

Comfort Homes at Halol



About Ashiana

At Ashiana, we believe that trust and respect is earned through actions and not through words. For over three decades, this belief has pushed us to strive harder and create higher benchmarks in delivery and service. Since our first project in Patna, we have built and delivered over 1.1 crore square feet of residential and commercial space in Bhiwadi, Neemrana, Jaipur, Jodhpur, Jamshedpur and Lavasa (Pune) in the process, we have provided homes to 8740 families, who placed their faith in our quality of construction, safety of investment and integrity of commitment.

Ashiana's highlights:

- We build 4 homes everyday.
- First to develop group housing in Patna.
- First to develop group housing in industrial belts like Bhiwadi (NCR), Neemrana (NCR) & Jamshedpur.
- Pioneers in Senior Living in India with projects at Bhiwadi, Jaipur & Lavasa (Pune).
- Amongst first few to start maintenance of our own projects.
- One of the few real estate companies which offer resale & rental services.

Comfort Homes



Fun at the park



Open and green spaces

We offer:

- Well designed homes that let natural light and fresh air stream in, as you look out to vast open green spaces and well kept lawns and gardens.
- A safe place for your children's indoor activities, outdoor sports as well as socializing facilities for the entire family, within the complex.
- A habitat that turns neighbour into friends, thanks to events organized by the maintenance team. We also arrange a reliable plumber, a well trained electrician and, maintain your building along with the parks.

All of these together make your living very comfortable and enjoyable for you and your family so that you do not miss the city life.

Project Highlights



Gym at Ashiana Aangan, Bhiwadi



Security Guards at Ashiana Utsav

- Project : Spread over 10.65 acres with 512 low rise apartments.
- Accommodation : G+3 floors with 2 & 3 BHK apartments with lift in each block.
- Recreational Facility : Club with swimming pool, gym, pool table and sports facilities like badminton etc. dedicated kids play area.
- Security : Single gated complex with security guards 24x7 for safety and security of your family.
- Landscaping : Professional landscaped parks, walking & jogging tracks, fountains and trees all around the complex.
- Maintenance : In-house maintenance for a hassle free living.

Location

Distance Chart	
Airport	40 kms.
Baroda	35 kms.
Heritage Hotel	10 kms.
Halol bus stand	3.5 kms.
BP +IOC petrol pump	3.0 kms.
HDFC bank	2.0 kms.
MGM school	1.5 kms.



