



 **ashiana**
nirmay

Active Senior Living at
Bhiwadi (Delhi-NCR)



Ageing ... Gracefully

Everybody wants to live a life where they can reconnect with themselves and forge new bonds in life within a safe, inspiring and well managed environment. Ashiana Senior Living caters the needs of the senior citizens and helps them in ageing actively by providing a lifestyle that is active, healthy, carefree, dignified and independent.

Ashiana Senior Living is more than just a lifestyle. The thoughtfully designed homes give the contemporary edge to senior homes with world class amenities like club-house, swimming pool, walking tracks etc.

Welcome to your home at Ashiana Niramay...



PROJECT HIGHLIGHTS



Stilt + 10 floors
(1/2/3 BHK)



Single gated entry
with 24x7 guards



Intercom



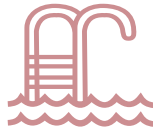
Walking tracks,
water body and trees
all around the complex



Modular kitchen, storage
cabinets, wall mounted fan,
exhaust fan, chimney &
tubelight in kitchen



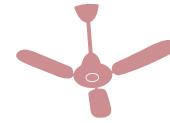
Concierge service
in each block



Club with gym,
swimming pool,
indoor games etc.



2 lifts in each block
with automatic
rescue device



Ceiling fan & tubelight
in drawing/dining
& all bedrooms



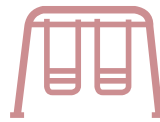
Geyser, tubelight
& exhaust fan in
bathrooms



