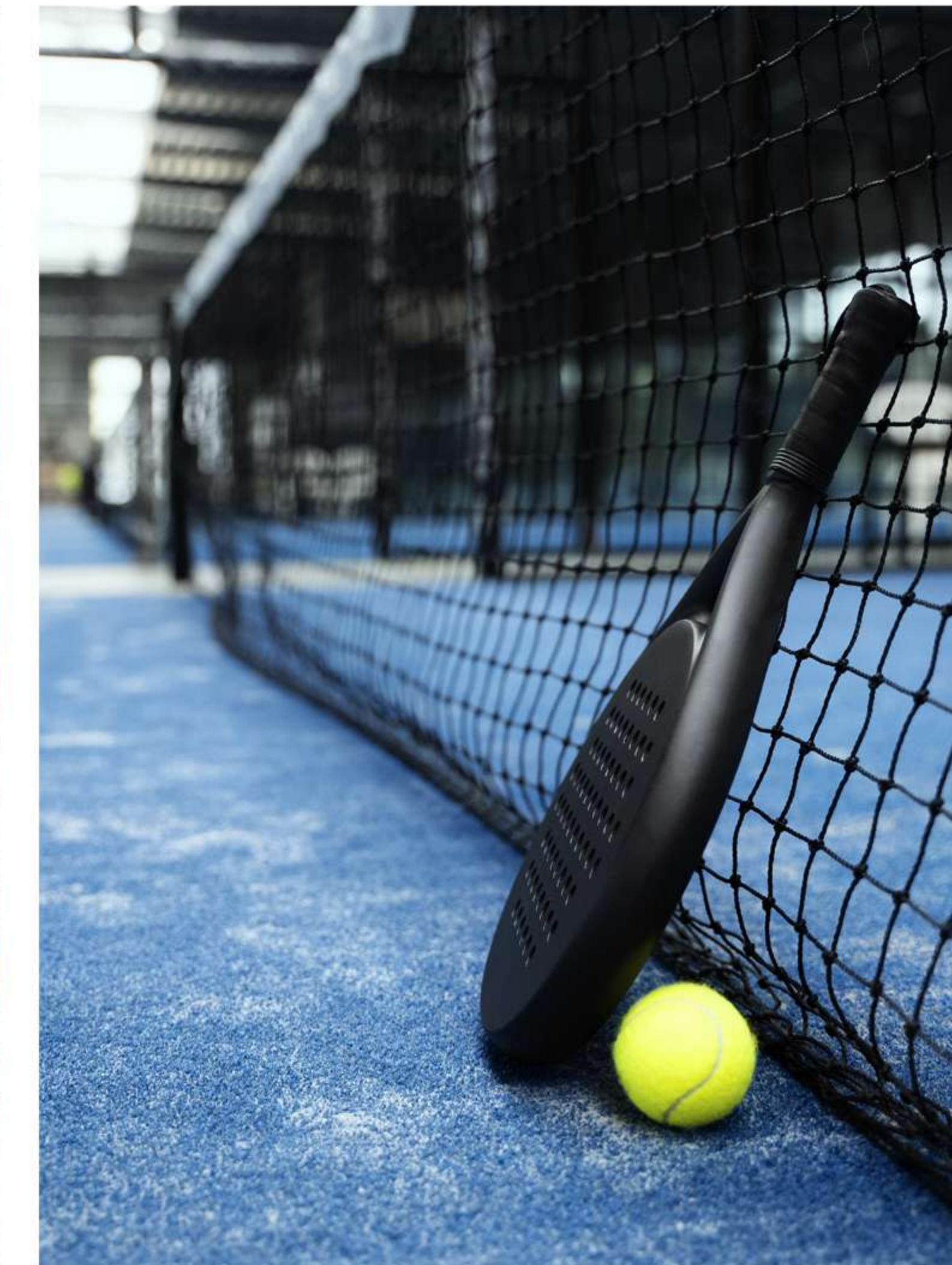
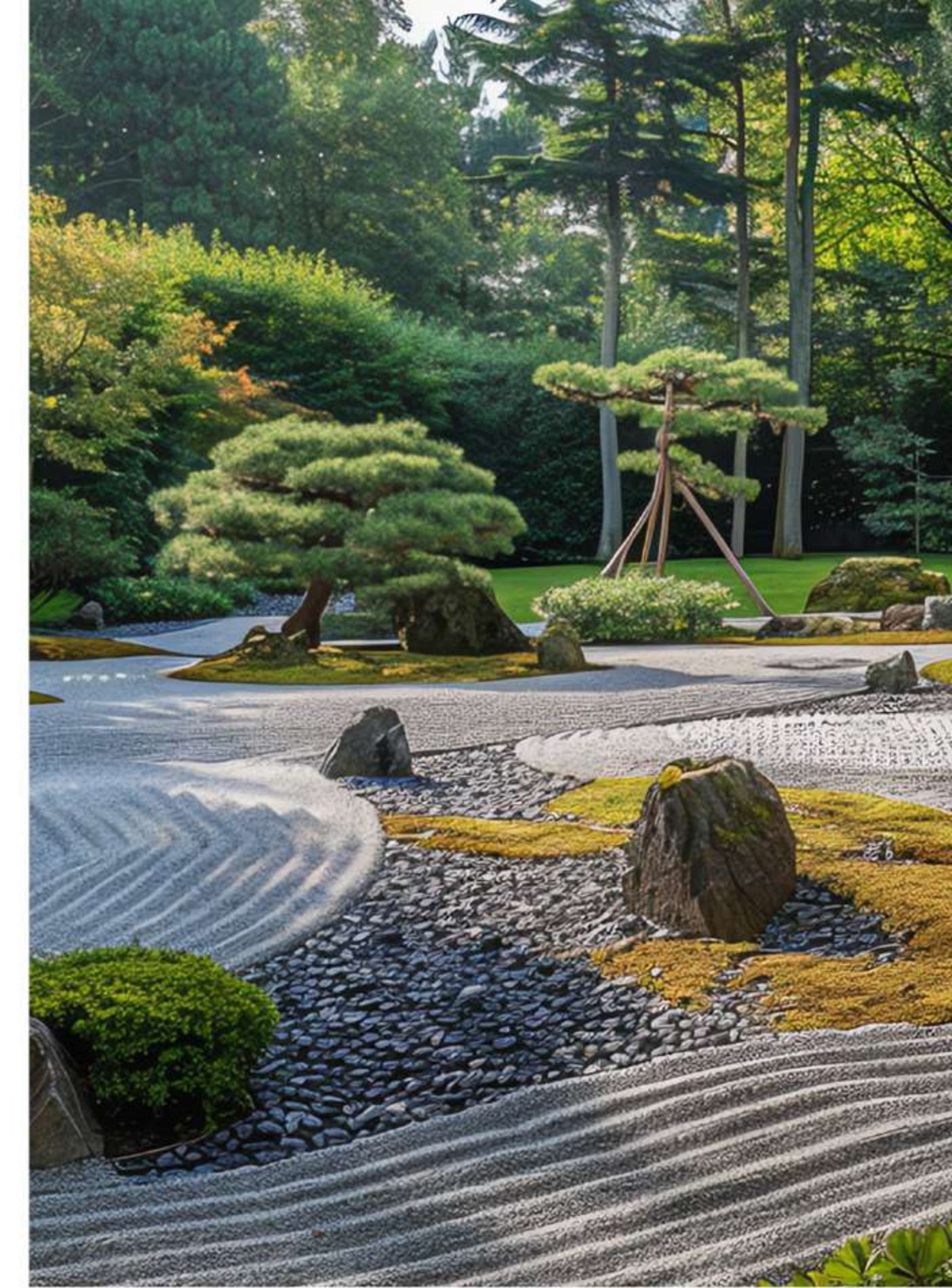
The clubhouse at Rasa Enclave is designed as a shared social heart supporting fitness, celebrations, work and leisure.

