

W e l c o m e t o V r i n d a G a r d e n s



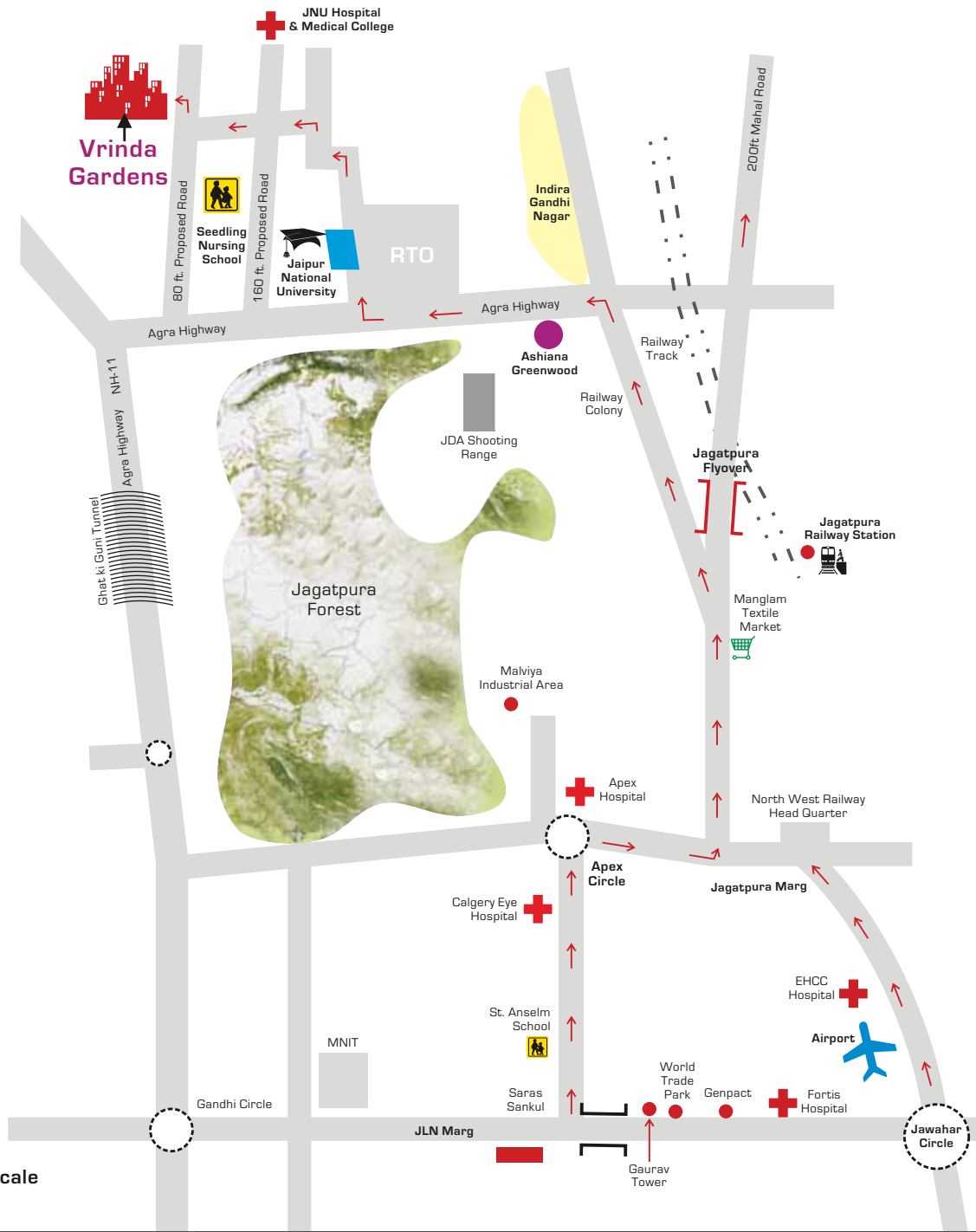
vrinda gardens

A joint project by





LOCATION MAP



Not to Scale

DISTANCE CHART

S. No	Name	Distance from Vrinda Gardens
1.	Jaipur National University	1.3 Kms.
2.	Maharaja Sawai Bhawani Singh School	4.5 kms.
3.	Turtles School, Raja Park	5.3 kms.
4.	SKIT	6.4 Kms.
5.	SRN International School	7.5 kms.
6.	Gyan Vihar University	7.9 Kms.
7.	Janaki Devi School	8.5 kms.
8.	St. Annslem	9.1 kms.
9.	MNIT	9.2 Kms.
ENTERTAINMENT & SHOPPING		
1.	JTM Mall, Jagatpura	5.9 Kms.
2.	Gaurav Tower (G.T)	9.9 Kms.
3.	World Trade Park	10.2 Kms.
HOSPITALS		
1.	JNU Hospital & Research Center	2.1 kms.
2.	Apex Hospital	7.6 kms.
3.	EHCC	9.3 kms.
4.	Fortis Hospital	9.9 kms.
5.	Narayana Hrudayalaya	10.8 kms.
6.	Mahatma Gandhi Hospital	11.9 kms.
AIRPORT & RAILWAY STATION		
1.	Jagatpura Railway Station	5.2 Kms.
2.	International Airport	11.2 Kms.
3.	Gandhi Nagar Railway Station	11.8 Kms.
4.	Durgapura Railway Station	14.5 kms.
INDUSTRIAL AREA & CORPORATE		
1.	Malviya Nagar	7.6 kms.
2.	North Western Railway Headquarter	8.9 Kms.
3.	Genpact	11.4 Kms.
4.	Sitapura Industrial Area	15.5 Kms.

As per Google map



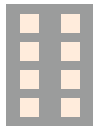
Jaipur National University World Trade Park Fortis Hospital



Mrs. & Mr. Rajan Malhotra
Unit owners, Vrinda Gardens, Phase - 1

Actual view of Vrinda Gardens, Phase - 1.

PROJECT HIGHLIGHTS



Stilt + 12
Floors



Single gated
entry



24x7 security
guards



CCTV



Intercom



Landscaped gardens
with jogging/walking
track



Tennis
court



Basketball
court



Kids play
area



Badminton
court



Amphitheatre



Club house



Garbage
collection



Power
back-up



Piped
LPG



Plumber &
electrician on
call



Common area
maintenance

Important to know: The amenities & facilities depicted above are for the whole project and that will be developed phase wise. To see the phase wise facilities, please refer the site map.



