



DILLI VAASTM

Your city, Your home.

*Modern living for everyone in
Smart City,
Dwarka Extn, New Delhi*



A Unit of ReinfoTech Estates Pvt. Ltd.

**Land Pooling Policy Regulations
Approved by DDA & UD Ministry**







Welcome to

DILLI VAASTM
Your city, Your home.

Dilli Vaas a unit of ReinfoTech Estates Pvt. Ltd. is the creation of Real Estate Professionals with diverse experience who have come together to deliver a world class product. Be a “Dilli-ite” and buy your dream home in Dilli in the upcoming smart city L Zone, right next to Dwarka.

Located in the most premium location, Dilli Vaas provides a golden opportunity to buyers and investors with attractive payment plans.

Residential units of Dilli Vaas, meet the needs and requirements of present generation without compromising the future of coming generations.

We are creating real estate assets in the strategic locations of the city with perfect scalability to provide the apartments of international standards in reasonable price.

Don't miss this golden opportunity to avail the maximum benefits as the early investor. Join us and be the part of infrastructural reform.





Exclusive House. Rejuvenating Outdoor, Fascinating Indoor.

The main aim of our company is to delight customers by providing quality life spaces in reasonable price.

However the core objective of Dilli Vaas is to create a real estate development business, which provides world-class real estate assets while maximizing the financial returns for the buyers.

In India, buying residential property is an emotional as well as big financial decision and due to that we are providing the range of best residential units to facilitate the buyer's decision-making process. The fundamental pillars of our projects are; quality, trust and experience.

Your comfort is our top most priority. Be it 2 BHK, 2-1/2 BHK, 3 BHK or 3 BHK+servant we always make sure that our buyers will feel good for the price, interior designing and amenities of apartments. For us every project is unique and due to that we always try to create dream project. All our residential units have world class amenities, attractive dining room, living room, spacious balcony and more. With the help of skilled interior designers and renowned architects we have bring all the necessities near to you.

NEW DELHI MDP 2021

KNOW THE MASTER PLAN DELHI 2021

Till now development in Delhi has been regulated by large scale land acquisition Development & Disposal policy dated 02.05.1961 DDA was assigned to develop the land according to the need but land acquisition and planned development have not kept pace with the increasing demands. The process of acquisition is challenged by the land owners due to low compensation than the market value as a result unauthorized colonies mushroomed and people were forced to live in unauthorized colonies where the land use is still agriculture.

The government has realized these facts government has released the new circular called land pooling policy through extra ordinary gazette bearing S.O. 2678 dated 5th sept 2013 for mass housing scheme superseding the DDA's land acquisition development & disposal policy dated 02.05.1961 under chapter 19 of MDP 2021 by virtue of this notification DDA's role as the only nodal agency authorized to acquire land to facilitate the housing needs/commercial needs in Delhi has been curtailed and for the first time in Delhi DDA has been kept away from the process of land acquisition and private builders/farmers/societies have been allowed to come forward and buy or assemble the land in notified zones and in designated pockets which are meant for residential use.

The Government has realized these facts and notified a new plan known as MDP 2021 vide Gazette Notification No. SO 141 dated 07/02/2007 the plan focuses primarily on optimum utilization of available resources both public and private in land assembly and housing for the first time in Delhi DDA has been kept away from the process of land acquisition and private builders/farmers/societies have been allowed to come forward and buy or assemble the land in notified zones and designated pockets which are meant for residential use.

As per provision of land pooling policy which is part of MDP 2021 development in urbanisable area of planning zone J, K-1, L, N and P-11 is to be taken up through the concept of land pooling policy wherein land parcels owned by the societies/individuals/group of owners are legally consolidated by transfer of ownership rights to the DDA which later transfer the 60% land to land owner in case of more than 50 acres land holding and 40 % if land is 5 acres to 50 acres for undertaking the development as per the norms of mass housing.



