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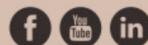
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RERA REG. NO.: Phase I - RAJ/P/2022/2012
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“HERE’S A HEALTHY DOSE
OF EVERYTHING
GOOD.
SENIOR LIVING
REIMAGINED.”

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ACTIVE SENIOR LIVING

Bhiwadi



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Artistic image, Ashiana Advik

PROJECT HIGHLIGHTS



G+1 VILLA (PHASE I)
STILT+12 FLOORS (PHASE I)



2 LIFT IN EACH BLOCK
WITH AUTOMATIC
RESCUE DEVICE (ARD)



1/2/3 BHK Apartments &
3 BHK villas



CEILING FAN &
TUBELIGHT IN DRAWING/
DINING & BEDROOMS



SINGLE GATED ENTRY
WITH 24X7 SECURITY GUARDS
& INTERCOM



GEYSER, TUBELIGHT &
EXHAUST FAN IN
BATHROOMS



WALKING TRACKS,
WATER BODY &
TREES ALL AROUND COMPLEX



WOODEN
WARDROBE
IN BEDROOMS



MODULAR KITCHEN, GEYSER,
STORAGE CABINETS, CEILING
MOUNTED FAN, HOB & PROVISION
OF DISHWASHER, EXHAUST FAN,
CHIMNEY & TUBELIGHT IN KITCHEN



COVERED &
OPEN PARKING



CONCIERGE
SERVICE IN
EACH BLOCK



GRAND KIDS PLAY
AREA



CLUB WITH GYM,
SWIMMING POOL, ETC.



PLUMBER AND
ELECTRICIAN ON CALL

CLUB HIGHLIGHTS

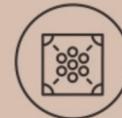
GROUND FLOOR



GYMNASIUM



MEDIA ROOM



CARROM / TT /
BILLIARDS ROOM



CARD ROOM



MUSIC ROOM



READING ROOM



TERRACE CAFE



DINING HALL



MULTIPURPOSE HALL



CAFETERIA



INDOOR
BADMINTON HALL



ART & CRAFT ROOM



SWIMMING
POOL

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Artistic view of Club Terrace

DISCOVER ACTIVESCAPES

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Socialscapes
to celebrate life. Everyday.



Morningscapes
for the perfect start.



Cycling



Forestscapes
to enjoy a green tour.



Seating areas



Gardenscapes
to nurture your green thumb.



Sportingscapes
for the sporty you.



Waterscapes
that calm the soul.



Party areas



Clubs
to make every day vibrant.



Eventscapes
that are a real fun.



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Artistic view of Aerial View

LOCATION MAP



Map Not to Scale

DISTANCE CHART

S. No.	Connectivity	Distance from Advik
1.	Railway Station (Rewari)	33.7 km.
2.	Indira Gandhi International Airport	63.1 km.
3.	Dhaura Kuan	70.5 km.
SHOPPING & ENTERTAINMENT		
1.	Genesis mall	5.6 km.
2.	Haldiram's	5.9 km.
3.	McDonald's	5.9 km.
4.	Capital Mall	8.7 km.
5.	Village Centre	9.0 km.
HOSPITALS		
1.	Hari Ram Hospital	6.5 km.
2.	Om Hospital	7.0 km.
3.	Medipulse Hospital	7.0 km.
4.	SS Hospital	8.0 km.
5.	Star Hospital	10.0 km.

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Source: Google Maps



Artistic image of Games Area



Artistic image of Aqua Zone



Artistic image of Sports Area



Artistic image of Relaxation Square

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COTTAGE - 3BHK+3T (Villa)



Ground Floor

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▼ Phase I



First Floor

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Super Area	Carpet Area	Total Terrace Area
2495 sq ft (231.79 sq m)	1466 sq ft (136.24 sq m)	430 sq ft (39.97 sq m)

LAVENDER 1 - 3BHK+3T



LAVENDER 2 - 3BHK+2T



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▼ Phase I

Super Area	Carpent Area	Total Balcony Area
1716 sq ft (159.40 sq m)	1163 sq ft (108.03 sq m)	144 sq ft (13.36 sq m)

▼ Phase I

Super Area	Carpent Area	Total Balcony Area
1575 sq ft (146.32 sq m)	1056 sq ft (98.06 sq m)	137 sq ft (12.77 sq m)

Note: 2 and 8 as per site map will have private terrace on 1st floor of 222 sq ft and 686 sq ft respectively.