Actual view of Club house at Vrinda Gardens, Phase - 2

CLUB FACILITIES



Gymnasium



Swimming pool & kids pool



Board games



Billiard & pool



Table tennis



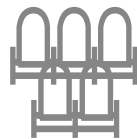
Café



Reading room



Indoor kids play area



Indoor Badminton cum multi purpose hall



Party area



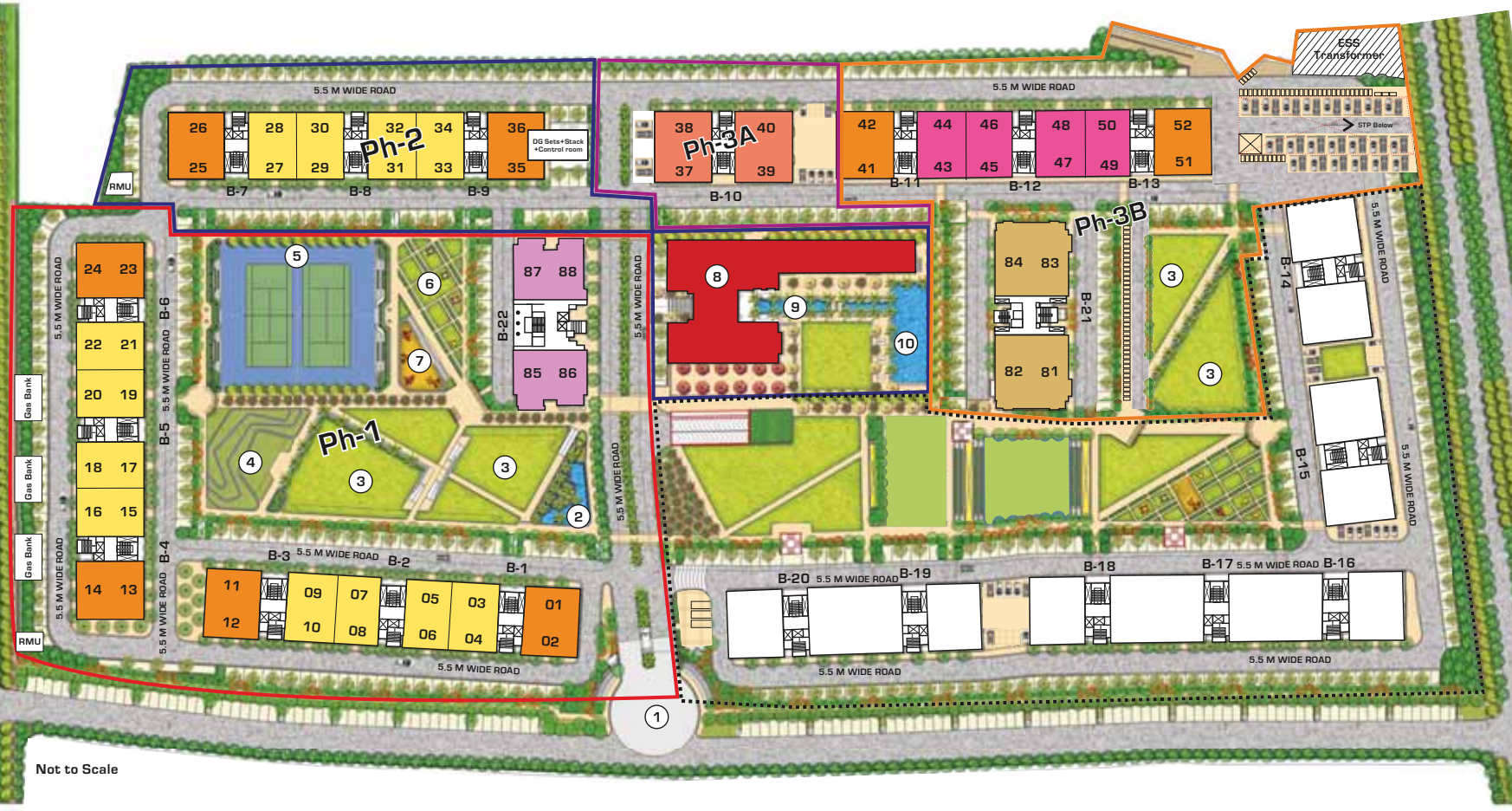
Departmental store

Important to know: These facilities are part of the club which is already developed with Phase - 2.

Site Map

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Not to Scale



Common facilities for the whole project

- 1. Entrance
- 2. Water Feature
- 3. Lawn
- 4. Amphitheatre
- 5. Tennis Court
- 6. Kids Play Area
- 7. Sand Pit
- 8. Club
- 9. Kids Pool
- 10. Swimming Pool

- Phase 1 (Ready to move-in)
- Phase 2 (Ready to move-in)
- Phase 3A (Under construction)
- Phase 3B (Under construction)
- Future Development

- Iris - 4 BHK + 3 Bathrooms + Staff Room
- Lavender I - 3 BHK + 3 Bathrooms
- Magnolia - 2 BHK + 2 Bathrooms + Store
- Tulip - 3 BHK + 3 Bathrooms + Staff + Store
- Lavender - 3 BHK + 2 Bathrooms
- Magnolia I - 2 BHK + 2 Bathrooms + Store