BUILDING AROUND OUR RICH HERITAGE, NOT OVER IT

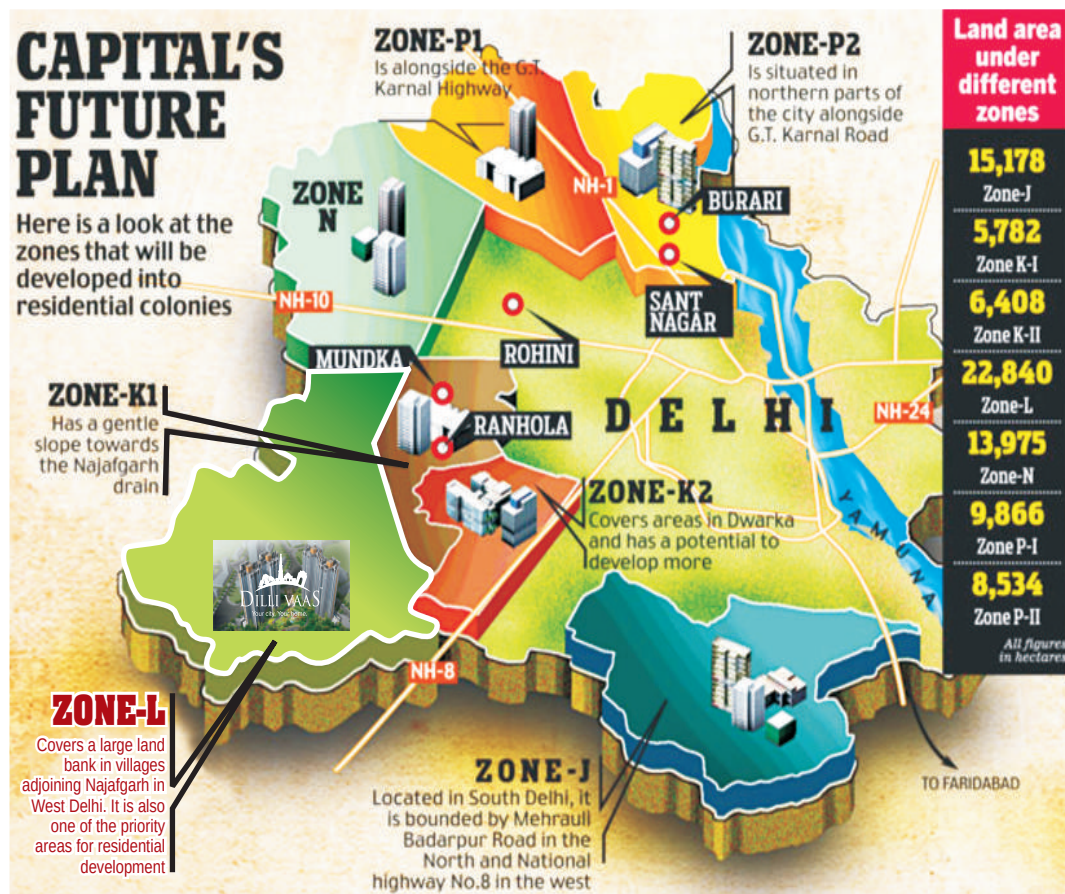
"MDP 2021 wins the ISOCARP award
2008 for urban planning."

***Citation by ISOCARP on
award to the MDP 2021***

"DDA has created the land pooling cell and issued the public notice on 29th of January 2014 inviting the public suggestion wrt frame work formulated to facilitate the land transfer process to society/land owner. since the 30 days time already over, government may announce the formal notice any time after that land surrender process will take place. six month time is expected to get back the developed land through land transfer certificate (LTC) with five years validity time for completion of project in all respect."