Wooden wardrobe
in bedrooms



Covered and open
parking



Grand kids play
area

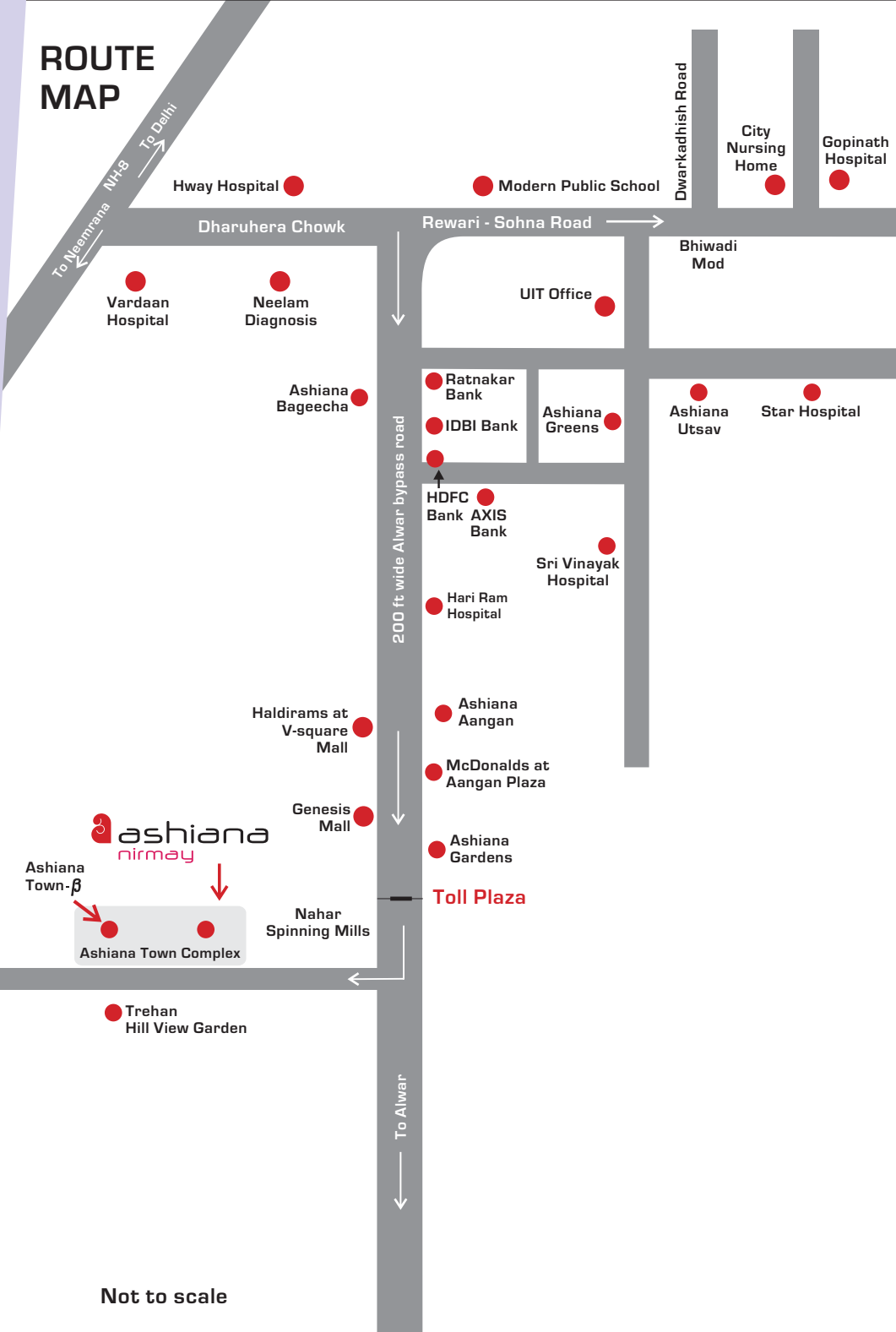


Plumber and
electrician on call



Common area
maintenance

ROUTE MAP



DISTANCE CHART

S. No.	Name	Distance from Nirmay
1.	Railway Sation (Rewari)	33.7 kms.
2.	Indira Gandhi International Airport	63.1 kms.
3.	Dhaura Kuan	70.5 kms.
SHOPPING & ENTERTAINMENT		
1.	Genesis mall	5.6 kms.
2.	Haldirams	5.9 kms.
3.	Capital Mall	8.7 kms.
4.	McDonalds	8.9 kms.
5.	Village Centre	9.0 kms.
6.	Easy Day	9.0 kms.
HOSPITALS		
1.	Star Hospital	7.3 kms.
2.	Sri Vinayak Hospital	7.8 kms.
3.	Vardaan Hospital	9.4 kms.
4.	Gopinath Hospital	10.9 kms.
5.	City Nursing Home	10.9 kms.

As per Google Map



Capital Mall



Gopinath Hospital

Not to scale

AGE FRIENDLY LIVING



Slip resistant floor tiles in kitchen, balcony & bathroom



Grab rails in master toilet for support



Night lamp in master bedroom



Arthritis friendly fittings



Age friendly designs



Wheelchair friendly complex



Round wall edges



Lifts with automatic rescue device



Bigger electrical switches with LED indicator at comfortable heights



Emergency response system in each unit



Site Map



Not to Scale

- Phase - I**
- Tulsi (3 BHK + Store)
 - Manjari (2 BHK + Store)
 - Vrinda (1 BHK)
- Phase - II**
- Tulsi 1 (3 BHK + Store)
 - Manjari 1 (2 BHK + Store)
 - Vrinda 1 (1 BHK)

