



Welcome to
graceful living
at its *fullest.*





*Actual shot of Clubhouse, Ashiana Nirmay





*Residents, Ashiana Nirmay

Ashiana Senior Living, is life at its *fullest.*

Ashiana Senior Living offers a lifestyle that is not only healthy and dignified but also active, carefree, and independent. At Ashiana, we are constantly looking for ways to create opportunities that allow our residents to realize their potential for physical, social, and mental well-being throughout their lives.

As pioneers of Senior Living in India, we have successfully implemented this concept in our existing communities at Bhiwadi, Jaipur, Lavasa and Chennai, where over 1,800 residents are living a vibrant life full of enthusiasm. And after over a decade of learnings from managing such communities, Ashiana once again brings an opportunity to experience a unique lifestyle that will help you transform your life after retirement into life at its fullest!

Welcome to Ashiana Nirmay.

Active lifestyle

Your life at Ashiana Nirmay will be planned in such a way that every day will be a new experience! Relive your college days in an environment that promotes companionship and camaraderie amid like-minded people. Not only great company but also tambola evenings, movie shows, seminars, cooking classes and so much more are sure to keep you busy all day long.



*Residents, Ashiana Nirmay



Our active seniors celebrate every occasion from birthdays to anniversaries and not to mention festivals, with zest and zeal. No doubt you'll be transported back to your carefree days.

Moreover, you'll also find yourself spoilt for choice with plenty of indoor and outdoor activities at the Activity Centre. Every day here can be different. One day you could be hiding behind a book in the library and on another you could be playing a game of cards or honing your precision skills on the carrom board, learning the use of computers or even creating something new at the art and craft workshop.

From day-to-day activities to special events like Flash Mob, Fashion Show etc., you will be pleasantly surprised with all that you can do.



*Residents, Ashiana Nirmay

Healthy living

Ashiana Nirmay has everything for everyone. If you're a fitness buff, you can start your mornings with an invigorating walk on the walking tracks surrounded by water bodies and then a peaceful session of yoga to keep both mind and body in shape. Or catch an energizing workout in the fully loaded gymnasium that also has a wellness expert available to guide you.

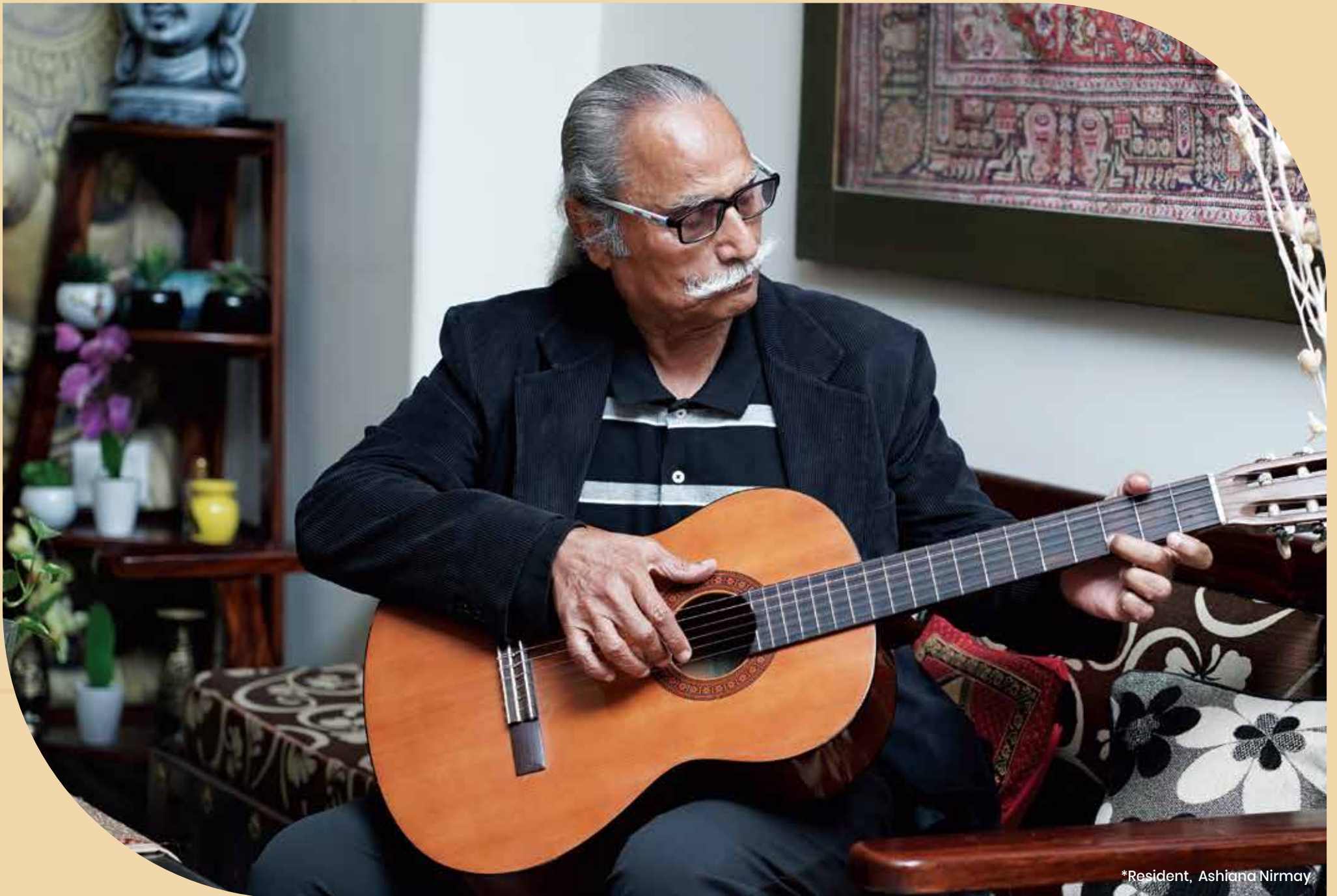
If you're into sports, there are several options at the Activity Centre. Compete with friends at a game of badminton or table tennis or simply enjoy a few laps of swimming.

