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STRUCTURAL CONSULTANT

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Roha Landscape Architecture
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CESPL,
Noida

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SITE OFFICE

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Ashiana Advik Phase 1
RAJ/P/2022/2012



Ashiana Advik Phase 2
RAJ/P/2023/2854



Ashiana Advik Phase 3
RAJ/P/2025/4474

<https://rera.rajasthan.gov.in/>



E-mail: sales@ashianahousing.com

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Discover
Active Senior Living





Image for representation purpose only

PROJECT HIGHLIGHTS



STILT+12 FLOORS



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



2/3 BHK Apartments



CEILING FAN & COVE LIGHT IN DRAWING/ DINING & BEDROOMS



SINGLE GATED ENTRY WITH 24X7 SECURITY GUARDS & INTERCOM



GEYSER, COVE LIGHT & EXHAUST FAN IN BATHROOMS



WALKING TRACKS, WATER BODY & TREES ALL AROUND COMPLEX



WOODEN WARDROBE IN BEDROOMS



MODULAR KITCHEN, GEYSER, STORAGE CABINETS, HOB & PROVISION OF DISHWASHER, EXHAUST FAN, CHIMNEY & PROFILE LIGHT & COB 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

FIRST FLOOR



DINING HALL



GYMNASIUM



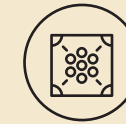
MULTIPURPOSE HALL



MEDIA ROOM



CAFETERIA



CARROM / TT / BILLIARDS ROOM



INDOOR BADMINTON HALL



CARD ROOM



ART & CRAFT ROOM



MUSIC ROOM



SWIMMING POOL



READING ROOM



TERRACE CAFE

Cycling



Gardenscapes to nurture your green thumb.



Seating areas



Socialscapes to celebrate life. Every day.



Sportingscapes for the sporty you.



Party areas



Waterscapes that calm the soul.



Eventscapes that are truly fun.



LOCATION MAP



Map Not to Scale

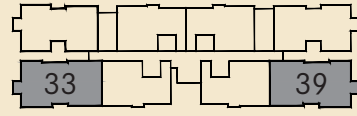
DISTANCE CHART

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.

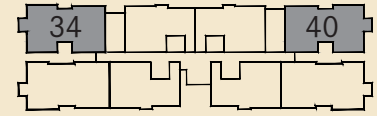
Source: Google Maps



LAVENDER 1 - 3BHK+3T (Type-A)



LAVENDER 2 - 3BHK+2T (Type-B)



Super Area
1716 sq ft
(159.40 sq m)

Carpet Area
1163 sq ft
(108.03 sq m)

Total Balcony Area
144 sq ft
(13.36 sq m)

Note: 33 & 39 as per site map

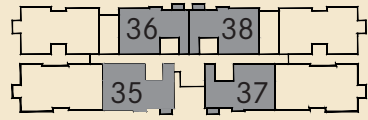
Super Area
1575 sq ft
(146.32 sq m)

Carpet Area
1056 sq ft
(98.06 sq m)

Total Balcony Area
137 sq ft
(12.77 sq m)

Note: 34 & 40 as per site map

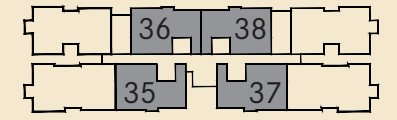
MAGNOLIA 1 - 2BHK+2T (Type-C)



MAGNOLIA-1_2BHK+2TTYPE-C



MAGNOLIA 1 - 2BHK+2T (Type-C First Floor)



MAGNOLIA-1_2BHK+2TTYPE-C_1ST FLOOR



Super Area
1302 sq ft
(120.96 sq m)

Carpet Area
861 sq ft
(79.98 sq m)

Total Balcony Area
127 sq ft
(11.76 sq m)

Super Area
1262 sq ft
(117.24 sq m)

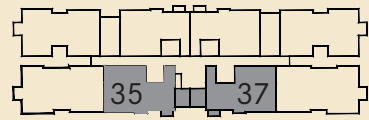
Carpet Area
861 sq ft
(79.98 sq m)

Total Balcony Area
98 sq ft
(9.10 sq m)

Note: Units are on 3, 5, 7, 9 & 11th Floor of 35, 36, 37 & 38 and 2nd to 12th Floor of 36 & 38 as per site map.

Note: Magnolia 1 is on 1st floor of 35, 36, 37 & 38 as per site map.

MAGNOLIA 1 - 2BHK+2T (Type-C with Terrace)



MAGNOLIA - 1 - 2BHK+2T - TYPE-C WITH TERRACE



Super Area
1302 sq ft
(120.96 sq m)

Carpet Area
861 sq ft
(79.98 sq m)

Total Balcony Area
125 sq ft
(11.57 sq m)

Terrace Area
98.6 sq ft
(9.16 sq m)

Note: Units are on 2nd, 4th, 6th, 8th, 10th & 12th floor of 35 & 37 as per site map.



