



CORPORATE OFFICE:

1205, Emaar
Palmsprings Plaza,
Golf Course Road,
Sector 54,
Gurgaon, Haryana

REGISTERED OFFICE:

BSM GROUP,
Metro Pillar No 810,
Near RJ Hospital,
Delhi Rohtak Road,
Bahadurgarh

LOCATION SITE:

Sector 40
Bahadurgarh



ROYAL GREEN  COUNTY
BAHADURGARH

INDEPENDENT LIVING

☎ 8400010060 ✉ info@royalgreenrealty.com 🌐 www.royalgreenrealty.com

HRERA No - RERA-GRG-PROJ-995-2021 dated 15.02.2022. For more details, visit: www.haryanarera.gov.in

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A WAY BACK TO LIFE

GET AWAY FROM THE
MONOTONY AND
COMMOTION OF CITY
LIFE TO A PLACE
WHERE COMMUNITY
LIVING PERHAPS
PROVIDES YOU WITH
THE CONVENIENCE OF
INDEPENDENCE AND
LUXURY OF SPACE.
CHOOSING TO MAKE
THIS YOUR HOME WILL
ALLOW YOU TO
MAINTAIN YOUR TIES
TO THE CITY WHILE
ALSO GIVING YOU
THE FREEDOM TO GET
BACK TO LIFE.



ARTISTIC IMPRESSION

INDEPENDENT LIVING



BAHADURGARH

GATEWAY OF HARYANA

IT IS ONE OF THE MAJOR CITIES OF HARYANA AND IS SURROUNDED BY THE MAJOR NCR CITIES OF FARIDABAD, GURUGRAM AND SONIPAT, AND IS KNOWN AS THE "GATEWAY OF HARYANA".

CULTURAL BACKGROUND

Lying on the outskirts of the city, the majestic Bahadurgarh Fort, also known as Singh Dwar, was constructed in 1658 A.D. It is said that the fort was renamed later on to commemorate the stay of the ninth Sikh Guru, Guru Tegh Bahadur. Thus, it is called the Bahadurgarh Fort now and depicts fine Sikh architecture. With time it was renovated and a Gurdwara was built by Maharaja Karam Singh in the 19th century. Since 1989, the grounds of the fort serve as the Punjab Police Commando Training School.

INDUSTRIAL HUB

Bahadurgarh is often called as an "Industrial Hub". It has a large Industrial area in Haryana NCR region situated along Delhi Western Peripheral Expressway, i.e.- MIE-I, MIE-II, HSIIDC (Sector 16 & 17). It is an important Industrial town wherein Haryana Government has developed about 200 hectares (490 acres) of land for Industrial purpose.

In Bahadurgarh, there is especially developed Footwear Park established to enhance the production of footwear industries. Recently an area of about 250 Hectares has also been developed by Haryana State Industrial and Infrastructure Development Corporation for Industrial purpose.

It is connected to Delhi Metro since June 2018, located on the planned Delhi-Bahadurgarh-Rohtak Regional Rapid Transport System (RRTS).