Common facilities for the whole project

Developed/Developing in Phase - I & II

- Activity Centre
- Swimming Pool
- Amphitheater
- Seating Area

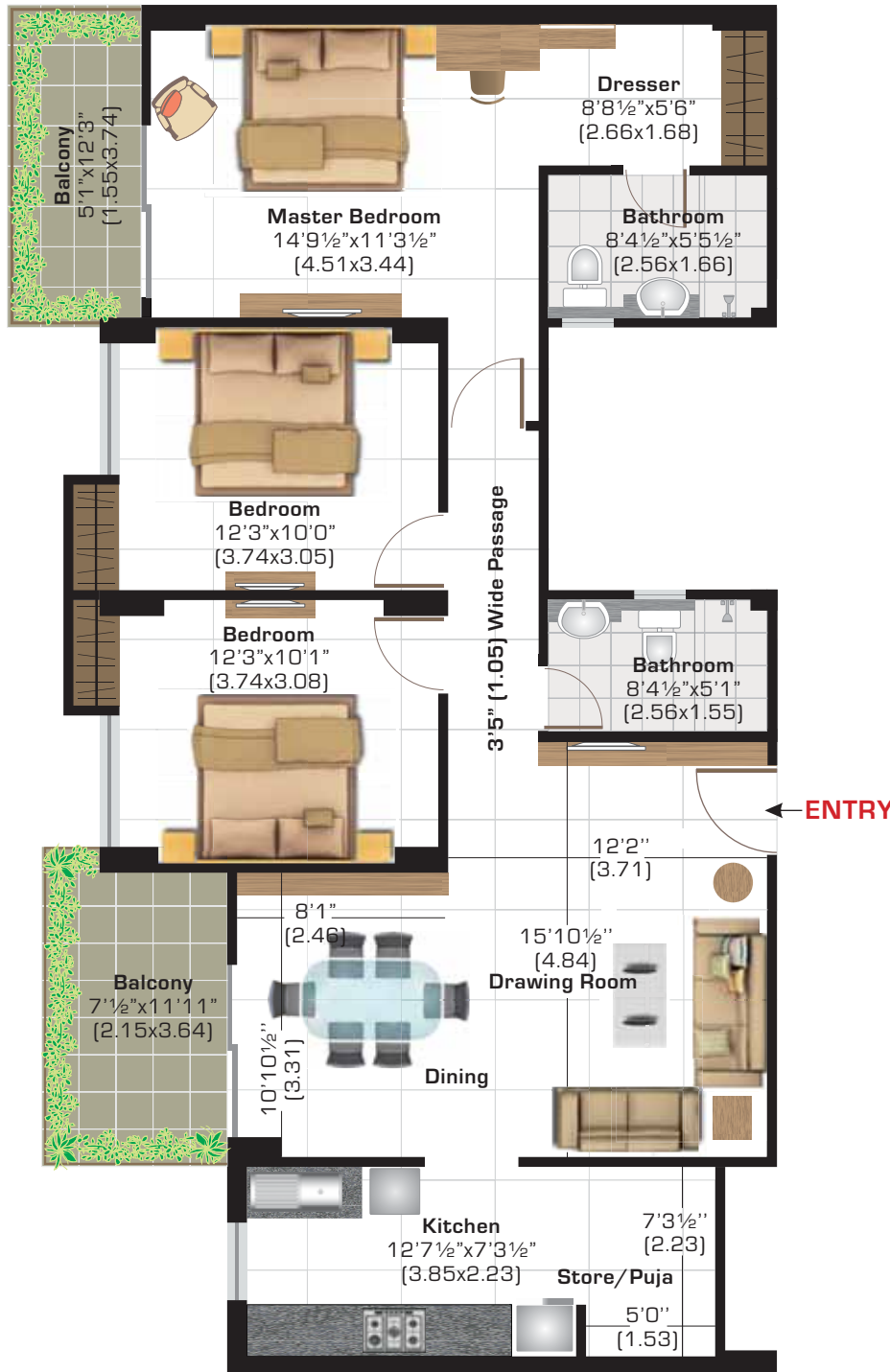
To be developed in future phases

- Badminton Courts
- Jogging Track
- Care Homes
- Temple
- Kids Play Area

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

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.





