

Comfort Homes near Chokhi Dhani, Jaipur

W e l c o m e t o G u l m o h a r G a r d e n s



gulmohar gardens

A joint project by



Actual View of Phase - I, Gulmohar Gardens





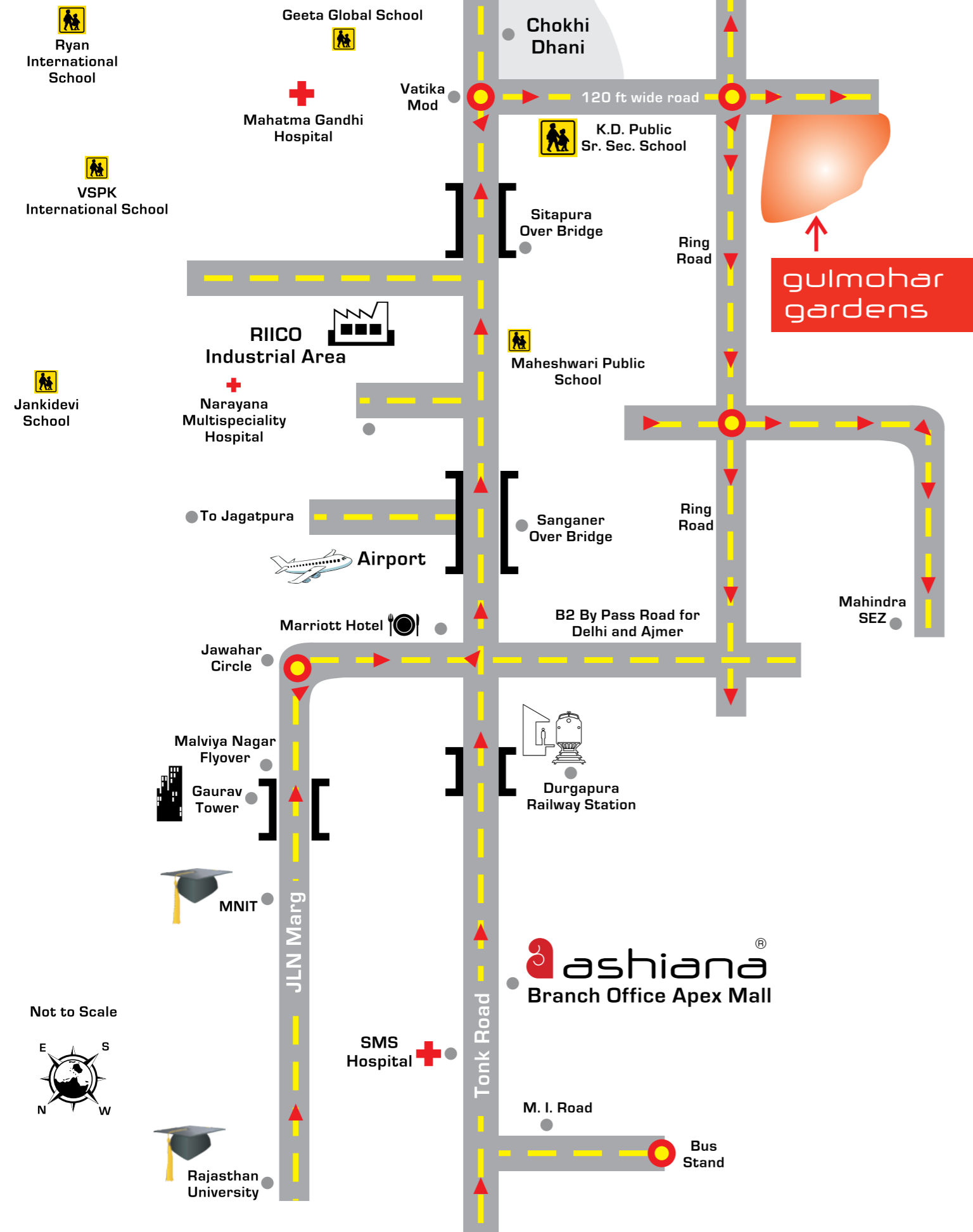
▲ Actual View of Phase - I, Gulmohar Gardens

“Sports facilities like Badminton, Tennis, Cricket net etc. within the complex provides an active lifestyle to our son”

Mrs. & Mr. Agarwal with their son
Unit Owners, Phase - I, Gulmohar Gardens, Jaipur