3 MINUTES TO DELHI

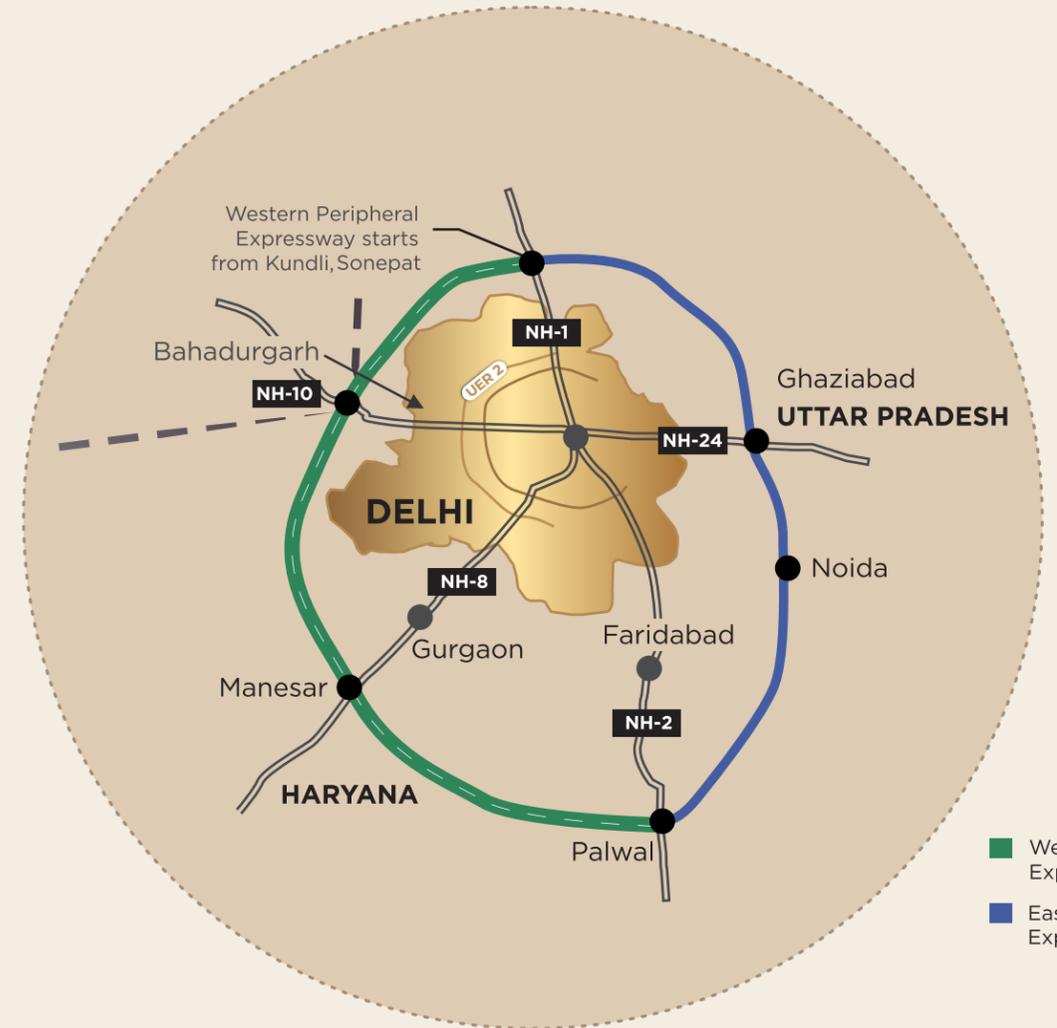
URBAN EXTENSION ROAD

Linking Bahadurgarh to Delhi

“Seamlessly”



BAHADURGARH IS A CITY, LOCATED IN JHAJJAR DISTRICT IN HARYANA. THE CITY COMPRISES 31 WARDS AND IS APPROXIMATELY 21 KM FROM NATIONAL CAPITAL TERRITORY (NCT) OF DELHI AND 31 KM FROM JHAJJAR, THE DISTRICT HEADQUARTER.



Western Peripheral Expressway
Eastern Peripheral Expressway

DISTANCE FROM

- Delhi Airport: 35 mins
- Delhi Border: 5 mins
- Metro Station: 20 mins
- Bus stand: 20 mins
- School: 5 mins
- Hospital: 10 mins



