



JASWANTI
BLISS
— KURLA (W), OFF BKC —

Site: Jaswanti Bliss, CTS# 77B, 77B/1 to 32 & 78, 78/1 to 25 Tanaji Chowk, Eagle Wadi, New Mill Road, Kurla West, Mumbai - 400 070.

Ashray Estates: 11/12, Nagarwala Colony, Opp. Laxmi Narayan Shopping Centre, Poddar Road, Malad East, Mumbai - 400 097.
| Email: Sales@ashraygroup.com | Website: www.ashraygroup.com



This Project Jaswanti Bliss is registered with MahaRERA under registration number: P51800027448 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.

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AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED

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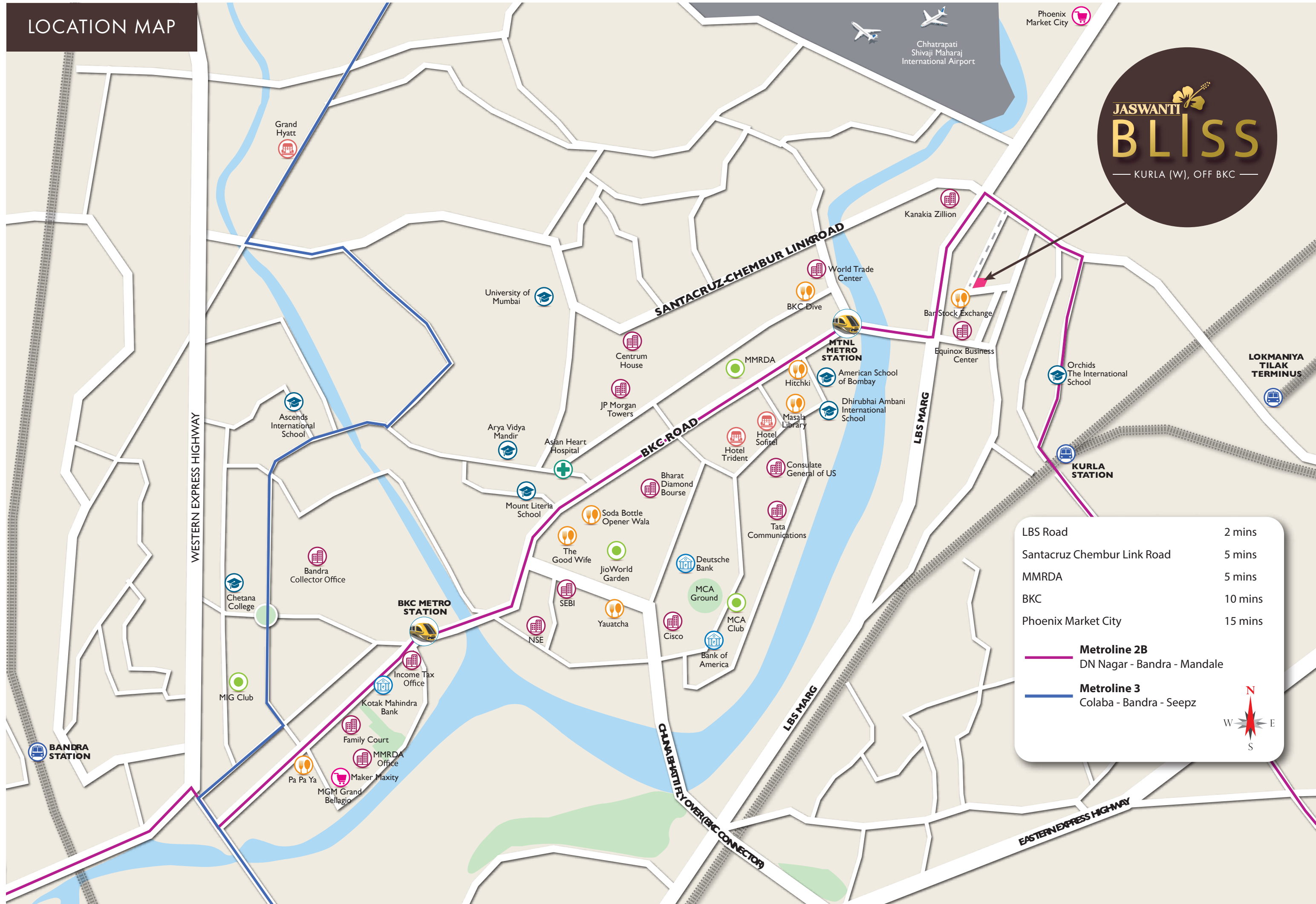


DISCONNECT
FROM THE COMMOTION.
RE-CONNECT WITH BLISS!

