


Adding Colours to Life

 **ashiana**  
daksh  
COMFORT HOMES

 Near Akshaya Patra Temple,  
Jagatpura



**Our Consultants:**

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 **ashiana**  
daksh

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**RERA Reg. No.** Ashiana Daksh (Ph - I): RAJ/P/2019/1105

**RERA Reg. No.** Ashiana Daksh (Ph - II): RAJ/P/2019/1138

**RERA Reg. No.** Ashiana Daksh (Ph - III): RAJ/P/2020/1379

**RERA WEB PAGE :** [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)





We've always added colour to life.

In Jaipur the journey started in

2006



# 2006

## Ashiana Manglam & Utsav

Ashiana began adding color to Jaipur's lifestyle when they broke ground with the launch of Ashiana Manglam. The project offered many new ideas which was like a breath of fresh air in the already crowded real estate market of Jaipur.

This was followed closely by Ashiana Greenwood in Jagatpura and Ashiana's Pioneering Senior Living project - Ashiana Utsav on Kalwar Road.

The important part of all these offerings was not that these projects were built and delivered on time but how Ashiana transformed the lives of happy residents who live there. Large open spaces, well-planned greens, spacious clubhouses, facility maintenance and its vibrant communities became the hallmark of Ashiana. The smiling faces of Ashiana residents are testimony of their colourful lifestyle.

After launching Ashiana Manglam,  
Ashiana Utsav and Ashiana Greenwood...  
We created a landmark in Jaipur

# 2010



Rangoli Gardens, Near Vaishali Nagar, Jaipur

# 2010

## Rangoli Gardens

It was time to make Jaipur's skyline more colourful, so Ashiana launched its path-breaking project - Rangoli Gardens (a joint project by Ashiana & Manglam). Its landscaped greens, central parks, creative fountains, water bodies, lavish clubhouse and the well-planned site layout defined new standards in the real estate sector in Jaipur.

Once again, it was not the bricks and mortar that added colour to the lives of its residents but was its high occupation and its highly interactive community that defined the difference. Expectedly, Rangoli Gardens attracted the crème de la crème of Jaipur's society which has turned into a pulsating self-contained township.

By the time the project was completed and delivered in 2015, Rangoli Gardens had not only added enough colour to Jaipur's fabric but also won the award for "Best Budget Apartment Project of the Year" by NDTV Profit.

As we continue to add colour  
to Jaipur's lifestyle...  
We bring you another benchmark

# 2019





# 2019

Ashiana Daksh

Nothing succeeds like success. Ashiana Daksh has been the result of Ashiana's learning in adding colours to Jaipur's lifestyle over the years. Specially created for the generation that does not compromise, Daksh combines the advantages of a prime location with Ashiana's premium lifestyle.

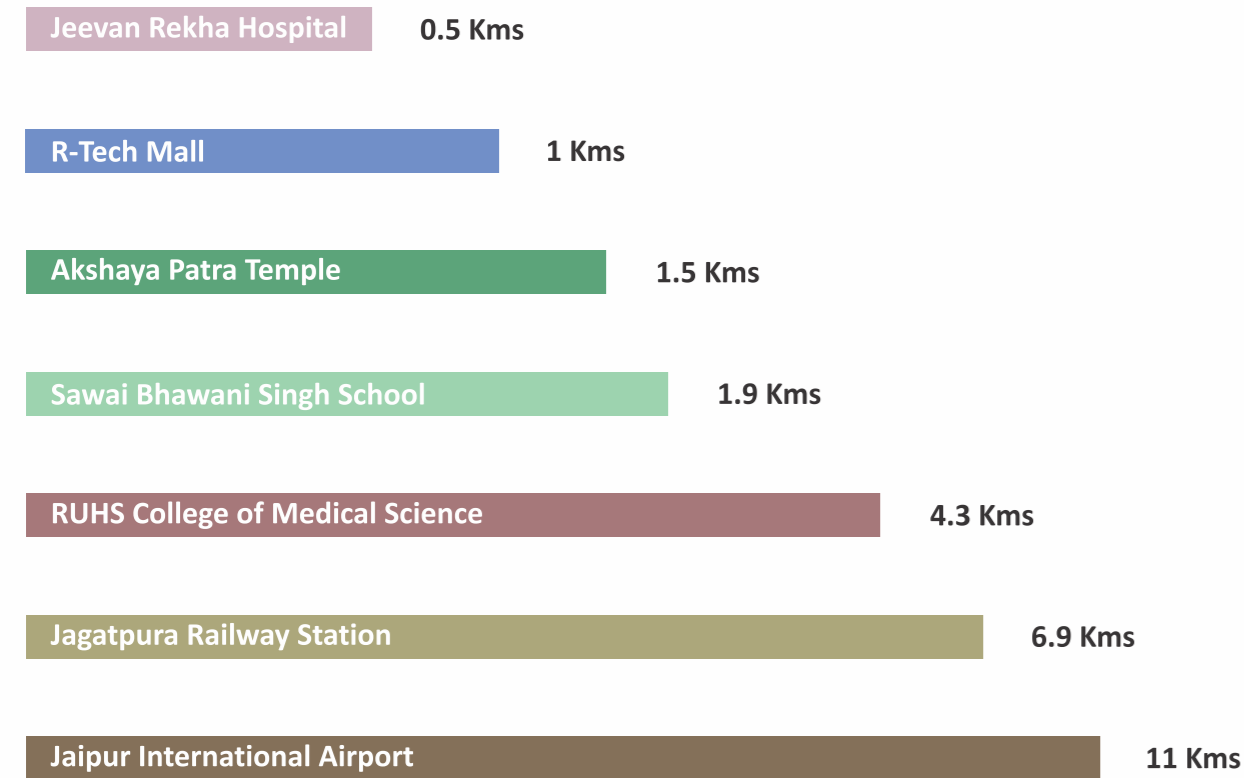
Located in the fast-growing area in Jagatpura, the project is spread over 6.55 acres with large green spaces of 1.66 acres, Ashiana Daksh offers 2 & 3 BHK homes in high-rise apartments. The 13,651sq. ft. (1268.20 sq. mt.) Club House is one of the largest in the vicinity.



