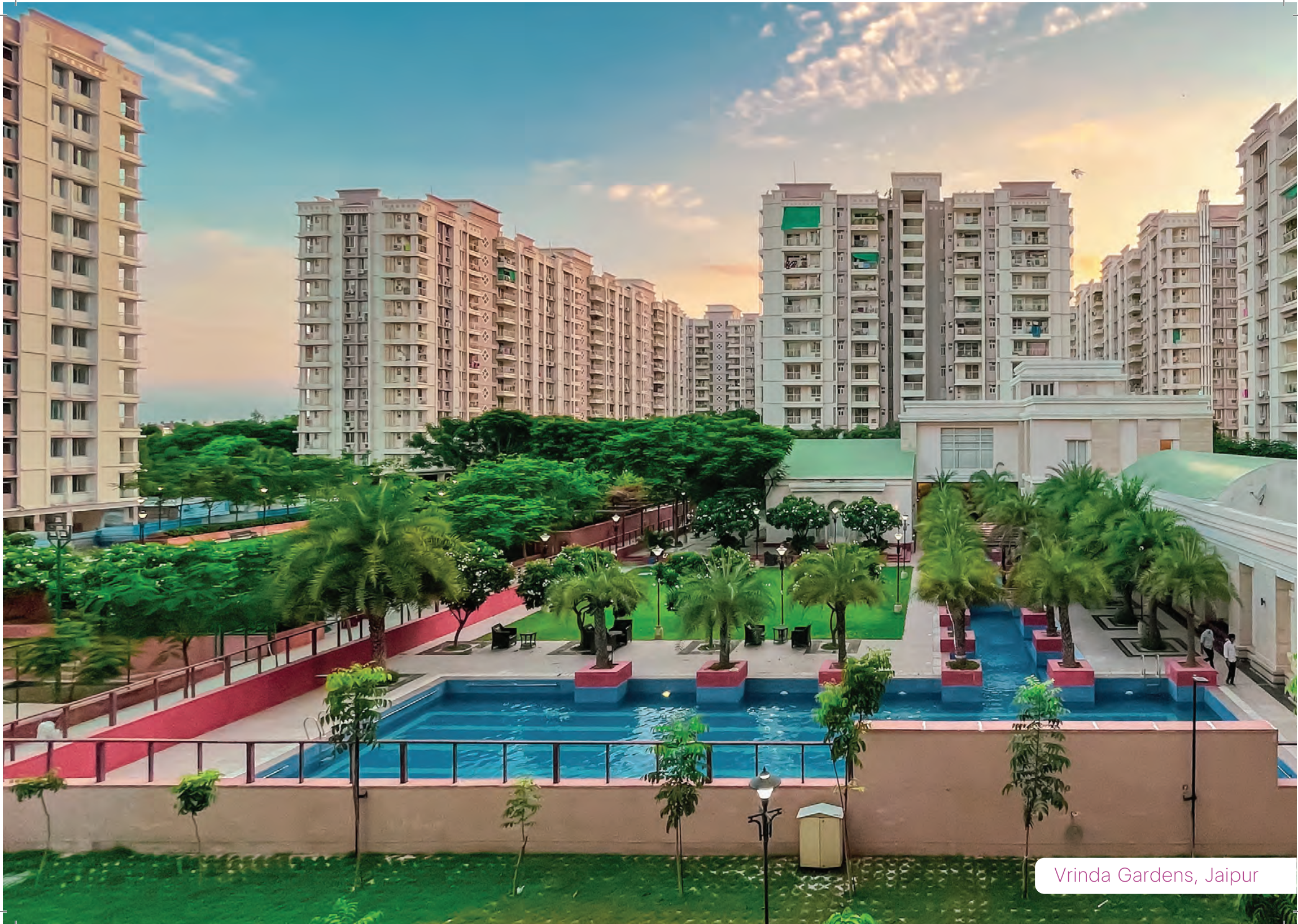




*Shot at Ashiana Property

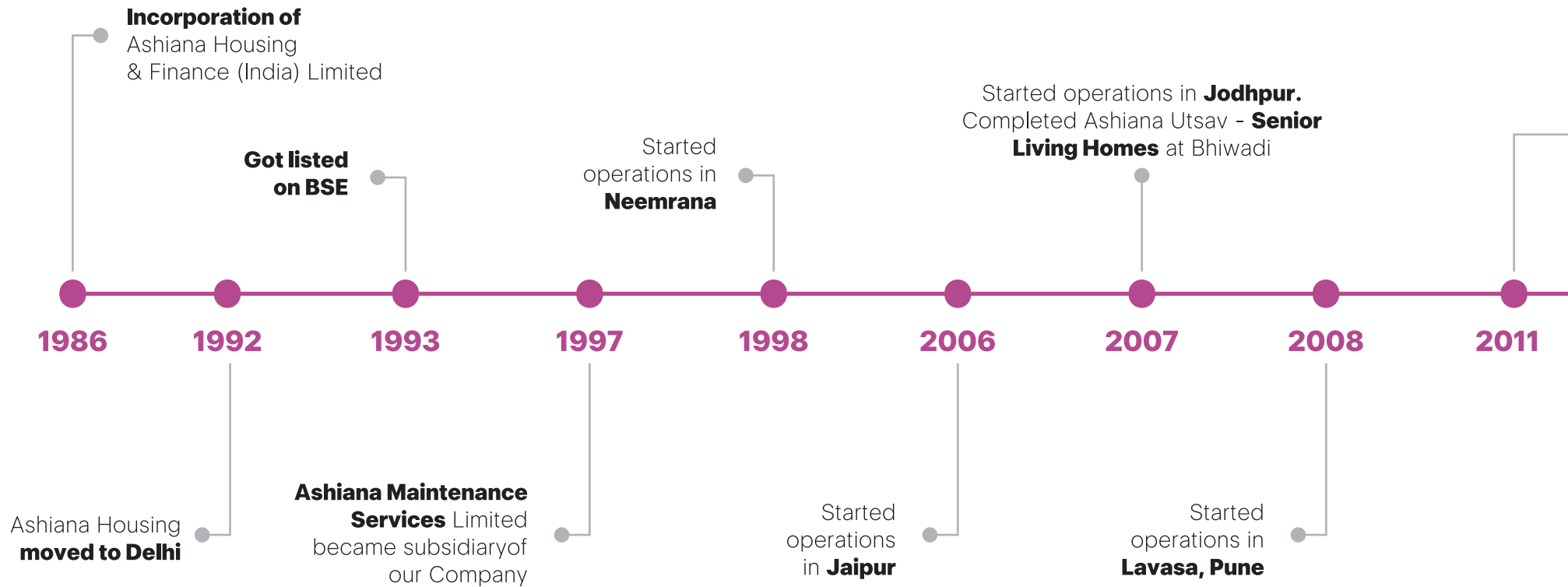


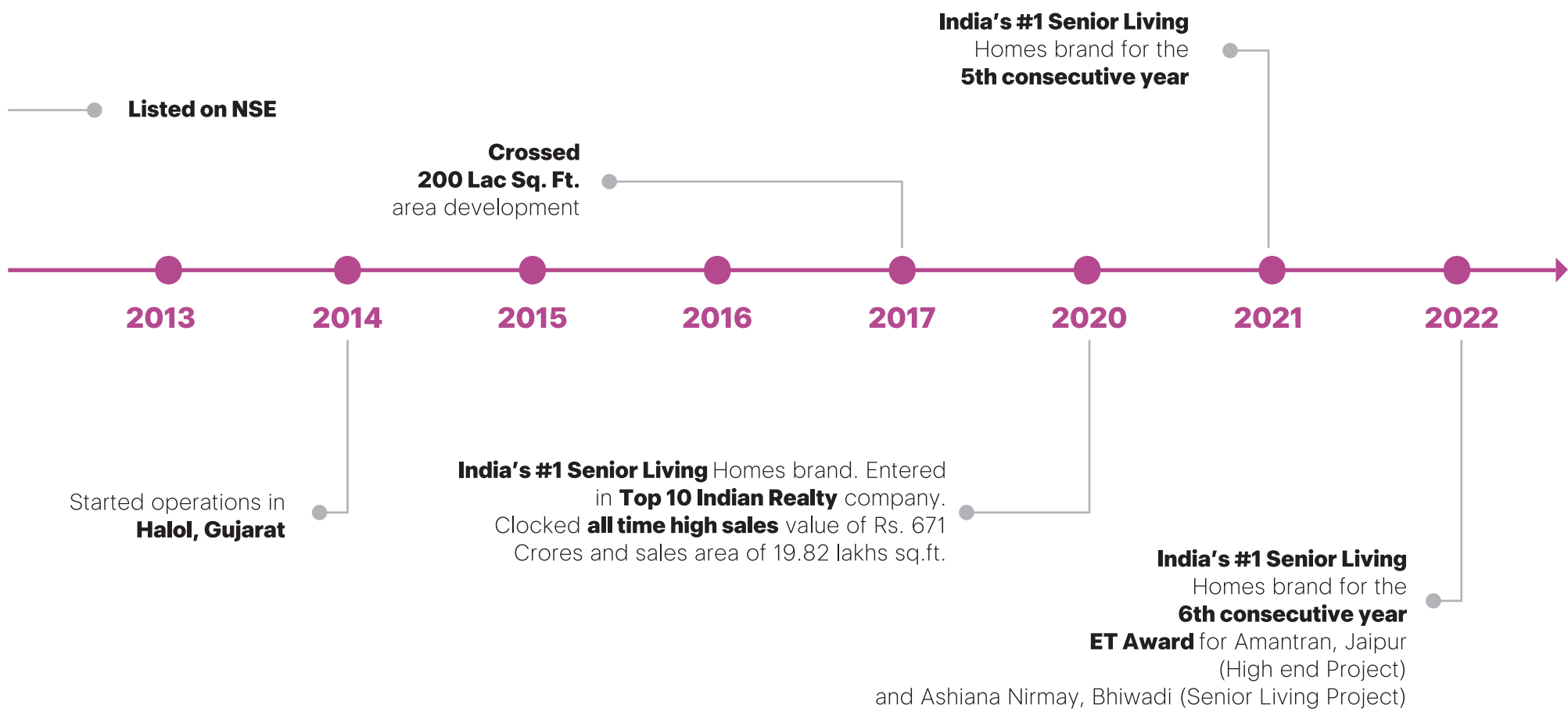
Vrinda Gardens, Jaipur

Established in 1979, Ashiana is now among India's top 10 Realty Brands. A legacy we have achieved with 42+ years of experience, ethical business practices, sheer dedication, providing dream homes to 15000+ families, and delivered 23+ million sq.ft. A legacy, that has created spaces for people to live and lead better lives, nurtured an environment for kids to grow, seniors to stay active, and for communities to thrive. Along the way, we've taken care of not just the people who live in the homes built by us, but also those who work with us and work for us. Step inside, and you'll discover homes that fill your life with positive vibes. Our homes evoke comfort and cosiness, while seamlessly merging practicality with pleasing aesthetics. And become the perfect canvas to fill with your stories.

Our Journey

Journey started in 1979, established in Patna as the first organised professional developer





Listed on NSE

Crossed 200 Lac Sq. Ft. area development

India's #1 Senior Living Homes brand for the 5th consecutive year

Started operations in Halol, Gujarat

India's #1 Senior Living Homes brand. Entered in Top 10 Indian Realty company. Clocked all time high sales value of Rs. 671 Crores and sales area of 19.82 lakhs sq.ft.

