

# Comfort Homes at Bhiwadi



Sec. 39

# My town. My world

Bhiwadi – known as futuristic city, has become India's third largest industrial hub. With lots of employment opportunities available in this fast growing city, the need for quality housing is also increasing.

Ashiana Town will provide an essential need for housing. It will be a place where your kids are safe in a gated complex. A place where your family will enjoy friendly neighbourhood and enjoy community living. A place where you create your own lifestyle with the options available. Be it healthy living with daily morning walk in the landscaped parks or sporty living with swimming or badminton in the evening within the complex.

From the parking lots to the pool and water bodies, from the exquisitely designed interiors to the smooth and strong exteriors, from the comfort homes to the huge township that it is, Ashiana Town is technically and aesthetically designed that it makes you sigh with every glance.

Welcome to Ashiana Town to claim your part of happiness.

# My town. My home



Kids play area  
at Ashiana Aangan, Bhiwadi



Sarovar at Ashiana Aangan, Bhiwadi

Ashiana Town spread over 16 acres (part of 50 acres township), will provide facilities for a comfortable life with an organized lifestyle and better community living. The facilities that will give you a lifestyle beyond compare. The secured gated complex, in-house club, open green areas, jogging tracks, kids play area and other such facilities will keep you and your family occupied. All in all Ashiana Town will give its residents the best in terms of quality of life.

# The Highlights



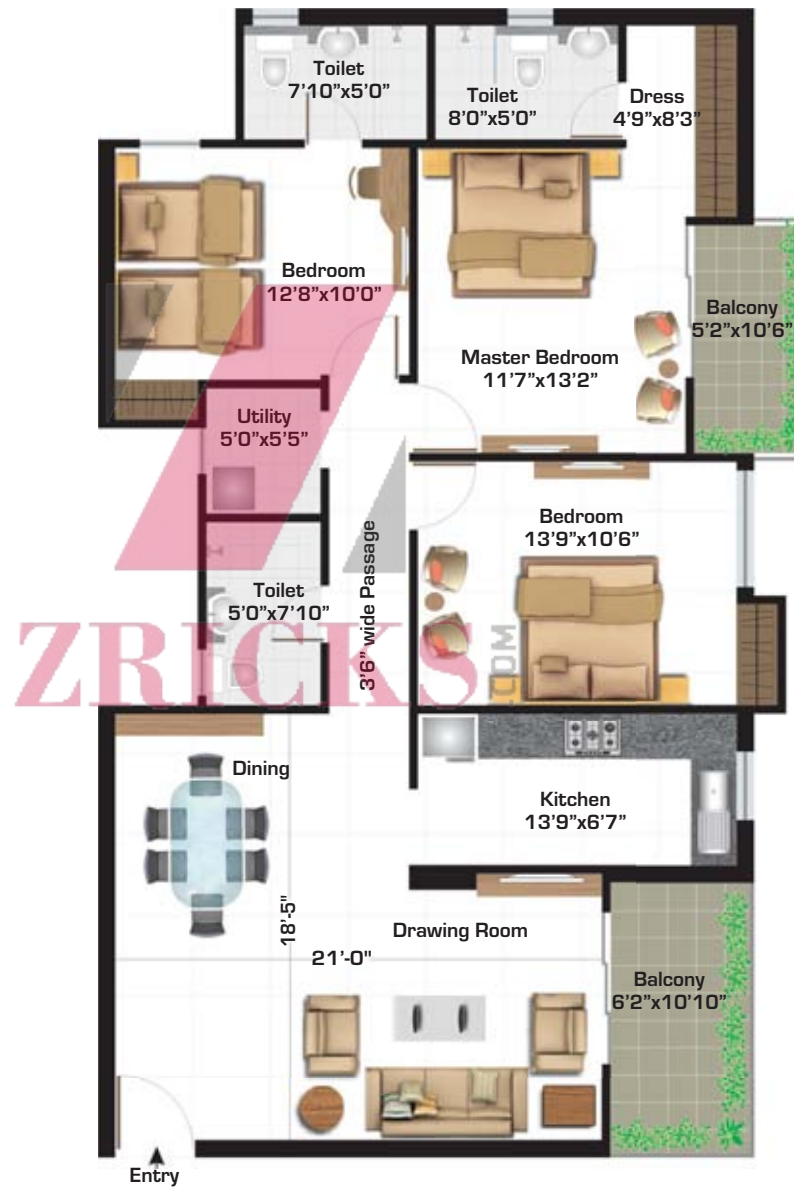
- Stilt + 14 floors with two lifts each block
- 2 & 3 BHK apartments
- Recreational facilities like swimming pool, gym, badminton, tennis, cricket pitch etc.
- Space for departmental store within the in-house club
- Garbage disposal system
- Landscaped parks and fountains with kids play area
- Power back-up
- Plumber and electrician on call

