

Comfort Homes at Jodhpur



A joint project with



What are comfort homes?



When you look for a home, what is the first thing you look for? Naturally, it is comfort for your whole family which also includes spaces within your home and the environment outside. Here are some of the essential elements which make a home comfortable and pleasurable:

- A well designed unit that lets in natural light and fresh air. When you look out of the window you see wide open spaces, well kept lawns and manicured gardens.
- A safe place for your children's indoor and outdoor activities which includes sports and recreation. A vibrant social life for the entire family, within the complex.
- A habitat that turns neighbours into friends due to regular interactive events organized within the complex.
- A maintenance team that arranges reliable plumbers, well trained electricians and also maintains your building along with the parks.

All of these together make your Ashiana Home - a Comfort Home.

The Project



After the timely possession of low-rise apartments in Phase-I, we now offer high-rise apartments in Ashiana Dwarka Phase-II, located on Pal-Sangariya Link Road. Spread over approx 8.8 acres, Ashiana Dwarka offers various facilities that are required for comfortable living like landscaped parks, wide roads, kids play area, jogging tracks, club with modern amenities etc.

The design and layout of the complex is such where the distance between the buildings has been planned in a way that allows proper ventilation, natural lighting and privacy of each home.

HIGHLIGHTS:

- Approx. 8.8 acres project
- Ground+4 floors and Stilt+12 floors with lift (option of 2/3 BHK apartments)
- Landscaped parks with jogging tracks and dedicated kids play area
- Secure complex with single gated entry
- Party lawn and amphitheater
- Club with swimming pool, indoor games, book café, space for departmental store and multipurpose hall
- Outdoor badminton courts

Location



AIIMS, Jodhpur



DPS, Jodhpur

Ashiana Dwarka is located in the hub of developing area in Jodhpur. It is located on the Pal-Sangariya Link Road and is close to DPS, AIIMS and the proposed High Court. The by-pass will also ensure better connectivity to the refinery in Pachpadra (Barmer) along with Airport and Railway Station.

Basni Industrial Area is already pushing the demand for quality housing which makes Ashiana Dwarka an excellent location. Apart from this, a large number of projects have been earmarked for future development in the vicinity.

Welcome to the new buzz town of Jodhpur!

Location Map



Site Layout

Legends

1. Lawn
2. Kids Play Area
3. Amphitheater
4. Badminton Court
5. Cricket Pitch
6. Half Basketball Court
7. Water Body
8. Club
9. Swimming Pool
10. Sitting Area
11. Space for ATM



2BHK	Area
■ Magnolia I	1220 sq. ft.
■ Magnolia II	1150 sq. ft.
■ Magnolia III	1180 sq. ft.

1 Sq. mt. = 10.764 sq. ft.

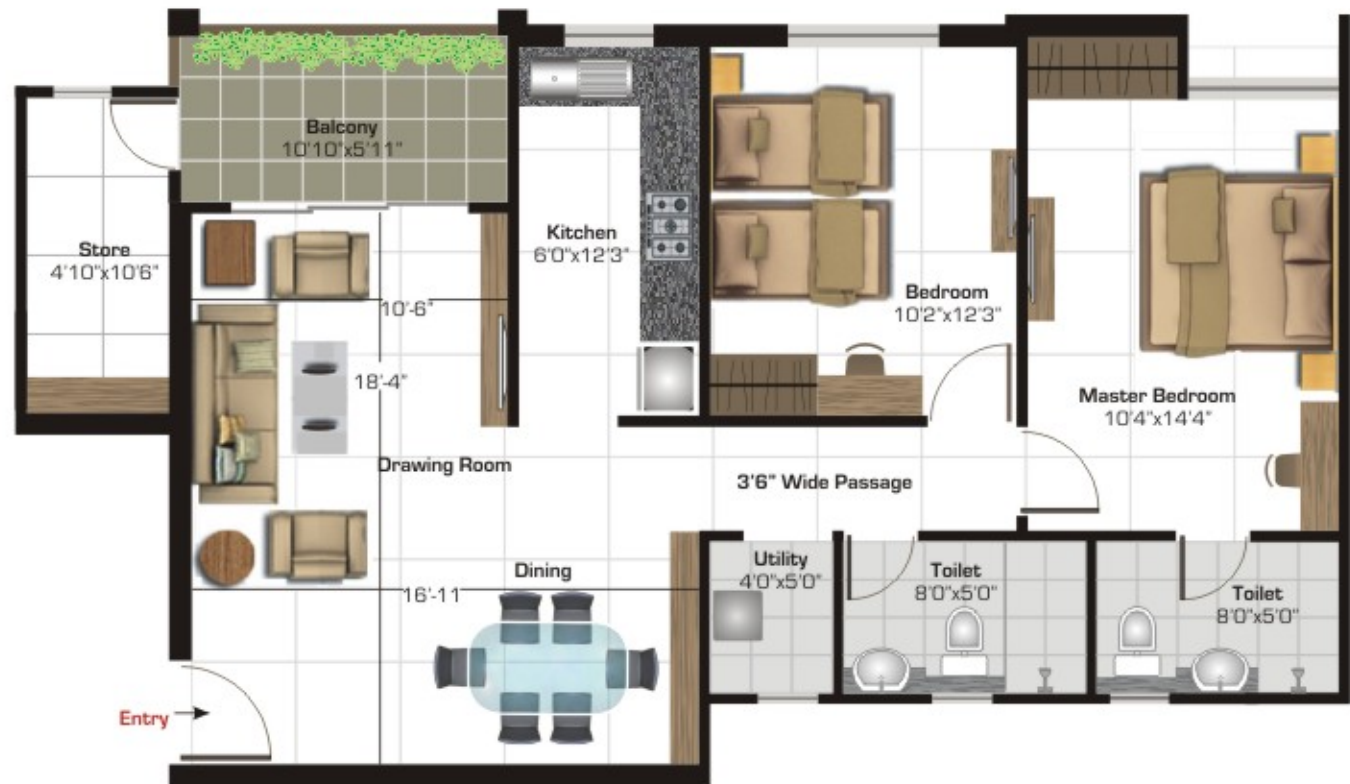
3BHK	Area
■ Lavender I	1530 sq. ft.
■ Lavender II	1460 sq. ft.
■ Lavender III	1490 sq. ft.