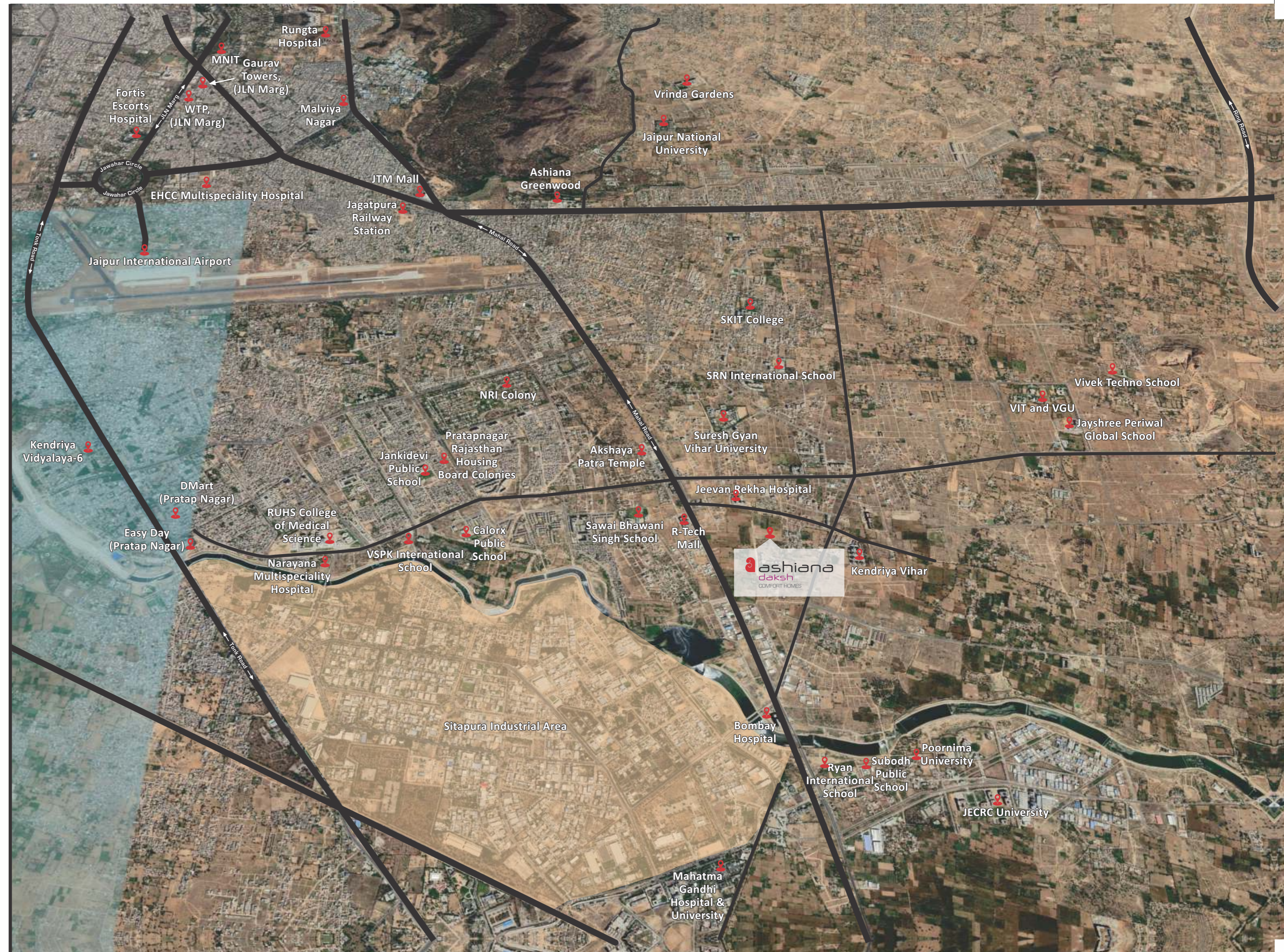
# Location

For those who prefer a location that connects you to the key areas of Jaipur, Ashiana Daksh is the destination of choice. Located near Akshaya Patra Temple, some of Jaipur's important educational institutes, hospitals, entertainment areas, shopping centers are all within a stone's throw of the site. The International Airport and Jagatpura Railway Station is also in close proximity, which makes connectivity an important highlight of Ashiana Daksh.

## Distance Chart



**Disclaimer:** This location map has been created to give an idea of location of the project, important milestones and road network surrounding the project. This has been downloaded from the Google and being shown to understand the location. This doesn't constitute any promise from the company side and is for representational purposes only.







### Schools

- Sawai Bhawani Singh School
- SRN International School
- Golden Era Academy
- VSPK International School
- Jankidevi Public School
- Ryan International School
- Subodh Public School
- Calorx Public School
- Jayshree Periwal Global School



### Colleges & Universities

- RUHS College of Medical Science
- VIT and VGU
- SKIT College
- JECRC University
- Poornima University
- MNIT



### Hospitals

- Jeevan Rekha Hospital
- Bombay Hospital (Upcoming)
- Mahatma Gandhi Hospital
- Narayana Multispeciality Hospital
- EHCC Multispeciality Hospital
- Fortis Escorts Hospital



### Shopping & Entertainment

- R-Tech Mall
- JTM Mall
- DMart (Pratap Nagar)
- DMart (Near Balaji Mod)
- WTP (JLN Marg)
- Gaurav Towers (JLN Marg)



### Connectivity

- Jaipur International Airport
- Jagatpura Railway Station
- Mahal Road
- JLN Road
- Jagatpura Road
- Agra Road
- Tonk Road
- Ring Road



### Important Places nearby

- Kendriya Vihar
- Akshaya Patra Temple
- NRI Colony
- Pratapnagar Rajasthan Housing Board Colonies
- Malviya Nagar
- Sitapura Industrial Area
- Sanganer
- Choki Dhani



