



ARCHITECT

Mr. Sanjeev Mehta Ethique Architects & Associates, Mumbai

LANDSCAPE ARCHITECT

Mr. Vikas Bhosekar Vikas and Nilima Bhosekar

STRUCTURAL CONSULTANT

Mr. Achyut Watve JW Consultant LLP

MEP CONSULTANT

Mr. Amit Kendale Amit Infrastructure Consultant

OFFICE ADDRESS

SITE OFFICE

Ashiana Amodh Survey No 75/2/3, 76, 77/2 Opp. Sai Temple, Varale Ambi Road, Taluka Maval, Talegaon, Dist. Pune - 410 507

REGD. OFFICE

5F, Everest, 46/C, Chowringhee Road, Kolkata - 700 071 CIN: L70109WB1986PLC040864 Fax: 011 - 4265 4200

CORPORATE OFFICE

Ashiana Housing Limited 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017 T: 011 - 4265 4265

Ashiana Amodh Phase I: MAHARERA Reg. No. P52100050979 https://maharera.mahaonline.gov.in





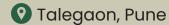
Web: ashianahousing.com



NATURE IS NOT A PLACE TO VISIT.

ITIS HOME.







PROJECT HIGHLIGHTS



Stilt+14 Floors



Concierge Service in each block



1/2/3 BHK Apartments



2 Passenger + 1 Service Lift in each block with Automatic Rescue Device (ARD)



Single Gated Entry with 24x7 Security Guards & Intercom



Covered & Open Parking



13,760 Sq Mtrs. (3.4 Acres) of Landscape Area with dense tree plantation, water bodies, and dedicated areas for outdoor activities



Hassle free living with Plumber and Electrician on call



1,765 Sq. Mtrs. (19,000 Sq. Ft.) Club with Dining, Gym, Swimming Pool etc.



Assisted Living Centre within the complex

CLUB HIGHLIGHTS



Dining Hall



Swimming Pool with Jacuzzi



Cafeteria



Gymnasium



Media Room



Party Hall



Art & Craft + Reading Room



- Multipurpose Hall
 Indoor Badminton
 Carrom / TT / Billiards



Card Room



Daily Needs Shop

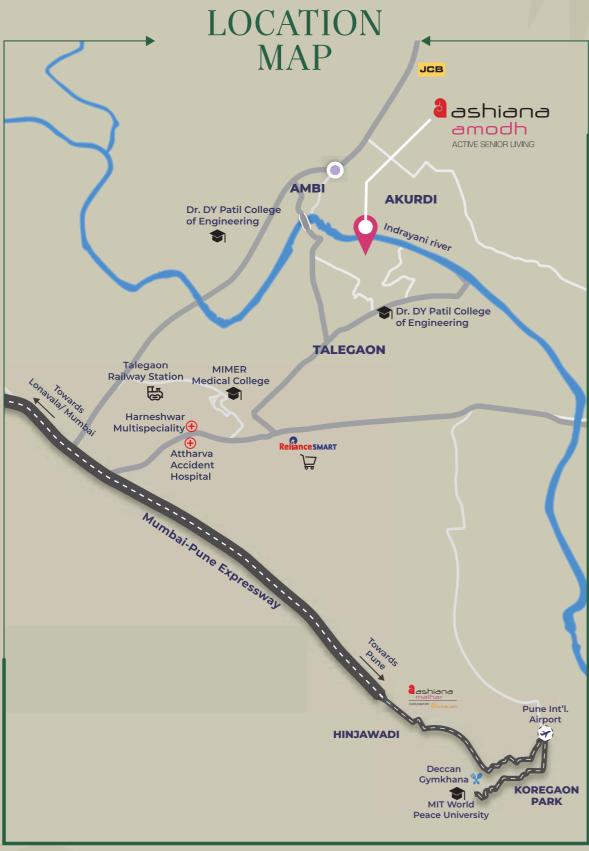


Music Room

Departmental Store, Admin Office, Dining Hall, Bar, Kitchen Area are exclusive property of the Promoter are on right to use basis only and property of Promoter