LOCATION MAP



DISTANCE CHART

S. No	Name	Distance from Gulmohar Gardens
01	KD Sr. Sec. Public School	3.5 kms
02	JNIT College	6.7 kms
03	India International School	7.6 kms
04	Poornima College of Engineering	8.0 kms
05	Jaipuria Institute of Technology	8.9 kms
06	Ryan International School, Ramchandpura	9.2 kms
07	Jankidevi School	10.6 kms
08	VSPK International School	10.9 kms
09	JECRC University	11.1 kms
HOSPITALS		
01	Mahatma Gandhi Hospital	8.2 kms
02	Narayana Multispeciality Hospital, Pratap Nagar	9.3 kms
03	Star Hospital, Sanganer	10.0 kms
AIRPORT & RAILWAY STATIONS		
01	Jaipur International Airport	16.8 kms
02	Gandhi Nagar Railway Station	19.3 kms
03	Jaipur Junction Railway Station, Hasanpura	25.0 kms
ENTERTAINMENT & OTHERS		
01	Pride Amber Villas Resort	6.4 kms
02	Chokhi Dhani	6.5 kms
03	Sitapura Industrial Area	9.3 kms

Distance as per Google map



Poornima College of Engineering



Mahatma Gandhi Hospital



Chokhi Dhani

▼ Actual View of Phase- I, Gulmohar Gardens

PROJECT HIGHLIGHTS



Dr. S. Saxena with family
Unit Owners, Phase - III, Gulmohar Gardens



- | | | | | | |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 
24x7 security guards | 
CCTV | 
Intercom | 
Landscaped gardens with jogging/walking tracks | 
Clubhouse | 
Tennis court |
| 
Half basketball court | 
Cricket pitch with nets | 
Badminton court | 
Kids play area | 
Power back-up | 
Piped LPG |
| 
Shops for daily needs | 
Dedicated open parking | 
Garbage collection | 
Plumber & electrician on call | 
Common area maintenance | |

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 facilities, please refer the site map.

CLUB FACILITIES



Actual view of Clubhouse at Gulmohar Gardens



AC gymnasium



Swimming pool & kids pool



AC board games



AC billiards & pool room



AC media hall



Table tennis



AC kids play room

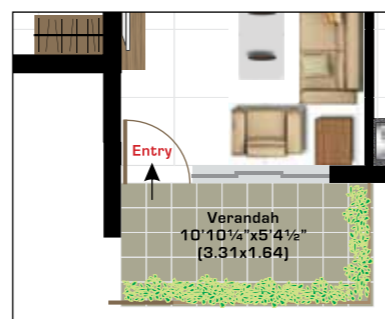
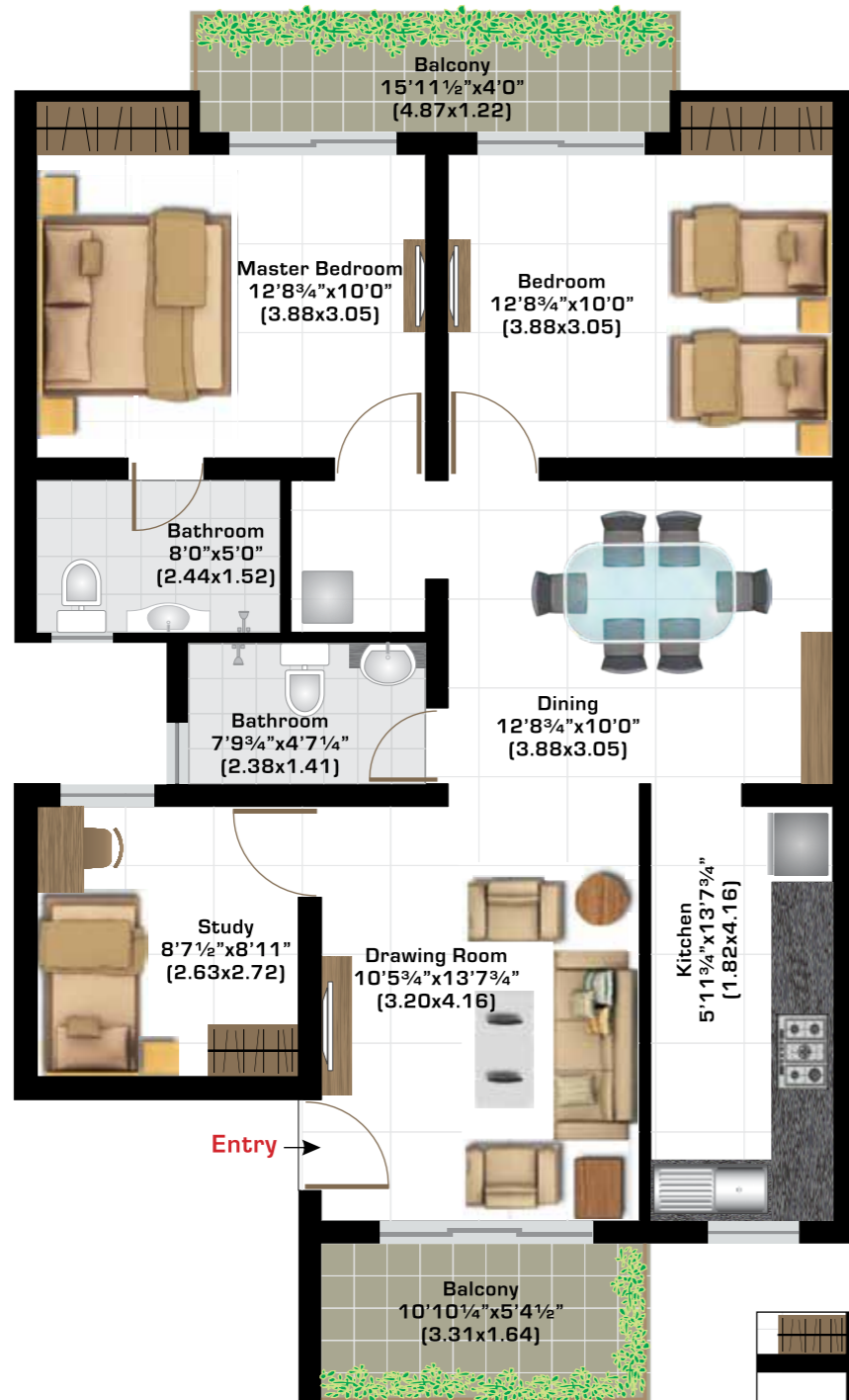


