



Largest Township in Khatu, Rajasthan

# History and Significance of Khatu

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## Historical Background

Home to the famous Khatu Shyam Ji Temple, one of the most revered pilgrimage sites in India.

- Khatu refers to **Khatu Shyam Ji**, a sacred town in **Sikar district, Rajasthan**.
  - The place is associated with **Barbarika**, the grandson of Bhima (one of the Pandavas in the Mahabharata).
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## Religious Significance

- Devotees believe Khatu Shyam Ji is a “**Kalyug ka Krishna**” – one who listens to prayers instantly and grants boons.
- The main temple, **Khatu Shyam Ji Mandir**, houses his **divine head idol**.
- Over 1.5 to 2 Million of pilgrims visit every year, especially during **Phalguna Mela (Feb–March)**.
- Khatu is considered a place of **faith, sacrifice, and divine justice**.
- Khatu is not just a religious hub but also a **community-building center**.
- Continuous influx of pilgrims throughout the year ensures steady demand.

# Why Invest in Khatu Shyam ?

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## **Spiritual Significance:**

Khatu Shyam Ji is a revered Hindu temple attracting millions of devotees annually, creating a robust demand for land, housing, and development.

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## **Appreciation Potential:**

Plots in Khatu Shyam Ji offer a special chance to purchase land in a place with great spiritual significance and rapid development, making it an excellent investment option with significant appreciation.

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## **Growing Infrastructure:**

The Rajasthan government has allocated ₹100 crore for the Khatu Shyam Corridor project, which will significantly improve accessibility and commercial usage.

## **Strategic Location:**

Khatu Shyam Ji is ideally situated between Jaipur and Sikar, with excellent road connectivity, making it advantageous for businesses and residents.

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## **Rental Income and Capital Appreciation:**

Investing in Khatu Shyam Ji offers opportunities for rental income and capital appreciation, making it an attractive option for investors.

# Khatu City - A Township Designed for Comfort, Convenience, and Quality Living

Introducing a unique concept of Mandir-themed Villas in Khatushyamji, Rajasthan, designed to blend spirituality with luxury living. Khatu City township is a thoughtfully planned residential community offering a blend of modern living and Natural Serenity.

Nestled in a peaceful environment, the township features beautifully designed villas, lush green spaces, and a wide range of world class amenities.



# Khatu City – A Villa Today, A Rewarding Tomorrow

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An innovative concept that blends devotion, lifestyle, and strong returns on investment, Khatu City presents a truly unique opportunity in Rajasthan.

The premium villas will be part of a professionally managed rental program, operated by an experienced hotel operator to ensure seamless hospitality services, exceptional guest experiences, and meticulous property upkeep.

As an investor, you will not only take pride in owning a luxury villa near the revered land of Khatu Shyamji, but also enjoy consistent financial benefits.

The villas will be rented out to devotees and travelers, with the rental income shared between the operator and the villa owners, creating a balance of spiritual fulfillment, lifestyle comfort, and attractive returns.



Developing a Township that Blends Comfort,  
Convenience, and Quality of Life

# YOUR LUXURY VILLA AWAITS

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CLUB  
HOUSE

SWIMMING  
POOL

INDOOR  
GAMES

INHOUSE SCHOOL  
& MEDICAL FACILITIES

INHOUSE  
RENTAL

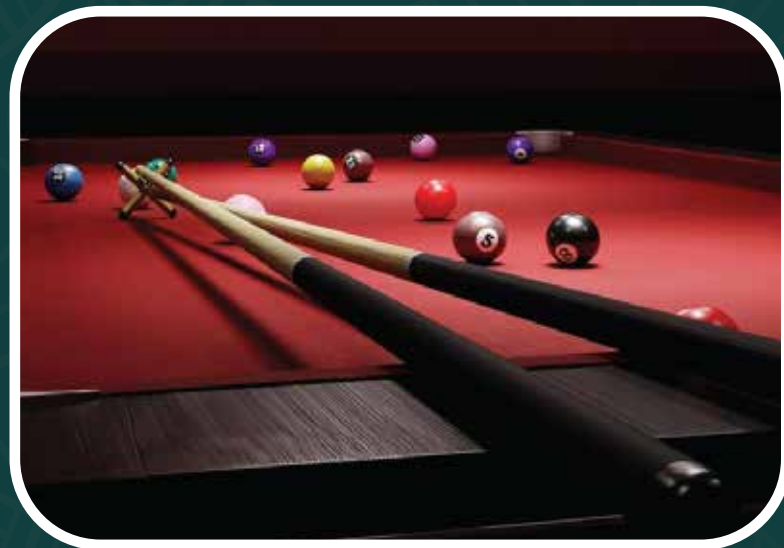
RECREATIONAL  
FACILITIES





# Club House

The club house offers a vibrant social hub with modern amenities for relaxation, recreation, and community gatherings. Designed with comfort and style in mind, it features indoor lounges, a fitness center, game zones, and spaces for events—perfect for leisure and connecting with neighbours.



Swimming Pool | Table Tennis  
Snooker | Library  
Walking Track



## Healthcare

Healthcare facilities in the township provide easy access to clinics, pharmacies, and sometimes multi-specialty hospitals. With modern equipment, qualified staff, and 24/7 emergency support, they ensure the well-being and peace of mind of residents.

## Education

The township offers a range of educational institutions, including primary, secondary, and sometimes even tertiary schools and colleges, to meet the diverse learning needs of residents. These institutions are designed to provide quality education within close proximity, ensuring convenience and accessibility for families.



# Mandir Areas

Places for worship within the township offer a peaceful space for prayers, meditation, and spiritual gatherings. Designed for all faiths, they promote harmony, reflection, and a sense of community, supporting residents' emotional and spiritual well-being.





## Smart Home Features

Smart home features offer modern convenience with automated lighting, security, climate control, and voice-enabled devices, enhancing comfort, safety, and energy efficiency in daily life.

## Safety and Security

Safety and security features ensure a protected and peaceful living environment. With 24/7 surveillance, gated access, and modern alarm systems, residents can enjoy comfort and peace of mind.





## Internal Roads

Internal road facilities ensure safe, smooth, and well-connected access within the society. They are designed for easy movement of vehicles and pedestrians, enhancing convenience and overall infrastructure quality.



## Water Supply

Water supply facilities ensure a consistent and clean flow of water for all daily needs, including drinking, cooking, and sanitation. Efficient systems support sustainable usage and contribute to a healthy, well-functioning community.



## Electricity

Electricity facilities provide a reliable and uninterrupted power supply to meet the daily needs of residents. With proper wiring, backup systems, and safety measures, they ensure comfort, convenience, and efficient energy use within the society.



## Waste Management

Waste management involves the proper collection, segregation, recycling, and disposal of waste to maintain cleanliness and environmental sustainability. It helps keep the community clean, reduces pollution, and promotes a healthier living environment.

# Site Plan



# Floor Plan






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