



## Senior Living at Bhiwadi (Delhi-NCR)

 **ashiana**  
nirmay

# Ageing .... Gracefully

You've already read, how we help you in ageing actively and endeavour to provide a lifestyle that is active, healthy, carefree, dignified and independent. However, there is more to Ashiana Nirmany than just a lifestyle, we also work towards making your stay at Ashiana Nirmay more comfortable, convenient and secure. As the homes are specially designed for seniors, we make sure that even the smallest details are taken care of.

Apart from guarding and monitoring the complex, we have made every home age-friendly. We have provided unique features like grab rails, wheelchair ramps, chamfered wall edges etc. which will help you stay live carefree and enjoy life actively.

Welcome to your home at Ashiana Nirmay...

## PROJECT HIGHLIGHTS



Stilt + 10 floors  
(1/2/3 BHK)



Single gated entry  
with 24x7 guards



Intercom



Walking tracks,  
water body and trees  
all around the complex



Modular kitchen, storage  
cabinets, cabin fan, exhaust fan,  
chimney & tubelight in kitchen



Concierge service  
in each block



Club with gym,  
swimming pool etc.



2 lifts in each block  
with auto recovery (ARD)



Ceiling fan & tubelight  
in drawing/dining  
& bedrooms



Geyser, tubelight  
& exhaust fan in  
bathrooms



Wooden wardrobe  
in bedrooms



Covered and open  
parking



Grand kids play  
area

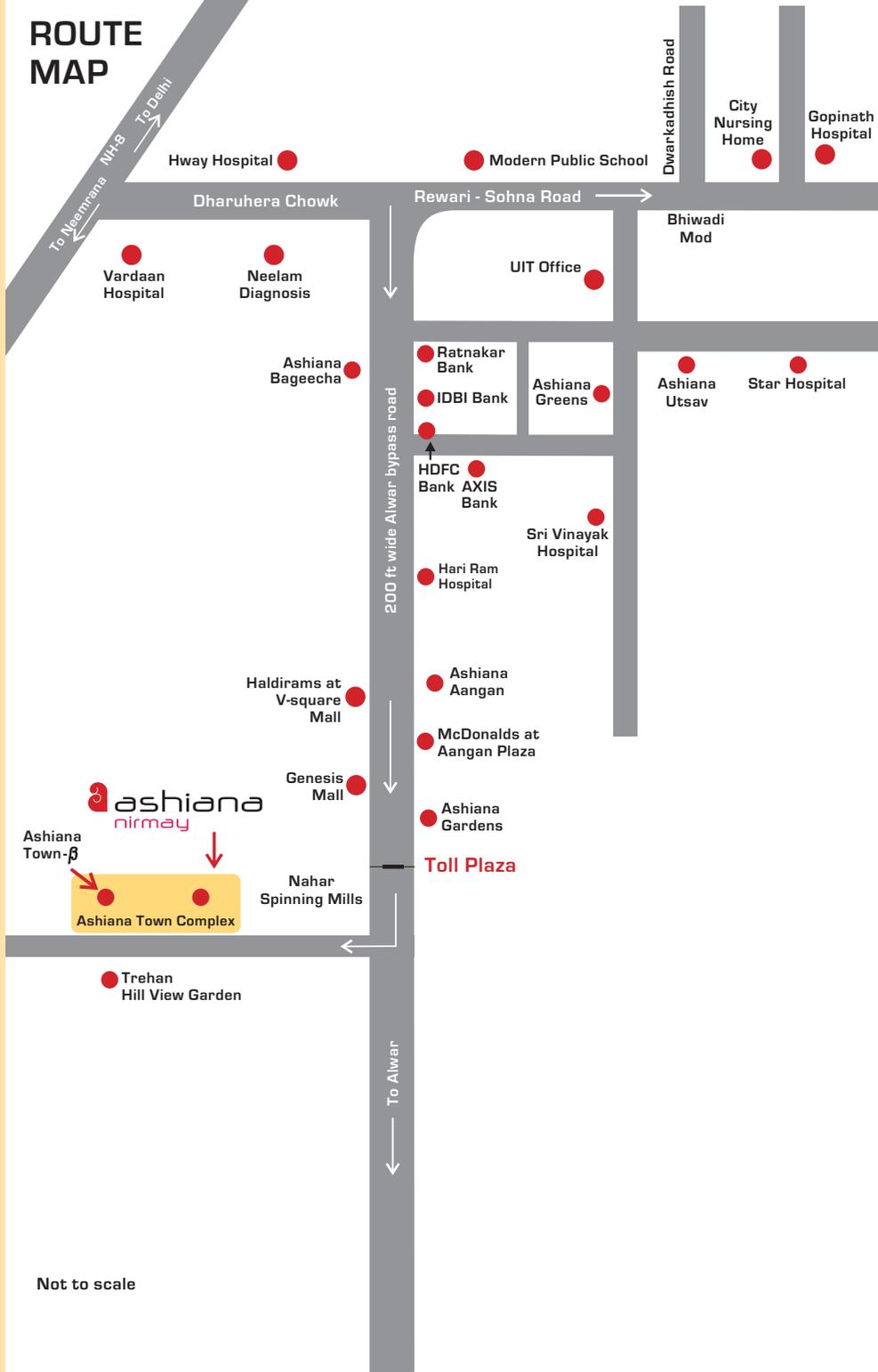


Plumber and  
electrician on call



Common area  
maintenance

# ROUTE MAP



Not to scale

# DISTANCE CHART

S. No.	Name	Distance from Nirmay
1.	Railway Sation (Rewari)	33.7 kms.
2.	Indira Gandhi International Airport	63.1 kms.
3.	Dhaulta Kuan	70.5 kms.
<b>SHOPPING &amp; ENTERTAINMENT</b>		
1.	Genesis mall	5.6 kms.
2.	Haldirams	5.9 kms.
3.	Capital Mall	8.7 kms.
4.	McDonalds	8.9 kms.
5.	Village Centre	9.0 kms.
6.	Easy Day	9.0 kms.
<b>HOSPITALS</b>		
1.	Star Hospital	7.3 kms.
2.	Sri Vinayak Hospital	7.8 kms.
3.	Vardaan Hospital	9.4 kms.
4.	Gopinath Hospital	10.9 kms.
5.	City Nursing Home	10.9 kms.

