NUGRAJ DEVELOPERS

Symbols of Truth, Dedication and service

MAJESTIC GREENS

"Premium **Residences,** Promising **Returns**"

HRERA Registration No. : HRERA-PKL-SNP-654-2025
HRERA-PKL-SNP-655-2025

License No. : 105 of 2024 & 119 of 2024 dated obtained from the Director General, Town & Planing, Haryana for Industrial Plots

RESIDENTIAL PLOTS

nugrajdevelopers.com

WHO WE ARE

A masterpiece in the making, Majestic Greens is more than just a plotted project – it's a canvas where your future unfolds. Situated in a fast-growing residential zone, the township is planned with attention to detail, nature and lifestyle.

Whether you dream of building your forever home or securing a smart investment, Majestic Greens offers the perfect foundation.

"WHERE DREAMS FIND THEIR GROUND"

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A WORD FROM

MANAGING DIRECTOR

Dear Investors & Future Homeowners,

At Nugraj Developers, our philosophy has always revolved around integrity, quality, and long-term value creation. With Majestic Greens, we have envisioned a community where nature and urban infrastructure coexist harmoniously.

This project reflects our unwavering commitment to delivering excellence and trust. Each plot is a promise – of prosperity, peace, and progress. We thank you for placing your trust in us and welcome you to be a part of a vibrant and green future.

Vision: To create sustainable communities where every plot becomes a foundation for dreams and growth.

Mission: To deliver legally secure, well-planned, and nature-integrated plotted developments with trust and transparency.

RAJ JAIN
(MD)

RESIDENTIAL PLOTS

ON GOING PROJECTS

Majestic Greens is a community-driven project focused on offering homes that embrace nature and open spaces. We aim to provide a mix of comfort and affordable luxury, bringing together all essential amenities within a single, beautifully designed space. Majestic Greens combines innovative designs with the latest technology. Our development model prioritizes a peaceful and modern living experience of all residents

Nugraj Magestic Greens-1
Sec-11-A, Kharkhoda, Sonipat

Nugraj Magestic Greens-2
Sec-10, Kharkhoda, Sonipat

Nugraj Industrial Park,
NH-9 (Delhi-Rohtak Road) Gandhra

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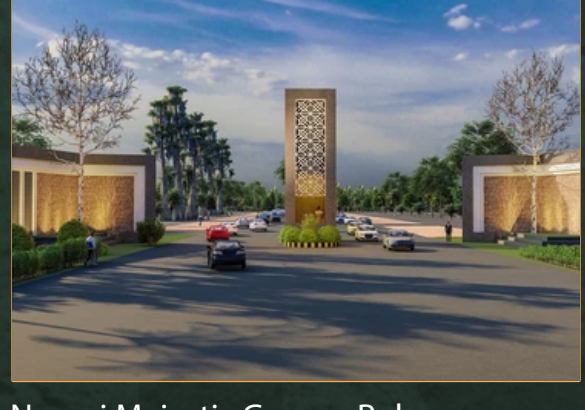
UP COMING PROJECTS

