



**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

☎ 8400010600 ✉ info@royalgreenrealty.com 🌐 www.royalgreenrealty.com

HRERA No - HRERA-PKL-JJR-414-2023 | HRERA-PKL-JJR-413-2023. For more details, visit: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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ROYAL GREEN  COUNTY  
— BAHADURGARH —

INDEPENDENT LIVING

**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

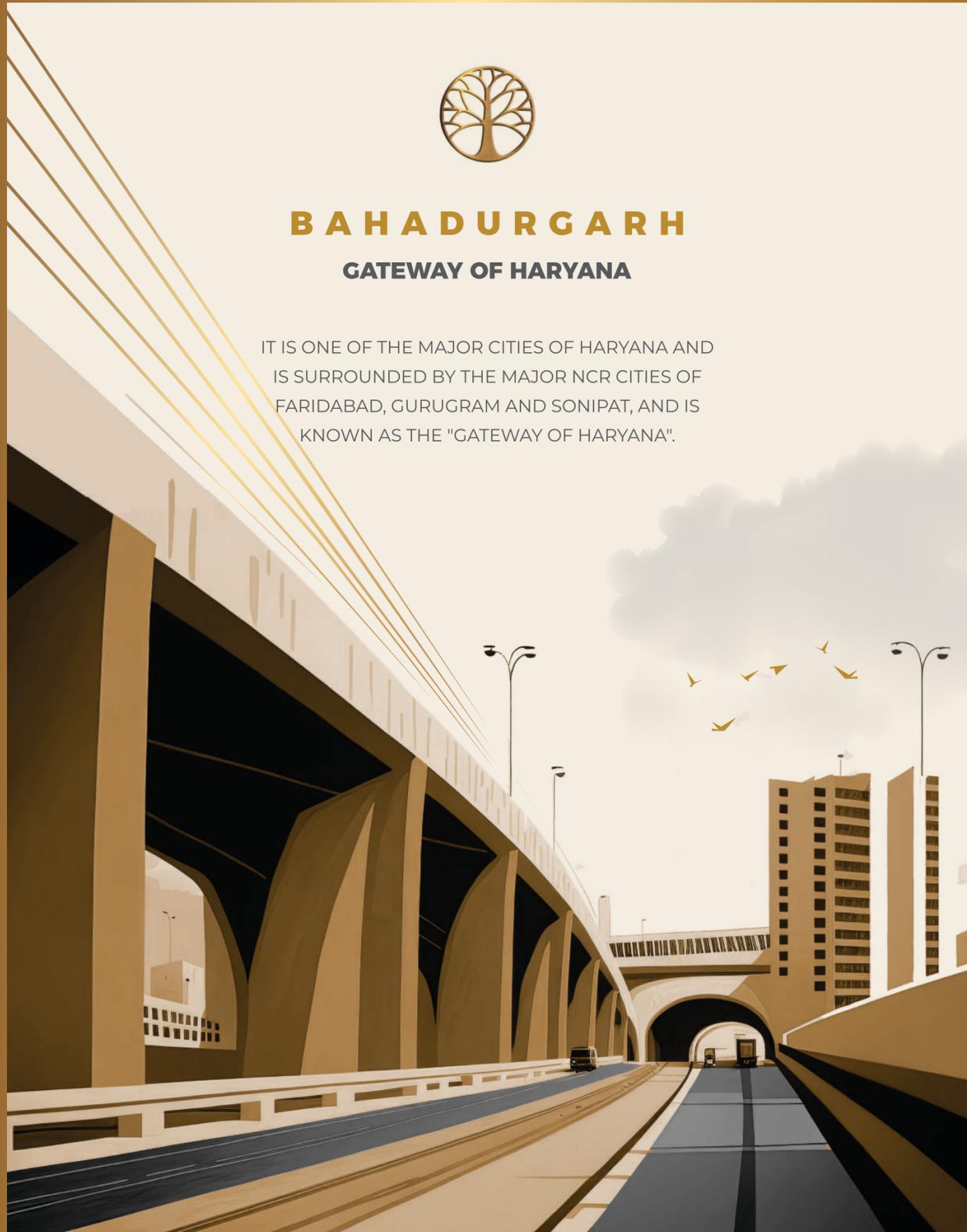
