







YUGEN INFRA

AMBITION BACKED BY COMMITMENT



‘YUGEN’ (幽玄)

Is a Japanese word that symbolises the profound and enchanting beauty of the universe.

VISIONARIES BEHIND YUGEN



Mr. Vijay Kumar Aggarwal
Founder & Chairman

Mr. Vijay Kumar Agarwal is a veteran in the construction and real estate industry. His experience of over 25 years is making Yugen Infra a sustainable and effective company.



Mr. Sheeshram Yadav
Founder & Managing Director

Mr. Sheeshram Yadav is a visionary leader who is having over 20 years of rich experience in banking, finance & real estate sector. A driving force behind the success of Yugen Infra.



Mr.Rohtash Tayal
Founder & Joint Managing Director

Mr. Rohtash Tayal has vast experience handling turnkey projects. With a beaming 25 years plus experience, his strength and deep knowledge of the buisness bring tremendous value to the organisation.



Mr. Amit Mamgain
Founder & Executive Director

Mr. Amit Mamgain brings marketing and operational excellence as a director. He has over 20 years of rich experience working with banks, financial services and real estate sector.

CORE VALUES

| INTEGRITY



| INNOVATION





| SUSTAINABILITY



| COMMITMENT

| PASSION



| EXCELLENCE



DELIVERED PROJECTS



YUGEN
La Mandre

Successfully delivered **Exclusive 13-Villas at Mandrem Beach, Goa.**



Sonipat Global Industrial Township

Developed a **100-acre industrial township** at Sonipat, Haryana.



Sohna Greens

Successfully delivered **11-acre DeenDayal Jan AwasYojana (DDJAY) project at Sector 4 Sohna, Gurgaon.**

La Mandre

A villa community near Mandrem Beach







Actual Images of Villa

13 luxury Villas

Exclusive super luxury 4 bedroom villas with

Private swimming pool and servant room

100% power and water Backup

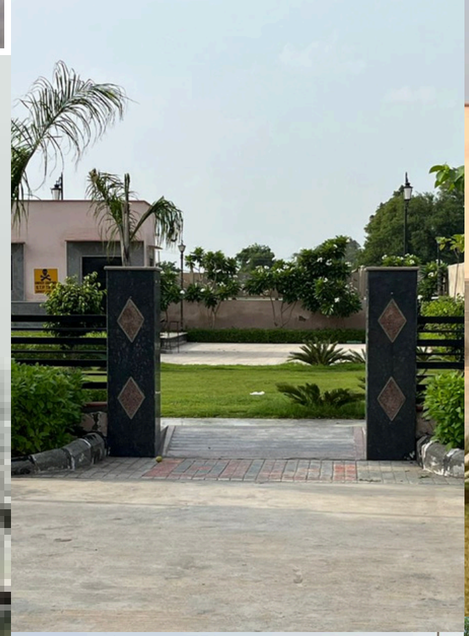
Ready for use


SGIt
SONIPAT GLOBAL
INDUSTRIAL TOWNSHIP


Sohna Greens












Sohna Greens



WHY GOA ?

Is The Best Real Estate Investment Destination In India.





High ROI on Real Estate Investments



Booming Real Estate Market



Close to nature, <50 AQI



Strategic Location



Year-Round Demand



Top tourist destination



Top NRI investment hub



Cassino Zone & Nightlife



Premium lifestyle destination

- Two international airports, limitless global connectivity.
- Over 5.45 million travellers arrived in Jan-June 2025*
- MOPA Airport handled around 2.36 million passengers Apr-Sept 2025*
- Q3 YOY 2025: 29.33% growth of International tourist.
- Strong domestic and international tourist mix.
- 32 Five-Star hotels in Goa.
- Top choice for destination weddings & MICE (Meetings, Incentives, Conferences and Events).
- India's undisputed party capital and top nightlife destination.
- Highest GDP per capita in India.
- Infra development plans of thousands crores by Govt.



PROPOSED AEROCITY AT MOPA AIRPORT

- Developed around Manohar International Airport (MOPA).
- Planned mixed-use development (business, hospitality, residential & commercial).
- Corporate offices, IT parks & convention centers.
- 4 & 5-star hotels, serviced apartments, MICE zone.
- Cargo hub, logistics parks & aviation services.
- Premium housing & integrated townships.
- Direct connectivity to NH 66 & regional expressways.
- Smart, green & EV-ready infrastructure.
- High job creation & strong real estate appreciation.



