



'GREENWOODS AARANYA' B/S Greenwoods Aspire, Neptune Campus,  
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Developers: Neptune Infraspaces Pvt. Ltd.



**AARANYA**

Green Woods

— SIMPLY BETTER BY NATURE —



3 & 4 BHK APARTMENTS AND 5 BHK PENTHOUSES





better  
by nature

Stunning aesthetics

Ultra-luxurious residences

Best-in-class amenities

Panoramic views for a lifetime

Green-scapes around your home

Prime location in the city

Vastu Compliance

Ample Parking

Affordability

3 Side open & Great Cross Ventilation

Ceiling Height 11'6"

Complete Privacy even in Balcony

Balcony with Green Spaces

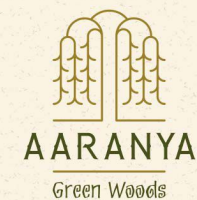
Double Height basement for additional Parking Space

Outdoor Kitchen for heavy Cooking

All Bedrooms with attached Bathroom in 3 BHK

A home in the city with an ambience of serenity...

Don't believe us? Wait till you experience your home at Greenwoods Aaranya. Designed to ensure that you reside with nature forever, this exclusive residential campus will introduce you to the greener side of life. Wake up to scenic vistas of lush green trees and perfectly landscaped gardens. Breathe in freshness, soak in tranquility and refresh your senses every day.





# better by design

Greenwoods Aaranya intentionally responds to nature. Our greatest asset is a unique design that blends high-quality urban outcome with seamless inclusivity with nature. The contemporary, sleek structure creates a sympathetic relationship to the natural surrounds, aligning perfectly to enhance visual appeal.

The outdoors is imprinted on everyday life through the dynamic façade, light flow and abundance of greenery. Four majestic towers are set in a straight line to ensure sophistication, privacy and functional efficiency. Collectively they provide a perfect ambience for community living within the city allowing maximum safety & convenience amidst charming landscapes. Sweeping panoramic views and smooth cross ventilation have been integrated as the core design feature that set the project apart from most apartment opportunities in the city. Stylish and contemporary lines and textures have been added to ensure apartment living that stays young.





# better by luxury

Residences at Greenwoods Aaranya  
are a rare kind.

The 3-side open free-flowing layouts make our 3 & 4 BHK apartments and 5 BHK Penthouses classy, comfortable and very chic. A huge focus has been placed on lush green views and ventilation to connect our occupants freely to the outdoors. The distinctive planning coupled with an 11'6" floor height and balcony in every home brings in plenty of fresh air and natural light. Zero visibility from other residences ensures absolute privacy across your home.

Large foyers, remarkable finishing and premium fittings and fixtures add a touch of glamour to these elegant homes that open into nature. Be it impressive sights or the excitement of the city, you will relish best of both worlds here.



