

W e l c o m e t o A s h i a n a S u r b h i

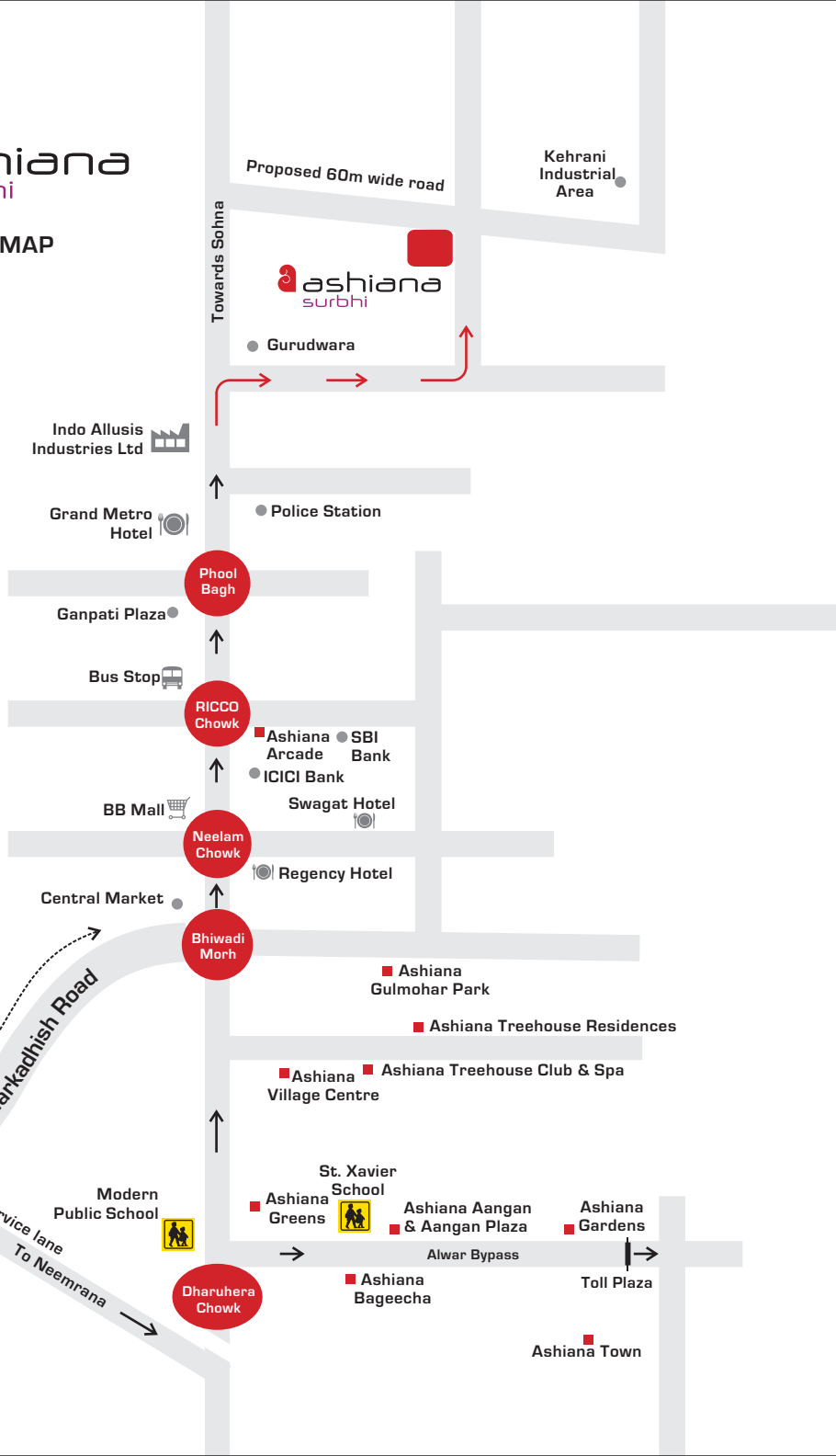


 ashiana
surbhi

Actual view of Ashiana Surbhi



LOCATION MAP



DISTANCE CHART

S. NO.	NAME	DISTANCE FROM SURBHI
1.	Manesar	30.3 Kms.
2.	Nearest Railway Station (Rewari Junction)	34.6 Kms.
3.	Indira Gandhi International Airport	60.8 Kms.
SCHOOLS		
1.	UCSKM Public School	5.3 Kms.
2.	Presidency The International School	7.3 Kms.
3.	St. Xavier's School	8.0 Kms.
4.	Modern Public School	8.0 Kms.
5.	RPS	8.3 Kms.
6.	Eurokids International School	10.0 Kms.
7.	The Ashiana School	13.8 Kms.
ENTERTAINMENT & SHOPPING MALL		
1.	BB Mall	4.4 Kms.
2.	Capital Mall	5.0 Kms.
3.	Ashiana Village Centre	6.8 Kms.
4.	V Square Mall	9.8 Kms.
5.	Genesis Mall	10.3 Kms.
HOSPITALS		
1.	Navjeevan Hospital	5.2 Kms.
2.	Gopinath Hospital	5.2 Kms.
3.	Shakuntala Maternity & Nursing Home	5.2 Kms.
4.	City Nursing Home	5.2 Kms.
5.	Raahat Hospital	5.4 Kms.
6.	ESIC Hospital	5.6 Kms.
7.	Star Hospital	6.2 Kms.
8.	Singhania Hospital	8.0 Kms.
9.	Sri Vinayak Hospital	8.1 Kms.
10.	Hari Ram Hospital (Fortis OPD)	8.5 Kms.

Distance as per google map



Capital Mall, Bhiwadi



Ashiana Village Centre, Bhiwadi

Actual view of Ashiana Surbhi



Mrs. & Mr. Santosh Khare
Unit owners, Phase - 3, Ashiana Surbhi

Project Highlights



Stilt + 4 floor (ph.-5)
Stilt + 12 floor
(ph. - 1/2/3/4)



Single gated
entry



24x7 security
guards



CCTV



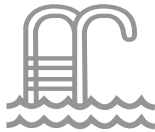
Intercom



Landscaped gardens
with jogging/walking
track



Cricket pitch
with nets



Club house



Kids play
area



Shops for
daily needs



Dedicated open
& covered
parking space



Piped
LPG



Power
back-up



Garbage
collection



Plumber &
electrician on
call



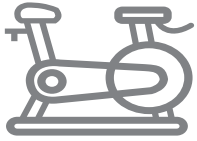
Common area
maintenance

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.

