

Welcome to Ashiana Dwarka



 **ashiana**
dwarka

A joint project with


DEVELOPERS PVT. LTD.



ashiana
dwarka

A joint project with

Welhome
DEVELOPERS PVT. LTD.

Awarded project of the year 2016 by NDTV

Actual View of low rise apartments at Phase - I, Ashiana Dwarka

LOCATION MAP



DISTANCE CHART

S. No	Name	Distance from Dwarka
1.	Jodhpur Railway Station	14.1 Kms.
2.	Jodhpur Airport	14.5 Kms.
3.	Paota Bus Stand, Raika Bagh	15.1 Kms.
SCHOOLS, COLLEGES & UNIVERSITIES		
1.	DPS	5.0 Kms.
2.	St. Anne's School	6.8 Kms.
3.	JNV University	8.8 Kms.
4.	Central Academy School	9.7 Kms.
5.	Lachoo College of Science & Technology	10.7 Kms.
6.	IIT Campus, Jodhpur	12.4 Kms.
HOSPITALS		
1.	Medipulse	6.1 Kms.
2.	AIIMS	6.6 Kms.
OTHERS		
1.	Taj Hari Mahal Hotel	10.8 Kms.
2.	Rajasthan High Court	14.2 Kms.

Distance As per Google map

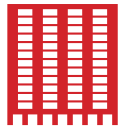


DPS, Jodhpur



AIIMS, Jodhpur

PROJECT HIGHLIGHTS



Stilt +12 floors in Phase - II & III



Single gated complex



24x7 security guards



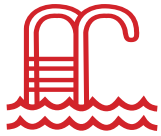
CCTV



Intercom



Landscaped gardens with walking tracks & water bodies



Club house



Kids play area



Half basketball court



Amphitheater



Badminton court



Cricket pitch with nets



Piped LPG



Power back-up



Dedicated parking space



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 facility, please refer the site map.

Actual View of High rise apartments at Phase - II, Ashiana Dwarka



CLUB FACILITIES



AC gymnasium



Swimming pool & kids pool



Board games



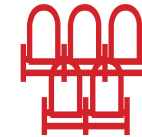
Billiard & pool



Table tennis



Kids play room



AC indoor badminton cum multi purpose hall



AC departmental store



Skating rink on terrace

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



Actual view of Club house

Site map

Developed/Developing in Phase - I, II & III

1. Lawn
2. Kids Play Area
3. Amphitheater
4. Club
5. Swimming Pool & Kids Pool
6. Water Body
7. Sitting Area
8. Skating Rink on Club Terrace
9. Space for ATM

