



DELIVERING EXCELLENCE
WITH BUSINESS



INDUSTRIAL & WAREHOUSING SPACES



HRERA Registration No - HRERA-PKL-JJR-288-2022 dated 13.01.2022



ABOUT ROYAL GREEN REALTY

Royal Green Realty brings the ADS Spirit philosophy of best quality, sustainability and innovation to the real estate industry. Royal Green Realty, a new age real estate & infrastructure development company. Founded by the professionals with the motive to set a new benchmark in Indian Real Estate Industry. We believe this is the best way to ensure high quality and timely delivery of construction projects. Accountability in-house provides greater attention to detail and support for each construction phase.

As a young company, we have a long way to go, our foundations are strong and so is our determination to succeed. The next decade will be one of dramatic growth in the Real Estate sector and we promise to etch the Group brand deep into the histories of residential, commercial and industrial real estate in India.



OUR LEGACY

ADS SPIRITS

ADS Spirits Private Limited is India's Premier brand of the finest spirits made with the best quality of grains. The Company has a modern, state-of-the-art distillery set up in Haryana that is currently operating at a production capacity of 60 KLPD and with the current CAGR and nationally expanding operations, all measures are being taken to improve this and scale new heights.

Incorporated in 2010, the functional ADS Distillery is located in Beri, which is a town in of Jhajjar – just 65 kilometers from Delhi.

OUR MOTTO

 TRUST	 TRANSPARENCY	 PROFESSIONALISM	 ETHICS
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ABOUT HARYANA

Haryana is one of India's leading states for industrial production and a location of choice for auto majors and auto-component manufacturers.

*With strategic investments in world class infrastructure facilities such as SEZs and transport corridors, it is the third-largest exporter of software and a preferred destination for IT/ITeS facilities. Nearly one-third of the state's area falls under the **National Capital Region (NCR)**, a prominent trade and consumption centre.

ABOUT MATTAN

An established **warehousing hub**, Mattan offers proximity to **Bahadurgarh, Delhi** and other **consumption centres of North India**.

KMP (Kundli Manesar Palwal Expressway) NH 48 (Delhi-Mumbai Highway) and NH 352 (erstwhile NH 71) ensure excellent connectivity to important consumption centres and industrial areas. Two big canals fetch water to this village from river Sutlej. The village is 15 kilometers away from Delhi border and Kundali-Manesar Expressway passes near this village. IGI Airport is just 40 kms away from this village. This village has been awarded Adarsh gram award 5 times.

Numerous blue-chip Indian companies and MNCs such as Denso, All Cargo logistics, Panasonic, Indospace Industrial & Logistics parks, Reliance retail, Life cell have their dedicated warehouses in Mattan.



ROYAL GREEN INDUSTRIAL PARK AT MATTAN

ROYAL GREEN INDUSTRIAL PARK AT MATTAN



Located on the Bahadurgrah-Beri Road (NH-122), the RGIP park is just 12km from Bahadurgarh Bypass, which is located on the Delhi-Rohtak Highway.

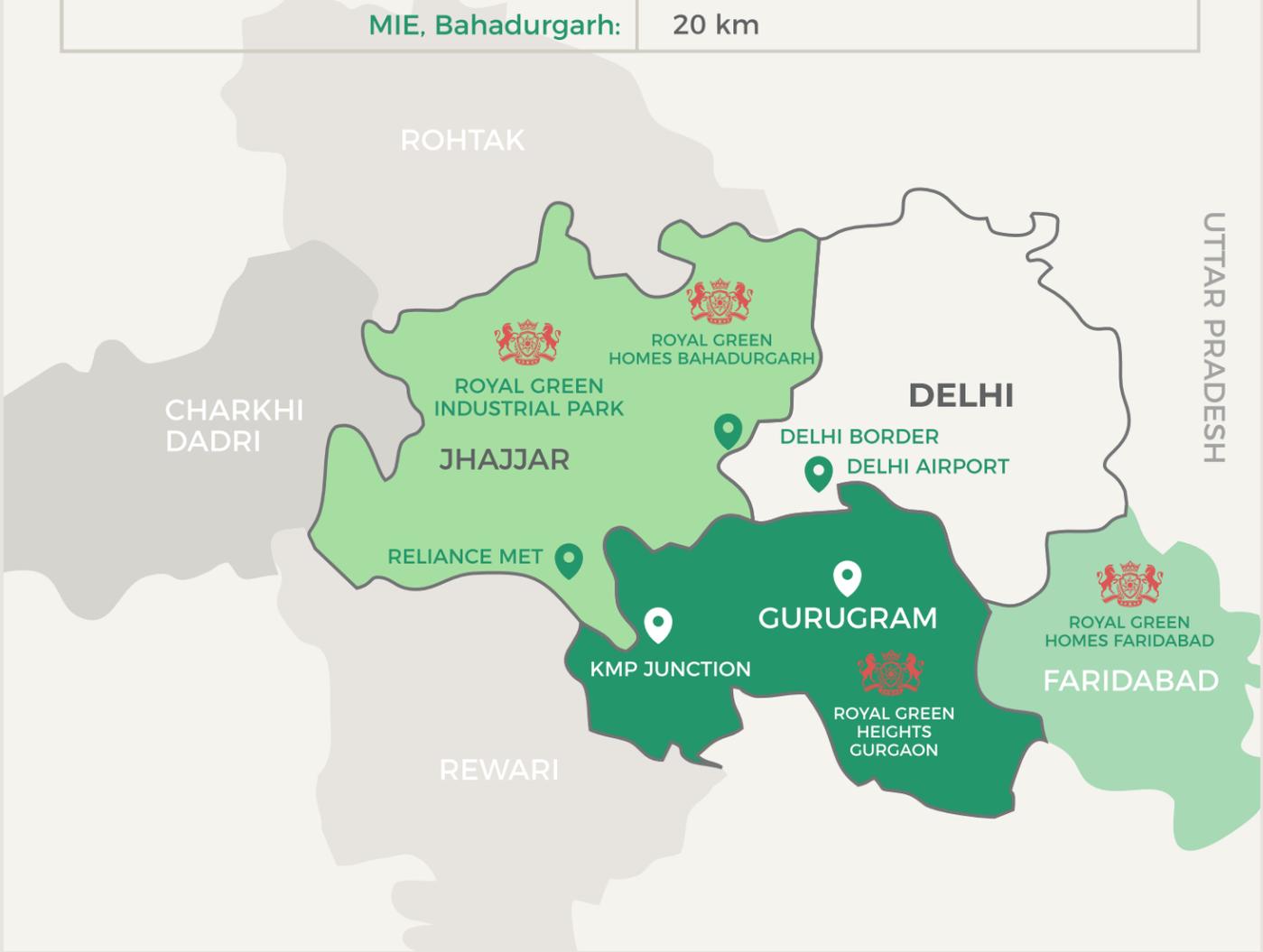
Offers excellent connectivity with Bahadurgarh and Delhi, through national highways such as NH 10 (connects Delhi to Mumbai) and NH 352 (erstwhile NH 71) and provides access to important consumption markets in North India.