PRESENTING

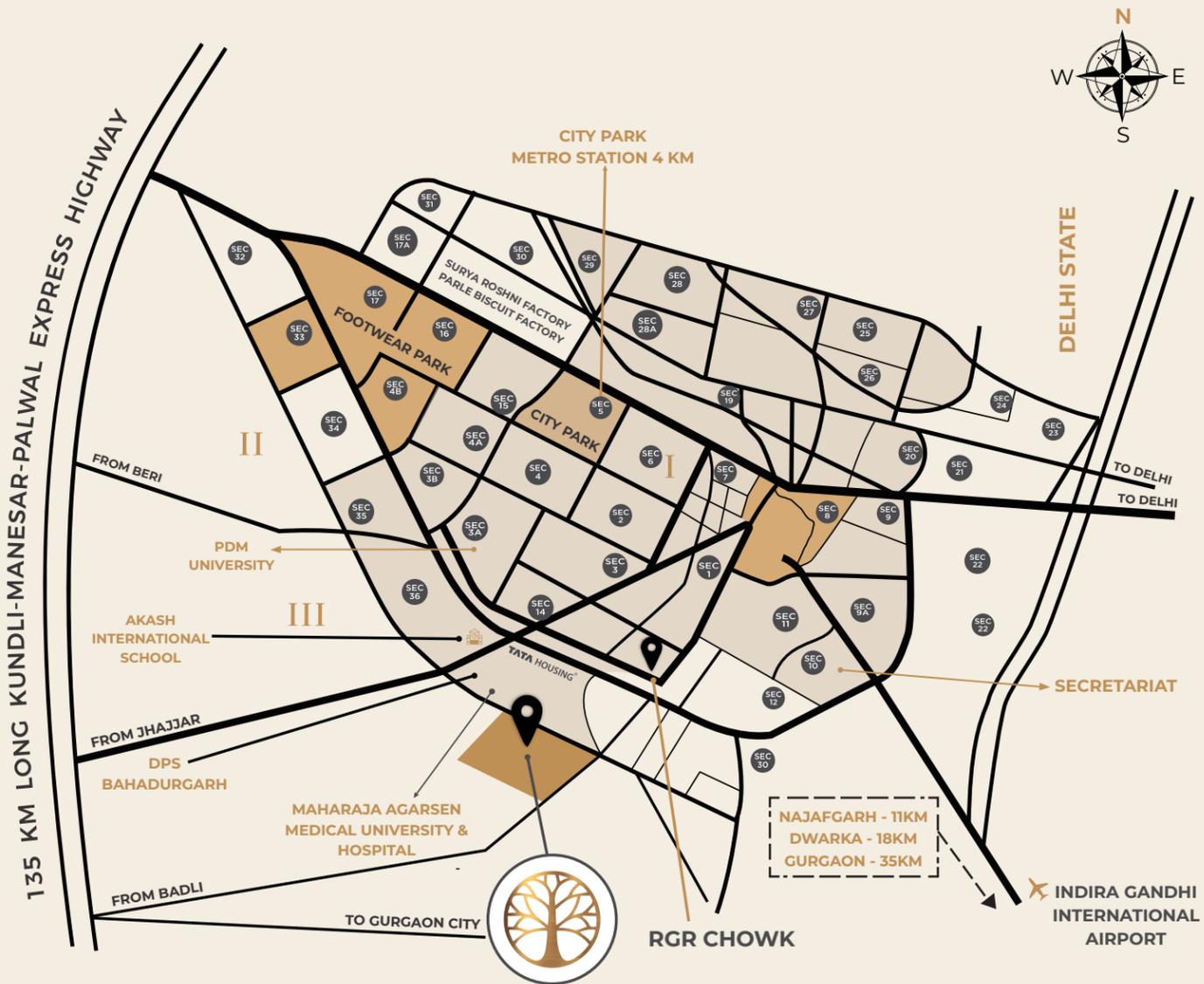
ROYAL GREEN  COUNTY
BAHADURGARH

INDEPENDENT LIVING

ARTISTIC IMPRESSION



LOCATION MAP



MAP NOT TO SCALE



LOCATION

SECTOR 40 BAHADURGARH

Nearest City Metro Station	: 4.9 km	: 10 Min
Bus Stand	: 8.0 km	: 15 Min
Railway Station	: 6.7 km	: 18 Min
PDM University	: 1.1 km	: 02 Min
Standard Sweets	: 5.0 km	: 10 Min
KMP Expressway	: 6.2 km	: 06 Min
Delhi Bypass Turn	: 9.7 km	: 11 Min
Modern Industrial Park MIE	: 9.7 km	: 11 Min
Peeragarhi Chowk	: 24 km	: 50 Min
International Airport	: 37 km	: 55 Min

