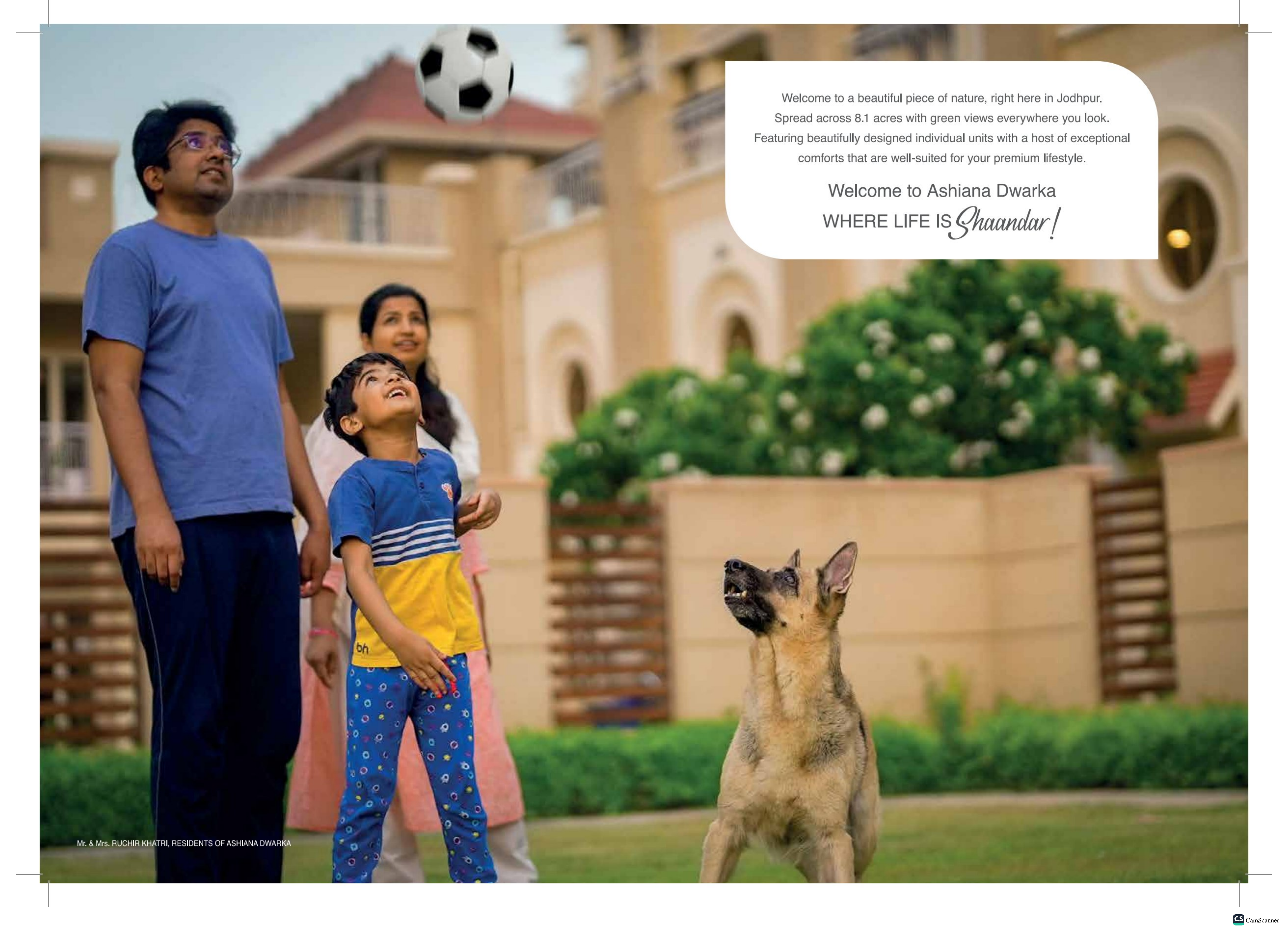




www.ashianahousing.com

RERA: ASHIANA DWARKA PHASE IV – RAJ/P/2021/1472 | PHASE V – RAJ/P/2022/2226 | www.rera.rajasthan.gov.in

Live leisurely. Live excellently.

