



COURTYARD

37D

#UnlockGrowth

Experience **Independence.**

Experience **Growth.**

Unlock Limitless **Opportunities.**

At the Convergence of **Businesses.**

HRERA: RC/REP/HARERA/GGM/727/459/2023/71



#UnlockGrowth, where limitless horizons unfurl,
Embrace independence and watch your dreams twirl.

#UnlockGrowth within a thriving locale's heart,
Explore SCO plots, where possibilities start.

#UnlockGrowth, each level a canvas to shape,
Unleash your vision, watch success take shape.

#UnlockGrowth at the convergence of bustling streets,
A vibrant ecosystem where businesses meet.

#UnlockGrowth in a commercial sector's embrace,
A realm of opportunities, a thriving space.

#UnlockGrowth with a visionary city's embrace,
Discover a future where ambitions find their place.

#UnlockGrowth for ambitious hearts that dare,
Investors find returns in the air.

#UnlockGrowth, heed the call to explore,
Embrace independence, witness success galore.

#UnlockGrowth

Royal Green Realty presents an unrivaled opportunity to experience true independence and accelerate your growth. COURTYARD37D offers exclusive SCO (shop-cum-office) plots, situated in the thriving Sector-37D of Gurugram, offering a gateway to unlimited possibilities. With a basement + ground + 3 level layout and the freedom of each level being independently saleable, you have the freedom to shape your investment according to your vision. Strategically located at the convergence point of dynamic businesses, including the renowned Dwarka Expressway, ISBT (Inter-state Bus Terminus), ICC (International Convention Center, Delhi), Gurugram's Sector-88 exclusive commercial sector, and the visionary HSIIDC Global City initiative by Haryana Government, it presents an exceptional opportunity for growth and success. Tailored for ambitious business owners seeking expansion and astute investors aiming for substantial returns, Royal Green Realty invites you to seize this extraordinary chance to experience independence and unlock limitless opportunities.





ARTISTIC IMPRESSION

INTRODUCING

Following the remarkable triumph of numerous SCO ventures in the city of Gurugram, Royal Green Realty proudly presents its latest architectural marvel in commercial and retail spaces.

INTRODUCING THE GRAND UNVEILING OF ROYAL GREEN REALTY'S COURTYARD37D, AN EXTRAORDINARY CONCEPT OF SHOP-CUM-OFFICE (SCO) PLOTS IN SECTOR 37D, GURUGRAM, HARYANA.

37D



METICULOUSLY **DESIGNED.**
ARTFULLY **ALIGNED** IN A STRATEGIC LOCALE.

In keeping with a rich legacy, tailor-made for your business aspirations. COURTYARD37D exemplifies visionary thinking, a practical embodiment finely attuned to the needs of modern business and discerning consumers. Harmoniously integrating with the location's dynamic growth narrative, this business courtyard stands as a testament to practicality, functionality, and thoughtful design.

With its expansive range of plot sizes and a remarkable allowance for development up to 3 floors with a basement, COURTYARD37D offers unparalleled scale, space, and prominence for your business. Step into a realm where size and visibility converge harmoniously, empowering your enterprise like never before. Adding to its allure, the inclusion of captivating promenades and open-air boulevards transforms COURTYARD37D into an enchanting destination.



SIZE OF PLOTS



BUILT-UP FEATURE



FLEXI LEASING



FLEXI OWNERSHIP



FACADE



ACCESS FROM DWARKA EXPRESSWAY



SEAMLESS FLOW & ATTENTION



PARKING SPACES



SECURE



LOW MAINTENANCE



CONVERGING PLACES



A FUSION OF **RETAIL** AND **COMMERCIAL** SPACES,
WITH A PLANNED APPROACH TO ITS CREATION.

Connaught Place market in Delhi, GK 1 & 2 market in South Delhi, the prestigious Khan Market in New Delhi, and the iconic Sector 17 in Chandigarh, all exemplify the concept's success.

As cities across India thrive and expand, New Gurugram stands out, with a meticulously planned, thoughtful approach, setting the stage for remarkable growth.

These SCO plots embrace the essence of traditional marketplaces, while offering the advantage of owning a commercial land parcel, enhanced by a multitude of shared amenities and services, provided by esteemed Grade A developers.

And now, a new era dawns upon these SCO plots, unlocking even greater potential and opportunity. Previously, selling independent shop floors was not allowed, but now, you have the advantage of selling each floor separately, reinforcing the power of flexibility and investment.