Not to scale

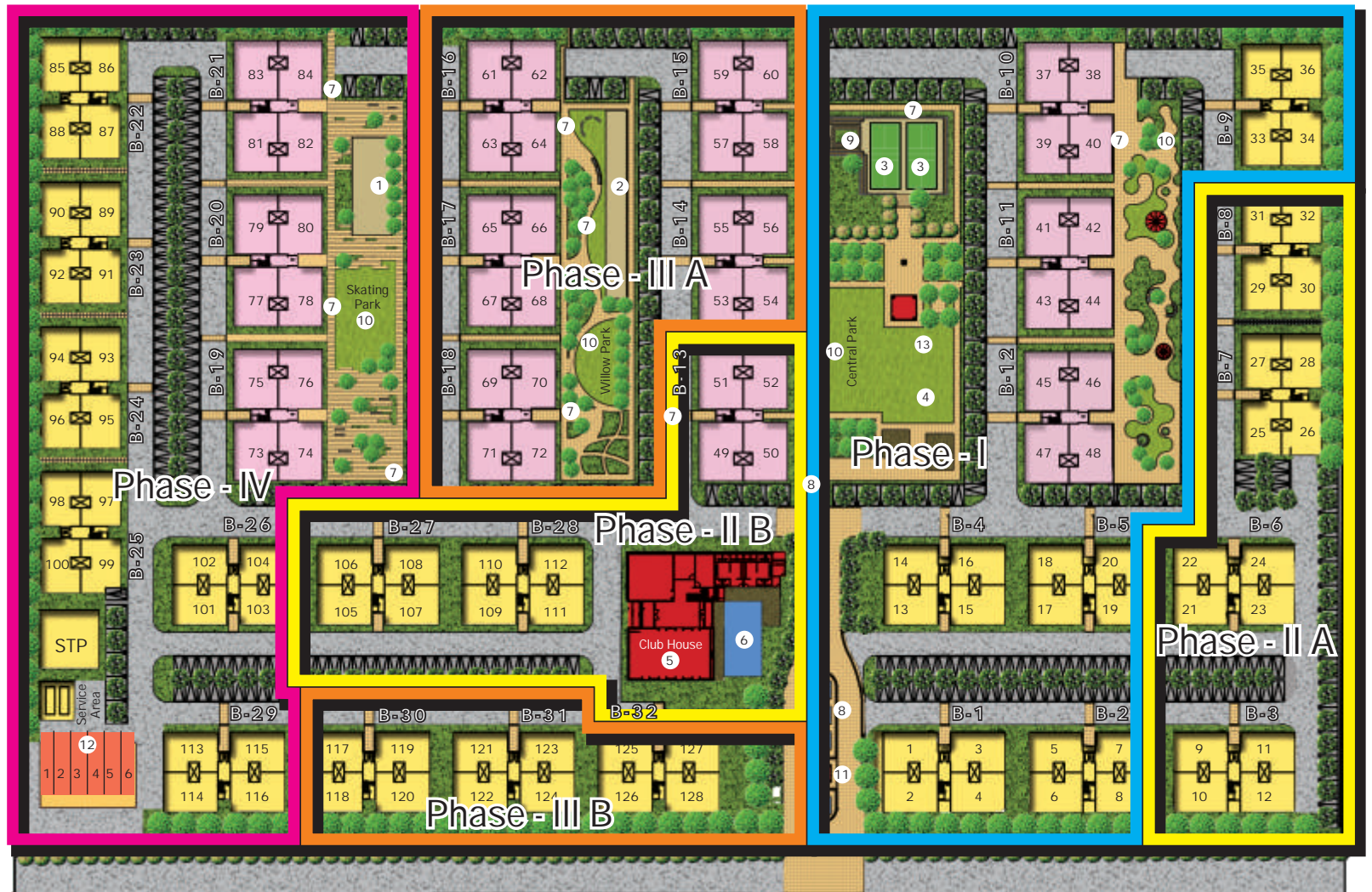
Site Layout

- Tapovan (3BHK)
- Madhuban (2BHK)

LEGEND

- | | |
|-------------------------|-------------------------|
| 1. Skating rink | 7. Walking track |
| 2. Cricket nets | 8. Water feature |
| 3. Badminton court | 9. Sitting area |
| 4. Children's play area | 10. Lawn |
| 5. Club | 11. Guard hut |
| 6. Swimming pool | 12. Shops |
| | 13. Overhead Water Tank |

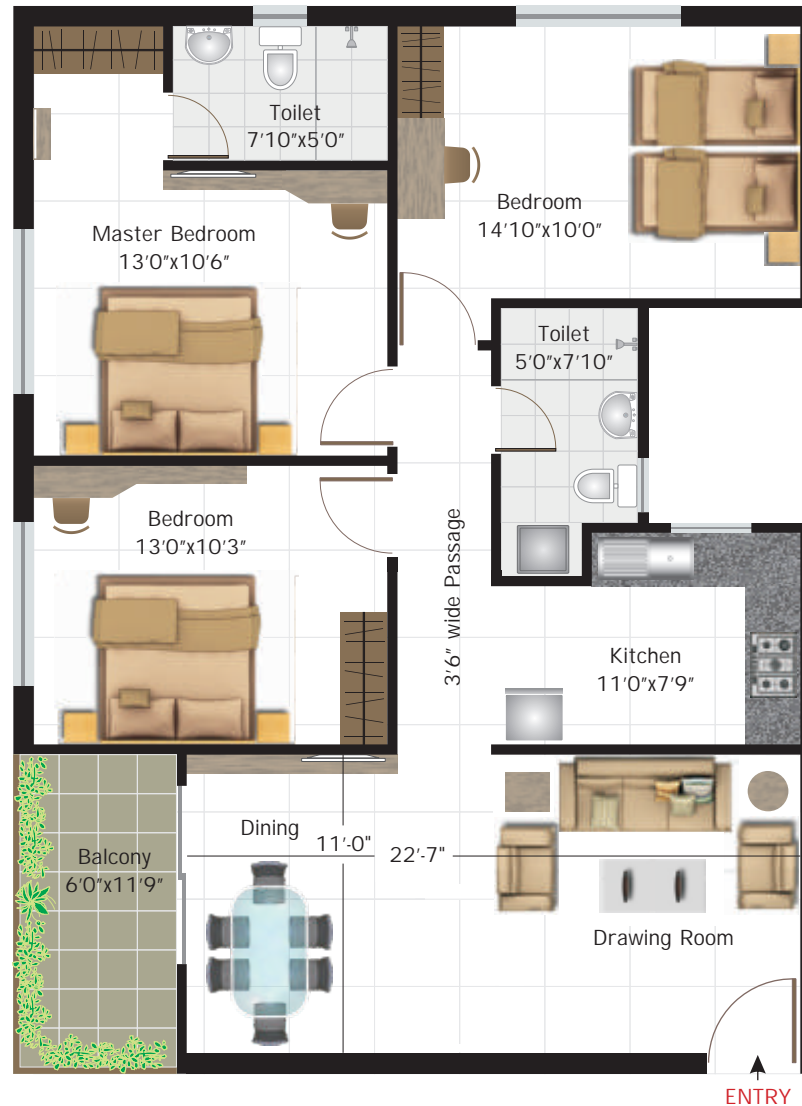
- Phase - I
- Phase - II A
- Phase - II B
- Phase - III A
- Phase - III B
- Phase - IV



