



AJNARA  
**fragrance**  
*Walk*  
HIGH STREET RETAIL



ARTISTIC IMPRESSION



## *Smell the fragrance of success*

Fragrance Walk is a place where people come together to bond, enjoy and shop. An upscale shopping destination, it is airy from three sides and vibrant and has a modern charm to it. It is a sight to behold in every season as it celebrates with great festivities and ambience. Located at the heart of Raj Nagar Extn., the space awakens the feeling of belonging that makes you never want to step out of the place.





ARTISTIC IMPRESSION



## *The Ultimate Experience for Shopaholics*

The call of the modern times has changed the shopping destination of the public from markets to high street. The presence of numerous domestic and global brands all under the same premises has brought in such a behavioural change. Fragrance Walk has been planned to offer the shoppers a lavish shopping experience with the presence of the most desirable international brands, anchor stores and hyper markets.

Because of its dream location surrounded by affluent residential complexes, Fragrance Walk would open up great retail investment opportunities.





## *A Plethora of Comforts & Excitements*

### **Commercial Space**

- High Street Retail & Double Heighted Shops
- Terrace Garden Restaurants
- Anchor Store
- Kids zone
- Food Outlets
- Spa center
- Entertainment Zone
- Banks & ATMs



ARTISTIC IMPRESSION





## *An Oasis Of Culinary Pleasure*

After shopping, watching movies or work, when the hunger pangs would bother you, visit the food outlets. While every mall offers a food court, the difference lies in what it offers. The food court at the Fragrance Walk will offer a sumptuous spread of breakfast, lunch, dinner and awesome street food from all around the world; from complete meals to snacks and from exotic specialties to regular dishes.





## *A New-age Destination*

Loaded with new and improved features and facilities, the destination will offer a vast range of amenities.

- CCTV cameras throughout the complex
- World-class landscaping designed by renowned architects
- Low maintenance module
- 100% power back-up
- Fire safety as per international standards
- 3 Tier & 24X7 security and surveillance
- High speed elevators and escalators



