WHERE NATURE
WELCOMES YOU HOME

VIRASAT FARMS

A Legacy of Luxury

An Exclusive Government Approved Luxury Farm Estate
on Ajmer Road, Bichoon



DEVELOPED BY

OASISS
REALTY
BUILDING SPACES. CREATING LEGACIES

NATURE • HERITAGE • LUXURY • LEGACY

VIRASAT FARMS

A Legacy of Luxury

WELCOME TO

THE MOST LUXURIOUS FARM ESTATE

Where Nature, Heritage & Luxury Come Together
To Create A Timeless Legacy

55
BIGHA ESTATE

85
PREMIUM FARMS

GOVERNMENT APPROVED

50000+
PLANTATION

70%
OPEN GREEN SPACES

EXCLUSIVE FARMS

21
3 SIDE OPEN FARMS

30
2 SIDE OPEN FARMS

VIRASAT FARMS
A LEGACY OF LUXURY

AN EXCLUSIVE GOVERNMENT APPROVED LUXURY FARM ESTATE

CRAFTED FOR TODAY, CREATED FOR GENERATIONS

LIVE CLOSE TO NATURE, EXPERIENCE THE FINEST LUXURY OF LIFE

VIRASAT FARMS

A Legacy of Luxury

CLUB VIRASAT

EXPERIENCE A LIFESTYLE BEYOND EXTRAORDINARY

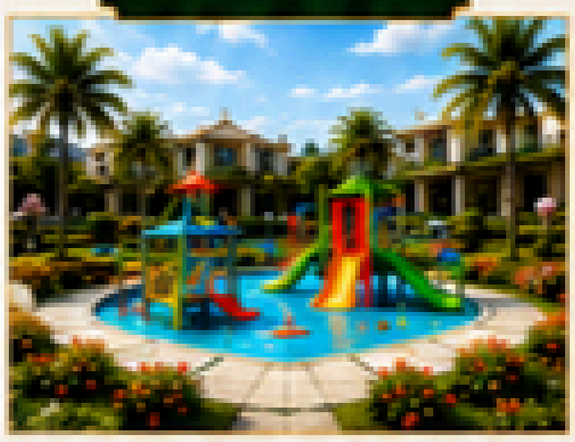
Where every moment is crafted for relaxation, recreation and celebration

LUXURY RESORT STYLE

World-class amenities crafted for you and your family

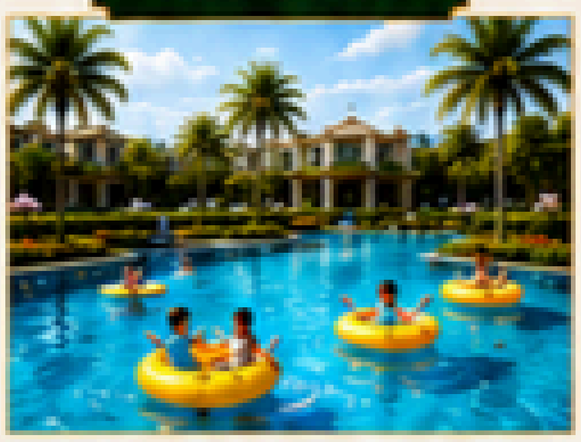


KIDS POOL



A safe and fun water play area for your little ones

FAMILY POOL



Quality time together in a serene and refreshing environment

CLUB HOUSE



Elegant club house spaces for members and guests

BANQUET HALL



Celebrate your special moments in unmatched grandeur

LUXURIOUS THEATRE



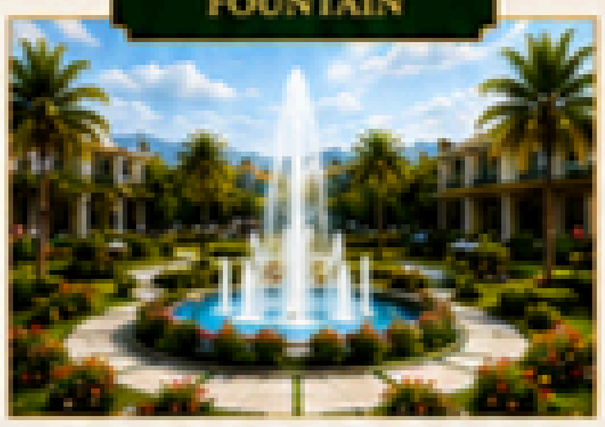
Unforgettable evenings under the stars with your loved ones

