



ROYAL SQUARE

RETAIL | OFFICES | STUDIO APARTMENTS

JAPANESE ZONE, NH-8, NEEMRANA



THE NEWEST DESTINATION

FOR THE FINEST LIFE. CREATED FOR YOU BY ALD.

As every successful retailer knows, the critical factors for the retail business are a strategic location, a large affluent customer base and an attractive outlet.

When all three come together, you get the rare opportunity known as Royal Square.

It is perfectly situated in the Japanese Zone, Neemrana, which, with its excellent connectivity, significant infrastructural development and cosmopolitan, upwardly mobile expat population, ranks amongst the most promising cities in India.



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ALD INFRATECH ENHANCING AND ENRICHING PEOPLE'S LIVES

ALD INFRATECH Pvt. Ltd. – The Delhi based conglomerate is a known superior real estate developer with true pan India presence. The visionary company possesses over ten years of extensive experience in construction and infrastructure development with focus on timelines, quality and construction management. The company came into existence after a long research by it's directors, about the critical factors of real estate development such as investors requirement, end consumers requirement and various trends prevailing in the areas where the company is planning it's real estate projects. Currently, we have five projects including residential apartments, commercial complex, farm house and a free hold integrated township. The location of all the projects is excellent. Projects are located in the vicinity of SNB at main NH-8. It is our commitment to deliver best quality of construction for all our projects, using modern eco-friendly technology and designs.

In a short span of time, the company got listed in the category of top real estate developers for developing real estate projects in SNB (Shahjhanpur-Neemrana-Behror) corridor. We transformed a million sq. ft. of space into a premium and modern era of living, working and shopping under the dynamic leadership of our founding directors. Our attention to detail, dedication towards our work, excellence in infrastructure design and on-time completion of our projects, always keeps us ahead of our competitors.





NEEMRANA THE HISTORIC CITY THAT'S REDEFINING THE FUTURE

Neemrana, an Industrial hub is an ancient historical town in District Alwar of Rajasthan, India. The town is situated at barely 120 kms from Delhi on the Delhi-Jaipur Highway. The Rajasthan government, through RIICO, has been developing various industrial zones in Neemrana. Being strategically located on NH-8, Neemrana is providing investors with enormous opportunities for real estate business. Neemrana has developed itself above leaps and bounds as many international companies and real estate investors are setting up their businesses in Neemrana. Neemrana, known for its hilltop fort-turned-heritage hotel, is an attractive tourist spot and now, proving itself a promising real estate destination. Infrastructure in Neemrana is being upgraded rapidly with upcoming prestigious organizations in the Japanese Zone, for e.g. NIIT, Raffles University Singapore, RATH International School, School of Aeronautics, SMEC, Daikin Air-Conditioning, Parle Biscuits, Ginni International, Havells India, Nission Break, Toyoda Gosai India, SEL Textile, The Wipe Holwire, Oriental Edumed, Alchem International, MGI Glass, AMD Metaplast, Liberty Whiteware, Mytex Polymers, Meta Industries, Sri Gotec India, Kunstoom India, Allianz Polywonder, Imasen Manufacturing, Mikuni India, Mitsui Prime Advanced Composites, NTT Communications, Unicharm Industries, Yutaka Autoparts, Takata India and world class industrial set ups and real estate development.

The government of Rajasthan has projected Neemrana as a 'Global City' by improving infrastructure and providing room for industrial, residential and institutional set-ups.

ROYAL SQUARE

NEEMRANA'S MOST EXCLUSIVE
DESTINATION IS TAKING SHAPE

Imagine a lavish retreat brimming with indulgent fervors and mesmerizing moments of life, in every nook and corner.

Royal Square is a new world in the making that will change the way we live, shop and indulge. Curated to cater to every need of a modern day individual, the contemporary architecture of Royal Square encapsulates every world-class amenity and reimagines it to perfection.





METICULOUSLY CARVED FOR A LARGER THAN LIFE EXPERIENCE

Designed to perfection, Royal Square has been thoughtfully crafted to redefine the urban mall experience. Featuring a green building design replete with sustainable and eco-friendly practices, Royal Square takes care of the environment and your indulgences, alike. The architecture incorporates large, efficient floor plates, wide column span and high floor to ceiling clearance, for optimal space utilization. The building structure is designed to Seismic Zone V specification for greater earthquake resistance and is structurally NFPA compliant.