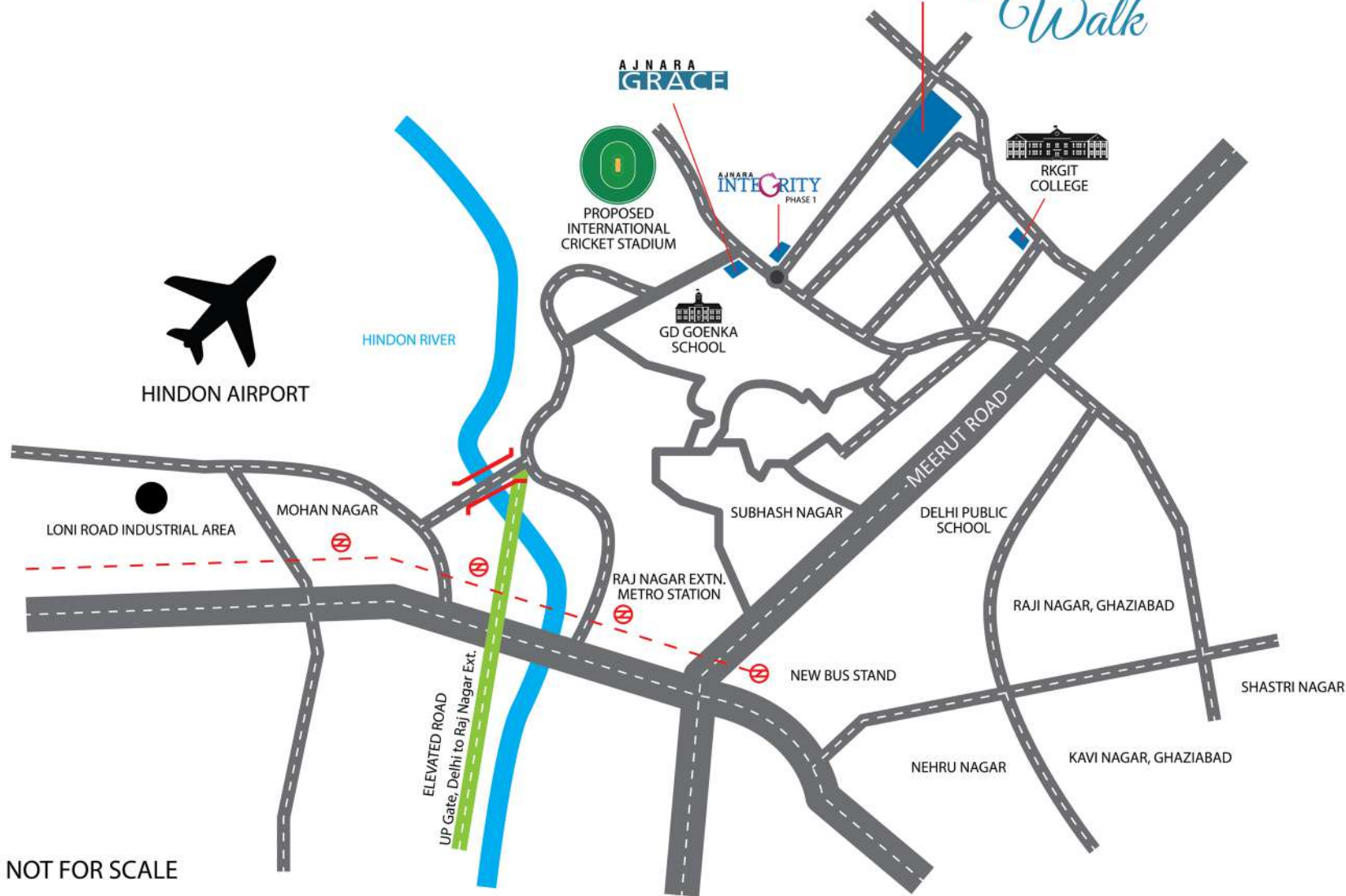
ARTISTIC IMPRESSION



## *Location Advantages*

- 15 mins form Hindon Airport
- 10 mins from Delhi via Elevated Road to Raj Nagar Extension
- 15 mins from Eastern Peripheral Road, connecting Kundli, Ghaziabad and Palwal
- 3 kms from operational Metro Station
- Well connected to Noida, Ghaziabad , East Delhi & Meerut

# Location Map



NOT FOR SCALE



## *Benefits of Raj Nagar Extn.*

- City forest
- Close proximity to international school & colleges
- Next to upcoming international cricket stadium
- Upcoming rapid rail from Delhi to Meerut via Raj Nagar extension
- Close proximity to hospitals

45.0 MT. WIDE ROAD

RESIDENTIAL COMMERCIAL ENTRY

COMMERCIAL ENTRY

RESIDENTIAL ENTRY

24.0 MT. WIDE ROAD

7.5 MT. WIDE DRIVEWAY

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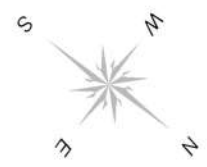
7.5 MT. WIDE DRIVEWAY

18.0 MT. WIDE ROAD



**LEGEND**

	1305 SQ.FT.	2BHK+2TOI.+KID'S ROOM
	1565 SQ.FT.	3BHK+2TOI.+DINING
	1620 SQ.FT.	3BHK+3TOI.+DINING
	1835 SQ.FT.	3BHK+3TOI.+DINING+ST.+FOYER
	1930 SQ.FT.	3BHK+3TOI.+DINING+ST.ROOM
	2330 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.
	2365 SQ.FT.	4BHK+4TOI.+DINING+ST.+TOI.+FOYER





