

 **ashiana**
anmol



Comfort Homes at South of Gurgaon



Avni Singh
Daughter of Mr. Vibhor Singh,
Unit Owner, Ashiana Anmol

Located in South of Gurgaon, one of the fastest developing areas of Delhi NCR, Ashiana Anmol is designed to bring you a comfortable and vibrant lifestyle.

Ashiana Anmol is a result of intensive research on the needs and aspirations of our customers towards buying a home. In the following pages, we will take you through the journey of some of our customers who decided to make Ashiana Anmol their home.

With 35 years of experience in building happy communities, Ashiana has improved with every project. Built and delivered 8800 homes, we have focused on issues that are nearest to our customer's heart.

Therefore, as we move ahead, we address these needs and answer to the ever- buzzing question:

"What does Ashiana Anmol have in it, for me?"

At Ashiana, we are able to meet our commitment for on-time deliveries because of the following reasons:

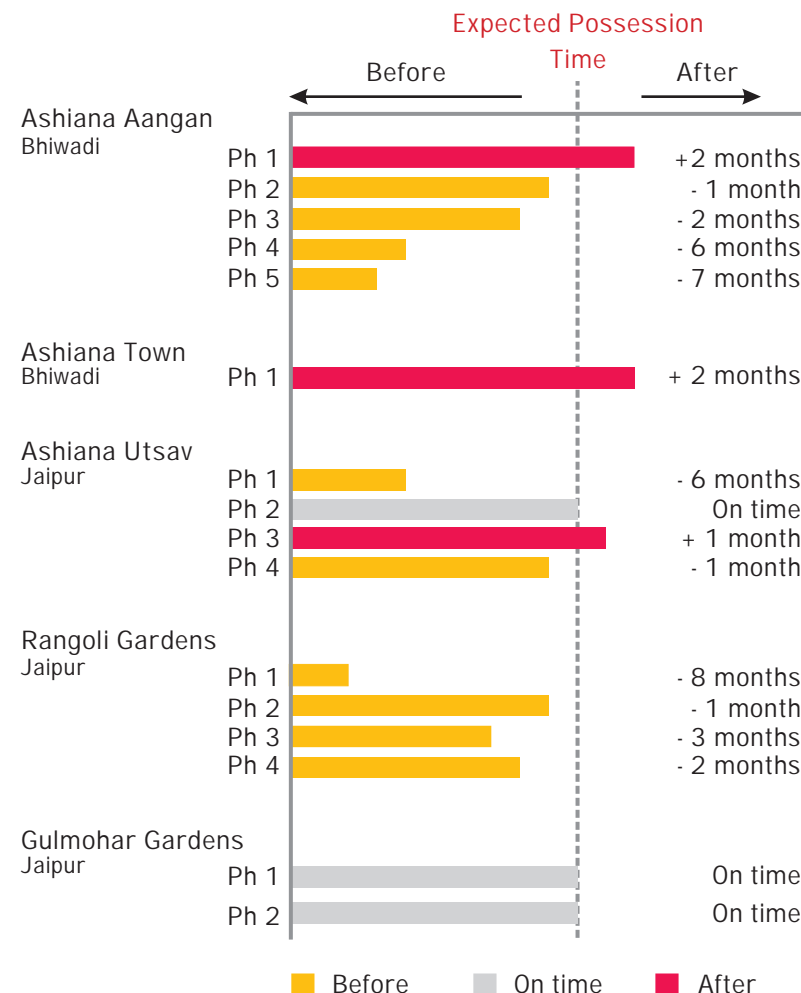
- Thorough planning of construction
- Long term relationships with suppliers
- Highly competent in-house construction team
- Cash rich balance sheet & disciplined financial planning

"I'll go with a developer who gives possession on time, which allows us to plan our finances effectively."

