

W e l c o m e t o G u l m o h a r G a r d e n s

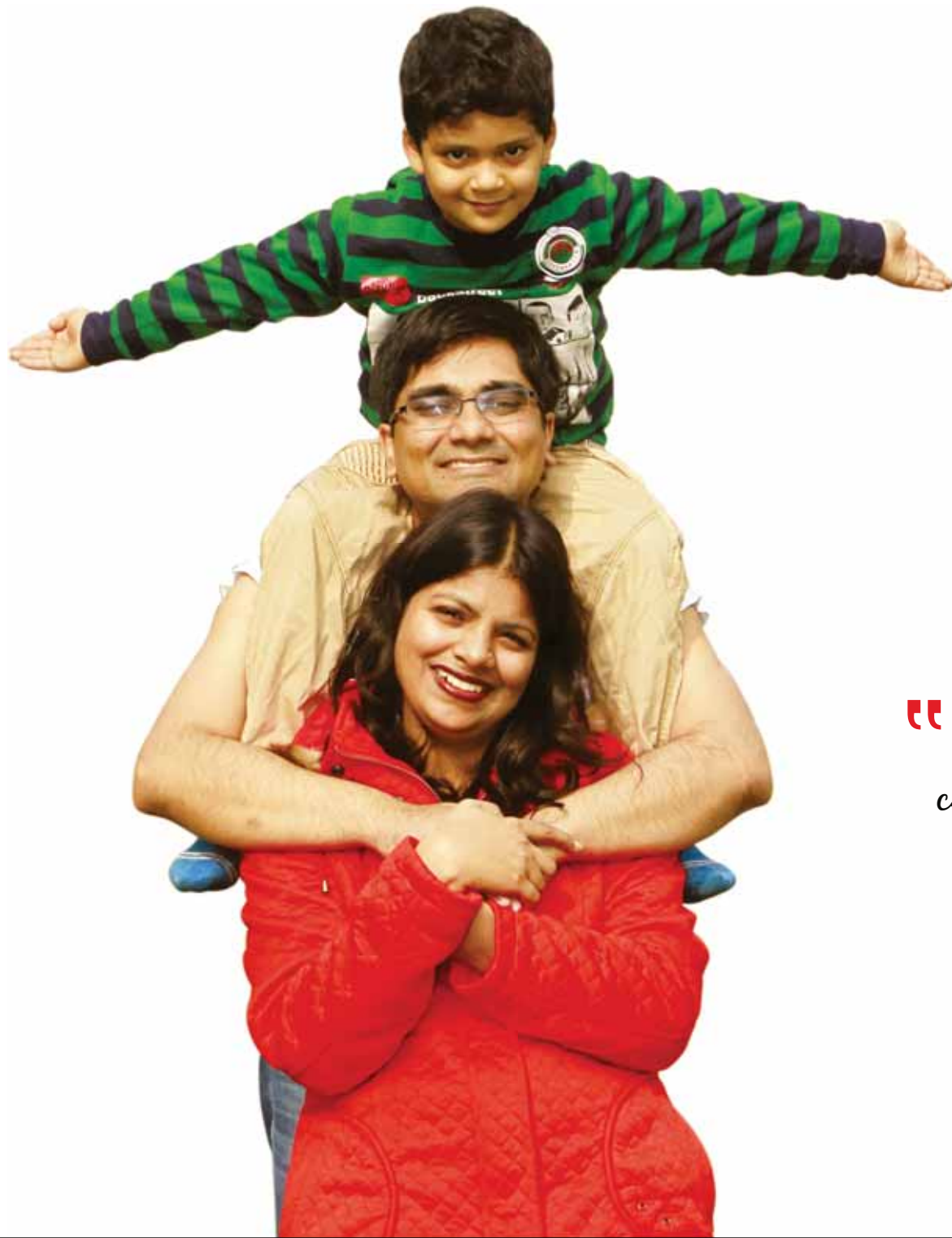


gulmohar gardens

A joint project by







“ Sports facilities like badminton, tennis, cricket net etc. within the complex provide an active lifestyle to our son”

