



ROYAL GREEN HEIGHTS

Sector 62, Gurugram



**YOUR JOURNEY TO
ROYAL LIVING
BEGINS HERE**



HRERA No - RERA-GRC-PROJ-995-2021 dated 15.02.2022

ABOUT

ROYAL GREEN REALTY



Royal Green Realty is India's finest real estate and infrastructure company that believes in delivering the best quality, sustainability, and innovation to its customers. At Royal Green Realty, a home is more than a place to live. It is a dream manifested into a reality. Our experienced professionals understand the details involved in turning your dream of owning a home into reality with grandeur and comfort, creativity and originality, art and architecture sculpted with accuracy and perfection.

Our Vision

At Royal Green Realty, we envision ourselves becoming the most respectable brand name in the real estate industry by developing quality products at affordable prices and on-time delivery.

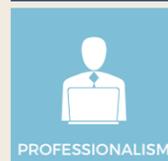
Our Mission

To build a relationship based on trust & integrity and become a successful and sustainable real estate brand.

Our Legacy

Founded by two legacy business giants, Royal Green Realty is a new age real estate company. The group is backed by strong financials of ADS Group & PS Group and managed by young professional scions with years of experience in the industry. RGR follows the footsteps of its parent companies and brings the utmost trust, best quality, sustainability and innovation to the real estate industry.

OUR MOTTO



ADS SPIRITS

ADS Spirits Pvt Ltd was incorporated in 2010 in Delhi and started its operation with state-of-the-art 60 KLPD distillation Unit and a huge bottling unit at Beri - Jhajjar Haryana in 2012.

After establishing itself as a significant player in Country Liquor Business in Haryana, company forayed into branded IMFL segment in 2013. With its unique business approach of offering high quality and good packaged products which are better Value-for- Money to consumers and a Win - Win approach with channel partners, the company rapidly commenced creating winning brands in the market

PREM SAKHI GROUP

Prem Sakhi Group founded in 1969, is amongst India's leading private sector business houses serving all over the country. The Group strongly believes to hold a pivotal role in shaping the destiny of our great nation. The Group enjoys the unparalleled trust, faith and confidence of its customers, and is backed by young, highly trained and motivated workforce, with an average age of 35 years. After the success in Tobacco industry, Prem Sakhi Group forayed into different sectors of business, like, Machines & Tools, Defence Parts, Real Estate, Fertilizers & Chemical.