WELLNESS CENTER



Rejuvenate your body, mind and soul

FOUNTAIN



Beautifully designed fountains to refresh your senses

CAFE



Your favorite hangout spot for coffee and conversations

OASISS REALTY

BUILDING SPACES. CREATING LEGACIES

VIRASAT FARMS

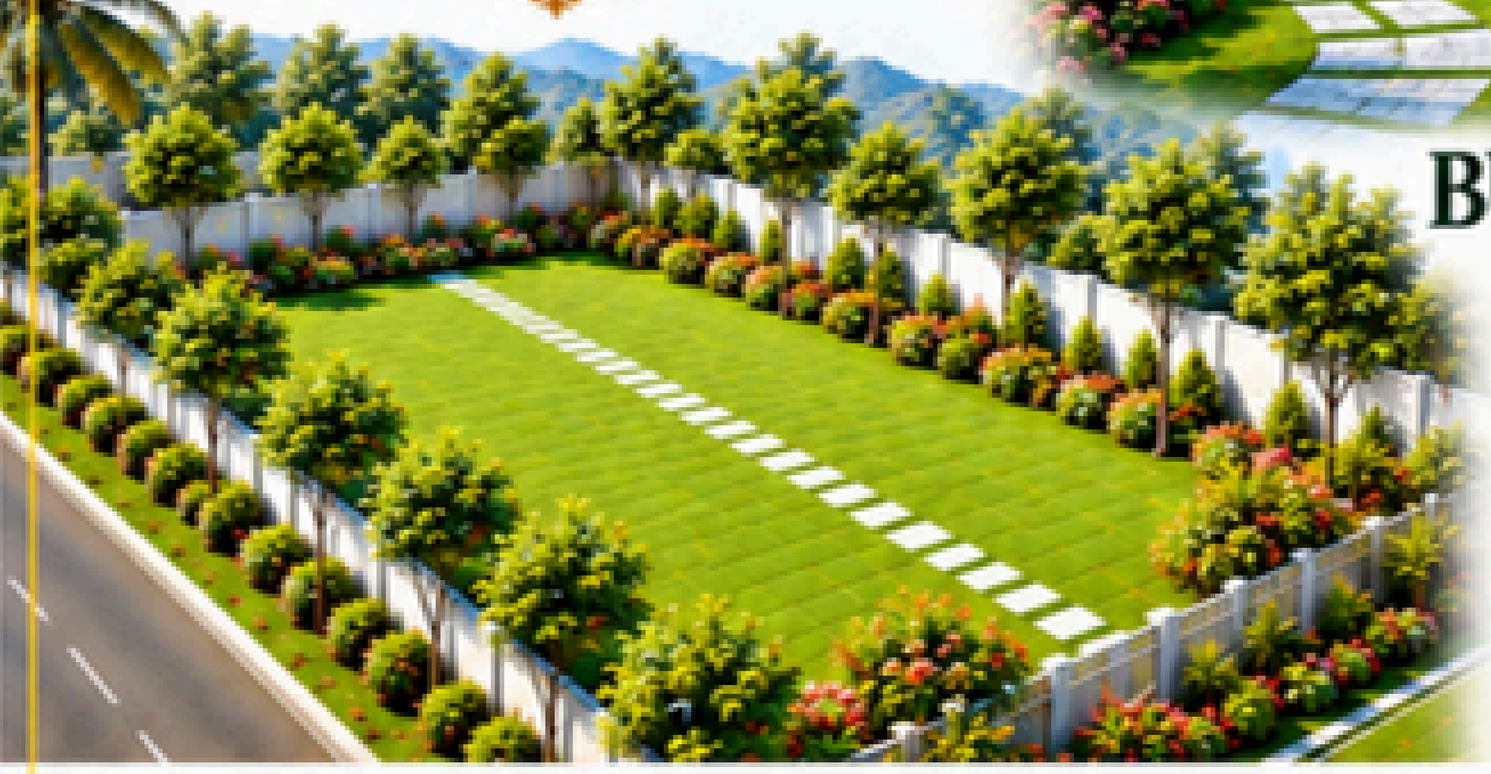
A LEGACY OF LUXURY

PREMIUM AMENITIES | PERFECT FOR FAMILIES | NATURE INTEGRATED | LUXURY IN EVERY DETAIL | WELLNESS & RELAXATION

EXPERIENCE

LUXURY LIVING

Crafted to Customer Preferences





BUILT-UP FARMHOUSE

with landscape and
21+ facilities And Amenities.

