

*Transforming Your Dreams into
Reality*



BADSA AROGYA DHAM SECTOR-7

APPROVED BY HARYANA GOVERNMENT
Deen Dayal Jan Awas Yojana

RERA :HRERA-PKL-JJR-607-2024

INTRODUCTION

SDJS Group stands as a client-focused real estate developer committed to transparency, speed, and excellence. With a mission to support homebuyers investing their life savings, the company aims to deliver sustainable and customer-centric projects that transform property ownership dreams into reality.



SDJS Royal City, located in Jhajjar, is a promising RERA-registered housing project positioned adjacent to the Reliance MET City. Approved by the Government of Haryana under the Industrial Model Township framework, the development spans over 8,250 acres of land near Gurgaon. Offering diverse residential options across varied budget ranges, the project presents a strategic investment opportunity in an area with significant real estate potential and promising appreciation prospects.

PROJECT OVERVIEW

Royal city brings remarkable living spaces in our next environment friendly project with Badsa prime location near to Dwarka Expressway and KMP, Residential Plotted Under Deen Dayal Jan Awas Yojana (DDJAY) with all amenities free hold plots starting from 109 SQ.YD to 161 SQ.YD with finest gated estate on the prime location sector 7 OPP AIIMS -2 Badsa Upcoming North Gurgaon, Directly entry from 24 Meter Road and Adjoining 60 meter Road spread over 5.168 Acre with delightful surprise at every turns.



HIGHLIGHTS

- Situated in the emerging development zone of North Gurgaon
- Excellent connectivity via Dwarka Expressway and KMP Highway
- Strategic location in the National Capital Region (NCR)
- Proximity to the expansive Reliance MET City township
- Quick access to Indira Gandhi International (IGI) Airport
- Close to major industrial hubs in the region
- Convenient rail connectivity through Northern Railway line
- Linked to the Delhi Mumbai Industrial Corridor (DMIC)
- Seamless access to Delhi and surrounding towns
- Positioned in a high-potential real estate growth corridor

➤ Gated Community

➤ Boundary wall up to 6 feet

➤ Kids play area

➤ Siting Area

➤ Water supply line

➤ Oxygen Trees

➤ 9.Meter wide Road

➤ Land scape area

➤ Community Area

➤ Sewerage system

➤ Electricity under ground Line

➤ Street Lights

PAYMENT PLAN

Possession Link Payment Plan (50:50)

S.NO	DUE DETAILS	STAGE
1	Booking Amount	10%
2	Within 60 Days of Booking / Allotment	40%
3	Possession Balance	50%

Preferential Location Charges

East Facing	5% of BSP
Corner / Park Facing/Adjoining (any one)	6% of BSP
Double PLC	7% of BSP
Triple PLC	8% of BSP

CHEQUE FAVOUR

- Bank Account Details in Favour of "SDJS Builder and Developer"
- Branch: Sector 15, Gurgaon [HR]
- A/c No.: 923020058106051
- Bank Name: Axis Bank Ltd.
- IFSC Code: UTIB0000791

Possession Charges (Electrification & Water connection charges & Legal Expenses etc.) + Govt Charges (if any) payable extra at the time of offer of possession. Price mentioned above is subject to change.



AIIMS and Top Medical Institutions

Located just 2 minutes away from AIIMS and leading healthcare institutions in North India.



Reliance MET City

Only 5 minutes to NCR's largest modern township, Reliance MET City.



Proposed IIT Campus

A 2-minute drive to the upcoming IIT Campus, ensuring easy access to top educational facilities



Sultanpur Bird Sanctuary

Experience nature's beauty just 15 minutes away at Sultanpur Bird Sanctuary.



Dwarka Expressway, Gurgaon

Enjoy seamless connectivity with a 15-minute drive to Dwarka Expressway, Gurgaon.



H-RERA Approved Plots

Legally approved, clearly demarcated plots ensuring security and compliance.



Gated Development – 117 to 161 sq. yards

Plots ranging from 117 to 161 sq. yards within a secure, gated community.



National Highway – 71 Frontage

Prime location with direct frontage on National Highway-71.



Amenities Under DDJAY

Meticulously planned development with modern amenities under DDJAY guidelines.



Proposed Metro to AIIMS

Future-ready connectivity with a proposed metro linking directly to AIIMS.

Sector 7 Badsa Opp. AIIMS 2 Jhajjar
Upcoming Area North Gurgaon. PIN code : 124105

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