As per Google Map



Capital Mall



Gopinath Hospital

## AGE FRIENDLY LIVING



Anti skid tiles



Grab rails in master toilet for support



Night lamp in master bedroom



Arthritis friendly fittings



Age friendly designs



Wheelchair friendly complex



Chamfered wall edges



Lifts with auto recovery device



Bigger electrical switches with LED at comfortable height



Piped music with walkways



Emergency response system in each unit



## SHOW HOME ASHIANA NIRMAY



## Site Map



### Common facilities for the whole project

#### Developed/Developing in Phase - 1

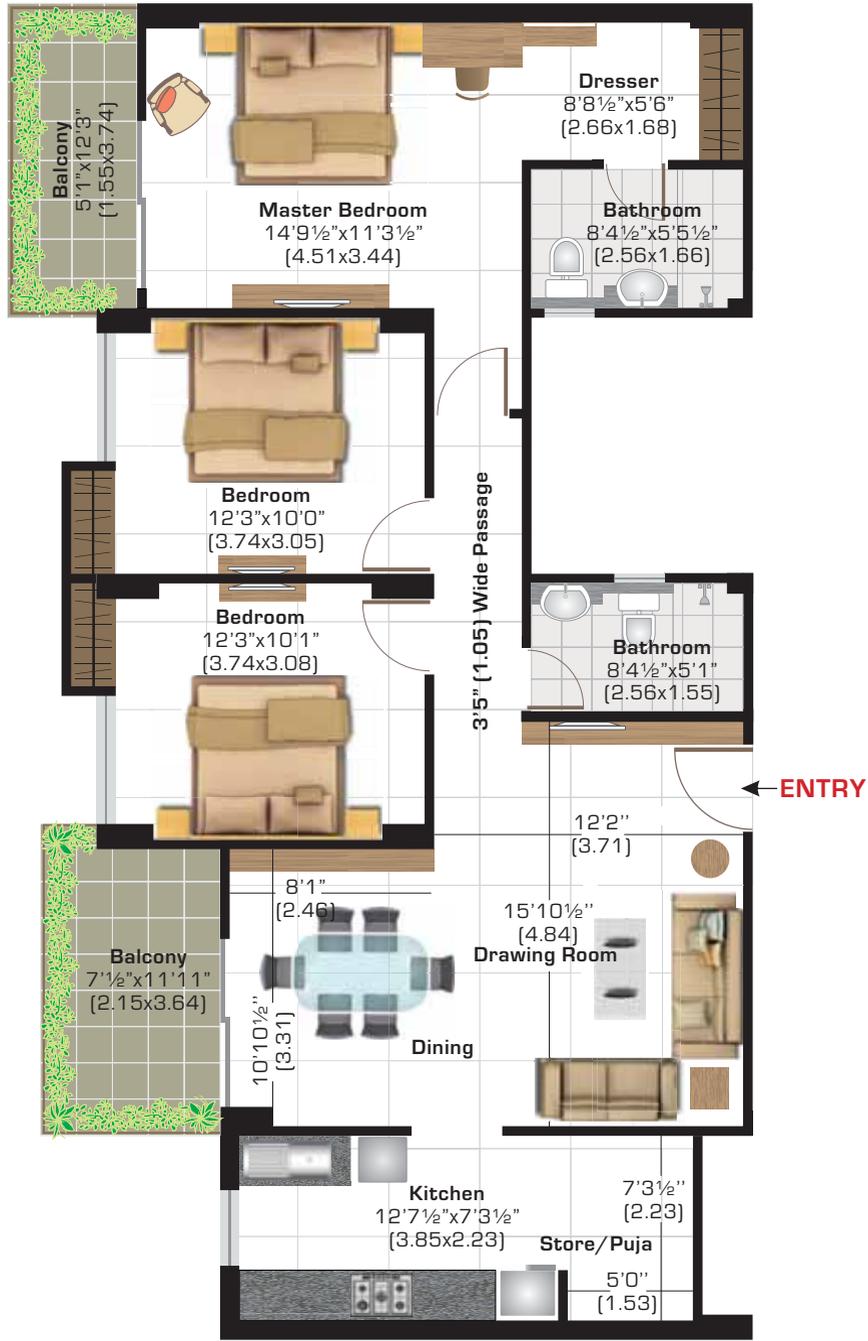
Activity Centre  
Swimming Pool

#### To be developed in future phases

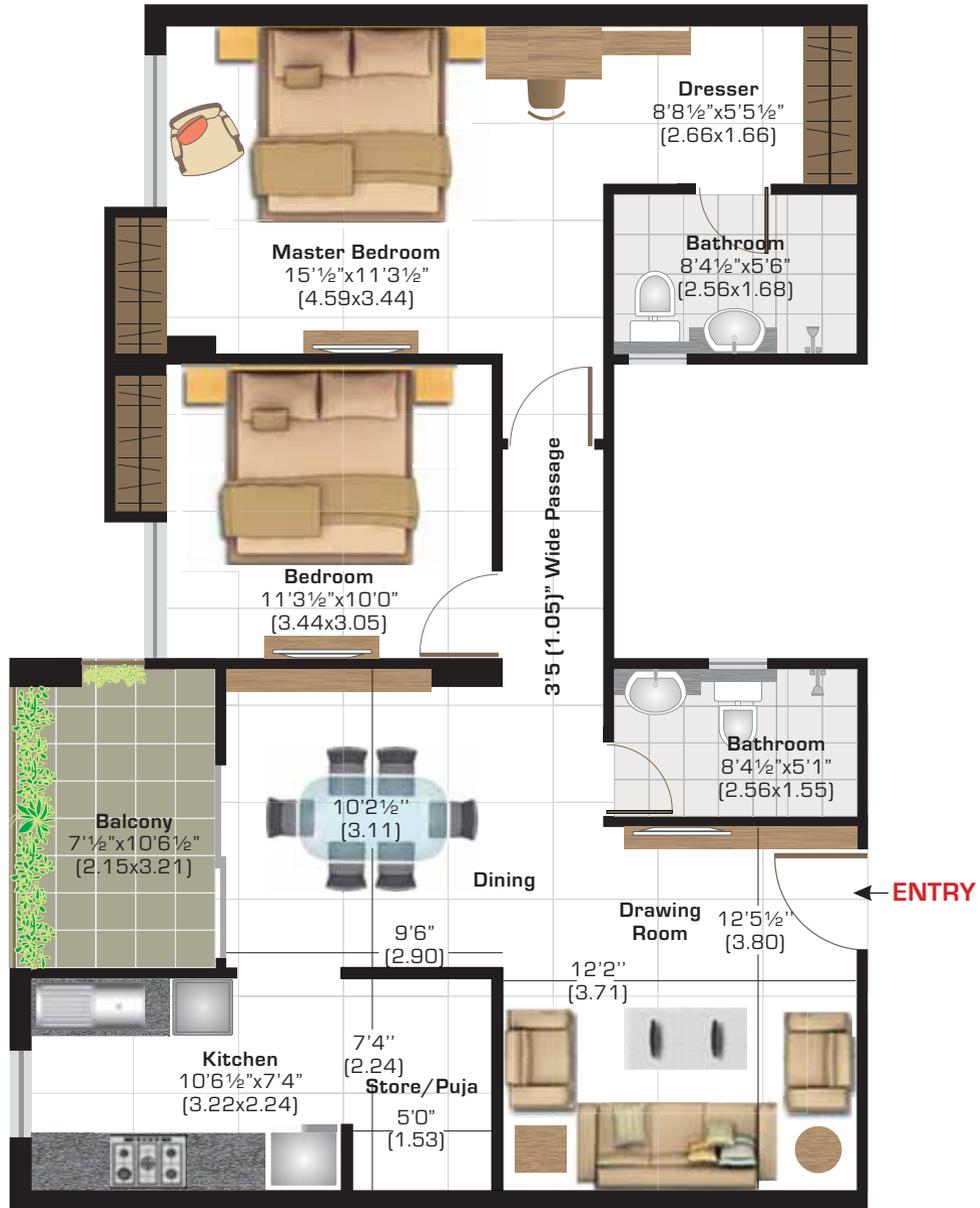
Amphitheater  
Badminton Courts  
Seating Area  
Jogging Track with Seating  
Care Homes  
Lawn  
Shops  
Temple  
Kids Play Area