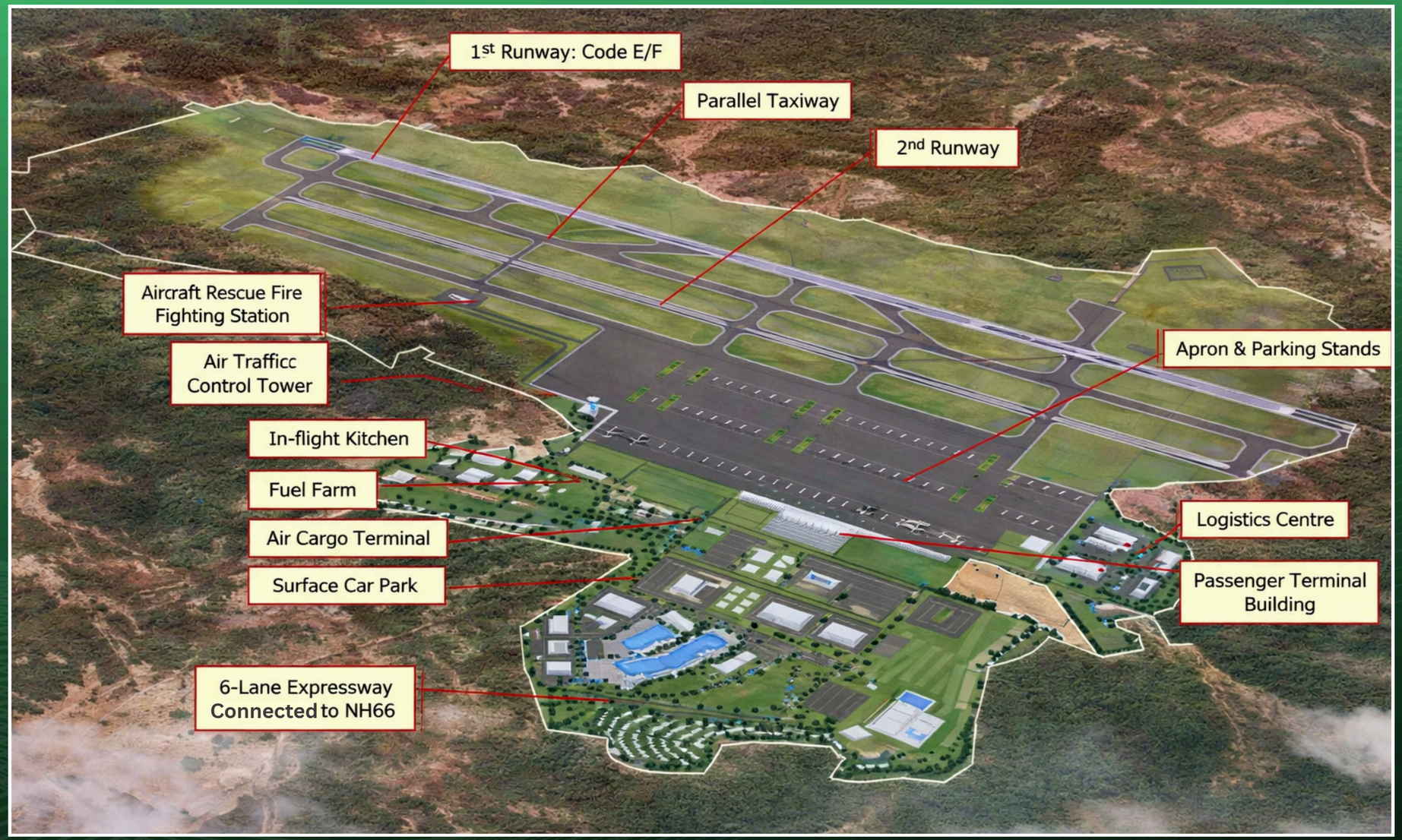








MOPA AIRPORT: GOA'S GATEWAY TO THE WORLD



YUGEN golf city

5 STAR GOLF RESORT LIVING

NORTH OF GOA'S FIRST GOLF CENTRIC TOWNSHIP

500+ ACRES OF PROPOSED GOLF CENTRIC TOWNSHIP NEXT TO GOA INTERNATIONAL AIRPORT (MOPA).





Disclaimer: Images are for illustrative purposes only. Information is subject to change without notice. It does not form part of any offer or contract. Please consult the authorized representative for the most accurate and updated project details.

YUGEN golf city
5 STAR GOLF RESORT LIVING

Yugen Golf City, where world-class golf, modern living & unmatched connectivity redefine luxury living.

- Landmark development set to become one of Goa region's most sought-after golf-centric communities.
- Designed as an integrated, sustainable township blending luxury with wellness, nature, and leisure.
- World-class golf course designed by **IDG, UK.**
- Township to be managed by a **5-star hospitality partner**.

YUGEN golf city
5 STAR GOLF RESORT LIVING

- Pristine natural surroundings with premium lifestyle amenities.
- High-return investment opportunity in a rapidly developing region.
- Gated community with 3-tier security.
- Just 15 min drive from **Goa International Airport (MOPA).**
- Close to upcoming IT Parks, Onshore Casinos, and Film City Development.







