



ashiana
anmol

Comfort Homes at South of Gurgaon

HRERA Regd. No. (Ph-1) - 26 of 2017 dated 28.07.2017



Located in South of Gurgaon, one of the fastest developing areas of Delhi NCR, Ashiana Anmol is designed to bring you a comfortable and vibrant lifestyle.

Ashiana Anmol is a result of intensive research on the needs and aspirations of our customers towards buying a home. In the following pages, we will take you through the journey of some of our customers who decided to make Ashiana Anmol their home.

With 31 years of experience in building happy communities, Ashiana has improved with every project. Built and delivered 12,075 homes, we have focused on issues that are nearest to our customer's heart.

Therefore, as we move ahead, we address these needs and answer to the ever- buzzing question:

“What does Ashiana Anmol have in it, for me?”

Avni Singh
Daughter of Mr. Vibhor Singh,
Unit Owner, Ashiana Anmol

At Ashiana, we are able to meet our commitment for on-time deliveries because of the following reasons:

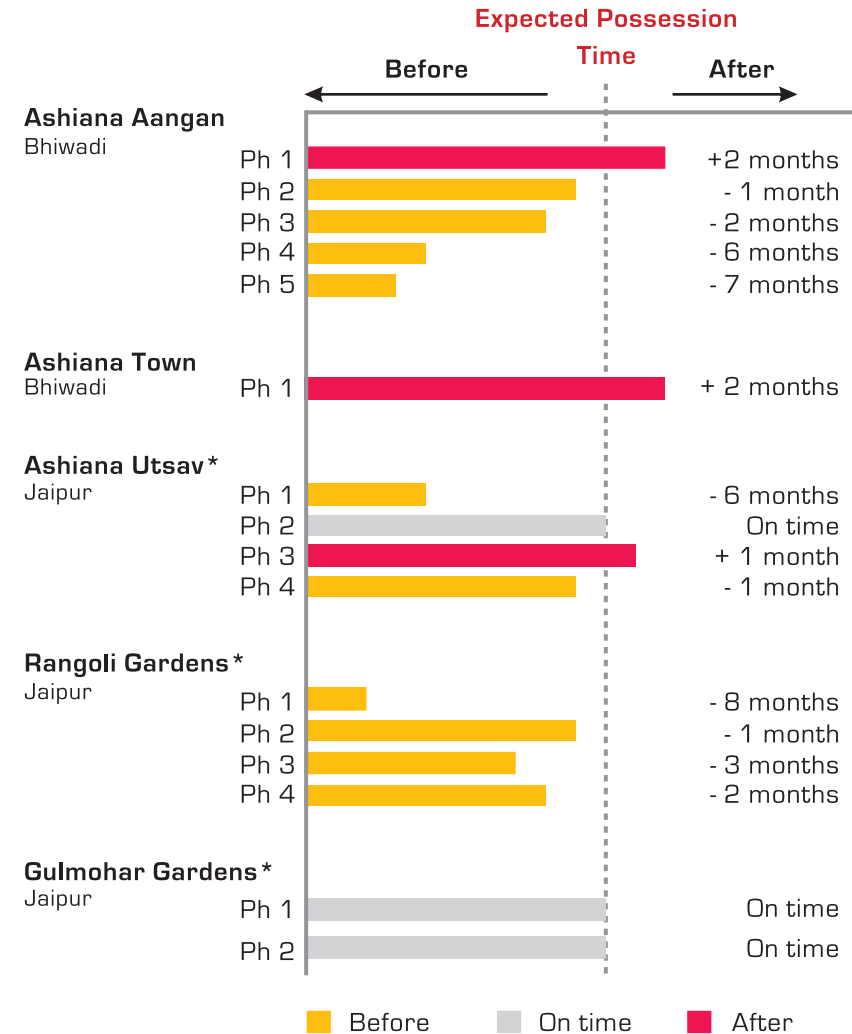
- Thorough planning of construction
- Long term relationships with suppliers
- Highly competent in-house construction team
- Cash rich balance sheet & disciplined financial planning

“I’ll go with a developer who gives possession on time, which allows us to plan our finances effectively.”