- Tulsi (3 BHK + Store)
- Manjari (2 BHK + Store)
- Vrinda (1 BHK)
- Phase I (Under Construction)
- Future Development
- Part of Future Development but will be developed with Phase-1

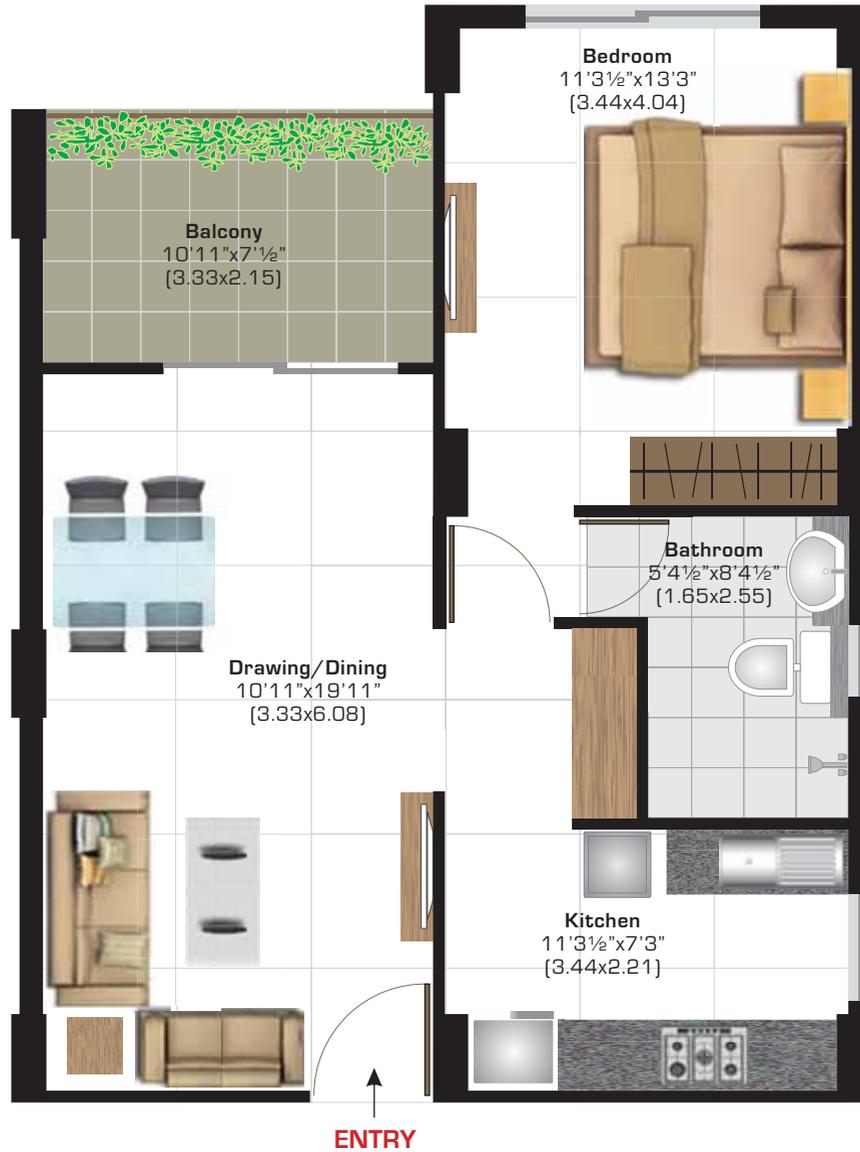
**Important to know:** The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. Please refer to the template of Flat Buyer's Agreement [available on [ashianahousing.com](http://ashianahousing.com)] to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the project, including the site map.