# Project Layout



SHOPS AREA STATEMENT OF LOWER GROUND FLOOR				
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FLOOR TO APPROX.) (FT.)
1	530	265	25'-0" X 11'-1"	12'-6"
2	485	243	25'-0" X 10'-0"	12'-6"
3	485	243	25'-0" X 10'-0"	12'-6"
4	485	243	25'-0" X 10'-0"	12'-6"
5	478	239	25'-0" X 10'-0"	12'-6"
6	359	180	13'-9" X 13'-9"	12'-6"
7	488	244	25'-0" X 10'-0"	12'-6"
8	741	371	25'-0" X 15'-2"	12'-6"
9	391	196	10'-0" X 19'-11"	12'-6"
9A	3710	1855	10'-0" X 22'-0"	12'-6"
10	431	216	10'-0" X 22'-0"	12'-6"
11	432	216	10'-0" X 22'-0"	12'-6"
11A	3589	1795	12'-6"	12'-6"
12	181	90	13'-0" X 6'-11"	12'-6"
12A	356	178	10'-0" X 18'-7"	12'-6"
14	478	239	14'-0" X 17'-5"	12'-6"
15	280	140	10'-7" X 14'-7"	12'-6"
16	321	160	11'-4" X 14'-7"	12'-6"
17	282	141	10'-0" X 14'-7"	12'-6"
18	608	304	31'-1" X 10'-0"	12'-6"
19	583	292	29'-10" X 10'-0"	12'-6"
20	568	284	28'-6" X 10'-0"	12'-6"
21	530	265	27'-3" X 10'-0"	12'-6"
22	506	253	25'-11" X 10'-0"	12'-6"
23	271	135	14'-0" X 10'-0"	12'-6"
24	248	124	13'-2" X 10'-0"	12'-6"
25	248	124	11'-10" X 11'-5"	12'-6"
26	628	314	10'-0" X 32'-2"	12'-6"
27	628	314	10'-0" X 32'-2"	12'-6"
28	338	164	18'-0" X 10'-0"	12'-6"
29	387	193	18'-0" X 11'-5"	12'-6"
30	343	171	18'-0" X 10'-0"	12'-6"
31	550	275	28'-2" X 10'-0"	12'-6"
32	550	275	28'-2" X 10'-0"	12'-6"
33	549	275	28'-2" X 10'-0"	12'-6"
34	551	275	28'-2" X 10'-0"	12'-6"
35	549	275	28'-2" X 10'-0"	12'-6"
36	444	222	16'-9" X 14'-7"	12'-6"
37	321	161	11'-4" X 14'-7"	12'-6"
38	414	207	15'-7" X 14'-7"	12'-6"
39	282	141	10'-0" X 14'-7"	12'-6"

40	499	250	26'-0" X 10'-0"	12'-6"
41	506	253	26'-0" X 10'-0"	12'-6"
42	505	253	26'-0" X 10'-0"	12'-6"
43	506	253	26'-0" X 10'-0"	12'-6"
44	505	253	26'-0" X 10'-0"	12'-6"
45	501	251	26'-0" X 10'-0"	12'-6"
46	505	253	26'-0" X 10'-0"	12'-6"
47	509	259	26'-0" X 11'-5"	12'-6"
48	538	269	12'-7" X 21'-10"	12'-6"
49	529	264	13'-0" X 21'-10"	12'-6"
50	501	251	26'-0" X 10'-0"	12'-6"
51	505	253	26'-0" X 10'-0"	12'-6"
52	506	253	26'-0" X 10'-0"	12'-6"
53	505	253	26'-0" X 10'-0"	12'-6"
54	506	253	26'-0" X 10'-0"	12'-6"
55	499	250	26'-0" X 10'-0"	12'-6"
56	413	207	15'-7" X 14'-7"	12'-6"
57	282	141	10'-0" X 14'-7"	12'-6"
58	394	197	20'-9" X 10'-0"	12'-6"
59	417	209	20'-9" X 10'-3"	12'-6"
60	405	202	20'-9" X 10'-0"	12'-6"
61	407	203	20'-9" X 10'-0"	12'-6"
62	406	203	20'-9" X 10'-0"	12'-6"
63	406	203	20'-9" X 10'-0"	12'-6"
64	406	203	20'-9" X 10'-0"	12'-6"
65	405	203	20'-9" X 10'-0"	12'-6"
66	406	203	20'-9" X 10'-0"	12'-6"
67	406	203	20'-9" X 10'-0"	12'-6"
68	406	203	20'-9" X 10'-0"	12'-6"
69	406	203	20'-9" X 10'-0"	12'-6"
70	406	203	20'-9" X 10'-0"	12'-6"
71	403	202	20'-9" X 10'-0"	12'-6"
72	404	202	20'-9" X 10'-0"	12'-6"
73	406	203	20'-9" X 10'-0"	12'-6"
74	406	203	20'-9" X 10'-0"	12'-6"
75	406	203	20'-9" X 10'-0"	12'-6"
76	403	202	20'-9" X 10'-0"	12'-6"
77	403	202	20'-9" X 10'-0"	12'-6"
78	408	204	20'-9" X 10'-0"	12'-6"
79	135	68	6'-7" X 11'-2"	12'-6"
80	138	69	6'-7" X 11'-2"	12'-6"
81	401	201	20'-9" X 10'-0"	12'-6"
82	404	202	20'-9" X 10'-0"	12'-6"
83	405	202	20'-9" X 10'-0"	12'-6"
84	405	203	20'-9" X 10'-0"	12'-6"
<b>TOTAL</b>	<b>43870</b>	<b>21935</b>		