Mrs. & Mr. Mohit Samraj
Unit Owner, Ashiana Anmol



Track Record of Project Delivery














“While looking for a home, we wanted to make sure that there was no disruption in our daughters’ education and our lifestyle”

Mrs. & Mr. Ashutosh Pachauri
Unit Owner, Ashiana Anmol



- Ashiana Anmol is conveniently located at South of Gurgaon, which is fast developing into an educational hub with a huge number of schools, universities and technical institutes located in the vicinity.
- As your children would devote less time in commuting, they would be able to spend more time on academics and hobbies. This way, they can achieve their full potential.

School Distance Chart

	SCJ World School	2 km
	GD Goenka	2 km
	Ryan International School	8.6 km
	DPS Maruti Kunj	10.1 km
	Alpine Convent School	12 km
	St. Xavier's High School	14.8 km
	DAV Public School	14.8 km
	DPS International School	15.8 km
	Presidium Senior Secondary School	17.6 km
	The Heritage School	19.5 km
	Suncity World School	22 km

"South of Gurgaon is the most livable among the new areas because the basic infrastructure is already in place."

Mrs. & Mr. Tumul Rajesh
Unit Owner, Ashiana Anmol



South of Gurgaon offers you the luxury of living in a chaos-free environment – while enjoying Gurgaon's best amenities at an affordable price compared to Gurgaon.

Connectivity

South of Gurgaon, is well connected by a 6 lane state highway, and is in close proximity to Golf Course extension road. Not only this, it will be well connected by the in-progress KMP (Kundli-Manesar-Palwal) and DMIC (Delhi Mumbai Industrial Corridor).







Coming to localized connectivity, Sohna has a proposed 60 meter wide sector road that connects 5 sectors of Sohna. It will also have a 2 km elevated road between Vatika City and Badshahpur.

South of Gurgaon, is also rapidly accessible from Udyog Vihar, Cyber City, IFFCO Chowk, Rajeev Chowk, NH8, Subhash Chowk and Hero Honda Chowk.