Nugraj Industrial Park, Hasangarh, Sampla, Rohtak

Nugraj Industrial Park, Jharoth Kharkhoda, Sonipat

Nugraj Industrial Park, Rohat Sonipat

Nugraj Majestic Greens, Pipli, Kharkoda, Sonipat



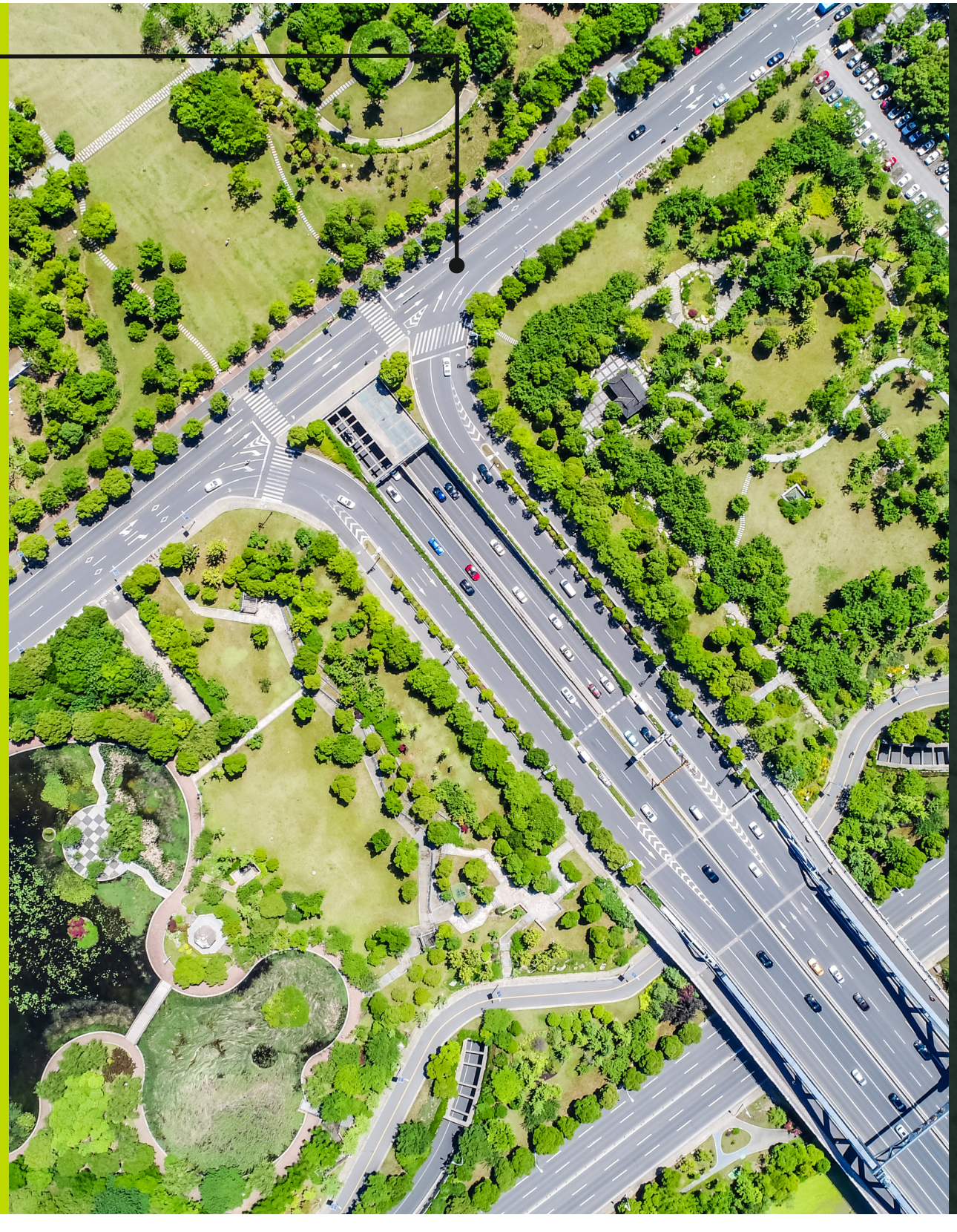
Nugraj Majestic Greens, Rohna, Kharkoda, Sonipat

Disclaimer : The images shown in this brochure are for illustrative purposes only. Actual construction, layout, design, fixtures, or landscaping may vary at the time of possession. Artistic impressions and digitally enhanced visuals are intended to convey the proposed aesthetics and should not be considered as exact representations. Specifications are subject to change without prior notice.

INDUSTRIAL PLOTS

PROJECT HIGHLIGHTS

- RERA Approved Freehold Residential Plots
- Plot Sizes from 99 to 179 Sq. Yards
- Fully Gated Community with 24x7 Security
- 30 & 40 Feet Wide RCC Roads
- Ready-to-Build Infrastructure
- Eco-Friendly & Smart Utilities
- Lush Green Park