YUGEN INFRA | International Design Group UK

75+
Years of collective Team Experience

500+
Projects Conceptualized

5000+
Acres Landscaped

45000+
Acres of Masterplans

IDG provides end-to-end golf course design & development consultancy

Specializes in golf course and sports facility design

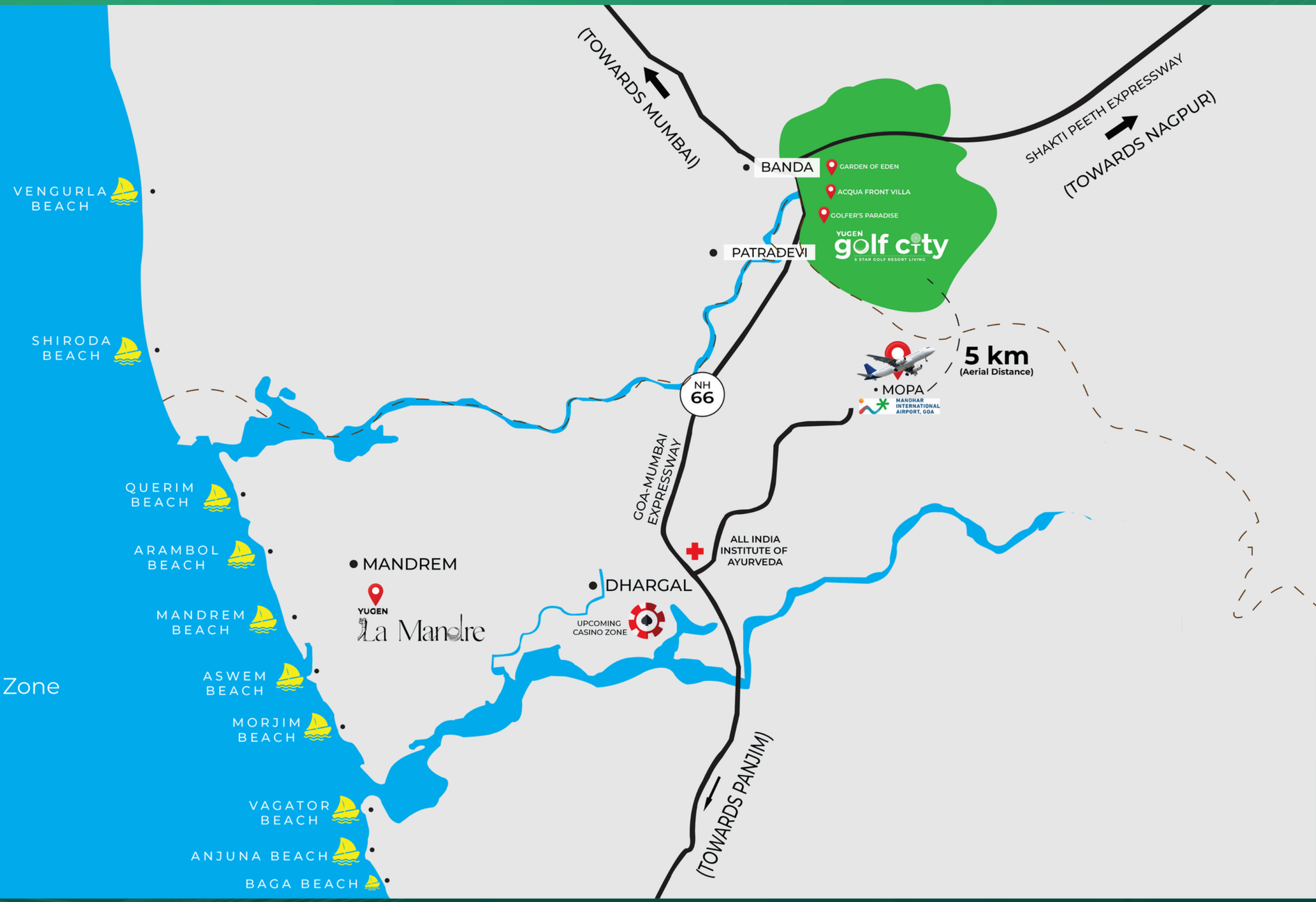
Delivers architecture, master planning & concept design