Mrs. & Mr. Mohit Samraj
Unit Owner, Ashiana Anmol



Track Record of Project Delivery



“While looking for a home, we wanted to make sure that there was no disruption in our daughters’ education and our lifestyle”

Mrs. & Mr. Ashutosh Pachauri
Unit Owner, Ashiana Anmol



- Ashiana Anmol is conveniently located at South of Gurgaon, which is fast developing into an educational hub with a huge number of schools, universities and technical institutes located in the vicinity.
- As your children would devote less time in commuting, they would be able to spend more time on academics and hobbies. This way, they can achieve their full potential.

School Distance Chart

SCJ World School	2.1 km
GD Goenka	2.9 km
Ryan International School	9.1 km
DPS Maruti Kunj	10.1 km
DAV Public School	14.6 km
St. Xavier's High School	14.7 km
DPS International School	15.7 km
The Heritage School	17.5 km
Presidium Senior Secondary School	17.6 km
Alpine Convent School	19.7 km
Suncity World School	26.3 km

As per Google Map

“South of Gurgaon is the most livable among the new areas because the basic infrastructure is already in place.”

Mrs. & Mr. Tumul Rajesh
Unit Owner, Ashiana Anmol



S. NO.	NAME	DISTANCE TO ANMOL
1.	Golf Course Ext. Road	15.3 kms.
2.	Subhash Chowk	18.3 kms.
3.	IFFCO Chowk	23.8 kms.
4.	Rajiv Chowk	25.4 kms.
5.	Udyog Vihar	27.1 kms.
HOSPITALS		
1.	Medanta Medicity	19.2 kms.
2.	Artemis	19.8 kms.
3.	Fortis	21.0 kms.
4.	Max Healthcare	21.9 kms.
SHOPPING & ENTERTAINMENT		
1.	Big Bazaar	14.4 kms.
2.	Shoppers Stop	14.6 kms.
3.	Raheja Mall	15.7 kms.
4.	Omaxe Celebration Mall	16.7 kms.
5.	SRS Cinema	16.7 kms.

Distances as per Google Map

Location Map

Distance Chart

Sohna Town	5.3 km
ICICI Bank	5.3 km
Country Inn	5.3 km
IDBI Bank	5.4 km



Not to Scale

Safe & Secure Lifestyle

24x7 security guards & CCTV camera in each building for additional security.

For going from one park to another, kids have to cross only one road, making it safe for them to move around.

Direct access to the parks from the building creates safety for the kids while going out to play.

Access cards are required to enter the main building through basement lobby which restricts unauthorized entry to the main building.

Single entry & exit point with 24x7 security guards keeps the complex safe & secure.

Almost 80% traffic movement is captured at the basement parking minimizing the traffic on the surface, which in turn makes movement of kids around the complex easier.

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— Phase 1

----- Future Development

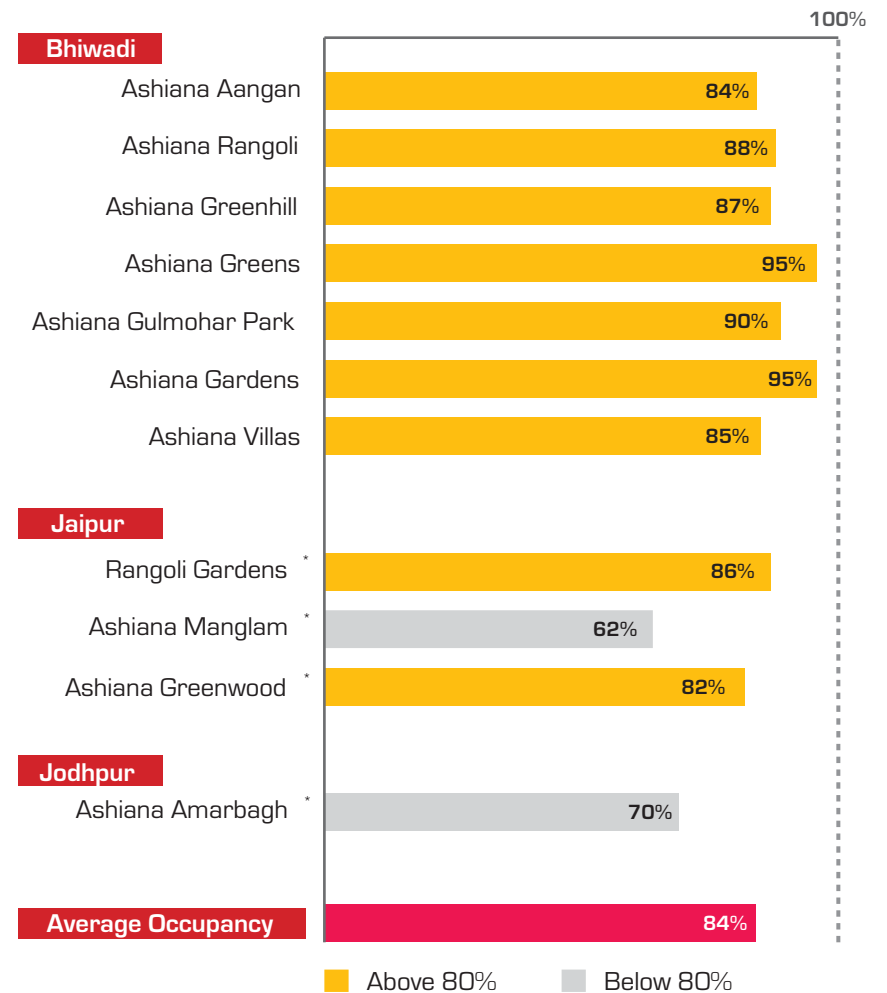
Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as shown in the site map. 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.