EXCELLENT CROSS VENTILATION IN ALL  
APARTMENTS WITH 3-SIDE OPEN PLANNING

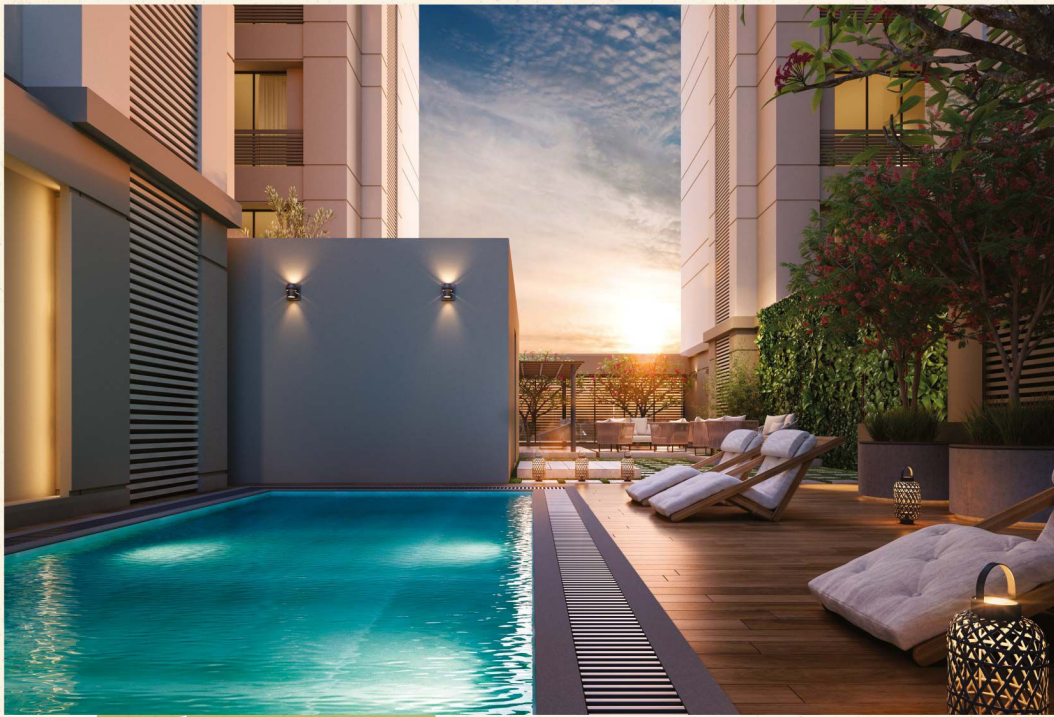




Moments that are magical, sounds that are soulful and vistas that are mesmerizing - Greenwood Aaranya offers you the finest living experience. With a large open common plot housing a plethora of leisure amenities, apartment living has never been so appealing. All recreational spaces are set across the ground and first floor allowing more green outdoor areas for you to enjoy. Amidst the luxurious shared amenities and rich sense of community Greenwood Aaranya offers a more engaged lifestyle.

better  
by lifestyle





## better by lifestyle

The communal recreational spaces at Greenwoods Aaranya are artfully designed to allow all residents to enjoy the finer moments of life. Rejuvenate before a long day or unwind after a long one at the internal gardens and upscale leisure facilities.



A zen open garden on the ground floor for your morning walks and evening strolls.



An inviting swimming pool on the first floor to splash around with your family.



Choose between lush greenery and fresh air and an indoor Yoga room for yoga and meditation.



A state-of-the-art gymnasium for your journey to good health.



Dedicated kids play area so kids can play freely and safely.



Indoor games room to keep you active and agile.



Multi-purpose hall for your parties and celebrations.



Multipurpose Court for those friendly yet exciting weekend matches.





GROUND FLOOR



AMENITIES ON GROUND FLOOR

01	CLUB RECEPTION/ WAITING AREA	06	MULTI PURPOSE ROOM	11	SAND PIT (CHILDREN PLAY AREA)
02	INDOOR GAMES	07	ADMIN OFFICE	12	GARDEN
03	GYM	08	KIDS PLAY ROOM	13	GAZEBO
04	YOGA ROOM	09	POOL TABLE/ TABLE TENNIS ROOM	14	MULTI-PURPOSE COURT
05	AV ROOM	10	WASHROOM (MALE / FEMALE)	15	JOGGING TRACK

AMENITIES ON FIRST FLOOR

1	SWIMMING POOL	3	WASH ROOM (MALE / FEMALE)
2	CHANGING ROOM (MALE / FEMALE)	4	OUTDOOR SITTING AREA





TYPICAL FLOOR



The units in the 4 towers either face the verdant green expanses of the Agricultural College Model Farm or overlook the lush Garden-Spaces within the campus. Thus justifying the name "Aaranya"!



PLANNED FOR  
COMPLETE PRIVACY



HUGE OPEN  
LANDSCAPED GARDEN





better  
by aesthetics



TALLEST TOWER IN THE AREA -  
GET STELLAR VIEWS OF THE CITY  
FROM YOUR HOME!



APARTMENTS WITH CEILING TO FLOOR  
WINDOWS / OPENINGS FOR A MORE SPACIOUS  
FEEL AND ADDED AERATION / NATURAL LIGHT.