Mrs. & Mr. Agarwal with their son,
Unit Owners, Phase - I, Gulmohar Gardens, Jaipur



LOCATION MAP

Not to Scale



DISTANCE CHART

S. No	Name	Distance from Gulmohar Gardens
01	KD Public School	3.5 kms
02	JNIT college	6.7 kms
03	India International School	7.6 kms
04	Poornima College of engineering	8.0 kms
05	Jaipuria Institute of Technology	8.9 kms
06	Ryan International School, Ramchandrapura	9.2 kms
07	Janki Devi School	10.6 kms
08	VSPK International School	10.9 kms
09	JECRC University	11.1 kms
HOSPITALS		
01	Mahatma Gandhi Hospital	8.2 kms
02	Narayana Multispeciality Hospital, Pratap Nagar	9.3 kms
03	Star Hospital, Sanganer	10.0 kms
AIRPORT & RAILWAY STATIONS		
01	Jaipur International Airport	16.8 kms
02	Gandhi Nagar Railway Station	19.3 kms
03	Jaipur Junction Railway Station, Hassanpura	25.0 kms
ENTERTAINMENT & OTHERS		
01	Amber Vilas Resort	6.4 kms
02	Chokhi Dhani	6.5 kms
03	Sitapura Industrial Area	9.3 kms

Distance as per Google map



Poornima College of Engineering



Mahatma Gandhi Hospital



Chokhi Dhani



Dr. S. Saxena with family
Unit owners, Phase - III, Gulmohar Gardens

PROJECT HIGHLIGHTS



24x7 security guards



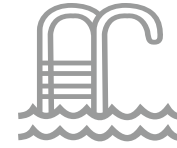
CCTV



Intercom



Landscaped gardens with jogging/walking track



Club house



Tennis court



Half basketball court



Cricket pitch with nets



Badminton court



Kids play area



Power back-up



Piped LPG



Shops for daily needs



Dedicated open parking



Garbage collection



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 Gulmohar Gardens

CLUB FACILITIES



AC gymnasium



Swimming pool & kids pool



Ac board games



AC billiard & pool room



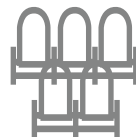
AC media hall



Table tennis



AC kids play room



AC indoor badminton cum multi purpose hall



Space for café

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

Site map

FACILITIES

Developed/ Developing with Phase - I, II, III, V, VI, VII & VIII

1. Badminton Court
2. Tennis Court
3. Club House
4. Swimming Pool & Kids Pool
5. Kids Play Area
6. Walking Track
7. Half Basketball Court
8. Cricket Pitch with Nets
9. Water Body
10. Overhead Tank