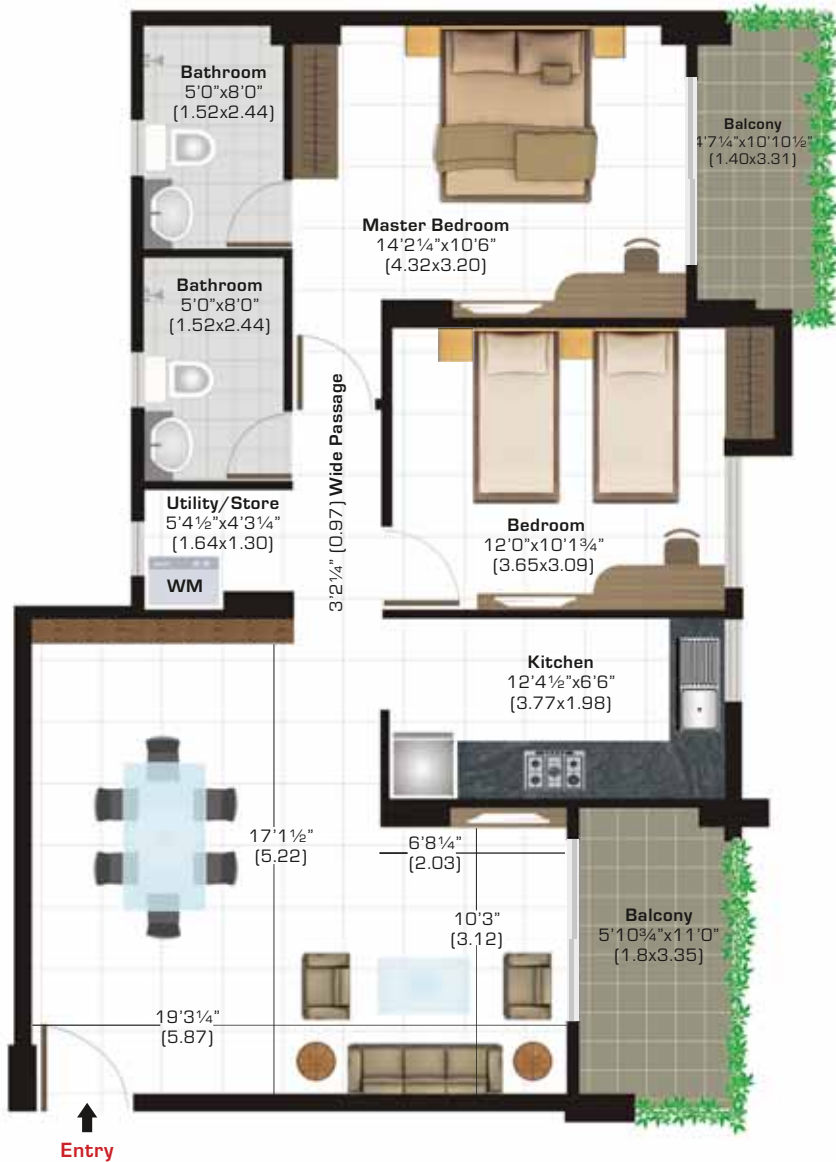
RERA REG. NO.: Phase - 3A - RAJ/P/2017/030, Phase - 3B - RAJ/P/2018/640 • RERA WEB PAGE: <http://www.rera.rajasthan.gov.in>

Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. Please refer to the template of Flat Buyer's Agreement (available on ashianahousing.com) to know about company's legal offering and its contractual obligations in respect of purchase of flats/ units in the Project.



