

1800-103-7707 (Toll Free)

FINE HOME COLLECTION



2/3/4 BHK - LUXURIOUS APARTMENTS





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 B H K
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

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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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"

Floor Plan

3 BHK +
SERVANT

SUPER AREA
1760 SQFT



1. Living/ Dining	= 14' 9" x 17' 0"
2. Kitchen	= 07' 6" x 10' 6"
3. Bed Room	= 12' 6" x 10' 6"
4. Bed Room	= 12' 0" x 10' 6"
5. Bed Room	= 15' 0" x 11' 6"
6. Toilet	= 08' 0" x 05' 6"

7. Toilet	= 05' 0" x 08' 0"
8. Toilet	= 05' 0" x 08' 0"
9. Servant Toilet	= 04' 6" x 04' 10"
10. Servant Room	= 07' 10" x 06' 0"
11. Balcony	= 14' 6" x 05' 0"
12. Balcony	= 14' 0" x 04' 9"

13. Balcony	= 06' 6" x 04' 0"
14. Passage	= 08' 4" x 03' 6"
15. Passage	= 04' 10" x 03' 6"
16. Foyer	= 04' 6" x 04' 10"

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'.3"

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"

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PRICE LIST

Sr. No.	Floor PLC	BSP	Add. Charges	Gross Total		
				CLP	FLEXI	DP
1	200	3550	275	4025	3875	3725
2	185	3550	275	4010	3860	3710
3	170	3550	275	3995	3845	3695
4	155	3550	275	3980	3830	3680
5	140	3550	275	3965	3815	3665
6	125	3550	275	3950	3800	3650
7	110	3550	275	3935	3785	3635
8	95	3550	275	3920	3770	3620
9	80	3550	275	3905	3755	3605
10	65	3550	275	3890	3740	3590
11	50	3550	275	3875	3725	3575
12	35	3550	275	3860	3710	3560
14	20	3550	275	3845	3695	3545
15 – 24		3550	275	3825	3675	3525
25	25	3550	275	3850	3700	3550
26	50	3550	275	3875	3725	3575
27	75	3550	275	3900	3750	3600
28	100	3550	275	3925	3775	3625

PAYMENT PLAN

Construction Linked Payment Plan

Sr. No.	Payment Due	% age
1.	On application for booking	10 %
2.	Within 45 days from booking	30 %
3.	Ground Floor Roof Slab	10 % + 50 % Lease Rent
4.	5 th Floor Roof Slab	10 % + 50 % Lease Rent
5.	10 th Floor Roof Slab	10 % + 50 % Car Park
6.	15 th Floor Roof Slab	10 % + 50 % Car Park
7.	20 th Floor Roof Slab	10 % + 50 % PLC
8.	25 th Floor Roof Slab	5 % + 50 % PLC
9.	On Casting of Top Floor Roof Slab	100 % Club Membership + 100 % Power Backup Charges
10.	At Time of Notice for Possession	5 % + 100 % Other Charges

PAYMENT PLAN
DOWN PAYMENT PLAN (Rebate 10 % on BSP)

Sr. No.	Payment Due	% age
1.	On Application for Booking	10%
2.	Within 45 Days from Booking	85% + Car Park + PLC + Lease Rent
3.	At time of notice of possession	5% + Other Charges + Power Backup Charges + Club Membership

Sr. No.	Payment Due	% age
1.	On Application for Booking	10 %
2.	Within 45 Days from Allotment	10 % - Booking Amount
3.	After excavation	10 %
4.	Ground Floor Roof Slab	10 % + 50 % Lease Rent
5.	5 th Floor Roof Slab	10 % + 50 % Lease Rent
6.	10 th Floor Roof Slab	10 % + 50 % Car Park
7.	15 th Floor Roof Slab	10 % + 50 % Car Park
8.	20 th Floor Roof Slab	10 % + 50 % PLC
9.	25 th Floor Roof Slab	10 % + 50 % PLC
10.	On Casting of Top Floor Roof Slab	5 % + 100 % club membership + 100 % power backup charges
11.	At Time of Notice for Possession	5 % + 100 % other charges



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