ROYAL GREEN HEIGHTS

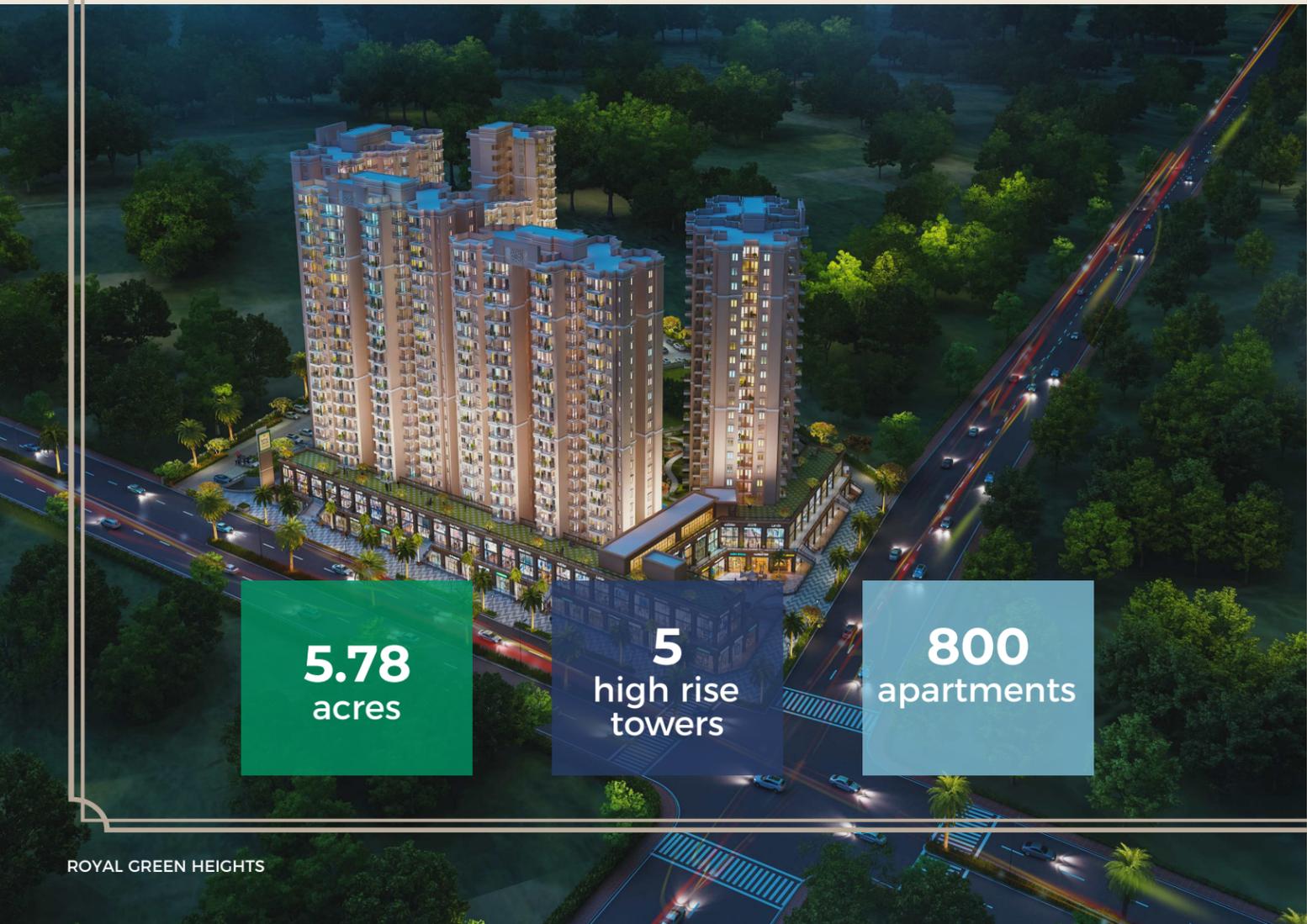
Royal Green Heights Sector 62 is an affordable residential project launched by Royal Green Realty and Prem Sakhi Infra in Sector 62 Gurgaon. The project sprawls across 5.78 acres of land. This gated community houses 800 families dividing them into 5 high rise towers of 19 & 25 floors combination with the configuration of 2 BHK and 3 BHK, 3 BHK in 2 typologies, unit. Located on Golf Course Extension Road, the project is close to National Highway-8 and Golf Course Extension Road.

Among the very few affordable projects that offer covered car park with each apartment, along with lush greens landscape gardens & open space.

Adjacent Indira Gandhi Eye Hospital and Heritage School and so much more in the nearby location of the Royal Green Heights makes it the most admired places to live



SITE PLAN



5.78
acres

5
high rise
towers

800
apartments



APARTMENTS

FLOOR PLANS



SPECIFICATIONS

AREA	Size (in Sq. Ft.)
Carpet Area	502.17
Balcony Area	83.95
Built up Area	586.12



ROYAL GREEN HEIGHTS

SECTOR 62, GURUGRAM



3 BHK TYPE I

SPECIFICATIONS

AREA	Size (in Sq. Ft.)
Carpet Area	645.76
Balcony Area	121.39
Built up Area	767.15



SPECIFICATIONS

AREA	Size (in Sq. Ft.)
Carpet Area	614.70
Balcony Area	94.65
Built up Area	709.35



