

WHAT OUR PATRONS SAY ABOUT US:

“I fell in love with the property at first sight. I did not have to think twice. We booked the flat during our 2 visit. The facilities and amenities are top class. It is surrounded by greenery. They have utilised the space in the flats wonderfully and integrated work-from-home features beautifully. The Ashiana team maintained ultimate transparency during the process and were pretty open about what they could deliver and what they could not and this added to our convenience.”

Sachin Bagal
-Area Manager, Lotte Choco Pie

“We were looking for a 3 BHK apartment with good amenities and when we came to Malhar we fell in love with the sample flat at first sight and decided to go for it. We are now the proud owners of a flat. Ashiana is a listed company and a very good brand. The construction is fantastic The sales & service is excellent and the team was very prompt in replying to queries and resolving complaints.”

Pankaj & Anju Jaiswal
-Indore, IT Professional

“We were looking for a property that was close to my workplace and comfortable to live in. We were looking at various configurations including 2&3 BHK apartments but we also got to know about the 2.5 BHKs available here with the WFH feature and we liked it. They have maintained good quality, the kitchen is very nice. This was our 1st investment and we were looking for a good society and amenities; the clubhouse, swimming pool, gym guest rooms are all very good. The location is excellent as it is close to the Pune Bangalore highway and Lakshmi Nagar is also located about 2.5 kms from here. The maintenance is also taken care of with different agencies appointed to take care of different departments and this is very convenient. This is a very good deal for us.”