- Premium building finish, a combination of attractive glass façade, stone and metal panels
- Overlooking mesmerizing landscaped gardens
- A peaceful, noise-free environment, conducive to work
- 60% open space
- Centrally air-conditioned
- Easy drive-in & drive-out
- 2 levels of basement parking
- Ample surface parking
- 100% power backup
- 24 x 7 three tier security



NEEMRANA'S PREMIUM RETAIL THERAPY DESTINATION



Retail therapy is all set to get a glamorous makeover at Royal Square. High-end brands and premium designer labels come together under one luxurious umbrella to create a comprehensively perfect retail destination. Royal Square offers space & energy efficient retail facilities available for every genre of business.




- Ethereal ambience
- Innovatively planned and structured shopping arcade
- Vaastu compliance to ensure vibrant positivity for prosperous enterprise
- Visibility enhanced retail spaces for maximizing footfalls



OFFICE SPACES DISTINCTLY DESIGNED FOR THE NEW AGE BUSINESS

A building that allows you to focus on the core competency of your business forms the core of Royal Square offices. While you are busy building your million-dollar enterprise, the building's modern conveniences and world-class amenities will add a definite value to your enterprise.



At Royal Square, your business is:

Simple to operate

- Flexible short or extended term
- Convenient working atmosphere

Supported by modern technology

- IT, telecoms and secure WiFi
- Printers, scanners and photocopiers
- Dedicated specialist support from our helpful center teams



CONTEMPORARY STUDIO APARTMENTS THE ADDRESS OF THE EXCEPTIONAL

Nestle your world amidst convenience. Surround yourself with only the choicest selections of luxury living elements sourced from all around the world.

Designed for the global movers and shakers, these exclusive homes offer the ease of accessibility and a lavish life replete with retail, F&B and other entertainment destinations within the vicinity.



TRULY GLOBALIZED
PREMIUM
SPECIFICATIONS.
BECAUSE YOU'LL ONLY
FIND THE BEST AT
ROYAL SQUARE.





COMMON AREAS

Flooring	Combination of marble and / or granite and / or ceramic tiles and / terrazzo and / or any other stone / hard wearing flooring material
Walls	Combination of marble / granite / ceramic tiles / other appropriate stones / cement plaster with suitable long lasting paints
Toilets	Marble / granite / other suitable stones / ceramic tiles on floors and walls in aesthetically pleasing patterns and colours, Sensor operated taps and flushing system for hygiene
Vertical Circulation	Lifts and staircases for all levels. Escalators for ground and first floor.
Exterior	Combination of granite or marble or any other appropriate stone and / or curtain wall / aluminium composite
Air-conditioning	Centrally air-conditioned building.
Power	100% power back-up.
Fire Fighting	Sprinklers & fire hydrants in common areas.
Fire Detection	Smoke detectors in common areas.



RETAIL AREAS

Shop Front	Rolling shutter.
Flooring	Bare concrete floor.
Walls	Plain cement plaster on masonry walls.
Toilets	Toilets on each floor by providing Men & Women facility separately with individual plumbing systems.
Air-Conditioning	Air cooled/water cooled VRV system/compatible system for efficient usage
Power & Lighting	Single point for connecting the internal electrical system.
Fire Detection / Fire Fighting	Sprinklers and fire detection system in conformity to National Building Code which is connected to the common system of the building in conformity to fire safety norms and smoke extraction system.