CAPITAL'S FUTURE PLAN

Here is a look at the zones that will be developed into residential colonies



Zone -wise Analysis For Development Under Land Policy

map showing zones of the urban extension

As per the MDP 2021 and ZDP'S the zones in the urban extension are planned for additional 48 lakhs population at city level density of 250-300 pph (i.e., gross residential density approx. 500-600 pph) which requires development of 20000-22000 ha. (200-220 sq. km) of land by 2021 however since the land policy stipulates a gross residential density figure of 800-1000 pph (which is exclusive of EWS population). the land requirement to achieve the targeted population at these densities would be lessor (almost less than half) than originally envisioned in the ZDPs. this fact is in line with the existing ground realities in these zones due to unauthorized developments. a large portion of the land available in the urban extension has been development as unauthorized colonies and lost to a few recent decisions of DDA including the regularization of farmhouses, motel policy, regulation of social educational and religious institutes in rural areas. plans to regularize godowns, warehouses and banquet halls etc. in view of these facts the zone wise analysis as per respective ZDP's is proved as follows:

THE MEGA CITY STORY

- All zones to be developed as integrated townships with abundance of greens.
- 4 new university campus contained in MDP 2021 in the new zones.
- 200 herctares of international class sports complexes.
- Integrated office complex in each zone.
- New norms for commercial re-development of industrial areas and development of hospital industry.

ZONE WISE DISTRIBUTION OF LAND

Sr. No.	Location of Zone	Name of Zone	Area In Hectare	Residential
1.	North Delhi Zone	P-II	8534	3293
2.	North West Delhi	Zone N	13975	4704
3.	West Delhi	Zone L	22840	5344
4.	West Zone	K1 & K2	5782 & 6408	2787
5.	South Delhi	Zone J	15178	4547



DELHI Master Plan 2021 Development model

For planned development, all facilities such as roads hospitals police stations etc. will be provided by the govt to prevent DDA from clashing with the residential area govt has added a new chapter called land assembly policy vide clause no. 19 under Delhi Master Plan 2021 in which the DEs are required to surrender their lands to DDA and DDA will retain some portions of their lands for its own use depending upon the categories of land. the DDA has to meet the residential needs in the lands returned to the DEs and other requirements like roads etc in lands retained by the DDA the two categories of lands that have been provisioned under land assembly policy are:-

Road Map

1. Builders/societies/comapny/individuals are required to buy the land from farmer or land owners (DDA is not involved in acquisition process of land) in designated zones specially earmarked for residential needs. these lands are exclusive of green belts and low density areas.
2. Builders/societies, company/land owners are then required to surrender their assembled land to DDA and the DDA will return the land to the builder within the radius of 5km considering the factors like roads, public utilities, hospital sites etc. provisioned in the sector plan.
3. Builder/societies/company/land owners are then required to prepare their lay out plans and start the construction.

Role of DDA

1. Declaration of area for pooling & preparation of sector plans.
2. Superimposition of revenue maps on approved zonal plans and return the plots to the builders.
3. Time bound external development of Master Plans Roads, Sewerage, and Drainage etc.

Role of societies/buiders/de/land owners/companies

1. Assembly and surrender of land to DDA as per policy in the prescribed time frame.
2. Preparation of detailed lay out plans.
3. Timely completion of project.

Land Use Plan

1. According to MDP -2021 urban extension areas are to be planned with a density of 800-1000
2. Persons per hectare on 53% as per gazette notification published on sept. 2013
3. Based on the area under consideration the proposed population would 19 lakh including existing settlements in P-II and 20 lakh in zone L.
4. About 3,235 hectares P-II and 5,344 hectares in zone has been proposed for residential use.