Infrastructure

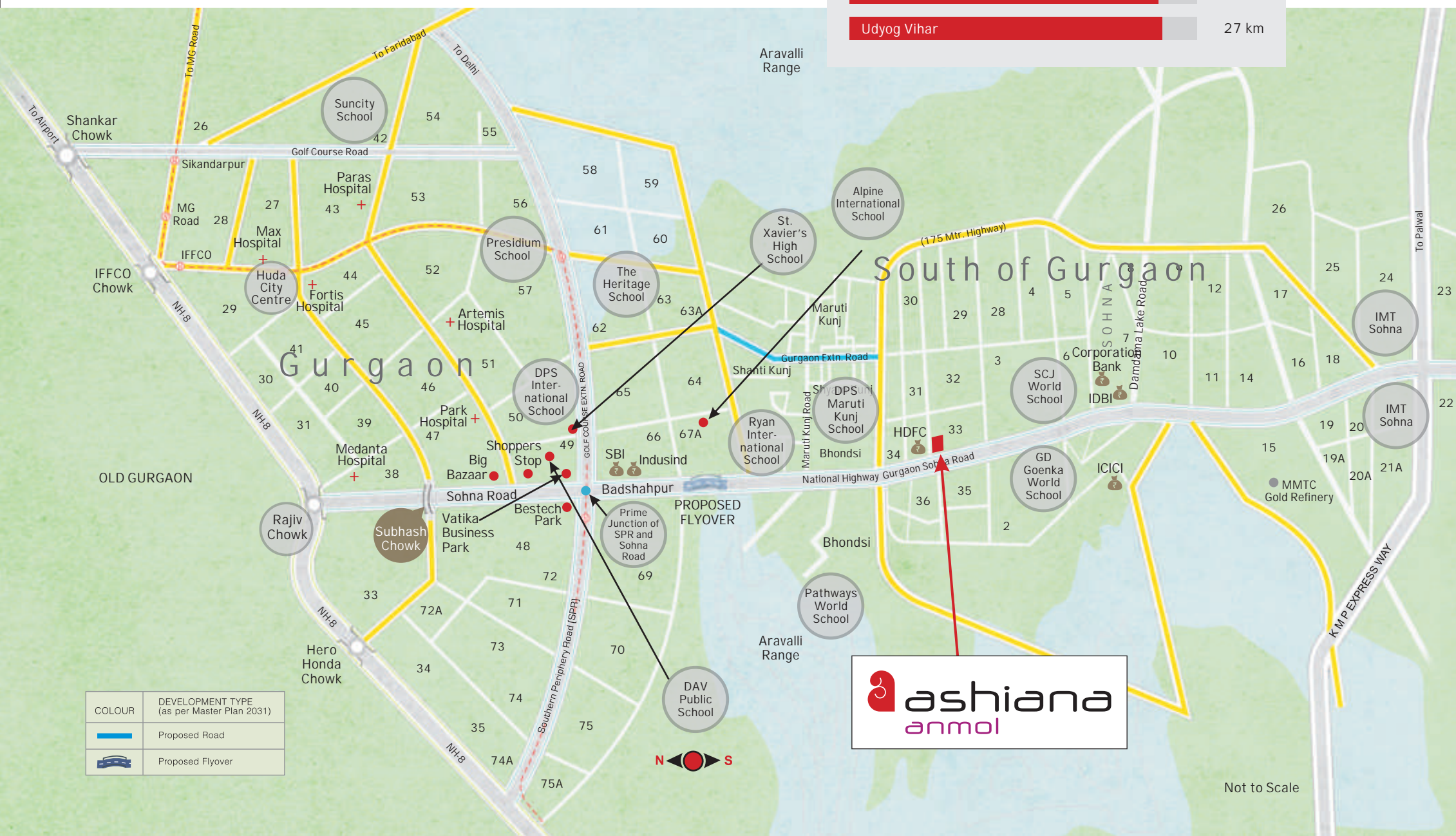
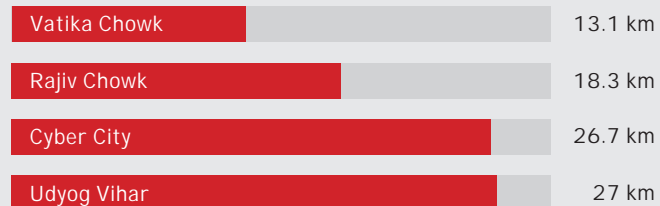
South of Gurgaon has many other important facilities already in place – like banks, ATMs, shops for daily needs, nearby – all of which make living here extremely convenient. Hospitals like Medanta, Artemis, Paras, Fortis, Max etc. are also located within 25-30 minutes from Ashiana Anmol.

Distance Chart

 HDFC Bank	150 m
 Sohna Town	4.6 km
 ICICI Bank	5 km
 IDBI Bank	5 km
 Country Inn	5.3 km
 Kundli - Manesar - Palwal (KMP) expressway	12 km

Location Map

Distance Chart





Bird's eye view of Ashiana Anmol

24x7 security guards & CCTV camera in each building for additional security.

For going from one park to another, kids have to cross only one road, making it safe for them to move around.

Direct access to the parks from the building creates safety for the kids while going out to play.

Access cards are required to enter the main building through basement lobby which restricts unauthorized entry to the main building.

Almost 80% traffic movement is captured at the basement parking, minimizing the traffic on the surface, which in turn makes movement of kids around the complex easier.