It's time to live with complete peace and absolute convenience. It's time to live closer to your workplace and forget about long commuting hours. Presenting 2 BHK premium apartments and designer studio apartments at Jaswanti Bliss, located at a walking distance from India's most prominent commercial hub – BKC, making it a strategic spot for great investment opportunities. Being centrally situated, BKC houses global business centres, entertainment hubs and modern social infrastructure. This means that you can walk to work and save more time to make priceless memories with your family.

The residences at Jaswanti Bliss utilize space to the optimum and offer rare luxury with refreshing views of the cityscape.

LOCATION MAP



Source Google Maps. Not to Scale.

UPCOMING PHYSICAL & SOCIAL INFRASTRUCTURE AROUND BKC



MUMBAI
METRO LINE 2



MUMBAI
METRO LINE 3



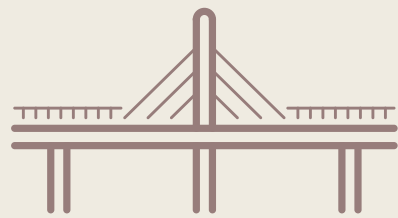
MTNL JUNCTION
TO LBS FLYOVER AT KURLA



THE SMART BKC
INITIATIVE



MUMBAI - AHMEDABAD
HIGH-SPEED RAIL CORRIDOR



DHARAVI TO
BWSL



BKC TO KURLA
EXTENSION



VAKOLA FLYOVER
TO SCLR



BKC - 1 KM



EASTERN EXPRESS HIGHWAY - 2.9 KMS



WESTERN EXPRESS HIGHWAY - 3.9 KMS



BKC CHUNABHATTI FLYOVER 2.3 KMS

YOUR RESIDENCE WILL BE AT THE NEXUS OF ALL THE POSSIBLE CONVENIENCES

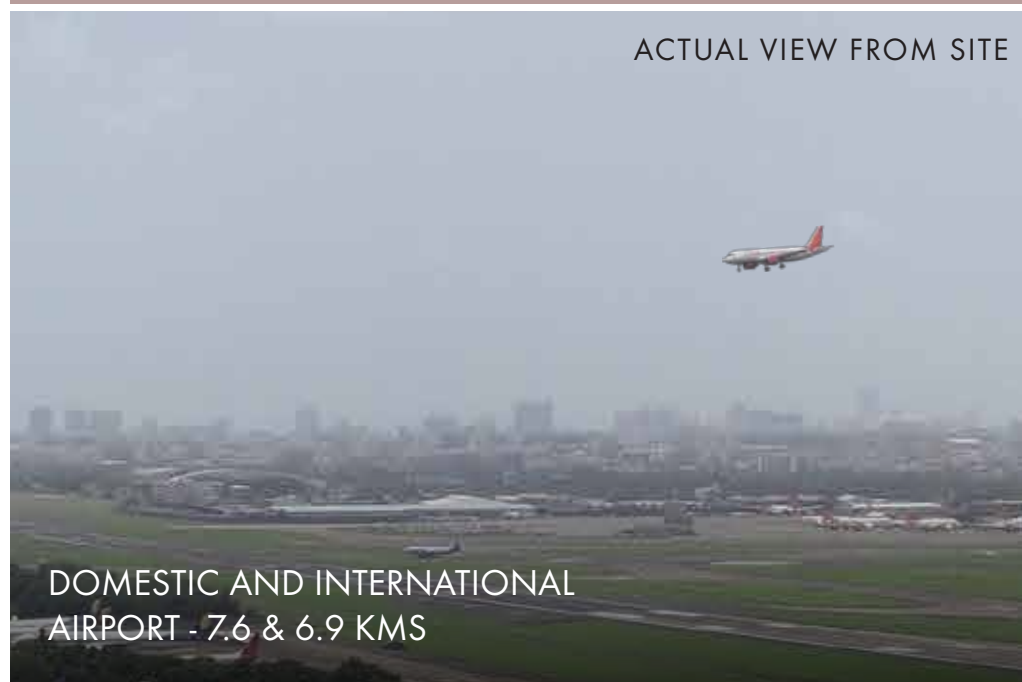
Being centrally located, Jaswanti Bliss enjoys smooth and hassle-free connectivity to all the chief landmarks and highways of the city.



