



Why Solitairian City?

- 100% Paid Up Land
- 3 Side Open Project
- Near Noida Airport Jewar
- 1 Min From Buddha International Circuit
- Awarded Best Project on Yamuna Expressway By Builder Council Of India
- Greenest Location of Delhi NCR
- Award Winning Developer - Dev Sai Group
- 309 meter from F1 track
- Nearby galgotias university , Noida international university , Gautam buddha university

Noida set to become toy manufacturing hub, 134 companies to invest Rs 410 crore

According to Yamuna Expressway Industrial Development Authority (YEIDA) officials, the toy factories will provide permanent jobs to 6,157 people



134 companies acquire land in Noida's Toy Park

With a total of 134 big industrialists having acquired land at Noida's Toy Park to set up their factories at the cost of Rs 410.13 crore, the industrial town in Gautam Budh Nagar district of Uttar Pradesh bordering Delhi, is poised to become a major manufacturing hub of toys in India with enough potential to challenge China's booming toy industry.

Major national companies that have acquired land at the Toy Park are: Fun Zoo Toys India, Fun Ride Toys LLP, Super Shoes, Ayush Toy Marketing, Sunlord Apparels, Bharat Plastics, Jai Shree Krishna, Ganpati Creations and RRS Traders.



Factories to provide permanent employment to 6,157 people



According to an estimate, India's toy industry will be worth Rs 147-221 billion by the year 2024, given the fact that the demand for toys in India is rising at a faster pace compared to the global rate. Against the global average of the demand for toys increasing annually by five percent, India's demand is rising by 10-15 percent. However, the fact remains that India currently exports toys worth Rs 18-20 billion only annually due to the presence of the vast majority of manufacturers in the unorganised sector. India is also unable to compete with foreign players in toy business due to the higher cost of its products compared to theirs, owing to its whopping manufacturing cost.

Cheaper & more durable Indian toys to replace Chinese toys

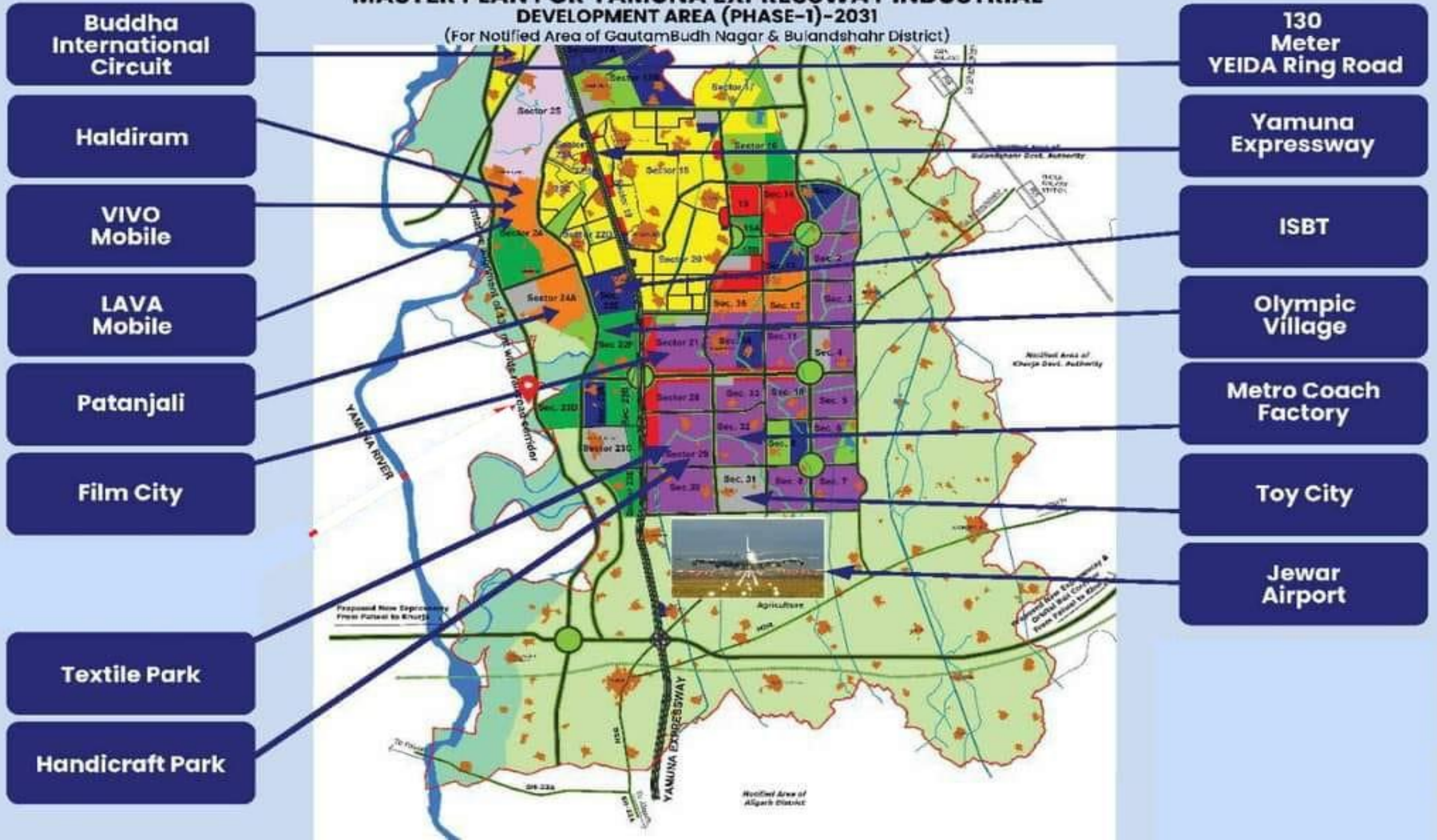
According to people, the demand for Chinese decorative lights and Lord Ganesh's and Goddess Lakshmi's idols has dropped sharply in the recent past during the festival of lights (Diwali) because better quality, cheaper and durable indigenous products are available now.