AC indoor badminton cum Multi purpose hall

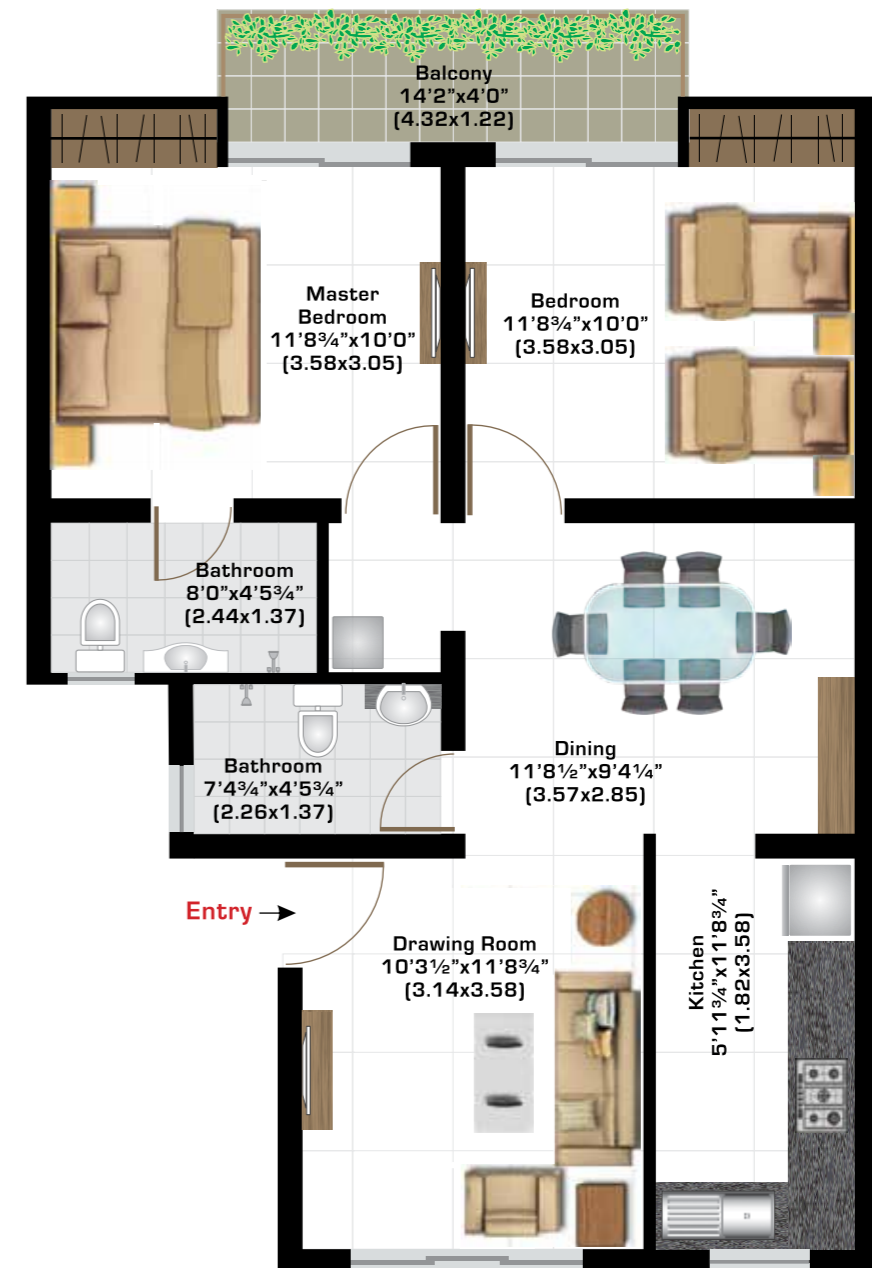


Space for café

Important to know: These facilities are part of the club which is already developed.