3 BHK TYPE II



PAYMENT PLAN

PROJECT SPECIFICATIONS

Master Bedroom-Walls	Acrylic Emulsion
Master Bedroom-Flooring	Vitrified Tiles
Other Bedrooms-Flooring	Vitrified Tiles
Walls	Acrylic Emulsion
Living Area-Flooring	Vitrified Tiles
Bathroom	Shower Area
Structure	RCC Frame Structure Aluminium form work
Wire & Cables, Switches	Cables from FINOLEX, HAVELLS, POLYCAB or equivalent Switches from Northwest, ABB or equivalent
Plumbing	UPVC - Supreme & Prince or equivalent
Solar	Solar panels to generate electricity for common areas
SWT	Solid Waste Treatment into dry and wet
Lift	Schindler / Kone / Otis or equivalent
Sanitary Fittings	Hindware / Somany or equivalent

Linked Stage	Linked Stage
On Booking	5% Amount of the total cost of the Flat
Within 15 Days of offer of Allotment	20% Amount of the total cost of the Flat
Within 06 Months of offer of Allotment	12.5% Amount of the total cost of the Flat
Within 12 Months of offer of Allotment	12.5% Amount of the total cost of the Flat
Within 18 Months of offer of Allotment	12.5% Amount of the total cost of the Flat
Within 24 Months of offer of Allotment	12.5% Amount of the total cost of the Flat
Within 30 Months of offer of Allotment	12.5% Amount of the total cost of the Flat
Within 36Months of offer of Allotment	12.5% Amount of the total cost of the Flat

PRICE

Category (Type)	BSP (Per Sq. Ft) (₹)	Total Sales Price (₹)
2BHK	4,200.00	2,193,074.58
3BHK Type-I	4,200.00	2,812,211.54
3BHK Type-II	4,200.00	2,676,386.79

Registration Charges Extra as Applicable | GST @ 1% On Total Sales Value

Eligibility:

- The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Aawas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats.
- An applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retaining only one flat.

Allotment Criteria:

- The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.
- After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
- For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Group Housing Policy 2013 vide no. PF-27/48921 dated 19.08.2013 & amendment thereof (available at the Department website, i.e., tcpharyana.gov.in).



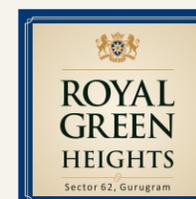
AMENITIES

ROYAL WAY OF LIFE

Thoughtfully planned amenities will enhance the lifestyle at ROYAL GREEN HEIGHTS. Affordable community living with the amenities will contribute a great deal to the pleasure and enjoyment of the residents.



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|  GATED COMPLEX |  2 SIDE OPEN SITE |
|  24X7 SECURITY |  PODIUM CAR PARKING |
|  CC TV CAMERAS |  ELEVATED GREEN PARKS |
|  24 HOURS WATER SUPPLY |  TODDLER PLAY AREA |
|  OPEN GYM AREA |  SEWAGE TREATMENT PLANT |
|  EARTHQUAKE RESISTANT STRUCTURE |  POWER BACKUP FOR COMMON AREA AND STREET LIGHTS |
|  KIDS PLAY AREA |  SENIOR CITIZEN CORNER |
|  BADMINTON COURT |  IGBC CERTIFIED |
|  DEDICATED COMMERCIAL SPACE |  ECO-FRIENDLY AND ENERGY SAVING BUILDING |
|  VASTU FRIENDLY DESIGN |  COMMUNITY HALL AND CRECHE |





Site Address

Royal Green Heights Project Site,
(Adjoining Indra Gandhi Eye Hospital)
Sector 62, Gurugram,
Haryana



Corporate Address

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

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Disclaimer: The stock images and features show and/or mentioned and the image renders used herein are purely inductive and promotional and may differ from actual. Amenities indicated herein pertain to the entire layout and will be constructed when all phases are developed. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customers are requested to kindly base their reliance in the agreement for sale to be entered into for purchase of the flats/shops/units in the project. We are offering for sale, unfurnished apartment not including furniture, fixture, furnishing, wall coverings, false ceiling, artefacts, light fittings, equipment etc. unless specifically incorporated in the agreement for sale. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown and healthy condition. The growing time of the plantation may vary depending upon the type and species. The color, shades, pattern and finishing material shown in the landscape, walls, tiles, and façade, etc. are for purpose of representation only and may vary upon actual construction. T&C apply. Website www.royalgreenrealty.com