NEARBY FACILITIES



HEALTH CARE



SPORTS &
ENTERTAINMENT



EDUCATIONAL
INSTITUTIONS



HOSPITALITY



BUSINESS
PARKS

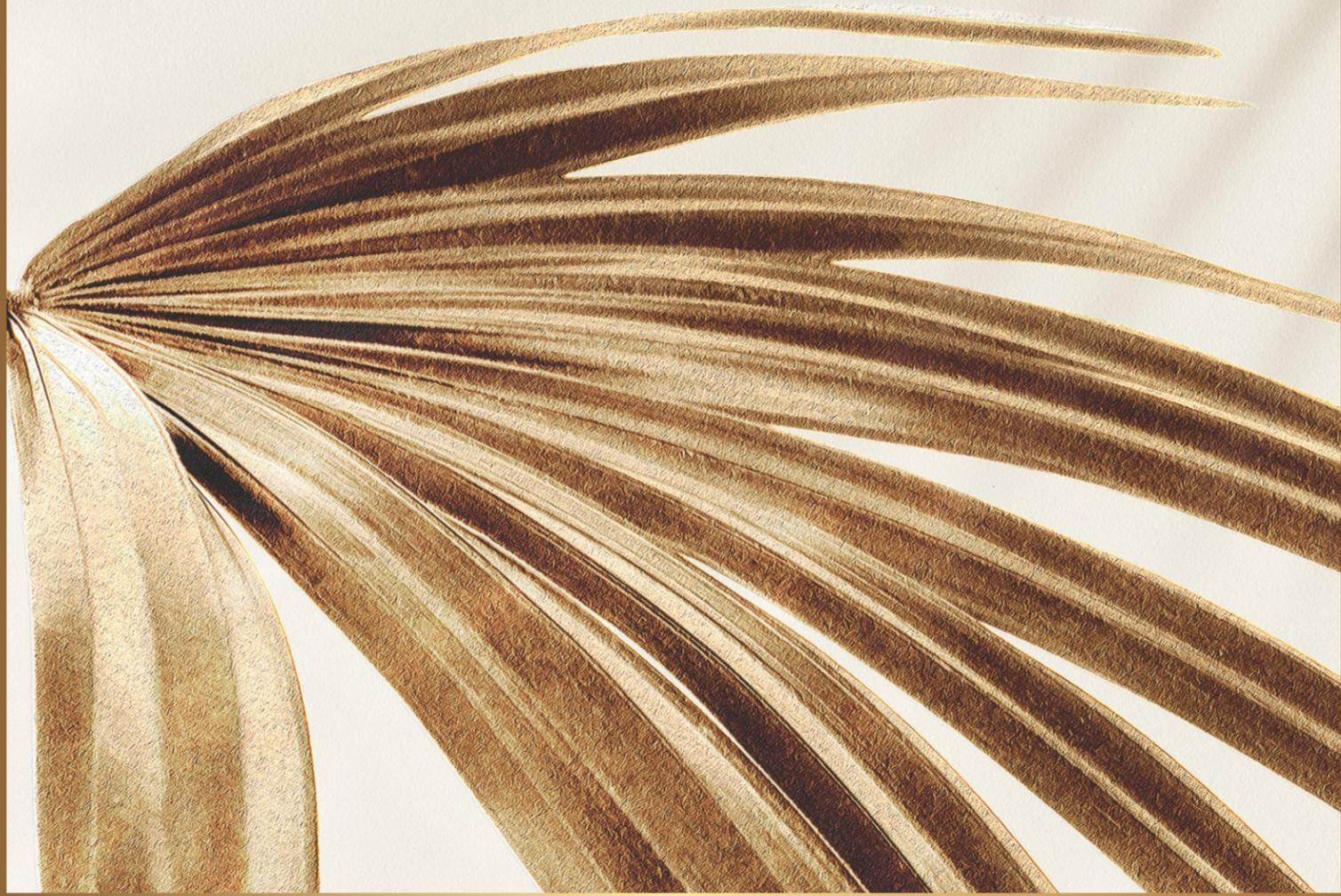


RAILWAY &
METRO STATION



SUSTAINABLE COMMUNITY LIVING

“LIVING TODAY WITHOUT
DEGRADING TOMORROW”



LIVABLE

- Use centered approach to design that is sensitive to the context, the people, and the place's qualities.
- Restorative green spaces that are sensory attractive sociable and flexible in nature.
- Giving priority to pedestrians to create a safe and secure neighborhood that is easily navigated.



SUSTAINABLE

- Main goal of the sustainable design is to conserve water and energy reduce waste and decrease surface water runoff.
- Planting Native species
- Regenerative connected Landscape
- Incorporating local design techniques and using environmentally responsible materials
- Biodiversity hotspot



SMART

- Energy efficient streetscape and street furniture (Solar)
- Using smart & resource conscious maintenance techniques
- Smart access
- Smart Security & Monitoring
- Sensored lighting, digital signages
- Provision of wireless networks



SITE MAP



ZONING	AREA	UNITS
SCO's	2.92 ACRES	65
PLOTTED	21.58 ACRES	283
FUTURE DEVELOPMENT	15.5 ACRES	TBD
TOTAL	40 ACRES	





ROYAL GREEN  COUNTY
COMMUNITY
GREENS

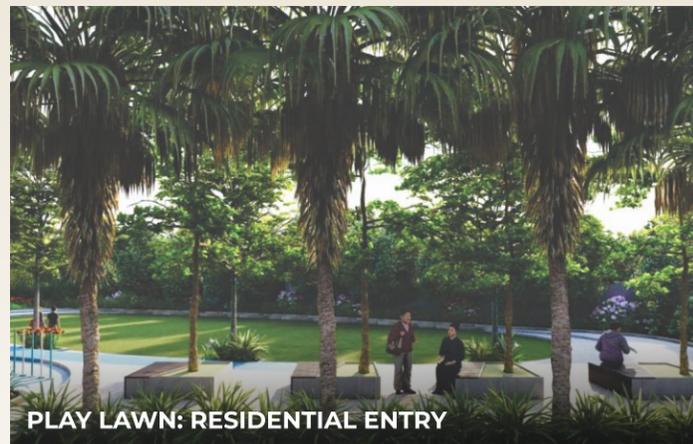
ARTISTIC IMPRESSION





ORGANISED
GREENS

ROYAL GREEN COUNTY IS A 40 - ACRE HAVEN, 5 MINUTES FROM DELHI.



PLAY LAWN: RESIDENTIAL ENTRY



PLAY PLAZA



BADMINTON COURT



PLAY LAWN



TRELLIS WALK



PLAY PLAZA



MULTI GENERATIONAL PLAY SPACE



FITNESS ZONE + CHILDREN'S PLAY

ROYAL GREEN COUNTY VILLAS, FLOORS, PLOTS, SCO, APART FROM A HOST OF SPORTS AND RECREATION AMENITIES.