Phase - I

**Tulsi
(3 BHK+Store)**

**Super Area
sq ft (sq m)**

1570 (145.86)

**Carpet Area
sq ft (sq m)**

1067 (99.14)

**Total Balcony Area
sq ft (sq m)**

141 (13.14)



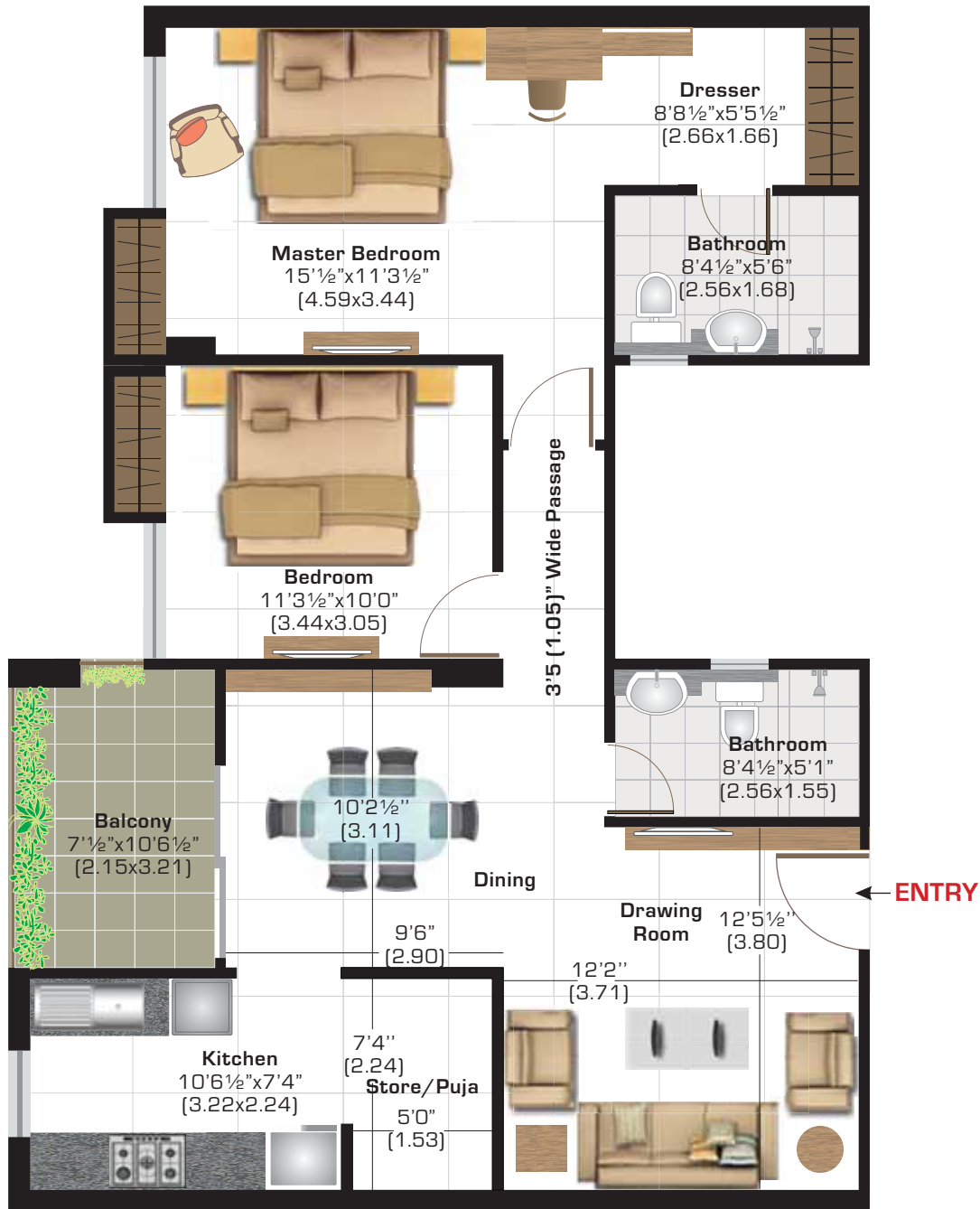
Phase - II

**Tulsi 1
(3 BHK+Store)**

**Super Area
sq ft (sq m)
1532 (142.32)**

**Carpet Area
sq ft (sq m)
1037 (96.34)**

**Total Balcony Area
sq ft (sq m)
131 (12.17)**



Phase - I

**Manjari
(2 BHK+Store)**

**Super Area
sq ft (sq m)
1253 (116.41)**

**Carpet Area
sq ft (sq m)
875 (81.28)**

**Total Balcony Area
sq ft (sq m)
72 (6.69)**



Phase - II

**Manjari 1
(2 BHK+Store)**

**Super Area
sq ft (sq m)**

1255 (116.59)

