



28 YEARS OF BUILDING HOMES AND TRUST



ashiana
homes



Ashiana

The giant leap towards emerging as a professionally managed, progressive group has been possible only because of our strength, ethos, values and our work culture.

28

Ashiana has completed over 28 glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. It has built over 34 lacs sq.ft. of residential and commercial space and has put a smile on the faces of more than 4,200 families. Ashiana's existing portfolio of real estate projects is made up of best-in-class developments in modern condominiums. Ashiana's team of highly qualified and experienced professionals, award-winning architects, and well-trained staff are equally committed to the company's objectives and follow the mantra of 'professionalism with a personal touch'. At the heart of Ashiana Homes is no statistics, figures or numbers, nor stone, brick or concrete, but its People.

Some of Ashiana's completed residential projects include: Villa Anandam, Ashiana Palm Court, Ashiana Le Residency and Ashiana Heritage at Ghaziabad, Ashiana Upvan and Ashiana Greens at Indirapuram, Ashiana Orchids and Black Gold Apt. at Greater Noida, Classic Personal Floors and Ashiana Silver Crest at Gurgaon. Ongoing projects of Ashiana are Royal Lagoon at Bhubaneswar, Ashiana Greens at Jaipur, Ashiana Amaltas at Noida, The Center Court at Gurgaon and Ashiana Mulberry at Sohna Road, Gurgaon

DNA

THE ROOTS OF THE GROUP

Safety of Investment

We ensure that investments made by customers in Ashiana are absolutely safe.

Integrity of Commitment

We go to every extent to meet our commitments. Commitment in the projects are made only after careful planning so that they are fulfilled.

Quality of Product

Focus on best quality practice to ensure high quality in everything we do.



actual photograph
ASHIANA UPVAN | INDIRAPURAM

BUILT-UP AREA: 7.45 LACS SQ.FT.
NO. OF APARTMENTS: 441



MEN BEHIND THE DREAM



R.K. MODI
Managing Director

The Founder Director of Ashiana Group, Mr. R.K.

Modi epitomizes the dauntless entrepreneurial spirit of a visionary. It was his skills as an entrepreneur that enabled him to transform the urban landscape of the National Capital Region by providing a quality benchmark for middle-income housing.

Mr. Modi is B.E. (Hons.), Civil Engineering, from BITS PILANI. He is a store-house of knowledge in space planning, site development, engineering and construction. A unique combination of knowledge and energy, he inspires and brings out the best in team Ashiana. He visualized the growth of Ashiana as an integral part of his vision to provide affordable living to the middle-income section of the society by fusing tremendous engineering knowledge with groundbreaking skills.

Today, Ashiana is recognized as a best-in-class company, providing quality housing and improving the quality of life of thousands of families.



ROHIT RAJ MODI
Director

Mr. Rohit Raj Modi is a Graduate in B.Com (Hons)

from Sydenham College of Commerce and Economics, Bombay and Masters in Business Administration from International Management Institute (IMI), New Delhi. He is actively involved in Business Development, Marketing Strategy, Planning and Execution of Housing Projects since 1997.



MAYANK RAJ MODI
Director

A Graduate in B.Sc (Hons) in Business Management

from Institute for Integrated Learning in Management (IILM), Delhi in 2001, Mayank has worked in the Software Sector at Bangalore and did a short training stint at Lloyd Marine, London. He is responsible for managing Marketing, Sales and Corporate Communications.

A Greener View The Ashiana difference

It is fairly easy to spot our property from a far.
Because with us, what is outside is as important as what is inside. And that
is why you'll first see the beautiful Landscape before you see the houses.



actual photograph
VILLA ANANDAM | GHAZIABAD

BUILT-UP AREA: 3.40 LACS SQ.FT.
NO. OF VILLAS: 173



Our housing complexes are wide open and spaced out with plenty of greenery and manicured parks.

actual photograph
VILLA ANANDAM | GHAZIABAD

BUILT-UP AREA: 3.40 LACS SQ.FT.
NO. OF VILLAS: 173



actual photograph
ASHIANA BLACK GOLD APTS. | GREATER NOIDA

BUILT-UP AREA: 2.50 LACS SQ.FT.
NO. OF APARTMENTS: 176

ALL OUR HOMES
ENSURE MAXIMUM
AIR AND LIGHT
CIRCULATION FOR
HEALTHY LIVING.

ALL BEDROOMS
AND DRAWING
ROOMS OPEN
TOWARDS DIRECT
SUNLIGHT AND
NATURAL
VENTILATION.





