

Phase I : P52100046049

Phase II : P52100052593

Phase III : P52100076601

Phase IV: PR1260002501981

maharera.mahaonline.gov.in



 **ashiana**
malhar

 **LOHIA JAIN**

MALHAR
WITH THE MOST

A LEGACY OF PERFORMANCE

Established in 1979, Ashiana is now among India's top Realty Brands. Ashiana has a proud legacy of **45+ years of performance**, the highest standards of quality, and ethical business practices that have facilitated the delivery of dream homes spread over **30+ million sq. ft. to 19000+ families**. Ashiana has constantly endeavoured to create spaces for people to live and lead better lives, nurture an environment for kids to grow, seniors to stay active, 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.



A man in a salmon-colored polo shirt and white shorts is walking a golden retriever on a leash along a paved path. The path is bordered by lush greenery and trees, creating a serene and natural setting. The overall atmosphere is bright and airy, with soft sunlight filtering through the foliage.

A LIFE THAT OFFERS THE MOST

More space, more greens, more amenities, and more moments that make everyday living richer. At Ashiana Malhar, abundance is thoughtfully built into every corner—from well-designed homes to expansive open spaces and a vibrant community that grows together.

Your home here becomes a canvas for your life, shaped by your choices and filled with moments, memories, and connections that define your journey. And behind it all is Ashiana's promise of transparency, timely possession, intelligent design, and seamless maintenance—so life flows just the way it should.

This is Malhar with the most.

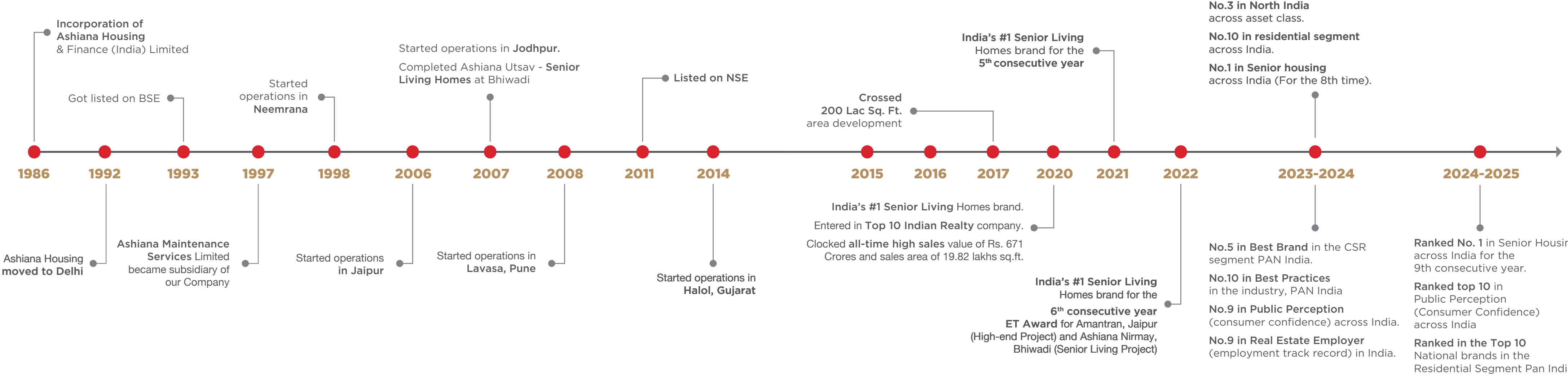
A WONDER-FILLED WORLD

When your home is all that you have wanted and more, it becomes a space for the most sublime experiences. At Ashiana Malhar, you never run short of options for leisure or do not have to look around for spaces to hang out with friends. As you walk through the most glorious greens, take in the refreshing air, and hear your kind of crowd you can make it the kind of place you would want to be at every day, every moment. And live at. Do up with your stories. Infuse 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.



OUR JOURNEY

The journey started in 1979, established in Patna as the first organised, professional developer.



WE ARE OPENLY GREEN

The wide-open green spaces give you the feeling of being surrounded by infinite magnificence as you soak in the beauty and remain mesmerised. Look far and further and you will find that you have a lot to look forward to as 11 acres of land with 9 acres (approx.) of open and green spaces make living amidst nature seem like an understatement. Wake up in the morning and connect with freshness and serenity, feel ready to take on the day as green is your colour and you have a spring in your step.



