

A man and a woman are riding their bicycles on a paved path in a park. The man is on the left, wearing a white t-shirt, red shorts, and a blue helmet. The woman is on the right, wearing a white polka-dot t-shirt, red shorts, and a pink helmet. They are both smiling and looking towards each other. The background features lush green trees and a well-maintained lawn.

SEE IT TO BELIEVE IT
@ MALHAR



ARTISTIC VIEW OF ASHIANA MALHAR

A LEGACY OF PERFORMANCE

Established in 1979, Ashiana is now among India's top Realty Brands. Ashiana has a proud legacy of **43+ years of performance**, the highest standards of quality, and ethical business practices that have facilitated the delivery of dream homes spread over **23+ million sq. ft. to 17000+ 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.



Actual residents of Ashiana

SEE IT TO **BELIEVE IT**

Welcome to a life that gives you more than you imagine, more pleasures than you seek, more amenities than you could have asked for, and more friends that you can handle. It is the magnificence that you need to see to believe, and once you set your sights on it you will remain mesmerised. Go ahead and design your life with your choices as your home becomes a canvas for your personality and you cast your personality on it. One, that you can fill with character, and all the things that tell the story of your journey. At Ashiana, we are committed to bringing you that life. To put a smile on your face. And ensuring you get to experience it. Through timely possession, transparency, maintenance management, intelligent design, and creating conveniences.

EXPERIENCE THE BREATHTAKING

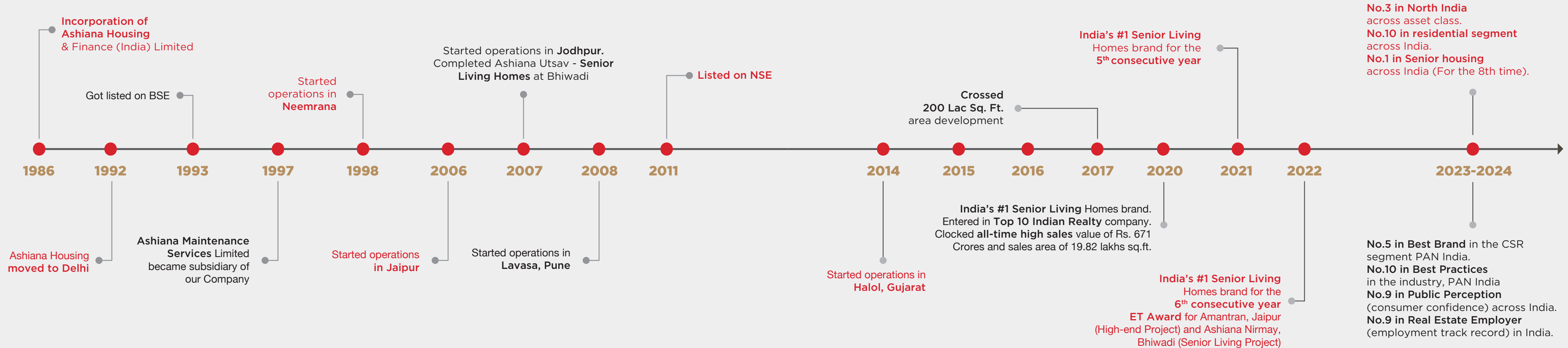
When your home is all that you have wanted and more, it becomes a space for the most sublime experiences. At Ashiana Malhar, you never run short of options for leisure or do not have to look around for spaces to hang out with friends. As you walk through the most glorious greens, take in the refreshing 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.