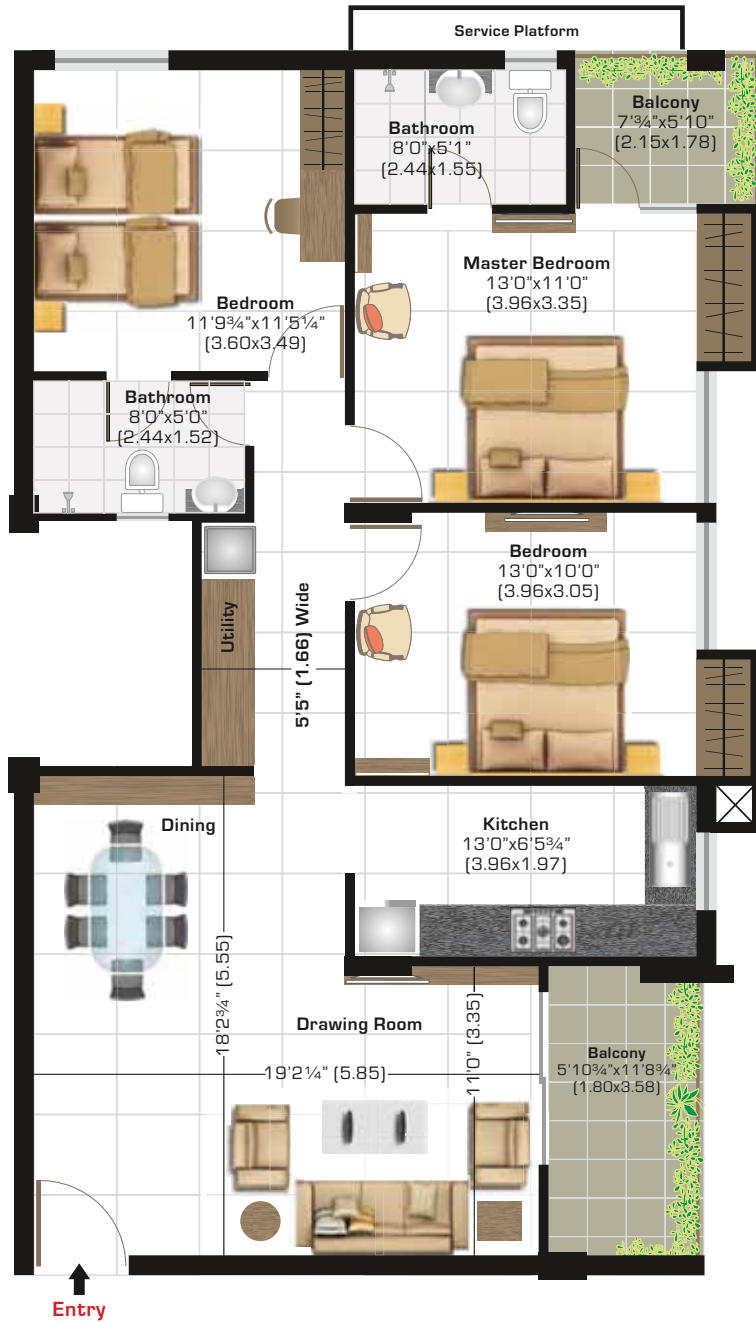
Magnolia (2 BHK + 2 Bathrooms + Store)	Super Area sq ft (sq m) 1175 (109.16)	Carpet Area sq ft (sq m) 807 (74.96)	Total Balcony Area sq ft (sq m) 65 (6.04)