SCLR - 1.4 KMS

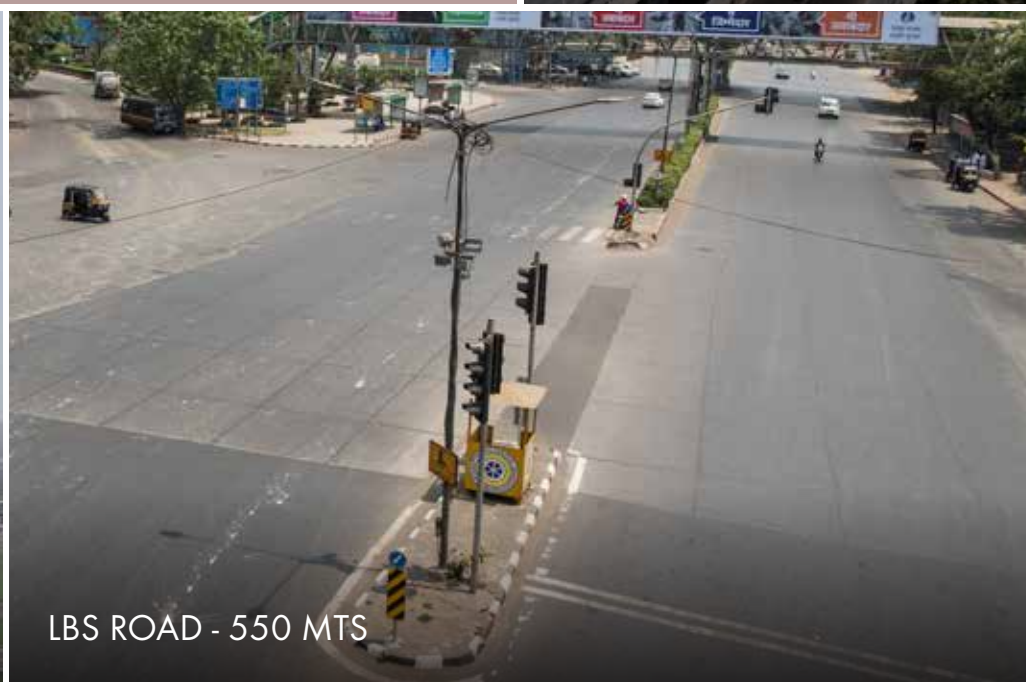


UPCOMING METRO 2B STATION BKC MTNL - 900 MTS

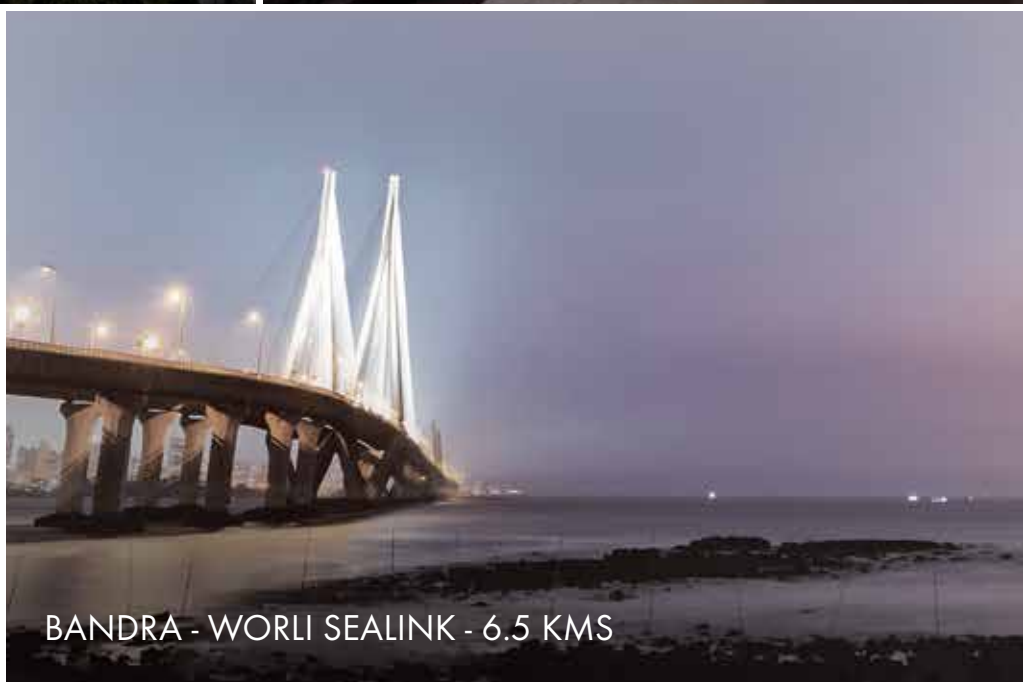


ACTUAL VIEW FROM SITE

DOMESTIC AND INTERNATIONAL AIRPORT - 7.6 & 6.9 KMS



LBS ROAD - 550 MTS



BANDRA - WORLI SEALINK - 6.5 KMS

PRESENTING

JASWANTI
BLISS

— KURLA (W), OFF BKC —

- 2 BHK PREMIUM RESIDENCES
- ADEQUATE PARKING + GROUND + CONVENIENCE SHOPS
- 3 WINGS OF BASEMENT+ GROUND+12 RESIDENTIAL FLOORS (PHASE- I)
13-15 RESIDENTIAL FLOORS (PHASE 2)
- VASTU COMPLIANT APARTMENTS



Green is earth's primary colour, and we vow to restore the earth of its naturally green glory.



Artist's impression

An aerial photograph of a modern cityscape. In the foreground, there is a road lined with palm trees and other greenery. A large, multi-story building with a metallic, cylindrical facade is on the left. To its right, a building with a glass facade and a satellite dish on its roof is visible. Further right, a building with the letters 'NSE' on its facade is prominent. In the background, several other high-rise buildings and a construction crane are visible against a clear sky.

FROM JASWANTI BLISS,

the most leading-edge precinct - BKC will be your neighbour. All the major business and commercial hubs, popular retail avenues, leisure and recreational centres, world-class schools and top-class luxury hotels will be a few minutes or footsteps away.



PROMINENT CORPORATE HOUSES & COMPANIES