INDEPENDENT LIVING



## 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).

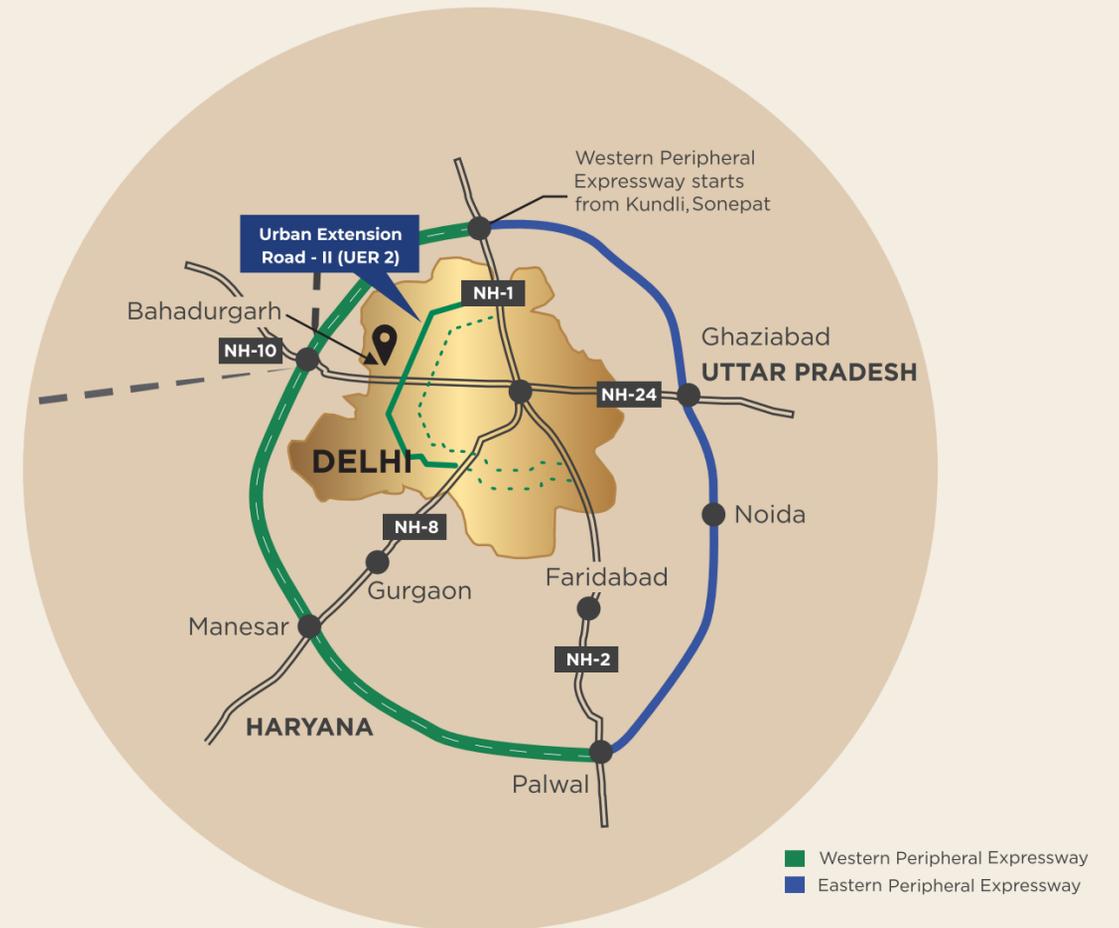


**3 MINUTES TO DELHI**

## 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.



### DISTANCE FROM ROYAL GREEN CHOWK

<b>Delhi Airport:</b> .....	<b>35 mins</b>
<b>Delhi Border:</b> .....	<b>5 mins</b>
<b>Metro Station:</b> .....	<b>20 mins</b>
<b>Bus stand:</b> .....	<b>20 mins</b>
<b>School:</b> .....	<b>5 mins</b>
<b>Hospital:</b> .....	<b>10 mins</b>