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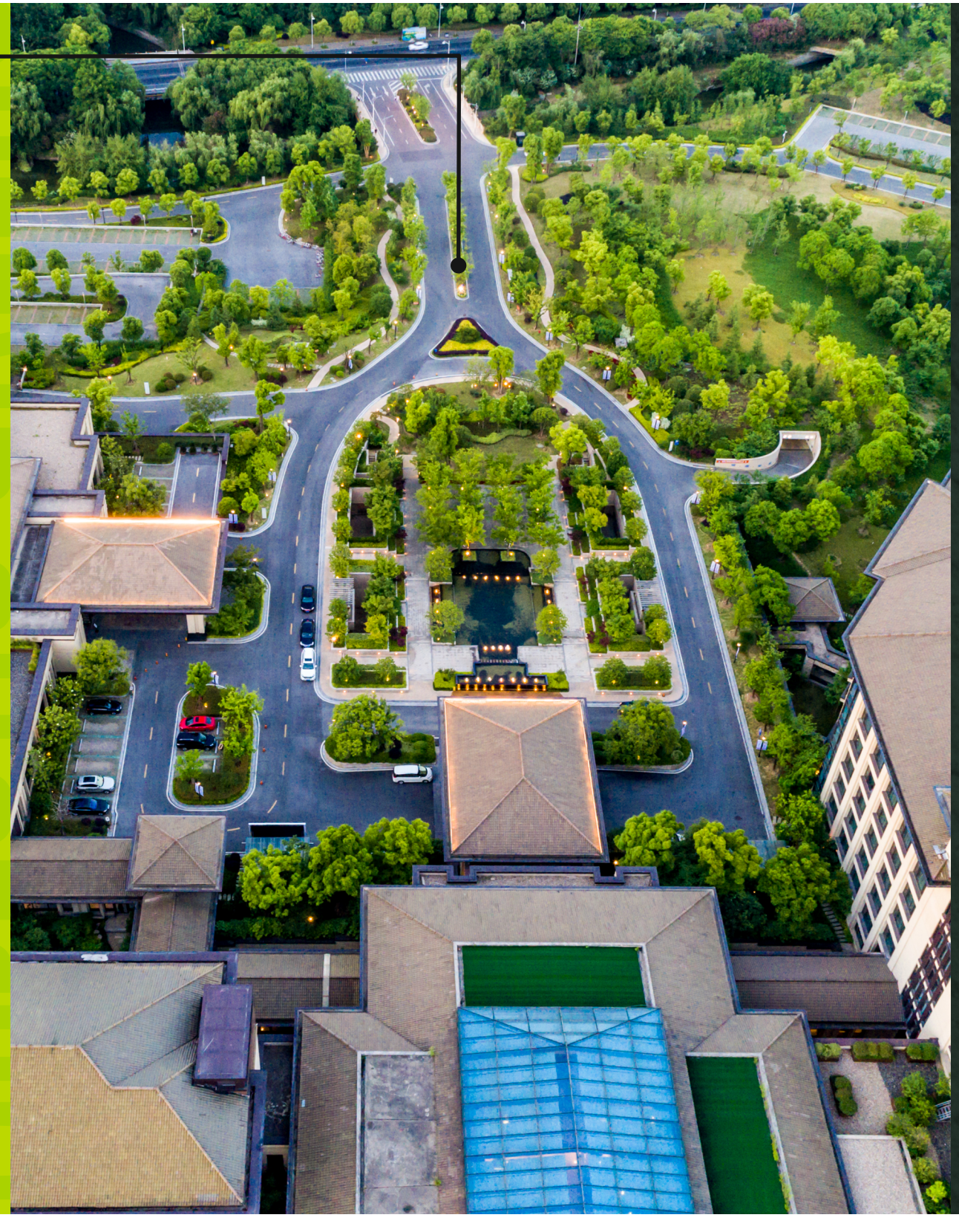
MODERN AMENITIES

- Gated Community
- Free Hold Plot Registry
- Bigger Plot Sizes 120-175 sq/yard
- Wider Entrance Road
- Manicured Green Parks
- Street Light in Common Areas
- Underground water Tank for water storage
- 24*7 CCTV Surveillance in Common Area
- Vastu Compliant
- STP & WTP

WHY MAJESTIC GREENS

- Clear Title, Legally Compliant
- Vastu-Compliant Plots
- Excellent Growth Potential
- Ideal for Self-Use & Investment
- Pollution-Free, Peaceful Surroundings
- Lush green park.
- Developed by Trusted Nugraj Developers

"WHERE DREAMS FIND THEIR GROUND"