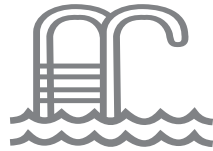


Actual view of Swimming Pool

Club Facilities



AC gymnasium



Swimming
pool & kids pool



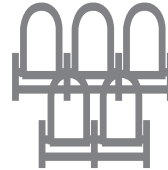
Pool



Table tennis



Indoor
kids play area



AC multi purpose
hall cum
indoor badminton



Badminton
court on
the terrace

Site Map

Common facilities for the whole project

Developed with Phase - 1, 2, 3 & 4

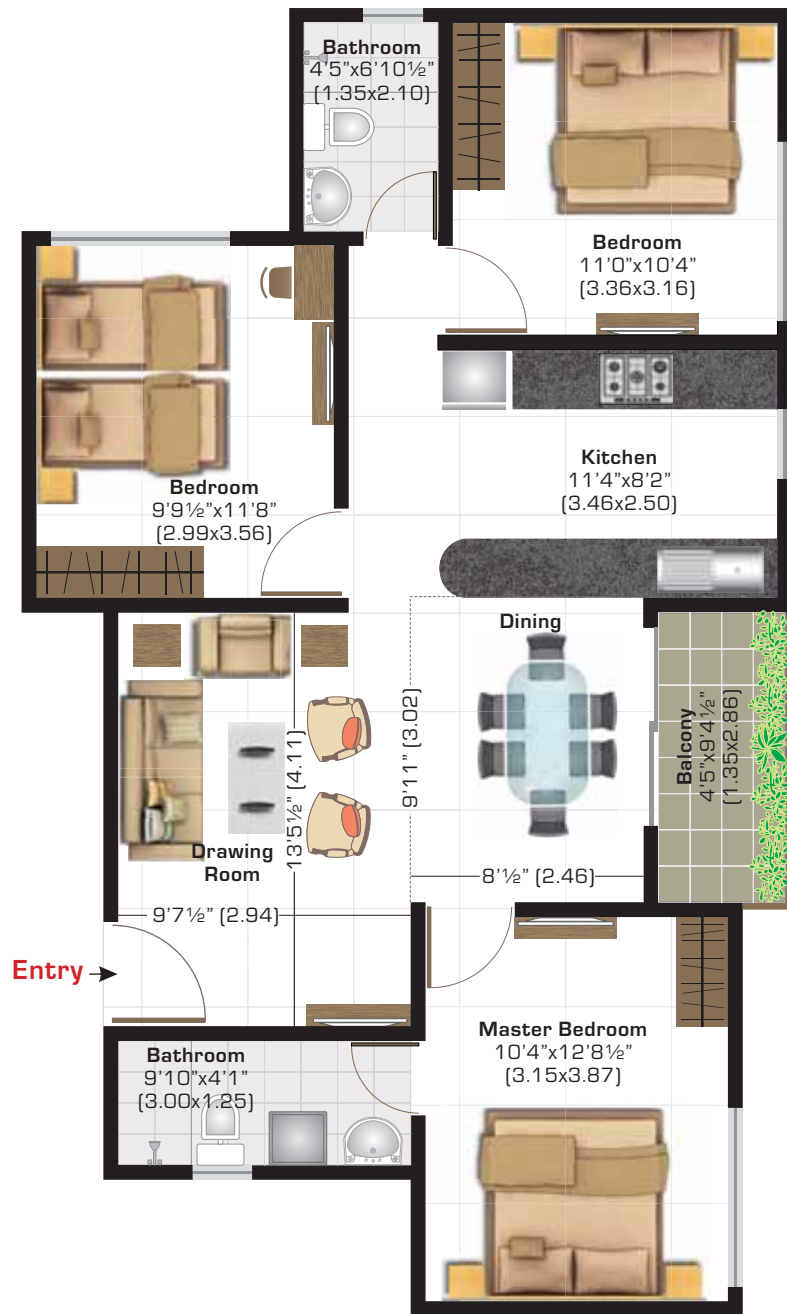
1. Guard Hut
2. Swimming Pool & Kids Pool
3. Kids Play Area
4. Badminton Court on Club Terrace
5. Club House
6. Lawn
7. Cricket pitch with nets

- Phase - 1, 2 & 3 (Completed)
- Phase - 4 (Completed)
- EWS & Commercial (Completed)
- Phase-5 (Under Construction)
- Lavender - 3 BHK + 2 Bathrooms
- Magnolia - 2 BHK + 2 Bathrooms