LUXURIOUS LIVING · SECURE COMMUNITY · GREEN & OPEN ENVIRONMENT · WORLD CLASS AMINITIES

TYPE A GLASS HOUSE

(FULLY FURNISHED)



SIZE

1100 SQ FEET

G.F – 700 SQ FT

F.F – 400 SQ FT

GROUND FLOOR (700 SQ FT)	FIRST FLOOR (400 SQ FT)	PREMIUM FEATURES
Open Kitchen	2 Bed Room	High Quality Glass
Chimney	Wardrobe	Acoustic Insulation
Washroom	Washroom	Ample Natural Light & Ventilation
Dinning Area	Sofa Set	Modern Architecture & Aesthetic Design
Sofa Set	1 TV	Private Garden Space
1 TV	AC	Premium Quality Construction
AC	Fan	
Fan	Balcony / Sit-out Area	

AC IN ALL ROOMS · CHIMNEY IN KITCHEN · CEILING FAN · PREMIUM FURNITURE · MODERN INTERIORS

TYPE B GLASS HOUSE

(FULLY FURNISHED)



SIZE

1500 SQ FEET

G.F – 900 SQ FT

F.F – 600 SQ FT

GROUND FLOOR (900 SQ FT)	FIRST FLOOR (600 SQ FT)	PREMIUM FEATURES
1 Bed Room	2 Bed Room	High Quality Glass
Open Kitchen	Walk-in Wardrobe	Acoustic Insulation
Chimney	Washroom	Ample Natural Light & Ventilation
Washroom	Lounge / Family Area	Modern Architecture & Aesthetic Design
Dinning Area	Sofa Set	Private Garden Space
Living Area	1 TV	Premium Quality Construction
Sofa Set	AC	
1 TV	Fan	
AC	Balcony / Sit-out Area	
Fan		

AC IN ALL ROOMS · CHIMNEY IN KITCHEN · CEILING FAN · PREMIUM FURNITURE · MODERN INTERIORS

OASISS REALTY
BUILDING SPACES. CREATING LEGACIES

VIRASAT FARMS
A LEGACY OF LUXURY

BICHOON , AJMER ROAD

WWW.OASISSREALTY.COM

EXPERIENCE

ELEVATED LUXURY LIVING

DESIGNED AROUND *YOUR DESIRES*

PREMIUM BUILT-UP FARMHOUSES

Curated for a Life of Comfort,
Elegance & Exclusivity

- REFINED LIVING
- SAFE & SECURE COMMUNITY
- LUSH GREEN SURROUNDINGS
- WORLD CLASS AMENITIES

TYPE C — 2 BHK FARMHOUSE

(FULLY FURNISHED)



MORE SPACE. MORE COMFORT. MORE YOU.

- 2 Spacious Bedrooms
- 2 Modern Washrooms
- Elegant Living & Dining Area
- Stylish Modular Kitchen
- Wide Verandah
- Garden
- Ample Car Parking
- AC in All Rooms
- Fans & Premium Lighting
- Geyser in Washrooms
- Sofa Set with TV
- Wardrobes
- Dining Table (6 Seater)

AC IN ALL ROOMS · CHIMNEY IN KITCHEN · CEILING FAN · PREMIUM FURNITURE · MODERN INTERIORS

TYPE D — 3 BHK FARMHOUSE

(FULLY FURNISHED)



MORE SPACE. MORE COMFORT. MORE YOU.

- 3 Spacious Bedrooms
- 3 Modern Washrooms
- Elegant Living & Dining Area
- Stylish Modular Kitchen
- Wide Verandah
- Garden
- Ample Car Parking
- AC in All Rooms
- Fans & Premium Lighting
- Geyser in Washrooms
- Sofa Set with TV
- Wardrobes
- Dining Table (6 Seater)