MAGNOLIA 1 - 2BHK+2T

MAGNOLIA 2 - 2BHK+2T



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▼ Phase I

Super Area	Carpet Area	Total Balcony Area
1302 sq ft (120.96 sq m)	861 sq ft (79.98 sq m)	127 sq ft (11.76 sq m)

Note: 2nd, 4th, 6th, 8th, 10th & 12th floor has a private terrace in 11 & 13 as per site map.

▼ Phase I

Super Area	Carpet Area	Total Balcony Area
1288 sq ft (119.66 sq m)	841 sq ft (78.15 sq m)	132 sq ft (12.27 sq m)

Note: 7 as per site map, has a private terrace on the 1st floor.

MAGNOLIA 3 - 2BHK+2T

MAGNOLIA 4 - 2BHK+2T

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▼ Phase I

Super Area	Carpet Area	Total Balcony Area
1262 sq ft (117.24 sq m)	861 sq ft (79.98 sq m)	98 sq ft (9.10 sq m)

Note: Magnolia 3 is on 1st floor of 4, 6, 11, 12, 13, 14 as per site map.
4 and 6 has a private terrace on the 1st floor.

ENTRY



▼ Phase I

Super Area	Carpet Area	Total Balcony Area	Terrace Area
1302 sq ft (120.96 sq m)	861 sq ft (79.98 sq m)	125 sq ft (11.57 sq m)	98.6 sq ft (9.16 sq m)

Note: Units are on 2nd, 4th, 6th, 8th, 10th & 12th floor of 11 & 13 as per site map.

Vrinda 1 - 1BHK+2T

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▼ Phase I

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Super Area

896 sq ft
(83.24 sq m)

Carpet Area

563 sq ft
(52.31 sq m)

Total Balcony Area

111 sq ft
(10.28 sq m)

Note: Vrinda 2 (2 Units) has a super area of 885 sq ft (82.22 sq m) and has a private terrace on the 1st floor in 3 & 5 as per site map.