L ZONE (WEST DELHI-III)

ZONE L (West Delhi -III), urban extension
Area : 21933 ha.
City Level Density : 800-1000 Persons Per Hectare (PPH) as per MDP 2021
Population Holding capacity : 30,00,000 persons (APP)

LOCATION

North ROHTAK RAILWAYS LINE/ZONE-N
South NCTD BOUNDARY
East EXISTING HT LINE AND ZONE - K
West NCTD BOUNDARY
Land Use Plan
Total Area : 21933 Ha.
Area Under : 10322 Ha.
Green Belt
Proposed : 11611 Ha.
Residential Area

PROPOSED LAND USE BREAKUP:

Land Use	Area (Ha.)	% Age
Residential	5344	46.03
Commercial	600	5.17
Public & Semi Public	1800	15.50
Industrial	641	5.52
Recreational	1509	13.00
Government	658	5.67
Utility	129	1.11
Transportation	930	8.01
Total	11611	100.00

L Zone Highlights

South West Delhi

- High & mid end project likely developments

- Large green belt on the Delhi-Haryana Border might encourage farm house Projects

- Closest To The Airport

- 100 Meter Espressways

- Density Sparse

L Zone : Features

- Closest To Dwarka Sub City.
- Closest to Airport Terminal T 3.
- Easy access to Gurgaon either through Dwarka Expressway.
- 80m urban extension road passing through this zone.
- Bound by NH 10 zone one side NH 8 on one side.
- Maximum green area in this zone.
- AIIMS II planned in this zone.
- Close proximity to 186 acre. 18 hole golf course.
- Hospitals: A category -4, B category -8, C category -20, D category are provisioned in this zone. One medical college and one nursing & para medical institute provisioned in this zone.
- Educational: 1 Vocational Training Institute, 4 Professional College's, 4 General Colleges's, 1 University Campus Provisioned.
- Sports & Recreational : 2 Sub City level sports centre's, 4 district level sports centre's and 20 community level sports centre's.
- Commercial 5 district centres 20 Community Centre 200 Local Shopping Centers & convenience shopping centre's shall be contained within the residential use zone.