AC IN ALL ROOMS · CHIMNEY IN KITCHEN · CEILING FAN · PREMIUM FURNITURE · MODERN INTERIORS

OASISS REALTY

BUILDING SPACES. CREATING LEGACIES

A Smart Investment
A Brighter Tomorrow

BICHOON , AJMER ROAD

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Live the Essence of

A REFINED LUXURY LIVING

CRAFTED AROUND YOU

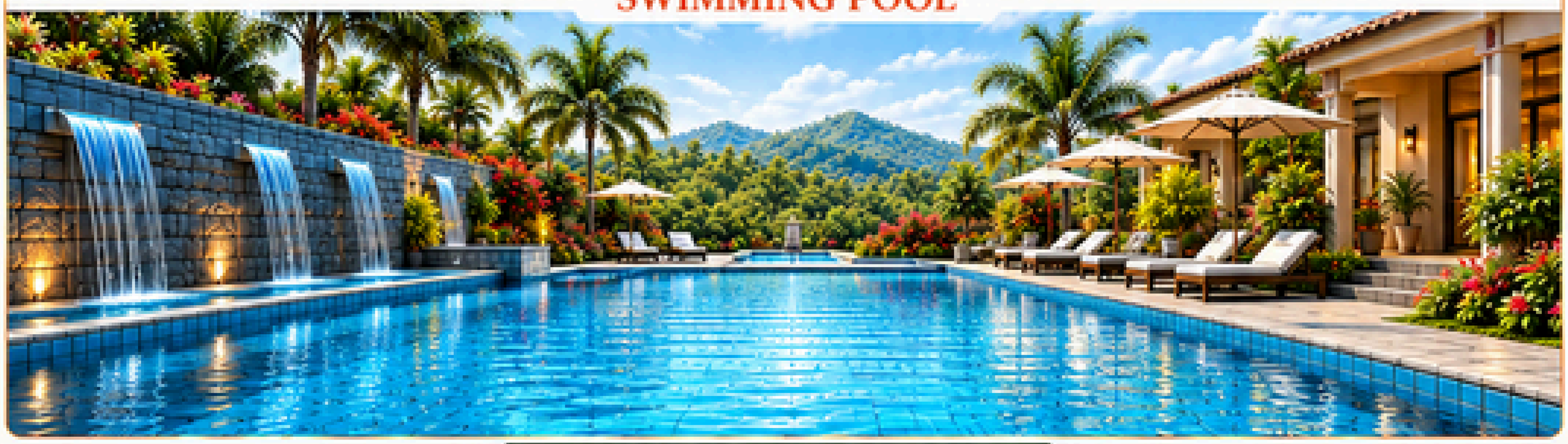
PREMIUM BUILT-UP FARMHOUSES

OPTION 1

10 x 20 FT | 13 x 26 FT

OPTION 2

SWIMMING POOL



ADDITIONAL ACCESSORIES



SAND FILTER
700 mm DIA



WATERPROOF
LED LIGHTS
(IP68 PROTECTION)



CLEANING KIT



JACUZZI JET



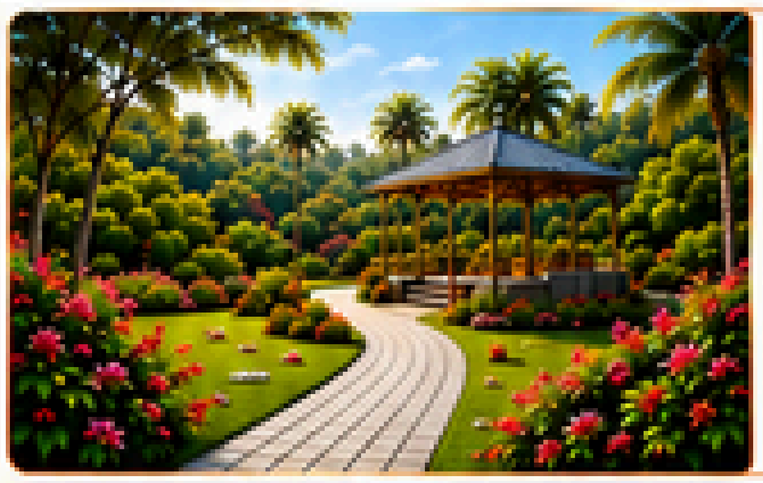
WATERFALL FOUNTAIN
ALONG WITH FILTER PUMP
(Customer Preference)



JACUZZI

Bespoke design,
personal expression

Crafted for your comfort.
Designed for
your lifestyle.