To be developed in future Phases

- Badminton Court
- Cricket Pitch with nets
- Half Basketball Court



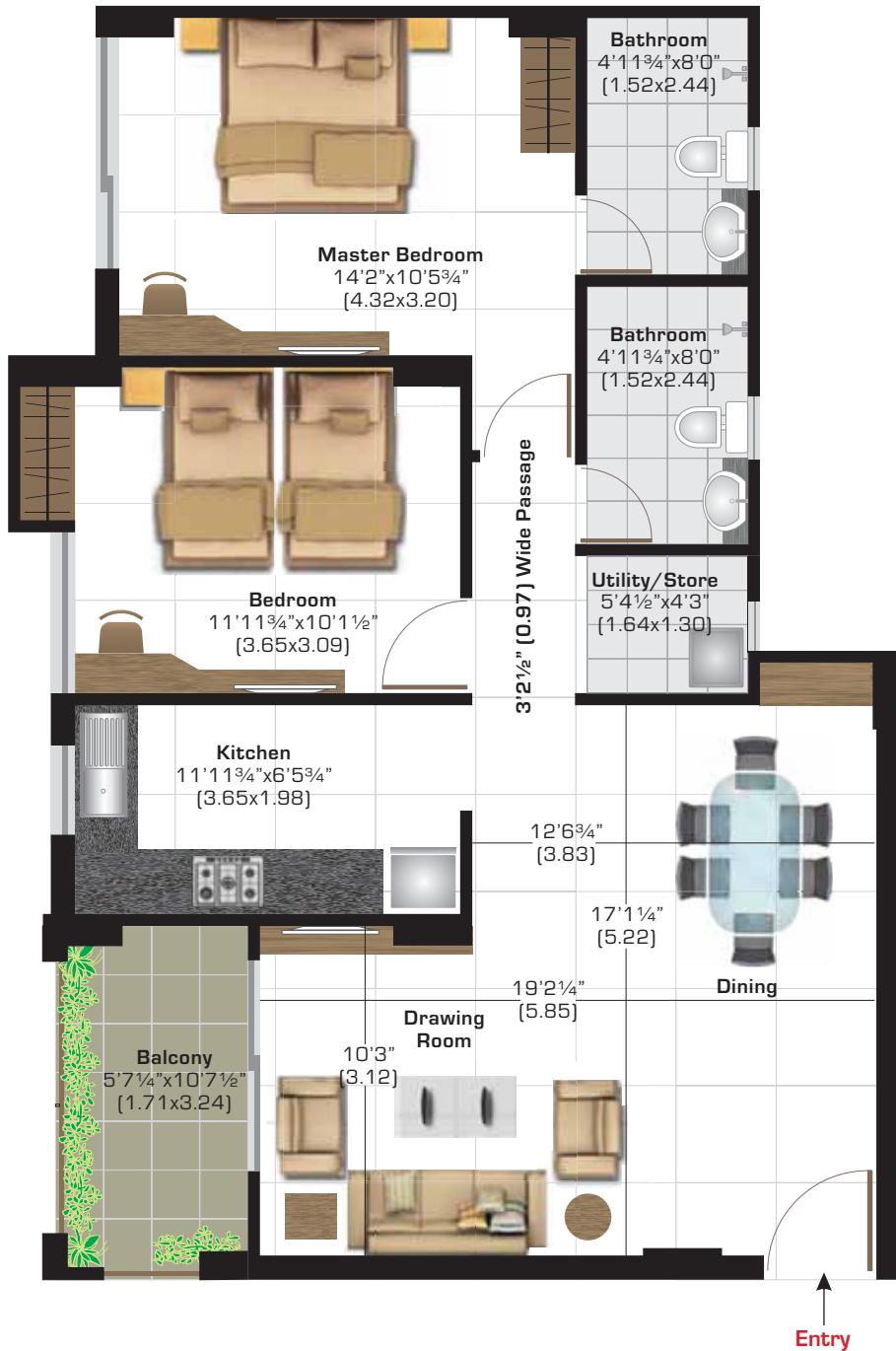
- Magnolia I - 2 BHK + 2 Bathroom + Utility + Store
- Magnolia II - 2 BHK + 2 Bathroom + Store
- Magnolia III - 2 BHK + 2 Bathroom + Store
- Lavender I - 3 BHK + 2 Bathroom + Utility + Store
- Lavender II - 3 BHK + 2 Bathroom + Store
- Lavender III - 3 BHK + 2 Bathroom

- Phase - I (Ready to Move in)
- Phase - II (Ready to Move in)
- Phase - III (Under Construction)
- Future Development

RERA REG. NO. : Phase - II - RAJ/P/2017/125, Phase - III - RAJ/P/2019/899 • RERA WEB PAGE : www.rera.rajasthan.gov.in

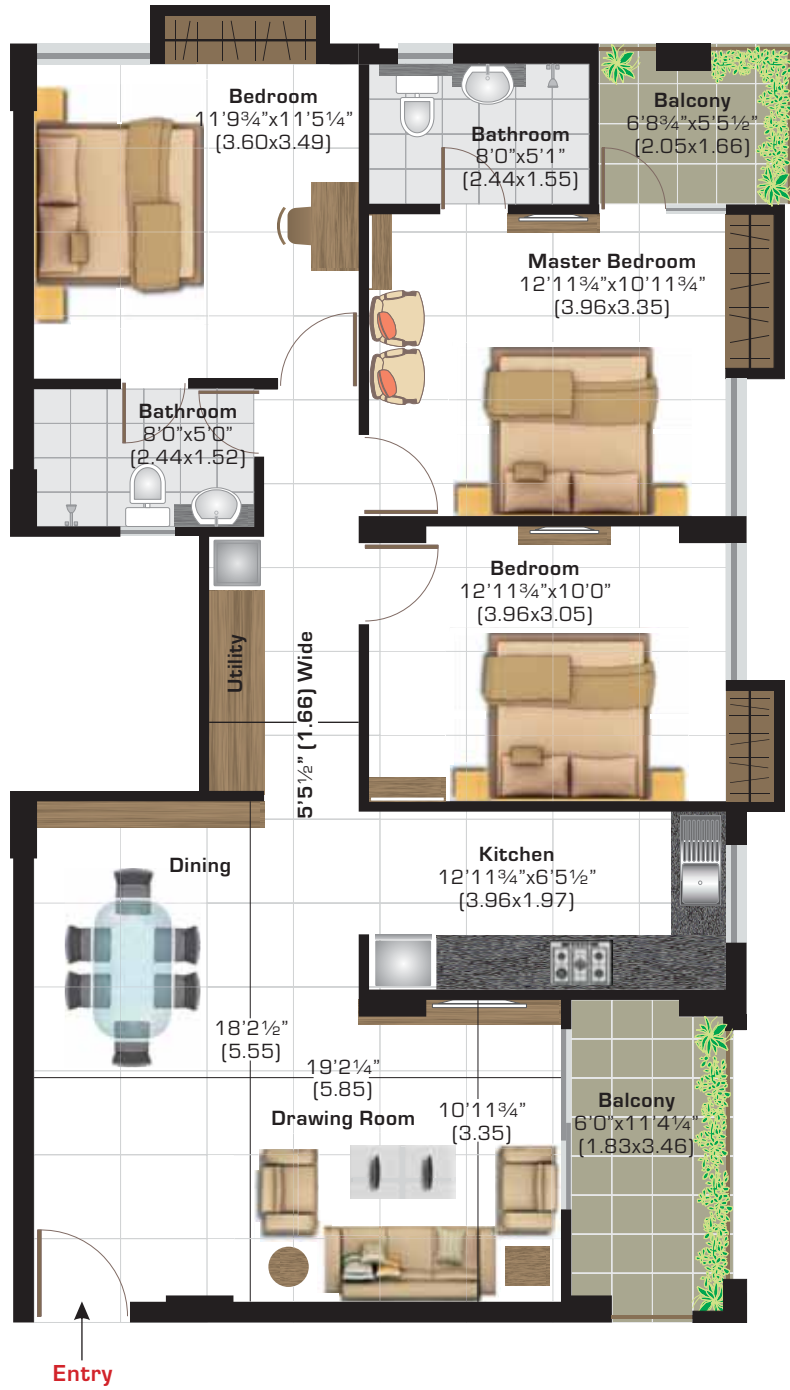
Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities 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.