India's #1 Senior Living Homes brand for the 6th consecutive year ET Award for Amantran, Jaipur (High end Project) and Ashiana Nirmay, Bhiwadi (Senior Living Project)

India's #1 Senior Living Homes brand for the 6th consecutive year

Let's go home.

Today, a home is not just a tick box in life's trajectory; it's a canvas for your personality. One that you can fill with character, and all the things that tell stories of your journey. And while you seek the practicality, we understand that you're also looking for a life beyond the everyday; and a community that engages in a new-age way. At Ashiana, we are committed to bringing you that life. To putting a smile on your face. And ensuring you get to experience it. Through timely possession, transparency, maintenance management, intelligent design, and creating conveniences.

Because home is an experience.

Let's go home to a place we love being at. From the moment you step inside Malhar, you'll feel something click. All around you. As you walk through the most glorious greens, take in the refreshing air, and hear your kind of crowd make it the kind of place you would want to be at. And live at.

Here's the perfect canvas for you to paint with your life. Do up with your stories. Imbibe with your experiences. So that it doesn't just feel like home; it feels like you. Where you can live, play, engage, connect, and expand every single day. And so can your family.

It's not a home. It's your Malhar.



Live @ malhar

Our Homes

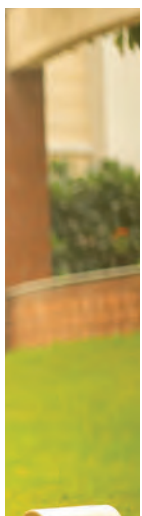


Ashiana Umang, Jaipur



Ashiana Utsav, Lavasa





Ashiana Tarang, Bhiwadi

Ashiana Anmol,
South Gurgaon

Where serenity reigns.

Spread across a sprawling 11 acres of land with 9 acres (approx.) of open and green spaces, Ashiana Malhar gives your eyes the greenest visual treat, and your lungs, the healthiest intake of fresh air. And endless views to expand your horizons.

When you're surrounded by such vibrant spaces, you're surrounded by positive vibes. Exhale all that clogs your mind and inhale all that rejuvenates it. Close your eyes, and dive into a place away from the humdrum, where you can truly connect with your soul.

