

# Ashiana *Times*

Actual Image: Ashiana Greens, Jaipur

## Realty *Update*

### Dwarka expressway project flagged off by Shri. Nitin Gadkari

Good news for all those commuting on the Gurgaon – Dwarka expressway route, the foundation stone of dwarka expressway project has been laid out by Union Minister of Road Transport, Shri. Nitin Gadkari. The expressway is strategically routed to provide faster connectivity between Delhi and Gurgaon by bypassing existing NH8. The project is developed at a cost of 9,500 crores with 29 kilometers of development, of which 18.9 km lies in Haryana while the remaining falls in Delhi.

The expressway is scheduled to be rolled out in five stages, wherein in the first stage, it will be 5.9 km stretch from Shivmurti to Dwarka Sector 21, stage two will be of 4.2 km starting from Dwarka sector 21 to Delhi-Haryana border, stage three of 10.2 km will be Delhi-Haryana border to Basahi ROB, stage five will be Basahi ROB to Kherki-Dhaura toll plaza on NH8 and stage 5 will be tactically connecting IGI airport with Dwarka expressway through an 8 lane shallow tunnel.

While laying the foundation stone for the expressway, Jaitley said that the expressway will open newer avenues for industrial development in the entire region and will support overall development.



## L&T accelerating progress on Expressway work

The development is catching up faster pace on the 20 KM long Gurugram portion of Dwarka Expressway as the infrastructure major L&T is speeding up construction work in the zone, which is good news for the residents of Delhi NCR.

While speaking about the project, a senior official from L&T said: "Not a single day has been lost since we were awarded the project. We have mobilised nearly 400 of our own workers and 300 others through a sub-contractor to work on the 20-km stretch. Now, we have around 700 people working on ground."



## GST cut: Government expects realtors to pare prices

Buying a home comes easy for the people with the new GST policies in the realty sector as the government has slashed the Goods and Services Tax (GST) on under-construction properties. Rates have been cut from 8% to 1% for affordable homes and from 12% to 5% for regular units. Moreover, the size of what constitutes an affordable home has been also revised. A 60 sq.mt unit in a metro and 90 sq.mt home in a non-metro, valued at up to Rs 45 lakh, will now fall under affordable housing.

The government, however, has also eliminated Input Tax Credit (ITC) benefit to builders, which the builders were required to pass on to buyers. Elimination of ITC could impact the base prices of properties.

"In the affordable segment, sellers may marginally increase the product prices to partially compensate for their loss due to loss of Input Tax Credit," says Shveta Jain, Managing Director, Residential Services, Savills India. Prices could rise in the mid-range and luxury projects.

## 45 km highway to take load off Gurugram expressway

The expressway project is now on a fast-track mode and NHAI has already expressed intent to acquire land in Rewari and Gurugram districts. As per estimations, work will begin by July on the 45km project. Officials have said since the highway will run parallel to NH-8, it will take significant traffic load off the Delhi-Gurugram Expressway and reduce pollution levels.



A senior official from NHAI says "The four-lane highway will start from Dwarka Expressway in Sector 88A and 88B and this highway will be beneficial for residents of new sectors, as they won't have to travel across the city to reach Pataudi or Manesar. They can simply take this highway. Moreover, commuters travelling to Rewari will use this highway instead of NH-8," The highway will be signals-free and a substantial difference in travel time can be achieved from Gurugram to Rewari, from 1 hour and 20 minutes to mere 40 minutes. He also added that "We're confident of completing the highway within two years of getting the land for the entire project handed over. Once land acquisition is over, tenders will be issued, which will take around two months,". As of now, a detailed project report (DPR) is being prepared. The estimated budget of the highway is Rs 1,000 crore.

# Construction Progress of Sohna Road - Badshahpur Elevated flyover

The elevated flyover project will ease traffic flow from Netaji Subhash Chowk to Badshahpur village to a great extent. Haryana Public Works Department Minister, Rao Narbir Singh on Wednesday, 10<sup>th</sup> October 2018 inaugurated the construction of the five kilometer-long elevated road from Netaji Subhash Chowk to Badshahpur village on Gurugram-Alwar Highway, locally known as Sohna Road.

In the second phase, the remaining stretch from Netaji Subhash Chowk to Sohna on National Highway 248-A will be widened to six lanes and underpasses and flyovers will be constructed in view of the villages on both sides of the road.

Mr. Singh said the project would address the problem of perennial traffic jam on the stretch, especially at Badshahpur village. With several housing societies and commercial establishments on both sides of the road, traffic snarls are a routine affair on this stretch.



# Life at Ashiana



## New Year celebration at Royal Lagoon

Refreshing thoughts and vibes waved all around with new year mood-setting and celebrations over the place at Royal Lagoon, residents were having fun with the colorful and vibrant ambience with club lights and enthralling music, a call out for the dancer in one & all to share the joy of welcoming a whole new year.