Not to scale



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

Magnolia - I (2BHK + Utility + Store)



Super Built-up Area - 1220 sq. ft. (113.34 sq. mts.)

Built-up Area - 976 sq. ft. (90.67 sq. mts.)

(Store is not available on ground floor)

Built-up Area = Super Built-up Area - 20%

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

Important to know: These plans are for representation purposes only and do not form a part of any agreement or legal binding on part of company. Internal dimensions are from brick to brick. Balcony dimensions are up to the edge of balcony slab. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. The floor plan is tentative and subject to variation and modification as decided by the Company/Architect. For updated floor plans visit our website ashianahousing.com

Magnolia - II (2BHK + Utility)



Super Built-up Area - 1150 sq. ft. (106.84 sq. mts.)

Built-up Area - 920 sq. ft. (85.47 sq. mts.)

Built-up Area = Super Built-up Area - 20%

[1 Sq. mt. = 10.764 sq. ft.]

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Magnolia - III (2BHK + Utility)



Super Built-up Area - 1180 sq. ft. (109.62 sq. mts.)

Built-up Area - 944 sq. ft. (87.70 sq. mts.)

Built-up Area = Super Built-up Area - 20%

[1 Sq. mt. = 10.764 sq. ft.]

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Lavender - I (3BHK + Utility + Store)



Super Built-up Area - 1530 sq. ft. (142.14 sq. mts.)

Built-up Area - 1224 sq. ft. (113.71 sq. mts.)

[Store is not available on ground floor]

Built-up Area = Super Built-up Area - 20%

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

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Lavender - II (3BHK + Utility)



Super Built-up Area - 1460 sq. ft. [135.64 sq. mts.]

Built-up Area - 1168 sq. ft. [108.51 sq. mts]

Built-up Area = Super Built-up Area - 20%

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

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Lavender - III (3BHK)



Super Built-up Area - 1490 sq. ft. (138.42 sq. mts.)

Built-up Area - 1192 sq. ft. (110.74 sq. mts)

Built-up Area = Super Built-up Area - 20%

[1 Sq. mt. = 10.764 sq. ft.]