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LOCATION BENEFITS

01 5 MIN. DRIVE FROM IMT KHARKHODA MARUTI PLANT

02 5 MIN. DRIVE FROM KMP

03 1 MIN. DRIVE FROM NH-334B

04 7 MIN. DRIVE FROM JAMMU KATRA BYPASS

05 2 MIN. DRIVE FROM ROHTAK BYPASS

06 7 MIN. DRIVE FROM UER 2

07 WITHIN 1 KM OF MARKET, BUS STAND, HOSPITALS, AND SCHOOLS.

08 INFRONT OF ITI KHARKHODA.

LIVE WHERE LIFE HAPPENS

RESIDENTIAL PLOTS

INVESTMENT BENEFITS

01 PROPERTY APPRECIATION IN DEVELOPING ZONE

02 DEMAND FOR RESIDENTIAL PLOTS ON THE RISE

03 SUITABLE FOR COMMERCIAL CONVERSION

04 SURROUNDED BY INFRASTRUCTURE GROWTH

TODAY'S LAND IS
TOMORROW'S LEGACY

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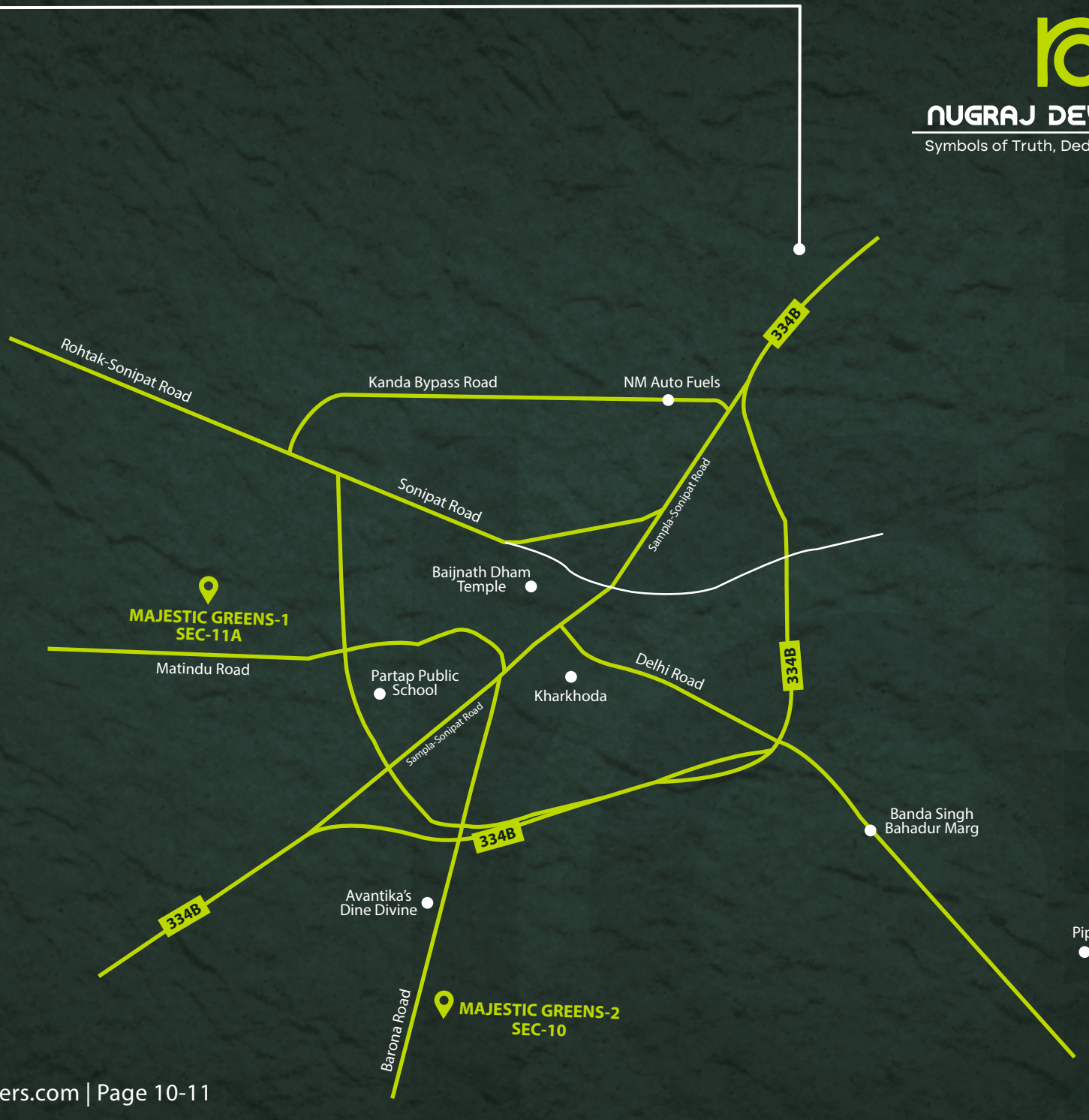
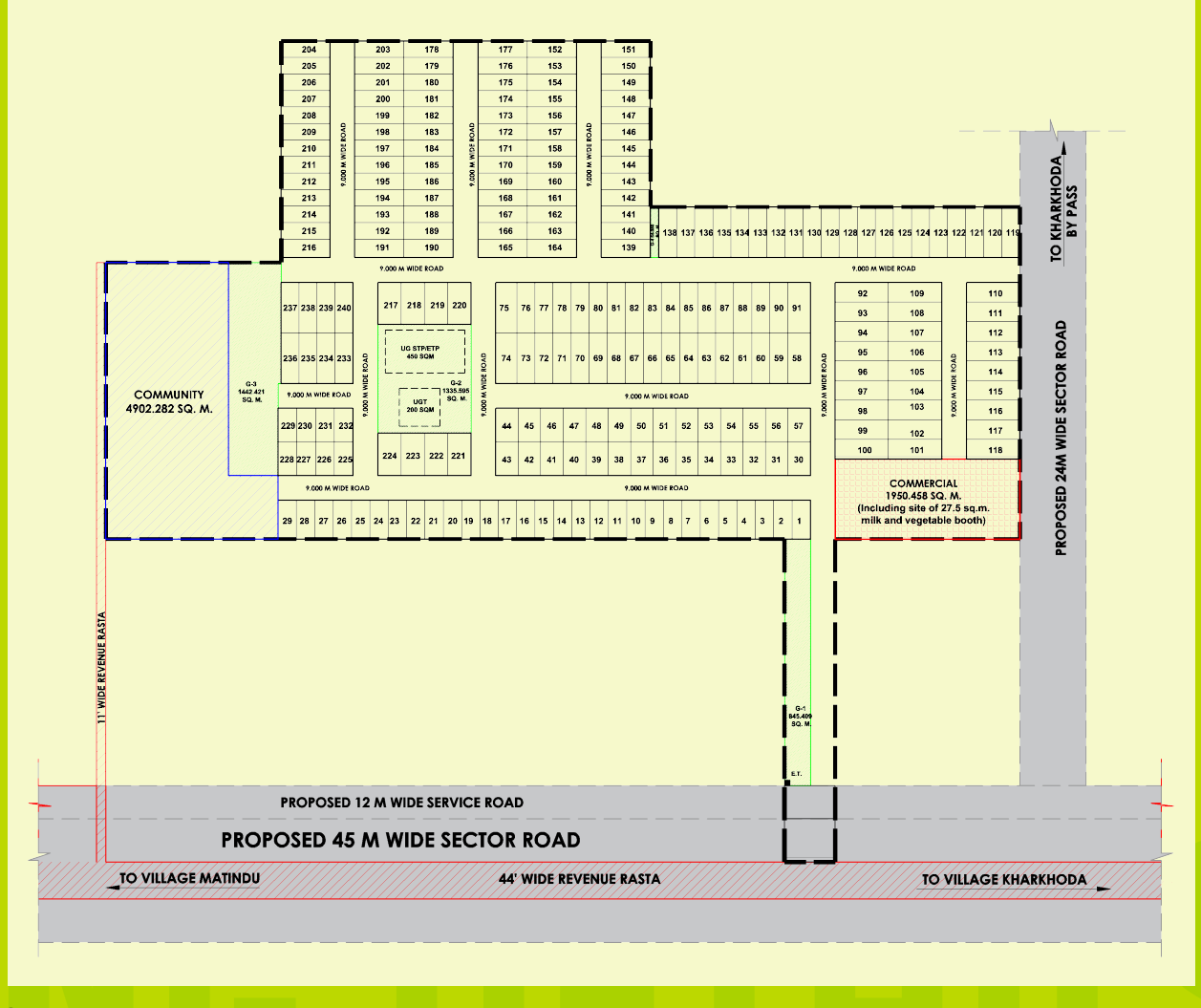