For the spiritually inclined, there are designated areas for meditation and discussions for the socially active residents.

There is also an OPD and nurse on stand-by whenever needed. And if ever required you will also be able to avail the services of a physiotherapist and caregiver at our Care Homes.



*Residents, Ashiana Nirmay



*Resident, Ashiana Nirmay

Rediscover your *passion*

You've spent most of your life working hard and fulfilling responsibilities. And we know there have been times when you wanted to develop a new interest or a hobby but there was neither the time nor opportunity to do that. At Ashiana Nirmay you can change that. You will find numerous opportunities to pursue a hobby, learn a new skill or develop your inherent but unrealized talents.

Take for example, a dedicated art and craft room, where you will have ample opportunity and motivation to bring out your creative side. If music and dance are your passion, there is a dedicated area to pursue them. Who knows, next time you could be practicing for a talent show or a dance festival? And if you prefer flower decoration or cooking, then that shall be done too. Whatever your passion Ashiana Nirmay has it all to facilitate your hobbies.

So go ahead – rediscover yourself!



*Actual shot of Ashiana Nirmai





Feel safe. Live *Secure.*

We give utmost importance to the safety and security of our active seniors. And hence Ashiana Nirmay has a single-gated entry and guards present round-the-clock, patrolling the area and available to assist residents as and when required.

The concierge service at each block is a special feature at Ashiana Nirmay which not only strengthens security but also serves the needs of the residents. Every apartment has an intercom facility through which residents can confirm the identity of visitors.

For additional peace of mind, there is an emergency response system in each unit which is connected to a central control room. This room also monitors CCTV cameras installed at strategic points across the premises. The staff here also facilitates liaison with the city administration for security clearance of all staff, including domestic help.





*Residents, Ashiana Nirmay

Hassle-free living

How many times have you chased the elusive plumber or electrician? How often have you waited for the mason or gardener to turn up?

Our guess is that you must have endured these hassles throughout your life.

Ashiana Nirmay endeavors to end that and facilitate hassle-free living. You will not spend another day worrying about things like plumbing, electrical issues, garbage disposal, bill payments etc. Instead, you can use the time lost in that with family and friends.

There is a convenience shop at walking distance from Ashiana Nirmay for your daily needs that also offers the option of home delivery service. Our unique moving-in services will help you settle into your new abode and give you a warm welcome. You will also be introduced to your new neighbours so that you are comfortable from the day you move in.

If you are looking for conveyance, we also will provide scheduled transportation facility to move within the complex as well as around the city. Not only this, we also organize weekly trips, provided there is enough demand from the residents.



*Dining Hall, Ashiana Nirmay

Dining facility

Apart from your own kitchen, Ashiana Nirmay offers the option of alternate dining. When you don't feel like cooking or simply crave some variety in your meals, walk down to the dining hall at the Activity Centre and enjoy a delicious pure vegetarian meal. And if you feel like taking it easy, the meal can also be home delivered.