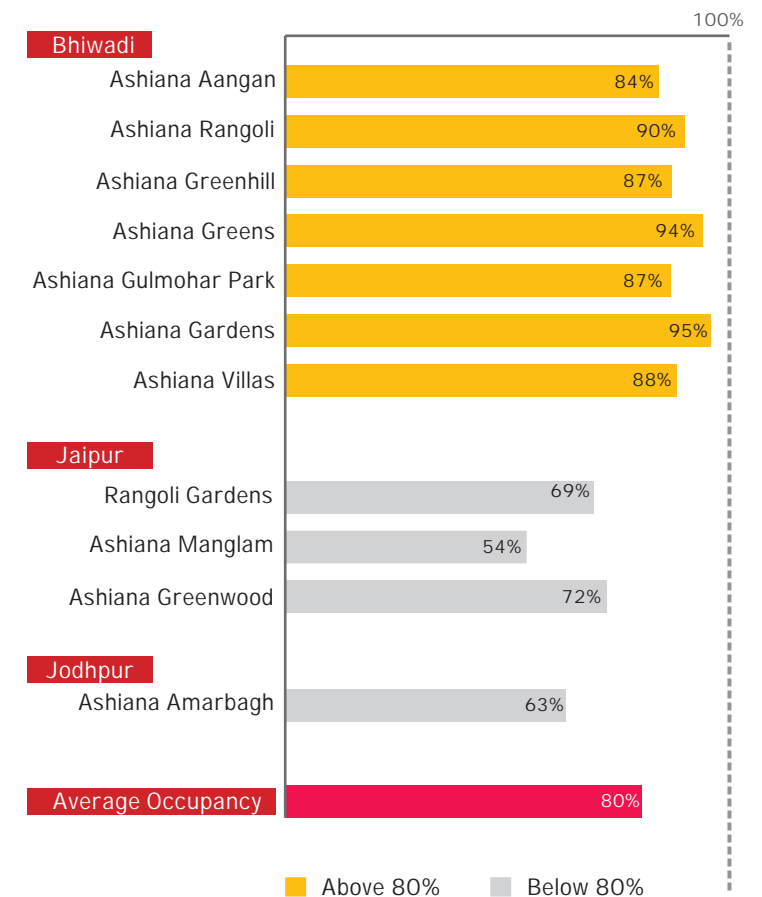
Single entry & exit point with 24x7 security guards keep the complex safe & secure.

Lively & Well-Maintained Complexes

At all Ashiana projects, our team works diligently to turn the complexes into vibrant communities which teamed up with Ashiana's maintenance team, who are always at work for the upkeep of your complex and the environment, so that it turns out clean, green, beautiful, well maintained, lively complexes.

- Services like plumber & electrician on call
- Periodic Maintenance of Capital Goods
- Follows a safety checklist before major festivals like Holi, Diwali etc.
- Regular emergency drills for first aid, fire & security
- Regular training & skill enhancement programs

Occupancy Chart





PLETHORA OF FACILITIES TO CHOOSE FROM

- 16,000 sq. ft. (approx.) Clubhouse
- Swimming Pool
- Kids Play Area
- Book Lounge
- Indoor Badminton
- Gym
- Table Tennis
- Apart from the club, other amenities comprise of
- Convenience Store
- Outdoor Sports Facilities
- Nursery School

A SPACE BETWEEN SCHOOL AND HOME

- The Learning centre is a space, unique only to Ashiana Anmol. Your children can use this space to learn art, dance, theater, music, cooking or even re-enforce their school lessons
- Parents too can enjoy this space to teach these skills or even learn themselves. Everyone can contribute to collective knowledge development

Site Layout



LEGENDS

- | | |
|-------------------------------|-------------------------------------|
| 1. Entrance Plaza | 12. Ramp to Basement (Entry & Exit) |
| 2. Guard House | 13. Exit Ramp from Basement |
| 3. Kids Pool | 14. Landscape Green |
| 4. Lap Pool | 15. Car Parking |
| 5. Kids Play Area | 16. Services |
| 6. Half Basketball Court | 17. Learning Centre |
| 7. Water Feature | 18. Nursery School |
| 8. Lawn Tennis Court | 19. EWS cum Commercial |
| 9. Cricket Practice Net | 20. Skating Rink |
| 10. Amphitheatre | |
| 11. Pylons (Electrical Tower) | |