**Carpet Area
sq ft (sq m)**

839 (77.94)

**Total Balcony Area
sq ft (sq m)**

133 (12.35)

Note : The small window in the master bedroom shown above is only with the corner units of this type



Phase - I

Vrinda (1 BHK)
Super Area sq ft (sq m)
848 (78.78)
Carpet Area sq ft (sq m)
558 (51.88)
Total Balcony Area sq ft (sq m)
77 (7.15)



Phase - II

**Vrinda 1
(1 BHK)**

**Super Area
sq ft (sq m)
848 (78.78)**

**Carpet Area
sq ft (sq m)
562 (52.21)**

**Total Balcony Area
sq ft (sq m)
72 (6.68)**

SPECIFICATIONS SNAPSHOT

FURNITURE		Wooden wardrobe in all bedrooms
FLOORING	Drawing/Dining/ Bedrooms	Ceramic tiles (2' x 2')
	Balconies	Ceramic tiles (slip resistant)
BATHROOMS	Walls	Ceramic tiles up to lintel level
	Flooring	Ceramic tiles (slip resistant)
	Fittings	A wash basin with black granite counter or counter style wash basin, towel rack in all master bathooms & towel rod in other bathooms, exhaust fan, tubelight hot & cold water supply with geyser, vitreous white sanitaryware of standard make and health faucet. Grab rails only in master toilet. Single lever CP fitting of standard make
KITCHEN	Flooring	Ceramic tiles (slip resistant)
	Platform	Modular kitchen below platform with black granite & stainless steel kitchen sink with single bowl & drain board
	Walls	2 feet ceramic tiles dado above working platform with storage cabinets
	Fittings & fixture	Hot & cold water line with geyser, tubelight, cabin fan, exhaust fan & chimney of standard make
WINDOWS		Aluminium powder coated/anodised or UPVC sliding windows with 4/5mm thick float glass based on size of opening
DOOR HANDLES		Lever type handles with mortice lock
ELECTRICAL	Fittings	Modular electrical switches with sockets and LED indicators, tubelight and fan in drawing/dining & all bedrooms
	ERS	Emergency response switch at three locations connected to central monitoring unit (CMU)
	Night lamp	In master bedroom
PIPED LPG		Provision in kitchen will be provided
POWER BACKUP		Upto 750 watts in each apartment and complete backup of common areas