Entry for ground floor (E-045 to E-066)

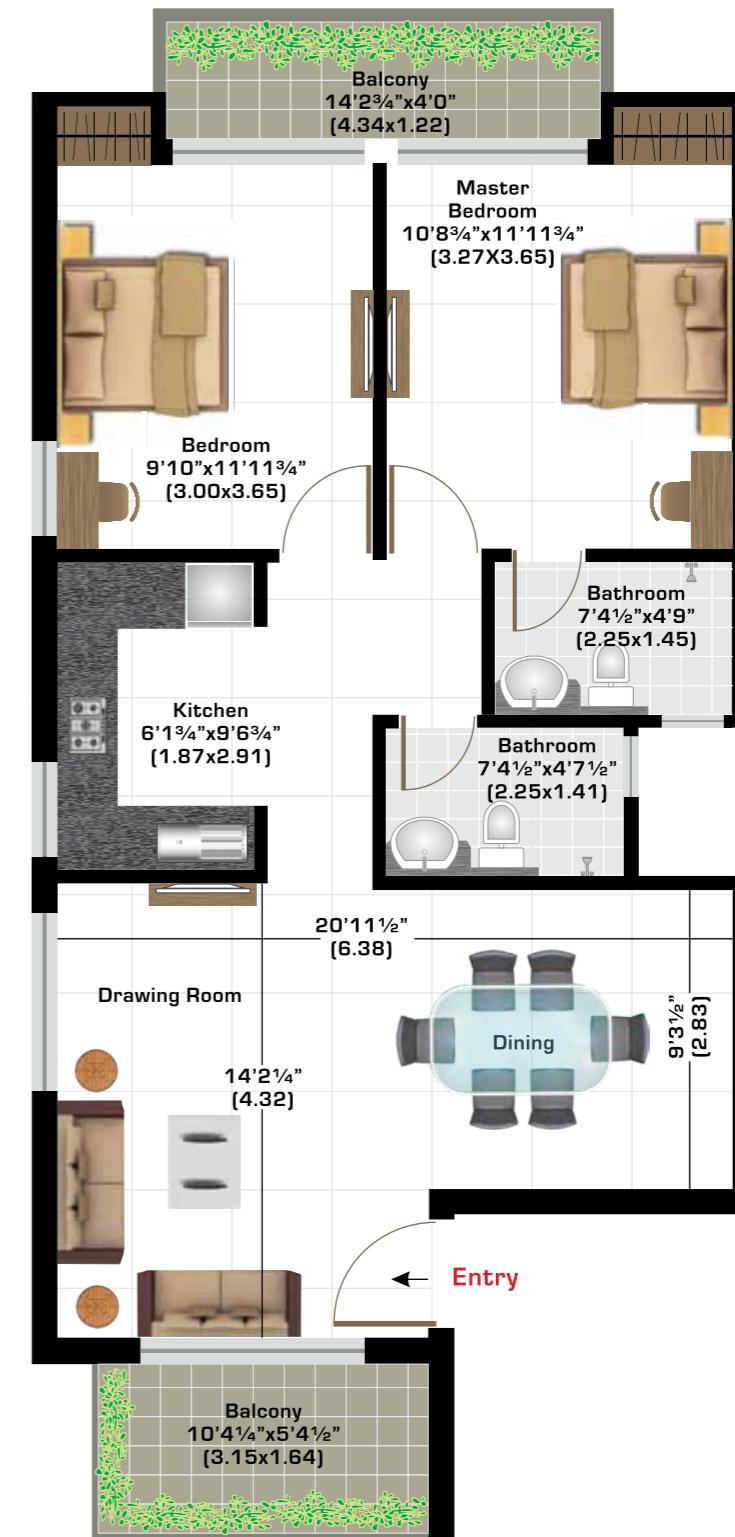