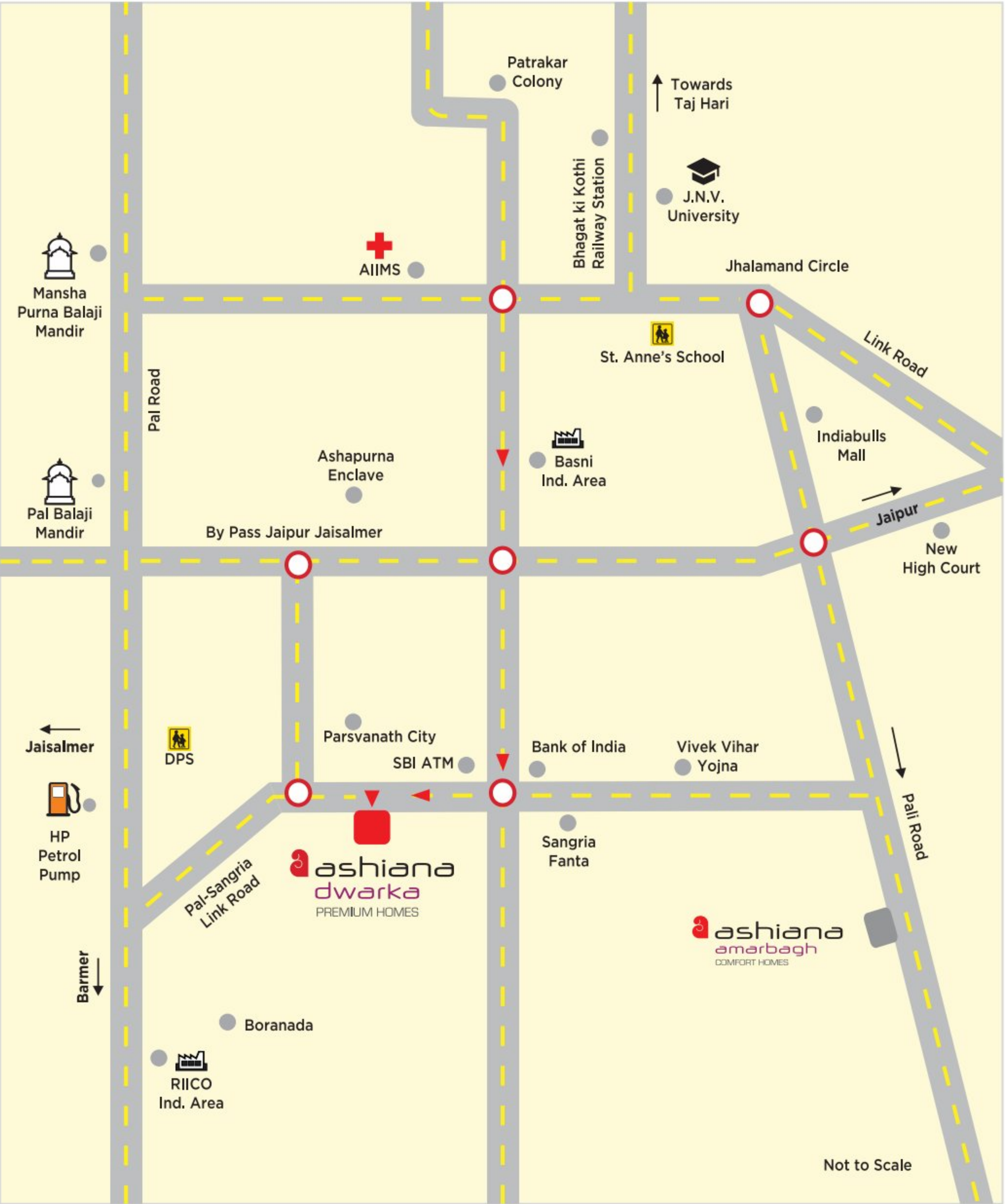


Welcome to a beautiful piece of nature, right here in Jodhpur.
Spread across 8.1 acres with green views everywhere you look.
Featuring beautifully designed individual units with a host of exceptional
comforts that are well-suited for your premium lifestyle.