- JIO WORLD CENTRE
- GOOGLE
- FACEBOOK
- BHARAT DIAMOND BOURSE
- TATA COMMUNICATIONS
- BANK OF AMERICA
- DEUTSCHE BANK
- RELIANCE CONVENTION CENTRE
- CITI GROUP
- JP MORGAN CHASE
- BANK OF INDIA
- SEBI
- STANDARD CHARTERED BANK
- LINKEDIN
- CONSULATE GENERAL OF US

WORLD-CLASS SCHOOLING AT A 5-7 MINS. DISTANCE

- AMERICAN SCHOOL OF BOMBAY
- DHIRUBHAI AMBANI INTERNATIONAL SCHOOL
- ORCHIDS THE INTERNATIONAL SCHOOL
- ASCENDS INTERNATIONAL SCHOOL
- MOUNT LITERA SCHOOL
- ARYA VIDYA MANDIR
- NAVJEEVAN SCHOOL
- PODAR INTERNATIONAL SCHOOL



HEALTHCARE & HOSPITALS 5-15 MINS. AWAY

- CRITICARE ASIA HOSPITAL
- ASIAN HEART HOSPITAL
- GURU NANAK HOSPITAL
- CHILDREN AGARWAL HOSPITAL
- LILAVATI HOSPITAL & RESEARCH INSTITUTE
- LIFELINE HOSPITAL
- URBAN HEALTH CARE CENTRE
- BHABHA HOSPITAL
- HOLY FAMILY HOSPITAL
- HINDUJA HOSPITAL, MAHIM



LUXURY HOTELS,
MULTIPLEXES & MEGA MALLS
AT A 7-15 MINS. DISTANCE

- HOTEL SOFITEL
- GRAND HYATT
- TRIDENT HOTEL BANDRA KURLA COMPLEX
- PHOENIX MARKET CITY
- MGM GRAND BELLAGIO
- LINKING ROAD, BANDRA WEST
- CINEMAX
- LA REVE, BANDRA WEST
- G7 MULTIPLEXE, BANDRA WEST
- JIO WORLD DRIVE

GOURMET & FINE DINE
IN THE IMMEDIATE
NEIGHBOURHOOD

- HITCHKI
- PIZZA EXPRESS
- STARBUCKS
- THEOBROMA
- SMOKE HOUSE DELI
- PA PA YA



JIO WORLD DRIVE

AMENITIES THAT EFFECTIVELY PROMOTE HEALTH & HAPPINESS



SOCIETY OFFICE

A stimulating environment that promotes higher productivity & performance.