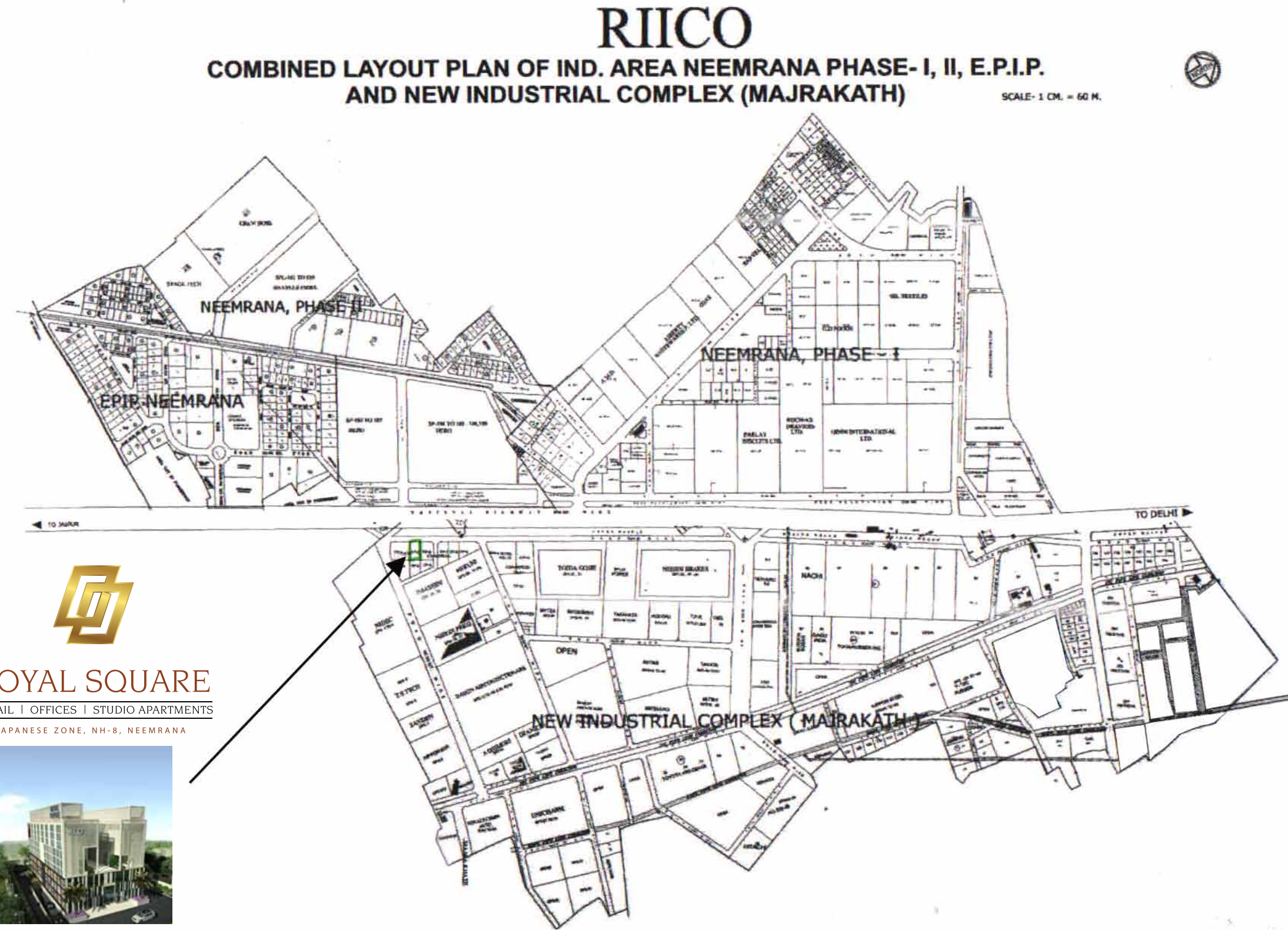
OFFICE AREAS

Office Front	Rolling Shutter.
Flooring	Bare concrete floor.
Walls	Plain cement plaster on masonry walls.
Toilets	Provision of toilet in each unit, independently.
Air-Conditioning	Air cooled/water cooled VRV system/compatible system for efficient usage
Power & Lighting	Single point for connecting the internal electrical system.
Fire Detection / Fire Fighting	Sprinklers and fire detection system in conformity to National Building Code which is connected to the common system of the building in conformity to fire safety norms and smoke extraction system.

CONTEMPORARY STUDIO APARTMENTS

Apartment Front	Wall and wooden door.
Flooring	Wooden/Vinyl/any other suitable material
Walls	Plain cement plaster on masonry walls.
Toilets	Fully equipped toilets in each unit, independently.
Air-Conditioning	Air cooled/water cooled VRV system/compatible system for efficient usage
Power & Lighting	Single point for connecting the internal electrical system.
Fire Detection / Fire Fighting	Sprinklers and fire detection system in conformity to National Building Code which is connected to the common system of the building in conformity to fire safety norms and smoke extraction system.
Furnishings	LED TV, Refrigerator, Bed, functional Kitchen and Coffee table.