To be Developed with Phase - IV

11. Open Gym

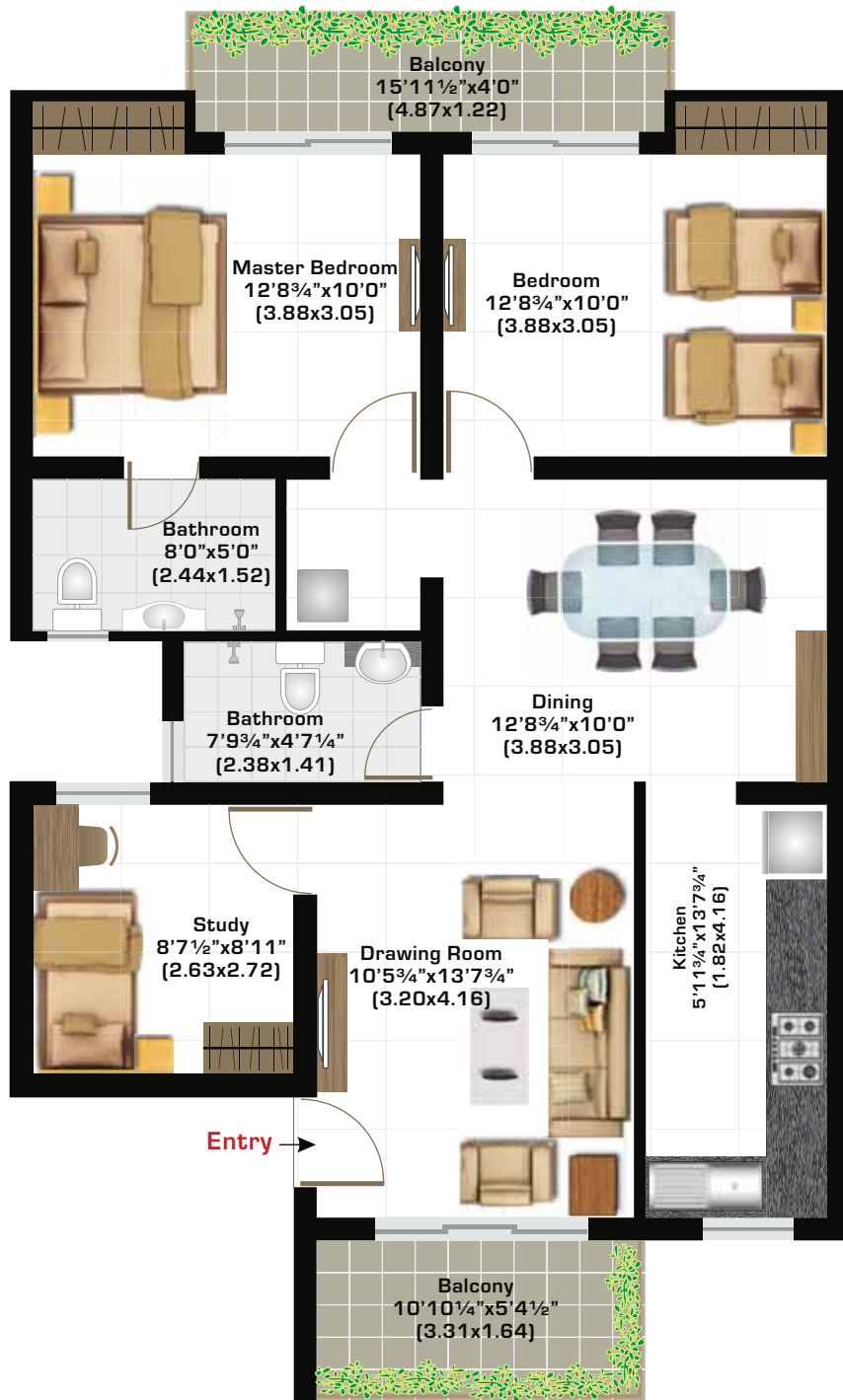
- Tulip - (4 BHK Villa + 4 Bathrooms + Staff)
- Lavender - (3BHK + 4 Bathrooms + Staff)
- Magnolia - (2 BHK + 2 Bathrooms + Study)
- Magnolia II - (2 BHK + 2 Bathrooms)
- Iris - (2 BHK + 2 Bathrooms)
- Iris II - (2 BHK + 2 Bathrooms)
- Pearl II - (3 BHK Villa + 3 Bathrooms + Store)



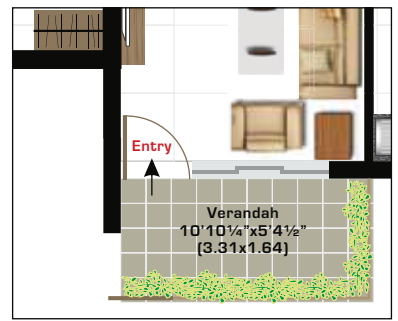
RERA REG. NO. : Phase IV - RAJ/P/2019/916 , Phase - V - RAJ/P/2017/057, Phase - VII - RAJ/P/2017/058, Phase - VIII - RAJ/P/2017/059

RERA WEB PAGE : 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, including the site map.