FITNESS CENTRE

A modern gymnasium with up-to-date equipment & athletic gear.



COMMERCIAL SPACES

Cutting-edge & contemporary commercial spaces within the complex.



GRAND ENTRANCE LOBBY



Artist's impression

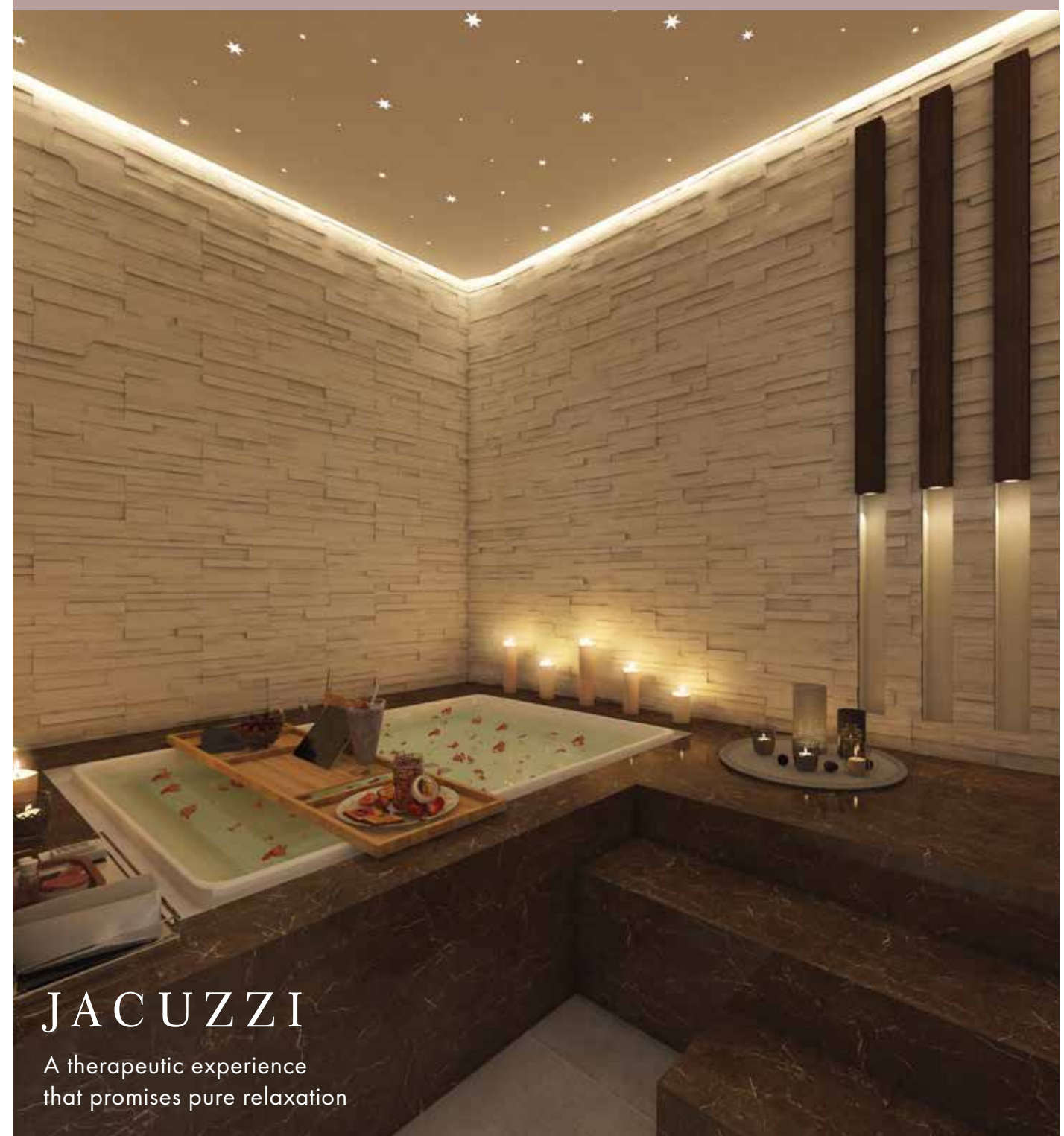
GROUND FLOOR AMENITIES

- LOUNGE
- ART WALL
- CHILDRENS' PLAY AREA
- REFLEXOLOGY PATH
- LANDSCAPE GARDEN AREA
- FEATURE WALL
- OPEN-TO-SKY COURTYARD
- GREEN WALL