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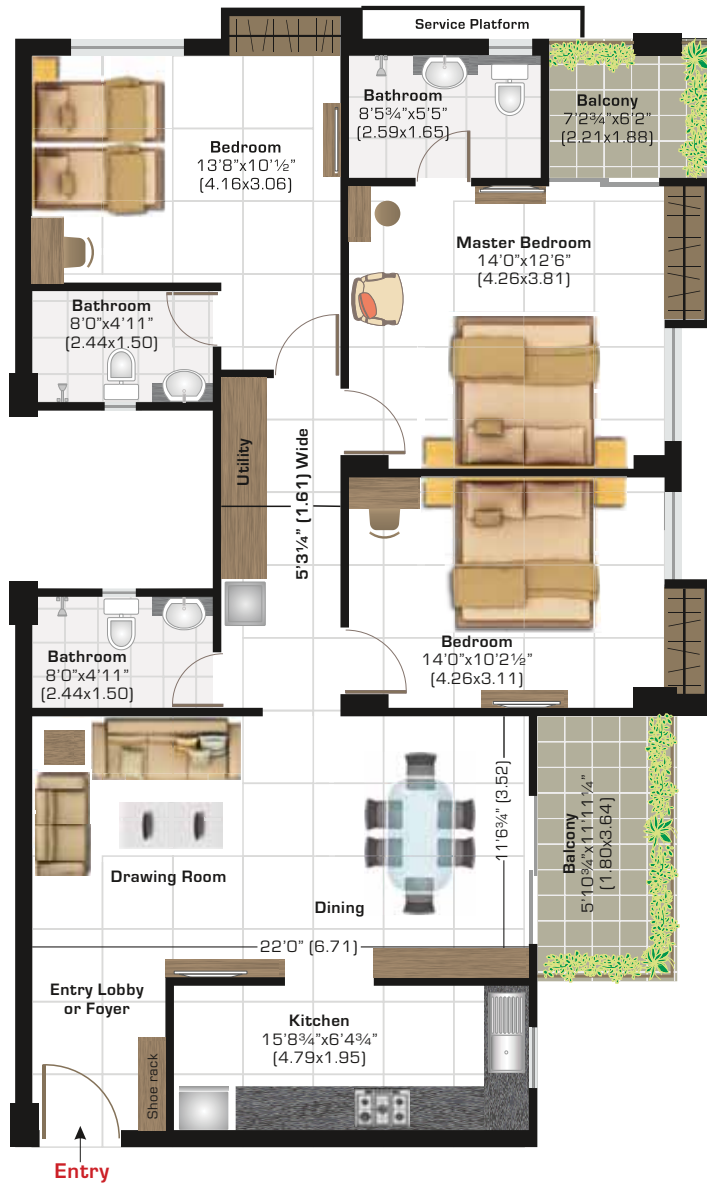
Magnolia 1 (2 BHK + 2 Bathrooms + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1231 (114.36)	807 (74.97)	114 (10.61)