LOWER GROUND FLOOR PLAN

# Project Layout

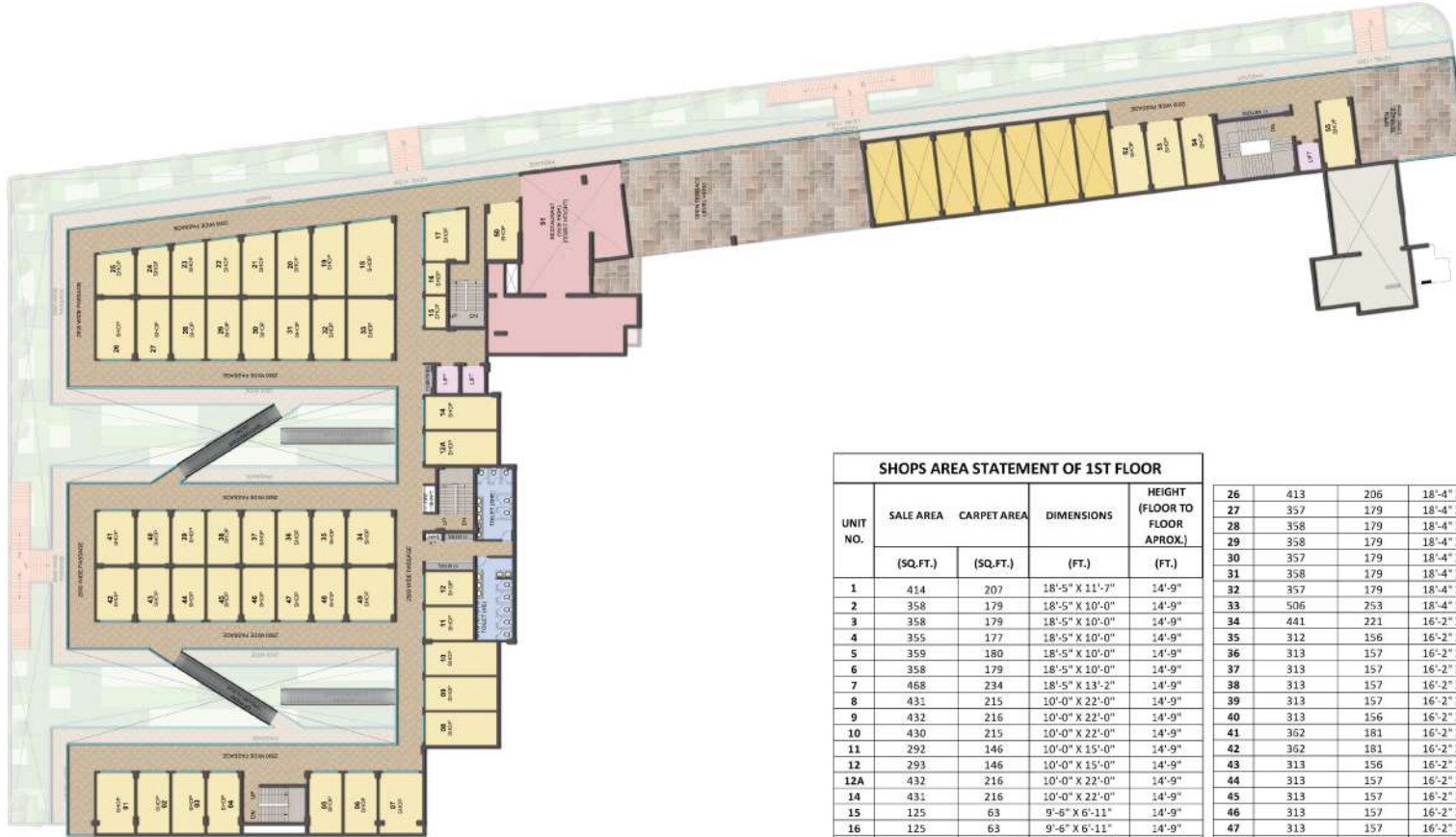


GROUND FLOOR PLAN

SHOPS AREA STATEMENT OF GROUND FLOOR				
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APPROX.)
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)
1	637	319	20'-1" X 16'-6"	14'-9"
2	387	194	20'-1" X 10'-0"	14'-9"
3	387	194	20'-1" X 10'-0"	14'-9"
4	380	190	20'-1" X 10'-0"	14'-9"
5	226	113	8'-10" X 13'-9"	14'-9"
6	390	195	20'-1" X 10'-0"	14'-9"
7	394	197	20'-1" X 10'-0"	14'-9"
8	517	258	20'-1" X 13'-2"	14'-9"
9	431	215	10'-0" X 22'-0"	14'-9"
10	432	216	10'-0" X 22'-0"	14'-9"
11	430	215	10'-0" X 22'-0"	14'-9"
12	292	146	10'-0" X 15'-0"	14'-9"
12A	293	146	10'-0" X 15'-0"	14'-9"
14	432	216	10'-0" X 22'-0"	14'-9"
15	432	216	10'-0" X 22'-0"	14'-9"
16	181	90	13'-9" X 6'-11"	14'-9"
17	355	177	10'-0" X 18'-3"	14'-9"
18	348	174	10'-0" X 18'-3"	14'-9"
19	470	235	17'-4" X 14'-7"	14'-9"