Mattan is a proven location for companies to set-up Industrial park, warehousing and distribution centres. Due to the dearth of Approved Industrial park and Grade A facilities here, RGIP becomes the foremost solution to anyone seeking Approved Industrial plots in the region.

THE REGION OF MATTAN IS AN ESTABLISHED WAREHOUSING HUB OF NCR

CONVENIENT TRANSPORTATION NETWORK

Delhi Border:	15 km
Delhi Airport:	45 km
Gurugram:	41 km
Bahadurgarh Bus Stand:	19 km
KMP Junction:	11 km via Chara-Beri Road
Reliance MET:	37 km
HSIIDC, Sector 17, Bahadurgarh:	15 km
MIE, Bahadurgarh:	20 km





STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES

Bahadurgarh-Beri Road (NH-122), the RGIP Park is just 12km from Bahadurgarh Bypass, which is located on the Delhi-Rohtak Highway.

Excellent connectivity into Bahadurgarh and Delhi with major National Highways such as NH 10 (connects Delhi to Rohtak) and KMP and provides access to important consumption markets in North India.





AMENITIES



Sewage Treatment Plant (STP)



Security gate and boom barrier at main park entrance



Underground Facilities for water, drainage and communication



Dedicated Electrical Sub-station area and Onsite electrical HT power line and water connection



Parking for heavy vehicles and Weighbridge



External lighting to common areas and roads



Road Width 24M and 15M road for access and internal circulation for 40 feet containers



Rainwater Harvesting



Dedicated Commercial Shops for Industrial Park



Green belt with tree plantations



Bank Loan Approved on Industrial plots



Available Local skill labors



Passion for Industrial





APPROVED FOR RED, ORANGE AND GREEN CATEGORIES OF INDUSTRIES.

LAND PARAMETERS

Phase-1: 17.5 acres Or 84,700 Sq Yards (Approx)
Saleable Area: 11.37 Acres Or 55,015 Sq Yards
Plot Sizes: 700- 1200 Sq Yards. (variable)

PROPOSED LAYOUT



Proposed layout plan of Industrial Plotted Colony on an area measuring 17.4875 acres in revenue estate of Village Mattan, Tehsil Bahadurgarh, Distt. Jhajjar (HR.) being developed by M/S. BSM Asset Developers Pvt. Ltd.

AREA UNDER PLOTS						
SR.NO.	PLOT TYPE	WIDTH (M)	DEPTH (M)	AREA (Sq.m.)	NO. OF PLOTS	TOTAL AREA
1	A	18.500	55.056	1018.54	17	20708.87
2	A1	20.200	55.056	1112.15	1	1350.11
3	B	15.130	55.056	833.00	2	1992.53
4	B1	15.090	55.056	830.80	1	993.63
5	B2	15.130	53.38	807.64	1	1931.87
6	B3	15.090	53.38	805.50	2	963.38
7	C	16.345	45.35	741.25	4	3546.12
8	C1	15.926	45.35	722.24	4	3455.22
9	D	17.400	35.00	609.00	8	5826.91
10	E	17.400	36.056	627.37	16	12005.44
TOTAL					56	52754.08

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DEVELOPMENTS AROUND ROYAL GREEN INDUSTRIAL PARK



AIIMS-II JHAJJAR



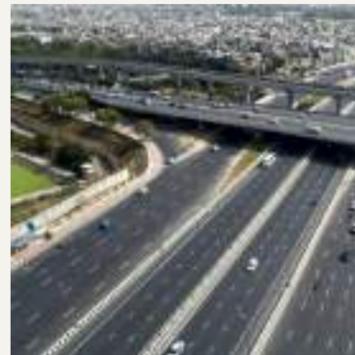
NICMAR INSTITUTE



MAHARAJA AGRASEN
COLLEGE



HSIIDC
BAHADURGARH



KMP JUNCTION



RELIANCE MET



**NO NEED FOR ANY CLU,
BAHADURGARH'S FIRST APPROVED INDUSTRIAL PARK!**

WHERE PASSION MEETS PRODUCTIVITY



Main Beri Road,
Village Mattan,
District Jhajjar,
Haryana



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

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HRERA Registration No - HRERA-PKL-JJR-288-2022 dated 13.01.2022
License Number 79 of 2021 dated October 2021 obtained from the Director
General, Town & Country Planning, Haryana for Industrial plots.