Map not to scale

DISTANCE CHART

S. No.	CONNECTIVITY	Distance from Amodh
1	Talegaon Railway Station	2.5 kms
2	Talegaon Bus Stand	3.8 kms
3	Vadgaon Phata	5.2 kms
4	Mumbai - Pune Expressway (Talegaon Urse Toll Plaza)	7.3 kms
5	Airport (Pune)	41 .8 kms
	HOSPITALS	
6	MAEER Physiotheraphy College	2.5 kms
7	MIMER Medical College	2.5 kms
8	Talegaon General Hospital	2.7 kms
9	Bade Accident and Multispeciality Hospital	8.0 kms
10	Pawana Multispeciality Hospital	8.1 kms
11	Pioneer Hospital	8.2 kms
12	Sparsh Multispeciality Hospital	8.6 kms
	BANKS	
13	SBI ATM	1.5 kms
14	ICICI ATM	1.5 kms
15	Punjab National Bank	1.9 kms
16	Axis Bank	2.4 kms
17	Canara Bank	2.6 kms
	NEAR BY MARKET	
18	HP Petrol Pump	1.8 kms
19	Domino's	2.1 kms
20	More Super Market	2.8 kms
21	Haldiram's	2.8 kms
22	Stree Shakti Vegetable & Fruit Market	3.1 kms
23	Reliance Smart Store	3.8 kms

Source: Google Maps









LAVENDER 1 - 3BHK+2T



▼ Phase I

Usable Area 104.27 sq m (1122.36 sq ft) Carpet Area 94.15 sq m (1013.43 sq ft) Total Balcony Area 10.12 sq m (108.93 sq ft)

1st floor unit will have additional terrace area of 100.86 sq ft

MAGNOLIA 1 - 2BHK+2T



▼ Phase I

Usable Area 86.12 sq m (927 sq ft)

Carpet Area 76 sq m (818.06 sq ft) Total Balcony Area 10.12 sq m (108.93 sq ft)

MAGNOLIA 2 - 2BHK+2T

VRINDA 1 - 1BHK+2T



▼ Phase I

Usable Area 79.16 sq m (852.08 sq ft)

Carpet Area 72.55 sq m (780.93 sq ft) Total Balcony Area 6.61 sq m (71.15 sq ft)

BEDROOM 4.25 X 3.48 14' X 11'5" TOILET 2.75 X 1.73 9'0" X 5'8" **TOILET** 1.65 X 1.73 5'5" X 5'8" LIVING/DINING 3.65 X 5.66 12'0" X 18'7" **⋖** ENTRY 4.40 (14'5") BALCONY **KITCHEN** STORE 1.30 2.80 X 1.85 1.20 X 1.85 (4'3") 9'2" X 6'1" 3'11" X 6'1"

▼ Phase I

Usable Area Carpet Area Total Balcony Area 59.21 sq m 52.39 sq m 6.82 sq m (637.34 sq ft) (563.93 sq ft) (73.41 sq ft)











AGE FRIENDLY FEATURES



Skid Resistant



Arthritis Friendly Fittings



Wheelchair Accessible Complex



Electrical Switches with LED Indicator at comfortable height



Grab Rails in Master Toilet for support



Age Friendly Designs



Round Wall Edges



Piped Music with Walkways



Night Lamp in Master Bedroom and all Toilets



Emergency Response System in Master Bedroom, Master Toilet & Drawing Room



Sitting Area in Lift Lobby

SPECIFICATIONS FOR PHASE-I

STRUCTURE Reinforced cement concrete frame structure or

load bearing masonry structure in accordance with

applicable earthquake zone as per BIS codes.

WALL FINISH

Acrylic emulsion of specific shade from reputed brand

as per architect's suggestion

External

Texture paint

FLOORING Drawing/Dining

Vitrified tiles (matte-finish) (2'x4')

Bedrooms

MASTER BEDROOM **OTHER ROOMS**

Vitrified tiles (wooden finish) (6"x2') Vitrified tiles (matte-finish) (2'x4')

Balconies

Ceramic tiles (slip resistant) (1'X1')

TOILETS

Ceramic tiles up to lintel level (1'X2')

Ceramic tiles (slip resistant) (1'X1')

Semi recessed Wash basin of standard make with Full body tile Granite/Quartz for counter, Towel rack in master bathroom and Towel rack/ Towel rod in other bathrooms. Vitreous white sanitaryware of standard make and health faucet. Grab rails in master bathroom. Single lever CP fitting of standard make