Lavender (3 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1490 (138.42)	993 (92.21)	110 (10.26)

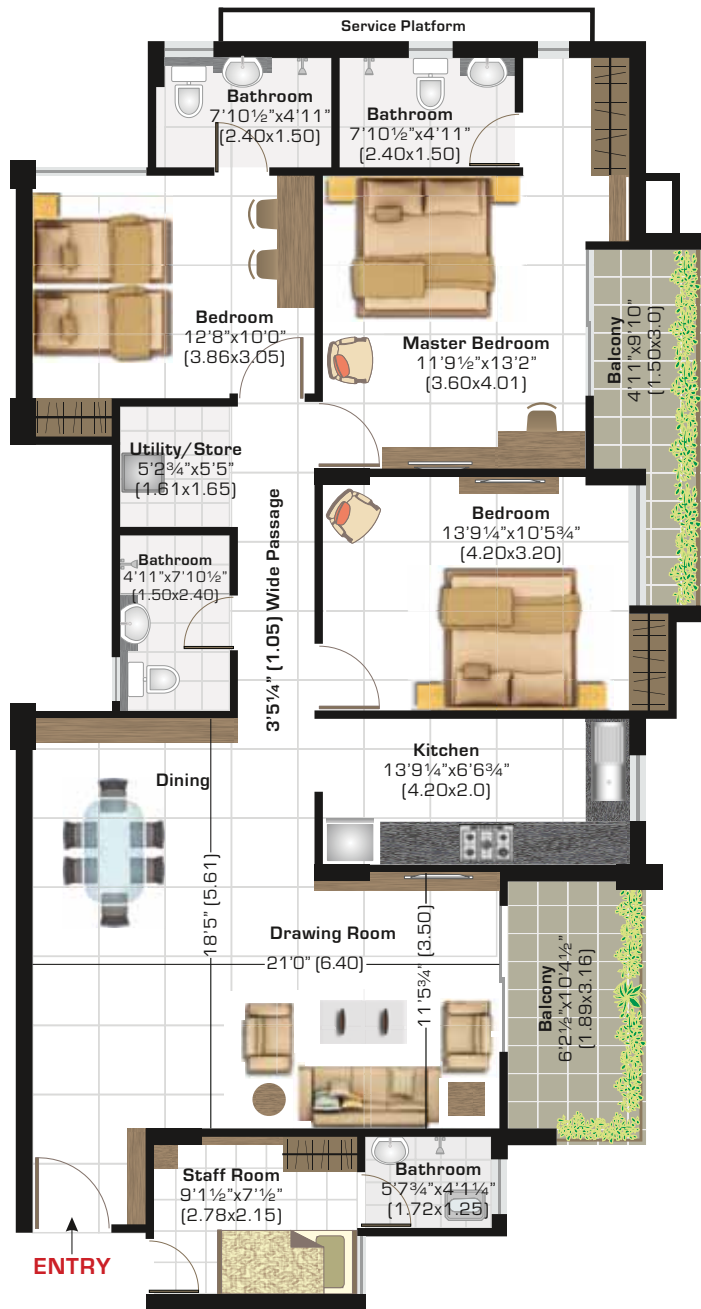




Lavender - I (3 BHK + 3 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1677 (155.80)	1143 (106.22)	115 (10.70)

▲ This layout is in Phase - 3A only





Tulip (3 BHK + 3 Bathrooms + Staff + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1845 (171.40)	1247 (115.87)	139 (12.88)





Iris (4BHK + 3 Bathrooms + Staff)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	2415 (224.35)	1619 (150.40)	207 (19.23)



SPECIFICATIONS SNAPSHOT FOR PHASE - 1, 2 & 3A

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles (soluble salt)	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm moulded skin door / laminated flush door with night latch, magic eye & handle	Powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified tiles (soluble salt)	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100 mm	Folded steel section	35mm skin doors/ flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with 4mm thick frosted glass	Semi recessed counter type wash basin of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/ Grohe or equivalent; other CP fittings of Jal/ Continental/ Prayag or equivalent; mirror, towel rod & health faucet
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	

ELECTRICAL WORK

All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform & water purifier point in kitchen.

STRUCTURE

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.

TELEPHONE/T.V.

Points provided in drawing/ dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.

LIFT

Two gearless high speed automatic lifts in each block with generator backup.

PIPED LPG

Provision in the kitchen.

GENERATOR

750 watt power backup in each apartment and complete backup in common areas.

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 provided at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on the terrace & not with each unit.

SPECIFICATIONS SNAPSHOT FOR PHASE - 3B

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles of 600x600 (soluble salt) in 2/3BHK & 800x800 vitrified tiles in 4BHK	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	Main door - 35mm moulded skin door / laminated flush door with night latch, magic eye & handle	Powder coated aluminium windows or UPVC framed window with 5mm thick clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS		Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm moulded skin doors/ flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window 5mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles in 2/3 BHK & 800x800 vitrified tiles in 4BHK	300mm ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	Platform in black granite & provision of hot & cold water supply: 1 stainless steel sink with drain board in 2/3BHK & double bowl stainless steel drain board in 4BHK
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100 mm	Folded steel section	35mm skin doors/ flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with 4mm thick pinhead glass	Wash basin of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/ Grohe or equivalent; other CP fittings of Jal/ Continental/ Prayag or equivalent; mirror, towel rod & health faucet. Towel rack only in master bathroom of 2/3BHK & in all bathrooms of 4BHK except for staff toilet. Semi recessed counter type wash basin in 2/3BHK & under counter wash basin in 4BHK
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	N/A

ELECTRICAL WORK

All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform, gas pipeline & water purifier point in kitchen.

STRUCTURE

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone and BIS codes.

TELEPHONE/T.V.

Points provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.

LIFT

Two gearless high speed automatic lifts in each block with generator backup.

PIPED LPG

Provision in the kitchen.

GENERATOR

750 watt power backup in each apartment of 2/3BHK & 1000 watt power backup in each apartment of 4BHK. Complete backup in common areas.

AIR-CONDITIONING

Provision for split A/C in all bedrooms and living/drawing/dinning (no air conditioners are being provided).

OTHER FACILITIES

Provision for a washing machine point provided with water inlet & outlet at suitable location & provision for DTH antenna will be made on terrace, no antenna allowed inside the balcony or external facade of the unit.