Offers landscape architecture & interior design

Supports projects with feasibility, cost planning & project management

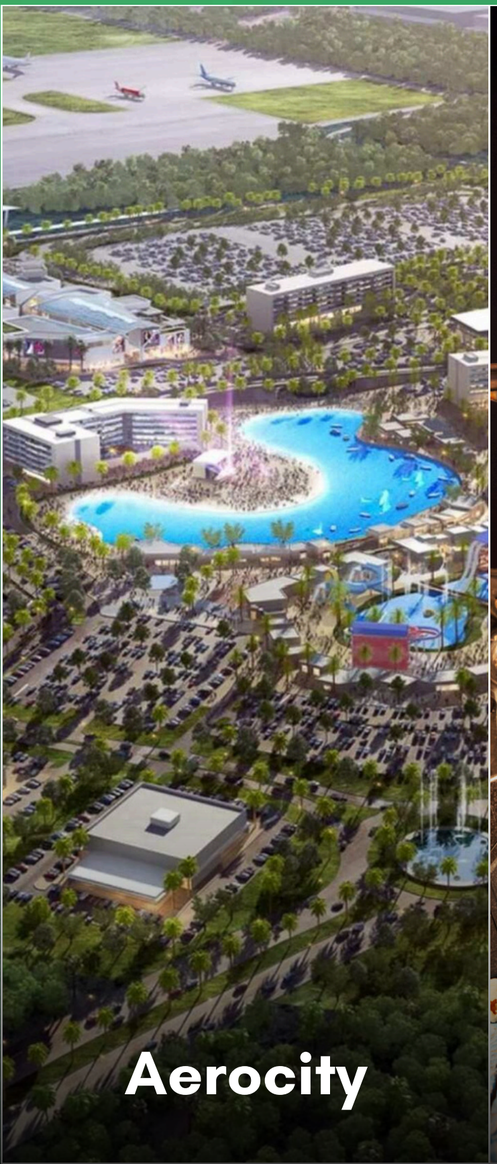
KEY DESTINATIONS

- 15 Minutes From Mopa Airport
- 10 Minutes From Upcoming Casino Zone
- 15 Minutes From Ayush Hospital
- 35 Minutes From Panjim
- 30-40 Minutes From North Goa Beaches



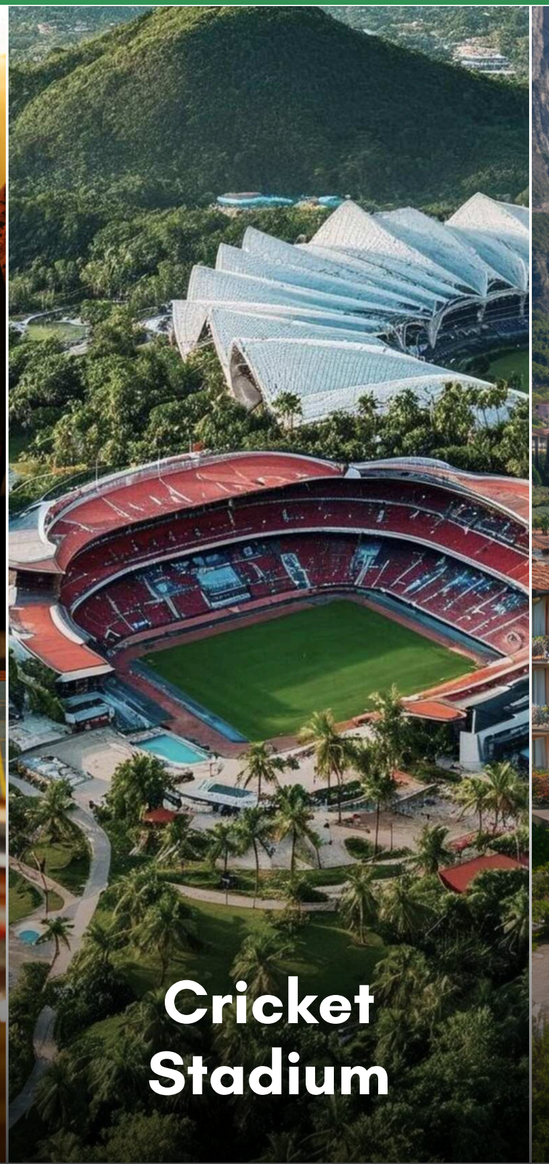

YUGEN
INFRA
MAHARASHTRA
Towards Mumbai
Towards Sawantwadi
YUGEN golf city
5 STAR GOLF RESORT LIVING
Banda
Garden Of Eden
Golfer Paradise
Acqua Front Villas
Golf Drive
Patradevi Checkpoint
5 Km
Shakti Peeth Exp.
Mopa
Mopa International Airport
NH 66
Goa-Mumbai Exp.
10 Km
Aerocity
GOX
MANOHAR INTERNATIONAL AIRPORT, GOA
Tiracol Fort
15 Km
Pernem Railway Station
Perkon Waterfall
Querim Beach
PERNEM
Mogacho Waterfall
Arambol
AIIA
Sunburn Music Festival Ground
Arambol Beach
Dhargal Cricket Ground
Sal
Dhargal Casino zone
Dhargal
Mandrem
Dodamarg
Mandrem Beach
YUGEN La Mandre
Thivim Railway Station
Ashwem Beach
Harvalem Waterfalls
15 Km
20 Km
Morjim Beach
Morjim
Siolim
Chapora Fort
Vagator Beach
BICHOLIM
Assagoa
Anjuna Beach
Mapusa
Parra
Arpora
Baga
20 Km
Baga Beach
Goa Mumbai Exp.
Calangute
Porvorim
Divar Island
Calangute Beach
Candolim
Candolim Beach
Reis Magos Fort
Bird Santuary
Sinquerim Beach
Nerul
Fort Aguada
coco Beach
Panaji
Miramar Beach
Karmali Railway Station
Goa Medical College
Dona Paula Beach
Goa University
Bamboliim Beach
Fort of Mormugao
Goa Dabolim International Airport
Velsao Railway Station
velsao Beach
GOA
YUGEN
INFRA