Welcome to Ashiana Dwarka
WHERE LIFE IS *Shaandar!*

Mr. & Mrs. RUCHIR KHATRI, RESIDENTS OF ASHIANA DWARKA

Location Map



Distance Chart



SCHOOLS

Central Academy School	1.0 km
DPS	3.5 km
St. Anne's School	6.8 km
JNV University	8.8 km
Lachoo College of Science and Technology	10.7 km
IIT Campus, Jodhpur	12.4 km



RAILWAY / BUS STAND

Jodhpur Railway Station	13.0 km
Paota Bus Stand, Raika Bagh	15.1 km



AIRPORT

Jodhpur Airport	14.5 km
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HOSPITALS

Medipulse	6.1 km
AIIMS	6.6 km

OTHERS

New Rajasthan High Court	7.0 km
Taj Hari Mahal Hotel	10.8 km

Distance as per Google Map

Site map

Developed/Developing in Phase - I, II, III, IV & V

1. Lawn
2. Kids Play Area
3. Amphitheater
4. Club
5. Swimming Pool & Kids Pool
6. Water Body
7. Sitting Area
8. Skating Rink on Club Terrace
9. Proposed Temple
10. Badminton Court
11. Cricket Pitch with nets
12. Basketball Practice Court
13. Sand Pit
14. Stairs to Basement