Abhijit & Pooja Wankhede
-Senior Consultant, L&T Infotech



Artistic image of Ashiana Malhar

EVERYDAY AMAZING @MALHAR

LAUNCHING PHASE 2

EVERYDAY ACTIVE
@MALHAR

Shot at Ahiana Umang

EVERYDAY ENGAGING
@MALHAR

Shot at Ahiana Annol

EVERYDAY SPACIOUS @MALHAR



Show home image



Shot at Vrinda Gardens

EVERYDAY GREEN @MALHAR

SITE LAYOUT

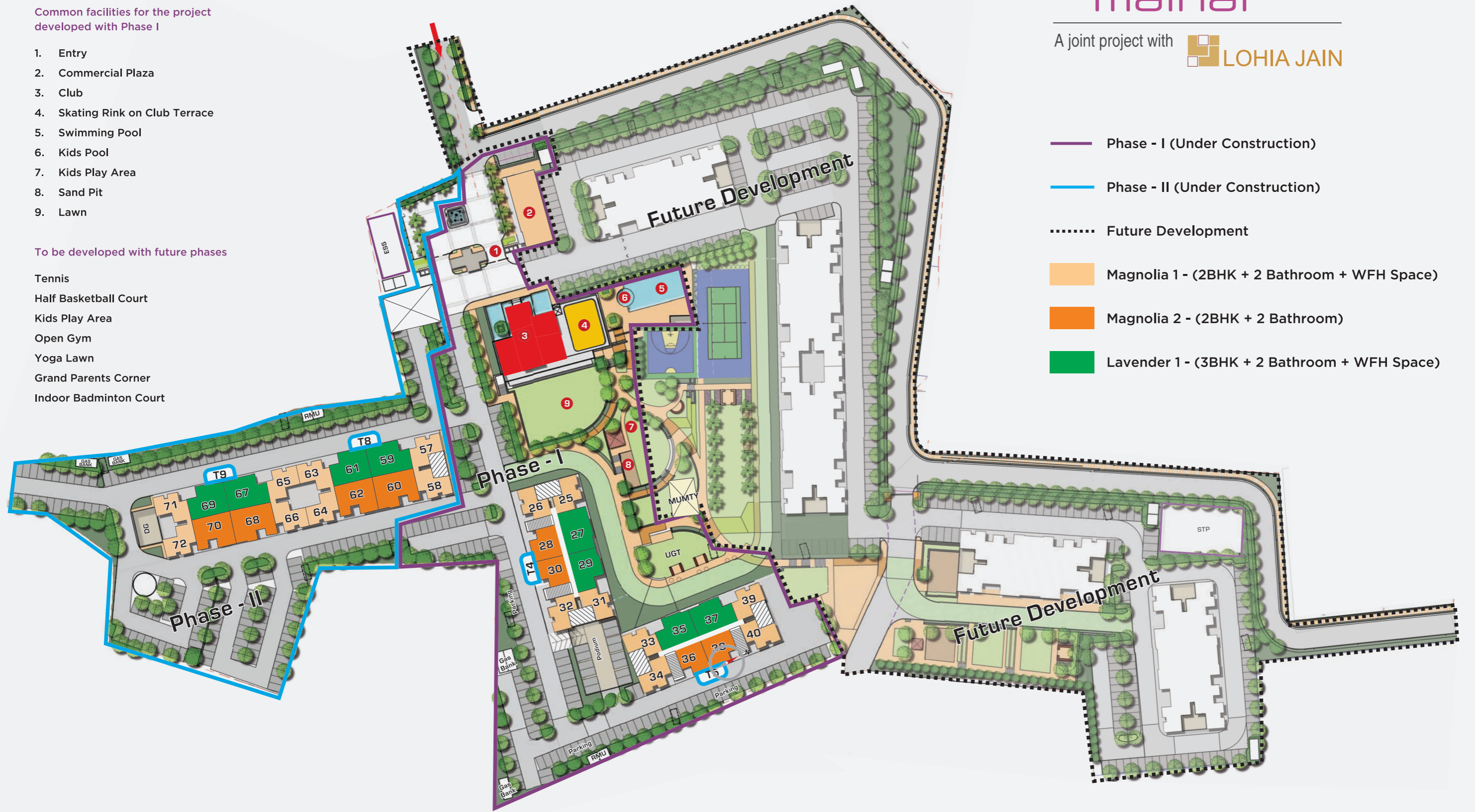
Site Map

Common facilities for the project developed with Phase I

1. Entry
2. Commercial Plaza
3. Club
4. Skating Rink on Club Terrace
5. Swimming Pool
6. Kids Pool
7. Kids Play Area
8. Sand Pit
9. Lawn

To be developed with future phases

- Tennis
- Half Basketball Court
- Kids Play Area
- Open Gym
- Yoga Lawn
- Grand Parents Corner
- Indoor Badminton Court



A joint project with LOHIA JAIN

- Phase - I (Under Construction)
- Phase - II (Under Construction)
- Future Development
- Magnolia 1 - (2BHK + 2 Bathroom + WFH Space)
- Magnolia 2 - (2BHK + 2 Bathroom)
- Lavender 1 - (3BHK + 2 Bathroom + WFH Space)

MAHARERA REG. NO.: P52100046049 [Phase - 1 and Commercial, Phase - 2 : P52100052593] • Web.: <http://maharera.mahaonline.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.

MAGNOLIA 1

Total Usable Area 856.27 sq.ft
2BHK + 2T + WFH SPACE



MAGNOLIA-1 2BHK + 2T + WFH SPACE	CARPET AREA sq.ft.(sq.mt.)	BALCONY AREA sq.ft.(sq.mt.)	TOTAL USABLE AREA sq.ft.(sq.mt.)
	751 (69.77)	105.27 (9.78)	856.27 (79.55)

MAGNOLIA 2

Total Usable Area 733 sq.ft
2BHK + 2T



MAGNOLIA-2 2BHK + 2T	CARPET AREA sq.ft.(sq.mt.)	BALCONY AREA sq.ft.(sq.mt.)	TOTAL USABLE AREA sq.ft.(sq.mt.)
	645 (59.91)	88 (8.19)	733 (68.1)

LAVENDER 1

Total Usable Area 1,045 sq.ft
3BHK + 2T + WFH SPACE

SPECIFICATION SNAPSHOT (PHASE-I &-II)



LAVENDER-1 3BHK + 2T + WFH SPACE	CARPET AREA sq.ft.(sq.mt.)	BALCONY AREA sq.ft.(sq.mt.)	TOTAL USABLE AREA sq.ft.(sq.mt.)
	948 (88.11)	97 (9.02)	1,045 (97.13)

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS
LIVING/ DINING/ LOBBY	Vitrified tiles of 600*1200	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section (MS/GI)	Main door - 35 mm moulded skin door/laminated flush door with night latch, magic eye & handle	Powder coated aluminium windows or UPVC framed window with clear float glass
BEDROOMS	Wooden finish tiles 200*1200 in master bedroom. Vitrified tiles of 600*1200 in other bedrooms	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section (MS/GI)	35mm moulded skin doors/flush doors with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with clear float glass
KITCHEN	Ceramic tiles of 300*300	300*600/600*600 mm ceramic tiles dado above platform upto 600 mm height & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	Powder coated aluminium windows or UPVC framed window with clear float glass
BATHROOM	Ceramic tiles 300*300	300*600 Ceramic tiles upto height of 2100 mm	MS/GI/Stone/ Full body tile frame.	35 mm skin doors/flush door with mortise lock & lever handle	Powder coated aluminium windows or UPVC framed window with pinhead glass
BALCONY	Ceramic tiles 300*300	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A

FIXTURES & FITTINGS

KITCHEN	Platform in Black Granite/Quartz/Full Body Slab. Provision for gas pipeline, RO (no fixture will be provided). Provision for a dishwasher point in kitchen with water inlet and outlet in all units. Single bowl sink with drain board.
BATHROOM	Wall hung WC of ROCA or equivalent; wall mixer & basin mixer of Grohe or equivalent; other CP fittings of Jal/Continental/Prayag/Parryware, mirror, towel rod & health faucet. Towel rack & glass partition only in master bathroom. Semi recessed counter type wash basin in all bathrooms.
COVE CEILING	Approx 9" *6" cove provision in master bedroom & drawing/dining (light fixtures will not be provided).
ELECTRICAL WORK	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above kitchen platform, gas pipeline and water purifier point in kitchen. Wall/Ceiling fan point in all the bathrooms. Modular electrical switches with sockets and fan regulator in drawing/dinning and bedrooms.
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. T.V point will be provided in drawing/dinning and all bedrooms.
LIFT	Two gearless high speed automatic lifts in each block. Generator backup is provided in 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). Brackets for outdoor unit of split A/C would be provided.
OTHER FACILITIES	Provision for washing machine point provided with water inlet & outlet at suitable location and DTH Television broadcast point at suitable location. DTH antenna will be made on terrace, no antenna allowed inside the balcony or external facade on the unit. Cloth Hanger will be provided in master bedroom balcony only.

Disclaimer:

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