**Lively &
Well-Maintained
Complexes**

At all Ashiana projects, our team works diligently to turn the complexes into vibrant communities which teamed up with Ashiana's maintenance team, who are always at work for the upkeep of your complex and the environment, so that it turns out clean, green, beautiful, well maintained, lively complexes.

- Services like plumber & electrician on call
- Periodic Maintenance of Capital Goods
- Follows a safety checklist before major festivals like Holi, Diwali etc.
- Regular emergency drills for first aid, fire & security
- Regular training & skill enhancement programs

Occupancy Chart



* Under partnership

Important to know: As on 1st Oct., 2017. Data may vary from time to time.



PLETHORA OF FACILITIES TO CHOOSE FROM

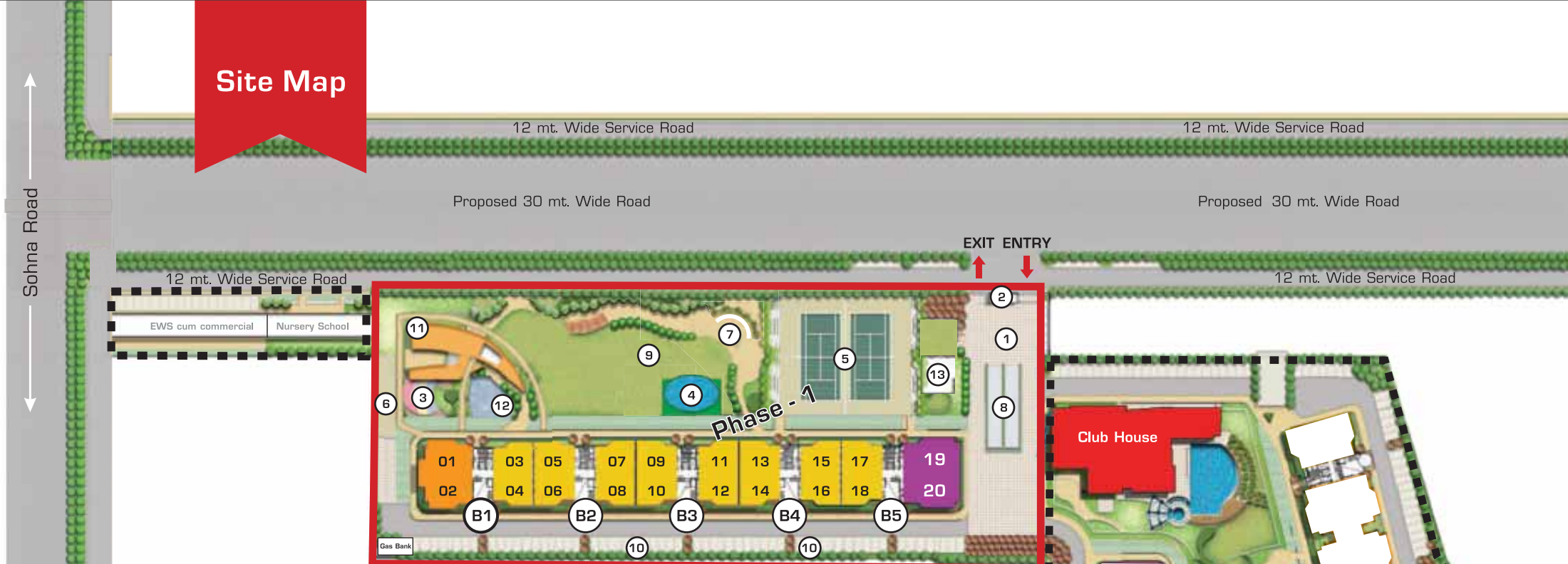
- Large Clubhouse
- Swimming Pool
- Kids Play Area
- Book Lounge
- Indoor Badminton
- Gym
- Table Tennis
- Apart from the club, other amenities comprise of
- Tennis Court
- Half Basket Ball Court
- Cricket Pitch with Net
- Skating Rink
- Learning Centre
- Amphitheater