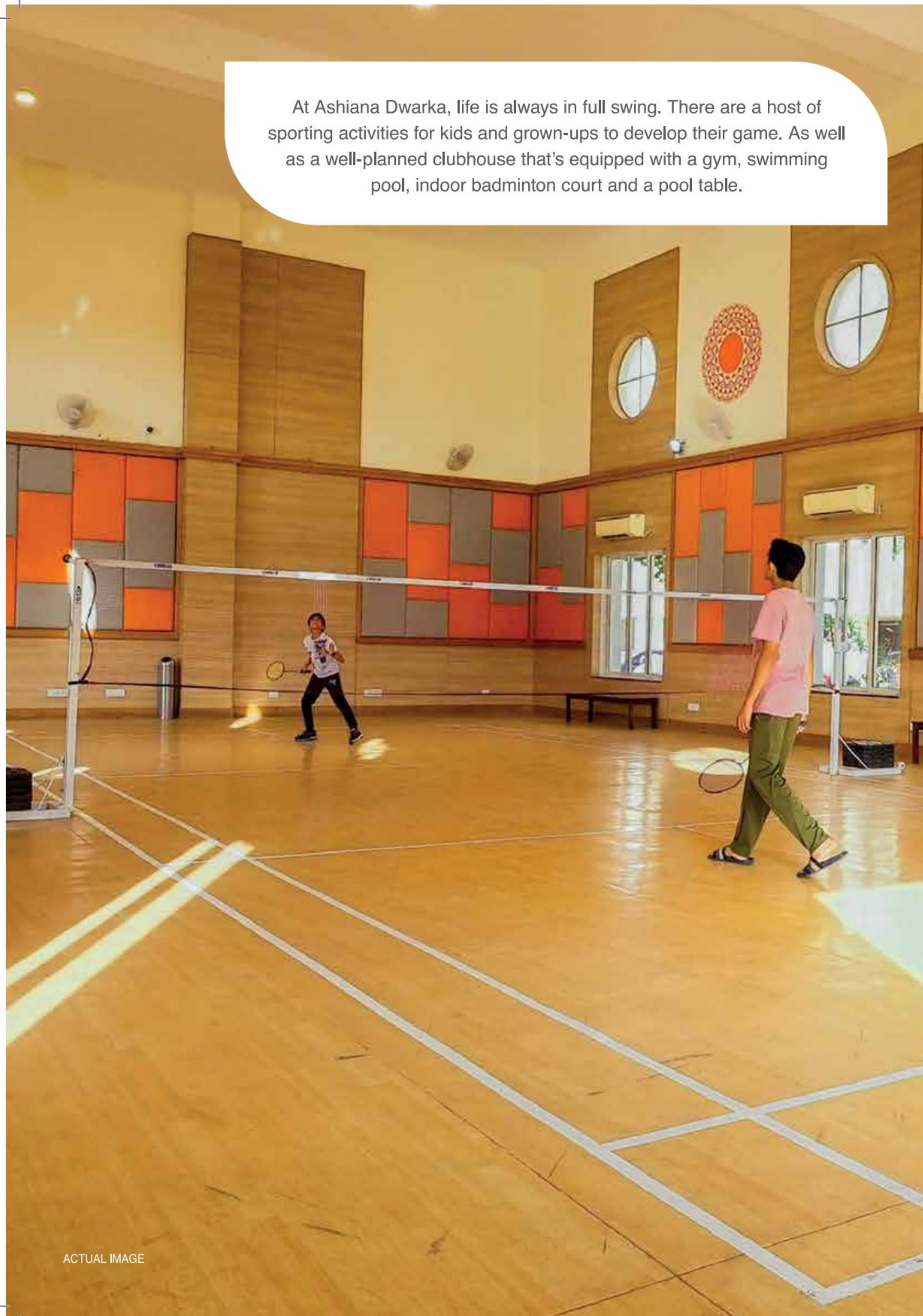
- Magnolia I – 2 BHK + 2 Bathroom + Utility + Store
- Magnolia II – 2 BHK + 2 Bathroom + Store
- Magnolia III – 2 BHK + 2 Bathroom + Utility
- Lavender I – 3 BHK + 2 Bathroom + Utility + Store
- Lavender II – 3 BHK + 2 Bathroom + Store
- Lavender III – 3 BHK + 2 Bathroom

- Phase - I (Ready to Move in)
- Phase - II (Ready to Move in)
- Phase - III (Ready to Move in)
- Phase - IV (Under Construction)
- EWS/LIG
- Phase - V (Under Construction)

