

Luxury. Living.
Timeless Legacy.



DARBHANGA ROYAL RESIDENCY

THE LANDMARK ADDRESS NEAR AIIMS DARBHANGA.

📍 JUST 1 KM FROM AIIMS DARBHANGA

PHASE I
50
PREMIUM
PLOTS
★★★★★

A LEGACY
BUILT FOR
GENERATIONS

PREMIUM PLOTS
FOR A
ROYAL LIFESTYLE



PREMIUM
GATED COMMUNITY



WORLD CLASS
AMENITIES



24/7
SECURITY



PCC ROADS &
INFRASTRUCTURE



DESIGNED FOR
A BETTER FUTURE

PRIDE OF DARBHANGA • TRUSTED FOR GENERATIONS

AN ADDRESS OF DISTINCTION

WHERE LEGACY MEETS MODERN LUXURY.

Darbhangha Royal Residency is a limited launch collection of premium plots in Greater Sobhan — a quiet, fast-appreciating address one kilometre from AIIMS Darbhanga.

Conceived in the spirit of Mithila Modernism, it pairs the grace of the region's heritage with the infrastructure of a contemporary city.

A rare address — standing at the gate of a national institution, in a city on the rise.



1km

TO AIIMS

50

PHASE I PLOTS

0%

EMI INTEREST

30%

BUYBACK

ALREADY ON GROUND

SURVEY

Land marking & survey complete

ROADS

Internal road network laid out

POWER

Electricity poles across phases

WALL

AIIMS-side boundary in progress

— AT THE HEART OF —

DARBHANGA'S

Growth Corridor



DARBHANGA ROYAL RESIDENCY

GREATER SOBHAN, DARBHANGA, BIHAR

Perfectly positioned on the upcoming four lane corridor,
just 1 km from Darbhanga AIIMS Hospital.

A future-ready address surrounded by infrastructure,
institutions and infinite possibilities.

DARBHANGA AIIMS HOSPITAL

1 KM AWAY

KENDRIYA
VIDYALAYA
1 KM

UPCOMING
5 STAR HOTEL
★★★★★
3 KM

APNA GOAN
500 M

PINK CITY
500 M

PREMIUM
CAR SHOWROOM
4.5 KM

DARBHANGA TOWER
9 KM

DELHI MORE
TOWARDS LAHERIASARAI
18 KM

SOBHAN CHOWK
2.5 KM

NH-27
PATNA - DARBHANGA HIGHWAY
300 M

DARBHANGA
ROYAL RESIDENCY



PRIME
CONNECTIVITY

On the upcoming four lane corridor
with direct access to NH-27.



INSTITUTIONAL
HUB

Close to AIIMS, schools, hospitals
and government offices.



HIGH GROWTH
POTENTIAL

AIIMS effect, infrastructure boom
and smart urban expansion.



EVERYTHING
WITHIN REACH

Daily needs, lifestyle, business and
leisure – minutes from home.



SAFE &
SECURE ENVIRONMENT

Gated community with 24/7 security
in a fast developing location.

Illustrative map for reference only

DELHI
MORE

SOBHAN
CHOWK

SOBHAN EKMI
UPCOMING FOUR LANE ROAD

APNA
GOAN

PINK
CITY

AIIMS
KUMARPATI
UPCOMING
4 LANE
ROAD

DARBHANGA
AIIMS
HOSPITAL

N. H. - 27

ROAD

DARBHANGA
ROYAL
RESIDENCY



DARBHANGA
ROYAL
RESIDENCY

PREMIUM PLOTS FOR
A ROYAL LIFESTYLE



DARBHANGA ROYAL RESIDENCY

EVERYDAY LUXURY.
EXTRAORDINARY LIVING.

✦ Thoughtfully Designed Amenities for a Life Beyond Compare ✦



RESORT-STYLE SWIMMING POOL

Dive into relaxation. A resort-style
retreat for your family every day.