THE TOWNSHIP IS GOING TO BE ONE OF THE BEST IN BAHADUGRAH IN TERMS OF LOCATION AND AMENITIES I.E. ~~100% POWER BACKUP~~, 24*7 RUNNING WATER, 35,000 SQ.FT. OF CLUBHOUSE. 1ST TIME SCO'S (SHOP CUM OFFICE SPACE), ~~CONCIERGE SERVICES ETC.~~

JUST 5 MINS AWAY FROM DELHI BORDER AND 35 MINS AWAY FROM IGI AIRPORT, ROYAL GREEN COUNTY IS STRATEGICALLY LOCATED AWAY FROM THE ROAD AND AIR-TRAFFIC RELATED NOISE AND POLLUTION.

WITH 3 MAJOR HIGHWAYS CROSSING BAHADURGARH THIS PROJECT IS ALL SET TO OFFER THE MOST SOUGHT AFTER CONNECTIVITY TO ITS RESIDENTS.

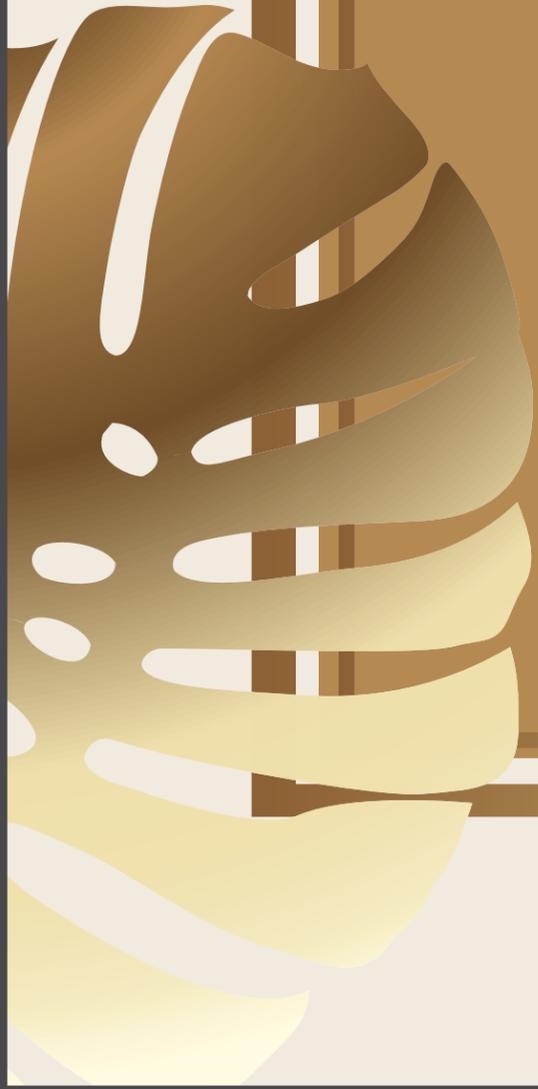
A MULTIFACETED AND INCLUSIVE TOWNSHIP, IT OFFERS YOU A RICHER LIFE. ROYAL GREEN COUNTY IS A SMART INTEGRATED TOWNSHIP THAT WILL REVOLUTIONIZE THE URBAN LIFESTYLE. THIS IS UNDOUBTEDLY TO CHANGE THE WAY BAHADURGARH LIVE TODAY.

The image renders used herein are purely indicative and may differ from actual

ROYAL GREEN  COUNTY
AMENITIES



SOCIAL+
ACTIVE+
WELLNESS+
NATURE+



 AMENITIES



RESTAURANT



ARTISTIC IMPRESSION

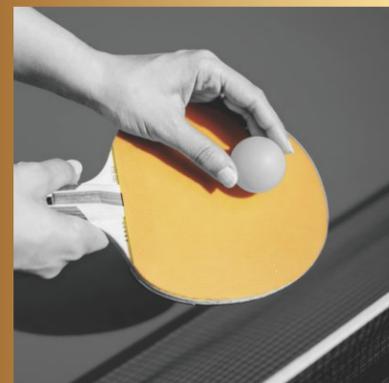
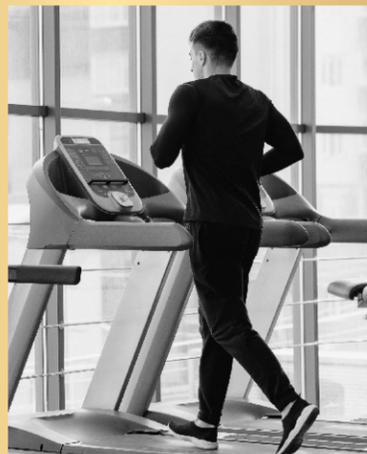
 AMENITIES