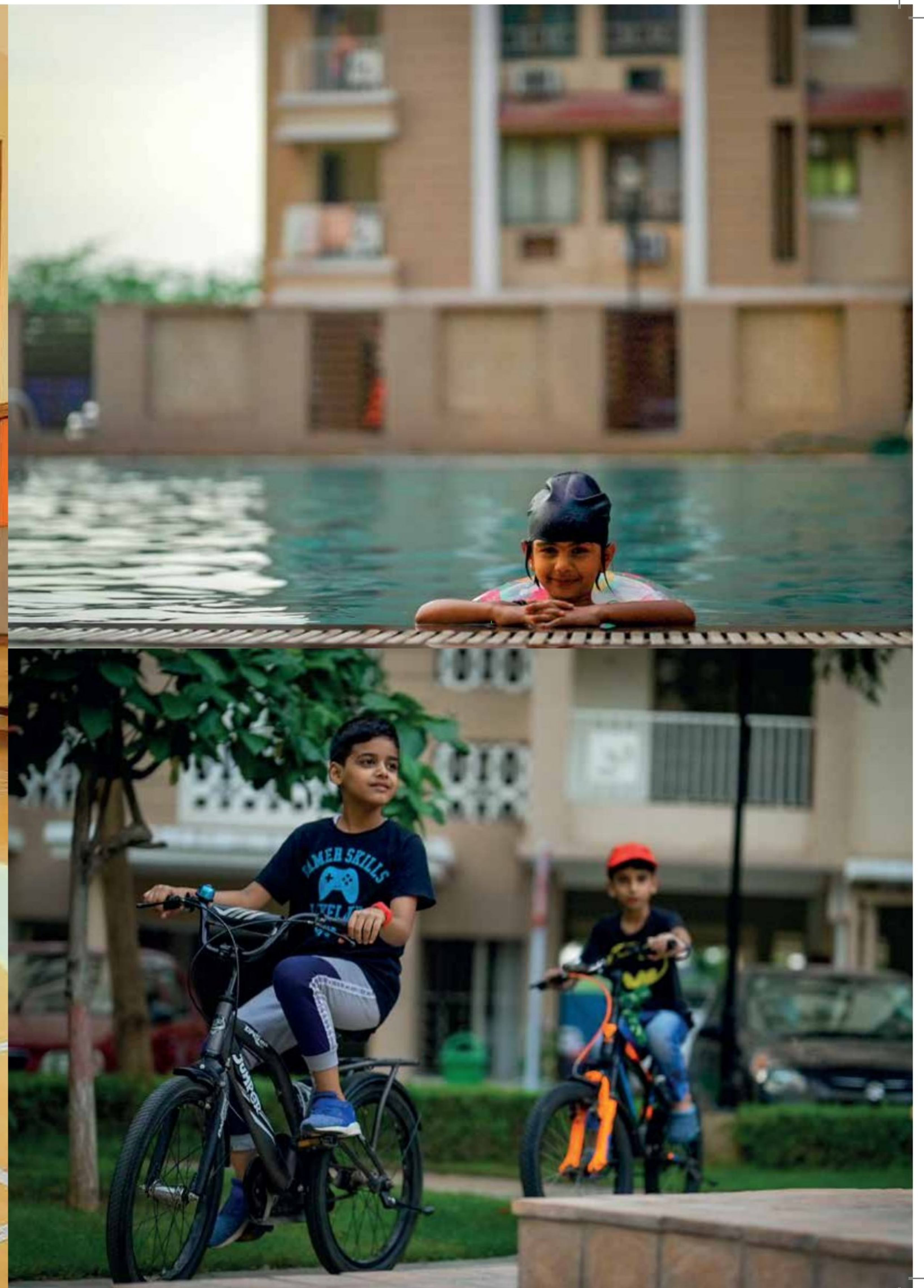
RERA REG. NO. : Phase - II - RAJ/P/2017/125, Phase - III - RAJ/P/2019/899, Phase - IV - RAJ/P/2021/1472 • RERA WEB PAGE : www.rera.rajasthan.gov.in

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] 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.

At Ashiana Dwarka, life is always in full swing. There are a host of sporting activities for kids and grown-ups to develop their game. As well as a well-planned clubhouse that's equipped with a gym, swimming pool, indoor badminton court and a pool table.