▼ Phase - II & III

Magnolia - III (2 BHK + 2 Bathrooms + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1180 (109.62)	788 (73.20)	66 (6.17)



▼ Phase - II & III

Lavender - III (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)	1002 (93.07)	116 (10.82)

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 and magic eye & handle	Anodised aluminium windows or UPVC framed 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 moulded skin doors/flush doors with mortise lock & lever handle	Anodised aluminium windows or UPVC framed 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 or UPVC framed windows with 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 2100mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	Anodised aluminium windows or UPVC framed windows with 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	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 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 provided in drawing/dining room and in all bedrooms. Intercom provided through the authorized phone company or EPABX.

LIFT

High speed automatic lifts in each block with generator backup. 1 gearless lift in Phase-I and 2 gearless lifts in Phase-II & III.

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.



Actual view of Ashiana Amarbagh, Jodhpur

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 <http://www.rera-rajasthan.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

OUR PROJECTS



COMFORT HOMES

BHIWADI

Greens
Bageecha
Gulmohar Park
Gardens
Villas
Rangoli
The Treehouse - Hotel & Club
Arcade
Aangan
Aangan Plaza
Treehouse Residences^{*}
Surbhi^{*}
Tarang^{*}

NEEMRANA

Greenhill
Aangan

JAIPUR

Ashiana Manglam[#]
Greenwood[#]
Rangoli Gardens[#]
Rangoli Plaza^{*#}
Gulmohar Gardens^{*#}
Vrinda Gardens^{*#}

HALOL

Navrang^{*\$}

JODHPUR

Amarbagh[#]

Dwarka^{*\$}

JAMSHEDPUR

Trade Centre
Gardens
Enclave
Suncity
Residency Greens
Woodlands
Brahmananda
Anantara^{\$}
Marine Plaza

PATNA

Adharshila Apartment
Ashiana Nagar
Ashiana Plaza

GKP College
Harniwas
Kaveri Apartment
Rajsheela Apartment
Regency Garden
Shantiniketan
Sangam Vihar

SENIOR LIVING

BHIWADI

Utsav - Senior Living
Nirmay - Senior Living^{*}
Utsav Care Homes^{*}

JAIPUR

Utsav - Senior Living[#]
Utsav Care Homes^{*#}

LAVASA

Utsav - Senior Living^{*}

CHENNAI

Shubham - Senior Living^{*\$}

KID CENTRIC HOMES

BHIWADI

Town^{*}

JAIPUR

Umang^{*}

SOHNA ROAD

Anmol^{*\$}



A joint project with



Sales & Site Office

Ashiana Dwarka,
Pal-Sangariya Link Road,
Near DPS, Jodhpur. Rajasthan

Ph: 0291 - 515 8000

M: 99290 33888

Email: sales@ashianahousing.com

Web : ashianahousing.com

Corporate Office

Ashiana Housing Limited

304-05, Southern Park, Saket
District Centre, Saket,
New Delhi - 110017

Ph: 011 - 4265 4265

Welhome Developers Pvt. Ltd.

Hope Tower, Plot No. 683
B, 3rd Floor, 9th C-D Road,
Sardarpura, Jodhpur.

Ph: 0291 - 5102296

RERA REG. NO. : Phase - II - RAJ/P/2017/125
Phase - III - RAJ/P/2019/899

RERA WEB PAGE : <http://www.rera-rajasthan.in>