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Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	Acrylic emulsion paint of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm skin door with night latch, magic eye & premium handle	UPVC or anodised aluminium windows with clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOM	Vitrified Tiles	Acrylic emulsion paint of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm skin door with premium lever type handles	UPVC or anodised aluminium windows with clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic Tiles	2 ft. ceramic tiles dado above platform & acrylic emulsion paint of pleasing shade of a reputed brand as per architect's suggestion	N/A	N/A	UPVC or anodised aluminium windows with clear float glass	A working platform in black granite with stainless steel sink with drain board. Provision for hot & cold water
TOILET	Ceramic Tiles	Ceramic tiles up-to height of 7ft.	Folded steel section	35mm skin door with premium lever type handles	UPVC or anodised aluminium windows with clear float glass	Jaquar or equivalent C.P. fittings & washbasin with chinaware of Roca brand or equivalent, mirror, towel rail & health faucet in all toilets along with provision for hot & cold water
BALCONY	Ceramic Tiles	Acrylic emulsion paint of reputed brand	Folded steel section (3BHK master bedroom) in G+4 apts. & aluminium window with door in S+12 apts.	Sliding aluminium UPVC/ anodised door cum window with drawing/ dining in G+4 apts. & S+12 apts. & 3BHK master bedroom with skin door in G+4 apts.	N/A	N/A

- ELECTRICAL WORK** : All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs. Provision for electrical chimney above platform along with water purifier point in kitchen.
- TELEPHONE/T.V.** : Points will be provided in drawing/dining and all bedrooms. The intercom will be provided through the authorized phone company or EPABX. Facility of DTH antenna installation for each unit is allowed only on the terrace and not in front of individual units.
- PIPED GAS** : Piped gas provision in the kitchen will be provided.
- GENERATOR** : Power backup in common areas and 750 watts in each unit.
- AIR-CONDITIONING** : Provision for A/C in all bedrooms and living room [no air conditioners are being provided.]
- OTHER FACILITIES** : Provision for a washing machine point will be provided at a suitable location.

Important to know: 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, grain variations and may vary batch to batch. For latest specifications visit our website ashianahousing.com

Maintenance Services



Actual view of Rangoli Gardens, Jaipur



Regular maintenance



- 24x7 assistance like electrician & plumber on call.
- Property value & rental return increases due to quality maintenance.
- 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.

Resale & Rental Services



'Ashiana Resale & Rental Services' division offers resale & rental services to its customers. We realize that some buyers may not be end-users. Hence we provide assistance to homeowners in renting out or selling their properties. We facilitate smooth transactions and in-turn make the lives of our customers hassle-free.

'Ashiana Resale & Rental Services' is presently active in Bhiwadi, Jaipur, Jodhpur, Jamshedpur, Neemrana, Lavasa & Chennai.

ADVANTAGES:

- Facilitates smooth transactions
- Encourages fair and reasonable deals
- Manages the entire documentation process
- Hassle-free dealings

Awards & Recognitions



CNBC Awaaz felicitated **Ashiana Housing Limited** with **One of the Most Promising Company of the Next Decade**

Rangoli Gardens, Jaipur awarded as **The Best Budget Apartment Project of the Year** by NDTV PROFIT

Received **FICCI CSR Award 2013-14** for contribution in the field of CSR work by Mr. Thawar Chand Gehlot - Cabinet Minister in the Ministry of Social Justice and Empowerment



Ashiana Utsav, Lavasa, Awarded as **Senior Living Project of the Year in India** by Realty Excellence Award

Ashiana Housing Limited awarded as **Realty Giants North India** by Realty Kings North India

Received **Bhamashah Award** for Contribution made in the field of Education by Govt. of Rajasthan



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Received **Think Media Award** for Outstanding Corporate Social Responsibility work in Real Estate Sector

Honoured by **Bharat Vikas Parishad Rajasthan** for Corporate Social Responsibility activities



Ashiana Aangan, Bhiwadi awarded as **Best Affordable Housing (INDIA & as well as NCR)** at CNBC Awaaz Real Estate Awards

Ashiana Utsav - Senior Living, Bhiwadi awarded as **India's Best Theme Based Township** at Credai Real Estate Awards (Non-metro Category)

Received **BMA - Siegwark** award For **Corporate Social Responsibility**



Ashiana Aangan, Bhiwadi awarded as **India's Best Residential Projects (North)** by Zee-Business RICS Awards

Ashiana Woodlands, Jamshedpur awarded as **India's Best Residential Projects (East)** by Zee-Business RICS Awards

Rated by **FORBES** among **Asia's 200 Best Under a Billion Dollar Companies**, twice in a row



Rated by **FORBES** among **Asia's 200 Best Under a Billion Dollar Companies**

Received **BMA - SIEGWARK** award for **Corporate Social Responsibility**

These awards are a great acknowledgment of our work, however our satisfaction comes from delivering value and differentiated product to you. The differentiators are:

- Quarterly work progress reports with pictures.
- Price-lists on website
- Maintenance services
- Direct Sales through trained sales personnel
- Timely possession
- Resale & Rental Services
- Dedicated customer grievance addressal department.
- All payments through cheque/DD only

Contact us



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