

Comfort Homes at Bhiwadi

 ashiana  
surbhi



# About Surbhi



Ashiana Surbhi is a residential complex which aims to give its residents the best in terms of quality of life. Spread over 5 acres, it offers facilities like a clubhouse with a refreshing swimming pool and sports facilities like table tennis, a badminton court and a cricket pitch. There is a designated kids' play area which can be enjoyed by your children, every evening.

The units are designed and constructed in such a way that the rooms are spacious. Ventilation and natural light prevail in all areas of the house. These homes are technically sound and well engineered. There is meticulous planning to reduce wastage of space and to avoid redundancy.

The buildings are planned and positioned, keeping in mind the privacy of each home. It is not just the aesthetics that are kept in mind but also the durability and easy maintenance.

Life at Ashiana Surbhi is a blended and balanced amalgamation of safety, aesthetics, utility and design, as special care is taken to focus on every small detail that comes together and turns into a great place to live in!

# Location Highlights



Capital Mall, Bhiwadi



Ashiana Village Centre, Bhiwadi

Ashiana Surbhi is located in Rampura, off the Bhiwadi-Sohna road. It will be well connected via a proposed 60m wide road. Kehrani industrial area is about 3-4 kms from Ashiana Surbhi. There are upcoming industries like Hindware, Amtek Autos and Cord Cables along with 2000 established and reputed industries such as Gillette, Jaguar, Bausch & Lomb, U.B. Group, Federal Mogul etc.

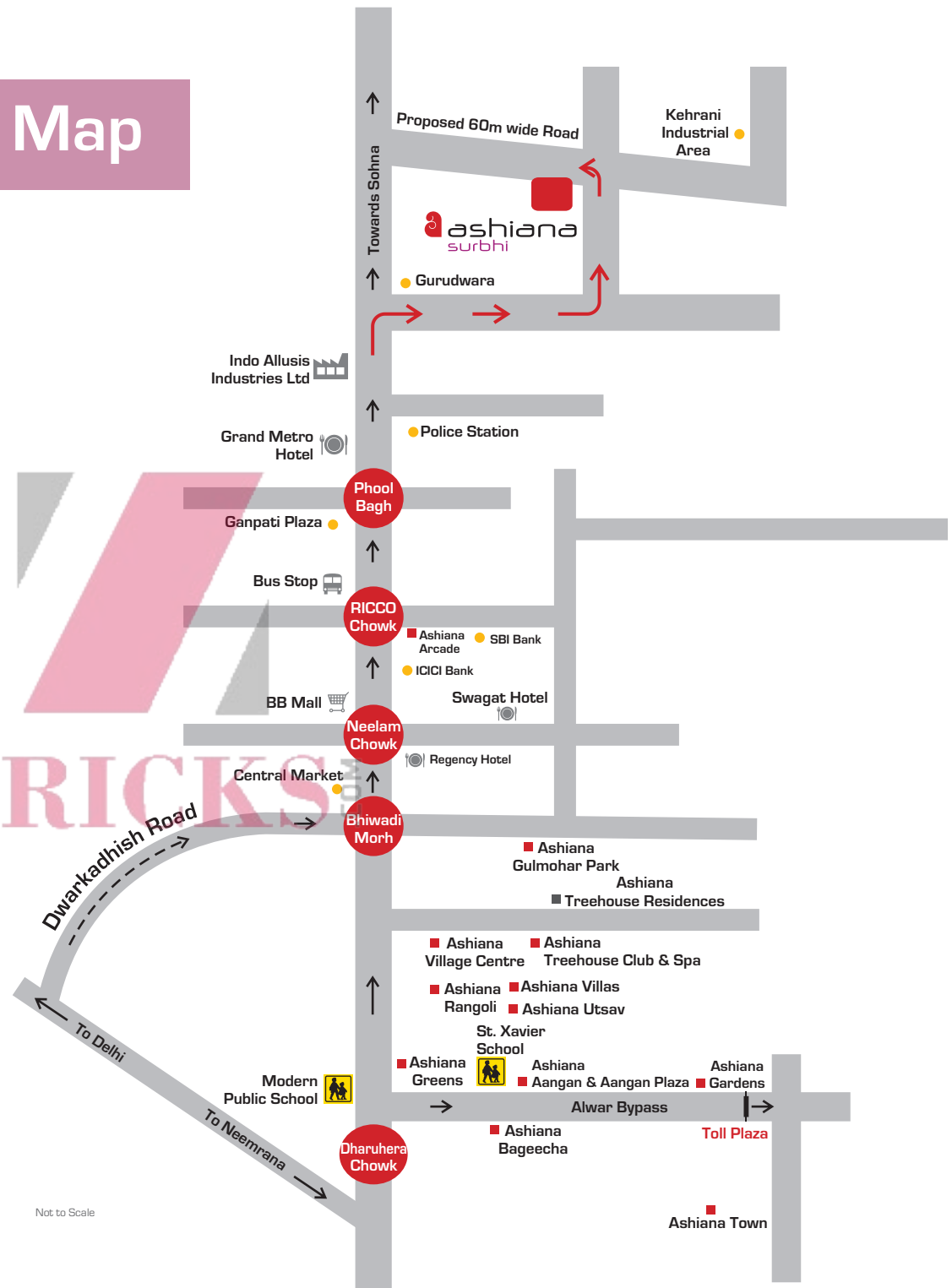
These industries offer great employment opportunities and Ashiana Surbhi provides a good housing option for its employees. This phenomenal industrial growth of Bhiwadi creates opportunity for high rental returns.