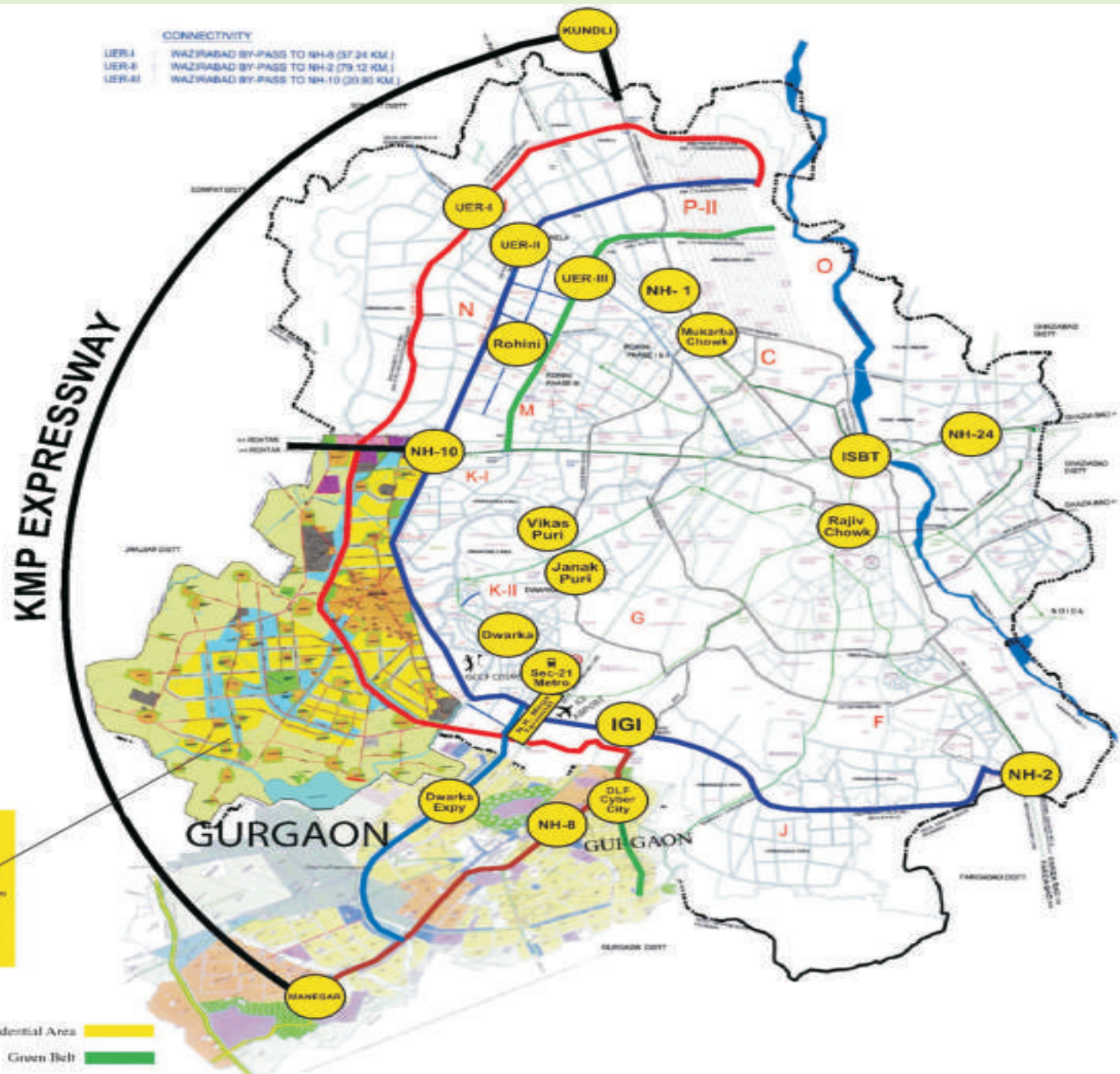


Connectivity

- Expansion of metro network upto Nazafgarh already started under metro phase III plan
- Urban extension road ii provisioned
- Urban extension road i passing through the heart of sub city provisioned
- Metro network provisioned on ueri.
- Dwarka Expressway passing adjacent to the L zone

L zone : technical details

- This is about 5 to 10% of the total area available in Delhi for urbanisation.
- New farm houses shall be only allowed in the green belt zone.
- The L zone consists of 21 peripheral villages abutting Haryana.
- The city is yet to spend / develop the infrastructure in these zones 900 acres in L zone have been earmarked for a water reservoir by the Delhi.
- Farm houses in South Delhi are expensively priced between pays 15 to 20 crores per acre.
- Investors in Delhi are excited that they have an opportunity to invest in a farmhouse at reasonable prices that exist in L and R zones.
- Greenbelt near Gurgaon sectors have already seen 100% appreciation. Still even today it is a good investment option as with passage of time. Prices will continue to march northwards.





The Opportunity

India's biggest real estate opportunity has knocked the door under Delhi Master Plan 2021. Skyrocketing price of flats in Delhi had forced to seek the alternative option, Prevailing market rates are as follows:

Location	Current Market Rate (per Sq. ft.)	Cost of 3 BHK Flat (area 1800 Sq. ft.) Tentative
Delhi	Rs. 10,000 Minimum	Rs. 1.8 Cr. Minimum
Gurgaon (Dwarka E Way)	Rs. 7,000 Minimum	Rs. 1.26 Cr. Minimum
Noida	Rs. 7,000 Minimum	Rs. 1.26 Cr. Minimum
G Noida	Rs. 4,500 Minimum	Rs. 1.8 Cr. Minimum

Even NCR has gone beyond the reach of common man. On realizing the facts, the society has been registered with an objective to provide the housing needs in Delhi at no profit no loss basis and minimum 30 % lower than the market rate as commitment given to the RCS at the time of registration of society. The management of the society had gone through the MDP 2021/Land pooling policy and observed that flats may be provided at 1/4th price of market rate through the society. Overwhelming response was received and as thus we have purchased more than 50 acres of land for the society members in Zone P-II in Sectors-III Tigipur Village. The management has already created land assembly of more than 50 acres also in L Zone located in South West of Delhi. Thus, we are able to pass the lower land, cost bigger area of flat, and modern township spread over 50 Acres. Our major land parcel in L Zone located in Daulatpur, Hassanpur and Khera Dabar Village.