YUGEN GOLF CITY GROWTH DRIVERS









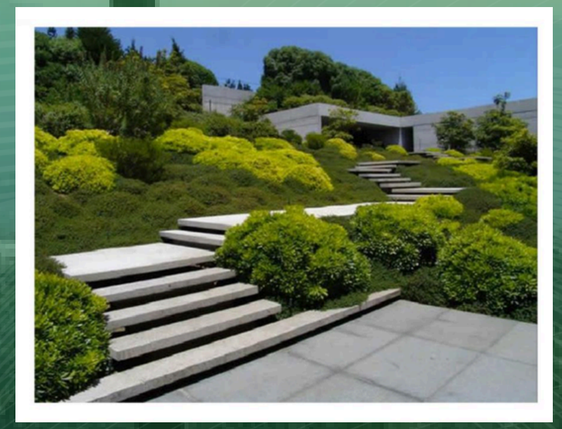


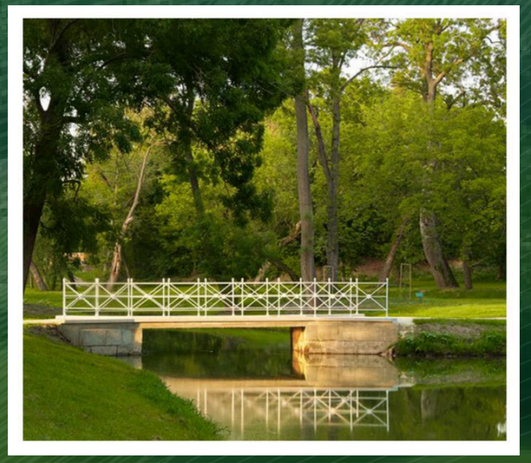
GOLFER'S PARADISE

SOLD OUT

GOLFERS
Paradise









151 Villa Plots.

30 Acres land parcel.

A World-Class Club House.

Sold out in 3 Months and giving more than **2X Return.**

Part of **500 Acres (Proposed) Golf City Township**

GOLFER'S PARADISE
PHASE I

SITE PLAN

YUGEN INFRA



GARDEN OF EDEN

Villa Plots

RERA No.: PP1310002501906

YUGEN
Garden Of Eden
ROOTED IN SERENITY

APPROVED RERA APPROVED APPROVED



278 Villa Plots.

45 Acres Development

World class Amenities.

Over 100+ Amenities like Lazy river, Artificial lake, Helipad and many more.

GARDEN OF EDEN

RERA NO:
PP1310002501906



LEGEND
1- GATEWAY
2- LANDSCAPE ZONE
3- WATER BODY
4- OPEN GREEN SPACE
5- LANDSCAPE ZONE
6- OPEN GREEN SPACE
7- CYCLING TRACK
8- FITNESS TRAIL
9- NATURAL LAKE RESERVE
10-SPORTS ARENA/SPORTS FACILITY
11-RECREATION PARK WITH WATER FEATURE
12-LEISURE PARK
13.AMENITY CENTER
14.HELIPORT
15-AMENITY
16-FOUNTAIN PARK
17-LANDSCAPE ZONE
18-LAKE SIDE PARK
19-WATERBODY PARK
20-LAZY RIVER

ACQUA FRONT VILLAS

Elevation



ACQUA FRONT VILLAS

Luxury + Returns







62 Villas.

Guaranteed Rental Income.

Managed by The Registry Collection **by Wyndham** hotel: 5 star resort.

Benefits like Unlimited stay , CAM free and more.