# Lifestyle

Ashiana Daksh offers a unique lifestyle that has become a hallmark of Ashiana. A home that surrounds you with all the comforts, an environment that beckons you to enjoy life to the fullest, facilities that you will yearn to use and a neighbourhood that is so engaging that it will become your extended family. Above all, the maintenance of Ashiana Daksh will ensure that your property and environment remain as new as ever!



Artistic View of Ashiana Daksh, Phase - I







## Your Home

- 2 & 3 BHK Comfort Homes
- Efficient stilt + 12 storey
- Spacious kitchen
- Two balconies in each unit
- Designated area for washing machine
- Option of podium, open & covered car parking

## Club House\*

- Spacious clubhouse built over 13651 sq. ft (1268.20 sq. mt.)
- Café
- Skating rink on terrace
- Swimming pool with kids pool
- AC gymnasium
- Indoor badminton court & games like carrom, pool, table tennis etc., kids playroom

**\*Important to know:** These facilities are part of the club which would be developed with Phase - I.

## Environment

- Large green belts with tree plantations all round
- 1.4 acres of landscaped central park with water bodies & podium
- Basketball, net cricket & badminton
- Secured living with gated complex, 24x7 security & CCTV camera

## Community

- High occupation rates ensure a vibrant community
- Socially active community life which is unique to Ashiana. activities like Ashiana Super Moms etc. are part of Ashiana lifestyle
- Year-round events and functions to interact with neighbours

## Conveniences & Services

- Convenience shops for day-to-day shopping
- Maid rest area
- Tie-up with locals to provide maid, vegetables, milk, newspaper etc for hassle-free living

## Maintenance Services

- Management of water and electricity supply
- Daily cleaning & garbage management of the premises
- Services of electrician & plumber on call
- Improves social interaction by organizing inter-complex events like various competitions for kids, celebration of festivals etc
- Life of equipments increases due to planned preventive maintenance of water pump, DG set, STP etc. which in turn reduces capital expenditure
- In-house Resale and Rental services

**Important to know:** The amenities & facilities depicted above are for the whole project and will be

developed phase-wise. To see the phase-wise facilities, please refer to the site map.