LANDSCAPE GARDEN

Engineered to your
exact specifications

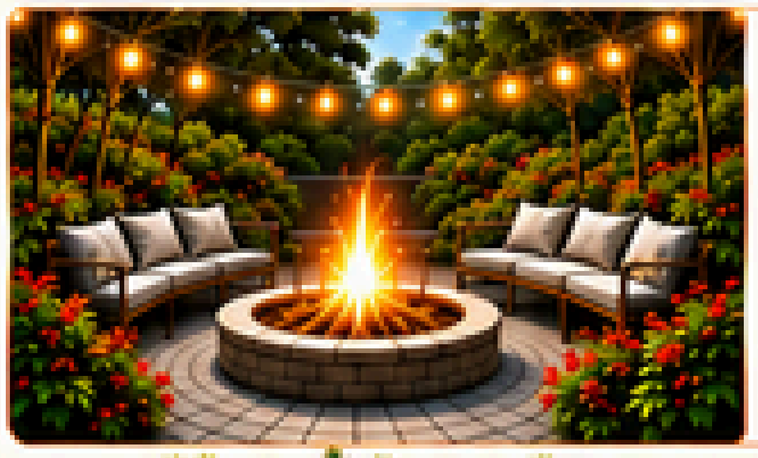
Custom-crafted green
spaces that reflect your
taste and connect you
with nature.



BBQ DECK

Your style,
meticulously
made-to-order.

Tailored outdoor culinary
spaces made for
memorable gatherings.



BONFIRE

Tailored to your
individual vision ...

Warmth. Ambience.
Connection.
Crafted around the way
you unwind.

VIRASAT
FARMS
A LEGACY OF LUXURY

OASISS
REALTY
BUILDING SPACES. CREATING LEGACIES

BICHOON , AJMER ROAD

WWW.OASISSREALTY.COM

MORE THAN A

FARMHOUSE

A Complete Lifestyle

PLAY
RELAX
REJUVENATE
CELEBRATE

ALL AT ONE PLACE



INDOOR GAMES ZONE
PLAY • COMPETE • REPEAT



OUTDOOR SPORTS ARENA
STAY ACTIVE • STAY HEALTHY





AYURVEDIC WELLNESS CENTER
BALANCE • HEAL • REJUVENATE



CLUB PARTY & CELEBRATION SPACE
GOOD FOOD • GOOD PEOPLE • GREAT TIMES



BEAUTIFULLY DEVELOPED PARKS
BREATHE • UNWIND • BELONG



EV CHARGING STATION
DRIVE A CLEANER TOMORROW



VIRASAT
FARMS
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REALTY
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BICHOON , AJMER ROAD

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LUSH GREENS | HEALTHY LIFESTYLE | STRONGER COMMUNITY | A BRIGHTER TOMORROW

VIRASAT FARMS

A Legacy of Luxury

EVERY DETAIL DESIGNED FOR YOU

NATURE
LUXURY
WELLNESS
TOGETHER
A BRIGHTER
TOMORROW

Thoughtfully planned amenities for a lifestyle that is secure, healthy and extraordinary

SMART ENTRY
Seamless & secure smart entry system

CCTV
24×7 surveillance for complete safety

MOBILE GATE ACCESS
Access your estate right from your phone

SOLAR STREET LIGHTS
Sustainable lighting for a brighter tomorrow

WATER SUPPLY
Reliable & continuous water supply

DRIP IRRIGATION
Smart irrigation for greener plantations

JOGGING TRACK
Scenic tracks for a healthy you

CYCLING TRACK
Long, smooth tracks for cycling lovers

KIDS PARK
Safe & fun filled spaces for children

OPEN GYM
Stay fit with nature by your side

GAZEBO
Relax. Unwind. Reconnect.

SITTING DECK
Peaceful corners to relax & rejuvenate

LANDSCAPE
Lush green landscapes all around

24×7 SECURITY
Round the clock security for peace of mind

6 GUARDS
Trained professionals always on duty

10 GARDENERS
Dedicated team for lush green living

EVERY DETAIL, EVERY DAY, JUST FOR YOU

VIRASAT FARMS

A Legacy of Luxury

VIRASAT FARMS
LEASE BACK MODEL

LUXURY RESORT STYLE

World-class amenities crafted for you and your family

Own Today, Earn Tomorrow, Preserve Forever

An investment that turns your farmhouse into a wealth-building asset



Designed to Inspire. Leased to Perform. Returns from Day One

HOW IT WORKS

01 BOOK YOUR FARMHOUSE
Select and book your preferred farmhouse

02 PLOT TO PARADISE
We construct and develop your farmhouse with premium quality

03 VALUE UNLOCKED
Pay the total amount as per agreed terms

04 ASSURED LEASEBACK
Your leaseback commences immediately upon receipt of full payment

05 INSTANT PAYOUT
Start earning 10% annual returns instantly, straight through construction.

06 UNLOCK FREE ACCESS
Enjoy 20 days in your managed farmhouse

KEY HIGHLIGHTS

HIGH ROI POTENTIAL
Strong appreciation in land value due to premium location and lifestyle demand