Artist's impression

A SPACE FOR
BLISSFUL RECREATIONS



JACUZZI
A therapeutic experience
that promises pure relaxation

Artist's impression

Jaswanti Bliss presents you with a space where you can
let yourself loose and enjoy the subtle luxuries of life.



SPA/SALON
Detoxify with an indulgent
spa and salon

Artist's impression



AV ROOM

Enjoy a cinematic experience with lounge seating and a great sound system



APARTMENTS MATCHING YOUR LIFESTYLE ASPIRATIONS

LIVING ROOM

Your living room at Jaswanti Bliss is a perfect abode for reading, rejuvenating and weaving memories. It is composed of subtle interior elements and boasts of rich luxury finishes with certain apartments offering breathtaking views of the airport.



BEDROOM

The bedroom offers a perfect balance of subtle interior elements, spaciousness and rare luxury.

AMENITIES FOR THE RESIDENTIAL BUILDING:

BUILDING

- The building will be of R.C.C frame structure with internal & external walls made of brick/block work.
- Earthquake Resistant Structure.

FLOORING

- Vitrified tiles flooring with same skirting will be provided in the living, dining, bedrooms, kitchen, bathroom & common Passage.
- Vitrified tiles will be provided in bathroom up to door height, in each bathroom.
- Vitrified tiles will be provided in lift lobby & full body vitrified flooring will be provided on the steps.

KITCHEN

- Full body vitrified designer platform with stainless steel sink, water purifier, and vitrified tiles will be provided in the kitchen.
- Provision for Microwave, refrigerator in kitchen.
- Provision for washing machine point in the utility/kitchen

DOORS

- MAIN DOOR: Fire Resistant door will have Teakwood frame & hot-pressed solid core, Phenol Bonded, 45 to 50 mm thick Fire Resistant Door. The door shutter will have veneer on the front side and laminate on the back side. The door will have number plate, Digital Lock & Tower Bolt, Door bell.
- BEDROOM DOOR: The door frame of the Bedroom door will be made of Teak Wood & hot-pressed phenol bonded Flush Door will be laminated on both sides. The door will have Mortise Locks & Tower Bolt.
- BATHROOM DOOR: The Bathroom door frame will be made of wooden composite plastic. The Bathroom door shutter will be hot-pressed, phenol bonded door, laminated on both sides & it will be lockable from inside.

WINDOWS

- All sliding windows will be provided with 6mm float glass.

PAINTING:

- Internal walls, aesthetically finished and quality painted walls.
- External walls will be painted with high quality paint with waterproof mix.
- Staircase & lobby will be finished with cement base paint

PLASTERING

- External walls will have sand face plaster & will be painted with water proofing mix.

SANITARY

- State-of-the-art water efficient CP fitting & Sanitary fixtures.
- Electric boiler with hot and cold mixer in all bathrooms.

COMMON AND GENERAL AMENITIES

- Each flat will be provided with adequate light and fan points.
- Each flat will be provided with T.V., Telephone point and cable point in living room and Bedroom.
- Each flat will be provided with an exhaust fan in the bathroom.
- Electrical wiring & fitting of concealed type PVC conduit with good quality wires. (F.R.L.S.H)
- All switches of reputed make • AC plug points will be provided.
- Elevator: The building will have two elevators of reputed make in each wing.
- Central intercom system with CCTV & Video door phone.
- Fire Fighting system in the building .
- Refuge Area • Servant's toilet on ground floor.
- Mechanical Parking system with two car lifts.
- Society office • Gym • Salon/Spa • Jacuzzi • A V room
- Kids play area and Landscape garden • 24 Hours gate security.
- Internal Landscape courtyard • Lobby with concierge • Urban farming