THE CLUB

ARTISTIC IMPRESSION





LIFESTYLE AMENITIES

- SWIMMING POOL
- KIDS POOL
- AEROBICS & YOGA
- GYMNASIUM
- BEAUTY SALON
- STEAM & SAUNA
- KIDS PLAY AREA
- LIBRARY
- GAMES ROOM
- SNOOKER
- POOL TABLE
- TABLE TENNIS ROOM
- TENNIS COURT
- CRICKET PITCH
- BADMINTON COURT
- BASKETBALL COURT
- MINI THEATRE
- PRIVATE DINING ROOM



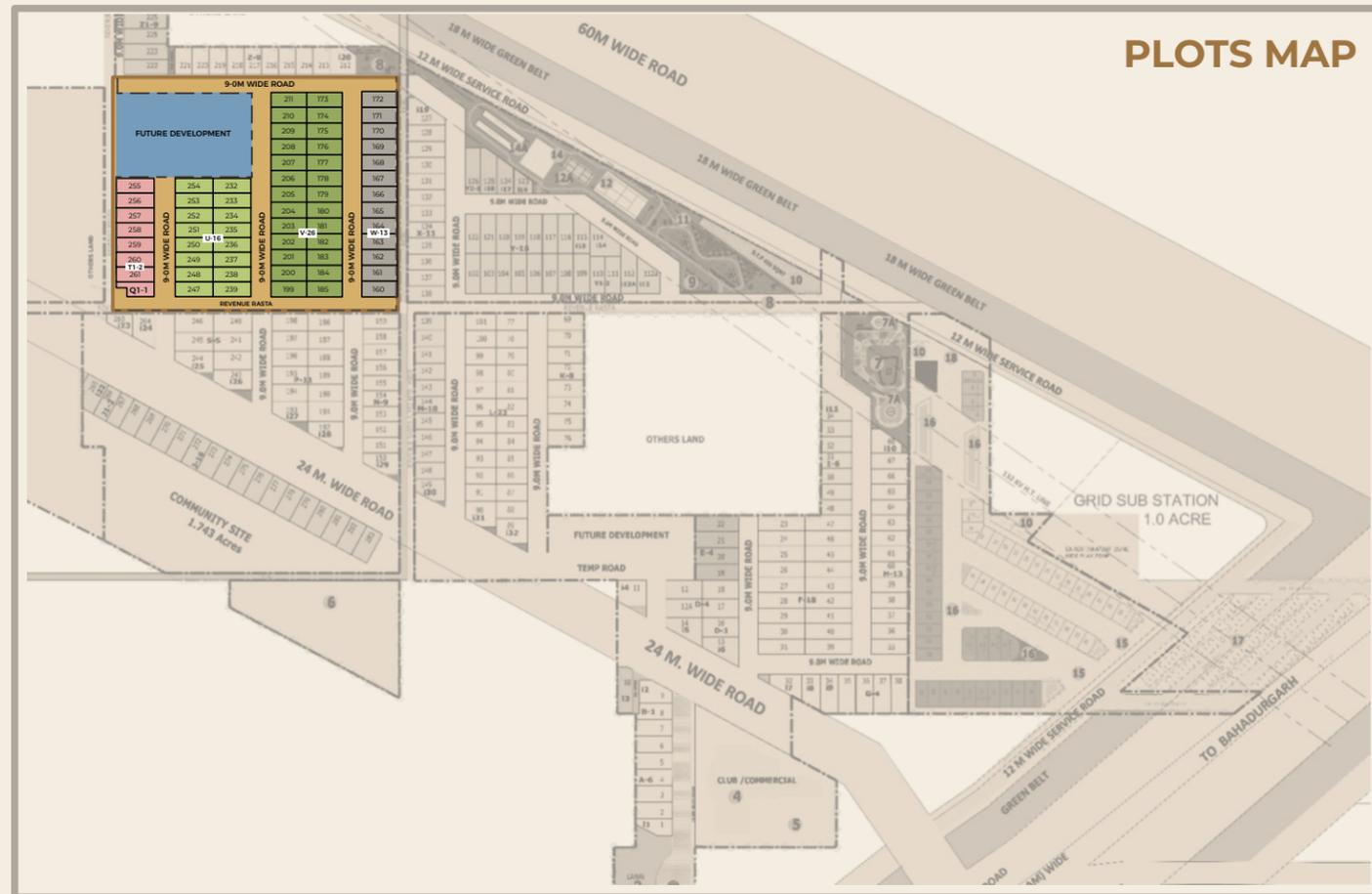
RES IDEN TIAL OFFERING

ARTISTIC IMPRESSION



PLOTS





PLOT DIMENSIONS



140.32 SQYDs
7.22 X 16.25M



140.32 SQYDs
7.22 X 16.25M



140.32 SQYDs
7.22 X 16.25M



EXCLUSIVE PLOT OFFER

PRICING INCLUSIONS	CHARGES
BASIC SALES PRICES (BSP) PER SQYD	60,000/-
INAUGURAL DISCOUNT (DURING SOFT LAUNCH ONLY)	10% OR 6,000/- PER SQYD
EDC/IDC	INCLUDED IN BSP
PREFERENTIAL LOCATION CHARGES (PLC) - EXTRA	
CORNER	5% OF BSP
3 - SIDE OPEN / GREEN PARK	5% OF BSP
24M ROAD	10% OF BSP
ANY 2 PLC'S	10% OF BSP
ADDITIONAL CHARGES* - EXTRA	