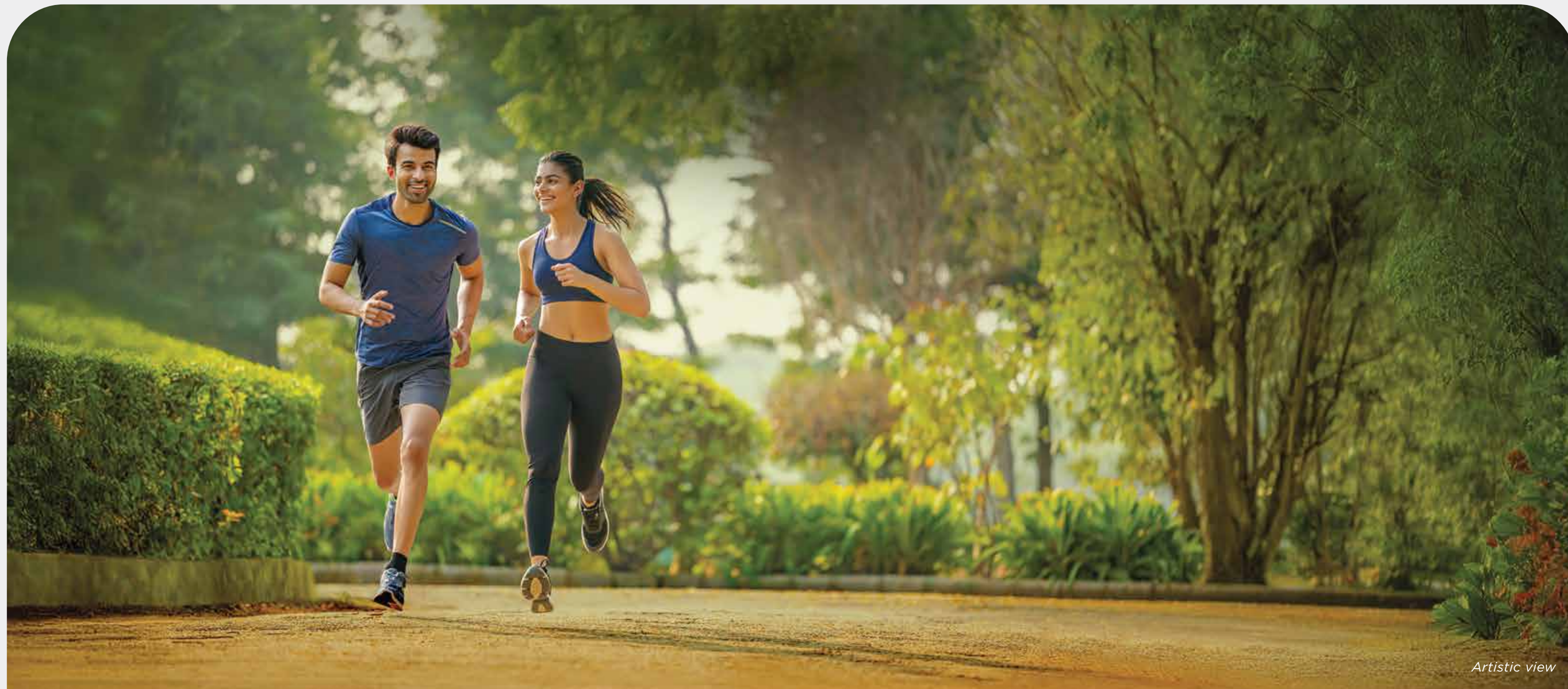


Artistic view of Malhar

OUR JOURNEY

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





Artistic view

FEAST YOUR EYES ON THE SPECTACULAR GREENS

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.) 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.