Legal Note: The site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Navrang. The site layout can be modified/improved as decided by the Company/Architect. For updated site layout, you can visit our website ashianahousing.com

Tapovan - A (3BHK + 2 Toilets)

Super Built-up Area : 1470 Sq. Ft. (136.57 Sq. mts.)
Built-up Area = Super Built-up Area - 25%
(1 Sq. mt. = 10.764 sq. ft.)



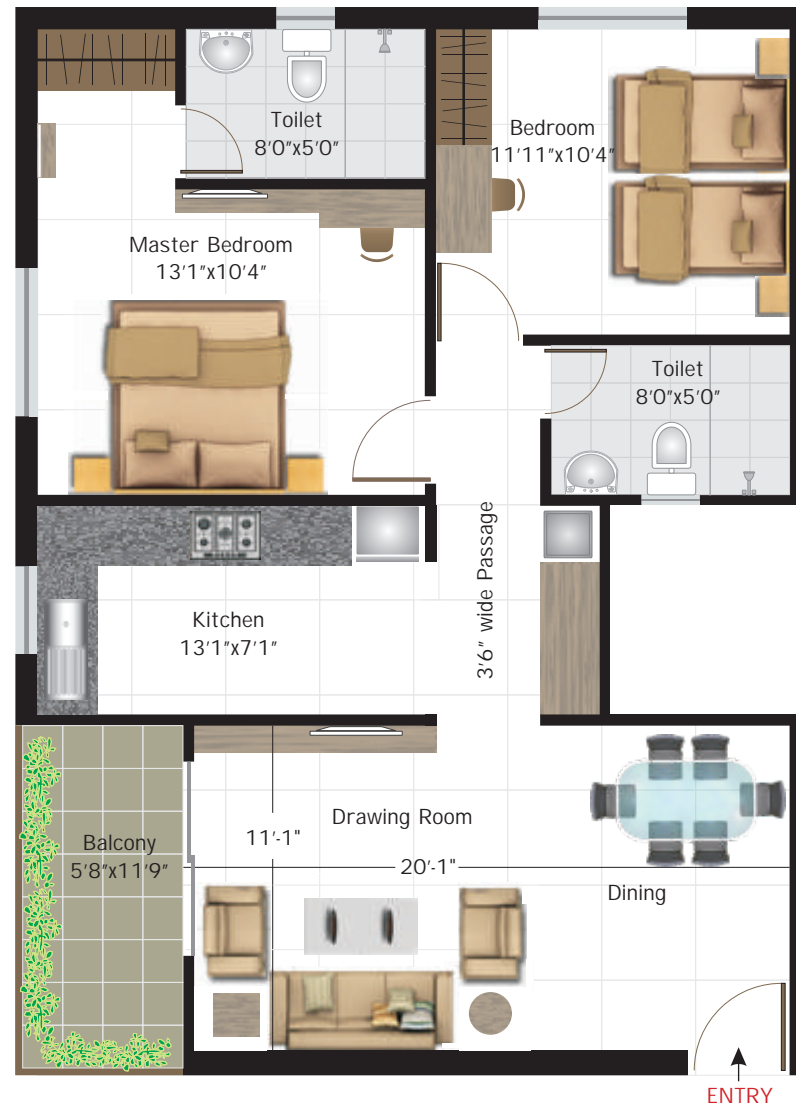
Legal Note: These plans are for representation purposes only and do not form a part of any agreement or legal binding on part of company. Balcony dimensions are up to the outer edge of the balcony slab. Tiles/ granite can have inherent colour and grain variations. Marginal difference may occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representative intentions only. The floor plans is tentative and subject to variation and modification as decided by the Company/Architect.