Living Happily Ever After







Our resident's surroundings are part of their lives, with beautifully landscaped parks and peaceful walkways.



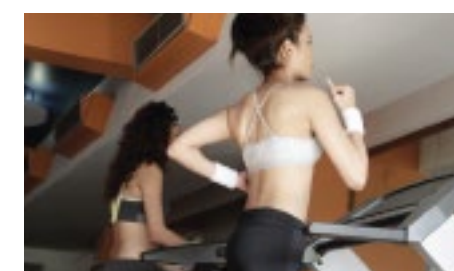
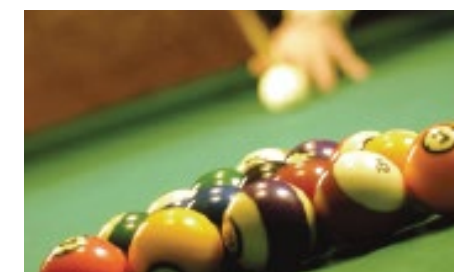
They enjoy a modern lifestyle as most of our projects have facilities like Swimming Pool, Tennis Courts and Club House with fully equipped Gym, Billiards etc.

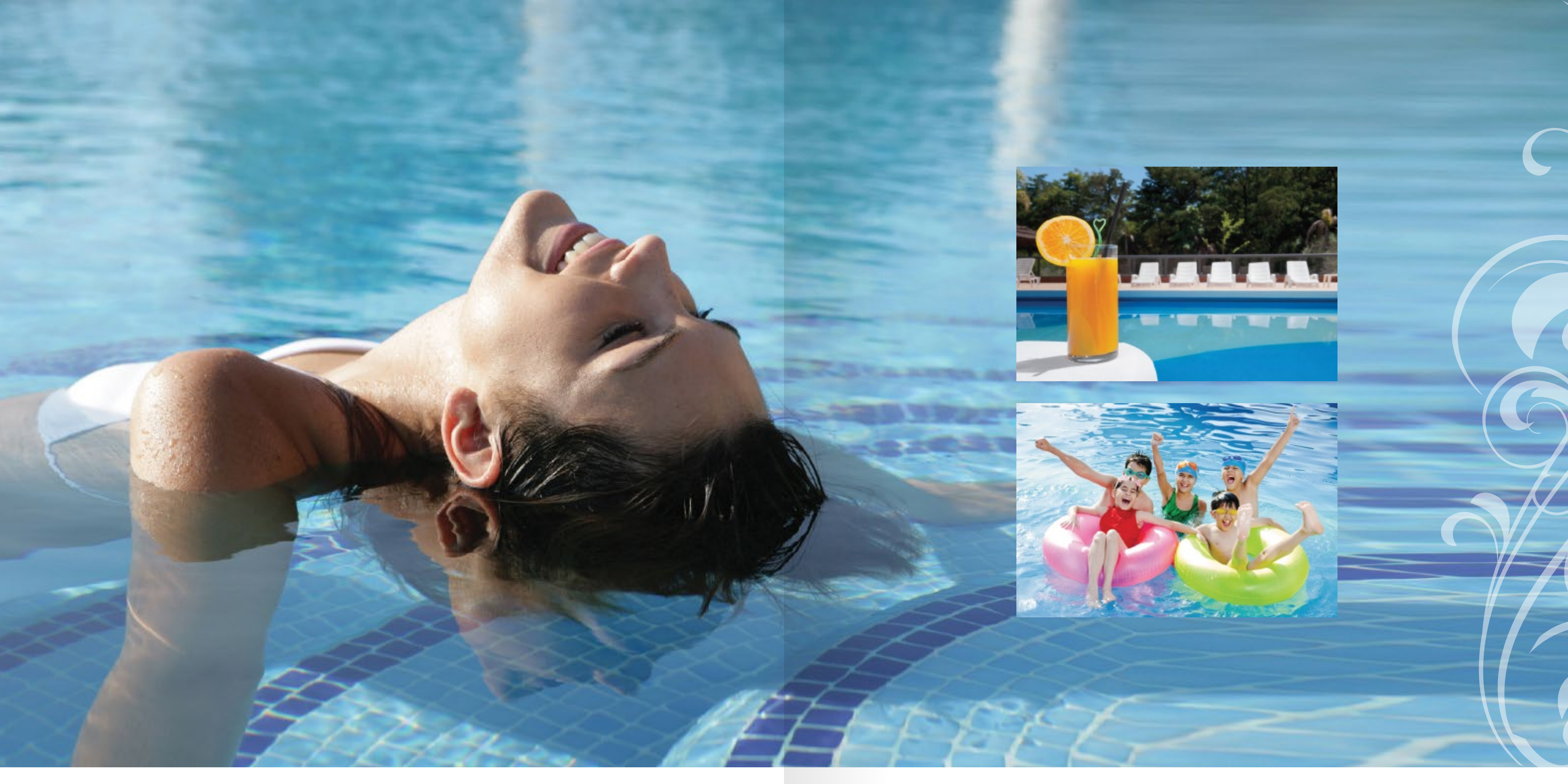




actual photograph
ASHIANA UPVAN | INDIRAPURAM

BUILT-UP AREA: 7.45 LACS SQ.FT.
NO. OF APARTMENTS: 441





ASHIANA BUILDS MORE THAN JUST
BEAUTIFUL RESIDENTIAL COMPLEXES

We believe in building communities of like minded people. Our facility management and community building wing, plays a role of catalyst in bringing happy and cheerful moments in the life of our residents.

WE BUILD
COMMUNITIES
WHERE
NEIGHBOURS
BECOME
LIFELONG FRIENDS

Ashiana actively promotes social get-togethers and celebrations. We collaborate with respective RWA's of our residential complexes to make such events fun-filled and enjoyable.



WHAT'S UNIQUE ABOUT US



OUR CREDENTIALS

Behind our future projects are the strengths of the ones that we have completed. And behind the completed ones, there are more than 4,200 families that have placed their life-long trust in us.



AS THEY SAY, THE PROOF OF THE
PUDDING IS IN EATING IT

Consider these projects
that are already housing
over 4200 families,
in over 34 lacs sq.ft of
built-up area.

Ashiana Homes

Indirapuram

Ashiana Greens
Built-up Area **4.20 Lakh** sq. ft. • **390** Apartments

Ashiana Upvan
Built-up Area **7.45 Lakh** sq. ft. • **441** Apartments

Ashiana Arcade (Local Shopping Centre)
Built-up Area **23,500** sq.ft.

Ghaziabad

Ashiana - The Heritage (Vaishali)
Built-up Area **1.50 Lakh** sq. ft. • **98** Apartments

Ashiana Palm Court