<b>Magnolia</b> (2 BHK + 2 Bathrooms)	<b>Super Area</b> sq ft (sq m) <b>1088 (101.10)</b>	<b>Carpet Area</b> sq ft (sq m) <b>725.06 (67.36)</b>	<b>Total Balcony Area</b> sq ft (sq m) <b>88.80 (8.25)</b>
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<b>Lavender</b> (3 BHK + 2 Bathrooms)	<b>Super Area</b> sq ft (sq m) <b>1356 (125.96)</b>	<b>Carpet Area</b> sq ft (sq m) <b>911.71 (84.70)</b>	<b>Total Balcony Area</b> sq ft (sq m) <b>98.28 (9.13)</b>
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## 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 and magic eye & handle	UPVC or powder coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets & 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 mortice lock & lever handle	UPVC or powder coated aluminium windows with 4mm thick clear float glass	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic tiles	600mm ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	UPVC or Powder coated aluminium windows with 4mm thick clear float glass	L-shape platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
BATHROOM	Ceramic tiles	Ceramic tiles upto height of 2100 mm	Folded steel section	35mm skin doors/ flush door with mortice lock & lever handle	UPVC or powder coated aluminium windows with 4mm thick frosted glass	Semi-recessed counter type wash basin of ROCA/ Hindware or equivalent; wall mixer & basin mixer of Jaquar/Grohe 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

<b>ELECTRICAL WORK</b>	All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and point for water purifier in kitchen.
<b>STRUCTURE</b>	Reinforced cement concrete frame structure or load-bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
<b>TELEPHONE/T.V.</b>	Points provided in drawing/dining room and all bedrooms. Intercom provided through the authorized phone company or EPABX.
<b>LIFT</b>	Two gearless high-speed automatic lifts in each block with generator backup.
<b>PIPED LPG</b>	Reticulated piped gas will be provided in the kitchen.
<b>GENERATOR</b>	750-watt power backup in each apartment and complete backup in common areas.
<b>AIR-CONDITIONING</b>	Provision for A/C in all bedrooms and living room (no air conditioners are being provided).
<b>OTHER FACILITIES</b>	Provision for a washing machine point provided at suitable location & provision for DTH Television broadcast. DTH antenna installation is allowed only on the terrace. (No washing machine or DTH are being provided).

## 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](http://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](http://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](http://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 [www.rera.rajasthan.gov.in](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](mailto:care@ashianahousing.com)



# Our Projects



Vrinda Gardens, Jaipur



Comfort Homes



Senior Living



Kid Centric Homes

## COMFORT HOMES

### BHIWADI

Greens  
Bageecha  
Gulmohar Park  
Gardens  
Villas  
Rangoli  
The Treehouse - Hotel & Club  
Arcade  
Aangan  
Aangan Plaza  
Treehouse Residences<sup>†</sup>  
Tarang<sup>†</sup>

### NEEMRANA

Greenhill  
Aangan

### JAIPUR

Ashiana Manglam<sup>#</sup>  
Greenwood<sup>#</sup>

Rangoli Gardens<sup>#</sup>  
Rangoli Plaza<sup>\*\*</sup>  
Gulmohar Gardens<sup>\*\*</sup>  
Vrinda Gardens<sup>\*\*</sup>  
Ashiana Daksh<sup>†</sup>  
Ashiana Amantran<sup>\*\*</sup>

### HALOL

Navrang<sup>\*\*</sup>

### JODHPUR

Amarbagh<sup>#</sup>  
Dwarka<sup>\*\*</sup>

### JAMSHEDPUR

Trade Centre  
Gardens  
Enclave  
Suncity  
Residency Greens  
Woodlands  
Brahmananda  
Anantara<sup>‡</sup>

Marine Plaza  
Sehar<sup>\*\*</sup>  
Aditya<sup>†</sup>

### PATNA

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

### SENIOR LIVING

### BHIWADI

Utsav - Senior Living<sup>#</sup>  
Nirmay - Senior Living<sup>†</sup>  
Utsav Care Homes<sup>†</sup>

### JAIPUR

Utsav - Senior Living<sup>#</sup>  
Utsav Care Homes<sup>\*\*</sup>

### LAVASA

Utsav - Senior Living<sup>†</sup>

### CHENNAI

Shubham - Senior Living<sup>\*\*</sup>

### KID CENTRIC HOMES

### BHIWADI

Town<sup>†</sup>

### JAIPUR

Umang<sup>†</sup>

### SOHNA ROAD

Anmol<sup>\*\*</sup>

\*Bookings Open (Please refer our website [ashianahousing.com](http://ashianahousing.com) to know which phases are open for booking) • <sup>#</sup>Under partnership • <sup>‡</sup>Under joint development