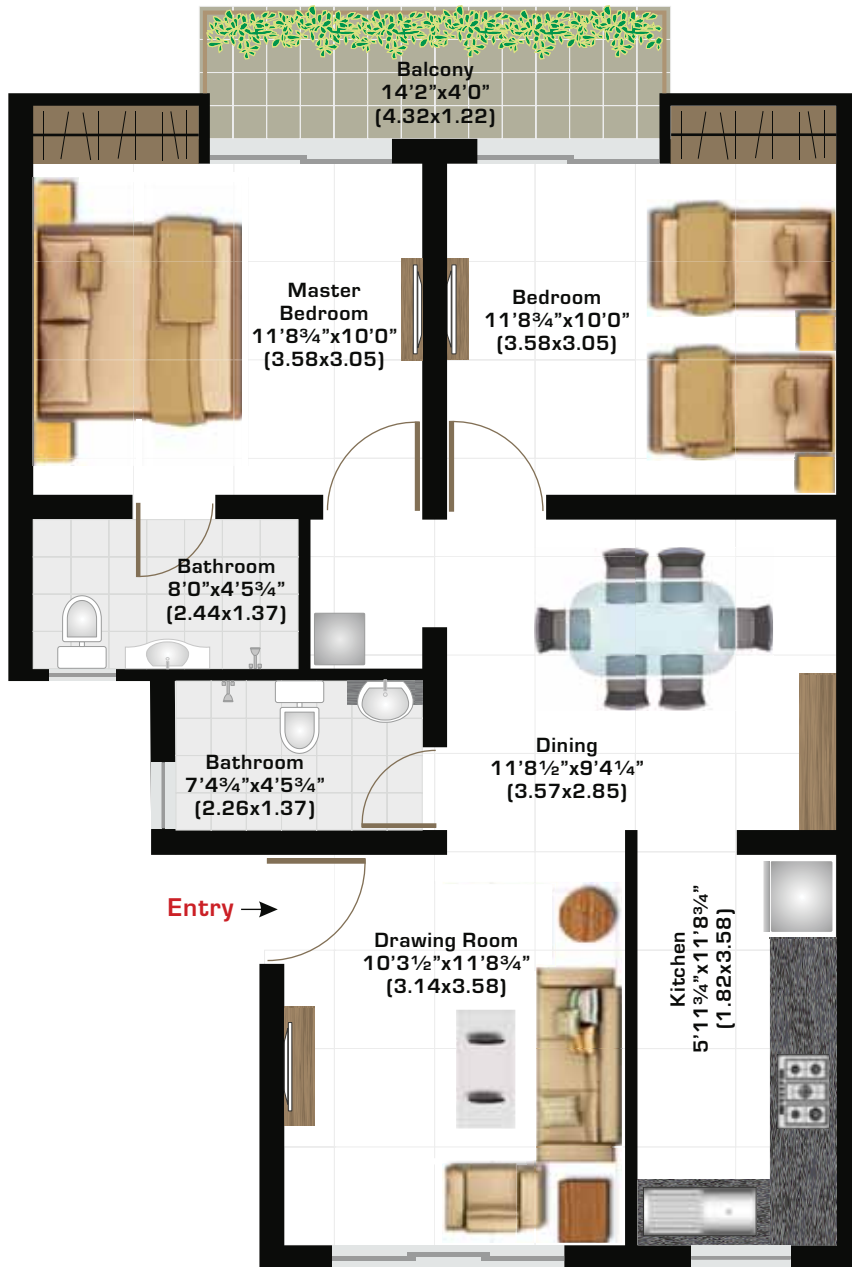


Magnolia Apts (2 BHK+ 2 Bathrooms + Study)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1325 (123.10)	868 (80.66)	122 (11.37)



