

Rera No. - HRERA-PKL-SNP-675-2025



— FLOWTECHSTATES —

AaranyaTM Greens

ROOTED. READY. REALLY YOURS.

Phase-II

"Located on a 24-Meter-Wide
Sector Road in Sonipat"

RESIDENTIAL PLOTS | BUILDER FLOORS
SECTOR 35, SONIPAT



Where Industrial Precision meets the Intimacy of Living

In 1993, Flowtech was founded on the belief that precision, discipline, and systems thinking could solve the toughest industrial challenges. For three decades, we proved that in chemical manufacturing—where the smallest misstep can affect lives and the highest standards are the baseline. Over time, the question expanded our vision: What if that same precision shaped something more personal—a place of meaning, memory, and belonging?

Flowtech Estates is the answer.

Not a pivot but a natural evolution. We now bring the same care, clarity and precision to real estate — designing homes like we engineer formulas: thoughtfully, responsibly, and with a long-term view. We don't just build structures, we engineer belonging, we shape comfort. We create spaces that are homes because they're built with the care of a company that has always taken responsibility seriously.



— FLOWTECH ESTATES —

AaranyaTM Greens

- ◊ **RESIDENTIAL PLOTS**
- ◊ **BUILDER FLOORS**



Where every space unfolds a personal story and holds a promise of new beginnings

Strategically located on a 24-meter-wide sector road, the project ensures superior accessibility and future growth value Flowtech Estates begins its first chapter in Sonipat with Aaranya Greens a thoughtfully planned, plotted residential enclave. Featuring meticulously demarcated plots, premium builder floors, curated landscaping, and robust infrastructure, the development is designed for comfort, connection, and long-term value. With paved roads, expansive open spaces, a reliable water supply, well-structured drainage, and a modern sewage system, Aaranya Greens reflects our commitment to give you more than a brochure dream.

Developed under the Deen Dayal Jan Awas Yojna (DDJAY), it offers freehold plots, interest subsidies, and easy financing for homebuyers — along with individual registries and floor-wise loan approvals for developers, making it a rewarding opportunity for all.

A HOMECOMING EVEN BEFORE YOU ARRIVE

Total Plots: 113



Builder Floors - 108



Residential Plots: 86



Spread Across 6.5 Acres

Fully developed plotted community



Multi-Purpose Hall

For community gatherings & events



24m Wide Roads
Network and Pathways

Smartly laid for ease and aesthetics



Secure Gated Development

Peace of mind with controlled access



Water Supply & Drainage System

Reliable and efficient infrastructure
for daily needs



Dedicated Commercial Area

For everyday essentials



Lush Green Parks

Serene spaces to unwind, walk, and relax



Kids Play Area

Safe and joyful spaces for children
to explore and play



Elegant Street Lighting

Illuminated avenues for a refined
living experience



Sewage Treatment System

Environmentally responsible and
future-ready



**Aaranya
Greens**

ROOTED READY REALLY YOURS

WHY SONIPAT?



Infrastructure Development

The KMP Expressway and NH-44 offers seamless connectivity to Delhi, making Sonipat an attractive choice for residential and commercial real estate.

The Delhi-Karnal RRTS will cut commute time, boosting housing and business demand.

Real Estate Growth

Sonipat features affordable property prices with strong potential for appreciation, with experts predicting a possible threefold increase.

The Kundli-Sonipat Investment Region will drive industrial, residential, and commercial growth.

Strong Investment Potential

With lower property prices than Gurgaon and Noida, Sonipat offers a strong entry point for investors and first-time buyers.

Industrial Expansion

Maruti Suzuki's largest plant and the upcoming Adani Wilmar unit are set to create jobs, increasing housing demand.

Google and Anant Raj Cloud's collaboration will establish three data centers, enhancing Sonipat's business hub status.

Exclusive Road Frontage

Direct entry from a 24-meter-wide sector road, offering smooth connectivity to NH-44 and Express City.

Education Hub of NCR

With over 134 colleges and universities, Sonipat is becoming NCR's educational center, attracting students and families.

O.P. Jindal Global University's proximity adds to its appeal.



AMENITIES

- ✚ Located on the northern edge of Delhi, Sonipat benefits from excellent access to the capital.
- ✚ A limited opportunity to own plots with direct access from a 24-meter-wide sector road — Exclusively at Aaranya Greens.
- ✚ KMP Expressway, Eastern Peripheral Expressway, and NH-44 provide seamless connectivity. Rapid Rail (Delhi–Karnal RRTS) will reduce commute time drastically.
- ✚ Part of the Delhi-Mumbai Industrial Corridor (DMIC).
- ✚ Kundli-Sonipat Investment Region (Phase II-A) will boost logistics, industrial real estate and residential demand.
- ✚ The upcoming metro to Sonipat will boost connectivity to Delhi, cut commute time, and drive property prices up, making it a prime time to invest.
- ✚ Strategically positioned right opposite OP Jindal Global University, a renowned international education hub that adds value and rental demand to the area.