ACQUA FRONT VILLAS

Layout



GROUND FLOOR



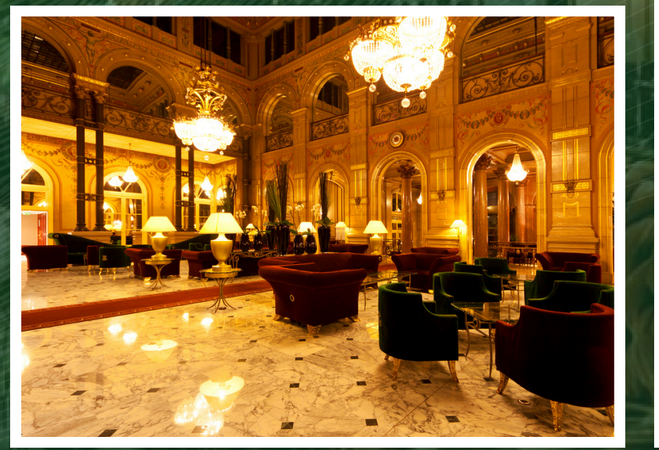
FIRST FLOOR

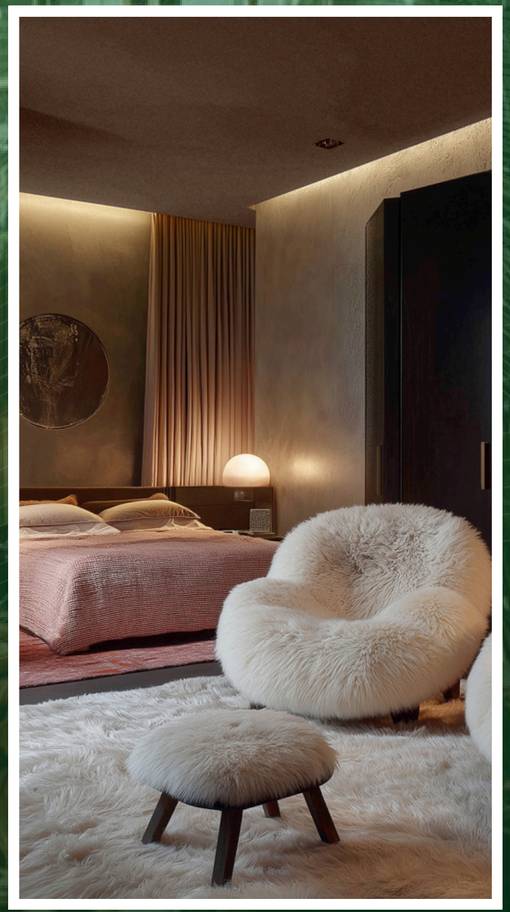
YUGEN INFRA

THE REGISTRY COLLECTION® BY WYNDHAM

Yugen Infra has partnered with Wyndham Group to develop premium villa-style residences in Golf city by the name of Registry Collection by Wyndham combining Yugen's real estate expertise with Wyndham's hospitality and resort management strengths. The tie-up aims to deliver luxury villas with hotel-like services, strong lifestyle appeal, and attractive investment potential for end-users and investors alike.