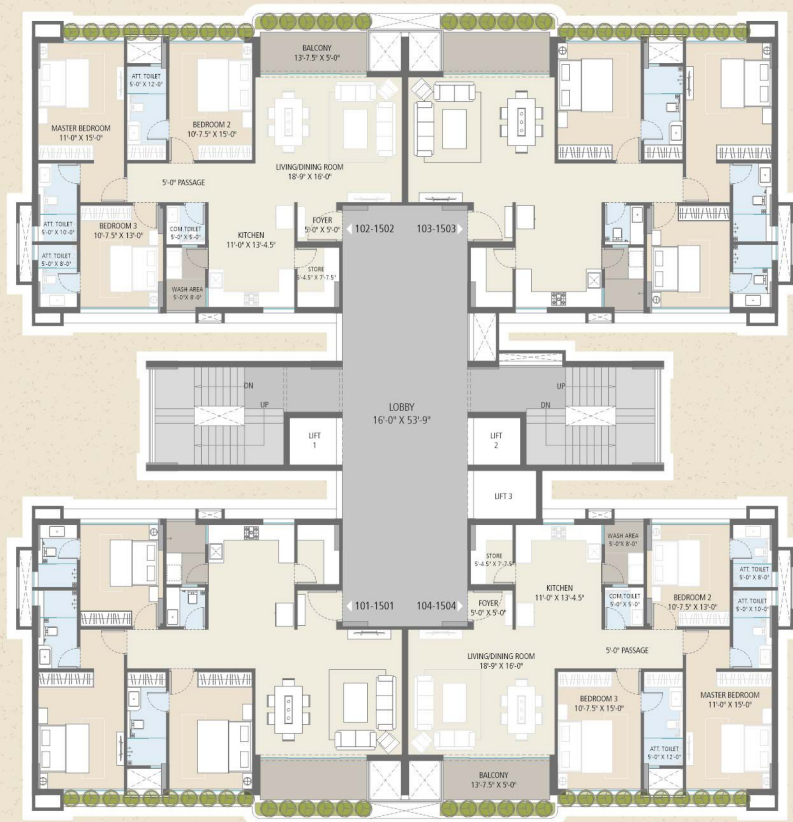
# TOWER A&B

## 3 BHK TYPICAL FLOOR (1ST TO 15TH FLOOR)



# TOWER A&B

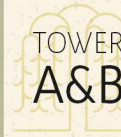
## 4 BHK SINGLE LEVEL PENTHOUSE (16TH FLOOR)







5 BHK DUPLEX PENTHOUSE  
17TH FLOOR (LOWER LEVEL)



5 BHK DUPLEX PENTHOUSE  
18TH FLOOR (UPPER LEVEL)







11.6" HEIGHT CEILING PROVIDES  
A GRAND FEEL TO YOUR INTERIORS.

better  
by comforts





4 BHK TYPICAL FLOOR  
(1ST TO 16TH)



WELL PLANNED PLANTER SPACES  
ATTACHED TO EACH BEDROOM / BALCONY.



LUXURY PLANNING WITH 3 BEDROOMS  
HAVING ATTACHED BATHROOMS.







5 BHK PENTHOUSE  
17TH FLOOR (LOWER LEVEL)



5 BHK PENTHOUSE  
18TH FLOOR (UPPER LEVEL)








better  
by views

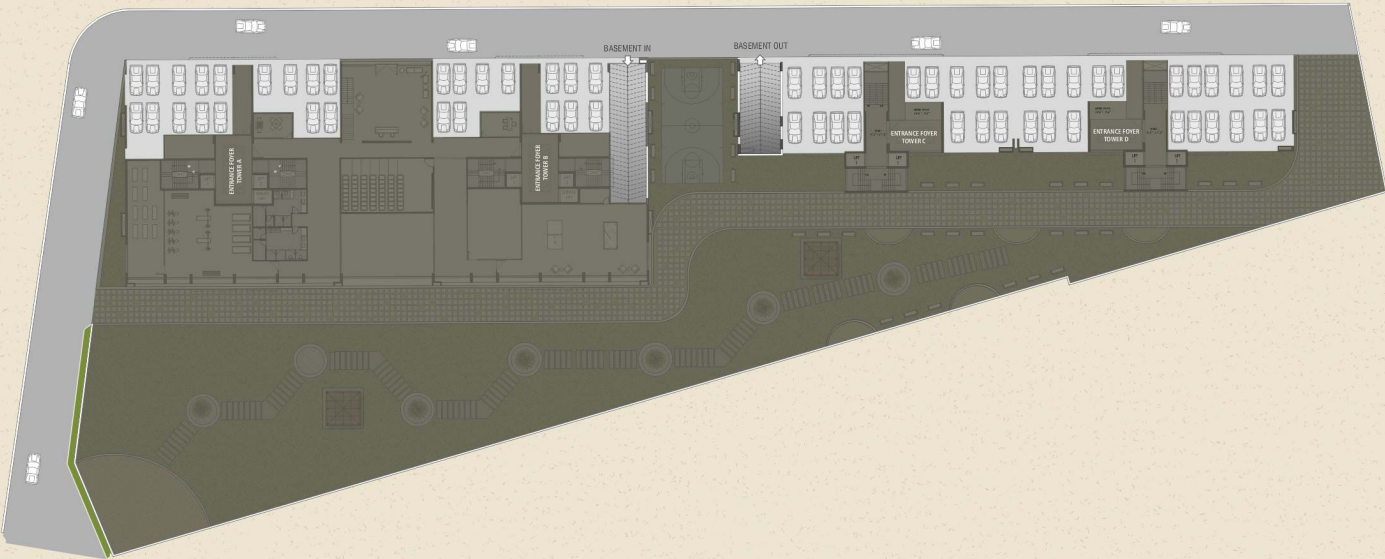


BASEMENT  
PARKING PLAN



 DOUBLE HEIGHT BASEMENT  
FOR STACK PARKING

GROUND FLOOR  
PARKING PLAN







# SPECIFICATION

## APARTMENT SPECIFICATION

### FLOORS:

- All rooms: high grade vitrified tiles flooring. (800 mm x 800 mm)
- All bath room, balcony, wet kitchen ceramic / homogeneous tiles

### WINDOWS & DOORS:

- Powder coated aluminum sections windows
- Decorative main door. Others flush door with laminates or veneer
- Glass glazing in all windows

### SANITARY FITTINGS:

- Premium bath fittings kohler / equivalent

### KITCHEN:

- Provision for modular kitchen fittings
- Provision for chimney
- Granite on kitchen platform

### ELECTRICAL INSTALLATION:

- Concealed electrical wiring in conduits
- Modular switches (Legrand / Schindler or equivalent)
- VRV air - conditioning out door unit with copper piping.
- T.V points in each room and one internet point.