So, the day is not far away when small children will be seen playing with toys made in Noida, instead of Chinese toys.



MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE-1)-2031

(For Notified Area of Gautam Budh Nagar & Bulandshahr District)



PARI CHOWK
13 KM

DANKAUR

KASHIRAM
MULTI SPECIALITY
HOSPITAL

NIGHT SAFARI

SUPERTECH
UPCOUNTRY

GALGOTIA
UNIVERSITY

GAUTAM BUDDH
UNIVERSITY

NOIDA INTERNATIONAL
UNIVERSITY

JAYPEE
AMAN

INDIAN OIL
PETROL PUMP

GAUR
YAMUNA CITY

JEWAR INTERNATIONAL AIRPORT
25 MINS. DRIVE

→ ACRA →

← NOIDA ←

YAMUNA EXPRESSWAY

→ AGRA →

AMRAPALI
ROYAL CITY

EARTH
COMMERCIAL

NIIT
8KM

STELLAR

PANCHSHEEL
ROYAL CITY

AMR

COSMIC
CORPORATE PARK

SEC-CHI 5
GR. NOIDA

WTC
7KM

Jaypee Greens Sports City North

BUDDH
INTERNATIONAL
CIRCUIT
ENTRY GATE

PETROL
PUMP

Jaypee Greens
Sports City

F1 Track

URBANA

BUDDH
CIRCUIT
STUDIOS

SPEEDWAY
AVENUE

EASTERN EXPRESSWAY

KOVE

BOUGAIN
VILLA

BOUGAIN
VILLA

BEETLE
LAP

KASSIA

PRESIDENT
INFRASTRUCTURE

GREEN CREST
HOMES

PETROL
PUMP

Golf Course

CRICKET
STADIUM

UDAAN

BOULEVARD
COURT

BUDDH
CIRCUIT
STUDIOS-II

NATURE
VUE

COUNTRY
HOMES

KROWNS

ORIS
GREEN WAY

SUPERTECH
GOLF COUNTRY

LOTUS CITY

OASIS GRAND
STAND

NIMBUS

SUNWORLD
CITY

ECNON

ATS

SRV
VALLEY

AJNARA
PANORMA

BLUE TOWER

MAHAMAYA FLYWAY

← SEC. 37 ←

→ KALINDI KUNJ →

Map Not to Scale

Solitairian city



DEV SAI
INFRA LLP

LUXURY
HAS A NEW ADDRESS

2BHK • 3BHK • 4BHK • VILLAS

Price Starting @51 Lakhs*

SOLITAIRIAN
CITY

PROJECT MANAGEMENT CONSULTANT: DEV SAI GROUP

JAYPEE SPORTS CITY, YAMUNA EXPRESSWAY
RERA NO. UPRERAPRJ6887



Booking Starts @
₹51
THOUSAND ONLY*

Say *yes*
to
Luxurious Home

Just **309** mtrs
from **F1 TRACK**

1/2/3/4 BHK APARTMENT & VILLAS

Yamuna Expressway, Sport city



SOLITAIRIAN
CITY CENTRE

Unbeatable Location | Unbeatable Price
Ready to Shift your Office
Immediate Registry | Immediate Possession



www.solitairian.com

SOLITAIRIAN
CITY CENTRE
Knowledge Park III, Greater Noida.



BEHIND EVERY
SUCCESSFUL **BUSINESS**
THERE IS AN **ADDRESS.**

SPACE OWNED BY



& MANY MORE

RETAIL SHOPS | BANK SPACE | RESTAURANTS | FOOD COURT
BANQUET HALL | CINEMA | HYPER MARKET | FLEA MARKET