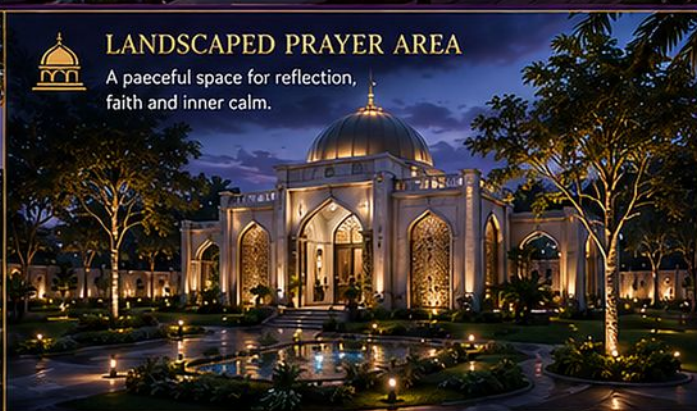
SIGNATURE CLUBHOUSE

Unwind, connect and celebrate in
style and sophistication.



LANDSCAPED PRAYER AREA

A peaceful space for reflection,
faith and inner calm.



GRND ENTRANCE BOULEVARD

A majestic welcome that
reflects the grandeur within.



CHILDREN'S ADVENTURE PARK

A safe, joyful world where
little dreams grow big.



BOUTIQUE COMMERCIAL PLAZA

Everything you need,
just steps away.



24x7 SMART SECURITY

Advanced security systems for
complete safety and peace of mind.



GATED COMMUNITY
WITH 24/7 SECURITY



24/7 CCTV
SURVEILLANCE



24/7 WATER
SUPPLY



UNDERGROUND
ELECTRICITY



LANDSCAPED
GREENS



PROFESSIONAL
MAINTENANCE

A LEGACY BUILT
for Generations

CHOOSE THE SPACE
THAT FITS YOUR VISION

LIMITED COLLECTION OF PREMIUM RESIDENTIAL PLOTS

1 KM
FROM AIIMS DARBHANGA

GREAT START

BEST VALUE

MOST POPULAR

PREMIUM CORNER PLOT

900 SQ.FT.
20 x 45 PREMIUM PLOT

ONE-TIME PAYMENT

EMI PLAN (UP TO 36 MO.)

₹1,300/Sq.Ft.

₹1,400/Sq.Ft.

₹11,70,000

or ₹12,60,000 on 0% EMI

• Registry Support

• Flexible Payment

• Buyback Assurance

• Prime Location

RESERVE THIS PLOT

Perfect beginning for your family's future.

1350 SQ.FT.
30 x 45 PREMIUM PLOT

ONE-TIME PAYMENT

EMI PLAN (UP TO 36 MO.)

₹1,300/Sq.Ft.

₹1,400/Sq.Ft.

₹17,55,000

or ₹18,90,000 on 0% EMI

• Registry Support

• Flexible Payment

• Buyback Assurance

• Prime Location

RESERVE THIS PLOT

Designed for growing families.

1800 SQ.FT.
40 x 45 PREMIUM PLOT

ONE-TIME PAYMENT

EMI PLAN (UP TO 36 MO.)

₹1,300/Sq.Ft.

₹1,400/Sq.Ft.

₹23,40,000

or ₹25,20,000 on 0% EMI

• Registry Support

• Flexible Payment

• Buyback Assurance

• Prime Location

RESERVE THIS PLOT

Space to build without compromise.

2700 SQ.FT.
45 x 60 PREMIUM PLOT

ONE-TIME PAYMENT

EMI PLAN (UP TO 36 MO.)

₹1,300/Sq.Ft.

₹1,400/Sq.Ft.

₹35,10,000

or ₹37,80,000 on 0% EMI

• Registry Support

• Flexible Payment

• Buyback Assurance

• Prime Location

RESERVE THIS PLOT

Our most prestigious residential offering.

FLEXIBLE OWNERSHIP PLANS

OPTION 1
₹1,300 / Sq.Ft.
One-time payment - Best value

OR

OPTION 2
₹1,400 / Sq.Ft.
Up to 36 months - 0% interest

30%
BUYBACK

◆ PREMIUM GATED COMMUNITY

◆ 24×7 SECURITY

◆ 24×7 WATER SUPPLY

◆ UNDERGROUND ELECTRICITY

◆ WIDE PCC ROADS

◆ LANDSCAPED GREENS

◆ HIGH GROWTH POTENTIAL

LIMITED PLOTS · PREMIUM LOCATION · UNMATCHED VALUE

DARBHANGA ROYAL RESIDENCY

PLOT PRICING

06 / 11

Fifty plots. Forty-six left.

The launch rate of ₹1,300 per sq ft holds until the fiftieth booking. The next release opens higher — and the corner plots go first.