<b>Tulsi (3 BHK + Store)</b>
<b>Super Area sq ft (sq m)  1570 (145.86)</b>
<b>Carpet Area sq ft (sq m)  1067 (99.14)</b>
<b>Total Balcony Area sq ft (sq m)  141 (13.14)</b>

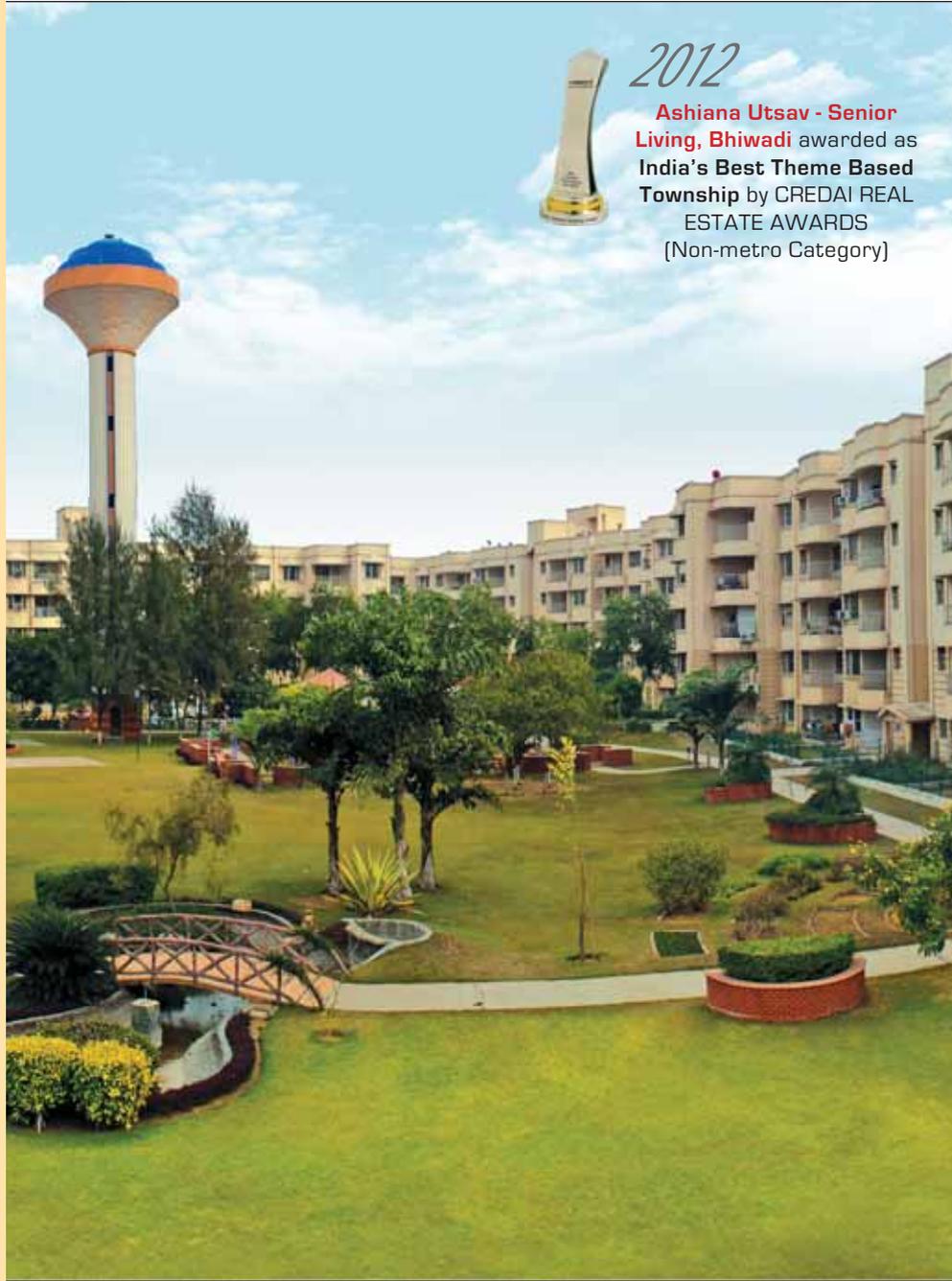


<b>Manjari (2 BHK + Store)</b>
<b>Super Area sq ft (sq m) 1253 (116.41)</b>
<b>Carpet Area sq ft (sq m) 875 (81.28)</b>
<b>Total Balcony Area sq ft (sq m) 72 (6.69)</b>