We understand your world

Up to 80% Home Loan Available

PRICE LIST & PAYMENT PLAN

A AARANYA GREENS, Sector - 35, Sonipat - 131001, HARYANA

HRERA No.: HRERA-PKL-SNP-675-2025

(DEEN DAYAL JAN AWAS YOJNA PLOTS)

UNIT SIZE (Sq.yd)	Per Sq. Yd. Price	Registration Amount	10% On Allotment	40% within 30 days of Allotment Execution of BBA + include 50% EDC/IDC	25% within 90 days of Allotment + include 25% EDC/IDC	25% Offer of Possession + include 25% EDC/IDC	Total Cost*
128.98	94000	29000	1183412	5030220	3121316	3121316	12485264
129.80	94000	29000	1191120	5062200	3141160	3141160	12564640
138.05	94000	29000	1268670	5383950	3340810	3340810	13363240
150.69	94000	29000	1387486	5876910	3646698	3646698	14586792
164.29	94000	29000	1515326	6407310	3975818	3975818	15903272
171.45	94000	29000	1582630	6686550	4149090	4149090	16596360

Terms & Conditions*

1. Cheque in Favour of "FLOWTECH ESTATES PRIVATE LIMITED AARANYA GREENS RERA COLLECTION ACCOUNT"

Bank Detail : AU BANK, Sector-16, Faridabad, Bank Account Number : 2502211865172307, IFSC Code : AUBL0002118

2. EDC & IDC Charges : **Rs. 2800/- per sq.yd.**

3. PLC as Applicable.

4. BBA & Registry Charges as applicable will be extra.

The time to invest in the next Gurugram is now. Join the visionary families who are calling Aaranya Greens.

TOTAL NO. OF PLOTS = 113

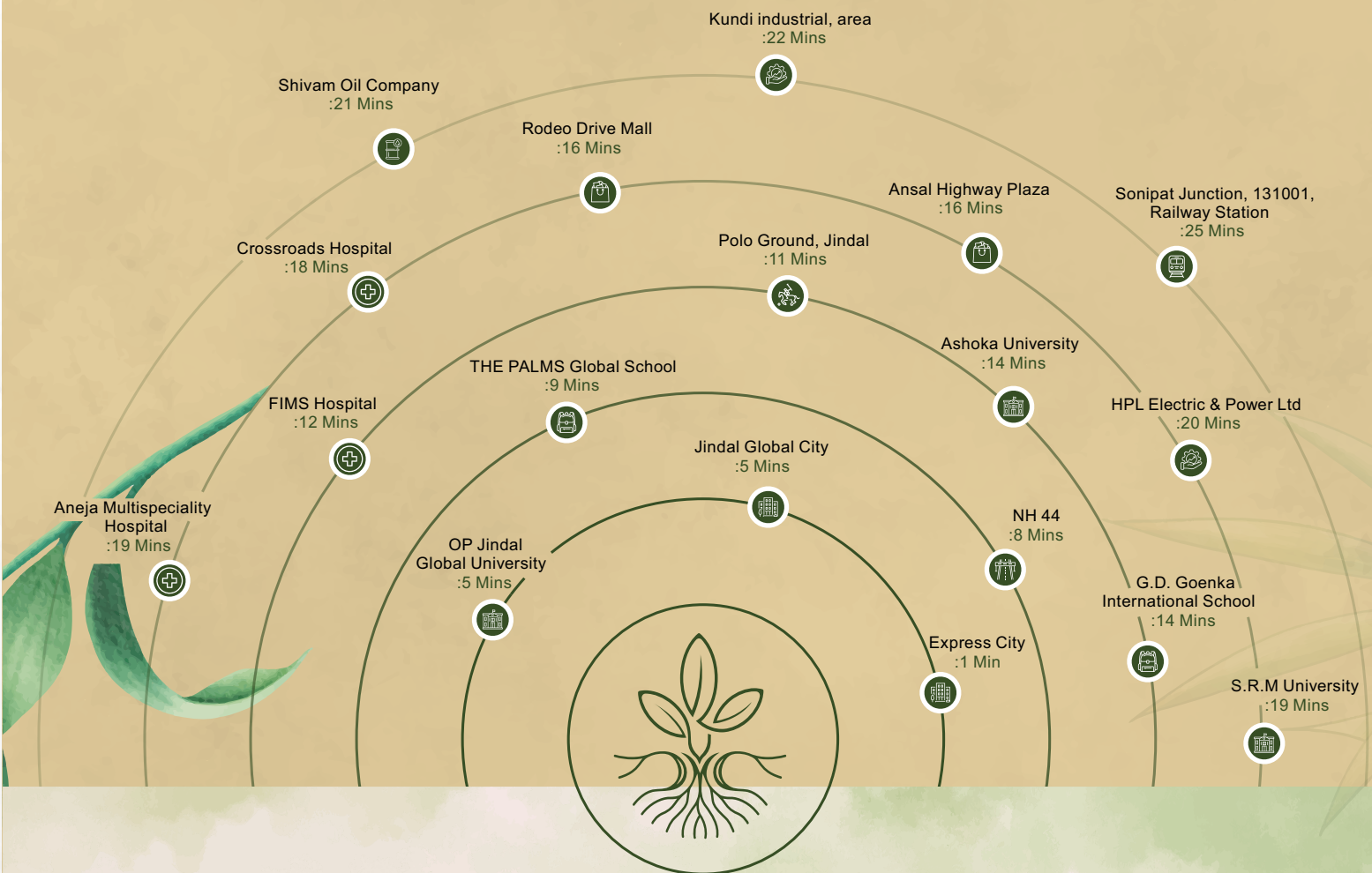
EXISTING PARK

PARK

EXPRESS CITY

EXPRESS CITY

COMMERCIAL
AREA



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 Greens**
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Aaranya Greens, Sector - 35, Rathdhana, Sonipat - 131001

A limited opportunity to own plots with direct access from a 24-meter-wide sector road — Exclusively at Aaranya Greens.

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