MEDIA COVERAGE

विपरीत सं० टी० एन०-33004/99
RROD NO.D.L-33004/99



भारत का राजपत्र

The Gazette of India

असाधारण
EXTRAORDINARY
भाग II—खण्ड 3—उप-खण्ड (II)
PART II—Section 3—Sub-section (II)
प्रकाशित के द्वारा
PUBLISHED BY AUTHORITY

सं. 1294] नई दिल्ली, शुक्रवार, जून 25, 2010/असाध 4, 1932
No 1294] NEW DELHI, FRIDAY, JUNE 25, 2010/ASADHA 4, 1932

दिल्ली विकास प्राधिकरण
(मुख्य योजना अनुभाग)
मुख्य
नई दिल्ली, 25 जून, 2010
दिल्ली विकास अधिनियम, 1957 (1957 का 61) की
खंड 11 के अंतर्गत प्रकाशित

का.अ. 1527(अ).—(क) सेंट्रल सरकार ने, दिल्ली विकास अधिनियम, 1957 की धारा 9 की उप-धारा (2) के अंतर्गत क्षेत्रीय विकास योजना, जोन 'एल' (पश्चिमी दिल्ली-III) को अनुवीक्षित कर दिया है।

(ख) यह अनुवीक्षित योजना की एक प्रति निदेशक कार्यालय (खंडा), डाक, मंगलपुरी, पल्लम वीथ, नई दिल्ली और दिल्ली विकास प्राधिकरण, दि.वि.प्र. कार्यालय, पल्लम, विकास मीनार, आई.पी. एस्टेट, नई दिल्ली में सभी कार्य-दिवाहों को प्रायः 11.00 बजे से दोपहर 3.00 बजे तक देखी जा सकती है।

[फ. सं. एफ. 4(6)/98/एनपी/आई-IV]
विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
NOTICE
New Delhi, the 25th June, 2010
Notice under Section 11 of the Delhi Development Act, 1957 (61 of 1957)

S. O. 1527(E).—(a) The Central Government under the sub-section (2) of Section 9 of the Delhi Development Act, 1957 has approved Zonal Development Plan, Zone 'L' (West Delhi-III).

(b) A copy of the plan as approved may be inspected at the office of Director (Planning) Dwarka, Manglupuri, Palam Village, New Delhi and DDA Office at Ground Floor, Vikas Minar, I. P. Estate, New Delhi between the hours of 11.00 A.M. to 3.00 P.M. on all working days.

[F. No. F. 4(6)/98/MP/PL-IV]
V. M. BANSAL, Principal Commr.-cum-Secy.



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
PUBLIC NOTICE

As per provisions of Master Plan 2001 development in urbanisable area of Planning Zones - 'J, K, L, N & P-II' is to be taken up through new land policy based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated land pooling agency/DDA which later transfers the ownership of the part of land back to the land owners for undertaking development for such areas as per the defined norms and categories. This has now been added in the Master Plan for Delhi-2001 in the form of Chapter 19.0 on Land Policy notified vide S.O. No.2687 (E) dated 05.09.2013 in the Extra-ordinary Gazette by the Govt. of India. As per this Notification, DDA has prepared the draft detailed regulations for operationalization of the Land Policy which have been approved by the Authority in its meeting held on 10.01.2014. These Regulations have now been put up on the DDA's website i.e. <http://dda.org.in/indianewplanning.aspx> for obtaining / inviting suggestions / views from stakeholders / public within a period of Thirty days from the date of issue of this Notice.

The regulations specify the areas covered under the policy, permissibility, procedure for grant of land transfer to the Developer Entity, procedure for grant of Development licence to the Developer Entity and other terms and conditions/controls, etc. These have been detailed out based on the guiding principles of the land policy in terms of role of the DDA/Govt., role of the Developer Entity and the norms of the land assembly already notified.