RESIDENTIAL PLOTS

SITE LAYOUT
PLAN

MAJESTIC GREENS-1
SEC-11A



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DIMENSION
CHART

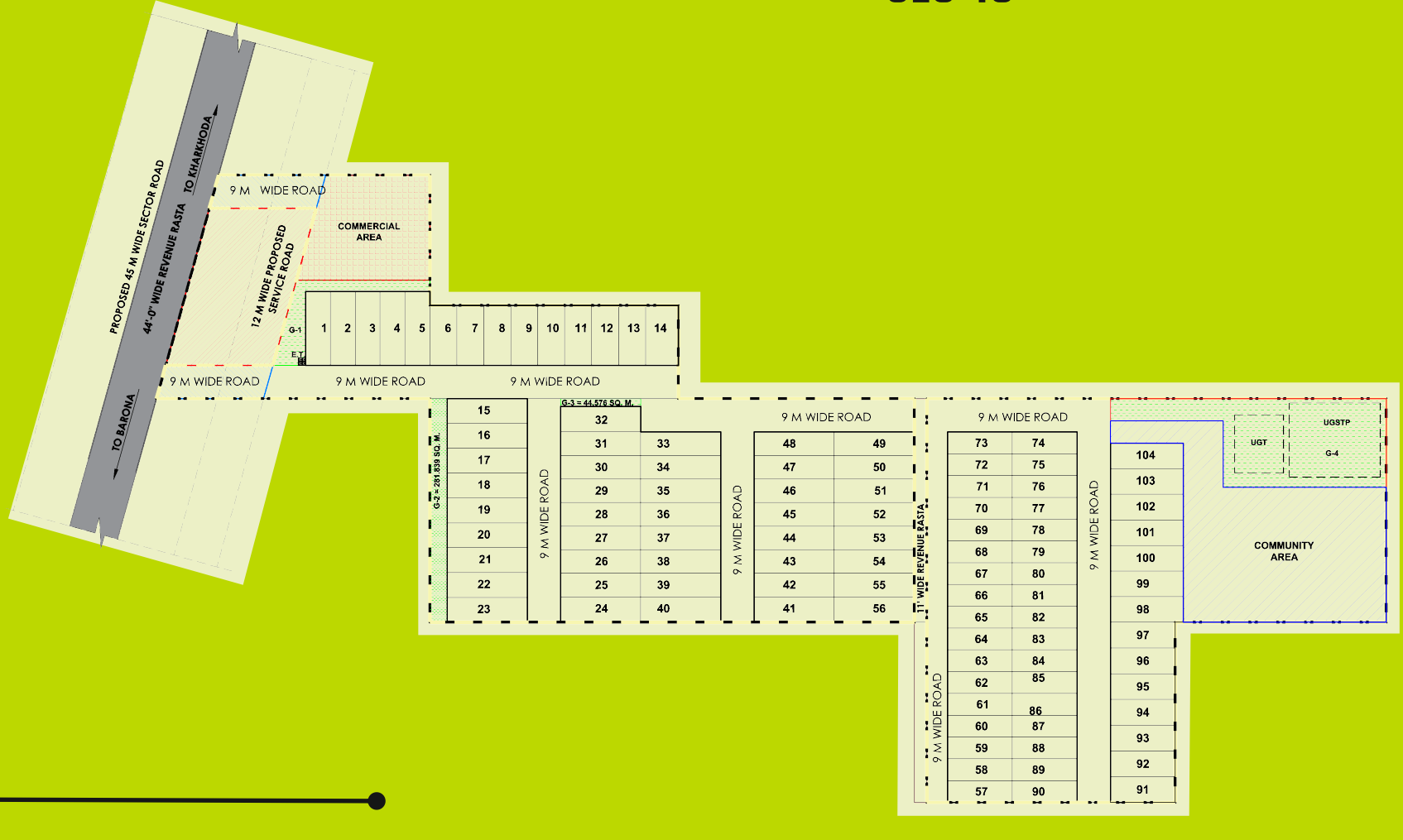
MAJESTIC GREENS-1
SEC-11A

AREA STATEMENT FOR THE PROPOSED TOWNSHIP										
SR.	PLOTS		SIZE				AREA	AREA	TOTAL NO.	TOTAL AREA
NO.	FROM	TO	L	X	B	=	SQ.M.	SQ.YDS.	OF PLOTS	SQ.M.
1	1	29	6.665	x	14.132	=	94.190	112.651	29	2731.510
2	30	57	8.159	x	12.245	=	99.907	119.489	28	2797.396
3	58	-	8.156	x	18.360	=	149.744	179.094	1	149.744
4	59	73	6.560	x	18.360	=	120.442	144.049	15	1806.630
5	74	75	7.670	x	18.360	=	140.821	168.422	2	281.642
6	76	90	6.560	x	18.360	=	120.442	144.049	15	1806.630
7	91	-	8.156	x	18.360	=	149.744	179.094	1	149.744
8	92	-	7.136	x	19.353	=	138.103	165.171	1	138.103
9	93	108	7.140	x	19.353	=	138.180	165.263	16	2210.880
10	109	-	7.136	x	19.353	=	138.103	165.171	1	138.103
11	110	-	7.136	x	19.350	=	138.082	165.146	1	138.082
12	111	118	7.140	x	19.350	=	138.159	165.238	8	1105.272
13	119	137	6.558	x	18.360	=	120.405	144.004	19	2287.695
14	138	-	6.510	x	18.360	=	119.524	142.951	1	119.524
15	139	-	6.711	x	17.880	=	119.993	143.512	1	119.993
16	140	163	6.000	x	17.880	=	107.280	128.307	24	2574.720
17	164	165	6.711	x	17.880	=	119.993	143.512	2	239.986
18	166	189	6.000	x	17.880	=	107.280	128.307	24	2574.720
19	190	191	6.711	x	17.880	=	119.993	143.512	2	239.986
20	192	203	6.000	x	17.880	=	107.280	128.307	12	1287.360
21	204	215	6.000	x	17.712	=	106.272	127.101	12	1275.264
22	216	-	6.711	x	17.712	=	118.865	142.163	1	118.865
23	217	220	8.469	x	15.303	=	129.601	155.003	4	518.404
24	221	224	8.469	x	15.481	=	131.109	156.806	4	524.436
25	225	232	6.795	x	12.245	=	83.205	99.513	8	665.640