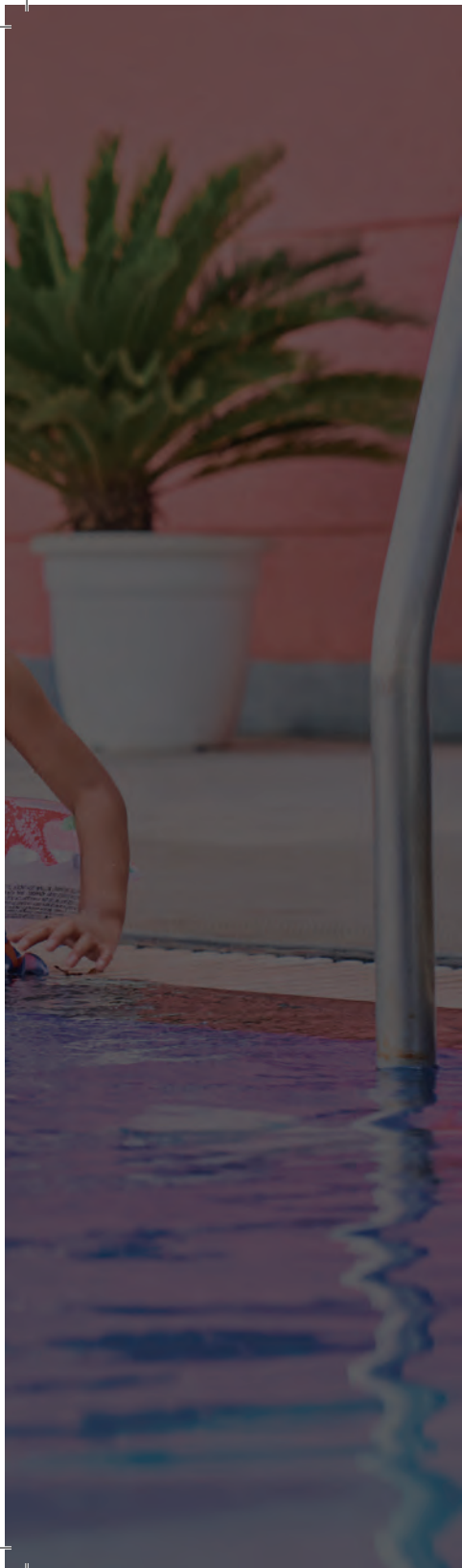




Expand @ malhar



Engage @ malhar



Find your tribe. *And your vibe.*

The 11242 sq.ft. (1044 sq.mt.) clubhouse goes beyond lavishness and luxury to offer you more value on day-to-day living. Lead an active life, network with like-minded people, engage with them, or simply have a good time.

Malhar is a place that's filled with energy and enthusiasm, and soon, you'll be vibing with it too.

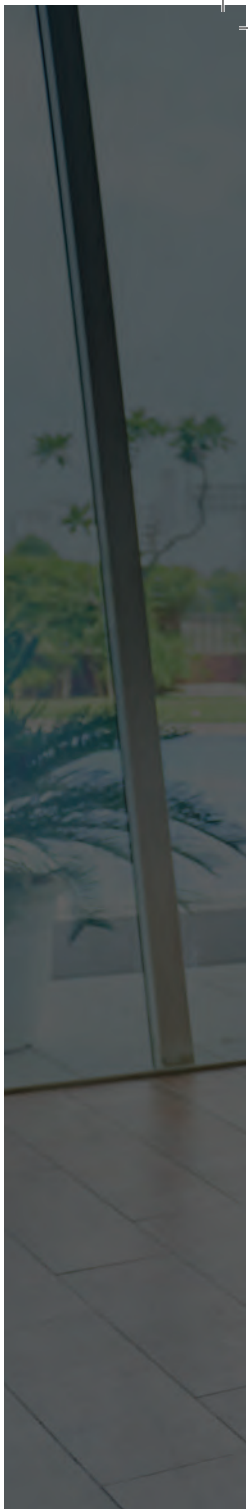
And if you're in the mood for a good game, we've got plenty of sporting courts for you to get your A-game on. Or maybe you'd like to sweat it out and then go for a swim. We've got you covered there as well, with a state-of-the-art gym and a relaxing pool that's perfect therapy for the soul.

If it's a party on your mind, we've got plenty of room for it with the well-equipped party room. At Ashiana Malhar, every space is designed keeping your needs in mind.

Setup. Start up. Level up.

We've designed work-from-home spaces for you so that you can seamlessly balance your work-life. And shifting between personal and professional spaces become easier. At Malhar, having a private workspace within your home allows you to shut away all the distractions and ideate peacefully. When you're done with work, it'll be much easier for you to switch to 'work off mode' and prepare to spend time with your family.

Then, if you want to take a refreshing break, the Café cum Business Centre is right there for you to stir up some candid conversations. And with the kids play area nearby, you know you'll never be far away from family.





Ideate @ malhar



Artistic view



*Artistic view



*Artistic view



*Artistic view



Artistic view



Connect @ malhar

Meet and greet and grow.

