

1800-103-7707 (Toll Free)

FINE HOME COLLECTION



2/3/4 BHK apartments | ₹3300^{*} psf (in flexi payment plan)





THE ARANYA *Nature's abode*



Welcome to a modern city lifestyle amidst verdant greens that you will proudly call your own home. Unnati Fortune Group has brought for you The Aranya, a plush green integrated residential community for those who are looking for a quiet & serene place to call a home.

Integrated community

The Aranya at sector 119, Noida, offers residential community in a world of peace and tranquility. The project offers excellent connectivity to Delhi and surrounding areas.

Unnati Fortune Group offers the highest standards of living to all the residents. The Aranya would be a place where families would grow and memories would be shared.

The integrated community shall contain housing units, service suites, playing areas, villas, club, Chip & Putt Golf Course and commercial places.



THE ARANYA *Community Features*

As the perfect complement to active metropolitan lifestyles, our residential towers are going to be the quintessential opportunity to live in most vibrant and cosmopolitan cities around the world.

Quality and attention to detail will be the hallmark of The Aranya. In order to ensure the peace of mind and safety of all residents and their guests, all the buildings would be monitored and patrolled 24/7 by an onsite security team

Community features:

- Private Lounge
- Pool and fully equipped Gym
- Recreational center
- Chip & Putt Golf Course
- Luxurious Service Suites
- Open Air Theatre
- Complete WI-FI and LAN Internet services/ intercom enabled
- Satellite and cable television provisions
- 24/7 Concierge Service
- CCTV surveillance for utmost security
- Every flat has better light and air circulation
- Refuse (Garbage) chute
- Reception strategically located in the atrium of every tower
- Visitors Lounge located in ground floor
- Club house on every 13th floor of the towers
- Two Buildings are interconnected on 13th floor bridger unit with landscaped sky garden





THE ARANYA *Neighborhood*



The Aranya is surrounded with often visiting destinations at a stone's throw away distance that makes living a heavenly experience and why not when all of us run out of time and we try to curb more and more travelling hours.

Facilities in the neighborhood

- Business hubs & corporate offices
- Shopping centres for shopaholics
- Hospitals to provide the best care
- Mesmerizing garden inviting you to stroll
- World class schools for quality education

Location Map





- 1. Shops
- 2. Outdoor Games
- 3. Water Body
- 4. Amphitheater
- 5. Sand Pit
- 6. Mound Garden
- 7. Kids Play Area
- 8. Green Lawn
- 9. Sculpture
- 10. Skating Rink
- 11. Bridge
- 12. Club
- 13. Mini Golf Putt
- 14. Swimming Pool
- 15. Decking
- 16. Service Apartments
- 17. Entrance Gate
- 18. 20 Mt. Green Belt
- 19. Cricket Practice Ground
- 20. Jogging Track
- 21. Hard Landscape
- 22. Villa/Town Houses



Floor Plan

2 BHK
SUPER AREA
1190 SQFT



- | | | |
|----|----------------|-------------------|
| 1. | Living/ Dining | = 15'.0" x 18'.6" |
| 2. | Kitchen | = 11'.0" x 07'.0" |
| 3. | Bed Room | = 11'.6" x 10'.0" |
| 4. | Bed Room | = 14'.6" x 10'.0" |
| 5. | Toilet | = 07'.6" x 05'.6" |
| 6. | Toilet | = 08'.0" x 05'.6" |

- | | | |
|-----|---------|--------------------|
| 7. | Balcony | = 09'.4" x 05'.0" |
| 8. | Balcony | = 13'.7" x 05'.0" |
| 9. | Balcony | = 06'.0" x 04'.0" |
| 10. | Passage | = 04'.10" x 03'.6" |
| 11. | Passage | = 07'.10" x 03'.6" |