20	283	141	10'-0" X 14'-7"	14'-9"
21	516	258	26'-2" X 10'-0"	14'-9"
22	484	242	24'-10" X 10'-0"	14'-9"
23	459	229	23'-7" X 10'-0"	14'-9"
24	431	216	22'-3" X 10'-0"	14'-9"
25	407	203	21'-0" X 10'-0"	14'-9"
26	377	188	19'-8" X 10'-0"	14'-9"
27	569	285	18'-5" X 16'-11"	14'-9"
28	368	184	11'-3" X 16'-11"	14'-9"
29	363	181	11'-8" X 16'-11"	14'-9"
30	449	224	23'-3" X 10'-0"	14'-9"
31	452	226	23'-3" X 10'-0"	14'-9"
32	453	226	23'-3" X 10'-0"	14'-9"
33	451	226	23'-3" X 10'-0"	14'-9"
34	453	226	23'-3" X 10'-0"	14'-9"
35	451	226	23'-3" X 10'-0"	14'-9"
36	344	172	12'-11" X 14'-7"	14'-9"
37	283	141	10'-0" X 14'-7"	14'-9"
38	275	137	10'-8" X 14'-7"	14'-9"
39	282	141	10'-0" X 14'-7"	14'-9"
40	402	201	21'-1" X 10'-0"	14'-9"
41	408	204	21'-1" X 10'-0"	14'-9"
42	407	204	21'-1" X 10'-0"	14'-9"
43	408	204	21'-1" X 10'-0"	14'-9"
44	407	204	21'-1" X 10'-0"	14'-9"
45	404	202	21'-1" X 10'-0"	14'-9"
46	670	335	21'-1" X 16'-11"	14'-9"