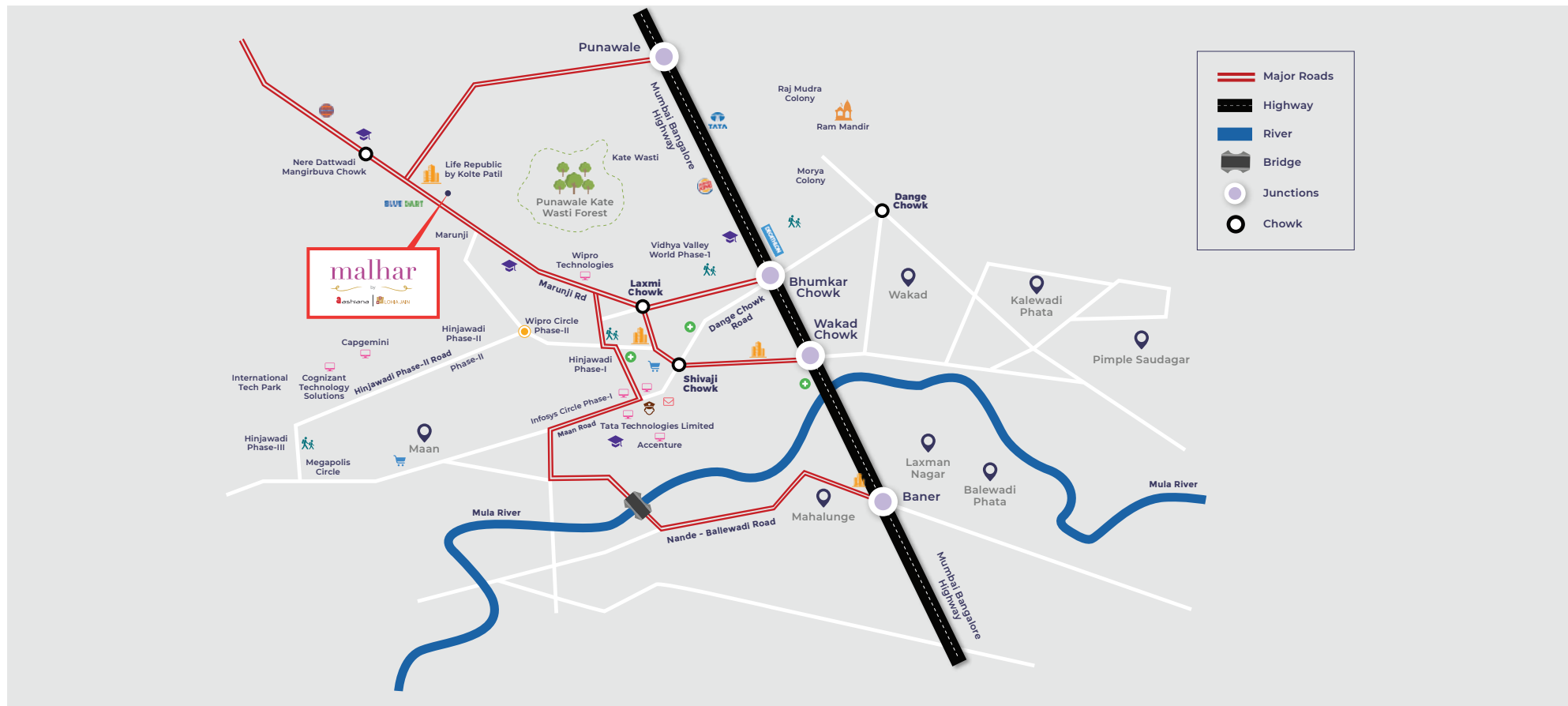
At Malhar, you'll get to interact with your kind of crowd. The more you widen your circle, the more your life experiences will be enriched with new stories. Enjoy a tete-a-tete at the terrace, open jars of new thoughts and ideas, share some old experiences with your friends. Keep socialising because that's the key to explore the different aspects of life, and expand your known terrain.



Reach @ malhar

At an arm's reach from everywhere.

At Malhar, you'll experience blissful mornings. Not mornings starting with worries of getting late. Office meetings, school assembly, first class of college - you'll be on time everywhere. Malhar, being located in Hinjawadi - the biggest IT hub of Pune, offers great connectivity to the best offices, schools, colleges, hospitals, and lifestyle & entertainment hubs around. Which means, you can reach anywhere asap, leaving you with ample time to expand your reach as well. As you soak in the joys of life.