CHOICES THAT LEAVE YOU SPELLBOUND

The 11,242 sq.ft. (1044 sq.mt.) approx. clubhouse is where your world becomes larger as you go beyond and add value to everyday 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 meant for people with never-ending energy and enthusiasm, and soon, you'll be part of it, too. You will be spoilt for choices of sporting courts to get your A-game on. If you are a bundle of energy, go for a swim or burn it out in the state-of-the-art gym. If you have got a party on your mind, then the multi-purpose hall offers you ample space to entertain and move around. At Ashiana Malhar, every space is designed keeping your larger needs in mind.



A woman with long dark hair, wearing a striped sleeveless top and a matching skirt, is seated in a blue armchair at a round wooden table. She is looking at a laptop screen. On the table, there is a small potted plant and a cup of coffee. In the background, another person is visible working at a similar table. The room has large floor-to-ceiling windows that offer a view of a modern building and some greenery outside. The overall atmosphere is bright and professional.

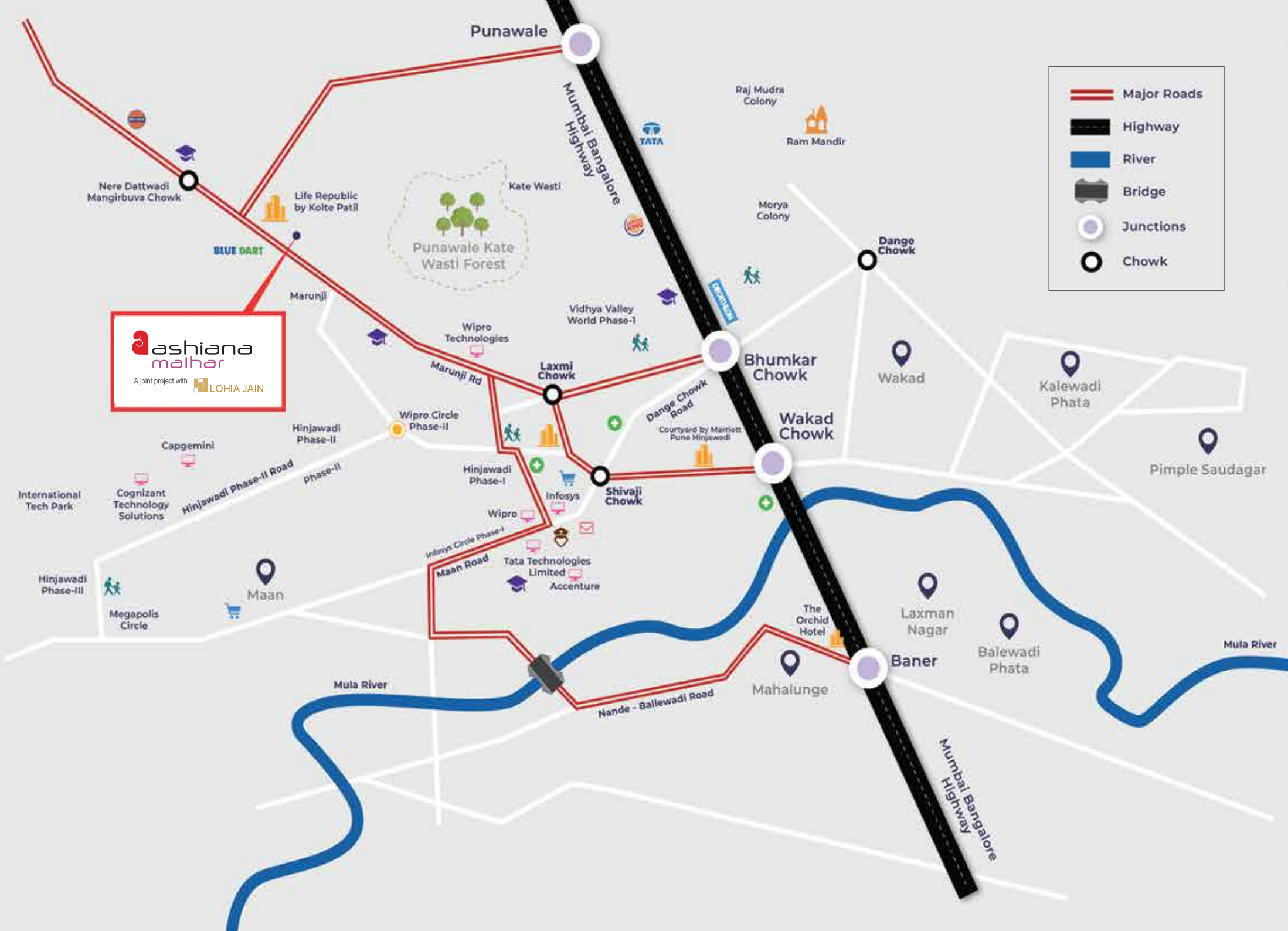
CAPTIVATING LEISURE-FILLED WORKSPACE

Work-from-home times are now designed to be smooth and uninterrupted with spaces for you to seamlessly balance your work-life. At Malhar, having a private workspace within your home allows you to shut away all distractions and ideate peacefully. When you're done with work, it'll be much easier for you to switch off from 'work 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.