Built-up Area **5.60 Lakh** sq. ft. • **440** Apartments

Ashiana Le Residency
Built-up Area **3.70 Lakh** sq. ft. • **300** Apartments

Villa Anandam
Built-up Area **3.40 Lakh** sq. ft. • **173** Duplex Villas

Greater Noida

Ashiana Orchids
Built-up Area **2.25 Lakh** sq. ft. • **168** Apartments

Black Gold Apartments
(Oil Coop. Housing Society)
Built-up Area **2.50 Lakh** sq. ft. • **176** Apartments

Patna

6 Lakh sq. ft. of Built-up Area
Residential And Commercial

Gurgaon

Ashiana Silver Crest Villas
Built-up Area **65,000** sq. ft. • **31** Villas

Classic Personal Floors
Built-up Area **2.5 Lakh** sq. ft. • **180** Apartments

The Center Court
(Upcoming)

Bhubaneswar

Royal Lagoon
Built-up Area **9.00 Lakh** sq. ft. • **509** Apartments

Royal Arcade (Shopping Centre & Office Complex)
(Upcoming)

Jaipur

Ashiana Greens
Built-up Area **5.00 Lakh** sq. ft. • **400** Apartments

Noida

Ashiana Amaltas
(Upcoming)

Sohna Road, Gurgaon

Ashiana Mulberry
(Upcoming)

*1 sq.mtr = 10.764 sq.ft

actual photograph
ASHIANA PALM COURT | GHAZIABAD

BUILT-UP AREA: 5.60 LACS SQ.FT.
NO. OF APARTMENTS: 440





actual photograph
ASHIANA LE RESIDENCY | NH-24 GHAZIABAD

BUILT-UP AREA: 3.70 LACS SQ.FT.
NO. OF APARTMENTS: 300



Learning
Understanding
Creating

PLAYING BY THE EAR

Our understanding of the customer and his needs forms the foundation of our projects. We get these insights by listening to our customers and by learning from their lifestyles so that successive projects are closer to their expectations.



actual photograph
ASHIANA UPVAN | INDIRAPURAM

BUILT-UP AREA: 7.45 LACS SQ.FT.
NO. OF APARTMENTS: 441

Our Urban Design skills and expertise in site layout planning and development is unmatched.

Within the framework of government bye-laws we create optimum spatial plans.