CSKM [Col. Satsangi Kiran Memorial] School is close by and other educational institutes like Modern Public School, Bal Bharati Public School and St. Xavier's, Presidency School, DPS, Raman Munjal Vidya Mandir and International schools like Sagar Public, Starex International etc. are good schooling options for your kids.

There is access to supermarkets like Easy Day, multiplexes, malls like Ganpati Plaza, BB Mall, Central Market and Capital Mall and eating joints like McDonald's, CCD, Haldiram's etc.

There are hospitals within a range of 2-3 kms like Vinayak and ESI Hospital. Also, there are banks in close proximity like SBI, SBBJ, PNB, HDFC, ICICI, Yes and AXIS Bank. All these facilities make your address a great place for living.

# Location Map



Not to Scale

# Project Highlights

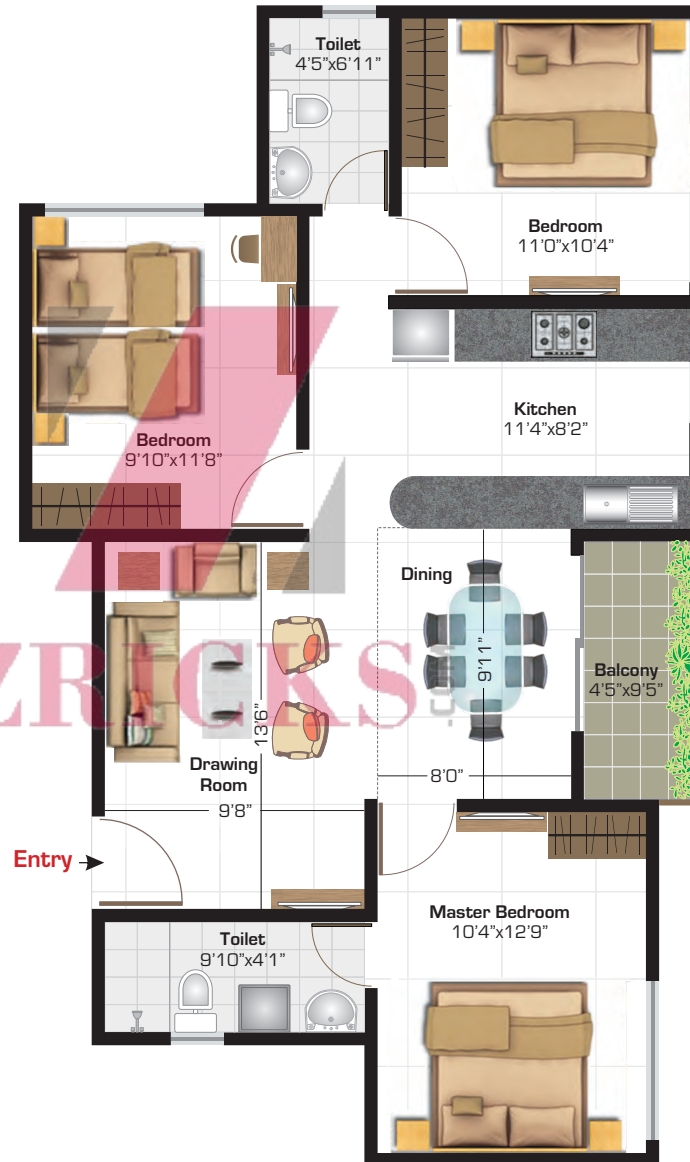


- Total project area of 5 acres
- Stilt + 12 floors; 2 & 3 BHK apts.
- Single gated complex with intercom facility
- Clubhouse with swimming pool
- Indoor facilities like gymnasium and table tennis
- Sports facilities like indoor and outdoor badminton courts and cricket pitch
- Children's Play Area
- Jogging + walking track
- Convenience of shopping within the complex



# Lavender - 3 BHK + 2 Toilets

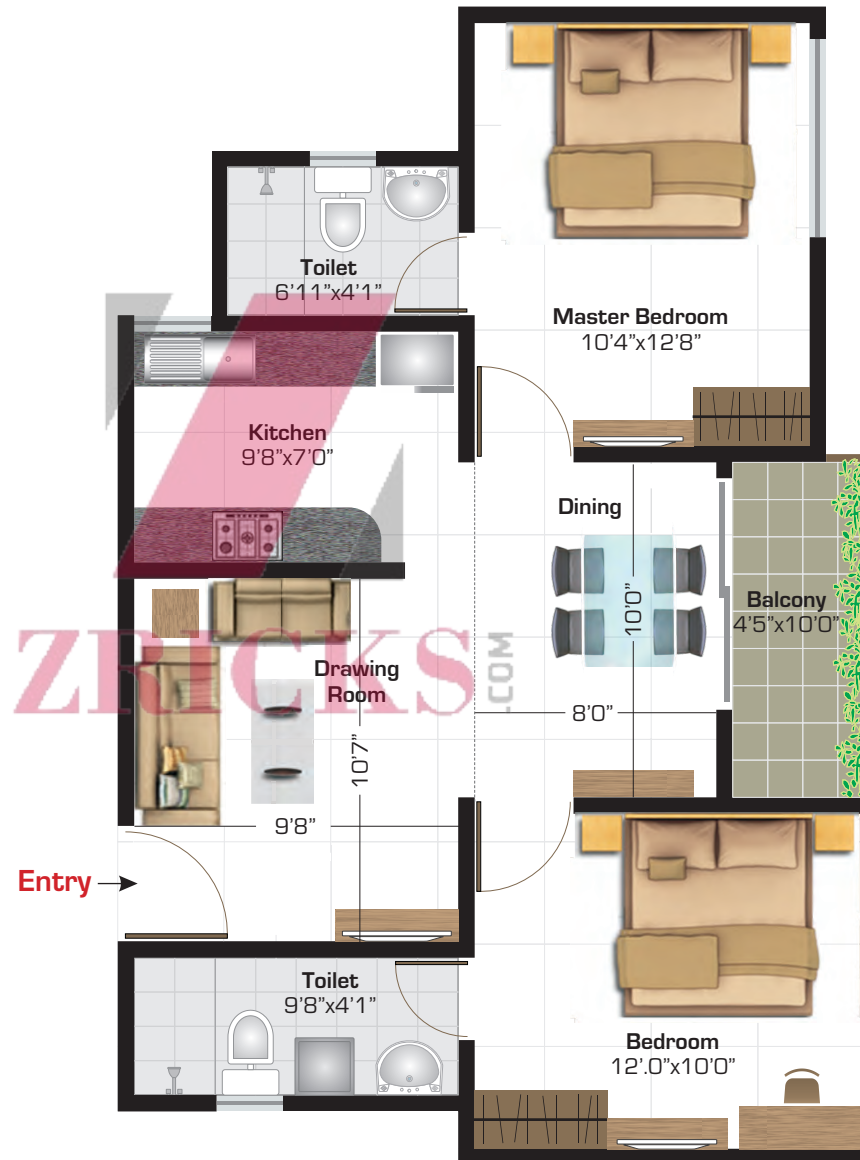
Super Built-up Area 1100 sq. ft. (102.19 sq. mts.)  
Built-up Area = 902 sq. ft. (83.80 sq. mts.)