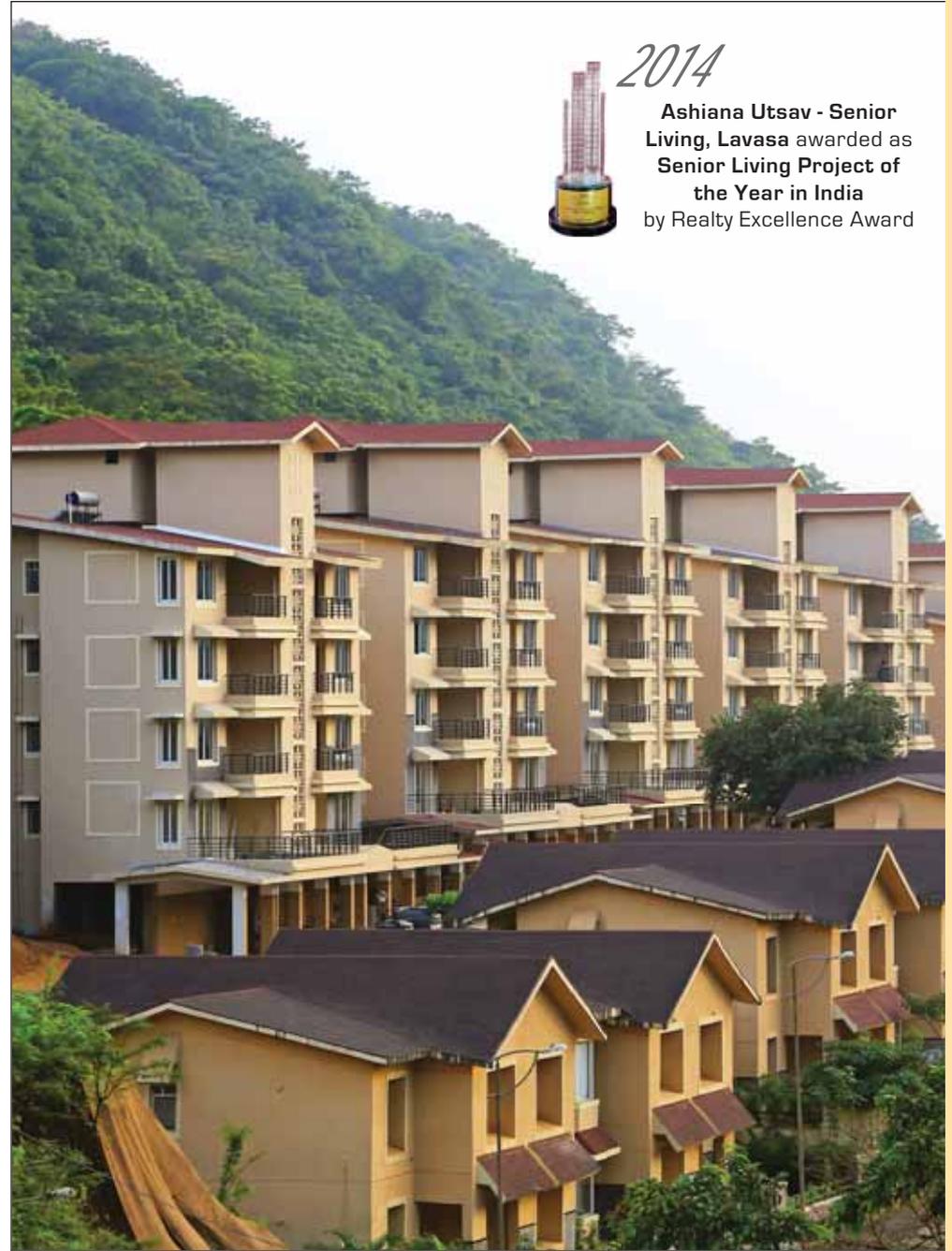
<b>Vrinda (1 BHK)</b>
<b>Super Area sq ft (sq m)</b>
<b>848 (78.78)</b>
<b>Carpet Area sq ft (sq m)</b>
<b>558 (51.88)</b>
<b>Total Balcony Area sq ft (sq m)</b>
<b>77 (7.15)</b>

## Awards & Recognition for Ashiana Senior Living Projects



2012

**Ashiana Utsav - Senior Living, Bhiwadi** awarded as **India's Best Theme Based Township** by CREDAI REAL ESTATE AWARDS (Non-metro Category)



2014

**Ashiana Utsav - Senior Living, Lavasa** awarded as **Senior Living Project of the Year in India** by Realty Excellence Award

## SPECIFICATIONS



### STRUCTURE

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.