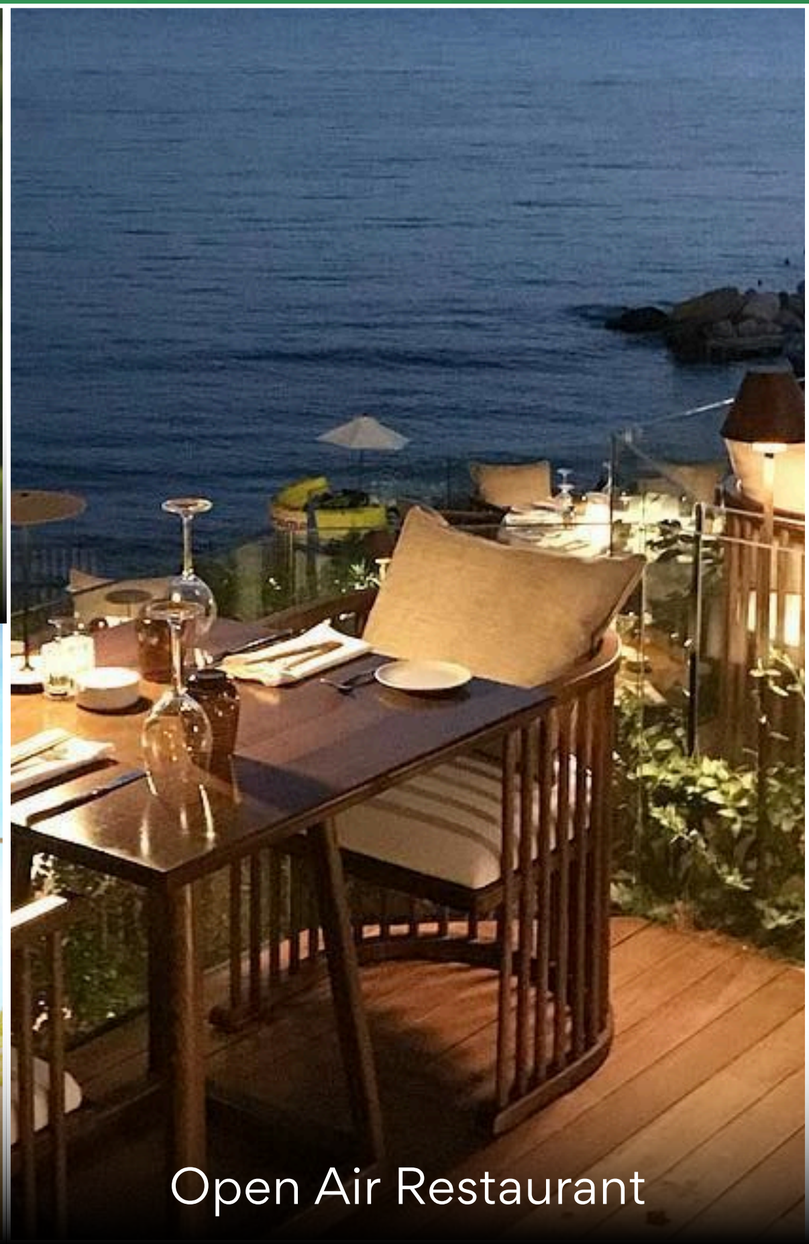




AMENITIES


Private Swimming Pool


9-Hole Executive Golf Course


Open Air Restaurant



3-Tier Security with CCTV surveillance


Helipad


Lush Green Parks with
Jogging Tracks


Nature’s Trail


Spa & Massage Centre


Squash Court


Water Park


Restaurant & Bar


Yoga & Meditation Lawns

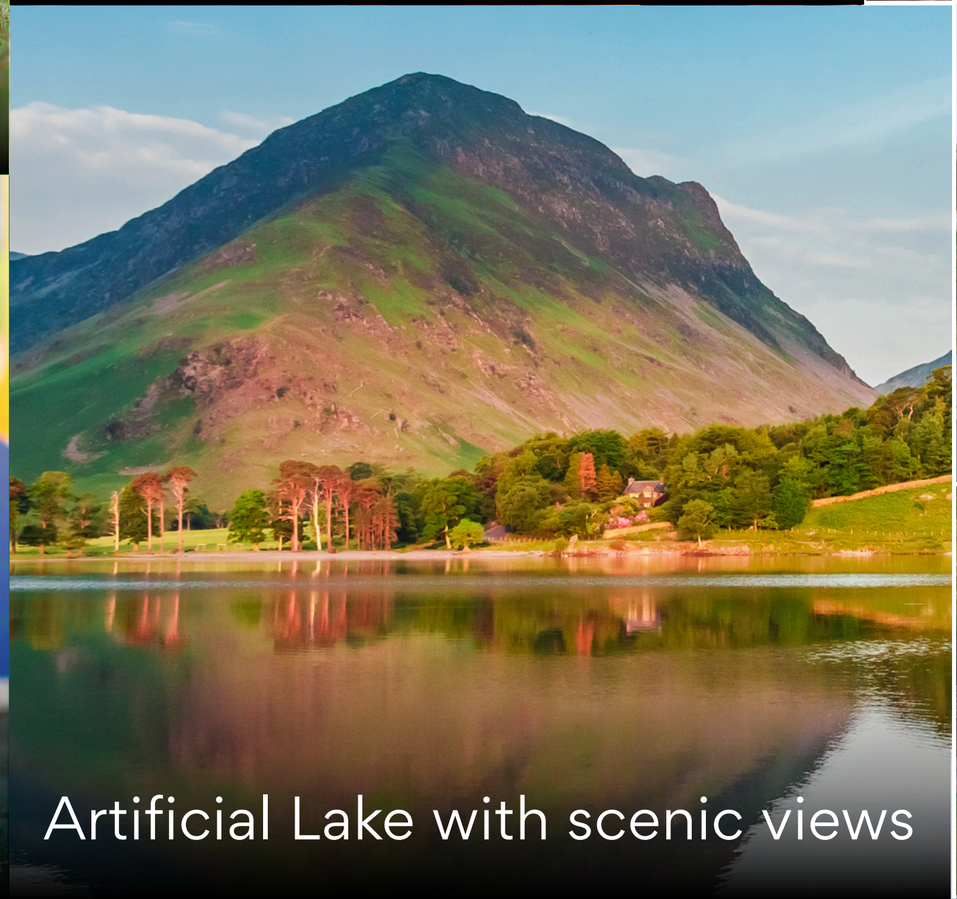

Gym


Cricket Pitch

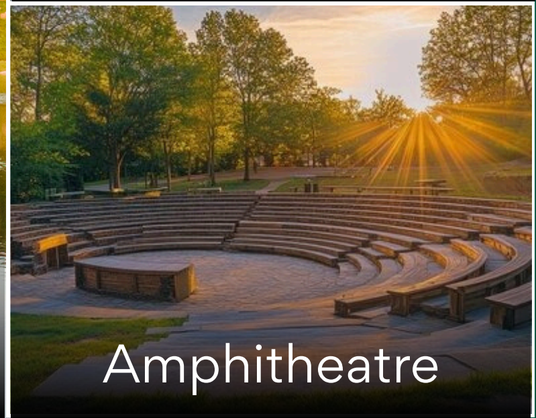

Horse Riding


Organic farming zone for
sustainable living


Kids Play Area


Artificial Lake with scenic views


VICENZA HIGHLANDS
Grand Entrance To Township


Amphitheatre

GOLF DRIVE

A Golf Farm Life

YUGEN GolfDrive
A GOLF FARM LIFE



29 Farmhouses

Sizes: **1300 Sq.Yd. to 3000 Sq.Yd.**

The concept emphasizes lush green, open living with golf course membership, suitable for a weekend home, retreat, or farm style living.