An ISO 9001:2000 company



SUMANGALAMTM

Your Home Planners

Floor Plan

2 BHK
SUPER AREA
1190 SQFT



1. Living/ Dining	= 15'.0" x 18'.6"	6. Toilet	= 08'.0" x 05'.6"
2. Kitchen	= 11'.0" x 07'.0"	7. Balcony	= 09'.10" x 05'.0"
3. Bed Room	= 11'.6" x 10'.0"	8. Balcony	= 05'.9" x 05'.4"
4. Bed Room	= 14'.6" x 10'.0"	9. Balcony	= 12'.7" x 03'.10"
5. Toilet	= 07'.6" x 05'.6"	10. Passage	= 11'.2" x 03'.3"

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SUMANGALAM

Your Home Planners

Floor Plan

3 B H K
SUPER AREA
1425 SQFT



1. Living/ Dining	= 13'.9" x 15'.0"	8. Toilet	= 07'.6" x 05'.0"
2. Kitchen	= 07'.0" x 10'.0"	9. Balcony	= 09'.0" x 04'.0"
3. Bed Room	= 11'.0" x 14'.0"	10. Balcony	= 12'.9" x 04'.6"
4. Bed Room	= 10'.0" x 11'.6"	11. Balcony	= 06'.0" x 04'.0"
5. Bed Room	= 10'.0" x 10'.0"	12. Passage	= 08'.0" x 03'.6"
6. Toilet	= 05'.0" x 08'.0"	13. Passage	= 04'.7" x 03'.6"
7. Toilet	= 07'.9" x 05'.6"	14. Foyer	= 05'.9" x 04'.9"

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SUMANGALAM

Your Home Planners

Floor Plan

3 BHK +
SERVANT

SUPER AREA
1760 SQFT



1. Living/ Dining	= 14'.9" x 17'.0"	7. Toilet	= 05'.0" x 08'.0"	13. Balcony	= 06'.6" x 04'.0"
2. Kitchen	= 07'.6" x 10'.6"	8. Toilet	= 05'.0" x 08'.0"	14. Passage	= 08'.4" x 03'.6"
3. Bed Room	= 12'.6" x 10'.6"	9. Servant Toilet	= 04'.6" x 04'.10"	15. Passage	= 04'.10" x 03'.6"
4. Bed Room	= 12'.0" x 10'.6"	10. Servant Room	= 07'.10" x 06'.0"	16. Foyer	= 04'.6" x 04'.10"
5. Bed Room	= 15'.0" x 11'.6"	11. Balcony	= 14'.6" x 03'.0"		
6. Toilet	= 08'.0" x 05'.6"	12. Balcony	= 14'.0" x 04'.9"		

Floor Plan

4 BHK +
SERVANT

SUPER AREA
2490 SQFT



1. Living/ Dining	= 20'.9" x 17'.0"	7. Toilet	= 05'.0" x 07'.6"	13. Puja Room	= 04'.6" x 04'.9"
2. Kitchen	= 10'.0" x 13'.10"	8. Toilet	= 07'.3" x 07'.9"	14. Passage	= 04'.3" x 04'.0"
3. Bed Room	= 11'.0" x 12'.0"	9. Toilet	= 06'.6" x 08'.3"	15. Balcony	= 13'.7" x 04'.0"
4. Bed Room	= 11'.6" x 12'.6"	10. Toilet	= 04'.6" x 07'.9"	16. Balcony	= 10'.9" x 04'.0"
5. Bed Room	= 10'.6" x 13'.0"	11. Servant Room	= 08'.3" x 06'.6"	17. Balcony	= 25'.7" x 08'.0"
6. Bed Room	= 12'.0" x 16'.0"	12. Servant Toilet	= 03'.6" x 05'.0"	18. Foyer	= 05'.9" x 06'.6"
				19. Dress	= 05'.6" x 04'.1"