# My town. My Location



# Tulip (3BHK + Utility)

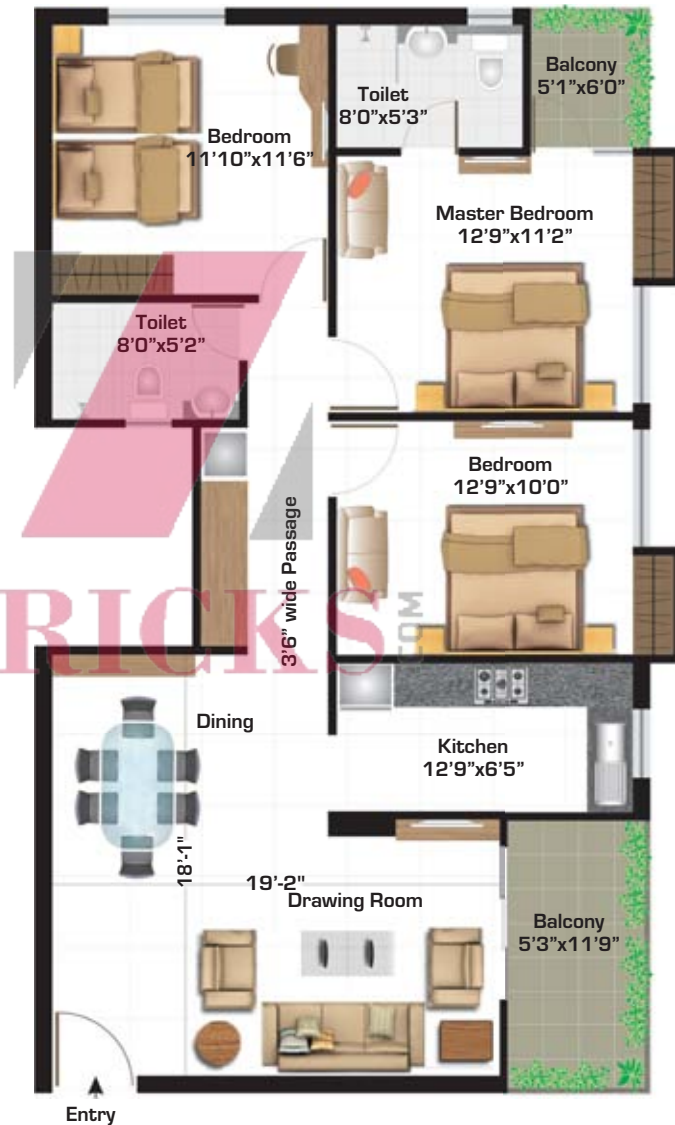
Super Built-up Area 1640 Sq. ft. (152.36 Sq. mt.)  
(Built-up Area = Super Built-up Area - 18 %)



**Legal Note:** Accessories shown in the layout plan of the flats such as furniture, cabinets, electric appliances etc. are purely indicative and not part of the sale offerings. The Floor Plan is tentative and subject to variation and modification as decided by the Company/Architect.

# Lavender (3BHK)

Super Built-up Area 1430 Sq. ft. (132.85 Sq. mt.)  
(Built-up Area = Super Built-up Area - 18 %)

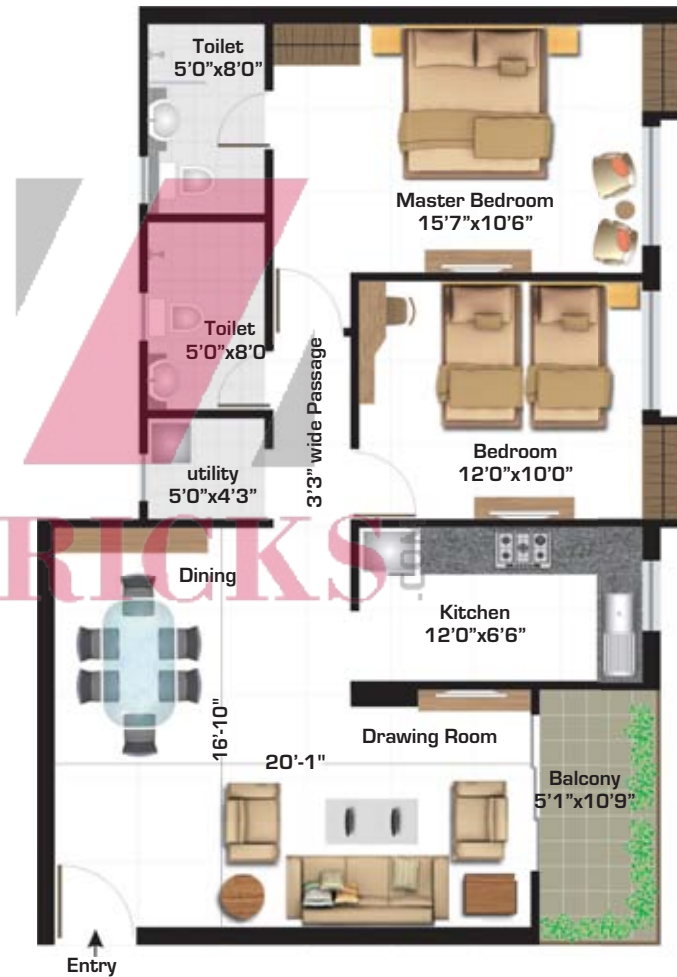


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# Magnolia (2BHK + Utility)