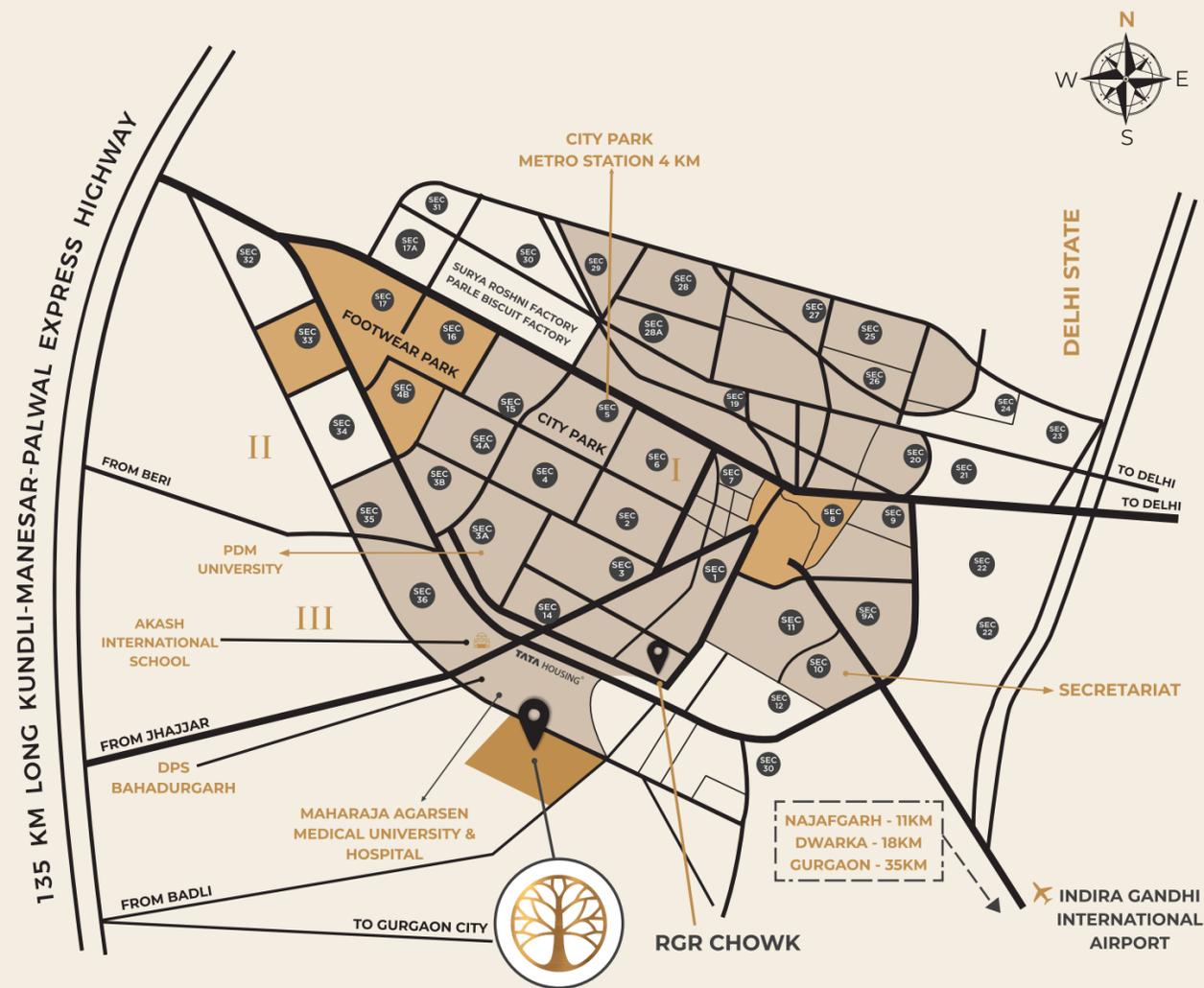


PRESENTING  
**ROYAL GREEN COUNTY**  
BAHADURGARH  
INDEPENDENT LIVING

ARTISTIC IMPRESSION



## LOCATION MAP



MAP NOT TO SCALE



## LOCATION

### SECTOR 40 BAHADURGARH

Nearest City Metro Station	: 4.9 kms	: 10 Mins
Bus Stand Sector 9	: 5 kms	: 10 Mins
Railway Station	: 6.7 kms	: 18 Mins
PDM University	: 5 kms	: 10 Mins
Standard Sweets	: 5 kms	: 10 Mins
KMP Expressway	: 6.2 kms	: 06 Mins
Delhi Bypass Turn	: 9.7 kms	: 11 Mins
Modern Industrial Park MIE	: 9.7 kms	: 11 Mins
Peeragarhi Chowk	: 24 kms	: 50 Mins
Indira Gandhi International Airport*	: 30 kms	: 35 Mins
Agarsen Medical University & Hospital	: 2 kms	: 5 Mins
G.D. Goenka School	: 2 kms	: 5 Mins
Gurgaon	: 45 kms	: 45 Mins