Important to know: The site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Anmol. The services shown in the layout include gas bank, electrical, water works, solid waste management, STP etc. are located in various parts of the project including basement and open area. Intent is to briefly indicate service locations. The services/facilities may be modified/relocated based on requirements of various consultants. For updated site layout, visit our website ashianahousing.com

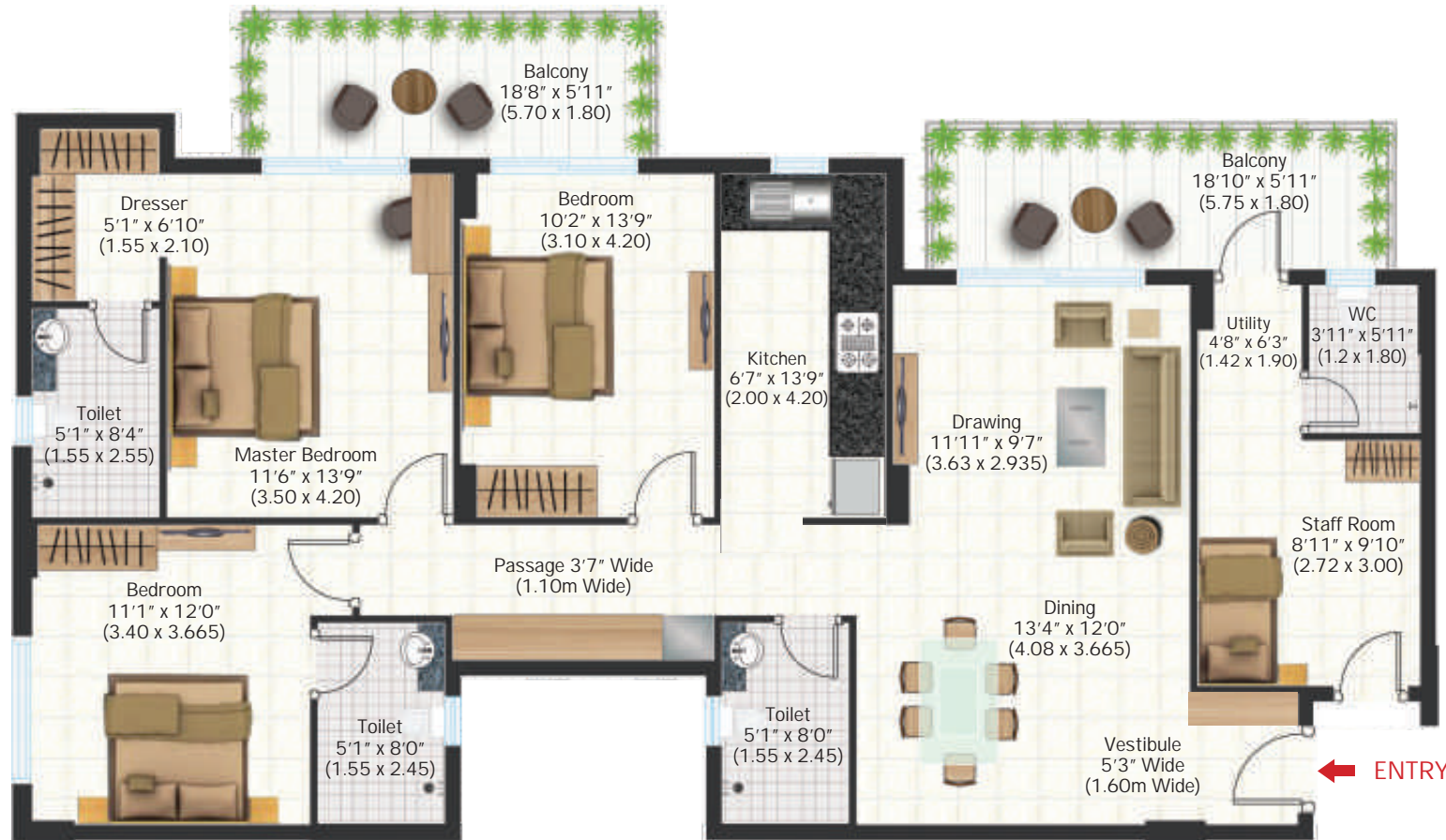
- | |
|--|
| Tulip - 3 BHK + 3 Toilets + Staff |
| Lavender - 3 BHK + 3 Toilets |
| Magnolia - 2 BHK + 2 Toilets |

Tulip
(3 BHK + 3 Toilets + Staff)

Super Built-up Area 1960 sq. ft. (182.09 sq. mt.)

