

# ELIXIR

PRANA TOWNSHIP

*Live in Nature's Rhythm*



1<sup>st</sup> RERA Approved Township on Delhi-Dehradun Expressway

TODAY

A PLOT OF LAND  
A WORLD OF POTENTIAL

TOMORROW

A THRIVING COMMUNITY  
A LIFETIME OF MEMORIES



Ganeshpur, Uttar Pradesh

# NCR ME POLLUTION KHAREED RAHE HO?

NCR

AQI 300+  
HAZARDOUS



ENDLESS TRAFFIC



POLLUTED AIR



CONCRETE JUNGLE



HEALTH RISKS



STRESSFUL LIFE | HEALTH RISKS | NO NATURE  
HIGHER COST OF LIVING | LOW QUALITY OF LIFE

VS

AQI 50  
GOOD



FRESH & CLEAN AIR



SHIVALIK HILLS VIEWS



GREEN & PEACEFUL  
ENVIRONMENT



HEALTHY &  
BETTER LIFESTYLE



HEALTHY LIFE | PEACE OF MIND | CLOSE TO NATURE  
BETTER LIFESTYLE | HIGHER FUTURE VALUE

SHEHAR SE DOOR NAHI, SHOR SE DOOR HAI.



THE LOCATION

# LOCATION JO DUBARA NAHI MILEGI



Ganeshpur, Uttar Pradesh  
30.1360948, 77.8633780



Delhi  
1.5 Hours via Expressway



Dehradun  
15 Minutes

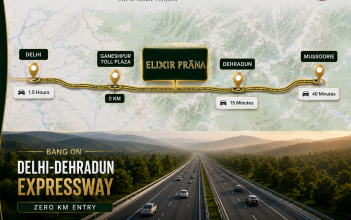


Mussoorie  
40 Minutes



Bang On Delhi-Dehradun Expressway  
Zero KM Entry

ELIXIR  
PRANA TOWNSHIP  
*Live in Nature's Rhythm*



PAHAD AUR SHEHAR DONO PAAS



# Why Elixir Prana?



62+ Acre  
Integrated Township



1st RERA  
Approved on Corridor



17,000 Sq Yd  
Oxygen Park



80ft Wide  
Spine Road



Rajaji Green Belt +  
Shivalik Views



Clubhouse, Sports,  
Yoga Lawn

# Township Planning



## ARRIVAL GREENS

Entry Level  
40,000 /sq yard



## HABITAT GREENS

Family Living  
Park & Club Near



## PREMIUM GREENS

Luxury Plots  
Expressway Facing



Central 3.5 Acre Oxygen Park

Every plot 5 min from Park



# 3.5 Acres of Pure Oxygen



500+ Trees -  
Neem, Arjun, Ashoka, Mango



Ayurvedic &  
Medicinal Plants



Walking Track |  
Yoga Lawn | Meditation Zone



NCR AQI 300 | Elixir AQI 50

*Bachho ko **Oxygen** do,  
Pollution nahi*

## 17,000 Sq Yd RESERVED FOR NATURE



# Amenities

## That Define Luxury



Clubhouse with  
Gym & Pool



Sports Zone -  
Badminton, Tennis, Kids Play



Yoga &  
Meditation Lawns



Nature  
Walking Trails



24x7 Security | CCTV |  
Gated Township



CLUBHOUSE WITH GYM & POOL



SPORTS ZONE  
Badminton, Tennis, Kids Play



YOGA &  
MEDITATION LAWNS



NATURE  
WALKING TRAILS



24x7  
SECURITY



CCTV  
SURVEILLANCE



GATED  
TOWNSHIP

# Own Your Piece of Nature

|  NEIGHBOURHOOD  | PLOT SIZE                                        | RATE  |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------|
|  Arrival Greens | <b>272</b> sq yards                              | ₹40,000 /sq yd                                                                           |
|  Premium Greens | <b>272 &amp; 500</b> sq yards                    | ₹40,000 /sq yd                                                                           |
|  Habitat Greens | <b>500 to 1400</b> sq yards<br>with private park | ₹40,000 /sq yd                                                                           |

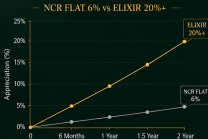
  Pre-Launch Price. Launch pe ₹5,000/sq yd increase 

# Asset Banega, Liability Nahi



## INVESTMENT EXAMPLE

|            |                        |
|------------|------------------------|
| Plot       | 272<br>sq yd           |
| Rate       | ₹35,000<br>Sq Yard     |
| Investment | ₹35,000<br>per Sq Yard |



## 2 YEAR PROJECTION



Appreciation  
20%/yr =

₹1.37 Cr



Rental  
Income =

₹14 Lakh



Total  
Gain =

₹59 Lakh



NCR me **EMI** do, Yaha **Income** Lo



# NCR vs ELIXIR PRANA



| Point                                                                                          | NCR ₹1.5 Cr Flat | Elixir ₹95L Plot |
|------------------------------------------------------------------------------------------------|------------------|------------------|
|  Air Quality  | AQI 300          | AQI 50           |
|  Green Area   | 0.5 Acre Park    | 3.5 Acre Park    |
|  Appreciation | 6-8%             | 15-25%           |
|  Rental       | ₹25K             | ₹60K             |
|  Lifestyle    | Concrete         | Nature + Club    |



LAST CHANCE

₹34,999

# Pre-Launch Price Khatam Hone Wala Hai



TODAY

₹34,999

/sq yd



AFTER LAUNCH

₹39,999

/sq yd



272 Gaj Par

₹13.60 Lacs

ki Bachat



Site Visit Book Karein Aaj



# ELIXIR PRĀNA

Visit Today, Own Tomorrow



+919873378592



Delhi-Dehradun Expressway Near Ganeshpur Toll Plaza



[www.elixirprana.co.in](http://www.elixirprana.co.in)



[info@elixirprana.co.in](mailto:info@elixirprana.co.in)

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