ACTUAL IMAGE





ACTUAL VIEW OF ASHIANA DWARKA



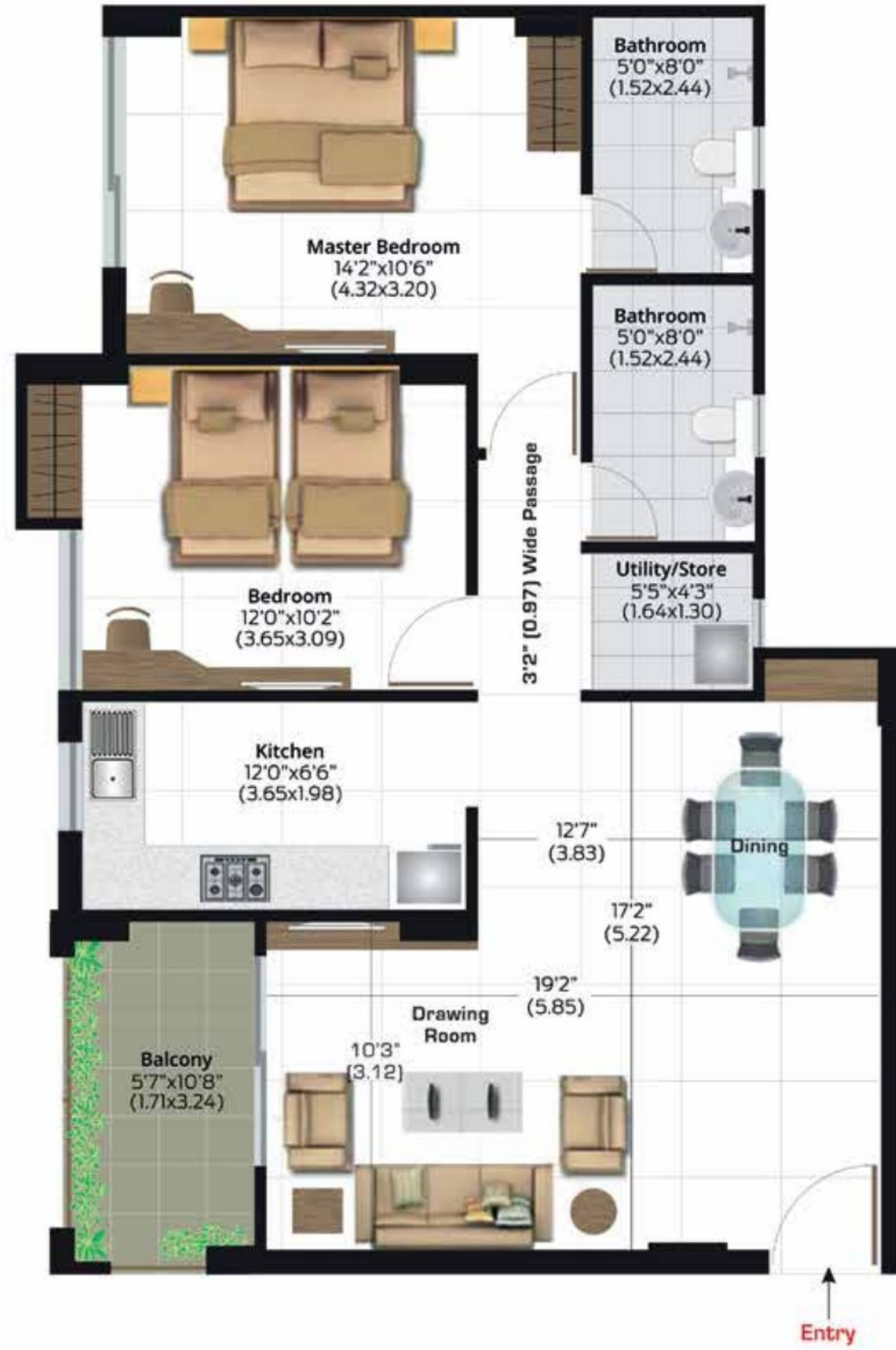
“ The moment we entered Ashiana Dwarka, we felt like we want to live here. When we open the windows of our house, it feels like sitting in greenery. Our children engage in all the sports activities here and now it's been two years in Ashiana Dwarka. We love the beautiful sunrise from our balcony and all the facilities are given at the door step. With all the basic amenities and facilities we get here, we have named Ashiana Dwarka as Humara Ghar.”

The Chawlas

“ It was our dream to own a house in a place full of beauty and peace. We were worried if we'd even find that place in Jodhpur. And then we found Ashiana Dwarka. We found an outlet for our hobbies in the ambience of Ashiana Dwarka and even explore new ones! The positive vibes and aura of the place encouraged us to start our own food business here. The day we entered through the main gate we decided that, agar hume apna Ashiana chahiye toh woh sirf Ashiana Dwarka mein hi chahiye!”