47	670	335	21'-1" X 16'-11"	14'-9"
48	404	202	21'-1" X 10'-0"	14'-9"
49	407	204	21'-1" X 10'-0"	14'-9"
50	408	204	21'-1" X 10'-0"	14'-9"
51	407	204	21'-1" X 10'-0"	14'-9"
52	408	204	21'-1" X 10'-0"	14'-9"
53	402	201	21'-1" X 10'-0"	14'-9"
54	274	137	10'-8" X 14'-7"	14'-9"
55	282	141	10'-0" X 14'-7"	14'-9"
56	420	210	21'-8" X 10'-0"	14'-9"
57	3214	1607	-	14'-9"
58	490	245	25'-0" X 10'-0"	14'-9"
59	489	245	25'-0" X 10'-0"	14'-9"
60	489	245	25'-0" X 10'-0"	14'-9"
61	490	245	25'-0" X 10'-0"	14'-9"
62	489	245	25'-0" X 10'-0"	14'-9"
63	490	245	25'-0" X 10'-0"	14'-9"
64	489	245	25'-0" X 10'-0"	14'-9"
65	490	245	25'-0" X 10'-0"	14'-9"
66	489	245	25'-0" X 10'-0"	21'-4"
67	490	245	25'-0" X 10'-0"	21'-4"
68	485	243	25'-0" X 10'-0"	21'-4"
69	487	243	25'-0" X 10'-0"	21'-4"
70	489	245	25'-0" X 10'-0"	21'-4"
71	490	245	25'-0" X 10'-0"	21'-4"
72	489	244	25'-0" X 10'-0"	21'-4"
73	489	245	25'-0" X 10'-0"	14'-9"
74	489	244	25'-0" X 10'-0"	14'-9"
75	493	246	25'-0" X 10'-0"	14'-9"
76	2404	1202	-	14'-9"
77	488	244	25'-0" X 10'-0"	14'-9"
78	489	245	25'-0" X 10'-0"	14'-9"
79	490	245	25'-0" X 10'-0"	14'-9"
80	657	328	14'-9" X 22'-9"	12'-6"
81	457	229	10'-5" X 22'-9"	12'-6"
82	443	221	10'-5" X 22'-0"	12'-6"
83	517	259	12'-4" X 22'-0"	12'-6"
84	443	222	10'-4" X 22'-0"	12'-6"
85	419	209	10'-0" X 22'-0"	12'-6"
86	555	278	13'-3" X 22'-0"	12'-6"
87	443	222	10'-4" X 22'-0"	12'-6"
88	416	208	10'-0" X 22'-0"	12'-6"
89	481	240	11'-7" X 22'-0"	12'-6"
90	443	222	10'-4" X 22'-0"	12'-6"
91	419	209	10'-0" X 22'-0"	12'-6"
92	555	278	13'-3" X 22'-0"	12'-6"
93	444	222	10'-4" X 22'-0"	12'-6"
94	415	208	10'-0" X 22'-0"	12'-6"
95	519	260	12'-2" X 22'-0"	12'-6"
96	450	225	10'-7" X 22'-0"	12'-6"
97	444	222	10'-0" X 22'-8"	12'-6"
<b>TOTAL</b>	<b>47160</b>	<b>23580</b>		