\* After completion of UER-II connecting Bahadurgarh Bypass

## NEARBY FACILITIES



HEALTH CARE



SPORTS &  
ENTERTAINMENT



EDUCATIONAL  
INSTITUTIONS



HOSPITALITY



BUSINESS  
PARKS



RAILWAY &  
METRO STATION

# SUSTAINABLE COMMUNITY LIVING

“LIVING TODAY WITHOUT  
DEGRADING TOMORROW”



## LIVABLE

- Landscape Parks are integrated with the built fabric at the Royal Green county to offer the residents a **restorative outdoor environment**.
- The spaces are curated with a user-centred approach to create **sensory, attractive & flexible** communal hotspots.
- Pedestrians are given prime priority in the planning to create a safe and secure neighbourhood that is **easily navigated**.



## SUSTAINABLE

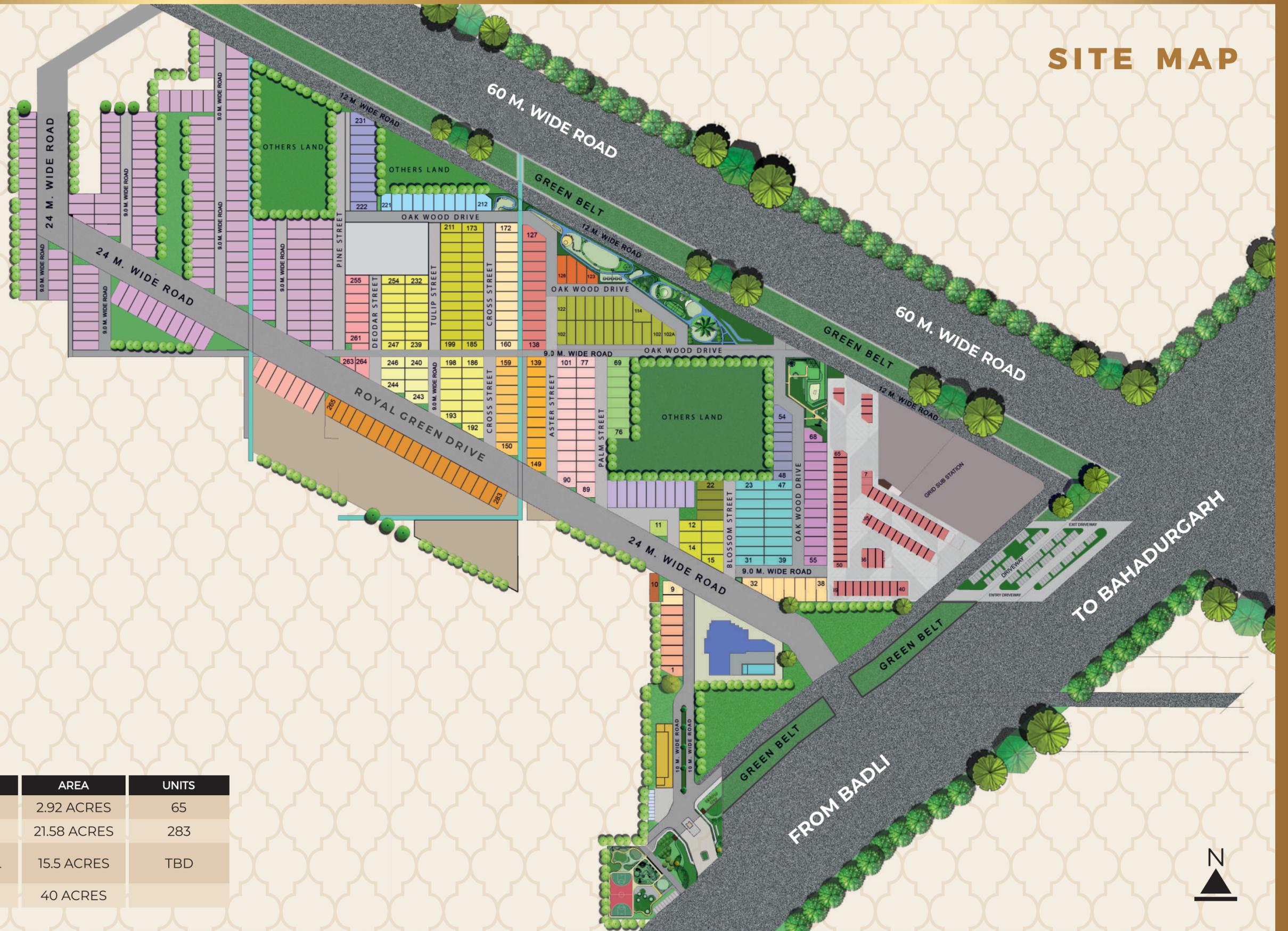
- The project places special emphasis to offer an **environmentally conscious design**. The outdoor parks are specially designed to conserve water and energy.
- The built environment incorporates local design techniques using **environmentally responsible materials**.
- Use of carbon-storing native plant species aims to create a **clean & healthy outdoor experience** for the users, while encouraging local biodiversity.