Any person having any views / suggestions with respect to the proposed Regulations may send their views / suggestions in writing to **Addl. Commissioner (Prg.) Land Pooling, Delhi Development Authority, 3rd Floor Vikas Minar, I.P. Estate, New Delhi-110062** or through E-mail at aoplgmpulp@gmail.com. The person making the suggestions / views should also give his/her name, address and telephone/contact number(s). Email ID which should be legible.

Place: New Delhi Sd/-
DATED: 25.01.2014 (D.SARKAR)
File No: F.15(06)/2012-MP COMMISSIONER-CUM-SECRETARY

Please visit DDA's Website at www.dda.org.in or Dial Toll Free No. 1886115332



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi
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File No. F.4(6)/98/MP/PL/IV
Dated: 25.06.2010
New Delhi Sd/-
(V.M. BANSAL)
PR. COMM.-CUM-SECRETARY,
DELHI DEVELOPMENT AUTHORITY

Please Visit DDA's Website: www.dda.org.in or Dial 1886115332

Centre notifies land pooling norms

Policy Announced Over A Year Ago; Will Help DDA Get Land For Housing

By Anand Narayan

What is land pooling?
Land parcels owned by individuals or a group of owners are legally consolidated by transfer of rights to a government agency (DDA).

MAIN PURPOSE
To meet growing requirements of affordable housing.
To be used to acquire land for housing.

AREA TO BE HANDLED OVER TO DEVELOPERS WHO POOL IN THEIR LAND
At least 40% and not less than 10% of the total area of the land to be pooled. 40% will be used for residential, 30% for commercial and 30% for public and semi-public facilities.

APPROVED FOR
90% for residential, 25% for commercial, 15% for public and semi-public facilities.

EXTERNAL DEVELOPMENT CHARGES
To be paid over 10% of the land to be pooled. The charges will be paid over 10% of the land to be pooled.

REMARKS
The policy is a landmark step in the history of land pooling in Delhi. It will help DDA to acquire land for housing and other public facilities. The policy is a landmark step in the history of land pooling in Delhi. It will help DDA to acquire land for housing and other public facilities.

Delhi govt yet to notify 95 villages
By Anand Narayan
The Delhi Development Authority (DDA) has notified the land pooling policy for the first time in its history. The policy is a landmark step in the history of land pooling in Delhi. It will help DDA to acquire land for housing and other public facilities. The policy is a landmark step in the history of land pooling in Delhi. It will help DDA to acquire land for housing and other public facilities.

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Where Living Life becomes an Obsession



BE THE "DILLI-ITES" AND LIVE NEW LIFESTYLE

Dillivaas is creating new opportunities for those who want to live luxury life in a price. Our residential projects embodies layout designs which envelopes elegance as well as privacy. We promise legal construction, endless recreation, an enviable façade at strategic location with winning ROI. Our apartments are not just home, but it is a lifestyle which represents eye-pleasing architecture, living standard and beautiful interiors, which are aesthetically designed with the appeal of sensibility.

Mission:

To ensure the high degree of customer satisfaction in the real estate domain by providing luxurious infrastructure in a price as well as maintain the quality of service to delight customers. We believe in innovation with emphasis on contemporary architecture and quality construction.

Vision:

With constant effort we want to ensure that our all customers get the best deals always. We are committed to excellence and motivated by service, however; our goal is to exceed customer's expectation and be the best in the real estate domain.

Need of A Housing:

In comparison of other cities, in Delhi it's not easy to find the accommodation because of high property prices and high rentals. Home ownership is great Indian dream, but because of high property prices it's difficult to find residential property in Delhi and due to that a housing is need of the city.

Every corner has a story to tell





Find comfort with us and sing new tone:

Your comfort is our priority. Be it 2 BHK, 2-1/2 BHK or 3 BHK we ensure that our customers will feel good for the interior designs and infrastructure of apartments. No customer is ordinary for us and this thinking has brought us to create dream project. In our residential project we have lined up spacious balcony, world class amenities, modular kitchen, attractive living room and perfect dining room in every apartment. With the help of world class architects and renowned interior designers, in very small time we have won the millions hearts with the design, and architecture of our projects.