Actual Costumers of Ashiana

SPECIFICATIONS

STRUCTURE	Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.
WALL FINISH	Internal Acrylic emulsion of specific shade from reputed brand as per architect's suggestion. External Texture paint
FURNITURE	Wardrobe in all bedrooms
FLOORING	Drawing/Dining Vitrified tiles (matte finish) (800 mm x 1600 mm)
MASTER BEDROOM & OTHER ROOMS	Bedrooms Vitrified tiles (wooden finish) (196 mm x 1200 mm) Balconies Ceramic tiles (slip-resistant) (300 mm X 300 mm)
TOILETS	Walls Ceramic tiles up to lintel level Flooring Ceramic tiles (slip-resistant) Fittings Semi-recessed washbasin of standard make in master toilet with vanity counter of full body tile/granite/quartz. Towel rack in master bathroom and towel rod in other bathrooms. Exhaust fan, tubelight, geyser, vitreous white sanitaryware of standard make and health faucet. Wall mixer, basin mixer of Jaquar or equivalent. Grab rails in all bathroom. CP fitting of Jaquar/Prayag or equivalent. Including mirror of standard make, glass curtain & vanities in all bathrooms
KITCHEN	Flooring Vitrified tiles (slip-resistant) (800 mm x 1600 mm) Platform Modular kitchen cabinet with fluted glass shutter with light. Kitchen platform in full body tile/granite/quartz with stainless-steel kitchen sink with single bowl & drain board. Walls 2 feet ceramic tiles dado above working platform. Fittings & fixture Geyser, chimney & hob of standard make. Sink mixture with swirl, hob. Provision of dishwasher.
WINDOWS	Powder coated/Anodized aluminium or UPVC windows with wire mesh in drawing dining & bedrooms. In Bathrooms, windows will be top hung casement windows with frosted glass.

SPECIFICATIONS

DOOR	Main door & others 35mm thick skin door/laminated flush door/engineered wood chaukhat with architrave. Magic eye, safety chain & night latch. Handles Mortice lock body with pull handle with key outside & knob inside.
ELECTRICAL	Fittings Modular electrical switches-sockets. Cove light installed in drawing/dining master bedroom & all toilets. Wiring All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs. ERS Emergency response switch in master bedroom, entrance lobby & all toilets & connected to central monitoring station (CMS). Fans 900mm - Regular Fan/Kitchen/Balcony 1400mm - Remote controlled/Drawing/Dinning/Bedrooms
NIGHT LAMP	In master bedroom & all toilets.
PIPED GAS	Provision in the kitchen with piping and a meter.
TELEPHONE/TV/INTERNET	Provision of telephone point in drawing/dining & master bedroom. TV point in all bedrooms. Router provision in living/dining/passageway or at suitable location.
LIFT	Lifts in each tower of standard specification.
AIR CONDITIONING	Split AC provided in drawing and bedrooms along with copper pipe & casing.
POWER BACKUP	Up to 3 KV in each apartment.
OTHER FACILITIES	Provision for DTH. Washing machine point with water inlet and outlet at balcony at convenient location. DTH antenna installation is allowed only on terrace and not with each unit. Cloth hanger in one balcony.

FREQUENTLY ASKED QUESTIONS

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. Yes, besides the son/daughter even a benefactor can buy an apartment for a resident who is 55 years of age or above.

Q3. 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/special child 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.

Q4. 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.

Q5. How will the management and maintenance of the project be undertaken?

Ans. Ashiana Advik is a theme-based project specially designed to keep in mind the needs and requirements of the seniors of the society and therefore needs specialized care and maintenance by an agency which have requisite knowledge, experience and expertise. The promoter, Ashiana Housing Limited, has considered the unique needs of senior living and aims to provide a hassle-free, peaceful environment by engaging a specialized independent maintenance agency, Ashiana Maintenance Services LLP, having separate and distinct identity from the Promoter. This agency, with expertise in

FREQUENTLY ASKED QUESTIONS

managing senior living communities, will handle the upkeep of common areas, amenities, and facilities, ensuring continuous care, security, housekeeping, and other services. The Promoter has engaged the services of Management Agency for the maintenance and management of the Whole Project for the limited purposes of ensuring that the Unit Owners continue to enjoy the services for which they have purchased unit in the project with due confirmation from association.

Q6. What are the charges to be paid by the Unit Owner for the management and maintenance services and what are its components?

Ans. The monthly maintenance charges in the project are structured to cover the senior living requirements and includes maintenance and operation charges related to cleaning, upkeep, and general maintenance of shared spaces, costs of operating amenities such as clubhouses, gyms, and other recreational facilities and activities, wellness and medical assistance and encompasses the continuous care, round-the-clock security, and emergency assistance.