# Project Layout



FIRST FLOOR PLAN

SHOPS AREA STATEMENT OF 1ST FLOOR				
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APROX.)
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)
1	414	207	18'-5" X 11'-7"	14'-9"
2	358	179	18'-5" X 10'-0"	14'-9"
3	358	179	18'-5" X 10'-0"	14'-9"
4	355	177	18'-5" X 10'-0"	14'-9"
5	359	180	18'-5" X 10'-0"	14'-9"
6	358	179	18'-5" X 10'-0"	14'-9"
7	468	234	18'-5" X 13'-2"	14'-9"
8	431	215	10'-0" X 22'-0"	14'-9"
9	432	216	10'-0" X 22'-0"	14'-9"
10	430	215	10'-0" X 22'-0"	14'-9"
11	292	146	10'-0" X 15'-0"	14'-9"
12	293	146	10'-0" X 15'-0"	14'-9"
12A	432	216	10'-0" X 22'-0"	14'-9"
14	431	216	10'-0" X 22'-0"	14'-9"
15	125	63	9'-6" X 6'-11"	14'-9"
16	125	63	9'-6" X 6'-11"	14'-9"
17	370	185	15'-1" X 12'-11"	14'-9"
18	631	315	22'-9" X 14'-2"	14'-9"
19	414	207	21'-2" X 10'-0"	14'-9"
20	389	195	19'-11" X 10'-0"	14'-9"
21	363	181	18'-7" X 10'-0"	14'-9"
22	337	169	17'-4" X 10'-0"	14'-9"
23	312	156	16'-0" X 10'-0"	14'-9"
24	285	142	14'-9" X 10'-0"	14'-9"
25	297	149	13'-4" X 11'-7"	14'-9"
26	413	206	18'-4" X 11'-7"	14'-9"
27	357	179	18'-4" X 10'-0"	14'-9"
28	358	179	18'-4" X 10'-0"	14'-9"
29	358	179	18'-4" X 10'-0"	14'-9"
30	357	179	18'-4" X 10'-0"	14'-9"
31	358	179	18'-4" X 10'-0"	14'-9"
32	357	179	18'-4" X 10'-0"	14'-9"
33	506	253	18'-4" X 14'-2"	14'-9"
34	441	221	16'-2" X 14'-2"	14'-9"
35	312	156	16'-2" X 10'-0"	14'-9"
36	313	157	16'-2" X 10'-0"	14'-9"
37	313	157	16'-2" X 10'-0"	14'-9"
38	313	157	16'-2" X 10'-0"	14'-9"
39	313	157	16'-2" X 10'-0"	14'-9"
40	313	156	16'-2" X 10'-0"	14'-9"
41	362	181	16'-2" X 11'-7"	14'-9"
42	362	181	16'-2" X 11'-7"	14'-9"
43	313	156	16'-2" X 10'-0"	14'-9"
44	313	157	16'-2" X 10'-0"	14'-9"
45	313	157	16'-2" X 10'-0"	14'-9"
46	313	157	16'-2" X 10'-0"	14'-9"
47	313	157	16'-2" X 10'-0"	14'-9"
48	312	156	16'-2" X 10'-0"	14'-9"
49	441	221	16'-2" X 14'-2"	14'-9"
50	322	161	16'-5" X 10'-0"	14'-9"
51	3547	1773	-	18'-1"
52	391	196	20'-1" X 10'-0"	14'-9"
53	391	195	20'-1" X 10'-0"	14'-9"
54	394	197	20'-1" X 10'-0"	14'-9"
55	382	191	20'-1" X 9'-10"	14'-9"
<b>TOTAL</b>	<b>22914</b>	<b>11457</b>		