MR. KUNAL DUTT
VP - ADMIN

RESIDENT—ASHIANA PALM COURT, GHAZIABAD

For me safety of my family is of utmost importance. Ashiana Palm Court appeared a perfect choice when I was making up my mind. They use sophisticated technology and highly trained security personnel to provide security to its residents.



MR. GIRISH ANAND
BUSINESSMAN

RESIDENT—VILLA ANANDAM, GHAZIABAD

It's fabulous living here at Villa Anandam. We are in the middle of Ghaziabad—yet far away from the madness of the city. Ashiana has beautifully created this oasis with a community of like-minded people.



MR. NARENDRA JHA
SR. ENGINEER

ASHIANA AMALTAS, NOIDA

My journey with Ashiana Homes began in 2004 and I am still enjoying comfort and lifestyle provided at their residential complexes. I stay at Ashiana Greens, Indirapuram and have invested in their Noida project. I know it will take some time but am sure I will get the same quality and comfort as I am enjoying here at Ashiana Greens.



MR. PIYUSH UPADHYAY
IT PROFESSIONAL

RESIDENT—LE RESIDENCY, GHAZIABAD

It is beautiful to see my daughter growing up and enjoying every bit of life here. Le Residency, is definitely much-much better than any other society in Ghaziabad.

actual photograph
ASHIANA GREENS | INDIRAPURAM

BUILT-UP AREA: 4.20 LACS SQ.FT.
NO. OF APARTMENTS: 390



actual photograph
ASHIANA ORCHIDS | GREATER NOIDA

BUILT-UP AREA: 2.25 LACS SQ.FT.
NO. OF APARTMENTS: 168



The best living spaces need the best Facility Management

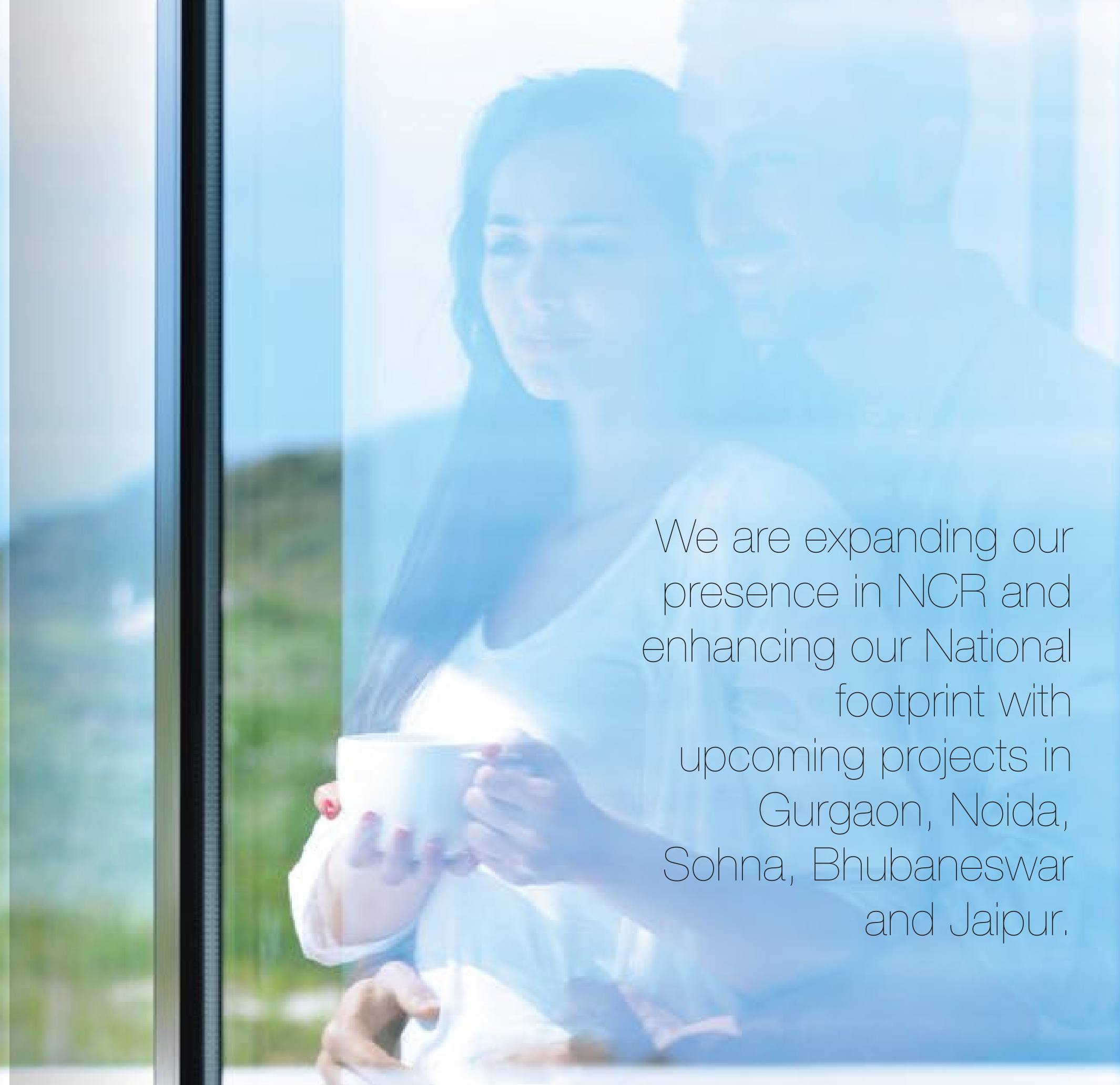
Ashiana Landcraft is one of the pioneer developers who provide 24x7 Facilities Management of their completed projects with a proven track record of managing over 15 years.