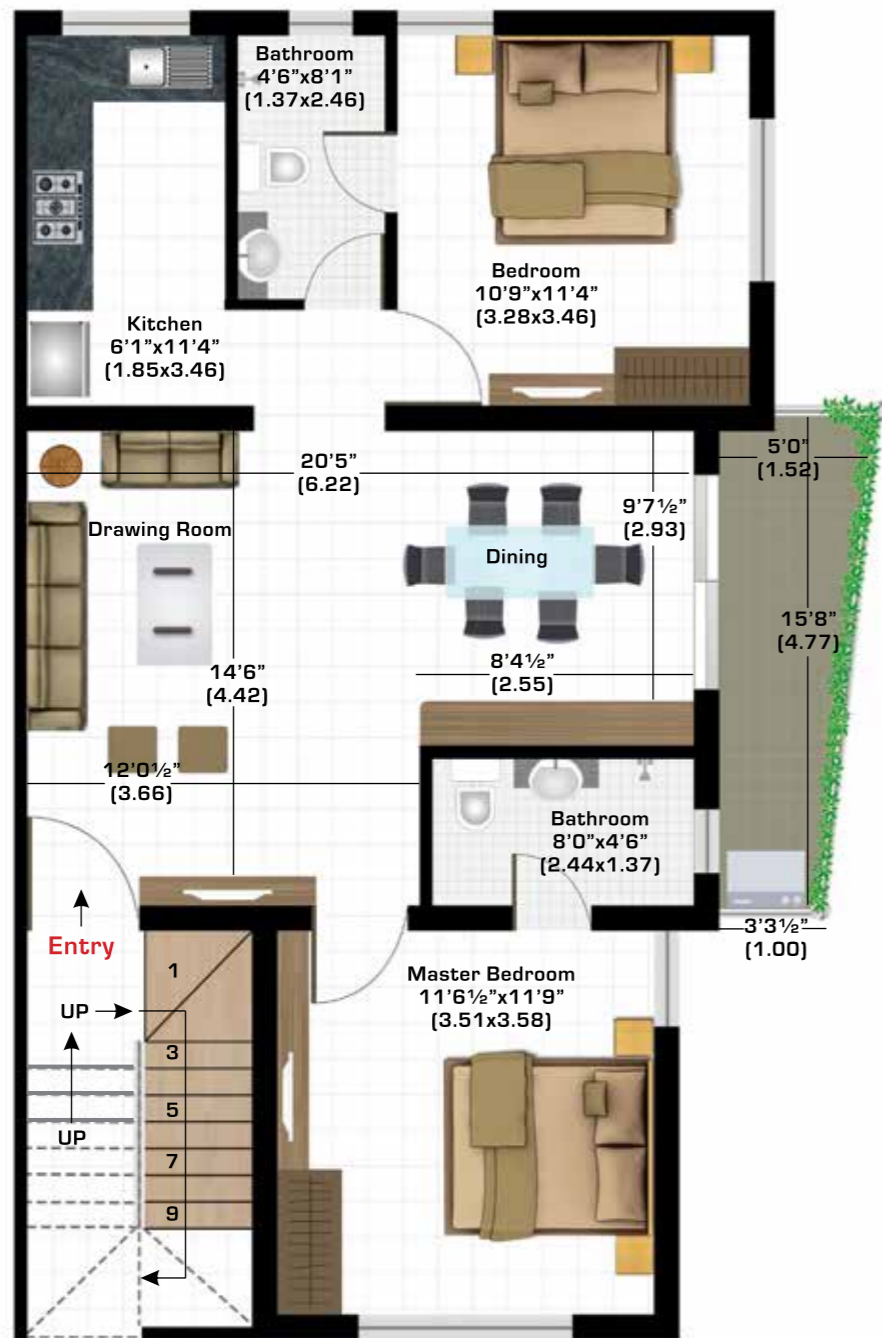