# Project Layout



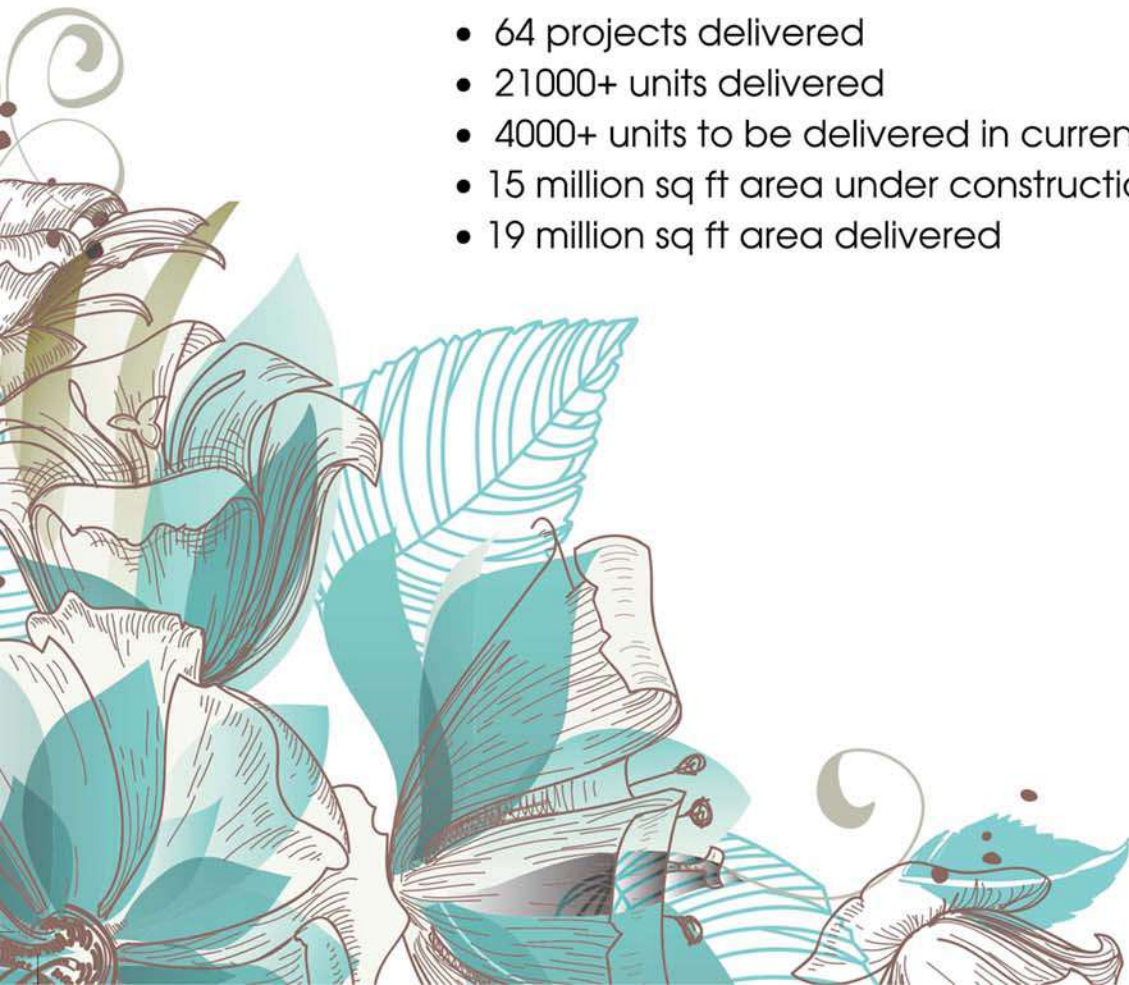
SECOND FLOOR PLAN

SHOPS AREA STATEMENT OF 2ND FLOOR					
UNIT NO.	SALE AREA	CARPET AREA	DIMENSIONS	HEIGHT (FLOOR TO FLOOR APROX.)	TERRACE
	(SQ.FT.)	(SQ.FT.)	(FT.)	(FT.)	(SQ.FT.)
RESTAURANT-1	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-2	1332	666	18'-8" X 36'-5"	14'-9"	1094
RESTAURANT-3	1457	729	20'-10" X 35'-8"	14'-9"	1234
RESTAURANT-4	1672	836	23'-1" X 35'-8"	14'-9"	1085
<b>TOTAL</b>	<b>5793</b>	<b>2897</b>			<b>4507</b>

## **AJNARA** - *The Haven Of Peace Of Mind*

With the ever expanding experience in visualising and executing gigantic projects for 27 years, Ajnara has reached the epitome of excellence in delivering peace of mind through exquisite designs and unmatched amenities.

- 64 projects delivered
- 21000+ units delivered
- 4000+ units to be delivered in current financial year
- 15 million sq ft area under construction
- 19 million sq ft area delivered



----- ONGOING RESIDENTIAL PROJECTS -----



----- ONGOING COMMERCIAL PROJECTS -----



----- DELIVERED PROJECTS -----





**RERA REGISTRATION NO.: UPRERAPRJ681133**

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