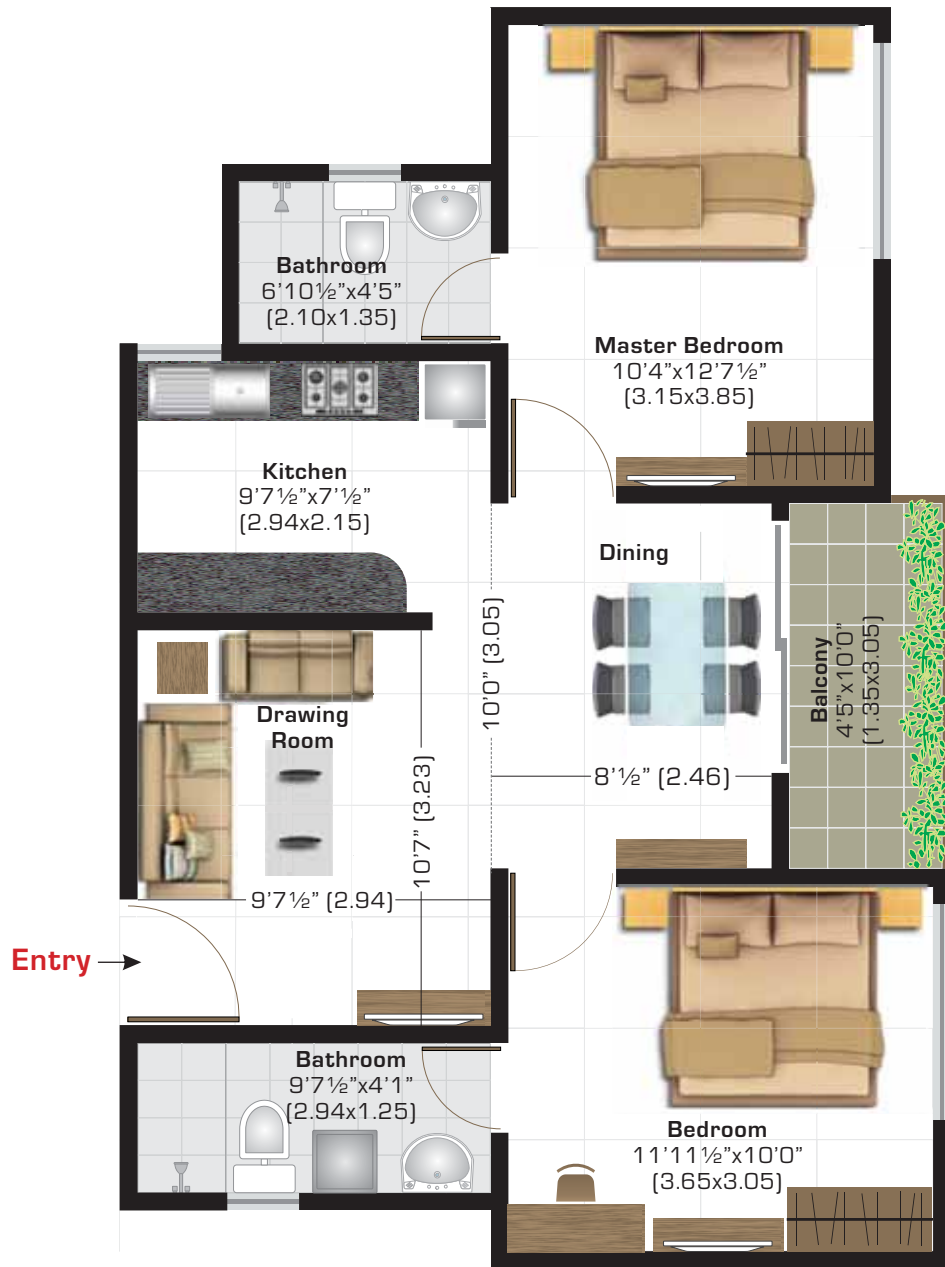


Not to Scale

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.



Lavender (3 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1100 (102.19)	805 (74.76)	42 (3.94)



Magnolia (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	845 (78.50)	599 (55.64)	45 (4.19)

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/ 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	Anodised/ powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Vitrified tiles (soluble salt)	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/ powder coated aluminium windows or UPVC framed window with 4mm thick clear float glass	Platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles up-to height of 2100mm	Folded steel section	35mm skin doors/ flush door with mortise lock & lever handle	Anodised/ powder coated aluminium windows or UPVC framed window with 4mm thick frosted glass	Wash basin of CERA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/Grohe /Jal 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

Two gearless high speed automatic lifts in each block. Generator backup is provided for each lift.

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 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 Aangan, Bhiwadi

ashiana maintenance services

HIGHLIGHTS:

- Management of water and electricity supply.
- Daily cleaning & garbage management of the premises.
- Services of electrician & plumber on call.
- Upkeep of signages.