### WALL FINISH

Internal  
External

Acrylic emulsion of specific shade from reputed brand as per architect's suggestion  
Exquisitely designed classical exteriors finished in textured paint

### FURNITURE

Wooden wardrobe in all bedrooms

### CORNICES

POP cornice as per architect's design in drawing & dining

### FLOORING

Drawing/Dining/  
Bedrooms  
Balconies

Ceramic (matt-finish) tiles (2' x 2')  
Ceramic tiles (matt-finish anti skid)

### TOILETS

Walls  
Flooring  
Fittings

Ceramic tiles up to lintel level  
Ceramic tiles (matt-finish anti skid)  
A wash basin with black granite counter or counter style wash basin, towel rail, exhaust fan, tubelight hot & cold water supply with geyser, vitreous white sanitaryware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make

### KITCHEN

Flooring  
Platform  
Walls  
Fittings & fixture

Ceramic tiles (matt-finish anti skid)  
Modular kitchen below platform with black granite & stainless steel kitchen sink with single bowl & drain board  
2 feet ceramic tiles dado above working platform with storage cabinets  
Hot & cold water line with geyser, tubelight, cabin fan, exhaust fan & chimney of standard make



**WINDOWS**

Aluminium powder coated/anodised or UPVC with 4mm & 5mm thick float glass based on size of opening

**DOOR SHUTTERS**

Main door

35mm thick skin door/flush door with beading folded steel chaukhat

Other door

35mm thick skin door/flush door with folded steel chaukhat

Handles

Lever type handles with mortice lock

**ELECTRICAL**

Fittings

Modular electrical switches with sockets, tubelight and fan in drawing/dining & bedrooms

Wiring

All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs

ERS

Emergency response switch at three locations connected to central monitoring unit [CMU]

Night lamp

In master bedroom

**TELEPHONE/TV**

Provision in all rooms

**PIPED LPG**

Provision in kitchen will be provided

**LIFT**

Lift in each apartment building backed by auto recovery [ARDA]

**AIR CONDITIONING**

Provision for split AC in Drawing/Dining

Provision for split AC in master bedroom of 1 & 2 BHK, rest all bedrooms have provision for window ACs including 3 BHK

**OTHER FACILITIES**

Provision for DTH and washing machine point with water inlet and outlet at a convenient location. DTH antenna installation is allowed only on terrace and not with each unit

**POWER BACKUP**

Upto 750 watts in each apartment

## FREQUENTLY ASKED QUESTIONS



**Q1. Can I buy or lease the apartment if I am less than 55 years of age?**

**Ans.** Yes, you can buy the apartment if you are less than 55 years of age. However, for residing purpose one of the resident/spouse has to be above the age of 55 years.

**Q2. Can my son/daughter buy the apartment for me?**

**Ans.** Besides the son/daughter even a benefactor may buy an apartment for a resident who is 55 years of age or above.

### **DEFINITION OF COSTS AND DEPOSITS**

**Q3. How is reducible interest free management deposit charged?**

**Ans.** A reducible interest free management deposit is valid for 15 years. However, if the buyer transfers the apartment within 15 years, the balance of the management deposit after deducting the indirect cost and management fee on pro-rata basis will be refunded. The new buyer will have to pay a fresh maintenance deposit at the prevailing rates.

**Q4. What is monthly maintenance charge?**

**Ans.** Monthly maintenance charge is the maintenance and operational cost of the common areas, common services including power backup, administrative expenses etc. It is calculated on the basis of per sq. ft. of the apartment area. Residents will need to buy a compulsory food coupon every month from the time of occupancy. For details, please refer the price list.

### **SERVICES**

**Q5. Will the Nirmay Administration maintain my flat?**



**Ans.** Maintenance staff like plumber, electrician or mason will be made available on a nominal monthly charge by the Nirmay Administration. The material cost will have to be paid by the resident.

**Q6. What kind of transportation is available for me?**

**Ans.** DTC, Rajasthan & Haryana Roadways buses are available which connects Gurgaon, Alwar, Jaipur & Delhi. Transportation facility will be provided to move within the complex & around Bhiwadi. A trip to Gurgaon will also be scheduled once in a week, depending upon the demand from the residents. Apart from that, our help desk will also assist you in obtaining the services of a driver or a taxi on chargeable basis. However to avail this service, an advance notice will be required.

### **OTHERS**

**Q7. Can my children stay with me? Will this Senior Living Community be accessible to my friends & family?**

**Ans.** Yes, your children and grandchildren are welcome at the community and can stay with you for a short duration. The duration of stay will be decided from time to time in consultation with the Senior Living Community council. However, unmarried/ widowed daughter can stay with the residents on a permanent basis. The community will definitely be accessible to your relatives and friends. The rule of short stay will apply here as well.