In essence, it's a journey of acquisition, construction, and growth, aligned with increasing demand and flourishing businesses, a captivating opportunity brought to you by Royal Green Realty.

SHOP-CUM-OFFICE (SCO) PLOTS

WITH REINVIGORATING INDEPENDENCE



37D

THE GOLDEN ROAD

D W A R K A E X P R E S S W A Y



STOCK IMAGES USED FOR REPRESENTATION ONLY

Dwarka Expressway, also known as the golden road, is not only a new channel of commerce and collaboration between Delhi and Gurgaon, but is a major road infrastructure project in Gurgaon, Haryana, India. It is considered a strategic location for doing business due to several factors. Let's delve into the current and future development and catchment of Dwarka Expressway as a unique selling proposition (USP) for businesses:

D W A R K A E X P R E S S W A Y

Connectivity: Dwarka Expressway offers excellent connectivity to key areas in Gurgaon, Delhi, and the wider National Capital Region (NCR), Indira Gandhi International Airport, major highways, such as the NH-8 and the upcoming Dwarka-Gurgaon-Manesar Expressway.

Proximity to Delhi: Dwarka Expressway's proximity to Delhi makes it an attractive location for businesses. Being in close proximity to the national capital opens up access to a vast consumer market, government institutions, and corporate headquarters.

Infrastructural Development: Dwarka Expressway has witnessed significant infrastructural development in recent years. It offers well-developed roads, modern commercial spaces, and supporting amenities such as hotels, shopping malls, and entertainment centers. The area also has robust power and water supply infrastructure, ensuring uninterrupted operations for businesses.

Catchment Area: Dwarka Expressway has a substantial catchment area with a growing population. The expressway spans across both Gurgaon and Delhi, attracting a diverse range of residents and potential customers.

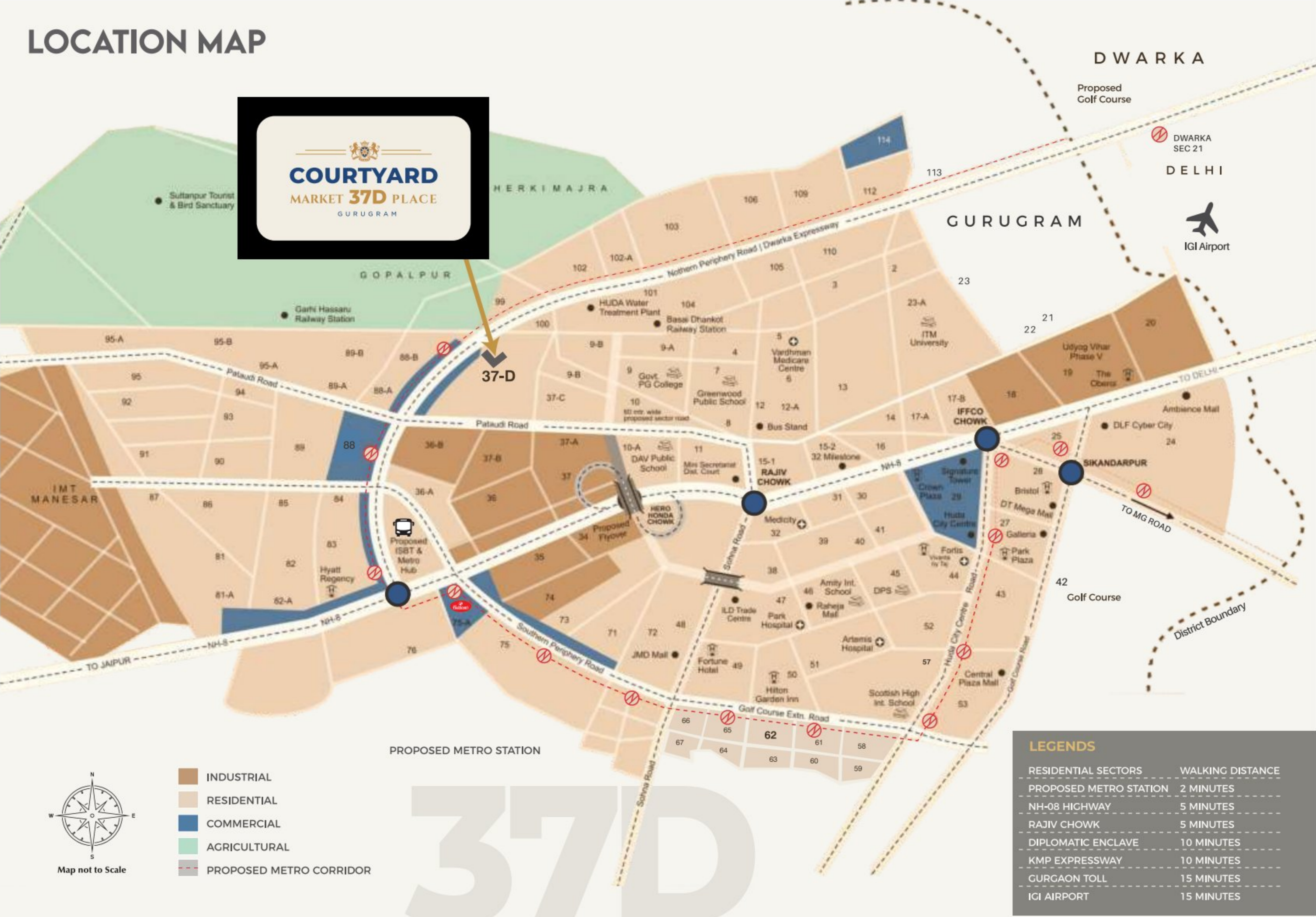
Residential and Commercial Development: The corridor along the Dwarka Expressway is witnessing rapid residential and commercial development. Several high-rise residential complexes, townships, and commercial hubs are being constructed, attracting residents and businesses alike.