These components ensure that the project is well-maintained, offering a secure and comfortable living environment for all residents. The charges are covered under following three heads-

- A. Fixed Maintenance Charges: These cover ongoing operational cost such as:
- i) Manpower costs (permanent and contractual)
 - ii) Expenses on organizing activities
 - iii) Expenses on gym trainer and social worker
 - iv) Charges of wellness manager Routine repairs
 - v) Material costs
 - vi) Dining overheads
 - vii) Compliance and legal costs etc
- B. Capital Charges: These are allocated for capital repairs and replacements related to the normal wear and tear of equipment and other capital assets like water distribution systems, major repairs of pathways, fountains, generators, electrical switch gears, electrical cables, lighting fixtures etc., repairs of sewage network. However, this is not comprehensive and request you to go through the draft

FREQUENTLY ASKED QUESTIONS

maintenance agreement to understand the same in detail.

C. Reimbursement (also known as Floating Charges).

This includes the costs for electricity for Common Areas and Facilities, fuel, and water required for the operation and upkeep of the project.

These charges ensure the smooth operation and upkeep of the project, providing a comfortable living environment for the residents.

Q7. What are the charges/fees to be paid to Ashiana Maintenance Services LLP for providing the maintenance services?

Ans. The maintenance agency charges fees for its services in two distinct ways: Advance Service Fee (Also known as Reducible Interest Free Management Deposit) It is a non-refundable fee paid upfront (advance) by the unit owner to the maintenance agency one month before possession of the unit. It covers the cost of research and innovation that the maintenance agency undertakes to enhance and adapt the services for and organizing higher managerial, strategic and intellectual support, hiring and training work, involvement of corporate team to enhance quality of services in the Project, to keep up the research and development so as to continuously innovate and add newer thoughts towards servicing the senior citizens. The fee is valid for 15 years. After this period, unit owners will be required to pay a new advance service fee as determined by the agency at that time.

Monthly Service Fee:

It is a 5% charge applied on the Fixed Maintenance Charges and is included in the monthly maintenance bill.

Note-The Fees as explained above is separate from the regular Maintenance Charges, which include Fixed Maintenance Charges, Reimbursement and Capital Charges. It is also separate from any additional services that unit owners or residents might choose to avail.

This dual-fee structure allows for both ongoing management and future-focused improvements in the senior living environment, ensuring a high standard of care and comfort.

Q8. What is the mechanism of charging the Advance Service Fee?

Ans. The Advance Service Fee (Also known as Reducible Interest Free (Also

FREQUENTLY ASKED QUESTIONS

known as Reducible Interest Free Management Deposit) is designed with specific terms and conditions for the unit owners:

• **Validity and Amortization:**

The fee is valid for 15 years and is amortized monthly over this period.

• **Fresh Fee After 15 Years:**

▪ Once the 15-year period ends, the unit owner will need to pay a new Advance Service Fee as determined by the maintenance agency at the then prevailing rates.

• **Transfer of Ownership:**

▪ If the unit owner sells or transfers the apartment within the 15-year period, the remaining balance of the Advance Service Fee (after deducting indirect costs and the pro-rata portion of the fee) will be refunded upon receipt of the fresh Advance Service Fee from the new unit owner.

▪ The new owner will be required to pay a fresh Advance Service Fee at the prevailing rates set by the maintenance agency.

This structure ensures flexibility in ownership transfer while maintaining the financial sustainability of management services over the long term.

Q9. What does "pay by use services" mean? Are there any facilities which are paid based on use?

Ans. The term "pay-by-use services" refers to additional facilities that are not covered under the regular maintenance charges. These services are offered on an as-needed basis, and residents are charged only when they use them. The provision of these services depends on sufficient demand and financial viability. Some examples of these services include:

1. Ambulance Service** and Medical Assistance: On-demand access to ambulance and medical services.
2. Dining Facilities: Includes dining services with home delivery options.
3. Home delivery of daily shopping needs.
4. Providing household help/driver on full time/part time basis subject to feasibility and availability.
5. Care Home Services: Includes physiotherapy, outpatient department (OPD) services, and other healthcare options offered through the care home.

These "pay-by-use" services allow residents to access additional support and amenities as per their individual needs, while keeping the regular maintenance charges manageable.

**** Cost of operation/hiring/renting Ambulance is included in the Maintenance Charges. However, the Unit Owner will have to pay towards fare for using these facilities.**

FREQUENTLY ASKED QUESTIONS

Q.10. Will the Advik Administration and/ or AMSLLP maintain my flat?

Ans. No, neither Advik Administration nor AMSLLP shall be responsible for maintaining the individual flats of the flat owners. However, maintenance staff such as plumbers, electricians, or masons may be made available by Advik Administration/AMSLLP for minor repair works. The residents shall bear the cost of materials required for such repairs.

Q.11. 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.

Q.12. Are there any areas which are owned by the Promoter/Builder?

Ans. Shop adjacent to Club within the project is saleable property of an independent nature owned by Promoter and transferable like a unit to third party. While certain facilities may be operated from the Shop, its ownership will remain independent and eligible for transfer to third party and is not a common area/facility of the project. This means that even though services or facilities might be provided from the shop for the benefit of residents, the ownership is retained by the Promoter and is not transferred to the residents or unit owners.





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