We endeavour to provide hygienic food and take all your requirements into consideration while planning the menu. And if there is enough demand from the residents, we can also get a qualified dietician on board.



*Residents, Ashiana Nirmay



*Residents, Ashiana Nirmay

Continuous *Care*

As your physiology changes with time, so will your needs. There will be times when you may require extra care and assistance. To cater to this need, Ashiana Nirmay has been built upon the Continuous Care Retirement Community (CCRC) model. This model incorporates our Assisted Living Facility– Care Homes within the campus which is open to all residents round-the-clock with nurses and caregivers available. Additionally, the services of caregivers from Care Homes can also be extended for follow up care at home on being discharged from the hospital.

Care Homes also provides a nurse for things like first aid, administering injections, checking blood pressure and sugar levels. In addition to this, we also have a physiotherapy centre and an ambulance is always on stand-by in case of any emergencies.

The caregivers undergo intensive 114-hours training on basics of geriatric care, health, hygiene etc. Once trained, they provide expert care and organize regular activities like outings, birthday celebrations, song and dance parties, games etc. to maintain an atmosphere of happiness and positivity.

Col. Manik Saha Resident – Ashiana Nirmay, Bhiwadi

“I am a retired colonel from the army and after having lived such an active life, I felt like something is missing. Through my wife's colleagues from the Army School, we found out about Ashiana and discovered that this is just the place where we want to settle. Once we shifted here, we were expecting an active life but had no idea of the variety of things we'd find to do. There is a swimming pool, gymnasium, table tennis, billiards, singing, dancing, aerobics, yoga and so much more to keep us busy throughout the day. There is a musical evening every month and my wife, who loves to sing, always takes part in it. We always participate in competitions together like dance competition for instance. We definitely feel like there is no better place for life after retirement.”



*Residents, Ashiana Nirmay



*Residents, Ashiana Nirmay

Mr Mukesh Aggarwal **Resident – Ashiana Nirmay, Bhiwadi**

“I’m from Delhi and I used to work for Air India and Indigo before I retired. We shifted to Nirmay and I’m happy to say that we are well-settled here. We like the place very much. Normally I wake up at 6 AM and do a little bit of gardening. I am fond of reading and the best part is that whoever comes here, donates their books to the library. Then around 8:30 AM we go to the gym and after 1-1:30 hours, we go to have our breakfast. Either at home or in the café. Every evening there is some or the other activity and we participate to spend quality time with our friends. What I want to say is that we are loving it here. Ashiana is very supportive, and we have made some really good friends. In fact, whoever comes from Delhi to Bhiwadi have sceptical questions like – Where is Bhiwadi? Why have you gone there? etc. But once they come here, they see how nice it is.”

Mr Sabbir Ahmed

Resident – Ashiana Nirmay, Bhiwadi

“I moved to Nirmay two years ago. First as a tenant for 1.5 years and then moved into my own apartment after experiencing the life here. Coming to the facilities, they are quite adequate and probably the best in the business. We have a swimming pool, billiards, table tennis, carroms and so many more activities. I love billiards and love to play a lot of it. I am also heavily involved with other sports activities here and I call this my little paradise. The café here is very good.

What stands out about Ashiana is that they have always kept their promise and the staff is simply outstanding. So good, so polite, so helpful, it makes me feel so happy that I am here.”



*Residents, Ashiana Nirmay



*Residents, Ashiana Nirmay

Mr Shailendra Mishra and Dr Rekha Mishra **Resident – Ashiana Nirmay, Bhiwadi**

“We were thinking for a long time about moving to a place where we can get everything we want – like-minded plus same age-group, and moreover a place where we can enjoy our life after retirement. We wanted to have some time for ourselves. One year ago when we came to see Ashiana Nirmay, from the first look itself we both loved it and we decided right at that time to come live here as soon as possible. After only 4-5 months of moving here, it went over and above our expectations. There are many activities happening every day and not one day when it feels like nothing is happening. It is nice to know there is something every day for us to do. We have many friends here and this is one place that we can say is value for our money and we would recommend this place as the place where you can find happiness and peace.”