26	233	240	6.517	x	18.360	=	119.652	143.104	8	957.216
TOTAL									SQ MT	26957.545
									ACRES	6.66137
TOTAL NO. OF PLOTS =									240	

RESIDENTIAL PLOTS

SITE LAYOUT
PLAN

MAJESTIC GREENS-2
SEC-10



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DIMENSION
CHART

MAJESTIC GREENS-2
SEC-10

AREA STATEMENT FOR THE PROPOSED TOWNSHIP

SR. NO.	PLOTS FROM	PLOTS TO	SIZE WIDTH		SIZE LENGTH		AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.
1	1	5	6.708	x	19.964	=	133.919	160.167	5	669.595
2	6	13	7.279	x	16.146	=	117.527	140.562	8	940.216
3	14	-	8.824	x	16.146	=	142.472	170.397	1	142.472
4	15	-	6.703	x	21.618	=	144.905	173.306	1	144.905
5	16	23	6.706	x	21.618	=	144.970	173.384	8	1159.760
6	24	-	6.866	x	21.618	=	148.429	177.521	1	148.429
7	25	31	6.355	x	21.618	=	137.382	164.309	7	961.674
8	32	-	6.938	x	21.618	=	149.986	179.383	1	149.986
9	33	39	6.355	x	21.618	=	137.382	164.309	7	961.674
10	40	41	6.866	x	21.618	=	148.429	177.521	2	296.858
11	42	55	6.355	x	21.618	=	137.382	164.309	14	1923.348
12	56	-	6.866	x	21.618	=	148.429	177.521	1	148.429
13	57	72	5.880	x	17.469	=	102.718	122.851	16	1643.488
14	73	74	5.887	x	17.469	=	102.840	122.997	2	205.680
15	75	90	5.880	x	17.469	=	102.718	122.851	16	1643.488
16	91	96	6.945	x	17.470	=	121.329	145.109	6	727.974
17	97	-	6.946	x	17.470	=	121.347	145.131	1	121.347
18	98	103	6.907	x	19.645	=	135.688	162.283	6	814.128
19	104	-	6.909	x	19.645	=	135.727	162.329	1	135.727
TOTAL									**SQ MT**	**12939.178**
									ACRES	**3.19735**
TOTAL NO. OF PLOTS =									**104**	

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Site Office :
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