Facilities at a glance



Stilt+14 floors with covered, open & podium parking



Gated entry with 24*7 security guards



Walking & Jogging tracks



Intercom & CCTV



Sandpit



Kids Play Area



Grandparents Corner



Open Gym



Commercial space



Power back-up



Garbage collection



Plumber & electrician on call



Maintenance of common areas

In-house clubhouse



Swimming pool



Multi-purpose Hall



Work Cafe



Indoor Kids Zone



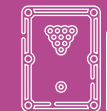
Indoor badminton courts (2)



Table Tennis



Half basketball court



Pool



Skating rink



Gym

Important to Know: The amenities and facilities depicted above are for the whole project and will be developed phase wise. To see the phase wise development, please refer the site map.





MAGNOLIA-1 (2BHK + 2T + WFH SPACE)

CARPET AREA sq.ft.(sq.mt)	BALCONY AREA sq.ft.(sq.mt)
751 (69.77)	105.27 (9.78)



MAGNOLIA- 2 (2BHK + 2T)

CARPET AREA sq.ft.(sq.mt)	BALCONY AREA sq.ft.(sq.mt)
645 (59.91)	88 (8.19)

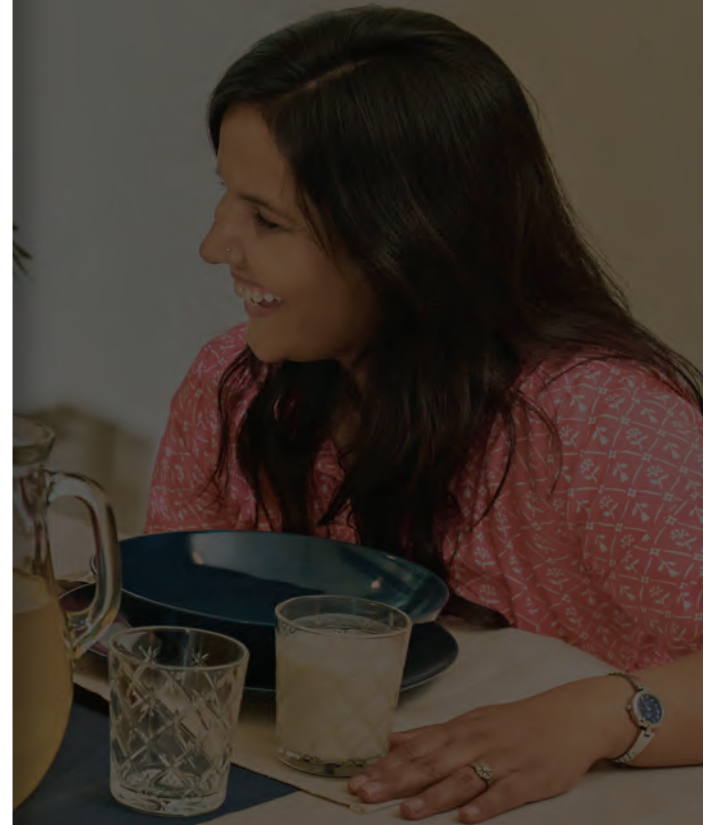


SPECIFICATION SNAPSHOT (PHASE-I)

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
LIVING/ DINING/ LOBBY	Vitrified tiles of 600*1200	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section (MS/GI)	Main door - 35mm moulded skin door/ laminated flush door with night latch, magic eye & handle	Powder coated aluminium windows or UPVC framed window with clear float glass
BEDROOMS	Wooden finish tiles 200*1200 in master bedroom. Vitrified tiles of 600*1200 in other bedrooms	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section (MS/GI)	35mm moulded skin doors/ flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with clear float glass
KITCHEN	Ceramic tiles of 300*300	300*600/ 600*600 mm ceramic tiles dado above platform upto 600mm height & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder coated aluminium windows or UPVC framed window with clear float glass
BATHROOM	Ceramic tiles 300*300	300*600 Ceramic tiles upto height of 2100mm	MS/GI/Stone/Full body tile frame.	35mm skin doors/ flush door with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with pinhead glass
BALCONY	Ceramic tiles 300*300	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A