Built-up Area 1596 sq. ft. (148.27 sq. mt.)

(Built-up Area = Super Built-up Area - 18.55%)



(1 Sq. mt. = 10.764 sq. ft)

Important to know: These plans are for representation purpose only and do not form a part of any agreement or legal binding 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 sample unit 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 intentions only. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plan, visit our website ashianahousing.com

Lavender
(3 BHK + 3 Toilets)

Super Built-up Area 1720 sq. ft. (159.79 sq. mt.)

Built-up Area 1399 sq. ft. (129.97 sq. mt.)

(Built-up Area = Super Built-up Area - 18.66%)



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Magnolia (2 BHK + 2 Toilets)

Super Built-up Area 1275 sq. ft. (118.45 sq. mt.)

Built-up Area 1039 sq. ft. (96.53 sq. mt.)

(Built-up Area = Super Built-up Area - 18.50%)



(1 Sq. mt. = 10.764 sq. ft.)

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Specifications



Double charged vitrified tiles, which resist scratches & discoloration



POP in Plumb in each room which gives good wall finish



Modular Kitchen



Power backup up to 6KW in 2BHK & 8KW in 3BHK apartments

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm laminated Flush Door/Skin Doors with night latch, magic eye & decorative handle.	UPVC /anodized or powder coated aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
BEDROOMS	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle.	UPVC /anodized or powder coated aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Double Charged Vitrified Tiles	2 ft. ceramic tiles dado above platform POP in Plumb & Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC /anodized or powder coated aluminum windows with 4mm thick clear float glass.	An L-shape platform in black granite with kitchen cabinet, chimney and stainless steel sink with drain board.
TOILET	Ceramic Tiles	Ceramic Tiles up-to height of 7 ft.	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle.	UPVC /anodized or powder coated aluminum windows with 4mm thick clear float glass.	Round edge glass curtain in master toilet. Toilet fixtures (Wall Mixer and Basin Mixer) of Grohe or equivalent, other fixtures of standard make. Chinaware ie; semi recessed counter type wash basin and EWC of ROCA /American standard or equivalent. Mirror, glass shelf in master toilet, towel rail & health faucet of standard make.
BALCONY	Ceramic Tiles	Exquisitely designed modern exteriors finished in high quality textured paint of reputed brand.	N/A	N/A	N/A	N/A

ELECTRICAL WORK All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen.

STRUCTURE Earthquake resistance RCC Frame structure as per the design of structural consultant.

TELEPHONE/T.V. Points will be provided in drawing/dining room and in all bedrooms. Intercom will be provided through the authorized phone company or EPABX.

LIFT Two gearless high speed automatic lifts in each block with generator backup.

PIPED GAS GENERATOR AIR-CONDITIONING

OTHER FACILITIES

Piped gas provision in the kitchen will be provided. Power backup upto 6KW in 2BHK & 8KW in 3BHK apartments. Provision for split A/C in all bedrooms and living room (no air conditioners are being provided). Provision for a washing machine point will be provided at suitable location & provision for DTH Television broadcast. DTH antenna installation for each unit is allowed only on terrace and not with each unit.

Important to know: Specifications are tentative, indicative and are subject to variation as decided by the company/architect/competent authority. Applicant or any person shall not have any right to raise objection in this regard. Tiles/granite can have inherent colour and grain variations. For updated specifications visit our website ashianahousing.com