A SPACE BETWEEN SCHOOL AND HOME

- The Learning centre is a space, unique only to Ashiana Anmol. Your children can use this space to learn art, dance, theater, music, cooking or even re-enforce their school lessons
- Parents too can enjoy this space to teach these skills or even learn themselves. Everyone can contribute to collective knowledge development

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.

Site Map



Common facilities for the whole project

Developing in Phase - 1

- | | |
|---------------------------|--|
| 1. Entrance Plaza | 8. Ramp to Basement Parking (Entry & Exit) |
| 2. Guard House | 9. Landscape Green |
| 3. Kids Play Area | 10. Parking Lot |
| 4. Water Feature | 11. Learning Centre |
| 5. Tennis Courts | 12. Skating Rink |
| 6. Cricket Pitch with Net | 13. Meter Room + Staff Rest Area |
| 7. Amphitheatre | |
- DG, ESS & STP are in basement

To be developed with future phases

- Club House (to be handed over in Dec. 2019)
- Kids Pool
- Lap Pool
- Kids Play Area
- Half Basketball Court
- Water Feature
- Landscape Green

— Phase-1 ■■■ Future Development

- | | |
|--|---|
| Tulip - 3 BHK + 3 Bathrooms + Staff | Lavender - 3 BHK + 3 Bathrooms |
| Magnolia - 2 BHK + 2 Bathrooms | |

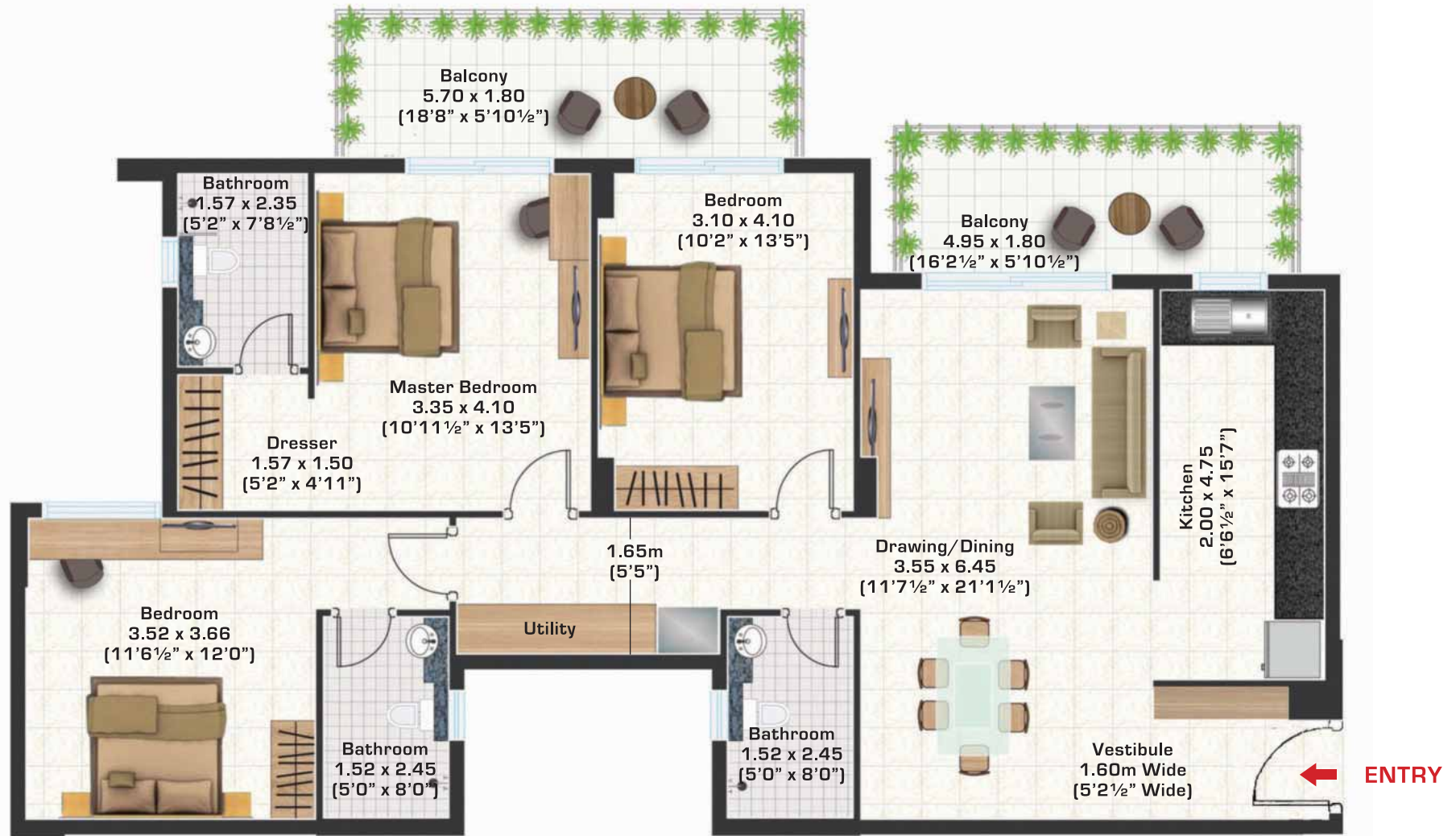
RERA REGISTRATION NO.: Phase-1 - 26 of 2017 dated 28.07.2017