Note: Accessories shown in the layout plan such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The floor plans is tentative and subject to variation and modification as decided by the Company/Architect.

# Magnolia - 2 BHK + 2 Toilets

Super Built-up Area 845 sq. ft. (78.50 sq. mts.)  
Built-up Area = 692 sq. ft. (64.29 sq. mts.)



Note: Accessories shown in the layout plan such as furniture, electrical appliances, cabinets etc. are indicative and not a part of the sale offering. The floor plans 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 Skin Door with night latch, magic eye & premium handle.	UPVC/ powder coated/ anodized aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
<b>MASTER &amp; OTHER BEDROOMS</b>	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm Skin Door with premium lever type handles.	UPVC/ powder coated/ anodized aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
<b>KITCHEN</b>	Vitrified 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/ powder coated/ anodized aluminum windows with clear float glass.	A working 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 Skin Door with premium lever type handles.	UPVC/ powder coated/ anodized aluminum windows with clear float glass.	C.P. fittings & wash basin with chinaware of reputed brand mirror, towel rail & health faucet in all toilets and glass curtain in master toilet. Provision for hot & cold water supply.
<b>BALCONY</b>	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	Powder coated Aluminum or UPVC /anodized	Powder coated Aluminum or UPVC /anodized 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.

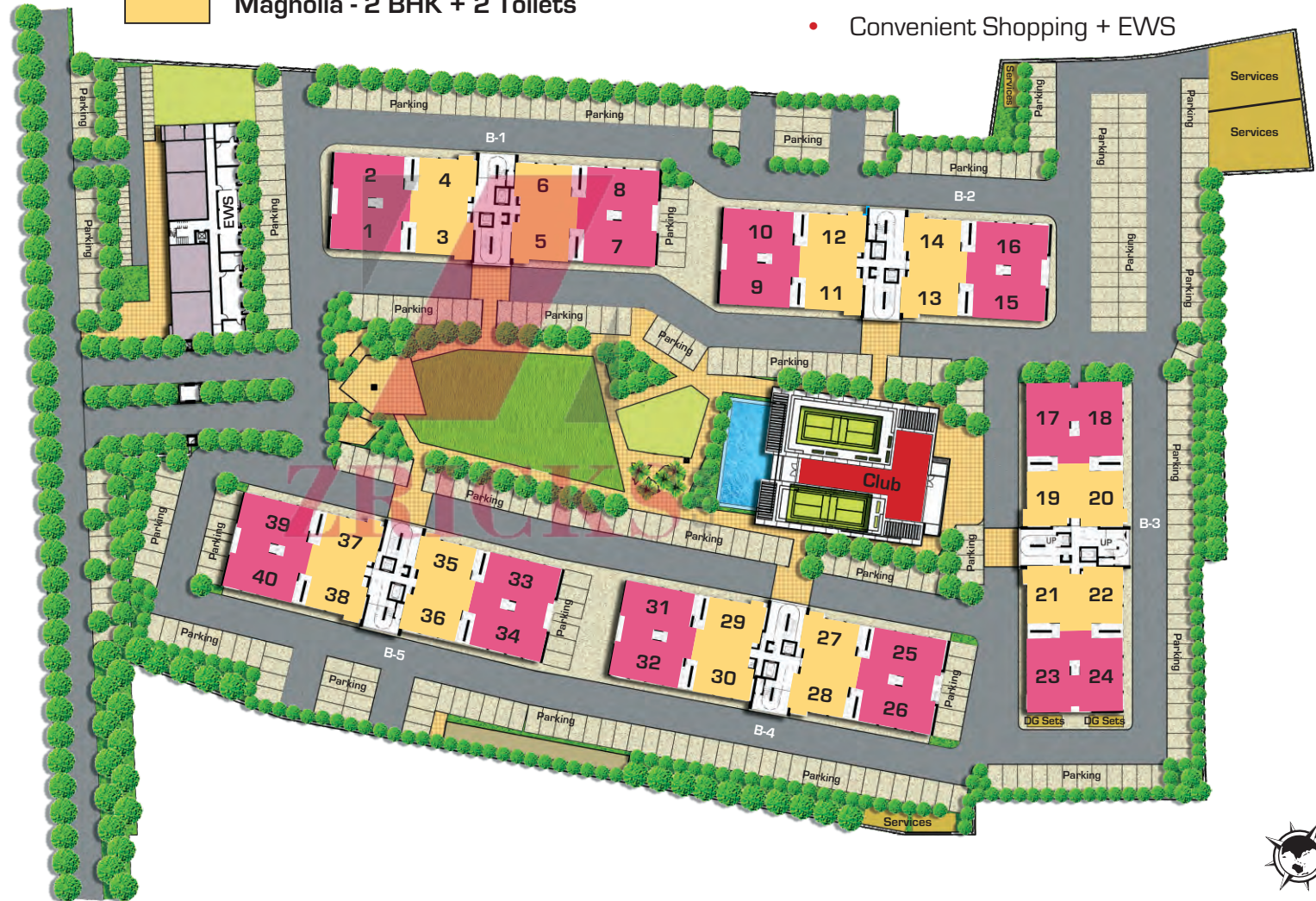