Artistic view of Screening Area



Artistic view of Amphitheater

AGE FRIENDLY FEATURES

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SKID RESISTANT TILES



ARTHRITIS FRIENDLY FITTINGS



WHEELCHAIR FRIENDLY COMPLEX



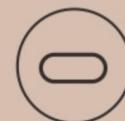
ELECTRICAL SWITCHES WITH LED INDICATOR AT COMFORTABLE HEIGHT



GRAB RAILS IN ALL TOILETS FOR SUPPORT



AGE FRIENDLY DESIGNS



ROUND WALL EDGES



PIPED MUSIC WITH WALKWAYS



NIGHT LAMP IN MASTER BEDROOM



EMERGENCY RESPONSE SYSTEM IN EACH UNIT



SITTING AREA IN LIFT LOBBY

SPECIFICATIONS FOR PHASE-I

SPECIFICATIONS FOR PHASE-I

STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.
WALL FINISH	<p>Internal Acrylic emulsion of specific shade from reputed brand as per architect's suggestion</p> <p>External Texture paint</p>
FURNITURE	Wardrobe in all bedrooms
FLOORING	<p>Drawing/Dining Vitrified tiles(matte-finish) (2'x4')</p> <p>Bedrooms Vitrified tiles(wooden finish) (6"x2')</p> <p>MASTER BEDROOM OTHER ROOMS Vitrified tiles(matte-finish) (2'x4')</p> <p>Balconies Ceramic tiles (slip resistant) (1'x1')</p>
TOILETS	<p>Walls Ceramic tiles up to lintel level (1'x2')</p> <p>Flooring Ceramic tiles (slip resistant) (1'x1')</p> <p>Fittings Semi recessed Wash basin of standard make with Full body tile /Granite/Quartz for counter, Towel rack in master bathroom and Towel rod in other bathrooms. Exhaust fan, Tube light, Geyser, vitreous white sanitaryware of standard make and health faucet. Grab rails in all Bathroom. Single lever CP fitting of standard make</p>
KITCHEN	<p>Flooring Ceramic tiles (slip resistant) (1'x1')</p> <p>Platform Modular kitchen with Full body tile /Granite/Quartz for counter & Stainless steel kitchen sink with single bowl & drain board</p> <p>Walls 2 feet ceramic tiles dado above working platform</p> <p>Fittings & fixture Geyser, Tubelight, Ceiling mounted fan, chimney of standard make, sink mixture with swirl, Hob. Provision of Dish Washer</p>
WINDOWS	Aluminium powder coated/Anodised or UPVC. In Bathrooms, windows will be top hung casement windows with frosted glass

DOOR	<p>Main door 35mm thick skin door/laminated flush door/folded steel chaukhat/Magic eye/Safety chain</p> <p>Other door 35mm thick skin door/flush door with folded steel chaukhat</p> <p>Handles Lever type handles with mortice lock</p>
ELECTRICAL	<p>Fittings Modular electrical switches-sockets & LED indicator (all rooms), 1 Tube light and 1 ceiling fan in drawing/dining & bedrooms</p> <p>Wiring All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs</p> <p>ERS Emergency response switch in Master Bedroom, all Toilets & Drawing room connected to central monitoring station (CMS)</p>
NIGHT LAMP	In Master Bedroom
PIPED LPG	Provision in kitchen will be provided
TELEPHONE/TV/ INTERNET	Provision of Telephone point in Drawing/Dining & Master Bed Room. TV point in all Bed Rooms. Router provision in Living/Dining/passageway or at suitable location
LIFT	Lifts in each apartment building backed by automatic rescue device (ARD)
AIR CONDITIONING	Provision for split AC in all rooms
POWER BACKUP	Up to 750 watts in each apartment & 1250 watts in each Villa
OTHER FACILITIES	Provision for DTH. Washing machine point with water inlet and outlet at Balcony or convenient location. DTH antenna installation is allowed only on terrace and not with each unit. Cloth Hanger in balcony

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FREQUENTLY ASKED QUESTIONS

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Q1. Can I buy or lease the apartment if I am less than 55 years of age?

Ans. Yes, you can buy the apartment if you are less than 55 years of age. However, for residing purpose one of the resident/spouse has to be above the age of 55 years.

Q2. Can my son/daughter buy the apartment for me?

Ans. Besides the son/daughter even a benefactor may buy an apartment for a resident who is 55 years of age or above.

DEFINITION OF COSTS AND DEPOSITS

Q3. How is reducible interest free management deposit charged?

Ans. A reducible interest free management deposit is valid for 15 years. However, if the buyer transfers the apartment within 15 years, the balance of the management deposit after deducting the indirect cost and management fee on pro-rata basis, will be refunded. The new buyer will have to pay a fresh maintenance deposit at the prevailing rates.

Q4. What is monthly maintenance charge?

Ans. Monthly maintenance charge is the maintenance and operation cost of the common areas, common services including power backup, administrative expenses etc. It is calculated on the basis of per sq. ft. of the apartment area. Residents will need to buy a compulsory food coupon every month from the time of occupancy. For details, please refer the price list.

SERVICES

Q5. Will the Advik Administration maintain my flat?

Ans. Maintenance staff like plumber, electrician or mason will be made available on a nominal monthly charge by the Advik Administration. The material cost will have to be paid by the resident.

FREQUENTLY ASKED QUESTIONS

Q6. What kind of transportation is available for me?

Ans. DTC, Rajasthan & Haryana Roadways buses are available which connects Gurgaon, Alwar, Jaipur & Delhi. Transportation facility will be provided to move within the complex & around Bhiwadi. A trip to Gurgaon will also be scheduled once in a week, depending upon the demand from the residents. Apart from that, our help desk will also assist you in obtaining the services of a driver or a taxi on chargeable basis. However, to avail this service, an advance notice will be required.