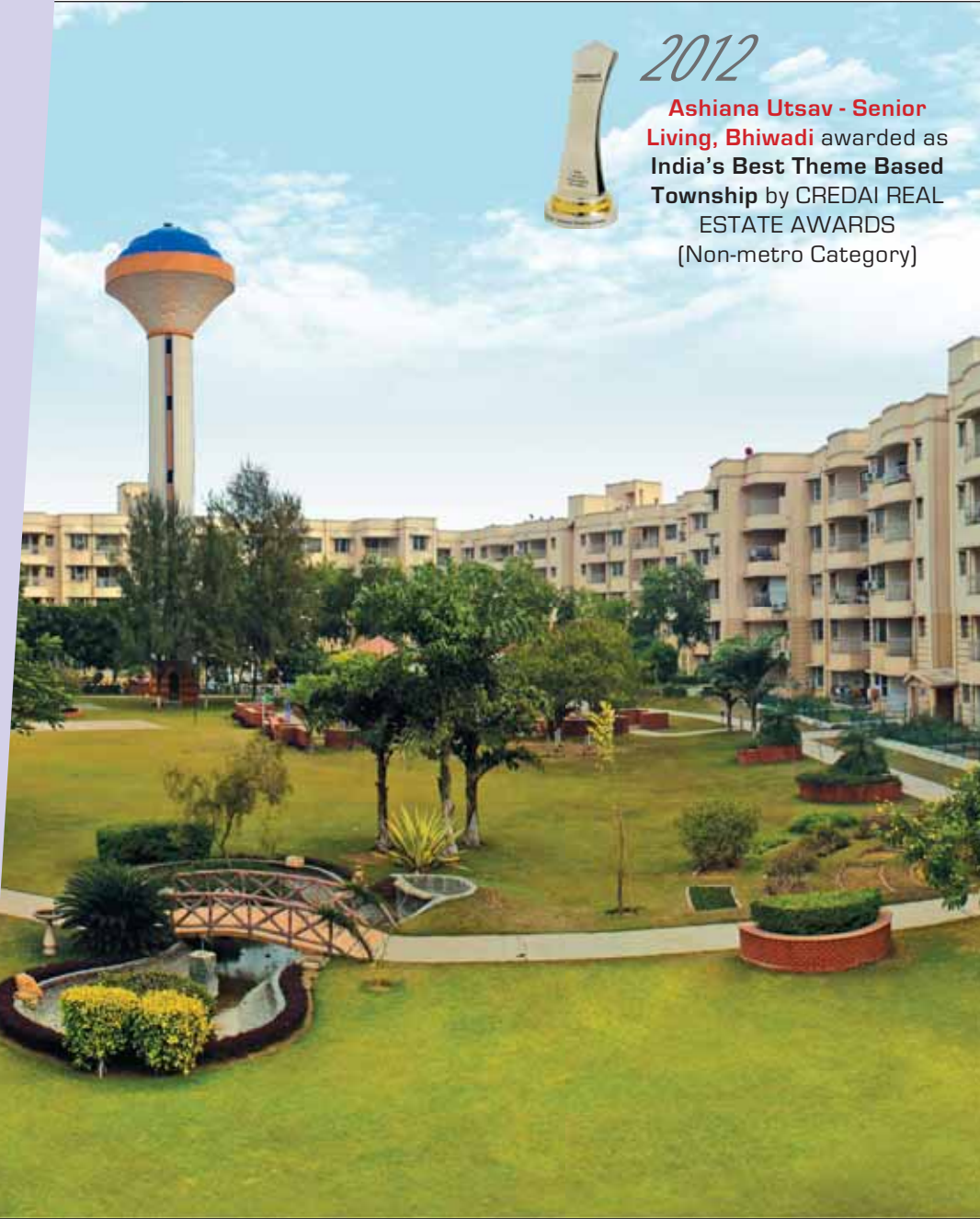
For Complete specifications snapshot please refer the website