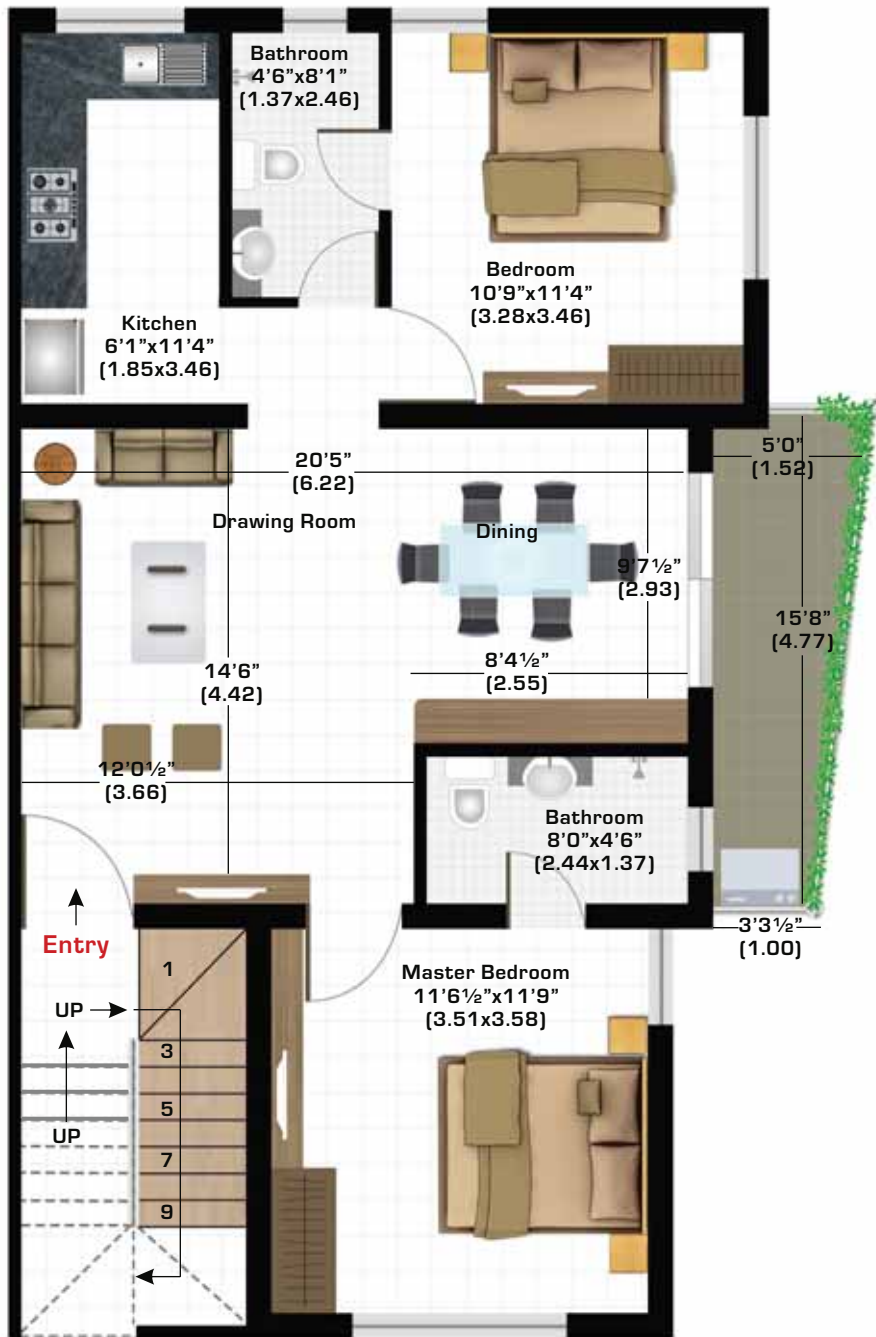
Entry for ground floor (E-045 to E-066)