CRICKET FRONT VILLAS

By Invitation only

YUGEN INFRA

CRICKET FRONT VILLA

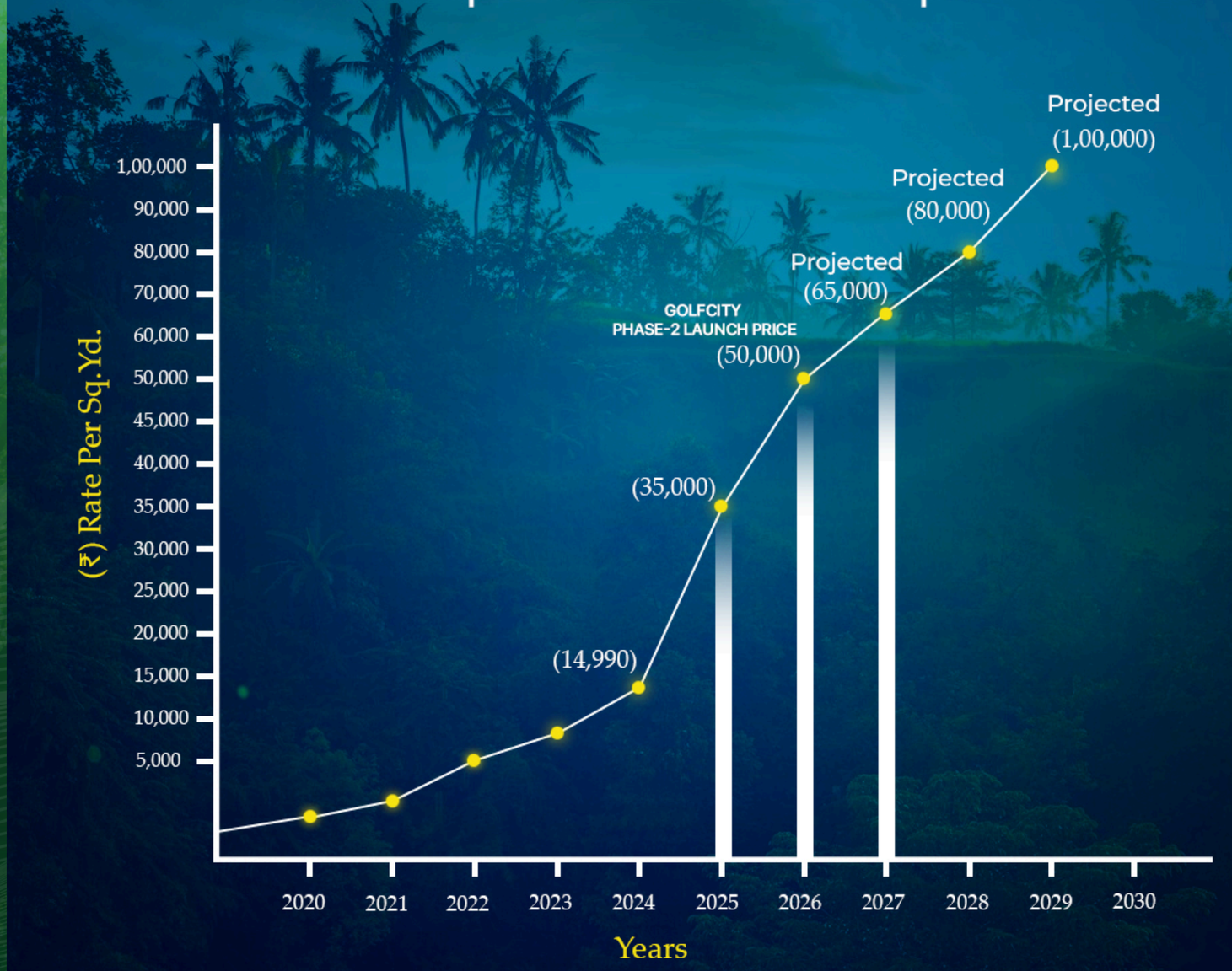
Limited-edition villa project by Yugen Infra, designed to combine luxury living with India's passion for cricket.
The project is being conceptualised by Gary Kirsten, the legendary South African cricketer and former coach of 2011 World Cup Indian national team.
The development features just 30 bespoke villas and is part of the larger Yugen Golf City.



APPRECIATION POTENTIAL

YUGEN INFRA

Price Appreciation Chart
Near Mopa International Airport



APPRECIATION POTENTIAL

Current Price

₹36,990/- + Other Charges = ₹42,990/- Per Sq.Yd.

i.e. 360 Sq.Yd. X ₹42,990/- Per Sq.Yd. = ₹ 1,54,76400/-

Launch Price

₹49900/- + Other Charges = ₹56,000/- Per Sq.Yd.

i.e. 360 Sq.Yd. X ₹49900/- Per Sq.Yd. = ₹ 2,01,60,000/-

Price Appreciation = 46,83600/-

WHAT SETS US APART ?



Golf Course



Strategic Location



Global Standards



Best in Class Partners



Property Management By 5 Star Hospitality Brand



High ROI



Sustainable Development



Massive Development



Peace of mind
(RERA Compliance & Bank Loan Availability)

WE ARE EXPANDING

Golf City Scaling and Completion

Upcoming Project in Delhi NCR

New projects coming in Mumbai and MMR

Working on Expanding in Other cities Pan INDIA

New townships in Goa/Maharashtra

OUR PRESENCE

100+ highly qualified professionals spread across, Gurugram, Noida, Pune, Ahmedabad, Goa, Mumbai, Kolkata, Hyderabad, and Bangalore which enables Yugen Infra to provide end to end support .



YUGEN
INFRA

THANK YOU