FIXTURE & FITTINGS

KITCHEN	Platform in black granite/Quartz/Full Body Slab. Provision of gas pipeline, RO (no fixture will be provided). Provision for a dishwasher point in kitchen with water inlet and outlet in all units. Single bowl sink with drain board.
BATHROOM	Wall hung WC of ROCA or equivalent; wall mixer & basin mixer of Grohe or equivalent; other CP fittings of Jal/Continental /Prayag/Parryware, mirror, towel rod & health faucet. Towel rack & glass partition only in master bathroom. Semi recessed counter type wash basin in all bathrooms.
COVE CEILING	Approx 9" * 6" cove provision in master bedroom & drawing/ dining (light fixtures will not be provided).
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 kitchen platform, gas pipeline and water purifier point in kitchen. Wall/Ceiling fan point in all the bathrooms. Modular electrical switches with sockets and fan regulator in drawing/ dining and bedrooms.
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. T.V point will be provided in drawing/ dining and all bedrooms.
LIFT	Two gearless high speed automatic lifts in each block. Generator backup is provided in each lift.
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). Brackets for outdoor unit of split A/C would be provided.
OTHER FACILITIES	Provision for washing machine point provided with water inlet & outlet at suitable location and DTH Television broadcast point at suitable location. DTH antenna will be made on terrace, no antenna allowed inside the balcony or external facade on the unit. Cloth Hanger will be provided in master bedroom balcony only.



Customer Testimonials

1

“

The children of Ashiana Town are very different from children living elsewhere, because the environment here is very enriching. At any given time, there is so much happening here that we fear missing out on something or the other when we step out to go somewhere.

Tapasvini & Pragnyananda Panda, Ashiana Town, Kid centric homes, Bhiwadi ”

2

“

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

Mrs. & Mr. Tumul Rajesh, Ashiana Anmol, Sohna-Gurgaon ”

3

“

I went across many projects in Jaipur but always wanted a society equipped with modern amenities and low density. Ashiana Amantran is the one stop solution for all my concerns. I can proudly say that I am a part of the address of a select few!

Mr. & Mrs. Virenra Kumar Soni, Ashiana Amantran, Jaipur ”

4

“

Facilities and conveniences existing in & around Utsav are planned in such a way that life will become hassle-free.

Mrs. & Mr. Anish Sawjani, Ashiana Utsav, Lavasa ”

5

“

Ashiana Shubham gives us mental peace knowing that there will be an ambulance available within the complex 24/7 and doctor on call services. At Ashiana Senior Living, we are going to enjoy our retired life without any tension.

Mrs & Mr. Ramesh, Ashiana Shubham, Chennai ”

Maintenance services

Lifetime ownership of project maintenance, not limited to first 5 years.

19 mn sq ft area being maintained and managed by Ashiana Maintenance Services Ltd. (LLP). To enhance your experience, we offer you inhouse maintenance services.

In-house maintenance team of professionals, that manage and maintain old and new projects irrespective of the age of project.

- Management of electricity supply
- Daily cleaning & garbage management of the premises
- Services of electrician & plumber on call
- Planned preventive maintenance of water pump, DG set, STP etc
- Organizing inter-complex events – Competitions for kids, festival celebrations etc



Resale and Rental Services



Direct deals

We have a full-fledged in-house Resale and Rental team that comes armed with all the requisite knowledge, customer databases and networks to help you, so that you don't have to worry about all these hassles. Reach us directly – to buy, rent or resell.



Transparent transactions

We bring sellers and buyers together on one platform and they directly negotiate and fix the sale price. Both parties gain absolute clarity on the financial transaction, while we provide the rest of the support.



Hassle-free documentation

Property registration, verifying document authenticity, legalised attestation – leave all transaction manoeuvres to us. We ensure a smooth ride.

Flat layout and specifications:

The flat layouts and specifications shown in the brochure 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.

1. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
2. Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
4. 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.

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 about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer <http://www.maharera.mahaonline.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