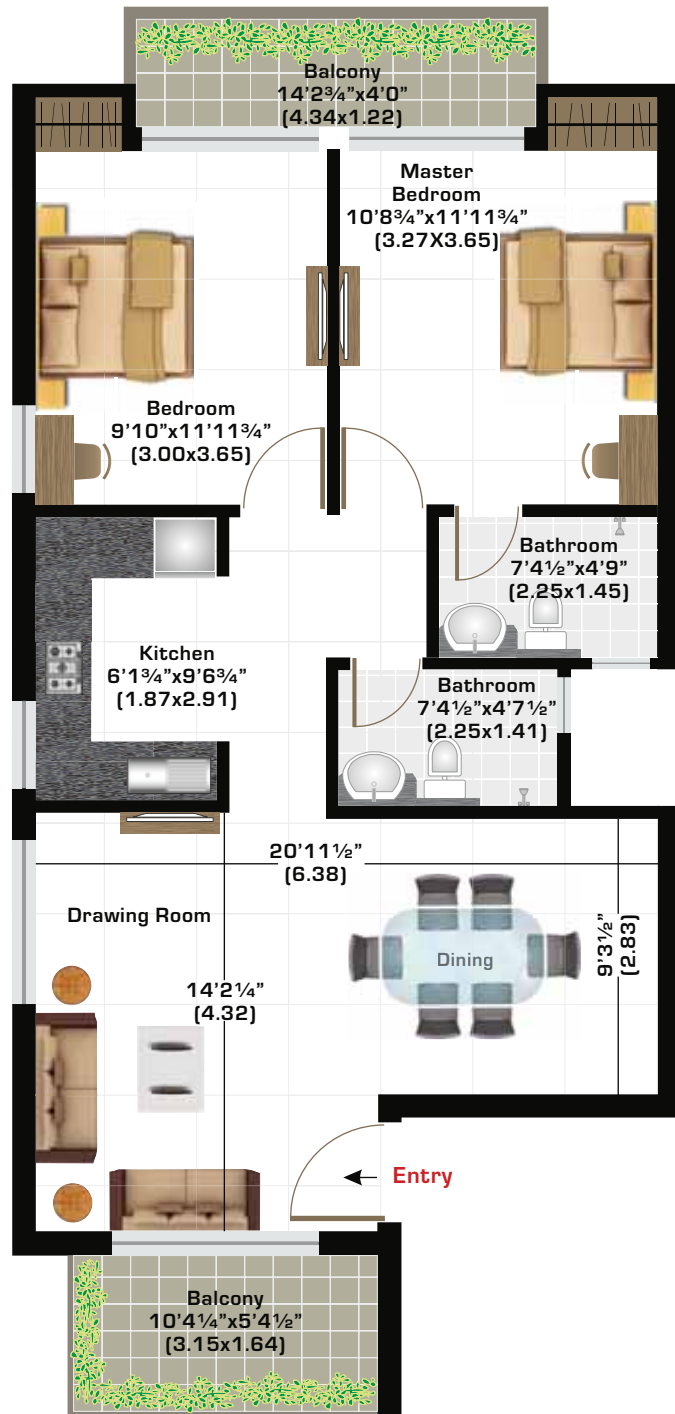
Iris Apts (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1010 (93.83)	696 (64.62)	61 (5.65)





Iris II (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1060 (98.47)	706.87 (65.66)	63.83 (5.92)





Magnolia-II (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1127 (104.70)	717 (66.80)	111 (10.34)



SPECIFICATIONS SNAPSHOT

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	Anodised Aluminium windows with 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 skin door with mortise lock & lever type handles	Anodised Aluminium windows with 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	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 supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100 mm	Folded steel section	35mm skin door with mortise lock & lever type handles	Anodised aluminium windows with frosted glass	C.P. fittings - JAL or equivalent for Flats & Jaquar or equivalent for Villas; wash basin with chinaware of CERA or equivalent for Flats & ROCA or equivalent for Villas. Mirror, towel rod & health faucet in all bathroom
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Anodised aluminium or UPVC	Sliding Aluminium UPVC/ Anodised door cum window	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, gas pipeline and 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 will be provided in drawing/dining room and in all bedrooms. Intercom will be provided through the authorized phone company or EPABX.