COMPANY THAT LEAVES YOU MESMERISED



At Malhar, the diverse range of people that you get to interact with will help widen your circle and open up infinite possibilities. Enrich yourself with new stories as you enjoy conversations on the terrace, to open up jars of new thoughts and ideas, share some old experiences with your friends. Keep socialising because that's the key to exploring the different aspects of life, and expanding your known terrain.



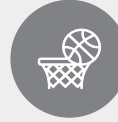
PHENOMENAL CONNECTIVITY

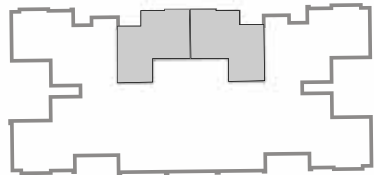
Life becomes more convenient at Malhar, as superb connectivity will facilitate more possibilities for reaching your choice of destination. Now, no mornings would start with worries of reaching late. Malhar, being located in Hinjawadi - the biggest IT hub of Pune offers great connectivity to the best schools, colleges, hospitals, and lifestyle & entertainment hubs around. This means you can reach anywhere swiftly, leaving ample time to expand your reach as well. As you soak in the comforts and conveniences.

FACILITIES AT A GLANCE

- | | | |
|--|--|--|
|  <p>Stilt+14 floors with covered & open parking</p> |  <p>Gated entry with 24*7 security guards</p> |  <p>Walking & Jogging tracks</p> |
|  <p>Intercom & CCTV</p> |  <p>Sandpit</p> |  <p>Kids' Play Area</p> |
|  <p>Grandparents' Corner</p> |  <p>Maintenance of common areas</p> |  <p>Commercial space</p> |
|  <p>Power back-up</p> |  <p>Garbage collection</p> |  <p>Plumber & Electrician on call</p> |

EXCLUSIVE CLUBHOUSE

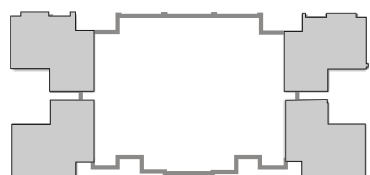
- | | | |
|--|---|--|
|  <p>Swimming pool</p> |  <p>Gym</p> |  <p>Indoor badminton courts (2)</p> |
|  <p>Intercom & CCTV</p> |  <p>Skating Rink</p> |  <p>Kids' Play Area</p> |
|  <p>Half basketball court</p> |  <p>Table Tennis</p> |  <p>Multi-purpose Hall</p> |
|  <p>Indoor Kids' Zone</p> |  <p>Work Cafe</p> |  <p>Pool</p> |



MAGNOLIA-2 (2BHK + 2T)

CARPET AREA	BALCONY AREA	TOTAL USABLE AREA
sq.ft.(sq.mt)	sq.ft.(sq.mt)	sq.ft.(sq.mt)
645 (59.91)	88 (8.19)	733 (68.1)

All layouts, plans, specifications, dimensions, designs, and measurements are indicative, not to scale, and subject to change as decided by the company promoter or the competent authority(s). The layouts shown may be mirror images of the actual unit layout. This does not constitute a legal offer; please refer to the Agreement for Sale and official project disclosures for exact details. For the exact layout and details of the Refuge floor, please connect with our Sales Representative.

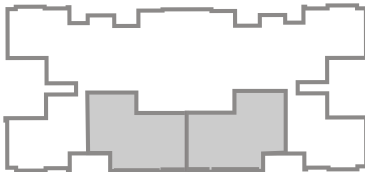


MAGNOLIA-1 (2BHK + 2T+ WFH)

CARPET AREA	BALCONY AREA	TOTAL USABLE AREA
sq.ft.(sq.mt)	sq.ft.(sq.mt)	sq.ft.(sq.mt)
751 (69.77)	105 (9.78)	856 (79.55)

All layouts, plans, specifications, dimensions, designs, and measurements are indicative, not to scale, and subject to change as decided by the company promoter or the competent authority(s). The layouts shown may be mirror images of the actual unit layout. This does not constitute a legal offer; please refer to the Agreement for Sale and official project disclosures for exact details. For the exact layout and details of the Refuge floor, please connect with our Sales Representative.