## SMART

- Incorporating use of **smart outdoor landscape systems** like sensed lighting, Royal Green County offers a thematic experience to its residents.
- Energy efficient street lighting and **smart security** & monitoring systems are integrated to ensure a safety
- Provision of **wireless networks** and digital signages for wayfinding are made to create a neighbourhood unparalleled to any.

# 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

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ORGANISED  
GREENS

ROYAL GREEN COUNTY  
IS A 40 - ACRES 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. 24\*7 RUNNING WATER, 35,000 SQ.FT. OF CLUBHOUSE. 1ST TIME SCO'S (SHOP CUM OFFICE SPACE), ETC.

ROYAL GREEN COUNTY IS A 40 - ACRES HAVEN, 5 MINUTES FROM DELHI BORDER, SEAMLESSLY CONNECTED THROUGH URBAN EXTENSION ROAD (UER 2) 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.

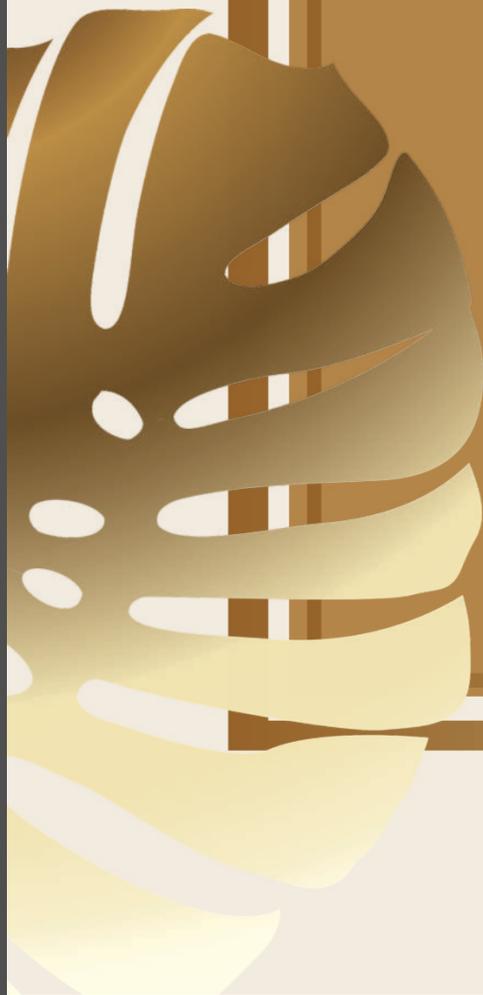
A MULTIFACETED AND INCLUSIVE TOWNSHIP, IT OFFERS YOU A RICHER LIFE. ROYAL GREEN COUNTY IS A SMART INTEGRATED TOWNSHIP THAT WILL REVOLUTIONIZE THE URBAN LIFESTYLE. THIS WILL UNDOUBTEDLY CHANGE THE EXPERIENCE OF LIVING IN BAHADURGARH.