PIPED LPG

Provision in the kitchen will be provided.

GENERATOR

750 watt power back-up in villa & apts. Complete power back-up 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 washing machine point will be 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 GG EXTENSION

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified tiles	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	Anodised aluminium windows with clear float glass or powder coated	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section	35mm skin door with mortise lock & lever type handles	Anodised aluminium windows with clear float glass or powder coated	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm high ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per Architect's suggestions	N/A	N/A	Anodised aluminium windows with clear float glass or powder coated	A working 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 door with mortise lock & lever type handles	Anodised aluminium windows with frosted glass or powder coated	C.P. fittings - JAL or equivalent for Flats & Jaquar or equivalent for Villas; wash basin with chinaware of CERA or equivalent for Flats & ROCA or equivalent for Villas. Mirror, towel rod & health faucet in all bathroom. A provision of hot & cold water supply.
BALCONY	Ceramic tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Anodised aluminium or UPVC	Sliding Aluminium UPVC/Anodised door cum window	N/A	

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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 show home 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:

This brochure is not a legal document. It only describes the conceptual plan to convey the intent & purpose of the project. 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 and for more details pertaining to the project please refer www.rera.rajasthan.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



Ashiana Umang



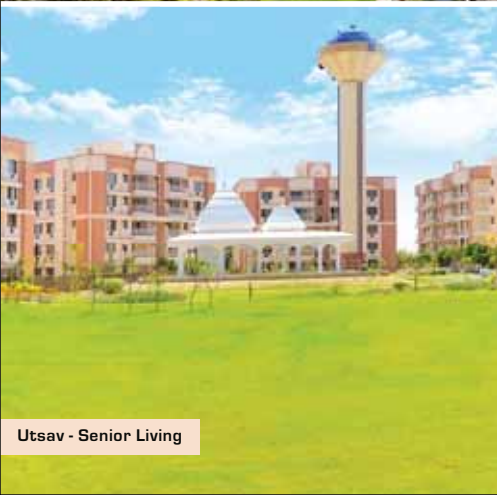
Ashiana Manglam



Rangoli Gardens



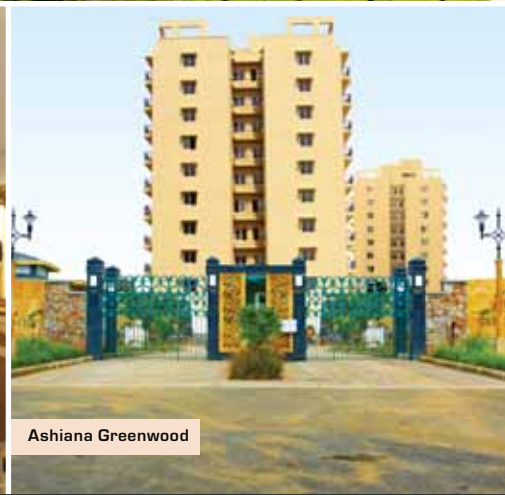
Vrinda Gardens



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

gulmohar gardens

A joint project by



Site Office

Manpur Bhatawala, Vatika Road,
Revenue Village - Vatika Tehsil,
Sanganer, District Jaipur

T: 0141 519 7 519

M: 96360 04499

Branch Office

3rd Floor, Apex Mall, Lal Kothi,
Tonk Road, Jaipur 302 015

T: 0141 413 99 99

Corporate Office

Ashiana Housing Ltd.

304, Southern Park,
Saket District Centre, Saket,
New Delhi - 110 017

T: 011 4265 4265

W: ashianahousing.com

Manglam Group

6th Floor, Apex Mall, Lal Kothi,
Tonk Road, Jaipur - 302 015

T: 0141 2742 758

W: manglamgroup.com

RERA REG. NO. : Phase IV - RAJ/P/2019/916,

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