Future Infrastructure Projects: The development plans for the Dwarka Expressway include the integration of metro rail connectivity, a new ISBT, the ICC, Global City, and many others. The extension of the Delhi Metro's Blue Line and the upcoming Dwarka Expressway Metro Corridor will further enhance the connectivity of the region.

Proximity to Industrial and Business Hubs: Dwarka Expressway is situated close to established industrial and business hubs in Gurgaon, such as Cyber City, Udyog Vihar, and Manesar.

Favourable Business Environment: Gurgaon, where the Dwarka Expressway is located, offers a business-friendly environment with streamlined administrative processes and favourable government policies. The city has witnessed significant corporate investment and hosts the regional offices of numerous national and international companies. This creates a supportive ecosystem for businesses and encourages growth and innovation.

LOCATION MAP



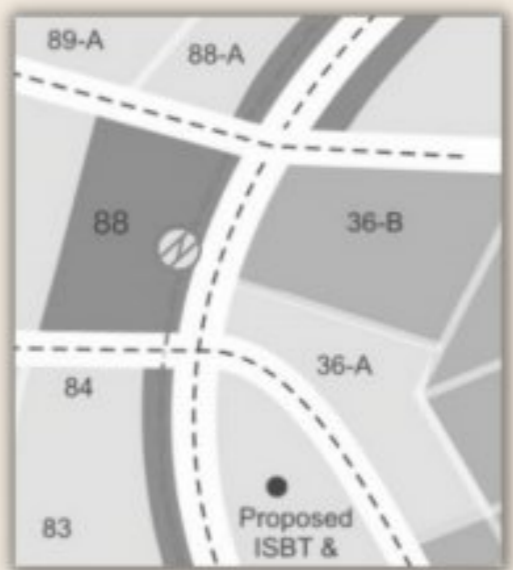
GLOBAL CITY GURUGRAM
1002 Acres

The Global City is being developed by the Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC), Nodal Agency of the State Government for development of industrial infrastructure. Global City, a mix land use Township, will be a “City within a City” with inspiring workspaces and bespoke city-centric living. It has been visualized to tap the potential of Gurugram as a hub for the Service Industry.



ISBT GURUGRAM
90 Acres

90-acre land at Kherki Daula. The terminal would be sprawled on 25 acre land while the rest of the land would be used as a workshop.



NEW COMMERCIAL SECTOR
Sector 88

After Sector 29, this is a new sector allocated as exclusive commercial sector in new Gurugram



IICC DWARKA
Sector 25, Dwarka

Located in Dwarka, New Delhi, IICC is India’s largest convention and exhibition centre. IICC offers a mixed purpose tourism experience with the best location, convenient transportation, as well as various commercial facilities.