LOCATION MAP



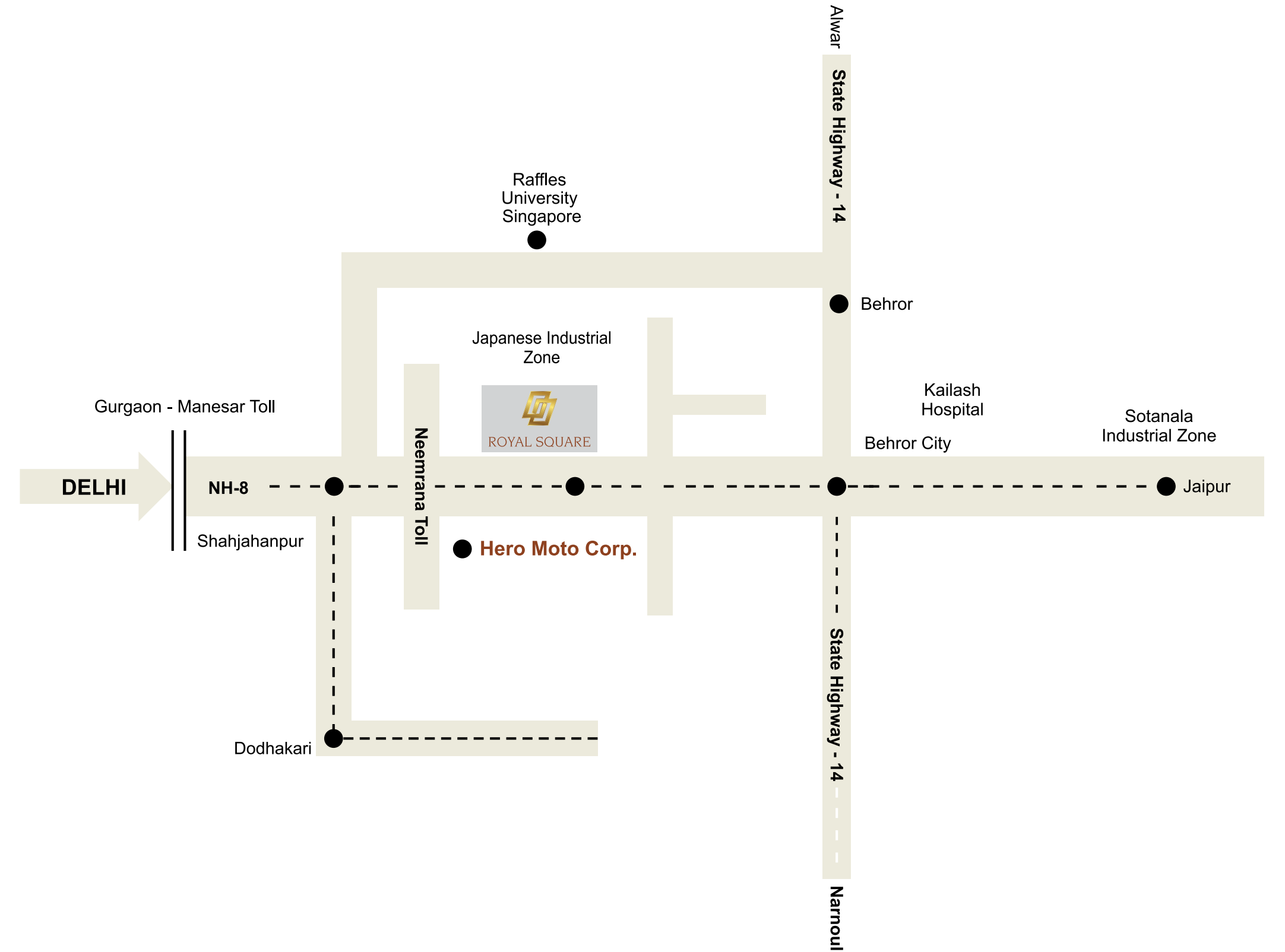
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LOCATION MAP





EXTERNAL ELEVATION

Artistic impression