LAVENDER-1 (3BHK + 2T + WFH SPACE)

CARPET AREA sq.ft.(sq.mt)	BALCONY AREA sq.ft.(sq.mt)	TOTAL USABLE AREA sq.ft.(sq.mt)
948 (88.11)	97 (9.02)	1,045 (97.13)

All layouts, plans, specifications, dimensions, designs, and measurements are indicative, not to scale, and subject to change as decided by the company promoter or the competent authority(s). The layouts shown may be mirror images of the actual unit layout. This does not constitute a legal offer; please refer to the Agreement for Sale and official project disclosures for exact details. For the exact layout and details of the Refuge floor, please connect with our Sales Representative.



SPECIFICATION SNAPSHOT

SPACE	FLOORING	WALLS	CHAUKHAT	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 - 32 mm 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 all 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 pinhead glass
KITCHEN	Vitrified tiles (600×1200)/ Ceramic Tiles (300×300)/(600×600)	Ceramic tile dado (300×600 / 600×600) up to 600 mm above platform & acrylic emulsion above	N/A	N/A	Powder coated aluminium windows or UPVC framed window with clear float glass
BATHROOM	Wooden finished tiles (200×1200) / (300×600) Ceramic tiles	300x600 Ceramic tiles up to 2100 mm height	MS/GI / Stone / Full body tile frame	35 mm skin doors/flush door with mortise lock & lever handle without key	Powder-coated aluminium or UPVC framed windows with clear float glass
BALCONY	Ceramic tiles 300*300	Acrylic emulsion of pleasing shade of reputed brand as per architect's suggestions	N/A	N/A	N/A

FIXTURES & FITTINGS

KITCHEN	Platform in black granite / quartz / full body slab; provision for gas pipeline and RO (no fixture provided); dishwasher provision only with water inlet & outlet; single bowl sink with drain board.
BATHROOM	Wall-hung WC of ROCA or equivalent; wall mixer & basin mixer of Grohe/ Jaquar/ Kohler or equivalent; CP fittings of Jal / Kohler/ Continental / Prayag / Parryware; mirror, towel rod & health faucet; towel rack & glass partition only in master bathroom; semi-recessed counter washbasins in all bathrooms. All bottle trap & angle valve are PTMT.
ELECTRICAL WORK	Concealed conduit wiring with copper wires; light & power plug distribution; chimney point above kitchen platform; gas pipeline & water purifier point; wall/ceiling fan points in all bathrooms; modular switches with sockets and fan regulators in drawing/dining and bedrooms.
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 provided for lifts.
PIPED GAS	Provision in the kitchen.
GENERATOR	750 watts power backup in each apartment and complete backup in common areas.
AIR-CONDITIONING	Provision for split A/C in all bedrooms and living room (AC units not provided); brackets for outdoor units provided.
OTHER FACILITIES	Washing machine point with inlet & outlet; DTH TV point; antenna only on terrace; clothes hanger in master bedroom balcony only.

MAINTENANCE SERVICES

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

Approx 19 mn sq. ft. area being maintained and managed by Ashiana Maintenance Services Ltd. (LLP).

To enhance your experience, we offer you in-house 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 at 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 & RENTAL SERVICE



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.

CUSTOMER TESTIMONIALS



Shot at Ashiana Anmol, Gurugram

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 Sawjiani, Ashiana Utsav, Lavasa ”

FLAT LAYOUT & 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 the 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 colour and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.

Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.

Specifications are indicative in nature and are subject to variations within a 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 the Flat Buyer’s Agreement available on [ashianahousing.com](http://www.ashianahousing.com) to know about the company’s legal offerings and its contractual obligations in respect of the 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

OUR CONSULTANTS

ARCHITECT Mr. Sanjeev Mehta Ethique	LANDSCAPE ARCHITECT Mr. Yogesh Kapoor Shaheer Associates	STRUCTURAL CONSULTANT Mr. Achyut Watve J+W Consultants	PLUMBING + ELECTRICAL + FIRE FIGHTING Mr. Amit Kendale Amit Infrastructure Consultants
--	---	---	---

Site & Sales Office, Ashiana Malhar Survey No. 75/76, Bhor Wasti, Village Marunji, Pune 411 057	Corporate Office Ashiana Housing Limited, 304, Southern Park, Saket District Centre, Saket, New Delhi-110 017	Registered Office 5F, Everest, 46/C Chowringhee Road, Kolkata-700 071 CIN: L70109WB1986PLCO40864 Fax: 011-4265 4200 E-mail: sales@ashianahousing.com Website: ashianahousing.com
--	--	---