

## OUR CONSULTANTS

### ARCHITECT

Mr. Sanjeev Mehta  
Ethique Architects & Associates,  
Mumbai

### STRUCTURAL CONSULTANT

Mr. Achyut Watve  
JW Consultant LLP

### LANDSCAPE ARCHITECT

Mr. Vikas Bhosekar  
Vikas and Nilima Bhosekar

### 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  
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### CORPORATE OFFICE

Ashiana Housing Limited  
304, Southern Park, Saket District  
Centre, Saket, New Delhi - 110 017  
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Ashiana Amodh Phase I: MAHARERA Reg. No. P52100050979  
<https://maharera.mahaonline.gov.in>



**Web:** [ashianahousing.com](http://ashianahousing.com)



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NATURE IS NOT  
A PLACE TO VISIT.

# IT IS HOME.

*Stay  
Evergreen*





Artistic image, Ashiana Amodh



## 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





Artistic view of Club





Artistic view of Club



# LOCATION MAP



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 Physiotherapy 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





Artistic view of Tennis Court



Artistic view of Swimming Pool



Artistic view of Club



Artistic view of Dining Area



LAVENDER 1 - 3BHK+2T

MAGNOLIA 1 - 2BHK+2T



▼ Phase I

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

1<sup>st</sup> floor unit will have additional terrace area of 100.86 sq ft



▼ Phase I

Usable Area	Carpets Area	Total Balcony Area
86.12 sq m (927 sq ft)	76 sq m (818.06 sq ft)	10.12 sq m (108.93 sq ft)

1<sup>st</sup> floor unit will have additional terrace area of 108.93 sq ft  
Unit 25 as per site map on 1<sup>st</sup> floor will have private terrace of area 675 sq ft



MAGNOLIA 2 - 2BHK+2T



▼ Phase I

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

1<sup>st</sup> floor unit will have additional terrace area of 43.49 sq ft  
Unit 26 as per site map on 1<sup>st</sup> floor will have private terrace of area 614 sq ft

VRINDA 1 - 1BHK+2T



▼ 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)

1<sup>st</sup> floor unit will have additional terrace area of 106.56 sq ft





Artistic view of Swing Plaza



Artistic view of Yoga Lawn



Artistic view of Outdoor Gym



Artistic view of Kid's Play Area





Artistic view of Assisted Living Center

## AGE FRIENDLY FEATURES



Skid Resistant Tiles



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	<b>Internal</b> Acrylic emulsion of specific shade from reputed brand as per architect's suggestion <b>External</b> Texture paint
FLOORING	<b>Drawing/Dining</b> Vitrified tiles(matte-finish) (2'x4')
MASTER BEDROOM OTHER ROOMS	<b>Bedrooms</b> Vitrified tiles(wooden finish) (6"x2') Vitrified tiles(matte-finish) (2'x4') <b>Balconies</b> Ceramic tiles (slip resistant) (1'X1')
TOILETS	<b>Walls</b> Ceramic tiles up to lintel level (1'X2') <b>Flooring</b> Ceramic tiles (slip resistant) (1'X1') <b>Fittings</b> 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	<b>Flooring</b> Ceramic tiles (slip resistant) (1'x1') <b>Platform</b> Full body tile /Granite/Quartz for counter & Stainless steel kitchen sink with single bowl & drain board <b>Walls</b> 2 feet ceramic tiles dado above working platform <b>Fittings &amp; fixture</b> 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	<b>Main door</b> 35mm thick skin door/laminated flush door/GI Pressed steel chaukhat /Magic eye/Safety chain <b>Other door</b> 35mm thick skin door/flush door with GI pressed steel chaukhat <b>Handles</b> Lever type handles with mortice lock
ELECTRICAL	<b>Fittings</b> Modular electrical switches-sockets & LED indicator (all rooms) <b>Wiring</b> All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs <b>ERS</b> Emergency response switch in Master Bedroom, Master Toilet & Drawing Room connected to Central Monitoring Station (CMS)
NIGHT LAMP	In Master Bedroom and all toilets
PIPED LPG	Provision in Kitchen will be provided
TELEPHONE/TV/ INTERNET	Provision of Telephone point in Drawing/Dining & Master Bedroom. Router provision in Living/Dining/passage or at suitable location
LIFT	Lifts in each apartment building backed by 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?
- Ans. Yes, you can buy the apartment if you are less than 55 years of age. However, for residing purpose one of the resident/spouse has to be above the age of 55 years.
- Q2. Can my son/daughter buy the apartment for me?
- Ans. Besides the son/daughter even a benefactor may buy an apartment 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?
- Ans. A reducible interest free management deposit is valid for 15 years. 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.
- Q4. What is monthly maintenance charge?
- 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?
- Ans. Maintenance staff like plumber, electrician or mason will be made 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?
- Ans. Talegaon Railway station, just 2.5 kms (approx.) away, is on the main 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?
- Ans. Yes, your children and grandchildren are welcome at the community 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.
- Q8. Can I rent/sell my apartment?
- Ans. Owners are free to sell or rent their apartment to anybody at their 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.





## IMPORTANT TO KNOW

### 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](https://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 <https://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](mailto:care@ashianahousing.com)

### Disclaimer :

- (i) Promoter intends to develop Whole Project Ashiana Amodh on 48389 sqm of land (Scheduled Land). It further represents that Pune Metropolitan Regional Development Authority (PMRDA) has published a development plan on 02.08.2021 in which 110 mt wide ring road is proposed which is passing through a portion of Scheduled Land admeasuring 4715.50 sqm (Acquired Land). The Promoter has raised objection for the same with the requirement that the said acquisition be dropped altogether by PMRDA. However, it may happen that PMRDA doesn't remove the acquisition of Acquired Land for ring road. Under such conditions the Promoter represents that the Scheduled Land will be reduced to 43573.50 sqm and the Allottee along with other allottees will have undivided share only on the balance land admeasuring 43573.50 sqm i.e.  $(48389 \text{ sqm} - 4715.50 \text{ sqm} = 43573.50 \text{ sqm})$ .
- (ii) The Promoter represents that it may happen that the proposed acquisition of 4715.50 sqm of land for the proposed ring road is removed altogether, under such condition the Promoter will proceed to plan additional development on the Acquired Land and future phases on the balance portion of the Scheduled Land excluding Ashiana Amodh Phase I. Such additional development may involve applying to PMRDA for amendment of the already sanctioned plan and amendment in the Environmental Clearance and other approvals.
- (iii) Purpose of bringing this fact before the allottees is that the allottee is aware of the same and does not raise objection on the same and the Promoter is at a liberty to proceed accordingly.