Luxury with no extra cost:

We believe that our each customer is unique and possess a unique taste and due to that we have bring all the necessities to a life in bit easier form. Finest construction, superlative architecture and well developed modern recreational activities with the feel of nature are able to please the human sense and make the life faultless.



DILLI VAASTM

Your city, Your home.

***For us it's not features,
its necessities.***

- More than 50 per cent green area
- 24*7 electronic surveillance
- Balconies attached with every room
- Swimming pool
- Children's park
- Health club
- Gymnasium
- CCTV with 24 hours security
- 24 hours water and electricity supply
- Relaxation or Yoga zone
- Fire alarm with protection system
- High speed elevators
- Provision of piped gas line
- Ample parking space
- Road, rail, bus and metro connectivity and more.



Location Advantage:

For the convenience of citizens and better administration, the NCT of Delhi has been divided into 15 zones, from “A” to “P” (except zone-I) in Master Plan Delhi - 2021. One of the most important features of Master Plan Delhi – 2021 is that it will develop into 5 more zones in Delhi, with an aim to cater the a housing needs of growing population. However; DDA has marked zone J, K, L, N and P (including P-I and P-II) for the development of residential units.

Delhi zone-L covers an area of 23,000 hectare with neighbors Dwarka at one side and Gurgaon at other side. Delhi L-zone has strategic location and due to that it enjoy following benefits;

- 10 minutes drive from IGI Airport
- 10 minutes drive from NH-8
- 10 minutes drive from proposed AIIMS-II
- 20 minutes drive from Gurgaon
- 5 minutes drive from Dwarka metro station
- 5 minutes drive from Second Diplomatic Enclave
- 5 minutes drive from the proposed Golf Course of DDA
- Third outer ring road UER-II and UER-III will pass through this zone
- Proximity to operational Ayurvedic Hospital
- Proximity to NLU, NSIT and IP University

Floor Plans



* All floors plan area dimensions and specification are indicative and subject to change as decided by any competent authority.

Floor Plans



* All floors plan area dimensions and specification are indicative and subject to change as decided by any competent authority.



ABOUT US

Dilli Vaas is a joint venture between It'spossible Group and Reinfotech Group both based at New Delhi. The aim of joining hands is to work towards building memorable real estate projects initially in New Delhi.

It'spossible Group has its hands in various verticals like Imports and marketing of Health Supplements, Travel, Customer Loyalty Solutions, Sales Incitement Programs, IT, Real Estate etc. More details about the group can be found at www.itspossiblegroup.com

Reinfotech Group is majorly into Real Estate with seasoned Real Estate Professionals at the helm of affairs. The Group has already delivered lakhs of square foot of prime real estate across India, and is in the process of creating more landmarks in the Real Estate Sector. More details about the group can be found on www.reinfotechstates.com & www.reinfotechgroups.com

OUR DELIVERED PROJECTS



Shrishti Rock Valley Residency
Dehradun



Shrishti Rock Valley Apartment
Dehradun



Ishaan Greens, Deogarh



The Mall, New Delhi



Villa, New Delhi



SG Mall, Vasundhara, Ghaziabad

OUR UPCOMING PROJECTS



IRS Vaastu Homes,
Siddharath Vihar, NH-24, Ghaziabad



NRI GreenShire, Roorkee



Presidential Villa, Roorkee



Reinfotech Pride, New Delhi



A Unit of Reinfotech Estate Pvt. Ltd., Delhi



Your city, Your home.

**Dilli Vaas a Unit of
(ReinfoTech Estates Pvt Ltd)**

Registered Address: G-56, Pushkar Enclave, Paschim Vihar, New Delhi 110 063 (INDIA)

Corporate Address: WZ-114, Second Floor, Meenakshi Garden, New Delhi 110 018 (INDIA)



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