▼ Phase - IV & VIII

Magnolia Apts (2 BHK+ 2 Bathrooms + Study)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1325 (123.10)	868 (80.66)	122 (11.37)

▼ Phase - IV

Iris Apts (2 BHK + 2 Bathrooms)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1010 (93.83)	696 (64.62)	61 (5.65)

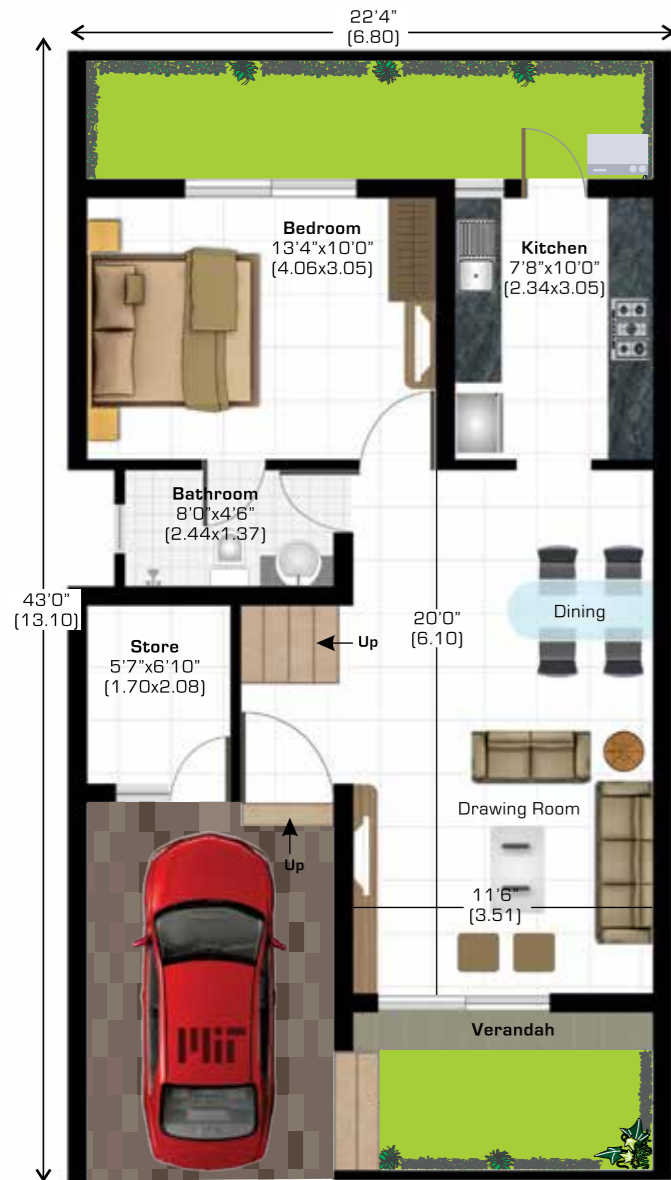


▼ Phase - IV

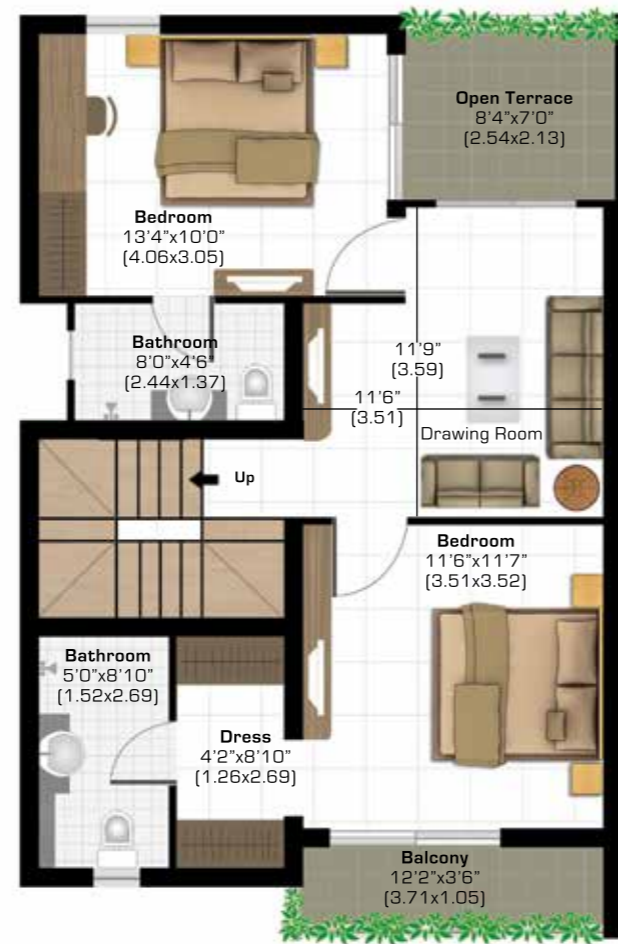
Iris II (2 BHK + 2 Bathrooms)	Super Area	Carpet Area	Total Balcony Area
	sq ft (sq m)	sq ft (sq m)	sq ft (sq m)
	1060 (98.47)	707 (65.67)	63.83 (5.92)

▼ Phase - IV

Magnolia-II (2 BHK + 2 Bathrooms)	Super Area	Carpet Area	Total Balcony Area
	sq ft (sq m)	sq ft (sq m)	sq ft (sq m)
	1127 (104.70)	717 (66.60)	111 (10.34)



Ground Floor Plan



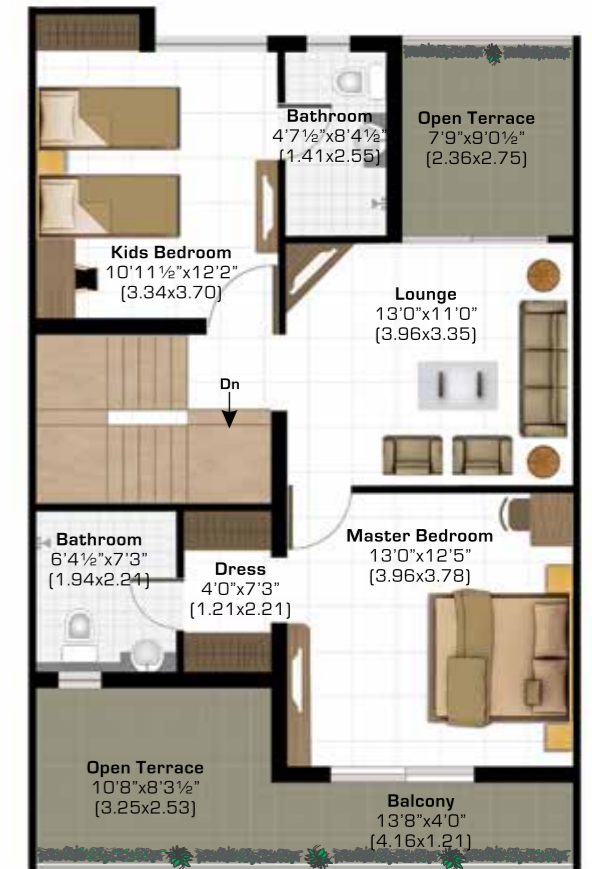
First Floor Plan

Plot Size : 107.64 sq. yards (90 sq. mtrs.)