Madhuban - B (2BHK + 2 Toilets)

Super Built-up Area : 1215 Sq. Ft. (112.88 Sq. mts.)

Built-up Area = Super Built-up Area - 25%

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



Legal Note: These plans are for representation purposes only and do not form a part of any agreement or legal binding on part of company. Balcony dimensions are up to the outer edge of the balcony slab. Tiles/ granite can have inherent colour and grain variations. Marginal difference may occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representative intentions only. The floor plans is tentative and subject to variation and modification as decided by the Company/Architect.

Specifications

WALLS FINISH	All internal walls will be plastered and finished with Punning/Putty and pleasing shade of oil bond distemper.
Drawing/Dining	Vitrified Tiles
TOILETS Fittings	A wash basin, mirror and towel rail. Bath CP fittings & Vitreous white ceramic sanitary ware of standard make. Cistern will be of PVC. Provision for hot & cold water supply in all the toilets.
DOORS Main Door	35mm painted molded skin door with mortice lock, magic eye and decorative handles.
ELECTRICAL / Fittings	Modular electrical switches with sockets & fan regulators.
Water Supply	Through deep tube wells and a suitably located water tower.
GENERATOR BACK-UP	In common areas.
TELEPHONE / TV	TV Points in Drawing / Dining and master bedroom and telephone point in Drawing / Dinning only
LIFT	A passenger lift in each block with generator back-up.
STAIRCASE / LIFT LOBBY	Flooring combination of tiles and stone.
OTHER FACILITIES	Provision for washing machine point with water inlet and outlet at a convenient location.

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. Marginal difference may occur during construction.

Continuous Care

If you consider the long term effects of regularly maintaining and taking care of property, you will realize that if it is well-kept and preserved, then it tends to have higher resale and rental value as compared to units that aren't in as good a condition.

ADVANTAGES:

- 24x7 management of water and electricity supply.
- Daily cleaning & garbage management of the premises.
- 24x7 assistance like electrician & plumber on call.
- Improves social interaction by organizing inter-complex events like various competitions for kids, celebration of festivals etc.
- Life of equipments increases due to regular maintenance like water pump, DG sets, STP which in turn reduces capital expenditure.



“Ashiana is known for providing lifelong maintenance – whether it is upkeep of the complex or round-the-clock availability of plumber/electrician. This will give me a hassle-free life.”

Mr. Rajesh Bhateja,
Working at Polycab, Pvt. Ltd.

Resale & Rental Services



Recognising that some customers may not be end users, Ashiana Property Services assists homeowners to rent or re-sell their properties after these have been bought. It helps customers to have smooth and hassle-free rentals and resale transactions.

Ashiana Property Services has its presence in Bhiwadi, Jaipur, Jodhpur, Jamshedpur, Neemrana & Lavasa.

ADVANTAGES:

- Facilitates smooth transactions
- Encourages fair deals
- Manages entire documentation process
- Helps in getting better deals
- Hassle-free dealings

Contact us



Ashiana Housing Ltd.

Sales & Site Office:

Balaji Upvan, Old Jyoti Compound, Halol Godhra Road, Halol

Landline: 02676 226888

Mob: 080007 07602, 080007 07510

E-mail: sales@ashianahousing.com

Head Office:

304, Southern Park, Saket District Centre Saket, New Delhi

Ph: 011 - 4265 4265

Regd. Office :

5F, Everest, 46/C,

Chowringhee Road, Kolkata - 700 071

CIN: L70109WB1986PLC040864

Fax: 011-4265 4200

© "The content and pictorial shown in the e-brochure are the proprietary content and material which belongs to the company and any unauthorised circulation, re-use or reproduction of the same will constitute to violation of the copyright."

Disclaimer: This e-brochure is not a legal document. It only describes the conceptual plan to convey the intent & the purpose of Ashiana Navrang. Refer our website for draft maintenance and sale agreement. If you are unable to locate it, email us at care@ashianahousing.com