Super Built-up Area 1165 Sq. ft. (108.23 Sq. mt.)  
(Built-up Area = Super Built-up Area - 18 %)



**Legal Note:** Accessories shown in the layout plan of the flats such as furniture, cabinets, electric appliances etc. are purely indicative and not part of the sale offerings. The Floor Plan is tentative and subject to variation and modification as decided by the Company/Architect.



# Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
<b>LIVING/ DINING/ LOBBY</b>	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
<b>MASTER BEDROOM</b>	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
<b>BEDROOM</b>	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Modular electrical switches with sockets and fan regulators.
<b>KITCHEN</b>	Ceramic Tiles	2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC or annodised aluminum windows with 4mm thick clear float glass.	An L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
<b>TOILET</b>	Ceramic Tiles	Ceramic Tiles up-to height of 7ft.	Folded Steel Section	35mm Flush Door with Beading/Skin Doors with & premium handle.	UPVC or annodised aluminum windows with 4mm thick clear float glass.	Jaquar or equivalent C.P. fittings & semi-recessed counter type wash basin with chinaware of ROCA brand or equivalent, mirror, towel rail & health faucet in all toilets and glass curtain in master toilet.
<b>BALCONY</b>	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality acrylic paint of reputed brand.	Annodised Aluminum of UPVC.	Sliding Aluminum UPVC / Annodised door cum window	N/A	N/A

**Legal Note:** The specifications mentioned above are tentative and subject to variation and modification as decided by the Company/Architect.

# Site Layout

## LEGENDS

- 1. Entrance Plaza
- 2. Badminton
- 3. Lawn Tennis
- 4. Cricket Pitch
- 5. Club
- 6. Swimming Pool
- 7. Water Feature
- 8. Kids Play Area
- 9. Falling Leaves Garden
- 10. Garden for Elderly / Informal Garden
- 11. Mini Garden



- Tulip - 3 BHK + Utility
- Lavender - 3 BHK
- Magnolia - 2 BHK + Utility

**Note :** The Site-plan is not a legal document. It describes the conceptual plan to convey the intent and purpose of Ashiana Town. The Site-plan is tentative and subject to variation and modification as decided by the Company/Architect.

## Continuous care



Well Trained Maintenance Staff

- Since 1994 and now maintaining more than 7500 units at our various locations in Jamshedpur, Bhiwadi, Neemrana, Jaipur etc.
- A dedicated team of responsible, experienced and trained staff
- Well maintained common areas with lighting, exterior of buildings, parks, streets and surroundings
- In most of Ashiana projects, water is recycled and used in horticulture for an eco-friendly environment and conservation of natural resources
- High property value
- Activities for social get-together
- Guards for security

# Property Services



Electrician

Maintenance staff

Recognising that some customers may not be immediate end users, Ashiana assist homeowners to rent or re-sell their properties after these have been bought.

Infact, Ashiana has established 'Ashiana Property Services' which offers resale & rental services to its customers. It helps customers to have smooth transaction be it rentals or resale and in-turn makes their lives hassle free. Ashiana Property Services has its presence in Bhiwadi, Jaipur, Jodhpur, Jamshedpur & Neemrana.

## **ADVANTAGES:**

- Helps to have smooth transaction
- Encourages fair deals
- Manages entire documentation process
- Helps in getting better deals
- Hassle Free Dealings



# Awards & Recognitions



Awarded as Best Affordable Housing in all INDIA & also in NCR category  
**ASHIANA AANGAN**  
by CNBC AWAAZ REAL ESTATE AWARDS 2012



Awarded as India's Best Theme Based Township  
**UTSAV - BHIWADI**  
by CREDAI REAL ESTATE AWARDS 2012 (Non-metro Category)



FORBES' rates **ASHIANA** among Asia's 200 Best Under a Billion Dollar Companies twice in a row (2010 & 2011)



Awarded as India's Best Residential Project  
**NORTH - ASHIANA AANGAN**  
**EAST - ASHIANA WOODLANDS**  
by ZEE-BUSINESS RICS AWARDS 2011



Received BMA - Siegwark Award for Corporate Social Responsibility 2010 & 2012

# ZRICKS.COM

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

- Quarterly work progress report with pictures.
- Pricelists on website
- Maintenance services
- Direct Sales
- Trained sales executives
- Timely possession
- Property services
- Dedicated customer grievance addressal department.
- All payments through cheque/DD only

## Contact us



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