Pearl (3 BHK Villa + 3 Bathrooms + Store)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1569(145.76)	1176 (109.28)	42.30 (3.93)



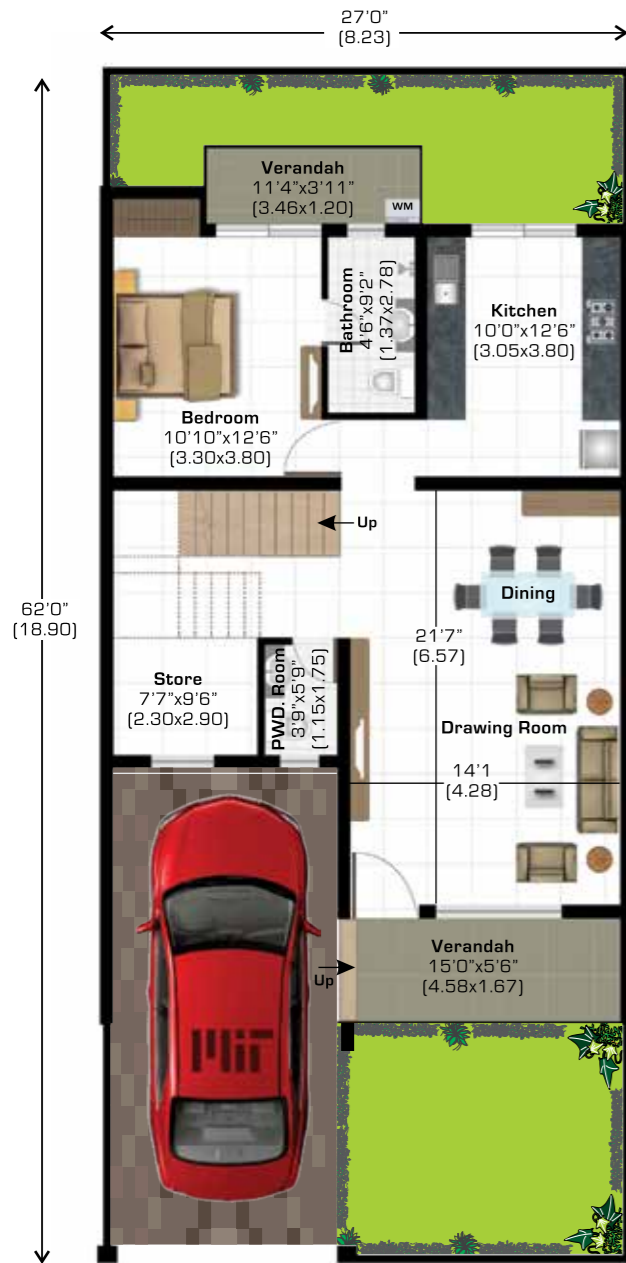
Ground Floor Plan



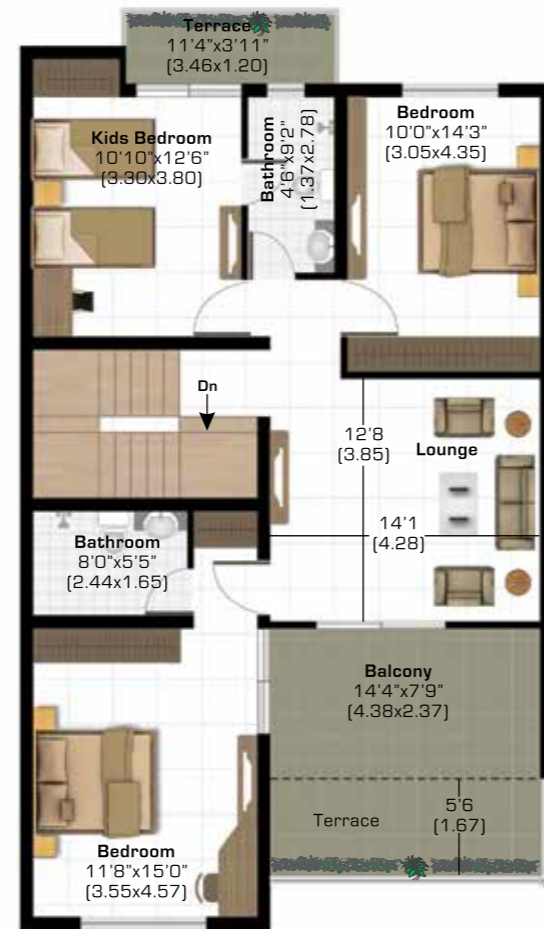
First Floor Plan

Plot Size : 144.44 sq. yards (120.77 sq. mtrs.)