## Amenities & Facilities

Open air Gym | Zen Garden | Kids Play Area | Pickleball Court

Open-air Community Amphitheater | Celebration lounge & Banquet Hall

Because a great neighbourhood is built not just with homes but with shared moments.





## Built by YPG Group

YPG Group is one of India's fastest-growing real estate and infrastructure developers, with a diversified presence across **residential, commercial, industrial and logistics developments**. With a warehousing **footprint of 1.65 million sq. ft.**, the Group brings institutional scale and execution strength to every project it undertakes.

### Select Developments

**Titanium Tech Park, Bengaluru** Home to **Airbus's 650,000 sq. ft.**

**Global Capability Centre**, developed with Goyal & Co.

**Riviera UNO, Bengaluru** – A premium villa township spread across **12 acres with 137 villas**.

**Large-scale residential developments** delivering **1,500–1,600 homes** in the Bengaluru region.

**Commercial House VI, Ahmedabad** – Leased to **Adani Group and IndusInd Bank**.

**Temenos Business Park, Vadodara** – A key commercial and retail development.

Beyond real estate, YPG Group's legacy in FMCG manufacturing, packaging and trading adds depth in supply chains, operations and scalability - strengthening its ability to create future-ready assets. YPG Group builds with a long-term view - developing spaces that remain relevant, functional and valuable over time.

## Key Clientele

**AIRBUS**

 Nelson Global

*IndusInd Bank*

*Godrej*

**S&P Global**

**DELHIVERY**

**adani**

 **SWIGGY**

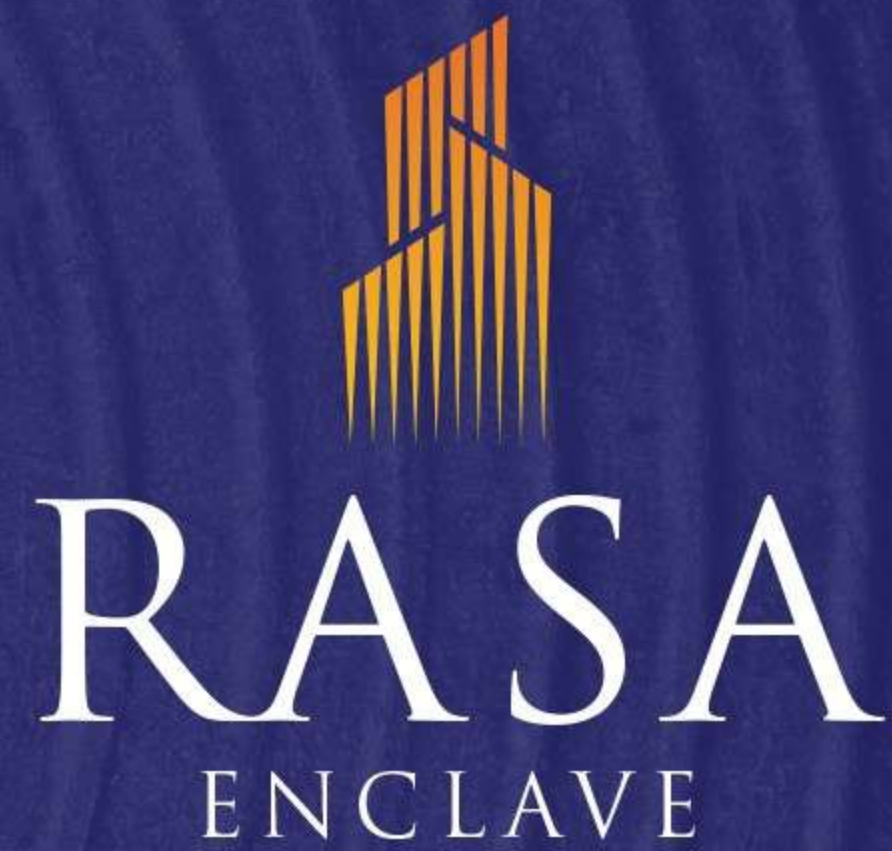
 **healthPRIME**

**apollo**  
TYRES

  
VRL LOGISTICS LTD

**Flipkart** 





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Trusted by Leading Organisations

A Residential Decision Backed by Logic Rasa Enclave brings together location, infrastructure pricing advantage and future growth in a format that allows flexibility and long-term value creation. It's not just about where you live today. It's about where the region is headed next.