Actual view of Rangoli Gardens, Jaipur

ashiana maintenance services

HIGHLIGHTS:

- Management of water and electricity supply.
- Daily cleaning & garbage management of the premises.
- Services of electrician & plumber on call.
- Improves social interaction by organizing inter-complex events like various competitions for kids, celebration of festivals etc.
- Life of equipments increases due to planned preventive maintenance of water pump, DG set, STP etc which in turn reduces capital expenditure.

ashiana resale & rental services

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

ADVANTAGES:

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

IMPORTANT TO KNOW

FLAT LAYOUT:

These plans 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. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab. Tiles/Granite can have inherent color and grain variations or may also differ from sample unit due to non-availability of material. Marginal difference may also occur during construction. Furnishing/furniture, gadgets, products and appliances displayed are not part of the sales offering and these are for representation purpose only. The Super Area mentioned is only for the purpose of comparison with similar product in the industry and charging maintenance charges in future. Please refer to the template of Flat Buyer's Agreement [available on ashianahousing.com] to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the flat layout.

BUYERS TESTIMONIALS:

Testimonials are individual experiences, reflecting real life experiences of those who have bought our products and/or availed our services in some way or another. However, they are individual and independent opinion and the company shall not in any way be held responsible for the same in any manner whatsoever.

SPECIFICATIONS:

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. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. Please refer to the template of Flat Buyer's Agreement [available on ashianahousing.com] to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the Project, including the specifications.

BROCHURE:

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Ashiana Umang



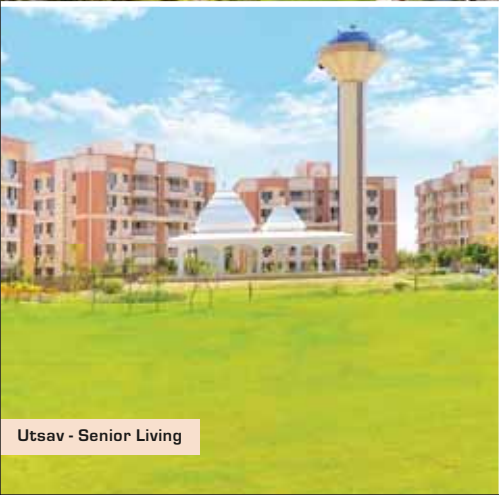
Ashiana Manglam



Rangoli Gardens



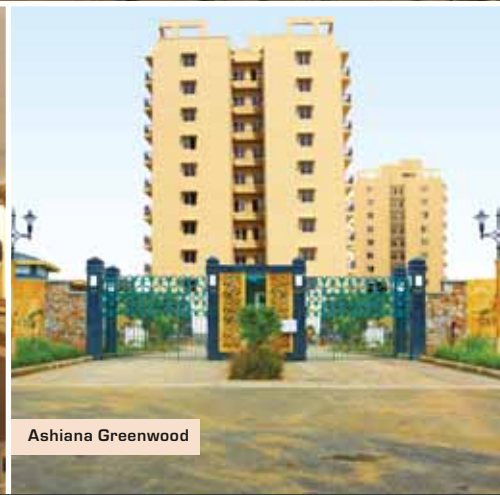
Gulmohar Gardens



Utsav - Senior Living



Rangoli Plaza



Ashiana Greenwood

OUR PROJECTS IN JAIPUR

Ashiana Manglam[#]

Greenwood[#]

Rangoli Gardens[#]

Rangoli Plaza^{*#}

Gulmohar Gardens^{*#}

Vrinda Gardens^{*#}

Umang^{*}

Utsav - Senior Living[#]

Gulmohar Plaza[#]

*Bookings Open (Please refer our website ashianahousing.com to know which phases are open for booking) • #Under partnership

vrinda gardens

A joint project by



Vista Housing

[A Joint Venture of Ashiana Housing
& Manglam Builders]

Sales & Site Office:

Near RTO Office,
Opposite Seedling Nursing School,
Village Khonagoriyaan, Jagatpura,
Teh. Sanganer, Distt. Jaipur - 302 017

M: 90018 94829

Web: ashianahousing.com

Web: manglamgroup.com

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