OTHERS

Q7. Can my children stay with me? Will this Senior Living Community be accessible to my friends & family?

Ans. Yes, your children and grandchildren are welcome at the community and can stay with you for a short duration. The duration of stay will be decided from time to time in consultation with the Senior Living Community Council. However, unmarried/widowed daughter can stay with the residents on a permanent basis. The community will definitely be accessible to your relatives and friends. The rule of short stay will apply here as well.

Q8. Can I rent/sell my apartment?

Ans. Owners are free to sell or rent their apartment to anybody at their convenience. 'Ashiana Resale & Rental Services' also proposes to extend this facility for a fee. However, the rule regarding residing age will be applicable. For more details, you can contact your sales officer.

Q9. Is there any provision to stay and experience the Senior Living Community?

Ans. Yes, you can stay at the Trial Apts. to experience the facilities and ambience of Ashiana Niramay at a nominal cost. Please contact your sales officer for booking of Trial Apartment in advance.

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IMPORTANT TO KNOW

Flat layout and specifications:

The flat layouts and specifications shown in the brochure 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.

1. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
2. Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
4. The Super Area mentioned is only for the purpose of comparison with properties sold on Super Area basis before the advent of RERA Act.
5. 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.

Brochure:

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project.

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

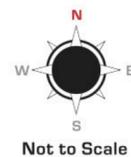
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Site Map

Common facilities for the project developed with Phase I

1. **SOUTH ENTRY PLAZA**
 - a) WATER FEATURE
 - b) SEATING BENCHES
2. **FOOD AND FUN**
 - a) AMPHITHEATRE
 - b) FOOD KIOSKS
 - c) MOVIE/SPORTS SCREENING
 - d) EXTENDED LAWNS
 - e) TRELLIS/TENSILE STRUCTURE
3. **CLUBHOUSE PRECINCT**
 - a) DINING PATIO
 - b) PICNIC LAWN
4. **CLUBHOUSE ARRIVAL COURT**
 - a) ENTRY PLAZA
 - b) WATER FEATURE
 - c) FRONTDOOR GATHERING
 - d) SUMMER GARDEN
 - e) BUGGY PARKING
5. **AQUA ZONE**
 - a) SWIMMING POOL
 - b) JACUZZI
 - c) AQUA THERAPY
 - d) F&B COUNTERS
6. **GAMES AREA**
 - a) LAWN BALL
 - b) CROQUET
 - c) FRISBEE
 - d) OUTDOOR GYM
 - e) PICNIC TABLES
7. **NORTH ENTRY PLAZA**
 - a) ENTRY PLAZA
 - b) CHILDREN'S PLAY AREA
 - c) SWINGS AND BENCHES
8. **INTROSPECTION SPHERE**
 - a) LABYRINTH
 - b) ACUPRESSURE WALK
 - c) YOGA PAVILLION
 - d) LAWN WALK
 - e) FIGURE OF 8 WALK
9. **RELAXATION SQUARE**
 - a) WATER FEATURE (In Future Phase)
 - b) BENCHES (In Future Phase)
 - c) WINTER GARDEN
 - d) FLOWER GARDEN LAWN WALK
10. **FOREST BATHING**
 - a) NATIVE TREE FOREST
 - b) FOREST TRAIL
 - c) CORNHOLE



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advik

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- LAVENDER 1 - 3BHK + 3T
- LAVENDER 2 - 3BHK + 2T
- MAGNOLIA 1 - 2BHK + 2T
- MAGNOLIA 2 - 2BHK + 2T
- VRINDA 1 - 1 BHK + 2T
- COTTAGE - 3 BHK + 3T (VILLA)

- Phase 1 - Under Construction
- Future Development

To be developed with future phases

11. **SPORTS ZONE**
 - a) PICKLE BALL
 - b) THROW BALL
 - c) TENNICOIT
 - d) BOX CRICKET
 - e) MINI FOOTBALL
 - f) LAWN TENNIS
 - g) BOARD GAMES

12. PET PARK

13. DOG RELIEVING AREA

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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.

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