Project *highlights*



STILT + 10 FLOORS (PHASE - I & IV)
STILT + 12 FLOORS (PHASE - II & III)



1/2/3
BHK APTS



SINGLE GATED ENTRY
WITH 24X7 SECURITY
GUARDS & INTERCOM



WALKING TRACKS,
WATER BODY AND TREES ALL
AROUND THE COMPLEX



MODULAR KITCHEN,
STORAGE CABINETS,
WALL MOUNTED FAN,
EXHAUST FAN, CHIMNEY
& TUBELIGHT IN KITCHEN



CONCIERGE SERVICE
IN EACH BLOCK



ACTIVITY CENTRE
WITH GYM,
SWIMMING POOL ETC



2 LIFTS IN EACH
BLOCK WITH AUTOMATIC
RESCUE DEVICE (ARD)



CEILING FAN & TUBELIGHT
IN DRAWING/DINING
& BEDROOMS



GEYSER, TUBELIGHT
& EXHAUST FAN IN
BATHROOMS



COVERED AND OPEN
PARKING



GRAND KIDS PLAY
AREA



PLUMBER AND
ELECTRICIAN ON CALL



COMMON AREA
MAINTENANCE



*Temple, Ashiana Nirmai

Age friendly *living*



SKID RESISTANT TILES



GRAB RAILS IN
MASTER TOILET
FOR SUPPORT



NIGHT LAMP
IN MASTER BEDROOM



ARTHRITIS
FRIENDLY FITTINGS



AGE FRIENDLY
DESIGNS



WHEELCHAIR
FRIENDLY COMPLEX



ROUND
WALL EDGES



SITTING AREA
IN LIFT LOBBY



ELECTRICAL SWITCHES
WITH LED INDICATOR
AT COMFORTABLE HEIGHT



PIPED MUSIC
WITH WALKWAYS



EMERGENCY RESPONSE
SYSTEM IN EACH UNIT

Activity centre



AC GYMNASIUM



SWIMMING
POOL & KIDS POOL



AC BOARD GAMES



AC BILLIARDS &
POOL ROOM



AC TABLE
TENNIS



AC HOBBY ROOM AND
ART & CRAFT ROOM



AC MUSIC ROOM



LIBRARY



AC
MEDIA HALL



AC CENTRAL
DINING HALL



AC MULTI PURPOSE
HALL

Facilities at a glance



Activity Centre

- Swimming pool
- Library
- Multi purpose hall
- Hobby rooms
- Music room
- Media hall
- Art and craft room
- Table tennis
- Billiards room
- Cards room
- Chess and other indoor games

Dining Facilities

- Kitchen in each apartment
- Central dining hall**
- Home delivery services*



Emergency Care

- Nurse with regular scheduled OPD
- Ambulance and doctor on call
- Physiotherapist*
- Care services*
- Care Homes (Assisted Living)*



Religious Services

- Temple for aarti and havan
- Satsangs live and pre-recorded
- Organised visits to temples in close proximity*



Wellness

- Gym
- Yoga
- Meditation area
- Wellness expert
- Outdoor badminton



Safety & Security

- Single gated entry
- 24x7 security guards
- Liaison with local police and civil administration
- CCTV monitoring
- Control room to monitor emergency response system
- Lift with automatic rescue device (In case of power failure, lift will open on the next lower level)



Hassle-free Living

- Moving-in services
- Plumber and electrician on call
- Bill payment services
- Concierge service
- Scheduled transportation facility
- Sanitation and garbage disposal
- Well lit streets & common areas
- Generator backup
- Shop for daily needs with home delivery facility
- Space for salon within the complex (part of the Care Homes)

* Pay by use

Resident to buy a compulsory food coupon every month from the time of occupancy. For details, please refer the price list.

Distance chart

S. No.	Name	Distance from Nirmay
1.	Railway Station (Rewari)	33.7 km.
2.	Indira Gandhi International Airport	63.1 km.
3.	Dhaura Kuan	70.5 km.
SHOPPING & ENTERTAINMENT		
1.	Genesis mall	5.6 km.
2.	Haldiram's	5.9 km.
3.	Capital Mall	8.7 km.
4.	McDonalds	8.9 km.
5.	Village Centre	9.0 km.
6.	Easy Day	9.0 km.
HOSPITALS		
1.	Star Hospital	7.3 km.
2.	Sri Vinayak Hospital	7.8 km.
3.	Vardaan Hospital	9.4 km.
4.	Gopinath Hospital	10.9 km.
5.	City Nursing Home	10.9 km.