Awards & Recognition for Ashiana Senior Living Projects



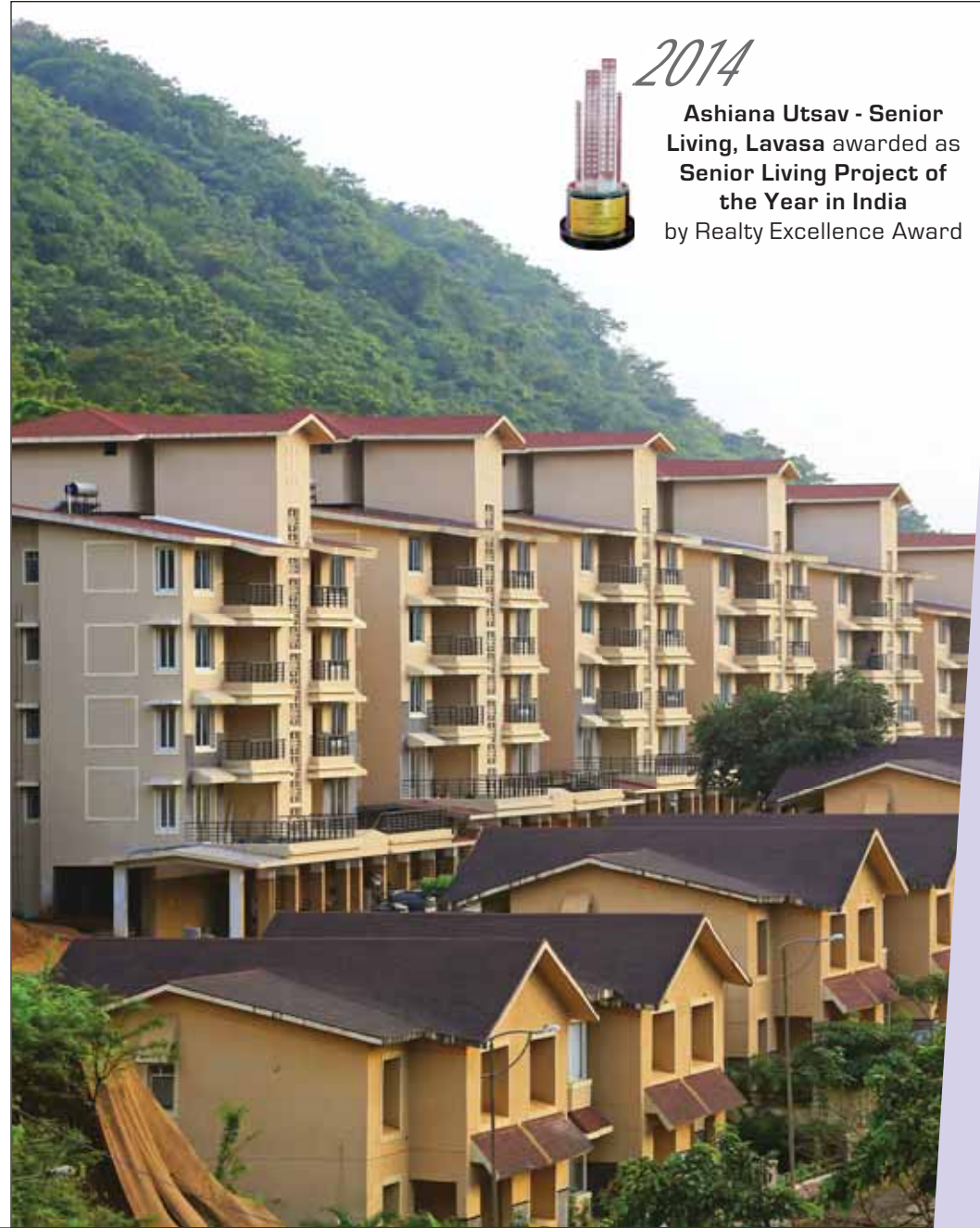
2012

Ashiana Utsav - Senior Living, Bhiwadi awarded as **India's Best Theme Based Township** by CREDAI REAL ESTATE AWARDS (Non-metro Category)



2014

Ashiana Utsav - Senior Living, Lavasa awarded as **Senior Living Project of the Year in India** by Realty Excellence Award



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



Site Office

Ashiana Town Complex,
Sector - 39, Thada,
Off. Alwar Road,
Bhiwadi, Rajasthan
Mob: 70428 33011

Corporate Office

Ashiana Housing Limited
304, Southern Park, Saket District
Centre, Saket, New Delhi - 110 017.
T: 011 - 4265 4265

Regd. Office

11G Everest, 46/C, Chowringhee Road,
Kolkata - 700 071
CIN: L70109WB1986PLC040864
Fax: 011 - 4265 4200
E-mail: sales@ashianahousing.com
Website: ashianahousing.com

Note: The property is mortgaged with HDFC Ltd. (the lender) for term loan. The company will provide NOC/permission of the lender for the sale of flats/property, wherever required.



Watch our residents' experience
on [ashianahousing1](#)
on Ashiana' YouTube channel

MEMBER OF



RERA REG. NO.: Phase - I - RAJ/P/2017/028
Phase - II - RAJ/P/2018/646
RERA WEB PAGE : www.rera.rajasthan.gov.in