**Q8. Can I rent/sell my apartment?**

**Ans.** Owners are free to sell or rent their apartment to anybody at their convenience. 'Ashiana Resale & Rental Services' also proposes to extend this facility for a fee. However, the rule regarding residing age will be applicable. For more details, you can contact your sales officer.

**Q9. Is there any provision to stay and experience the Senior Living Community?**

**Ans.** Yes, you can stay at the Trial Apts. in another Senior Living community in Bhiwadi with over 700 residents to experience the facilities and ambience of Ashiana Nirmay at a nominal cost. Please contact your sales officer for booking of Trial Apartment in advance.

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## IMPORTANT TO KNOW

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### **FLAT LAYOUT:**

These plans are for representational purpose only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab. Tiles/Granite can have inherent color and grain variations or may also differ from show home due to non-availability of material. Marginal difference may also occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representation purpose only. The Super Area mentioned is only for the purpose of comparison with similar product in the industry and charging maintenance charges in future. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com)) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the flat layout.

### **BUYERS TESTIMONIALS:**

Testimonials are individual experiences, reflecting real life experiences of those who have bought our products and/or availed our services in some way or another. However, they are individual and independent opinion and the company shall not in any way be held responsible for the same in any manner whatsoever.

### **SPECIFICATIONS:**

Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com)) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the specifications.

### **BROCHURE:**

This brochure is not a legal document. It only describes the conceptual plan to convey the intent & purpose of the project. Please refer to the template of Flat Buyer's Agreement (available on [ashianahousing.com](http://ashianahousing.com)) to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project and for more details pertaining to the project please refer <http://www.rera-rajasthan.in> (web address of authority wherein all details of the registered project have been entered). If you are unable to locate it email us at [care@ashianahousing.com](mailto:care@ashianahousing.com)

## OUR PROJECTS



### COMFORT HOMES

#### ASHIANA AT BHIWADI

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
The Treehouse - Hotel & Club  
Arcade  
Aangan  
Aangan Plaza  
Treehouse Residences\*  
Town\*  
Surbhi\*  
Tarang\*

#### ASHIANA AT NEEMRANA

Greenhill  
Aangan

#### ASHIANA AT JAIPUR

Ashiana Manglam#  
Greenwood#  
Rangoli Gardens#  
Rangoli Plaza\*#  
Gulmohar Gardens\*#  
Vrinda Gardens\*#  
Umang\*

#### ASHIANA AT JODHPUR

Amarbagh#  
Dwarka\*#

#### ASHIANA AT HALOL

Navrang\*#

#### ASHIANA AT JAMSHEDPUR

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens  
Woodlands  
Brahmananda  
Anantara<sup>s</sup>  
Marine Plaza

#### ASHIANA AT PATNA

Adharshila Apartment  
Ashiana Nagar  
Ashiana Plaza  
GKP College  
Harniwas  
Kaveri Apartment  
Rajsheela Apartment  
Regency Garden  
Shantiniketan  
Sangam Vihar

### SENIOR LIVING

#### ASHIANA AT BHIWADI

Utsav - Senior Living  
Nirmay - Senior Living\*  
Utsav Care Homes\*

#### ASHIANA AT JAIPUR

Utsav - Senior Living#  
Utsav Care Homes\*#

#### ASHIANA AT LAVASA

Utsav - Senior Living\*

#### ASHIANA AT CHENNAI

Shubham - Senior Living\*#

\*Bookings Open (Please refer our website [ashianahousing.com](http://ashianahousing.com) to know which phases are open for booking)

#Under partnership • \*Under joint development



**Site Office**

Ashiana Town Complex,  
Sector - 39, Thada,  
Off. Alwar Road,  
Bhiwadi, Rajasthan  
**Mob:** 70428 33011

**Corporate Office**

**Ashiana Housing Limited**

304, Southern Park, Saket District  
Centre, Saket, New Delhi - 110 017.  
**T:** 011 - 4265 4265

**Regd. Office**

5F Everest, 46/C, Chowringhee Road,  
Kolkata - 700 071  
**CIN:** L70109WB1986PLC040864  
**Fax:** 011 - 4265 4200  
**E-mail:** sales@ashianahousing.com  
**Website:** ashianahousing.com

**Note:** The property is mortgaged with HDFC Ltd. (the lender) for term loan. The company will provide NOC/permission of the lender for the sale of flats/property, wherever required.



Watch our residents' experience  
on ashianahousing1  
on Ashiana' YouTube channel

MEMBER OF



**RERA REG. NO.: Phase - 1 - RAJ/P/2017/028**  
**RERA WEB PAGE : <http://www.rera-rajasthan.in>**