PAYMENT PLAN

BOOKING AMOUNT	10%
AT THE TIME OF ALLOTMENT OR 30 DAYS FROM BOOKING WHICHEVER IS EARLIER.	20% INCLUDING BOOKING AMOUNT
COMMENCEMENT OF SEWER OR 90 DAYS FROM BOOKING WHICHEVER IS EARLIER.	20%
COMMENCEMENT OF LAYING OF ELECTRICAL CABLE WORK OR 180 DAYS FROM BOOKING WHICHEVER IS EARLIER.	20%
COMMENCEMENT OF ROAD WORK OR 270 DAYS FROM BOOKING WHICHEVER IS EARLIER.	20%
OFFER OF POSSESSION	20% + OTHER CHARGES 100% ADDITIONAL CHARGES

***ADDITIONAL CHARGES:**

CLUB MEMBERSHIP, MAINTENANCE CHARGES, IFMS DEPOSIT, ELECTRIFICATION CHARGES, are not included in the BASIC SALES PRICES, mentioned above. These additional charges are applicable at the time of possession and will be determined before the execution plot buyers agreement. Stamp Duty and Registration fee as per actuals & GST as applicable.

NOTE:

Booking is subject to terms and conditions mentioned in the Application Form. The abovementioned prices are subject to revision at the sole discretion of the Company, without prior notice. Price of the Plots may vary based on the choice of the plot. Please confirm the pricing at the time of booking.



COMMERCIAL OFFERING

ARTISTIC IMPRESSION



COURTYARD

MARKET **40** PLACE

BAHADURGARH

SHOP-CUM-OFFICE (SCO)

On the lines of a Mall but in an outdoor setting is what defines modern day and highly sought after OUTLET MALLS.

Advantage in the concept:

Open & Green spaces

Large format retail

More than 100 car parking space

Post-pandemic, the open markets are preferred

EXPERIENTIAL RETAIL

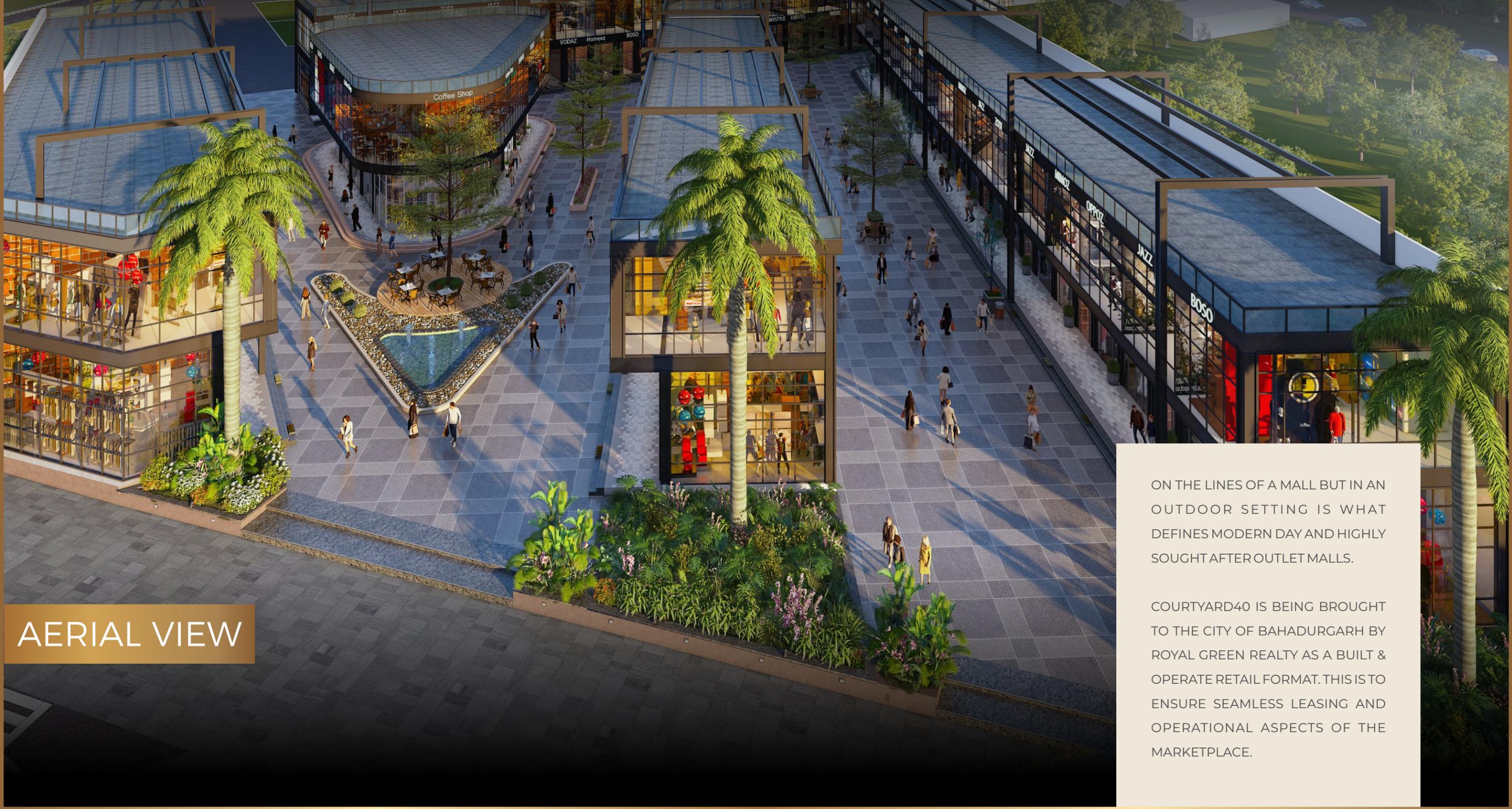
SHOP+ RELAX+ ENTERTAIN+ EXPERIENCE+





COURTYARD

MARKET **40** PLACE
BAHADURGARH



AERIAL VIEW

ON THE LINES OF A MALL BUT IN AN OUTDOOR SETTING IS WHAT DEFINES MODERN DAY AND HIGHLY SOUGHT AFTER OUTLET MALLS.

COURTYARD40 IS BEING BROUGHT TO THE CITY OF BAHADURGARH BY ROYAL GREEN REALTY AS A BUILT & OPERATE RETAIL FORMAT. THIS IS TO ENSURE SEAMLESS LEASING AND OPERATIONAL ASPECTS OF THE MARKETPLACE.



FOCAL POINT

- CENTRAL PERFORMANCE AREAS**
- OUTDOOR CAFÉS**
- ENTRY PROMENADE**
- 100+ PARKING**
- CONVENIENCE STORE**
- ZONED RETAILS**

THERE ARE AT LEAST 800 HOUSES IN ROYAL GREEN COUNTY, AND ANOTHER 1500 IN THE IMMEDIATE VICINITY, THAT THE COURTYARD40 MARKET WILL SERVICE. COURTYARD40 IS AN EXCELLENT INVESTMENT OPPORTUNITY IN ADDITION TO BEING A SELF-SUFFICIENT COMMUNITY WITH ALL THE CONVENIENCES ITS MEMBERS MIGHT WANT.





ABOUT

A NEW AGE REAL ESTATE & INFRASTRUCTURE DEVELOPMENT COMPANY, FOUNDED WITH THE STRONG BACKING OF 2 LEGACY BUSINESSES AND MANAGED BY YOUNG SCIONS WITH THE MOTIVE TO SET A NEW BENCHMARK IN THE INDIAN REAL ESTATE INDUSTRY. ROYAL GREEN REALTY BRINGS THE ADS SPIRIT & PS GROUP'S PHILOSOPHY OF BEST QUALITY, SUSTAINABILITY AND INNOVATION TO THE REAL ESTATE INDUSTRY.



ON-GOING PROJECTS

RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
 <p>ROYAL GREEN HOMES BAHADURGARH</p>	 <p>ROYAL GREEN HEIGHTS GURUGRAM</p>	 <p>ROYAL GREEN HOMES FARIDABAD</p>
RESIDENTIAL	RESIDENTIAL	INDUSTRIAL
 <p>PS TRICONE CITY INDORE</p>	 <p>ROYAL GREEN COUNTY BAHADURGARH</p>	 <p>ROYAL GREEN INDUSTRIAL PARK JHAJJAR</p>
COMMERCIAL	COMMERCIAL	COMMERCIAL
 <p>COURTYARD MARKET 62 PLACE GURUGRAM</p> <p>COURTYARD 62 GURUGRAM</p>	 <p>COURTYARD MARKET 40 PLACE BAHADURGARH</p> <p>COURTYARD 40 BAHADURGARH</p>	 <p>COURTYARD MARKET 37D PLACE GURUGRAM</p> <p>COURTYARD 37D GURUGRAM</p>