*Distance as per Google maps

Location map





▼ PHASE - IV

TULSI 3
(3BHK + 3 BATHROOMS
+ STORE)

SUPER AREA
SQ. FT (SQ. M.)
1744 (162.02)

CARPET AREA
SQ. FT (SQ. M.)
1172 (108.92)

TOTAL BALCONY AREA
SQ. FT (SQ. M.)
172 (16.00)



▼ PHASE - IV

TULSI 2
(3BHK + 2 BATHROOMS
+ STORE)

SUPER AREA
SQ. FT (SQ. M.)
1553 (144.27)

CARPET AREA
SQ. FT (SQ. M.)
1058 (98.30)

TOTAL BALCONY AREA
SQ. FT (SQ. M.)
131 (12.15)



▼ PHASE - IV

MANJARI 2
(2BHK + 2 BATHROOMS
+ STORE)

SUPER AREA
SQ. FT (SQ. M.)
1263 (117.33)

CARPET AREA
SQ. FT (SQ. M.)
842 (78.20)

TOTAL BALCONY AREA
SQ. FT (SQ. M.)
126 (11.70)



▼ PHASE - IV

VRINDA 2
(1 BHK
+ 2 BATHROOMS)
+ STORE

SUPER AREA
SQ FT [SQ M]
841 [78.13]

CARPET AREA
SQ FT [SQ M]
551 [51.19]

TOTAL BALCONY AREA
SQ FT [SQ M]
88.48 [8.22]



▼ PHASE - II & III

MANJARI 1
(2BHK + 2 BATHROOMS
+ STORE)

SUPER AREA
SQ. FT (SQ. M.)
1255 (116.59)

CARPET AREA
SQ. FT (SQ. M.)
839 (77.94)

TOTAL BALCONY AREA
SQ. FT (SQ. M.)
133 (12.35)



▼ PHASE - II & III

VRINDA 1
(1BHK + 2 BATHROOMS
+ UTILITY)

SUPER AREA
SQ. FT (SQ. M.)
848 (78.78)

CARPET AREA
SQ. FT (SQ. M.)
562 (52.21)

TOTAL BALCONY AREA
SQ. FT (SQ. M.)
72 (6.68)

SPECIFICATIONS FOR PHASE – I, II, III & IV

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

WALL FINISH

Internal
Acrylic emulsion of specific shade from reputed brand as per architect's suggestion

External
Exquisitely designed classical exteriors finished in textured paint

FURNITURE Wooden wardrobe in all bedrooms

CORNICES POP Cornice (only in Phase- I) as per architect's design in drawing & dining

FLOORING

Drawing/Dining
Vitrified tiles(matte-finish) (2' x 2')

Bedrooms

Balconies
Ceramic tiles (slip resistant)

TOILETS

Walls
Ceramic tiles up to lintel level

Flooring
Ceramic tiles (slip resistant)

Fittings

A wash basin with granite counter or counter style wash basin, towel rack in master bathroom and towel rod in other bathrooms, exhaust fan, tubelight hot & cold water supply with geyser, vitreous white sanitaryware of standard make and health faucet. Grab rails only in master bathroom. Single lever CP fitting of standard make KITCHEN

Flooring

Ceramic tiles (slip resistant)

Platform

Modular kitchen below platform with granite & stainless steel kitchen sink with single bowl & drain board

Walls

2 feet ceramic tiles dado above working platform with storage cabinets

Fittings & fixture

Hot & cold water line with geyser, tubelight, wall mounted 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. In bathrooms, windows will be top hung casement windows

DOOR	Main door	35mm thick skin door/laminated flush door with shutters
	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 & LED indicator 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 ocations connected to central monitoring unit (CMU)
TELEPHONE/TV	Night lamp	In master bedroom
		Provision in all rooms
PIPED LPG		Provision in kitchen will be provided
LIFT		Lift in each apartment building backed by automatic rescue device (ARD)
AIR CONDITIONING		Provision for split AC in Drawing/Dining
		Phase – I: Provision for split AC in master bedroom of 1 & 2BHK, rest all bedrooms have provision for window ACs including 3BHK.
		Phase – II, III & IV: Provision for split AC in Drawing/Dining and in all bedrooms except in guest bedrooms of 2 & 3BHK where provision for window AC will be provided. (No air conditioners will be provided)
POWER BACKUP		Upto 750 watts in each apartment
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

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. 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.

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 nonavailability 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) 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) 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) 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.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

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.



OUR CONSULTANTS

ARCHITECT

Mr. B. Sengupta
B. Sengupta Architect, Bhiwadi

STRUCTURAL CONSULTANT

Mr. B. P. Ojha
Scon Pvt. Ltd., Patna

PHE CONSULTANT

Mr. Bhupinder Singh
ABL Hospitech (P) Ltd.

ELECTRICAL CONSULTANT

Mr. P. K. Chaudhary
Chaudhary & Associates, Kolkata

LANDSCAPE ARCHITECT

Mr. Yogesh Kapoor
M/S Shaheer Associates, Delhi

SITE OFFICE

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