# Site Layout

## Facilities

- Guard Hut
- Lawn
- Pool
- Children's Play Area
- Badminton Court
- Cricket Pitch
- Convenient Shopping + EWS

- Lavender - 3 BHK + 2 Toilets
- Magnolia - 2 BHK + 2 Toilets



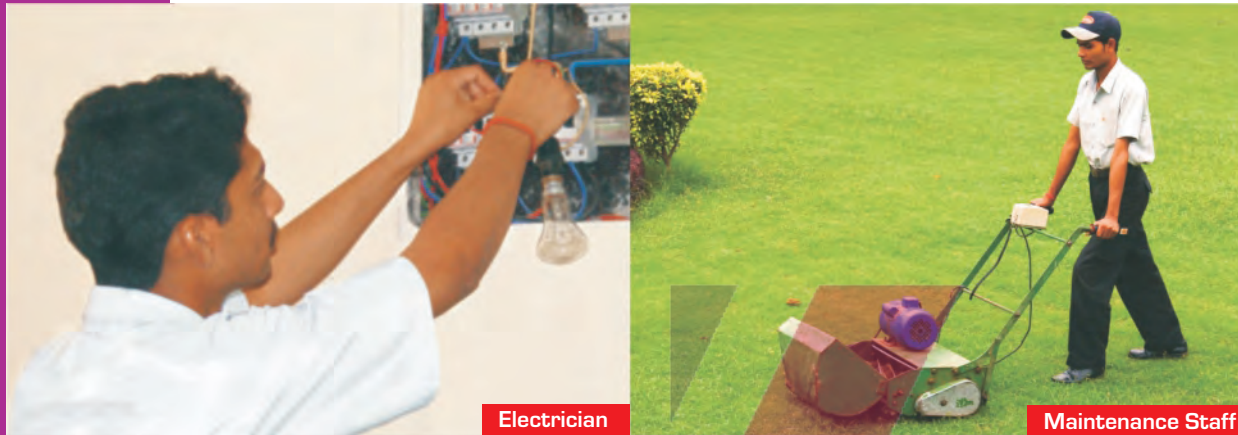
**Legal Note:** The site layout is not a legal document. It is tentative and describes the conceptual plan to convey the intent and purpose of Ashiana Surbhi. The site layout can be modified/improved as may be decided by the company/architect.

## Continuous care



- 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.

## Continuous care



Most of us buy a home for a lifetime. Therefore, there is a constant need for maintenance and upkeep. Our environment should be secure, clean, green, beautiful, well maintained and comfortable. At Ashiana Surbhi, we will maintain your home and its environment so that it looks brand new, well kept and beautiful, year after year.

We will provide professional landscaping, upkeep of water bodies, tree plantations and seasonal flora; these will cheer up the environment. Besides this, well kept streets & common areas, garbage disposal, proper common area lighting, sewerage treatment plant, generator back up etc. are taken up to provide a hassle free way of life.

### ADVANTAGES:

- 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.
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# 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



Received Bhamashah Award for **Contribution made in the field of Education** by Govt. of Rajasthan 2013

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

# Contact us



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