## COMMON SPECIFICATION

### WATER SUPPLY:

- Central softened pressurized water from corporation supply and / or bore.
- Booster pump

### DRAINAGE:

Corporation drainage

### LIGHTING PROTECTION:

- Lighting protection system provided
- Back-up for all common areas

### DRIVE WAY AND CAR PARK:

Reinforced concrete / parking tiles / paver block.

### PARKING:

Ample car parking on ground floor & basement with provision for stack parking

### OTHERS:

- Closed circuit television (CCTV) system with surveillance cameras at strategic locations.
- Central garbage pickup point.
- Advance fire fighting system as per norms

## VALUE ADDED AMENITIES

- Elegant ground floor lobby.
- Premium automatic elevator thyssenKrupp / schindler or equivalent .
- Material cum stretcher lift.



What is an ideal location for a home? Being close to everything essential, being near urban utilities, being adjacent to major transport hubs or proximity to city's most happening entertainment hotspots?

At Greenwood's Aaranya you will have all this at walking distance while being a neighbour to nature too.

In short, your home is simply better by location.

better by  
location





## A CREATOR THAT SETS NO LIMIT

Marked by distinction in every aspect of development ideals, our forte is the mastery in creating residences of unimaginable prestige reserved for the exclusive few. Exemplifying supreme quality in designs and craftsmanship, every project is fused with status elevating characteristics.

Surpassing benchmarks through ingenious architectural masterpieces, we at Neptune Realty Group have created projects very distinct and thus highly sought-after.

Where living is harmonized between the perfect resonance of utmost luxury, unprecedented serenity and immense convenience, simply put...everything is made to perfection for your valued ownership!



Greenwoods



Antica Greenwoods



Antica Greenwoods



Greenwoods Cove



Verona Greenwoods



Avalons Greenwoods



Greenwoods Infinity



Neptune Trinity



Greenwoods Aspire



Neptune Edge



Neptune Global



Neptune Trion



Neptune Prime



Neptune Obelisk



Greenwoods Serenity

## THE TEAM

At Neptune Realty Group, a team of highly experienced & committed architects, consultants, contractors, & craftsmen have collaborated to create a whole new world. The team strives to achieve the highest standards of quality.

**Architects**  
Talib Patel Associates, Vadodara

**MEP Consultant**  
MSP Consultants (Electrical)  
Vraj Sanitation (Hydraulic & Fire)  
Apex Consultants (HVAC)

**Structural Consultant (Primary)**  
Vyom Consultants, Vadodara

**Structural Consultant (Review)**  
Shyam Engineers, Anand

**Glazing Consultant**  
Facade Engineering Services, Mumbai

**3-D Imagery**  
Param Interactive, Vadodara

**Brochure Design**  
stroke&arrow, Vadodara

### PAYMENT SCHEDULE

On Booking	10%
On ATS Execution	15%
On Plinth Level	10%
On 3rd Floor Slab	5%
On 6th Floor Slab	5%
On 9th Floor Slab	5%
On 12th Floor Slab	5%
On 15th Floor Slab	5%
On 18th Floor Slab	5%
On Terrace Floor	5%
On 6th Floor Masonry	5%
On 12th Floor Masonry	5%
On 18th Floor Masonry	5%
Internal Individual Plaster	10%
On Possession/Finishing/ Maintenance Deposit	5%
<b>Total</b>	<b>100%</b>

### ADDITIONAL CHARGES

Rs. 350/ sq.ft	Life Time Maintenance Cost
As per Actuals	Electricity Charges (3 phase Meter) MGVCCL
As per Actuals	Stamp Duty, Registration, G.S.T., Legal Charges etc.
As per Actuals	Charges for Additional Alterations & Modifications

Payment to be made by Cheque / D.D. in favour of  
**"NIPL Greenwoods Aarany MCA"**

RERA REGD. No.: PR/GJ/VADODARA/VADODARA/Others/RAA08593/080621 | RERA Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Bankers: State Bank of India, HDFC Bank, Kotak Mahindra Bank, Axis Bank, ICICI Bank, BOB

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