Ruby (3 BHK Villa + 3 Bathrooms + Store + Powder Room)	Super Area sq ft (sq m)	Carpet Area sq ft (sq m)	Total Balcony Area sq ft (sq m)
	1939 (180.14)	1417 (131.65)	56 (5.18)



Ground Floor Plan



First Floor Plan

Plot Size : 186 sq. yards (155.54 sq. mtrs.)

Emerald (4 BHK Villa + 3 Bathrooms + Store + Powder Room)	Super Area sq ft (sq m) 2484 (230.77)	Carpet Area sq ft (sq m) 1731 (160.8)	Total Balcony Area sq ft (sq m) 112 (10.38)
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SPECIFICATIONS SNAPSHOT

SPACE	FLOORING	WALLS	CHAUKHATS	DOOR SHUTTERS	WINDOWS	FIXTURES/ FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	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, magic eye & handle	Anodised aluminium windows with clear float glass	Modular electrical switches with sockets and fan regulators
BEDROOMS	Vitrified Tiles	Acrylic emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Folded steel section	35mm skin door with mortise lock & lever type handles	Anodised aluminium windows with 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	Anodised aluminium windows with clear float glass	A working 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 2100mm	Folded steel section	35mm skin door with mortise lock & lever type handles	Anodised aluminium windows with frosted glass	C.P. fittings - JAL or equivalent for Flats & Jaquar or equivalent for Villas; wash basin with chinaware of CERA or equivalent for Flats & ROCA or equivalent for Villas. Mirror, towel rod & health faucet in all bathroom
BALCONY	Ceramic Tiles	Acrylic emulsion of pleasing shade of a reputed brand as per Architect's suggestions	Anodised aluminium or UPVC	Sliding aluminium UPVC/ Anodised door cum window	N/A	N/A

ELECTRICAL WORK	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 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.
PIPED LPG	Provision in the kitchen will be provided.
GENERATOR	750 watt power back-up in villa & apts. Complete power back-up in common areas.
AIR-CONDITIONING	Provision for A/C in all bedrooms and living room (no air conditioners are being provided).
OTHER FACILITIES	Provision for washing machine point will be provided at suitable location & provision for DTH television broadcast. DTH antenna installation is allowed only on the terrace & not with each unit.



HIGHLIGHTS:

- 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



'Ashiana Resale & Rental Services' is presently active in Bhiwadi, Jaipur, Jodhpur, Jamshedpur, Neemrana, Halol, Chennai and Lavasa.

ADVANTAGES:

- Facilitates smooth transactions
- Encourages fair and reasonable deals
- Manages the entire documentation process
- Hassle-free dealings

▼ Actual view of Rangoli Gardens, Jaipur

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) 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:

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) 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 (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



OUR PROJECTS IN JAIPUR

Ashiana Manglam[#]

Greenwood[#]

Rangoli Gardens[#]

Daksh[^]

Rangoli Plaza^{*#}

Gulmohar Gardens^{*#}

Vrinda Gardens^{*#}

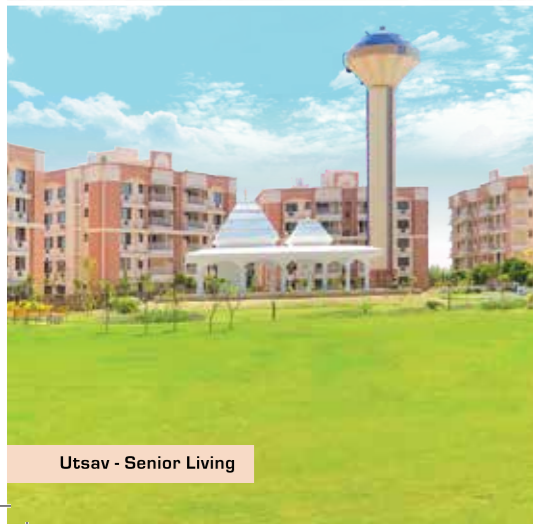
Aamantran^{*\$}

Ashiana Umang[^]

Utsav - Senior Living[#]

Gulmohar Plaza[#]

*Bookings Open (Please refer our website ashianahousing.com to know which phases are open for booking) • #Under partnership • \$Joint development



gulmohar gardens

A joint project by



Our Consultants:

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B. Sengupta, Architect, Bhiwadi

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M/s Shaheer Associates

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PHE CONSULTANT

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RERA REG. NO. : Phase IV - RAJ/P/2019/916, Phase V - RAJ/P/2017/057

Phase VII - RAJ/P/2017/058, Phase VIII - RAJ/P/2017/059

Gulmohar Gardens Villas (GG Extn. - II) RAJ/P/2019/972

RERA WEB PAGE : www.rera.rajasthan.gov.in