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

ROYAL GREEN  COUNTY  
AMENITIES



SOCIAL+  
ACTIVE+  
WELLNESS+  
NATURE+



AMENITIES



RESTAURANT



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 AMENITIES



THE CLUB

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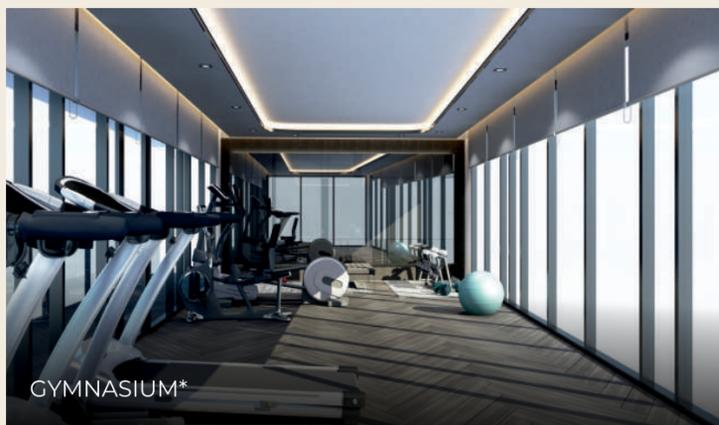


GAMES ROOM\*



KIDS PLAY AREA\*

## LIFESTYLE AMENITIES



GYMNASIUM\*



AEROBICS & YOGA\*



BEAUTY SALON\*



PRIVATE DINING ROOM\*



TABLE TENNIS ROOM\*



BASKETBALL COURT\*



SWIMMING POOL AREA\*



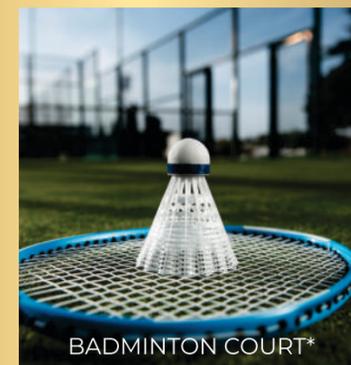
LIBRARY\*



CLUB GAME AREA\*



MINI THEATRE\*



BADMINTON COURT\*



STEAM & SAUNA\*

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# RES IDEN TIAL OFFERING

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PLOTS



VILLAS



FLOORS



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## PLOTS

THE 'NEW URBAN' NEIGHBOURHOOD OF ROYAL GREEN IN BAHADURGARH OFFERS PREMIUM INDIVIDUAL PLOTS FOR PURCHASE. THE FRONTAGE TO DEPTH RATIOS OF THE AVAILABLE PLOT SIZES RANGE FROM 120 TO 178 SQUARE YARDS. ALL THE LOTS ARE ON PUBLIC ROADS THAT ARE AT LEAST 9 METRES WIDE, AND THE PLOT OWNERS HAVE UNRESTRICTED USE OF ALL THE TOWNSHIP AMENITIES.

## FLOORS

ROYAL GREEN COUNTY IS HOME TO THE EXCLUSIVE INDEPENDENT FLOOR ROW HOUSE COMMUNITY. THIS 40 ACRES LOW-RISE COMMUNITY PROVIDES RESIDENTS WITH THE PRIVACY OF THEIR OWN FLOOR WHILE PROVIDING THEM WITH ACCESS TO THE SERVICES AND CONVENIENCES OF A MODERN TOWNSHIP.

## VILLAS

ROYAL GREEN COUNTY VILLAS IS AN EXCLUSIVE COMMUNITY OF STANDALONE, EXPANDABLE HOMES. ON PLOT SIZE BETWEEN 120 AND 178 SQUARE YARDS, THESE SINGLE-STORY RESIDENCES MAY BE EXPANDED BY ADDING ANOTHER LEVEL. THE VILLAS WERE CREATED WITH THE INHABITANTS' SOPHISTICATED TASTES IN MIND, MAKING THEM IDEAL FOR PEOPLE WHO LIKE THE FINER THINGS IN LIFE. THERE ARE INDIVIDUAL GARDENS AND PARKING SPACE FOR EACH PROPERTY.



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# COMMERCIAL OFFERING

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HRERA-PKL-JJR-413-2023



## 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 of the concept:

- Open & Green spaces
- Large format retail
- More than 100 car parking space
- Post-pandemic, open markets are preferred

#### EXPERIENTIAL RETAIL

SHOP+ RELAX+ ENTERTAIN+ EXPERIENCE



  
**COURTYARD**  
MARKET **40** PLACE  
BAHADURGARH



AERIAL VIEW

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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 TO ENSURE SEAMLESS LEASING AND OPERATIONAL ASPECTS OF THE MARKETPLACE.



## FOCAL POINT

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- 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.



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## 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.



## OUR PROJECTS

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