KEY HIGHLIGHTS

| | |
|--------------------------|--------|
| NH-48 (Hero Honda Chowk) | 17 min |
| Sector 30 | 26 min |
| Udyog Vihar | 27 min |
| Proposed ISBT | 32 min |
| Cybercity | 35 min |
| IGI Airport | 35 min |
| Sohna Road | 40 min |
| Diplomatic Enclave | 44 min |

HEALTHCARE

| | |
|--|------------------|
| Aarvy Healthcare Super Specialty Hospital, Sector 90 | 1.1 km / 2 min |
| Miracles Apollo Spectra Hospital, Sector 82 | 3.6 km / 7 min |
| Medeor Hospital, Manesar, Sector 5 | 8.7 km / 13 min |
| VPS Rockland Hospital, Sector 5 | 8.7 Kms / 13 min |
| SGT Hospital | 9.9 km / 25 min |
| Medanta Hospital, Sector 38 | 17.6 km / 24 min |

EDUCATION

| | |
|--|-----------------|
| RPS International School, Sector 89 | 0 km / 1 min |
| Bharat Ram Global School, Sector 86 | 2.9 km / 7 min |
| DPS, Sector 84 | 3.9 km / 8 min |
| Amity University, Sector 87 | 4.5 km / 8 min |
| St. Xavier’s School, Sector 86 | 4.5 km / 11 min |
| Matrikiran High School, Sector 83 | 5.8 km / 11 min |
| Dronacharya College of Engineering | 9.4 km / 15 min |
| SGT Medical College, Hospital & Research Institute | 9.7 km / 24 min |