MASTER PLAN

AMENITIES LIST

- 1. Main Entrance
- 2. Entry Signage
- 3. Kids' Waiting Area
- 4. Drop-off
- 5. Concierge
- 6. Lounge
- 7. Letter Box
- 8. Art Wall
- 9. Open to Sky Courtyard
- 10. Servant Toilet
- 11. Society Office
- 12. Feature Wall
- 13. Cricket Pitch
- 14. Green - Wall Feature
- 15. Children's Play Area
- 16. Planters

- A - Members Entrance Lobby
- B - Reflexology Park
- C - Gathering Space
- D - Natural Turf





BASEMENT PLAN

AMENITIES LIST

- | | |
|-------------------|------------------|
| 1. A. V. Room | 6. Steam |
| 2. Fitness Centre | 7. Jacuzzi |
| 3. Locker | 8. Spa and Salon |
| 4. Shower | 9. Massage |
| 5. Toilets | |



TYPICAL FLOOR PLAN

4TH, 5TH, 6TH & 7TH FLOOR



KHER NAGAR
DISTANCE FROM BKC - 4 KMS.
₹35,000
AVG. RATE PSF.

KALA NAGAR
DISTANCE FROM BKC - 4.3 KMS.
₹48,000
AVG. RATE PSF.

KALINA
DISTANCE FROM BKC - 1.8 KMS.
₹36,000
AVG. RATE PSF.

BANDRA WEST
DISTANCE FROM BKC - 8 KMS.
₹62,500
AVG. RATE PSF.

In Kurla West, you can own a home at the center of the city, at a price much reasonable than other locations close to BKC

WIN THE MARKET, WITH AN INVESTMENT NEAR BKC!

It's a widely accepted fact that investing around BKC will fetch you elevated returns, as the complex is rich with the city's leading commercial and business centres. Budding with commercial landmarks, the demand to settle in the city's most thriving hotspot is on an all-time high. Thus, Kurla West! It has boosted itself to become one of the most coveted locations to buy a home, as other areas around BKC are, though sought-after, but can be really expensive. Nonetheless, Kurla West is a popular choice owing to the hygienic and green surroundings which add likeability to the locality.

On an average, In Kurla West you can own a home at the city's centre at nearly 60% of the cost prevailing to other prominent locations near BKC. But that's not all; most people working in BKC don't live around the area, increasing its demand in the market, which provides you with high returns on rentals and capital appreciation.

BKC is literally the median of the city, and thus is a perfect place for property investment. With well integrated transport infrastructure, prominent commercial setups and the ongoing development for a 'Smart' BKC, buyers' interest in this locality is sure to grow meaningfully.



Source: Liases Foras - March 2021
Source: Google Maps. Distance may vary from point to point

Stock image used for representation purpose only



WE MEAN WHAT WE SAY, WE BUILD WHAT WE MEAN.

The last decade and a half has witnessed a peaking transformation in the progress of Mumbai's real estate. There has been a prominence of innovation that is reflected through deluxe and holistic landmarks at renowned addresses. Ashray Group has successfully established architectural masterpieces offering new-age lifestyles to many across Mumbai. Ashray Group has made steady progress through delivering 12 lakh sq. ft. to 1500 happy families.

We, at Ashray Group are proud to be associated with a number of prominent MNCs.

NO CEILING ON EXCELLENCE

VISION: Prompt - Perfect - Preferred
To build world-class real estate concepts by synergizing highest standards of professionalism with ethics, precision quality, customer service and promptness, which will drive us to be one of the most preferred developers in the realty world. We aspire to contribute to social development through charity work & social initiatives.

MISSION
We aim at creating excellence in living spaces by synergizing "Human & Business" and by exceeding our stakeholder's expectations through continuous improvement driven by integrity, commitment and teamwork.



Completed Project
SMRUTI
Kandivali (W)

Completed Project
MINARETTE
Andheri (W)

Completed Project
DAYAL SMRUTI
Kandivali (W)

Completed Project
JASWANTI WOODS
Mulund (W)

Ongoing Project
JASWANTI BLISS
Kurla (W), Off BKC

Completed Project
JASWANTI ALLIED
BUSINESS CENTRE
Malad (W)

Completed Project
DEEPAK RESIDENCY
Kandivali (W)

Completed Project
JASWANTI GARDEN
Malad (W)

Completed Project
JASWANTI LANDMARK
Vikhroli (W)

Completed Project
JASWANTI GOLD
Kandivali (W)



JASWANTI
BLISS
— KURLA (W), OFF BKC —