Mrs Bansal





Mangnolia III
(2BHK +
2 Bathrooms +
Utility)

Super Area
1180 sq. ft
(109.62 sq. m.)

Carpet Area
788 sq. ft
(73.20 sq. m.)

Total Balcony Area
66 sq. ft
(6.17 sq. m.)



Lavender III
(3BHK +
2 Bathrooms)

Super Area
1490 sq. ft
(138.42 sq. m.)

Carpet Area
1002 sq. ft
(93.07 sq. m.)

Total Balcony Area
116 sq. ft
(10.82 sq. m.)

Block -12

Specification Snapshot for Dwarka Phase V (Block 12)



Block -12

Lavender III (3BHK + 2 Bathrooms)	Super Area 1490 sq. ft (138.42 sq. m.)	Carpet Area 1002 sq. ft (93.07 sq. m.)	Total Balcony Area 116 sq. ft (10.82 sq. m.)
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SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURE/FITTINGS
LIVING/DINING/LOBBY	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm moulded skin door / laminated flush door with night latch, magic eye and handle	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortise lock and lever handle	Anodised/ powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm high ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	L-shape platform in full body tile with stainless steel sink with drain board and provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	Anodised/powder coated aluminium windows or UPVC framed window with frosted glass	Wash basin counter top of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/Grohe or equivalent; other CP fittings of Ja/ Continental/Prayag or equivalent; mirror, towel rod and health faucet
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

- ELECTRICAL WORK** All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen.
- STRUCTURE** Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
- TELEPHONE/T.V.** Points provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.
- LIFT** High speed automatic lifts in each block with generator backup. 2 gearless lifts in Stilt+ 12 floors.
- PIPED LPG** Provision in the kitchen.
- GENERATOR** 750 watt power backup in each apartment and complete backup in common areas.
- AIR-CONDITIONING** Provision for A/C in all bedrooms and living room (no air conditioners are being provided).
- OTHER FACILITIES** Provision for washing machine and DTH Television broadcast point at suitable location. DTH antenna installation is allowed only on the terrace and not with each unit.

Specification Snapshot for Dwarka Phase I-IV and Phase V (Block 10 & 11)

Important to know

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 the future. Please refer to the template of Flat Buyer's Agreement (Available on ashianahousing.com) to know more about company's legal offering and its contractual obligations in respect of purchasing 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 independent and individual opinions and the company shall not in any way be 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 variation and may vary from batch to batch. Please refer to the template of Flat Buyer's Agreement (available on ashianahousing.com) to know about the 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 and purpose of the project. Please refer to the template of Flat Buyer's Agreement (available on ashianahousing.com) to know more about the 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 www.rera.rajasthan.gov.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

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURE/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm moulded skin door / laminated flush door with night latch, magic eye and handle	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortise lock and lever handle	Anodised/ powder coated aluminium windows or UPVC framed window with clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm high ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Anodised/powder coated aluminium windows or UPVC framed window with clear float glass	L-shape platform in full body tile with stainless steel sink with drain board and provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	Anodised/powder coated aluminium windows or UPVC framed window with frosted glass	Semi recessed wash basin of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/Grohe or equivalent; other CP fittings of Jal/ Continental/Prayag or equivalent; mirror, towel rod and health faucet
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

ELECTRICAL WORK	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen.
STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
TELEPHONE/T.V.	Points provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.
LIFT	High speed automatic lifts in each block with generator backup. 2 gearless lifts in Stilt+ 12 floors.
PIPED LPG	Provision in the kitchen.
GENERATOR	750 watt power backup in each apartment and complete backup in common areas.
AIR-CONDITIONING	Provision for A/C in all bedrooms and living room (no air conditioners are being provided).
OTHER FACILITIES	Provision for washing machine and DTH Television broadcast point at suitable location. DTH antenna installation is allowed only on the terrace and not with each unit.