Adding value to our customer's assets

In keeping with our motto of 'Making Living a Pleasure,' we have set for ourselves very high standards in providing and managing the facilities at our properties which in turn brings value addition to our customers' assets and life.



We are expanding our
presence in NCR and
enhancing our National
footprint with
upcoming projects in
Gurgaon, Noida,
Sohna, Bhubaneswar
and Jaipur.



actual photograph and artistic impressions
ROYAL LAGOON | BHUBANESWAR

PHASE-1 IS NEARING COMPLETION AND
PHASE-2 IS UNDER CONSTRUCTION

BUILT-UP AREA: 9.00 LACS SQ.FT.
NO. OF APARTMENTS: 509





artistic impressions
ASHIANA GREENS | JAIPUR

BUILT-UP AREA: 5.00 LACS SQ.FT.
NO. OF APARTMENTS: 400





artistic impressions
THE CENTER COURT | GURGAON

UNDER CONSTRUCTION





artistic impressions
ASHIANA MULBERRY | SOHNA ROAD, GURGAON

UPCOMING





COMING SOON IN
NOIDA
— • —
SECTOR-79

Some of the best names support us

We have years of healthy relationship with all our banking partners who understand our business and are instrumental in our growth.

Leading banks, financial institutions and funding companies that back our projects are no less proof of our worthiness.



“HAVING SEEN AND ALSO RECEIVED
FEEDBACK FROM CUSTOMERS AS WELL AS
MY COLLEAGUES, I THINK, ASHIANA IS ONE
OF THE BEST DEVELOPERS IN THE COUNTRY
FOR QUALITY OF THE PRODUCT, TIMELY
COMPLETION OF THE PROJECT AND
CUSTOMER SERVICE STANDARDS.”

(BUSINESS HEAD)
HOME LOANS GROUP, ICICI BANK LTD

“WE PRIDE OURSELVES IN THE NETWORK OF
RELATIONSHIP THAT AMERICAN EXPRESS
HAS AND YOUR IS ONE SUCH RELATIONSHIP
THAT WE SINCERELY APPRECIATE. WE THANK
YOU FOR YOUR CONFIDENCE THAT YOUR
COMPANY HAS ENTRUSTED IN US
FOR THE LAST MANY YEARS.”

DIRECTOR & HEAD—RELATIONSHIP MANAGEMENT
AMERICAN EXPRESS FINANCIAL ADVISORY SERVICES, INDIA

ASHIANA HOMES PVT. LTD.

OFFICES AND PROJECT SITES

REGISTERED OFFICE

5F, Everest, 46/C, Chowringhee Road,
KolKata - 700 071
CIN: U70101WB1987PTC096547

CORPORATE OFFICE

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E-mail: contact@ashianahomes.com

GURGAON

City Office
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THE CENTER COURT

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ASHIANA MULBERRY

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School Sohna, Gurgoan
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Website: www.ashianamulberry.com

ROYAL LAGOON

Bhubaneswar

Sales & Site Office

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Bhubaneswar
E-mail: sales@royallagoon.com
Website: www.royallagoon.com

ASHIANA GREENS

Jaipur

Sales & Site Office

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Website: www.ashianagreens.in

City Office

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FACILITY MANAGEMENT

M/s Green City Management Services Pvt Ltd.
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NH-58, Raj Nagar Extension
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In case if you are dailing from Delhi, NCR,
dial code as (0120)