FLEXIBLE USAGE
Ideal for both personal retreats and rental income opportunities

INSTANT RETURNS DURING CONSTRUCTION
Start earning 10% annual return instantly, straight through construction

TRANSPARENCY & CREDIBILITY
Clear documentation, trusted brand backing, and ethical practices

ZERO HASSLE MANAGEMENT
We take care of all marketing, maintenance & operations

LONG TERM SECURITY
Your asset is safe, maintained and continues to grow in value

RETURN STRUCTURE

TOTAL VALUE
(LAND + DEVELOPMENT COST)

ASSURED RETURN
10%
PER YEAR
UNTILL COMPLETION

POST HANDOVER — PROFIT SHARING

After handover, the actual profit from the farmhouse operations will be shared in the following ratio:

60% TO FARMHOUSE OWNER

40% TO OASISS REALTY

EXAMPLE CALCULATION (AFTER HANDOVER)

If your farmhouse earns ₹ 1,00,000 per month
(from stay, events, bookings, etc.)

₹ 1,00,000	→	₹ 60,000	→	₹ 40,000
Total Monthly Income		To Farmhouse Owner (60%)		To Oasiss Realty (40%)

INVEST IN PEACE

EARN WITH CONFIDENCE. ENJOY FOR A LIFETIME

SAFE INVESTMENT | PREMIUM DEVELOPMENT | PASSIVE INCOME | A GREENER TOMORROW

VIRASAT FARMS

A Legacy of Luxury

INVESTMENT PERSPECTIVE

A WISE INVESTMENT TODAY, A LEGACY FOR TOMORROW

N W E S

ROOTED IN NATURE
POSITIONED FOR A BRIGHTER TOMORROW

GOVERNMENT APPROVED

Legally approved project ensuring total peace of mind and secure investment

LEASEBACK MODEL

Earn rental income with our leaseback model while your asset appreciates over time

AJMER ROAD

— 4.5 KM —

Prime connectivity to one of Jaipur's fastest developing corridors

FUTURE GROWTH

Rapid infrastructure development ensuring high appreciation ahead

LUXURY ESTATE

Premium lifestyle with world-class amenities and unmatched living experience

HERITAGE LOCATION

Nestled amidst hills, forts and natural beauty – a location of timeless value

SCARCITY

First ever built up Farmhouse project in Jaipur

HIGH RETURNS POTENTIAL

A perfect blend of location, luxury and limited supply for exceptional returns



SECURE TODAY | PROSPEROUS TOMORROW | A LEGACY THAT GROWS

WHERE NATURE MEETS LEGACY

OASISS
REALTY
BUILDING SPACES. CREATING LEGACIES

THE Virasat LIFESTYLE

LIVE IN NATURE. LIVE IN LUXURY.

A lifestyle crafted for those
who seek more than just a home.
Virasat Farms offers you the perfect
blend of luxury, nature and privacy —
a legacy for generations to come.



PRIVATE FARMHOUSE LIVING
Spacious plots for your dream farmhouse with complete privacy.

NATURE & SERENITY
Surrounded by Aravalli hills, fresh air and natural beauty.

PREMIUM INFRASTRUCTURE
Wide roads, underground electricity, water supply & modern amenities.

A LEGACY INVESTMENT
High appreciation potential for a secure future.

LIVE TODAY. INVEST FOR TOMORROW. LEAVE A LEGACY.

SOME INVESTMENTS

EARN WEALTH

SOME CREATE

A LEGACY

WELCOME TO

VIRASAT FARMS



VIRASAT FARMS

A LEGACY OF LUXURY

PREMIUM FARMS

LUXURY LIFESTYLE

HERITAGE LOCATION

CORPORATE OFFICE

5th Floor, Roop Janki Tower,
Shalimar Bagh, Chitrakoot Marg,
Vaishali Nagar, Jaipur - 302021

info@oasissrealty.com

www.oasissrealty.com

WHY INVEST IN VIRASAT FARMS?

- HIGH APPRECIATION POTENTIAL
- LEASEBACK MODEL
  Earn Assured Rental Income
- 70% OPEN GREEN SPACES
- GOVERNMENT APPROVED PROJECT
- PRIME LOCATION ON AJMER ROAD

OASISS REALTY

Building spaces . Creating legacies