PHASE I RELEASED · 50 PLOTS

46 AVAILABLE TODAY

4 BOOKED

YOUR BOOKING JOURNEY

01

Site Visit

Walk the roads, choose your plot. Open 7 days.

02

Reserve · 30%

Booking confirmed within 24 hours.

03

Agreement

Sale agreement, freehold title verification, mutation.

04

Balance

Pay in full at ₹1300, or begin 36-month 0% EMI.

05

Registry

Registry, boundary markers & buyback certificate.

₹1,300/sq ft

ONE-TIME PURCHASE

₹1,400/sq ft

36 MONTHS · 0% INTEREST

30%

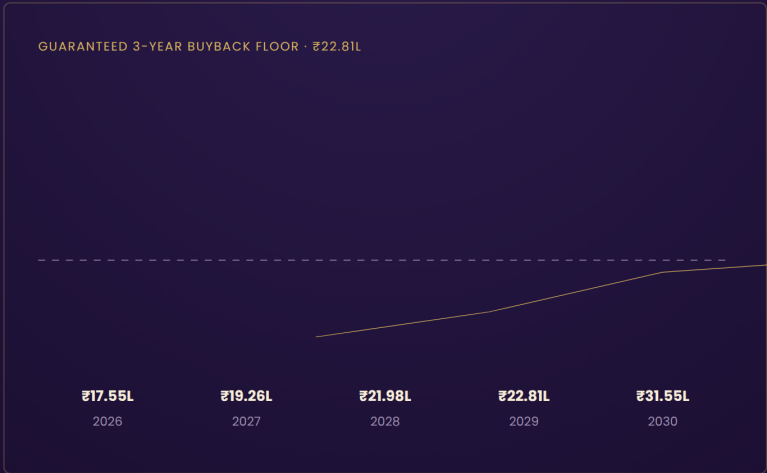
BUYBACK ASSURANCE

24hrs

BOOKING CONFIRMATION

A plan for wealth.

Projected value of a 1350 sq ft plot against our written 3-year buyback floor. Entry at ₹1,300 per sq ft. Figures are indicative estimates, not guarantees.



ALL PROJECTIONS ARE INDICATIVE ESTIMATES · INVESTMENT INVOLVES RISK

₹800Cr

AIIMS INVESTMENT

5,000+

DOCTORS, STAFF & JOBS

₹8k–20k

MONTHLY RENT POTENTIAL

30%

BUYBACK PREMIUM

1km

TO AIIMS DARBHANGA

A MESSAGE FROM THE FOUNDER

Ahsan Ahmad

FOUNDER & MANAGING DIRECTOR · METROGAON DEVELOPER PVT. LTD.

“Every avenue, boundary wall and document here is held to one standard — the one we would want for our own family. Visit the site, walk the roads, and see the promise taking shape.”

30% Buyback, In Writing

We buy your plot back at a 30% premium after three years.

Freehold Title

Full, permanent ownership with verified title.

Clear Documentation

Sale agreement, registry and mutation, handled transparently.

Possession with Proof

Boundary markers on site and a buyback certificate in hand.

	ROYAL RESIDENCY	NEARBY PROJECT A	NEARBY PROJECT B
Distance to AIIMS	1 km	3.2 km	5.8 km
Price / sq ft	₹1,300	₹1,400+	₹1,600+
Swimming Pool & Clubhouse	✓	✗	✗
Interest-Free EMI	36 months	24 months	12 months
Company Buyback	30%	✗	✗

Freehold

Clear, verified title

Gated & Walled

Full perimeter, single entry

One Rate

₹1,300 · no hidden charges

30% Buyback

Committed in writing

COMPARISON BASED ON PUBLICLY ADVERTISED TERMS



Book your plot before Phase I sells out.

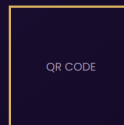
A Legacy Built For Generations

Phase I - 50 Premium Plots - 46 Remaining

The ₹1,300 launch rate closes at the 50th booking. The next release opens higher.

46

PLOTS LEFT



QR CODE

SCAN TO BOOK A SITE VISIT
WhatsApp - wa.me/917004664066

+91 76770 76255

+91 70046 64066

SITE & SALES OFFICE

Near Ifka Restaurant, Sobhan, Darbhanga, Bihar

EMAIL

metrogaondeveloper@gmail.com

SITE VISITS

Open 7 days - 9:00 AM – 6:00 PM

PRIDE OF DARBHANGA · TRUSTED FOR GENERATIONS

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