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SUMANGALAM

Your Home Planners

Floor Plan

4 BHK +
SERVANT

SUPER AREA
2810 SQFT



1. Living/ Dining	= 20'.9" x 17'.0"	8. Toilet	= 07'.0" x 08'.3"	15. Balcony	= 29'.0" x 06'.0"
2. Kitchen	= 10'.0" x 13'.10"	9. Toilet	= 05'.6" x 08'.0"	16. Balcony	= 10'.0" x 05'.0"
3. Bed Room	= 11'.0" x 13'.0"	10. Toilet	= 07'.0" x 07'.0"	17. Passage	= 14'.3" x 04'.0"
4. Bed Room	= 15'.0" x 14'.0"	11. Servant Room	= 07'.0" x 09'.0"	18. Dress	= 05'.6" x 05'.03"
5. Bed Room	= 11'.0" x 13'.0"	12. Servant Toilet	= 04'.6" x 05'.0"	19. Dress	= 04'.6" x 07'.0"
6. Bed Room	= 15'.0" x 11'.6"	13. Puja / Store Room	= 05'.6" x 05'.0"	20. Foyer	= 05'.6" x 09'.6"
7. Toilet	= 05'.6" x 09'.0"	14. Balcony	= 10'.4" x 04'.5"	21. Wash	= 05'.6" x 04'.3"

PRICE LIST

BSP @ 3300[^] /-Per sq ft (As Per Flexi)		
Extras		
Lease Rent (One Time)	Rs.80/- psf	Foc
Car Parking(Covered)	Rs.2,50,000/-	Discount of Rs.50,000/-
Power Backup (Min 5 KVA Per Apt)	Rs.20,000/-Per KVA	
Complimentary Club Membership	RS.1,25,000	
Other Charges(Including ESC,FFC,IFMS)	Rs.125-100 = Rs 25/-	Discount of Rs.100/-PerSq ft
PLC's		
1st and 28th floor	Rs.200/-Per sqft	
2nd and 27th floor	Rs.175/-Per sqft	
3rd,25th and 26th floor	Rs.150/-Per sqft	
4th,23th and 24th floor	Rs.125/-Per sqft	
5th,21 st and 22nd floor	Rs.100/-Per sqft	
6th floor	Rs.75/-Per sqft	
7th floor	Rs.50/-Per sqft	
8th floor	Rs.25/-Per sqft	
Landscape PLC	Rs.60/-Per sqft	
Back green & Road Facing	Rs.30/-Per sqft	
Corner PLC	Rs.35/-Per sqft	
Payment Plans		
CLP @ 3450 [^] /-psf		
Flexi Plan @ 3450-150 = 3300 [^] /- psf		
DPP @ 3450-10% = 3105 [^] /- psf		

PAYMENT PLAN

FLEXI PAYMENT PLAN (REBATE Rs. 150 per sqft.) CONSTRUCTION LINK INSTALLMENT PLAN		
S.No.	Payment Due	% age
1.	On application for booking	10%
2.	Within 45 days from allotment	30%
3.	Ground floor roof slab	10% + 50% Lease Rent
4.	5th floor roof slab	10% + 50% Lease Rent
5.	10th floor roof slab	10% + 50 % Car Park
6.	15th floor roof slab	10% + 50 % Car Park
7.	20th floor roof slab	10% + 50 % PLC
8.	25th Floor roof Slab	5%+ 50 % PLC
9.	On casting of top floor roof slab	100% Club membership + 100% Power Backup Charges
10.	At the time of notice for possession	5%+ 100% Other Charges

PAYMENT PLAN

Down Payment Plan (Rebate 10% on BSP)

S.No.	Payment Due	% age
1.	On application for booking	10%
2.	Within 45 days from booking	85% + Car Park + PLC+ Lease Rent
3.	At the time of Notice for possession	5% + Other Charges + Power Backup Charges+Club Membership

CONSTRUCTION LINK INSTALLMENT PLAN

S.No.	Payment Due	% age
1.	On application for booking	3 lacs, 4 lacs and 5 lacs
2.	Within 45 days from allotment	20% - Booking Amount
3.	After excavation	10%
4.	Ground floor roof slab	10% + 50% Lease Rent
5.	5th floor roof slab	10% + 50% Lease Rent
6.	10th floor roof slab	10% + 50 % Car Park
7.	15th floor roof slab	10% + 50 % Car Park
8.	20th floor roof slab	10% + 50 % PLC
9.	25th Floor roof slab	10%+ 50 % PLC
10.	On casting of top floor roof slab	5%+ 100% Club membership + 100% Power Backup Charges
11.	At the time of notice for possession	5%+100% Other Charges



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