KITCHEN Flooring

Ceramic tiles (slip resistant) (1'x1')

Full body tile /Granite/Quartz for counter & Stainless steel kitchen

sink with single bowl & drain board

Walls

2 feet ceramic tiles dado above working platform

Fittings & fixture

Sink mixture with swirl

WINDOWS

Aluminium powder coated/Anodised or UPVC. In bathrooms, windows will be top hung casement windows with frosted glass

SPECIFICATIONS FOR PHASE-I

DOOR

35mm thick skin door/laminated flush door/GI Pressed steel chaukhat

/Magic eye/Safety chain

Other door

35mm thick skin door/flush door with GI pressed steel chaukhat

Lever type handles with mortice lock

ELECTRICAL Fittings

Modular electrical switches-sockets & LED indicator

(all rooms)

Wiring

All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and

distribution of light and power plugs

Emergency response switch in Master Bedroom, Master Toilet & Drawing Room connected to

Central Monitoring Station (CMS)

In Master Bedroom and all toilets **NIGHT LAMP**

PIPED LPG Provision in Kitchen will be provided

TELEPHONE/TV/

Provision of Telephone point in Drawing/Dining & Master **INTERNET** Bedroom. Router provision in Living/Dining/passage or at

suitable location

Lifts in each apartment building backed by LIFT

Automatic Rescue Device (ARD)

AIR CONDITIONING Provision for split AC in all rooms

POWER BACKUP Up to 750 watts in each apartment

OTHER FACILITIES Provision for DTH. Washing machine point with water inlet

> and outlet at Balcony or convenient location. DTH antenna installation is allowed only on terrace and not with each

unit. Cloth Hanger in balcony

FREQUENTLY ASKED QUESTIONS

Q1. Can I buy or lease the apartment if I am less than 55 years of age?

Yes, you can buy the apartment if you are less than 55 years of age. Ans. However, for residing purpose one of the resident/spouse has to be

above the age of 55 years.

Can my son/daughter buy the apartment for me? Q2.

Besides the son/daughter even a benefactor may buy an apartment Ans.

for a resident who is 55 years of age or above.

DEFINITION OF COSTS AND DEPOSITS

Q3. How is reducible interest free management deposit charged?

A reducible interest free management deposit is valid for 15 years. Ans. However, if the buyer transfers the apartment within 15 years, the balance of the management deposit after deducting the indirect cost and management fee on pro-rata basis, will be refunded. The new buyer will have to pay a fresh maintenance deposit at then

prevailing rates.

What is monthly maintenance charge? Q4.

Ans. Monthly maintenance charge is the maintenance and operation

> cost of the common areas, common services including power backup, administrative expenses etc. It is calculated on the basis of per sq. ft. of the apartment area. Residents will need to buy a compulsory food coupon every month from the time of occupancy.

For details, please refer the price list.

SERVICES

Q5. Will the Amodh Administration maintain my flat?

Maintenance staff like plumber, electrician or mason will be made Ans.

available by the Amodh Administration. Only the material cost will

have to be paid by the resident.

FREQUENTLY ASKED QUESTIONS

Q6. What kind of transportation is available for me?

Talegaon Railway station, just 2.5 kms (approx.) away, is on the main Ans. route of Pune - Mumbai and trains are available frequently. The Government bus depot (MSRTS) is also available and you can use the bus facility to reach various locations of Pune. Apart from that, our help desk will also assist you in obtaining the services of a driver or a taxi on chargeable basis. However, to avail this service, an advance

notice will be required.

OTHERS

Q7. Can my children stay with me? Will this Senior Living Community be accessible to my friends & family?

Yes, your children and grandchildren are welcome at the community Ans. and can stay with you for a short duration. The duration of stay will be decided from time to time in consultation with the Senior Living Community Council. However, unmarried/widowed daughter can stay with the residents on a permanent basis. The community will definitely be accessible to your relatives and friends. The rule of short

stay will apply here as well.

Can I rent/sell my apartment? Q8.

Owners are free to sell or rent their apartment to anybody at their Ans.

convenience. 'Ashiana Resale & Rental Services' also proposes to extend this facility for a fee. However, the rule regarding residing age will be applicable. For more details, you can contact your sales officer.