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Tulip (3 BHK + 3 Bathrooms + Staff)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	182.09 [1960]	117.82 [1268]	19.52 [210]



Lavender (3 BHK + 3 Bathrooms)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	159.79 (1720)	100.90 (1086)	18.08 (195)



Magnolia (2 BHK + 2 Bathrooms)	Super Area sq m (sq ft)	Carpet Area sq m (sq ft)	Total Balcony Area sq m (sq ft)
	118.45 (1275)	73.48 (791)	14.77 (159)

Specifications Snapshot



Double charged vitrified tiles, which resist scratches & discoloration



POP in Plumb in each room which gives good wall finish



Modular Kitchen



Power backup up to 6KW in 2BHK & 8KW in 3BHK apartments

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/FITTINGS
LIVING/ DINING/ LOBBY	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Folded Steel Section	35mm laminated Flush Door/Skin Doors with night latch, magic eye & handle	UPVC / anodized or powder coated aluminum windows with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Double Charged Vitrified Tiles	Pop in Plumb, Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle	UPVC / anodized or powder coated aluminum windows with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Double Charged Vitrified Tiles	600mm high ceramic tiles dado above platform POP in Plumb & Plastic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions	N/A	N/A	UPVC / anodized or powder coated aluminum windows with 4mm thick clear float glass	L-shape platform in black granite with kitchen cabinet, chimney and stainless steel sink with drain board
BATHROOM	Ceramic Tiles	Ceramic Tiles up-to height of 2100mm	Folded Steel Section	35mm laminated Flush Door /Skin Doors with handle	UPVC / anodized or powder coated aluminum windows with 4mm thick frosted glass	Round edge glass curtain in master toilet. Toilet fixtures (Wall Mixer and Basin Mixer) of Grohe or equivalent, other fixtures of standard make. Chinaware ie semi recessed counter type wash basin and EWC of ROCA / American standard or equivalent. Mirror, glass shelf in master toilet, towel rod & health faucet of standard make
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 and distribution of light & 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.

LIFT

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

PIPED LPG GAS

Provision in the kitchen will be provided.

GENERATOR

Power backup upto 6KW in 2BHK & 8KW in 3BHK apartments.

AIR-CONDITIONING

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

OTHER FACILITIES

Provision for a washing machine point will be provided at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on terrace and not with each unit.

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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