RESIDENTIAL DEVELOPMENT

OVER 20,000 FAMILIES
IN THE VICINITY

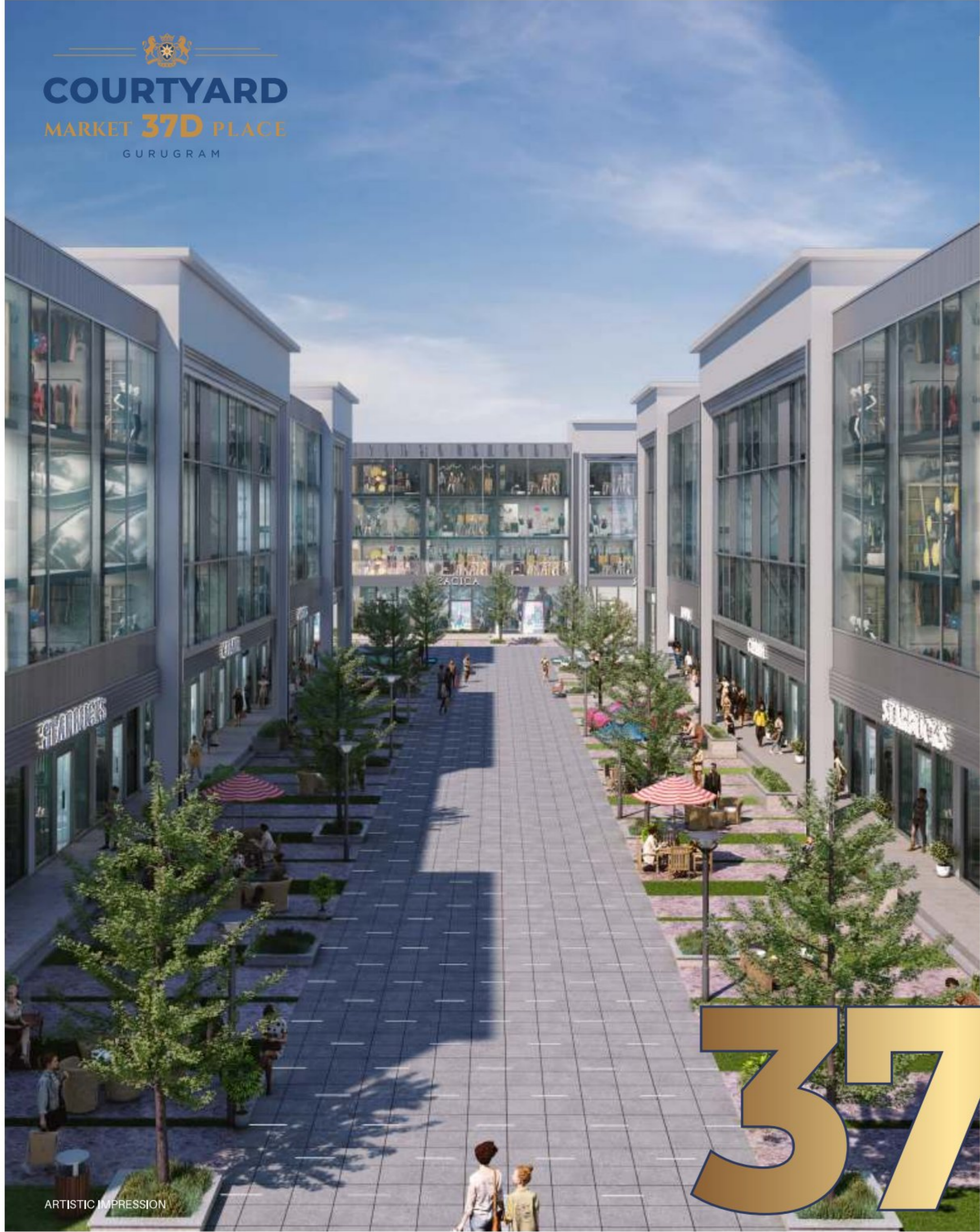
SITE PLAN



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



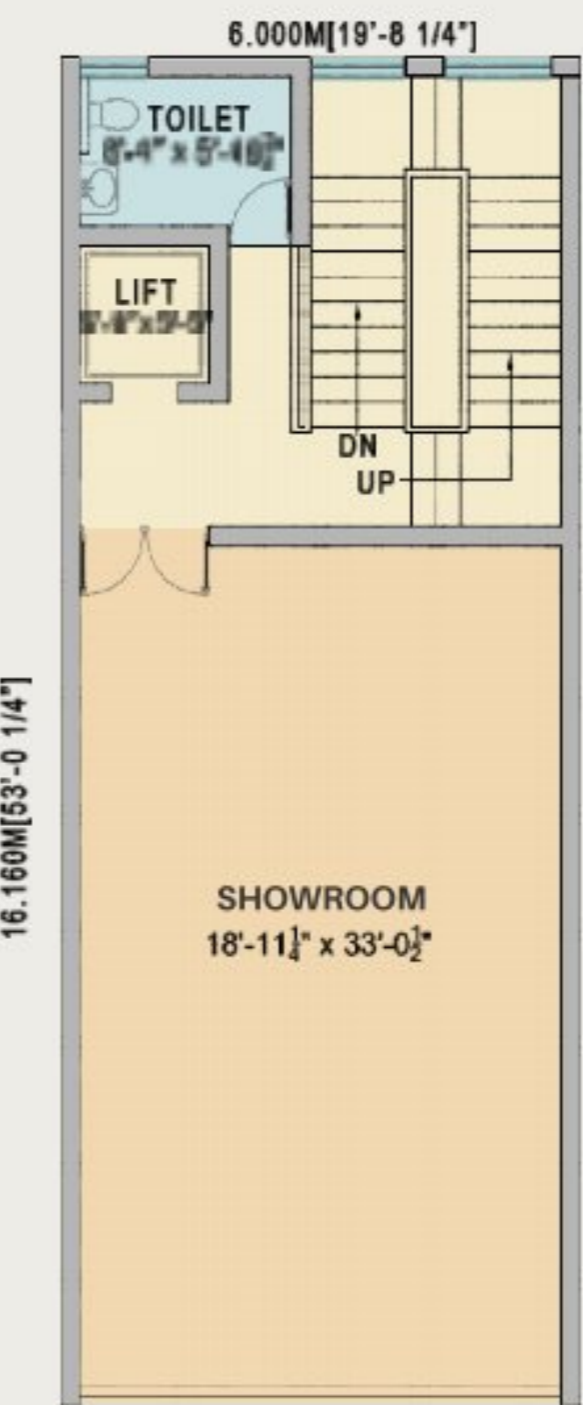
TYPICAL FLOOR PLAN



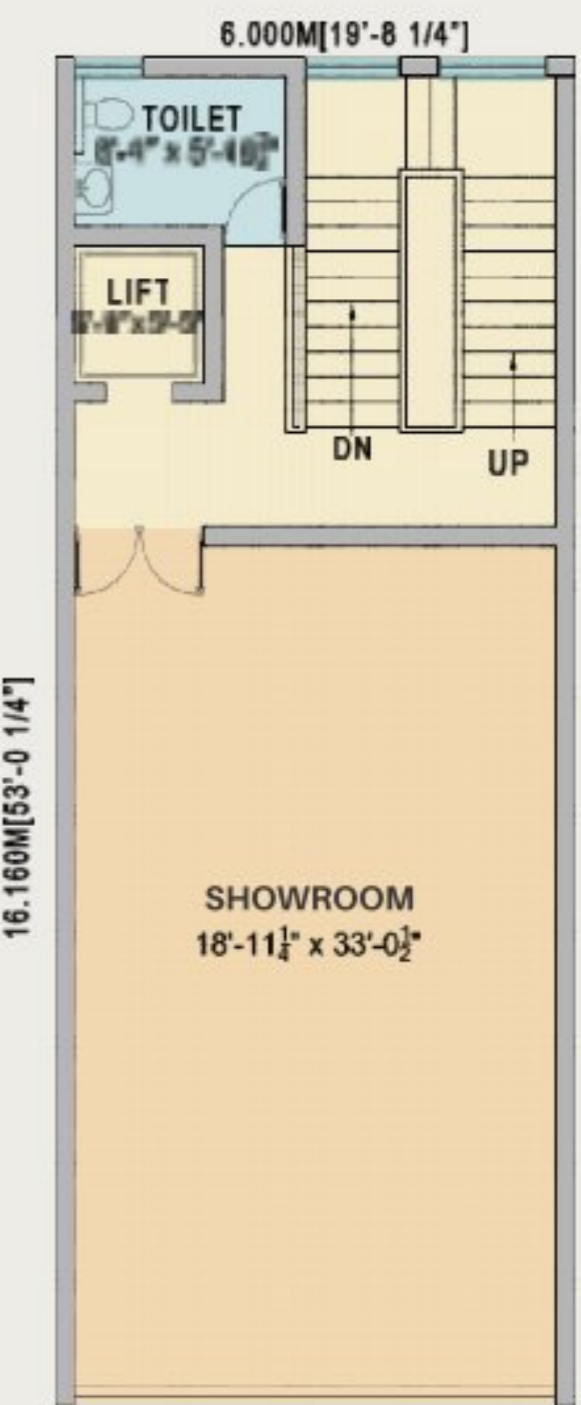
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL SECOND & THIRD FLOOR PLAN



CONNECTIVE PLAZA

A vibrant and central space within a shopping center designed to foster interaction and bring people together.



ROYAL ARRIVAL COURT

An elegant and spacious area at the entrance of a venue, designed to provide a grand and prestigious arrival experience.



VERSATILE ENGAGEMENT ZONES