- 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 set, STP 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



“ For us Ashiana Surbhi is a perfect
combination of lifestyle &
affordable pricing ”

Mrs. & Mr. Shastri
Unit owners, Phase - 2, Ashiana Surbhi

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.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

OUR PROJECTS



COMFORT HOMES

ASHIANA AT BHIWADI

Greens
Bageecha
Gulmohar Park
Gardens
Villas
Rangoli
The Treehouse - Hotel & Club
Arcade
Aangan
Aangan Plaza
Treehouse Residences*
Town*
Tarang*

ASHIANA AT NEEMRANA

Greenhill
Aangan

ASHIANA AT JAIPUR

Ashiana Manglam#
Greenwood#
Rangoli Gardens#
Rangoli Plaza*#
Gulmohar Gardens*#
Vrinda Gardens*#
Umang*

ASHIANA AT JODHPUR

Amarbagh#
Dwarka*^s

ASHIANA AT HALOL

Navrang*^s

ASHIANA AT JAMSHEDPUR

Trade Centre
Gardens
Enclave
Suncity
Residency Greens
Woodlands
Brahmananda
Anantara^s
Marine Plaza

ASHIANA AT PATNA

Adharshila Apartment
Ashiana Nagar
Ashiana Plaza
GKP College
Harniwas
Kaveri Apartment
Rajsheela Apartment
Regency Garden
Shantiniketan
Sangam Vihar

ASHIANA AT SOHNA ROAD

Anmol*^s

SENIOR LIVING

ASHIANA AT BHIWADI

Utsav - Senior Living
Nirmay - Senior Living*
Utsav Care Homes*

ASHIANA AT JAIPUR

Utsav - Senior Living#
Utsav Care Homes*#

ASHIANA AT LAVASA

Utsav - Senior Living*

ASHIANA AT CHENNAI

Shubham - Senior Living*^s

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

*Under partnership • ^sUnder joint development



Ashiana Housing Ltd.

Sales & Site Office

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