Facilities provided by Ashiana Malhar



Shot at Ashiana Anmol, Gurugram

CAPTIVATING LEISURE-FILLED WORKSPACES

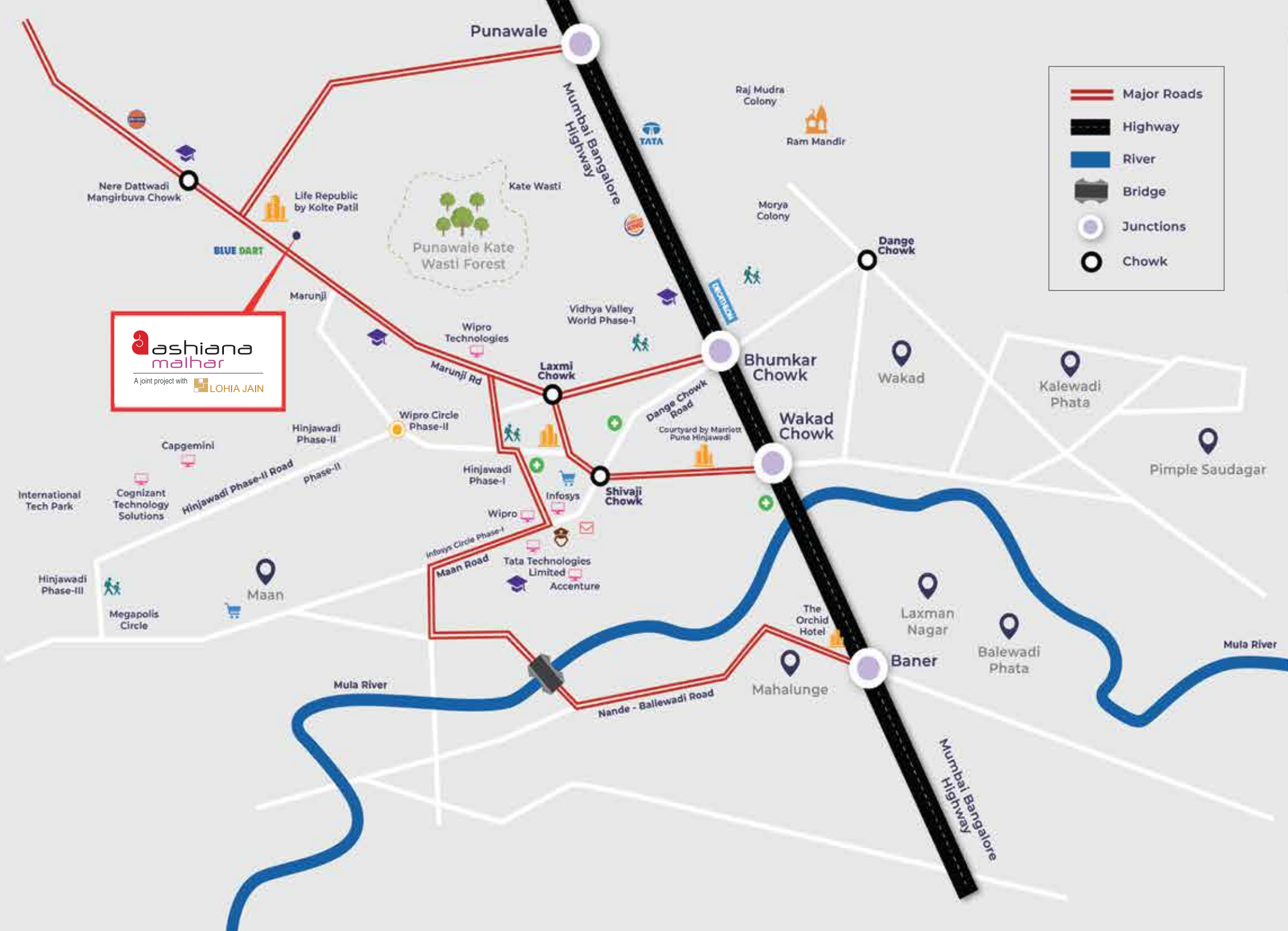
Work-from-home times are now designed to be smooth and uninterrupted with spaces for you to seamlessly balance your work-life. At Malhar, having a private workspace within your home allows you to shut away all distractions and ideate peacefully. When you're done with work, it'll be much easier for you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






Shot at Ashiana Anmol, Gurugram









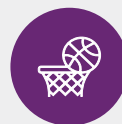



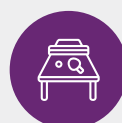


PHENOMENAL CONNECTIVITY

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

-  Stilt+14 floors with covered & open 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

EXCLUSIVE CLUBHOUSE

-  Swimming pool
-  Work Cafe
-  Indoor badminton courts (2)
-  Intercom & CCTV
-  Sandpit
-  Kids' Play Area
-  Half basketball court
-  Skating rink
-  Multi-purpose Hall
-  Indoor Kids' Zone
-  Table Tennis
-  Pool
-  Gym

MAGNOLIA-2 (2BHK + 2T)

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



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

CARPET AREA sq.ft.(sq.mt)	BALCONY AREA sq.ft.(sq.mt)	TOTAL USABLE AREA sq.ft.(sq.mt)
751 (69.77)	105.27 (9.78)	856.27 (79.55)

SPECIFICATION SNAPSHOT

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)



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 - 35 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 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 up to 600 mm 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 up to height of 2100 mm	MS/GI/Stone/Full body tile frame.	35 mm 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

FIXTURES & FITTINGS

KITCHEN	Platform in black granite/Quartz/Full Body Slab. Provision for 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 washbasins 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. Clothes hanger will be provided in master bedroom balcony only.

MAINTENANCE SERVICES

Lifetime ownership of project maintenance, not limited to the 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 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



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
--	--	---



A joint project with  LOHIA JAIN




Phase 1 : P52100046049



Phase 2 : P52100052593



Phase 3 : P52100076601

 maharera.mahaonline.gov.in