Flexible spaces within a venue designed to cater to various activities and provide immersive experiences.



37D





ABOUT US

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

RESIDENTIAL



ROYAL GREEN HOMES
BAHADURGARH

COMPLETED



ROYAL GREEN HEIGHTS
GURUGRAM

UNDER CONSTRUCTION



ROYAL GREEN HOMES
FARIDABAD

UNDER CONSTRUCTION

RESIDENTIAL

INDUSTRIAL



PS TRICONE CITY
INDORE

UNDER CONSTRUCTION



ROYAL GREEN COUNTY
BAHADURGARH

UNDER CONSTRUCTION



ROYAL GREEN INDUSTRIAL PARK
JHAJJAR

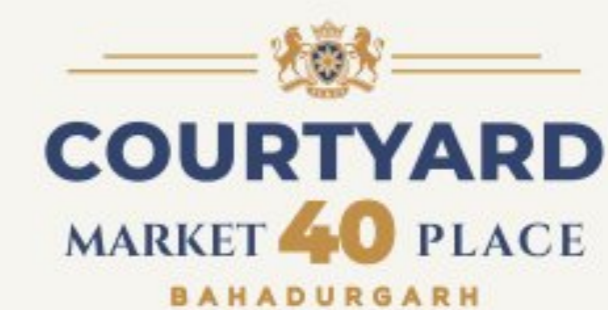
UNDER CONSTRUCTION

COMMERCIAL



COURTYARD 62
GURUGRAM

UNDER CONSTRUCTION



COURTYARD 40
BAHADURGARH

UNDER CONSTRUCTION



COURTYARD 37D
GURUGRAM

UNDER CONSTRUCTION