Couples usually look around for innovative ways to celebrate the new year eve and to their surprise there was a Mr. & Mrs. Royal Lagoon Contest organized for the day which had all the charm and charisma to make it a grand moment. New year unfolding is a blend of the memories of the year that went by and the joy of welcoming a fresh year and the cold winter weather adds fire to the occasion and to compliment the setting of the day there was Bonfire, followed with a fabulous dinner and all the residents were enthralled with joyous moments at the Live Musical Programme organized on the day.



## Makar Sankranti

Sweets, Kites, Dance, Music, Gifts, and the company of family & friends, that's how the residents of #AshianaGreens (Jaipur) celebrated Makar Sankranti, the first festival of the year.

The harvest festival was celebrated with activities such as Mehandi Artist sessions, as spring represents colors and fragrance, great Mehandi designs were seen on the hands of women and festive spirit was all over the place with Tattoo makers arranged for the kids who love to sport their style and spirit and for the kids with creative passions, there was a Kids Painting Competition which garnered a lot of "Wows" from one and all. The day also had Musical Chair Game for the adults, which was eye-catching and fully entertaining for one and all.

With DJ in the society residents celebrated the festival to the fullest. Sankranti is all about Kites and hence there was Kite Flying activity for all those who love to fly high in celebration.



# Badminton Tournament

To break the monotony of everyday's life and to socialize with neighbors, the residents of Royal Lagoon sweat out for the Badminton Tournament. Winners are awarded with certificates and exciting prizes.



The Ashiana team that visited these children in March, at Ashiana Mulberry and The Centre Court, received a very positive response as children welcomed them with open arms. Not just this, they also danced and sang together. The smile on their faces was a gift our employees would always remember and cherish. A total of 10 team members and 100 children participated in the activity which involved cake cutting, balloon play and serving of delicious snacks for all.



## Share your happiness, donate your time - *\*A CSR Initiative*

Ashiana strongly believes in the betterment of people within the community. That's why at our construction sites we educate the children of our workers. So they can gain the knowledge and skills that will empower them to choose their own destiny. From last year, we have taken up another initiative to make these children feel more loved. In this new initiative Ashiana employees whose birthdays fall in the same month visit our construction sites and celebrate their special day with our workers' children.



## Holi celebration

The Residents of Ashiana Greens Jaipur came together and celebrated the festival of colors and unity along with family and neighbors'. It churned out great moments for elders, youngsters and children as well to participate in get together, dance activities and traditional color play to make it a memorable day.

Holi is festival of active and lively participation of people and what else can boost the spirit than playing in water on this day and hence the society had a fabulous rain dance with the best of Holi Songs to set everyone on the floor to celebrate the festival of colors and dance. To compliment the exciting participation and the moment, there was a Lunch organized to amplify the Holi Celebration.



# Customer *Testimonials*

*“We were earlier living with Ashiana’s Old Project ‘Ashiana Upvan (Indirapuram)’. The wonderful experience of staying there inspires me to book a flat in The Center Court. Till date I’m satisfied dealing with Ashiana Group and I’m pretty confident that they will deliver quality product on time”.*

**Mr. Parminder Singh**

Chief Manager with Siemens Group  
Customer of The Center Court

*“While looking for my dream home, I explored all the options on Sohna Road. It is only Ashiana Mulberry, which gained my trust. The best thing which inspires me is the honest dealing and transparency with customers through the process. Overall Ashiana Team is very professional; they keep updating us about the progress on construction and infrastructural development in the vicinity”.*

**Mr. Ashutosh Kumar**

Engagemnet Head- Ericsson India Global Services  
Pvt Ltd Customer of Ashiana Mulberry

*“I praise Ashiana for the wonderful work at Ashiana Greens. We have explored many projects in Jaipur , but we have selected Ashiana Greens. We admire the greenery and openness in the project and time delivery. None of the builders in Jaipur delivered such a wonderful project within a time frame. I’m delighted with overall experience and happy to take possession of my dream home”.*

**Mr. Vinay Kumar Gupta**

Business Owner  
Customer of Ashiana Greens (Jaipur)

## Special Offer – *Referral Scheme*

Ashiana Homes has a legacy of valuing loyalty and it reflects in the Referral Schemes that we create for our residents as they bring them opportunity to refer a friend to explore our projects and in the process, they could win rewards truly worthy. The ongoing referral scheme of Ashiana Homes enables the residents to win a Gold Bar.

**Ashiana**  
The art of home

INVITE SOMEONE TO LIVE  
AS HAPPILY AS YOU ARE

**AND GET A GOLDEN  
GIFT FROM US.**



Invite your friends and family to live  
at these three Ashiana properties:  
**Ashiana Mulberry, Ashiana Greens and The Center Court**  
to give them an exclusive discount.

**\*LIMITED  
PERIOD  
OFFER**

If they decide to become a part of Ashiana family,  
you'll get a 20g gold bar **absolutely free.**

Share the details of your referral at: **[www.ashianahomes.com/referrals](http://www.ashianahomes.com/referrals)**

or call at : 8010 100 500

**Exclusive pick and drop service for your referred customer**

# Our *Projects*



A perfect blend of luxury and affordability in 2 & 3 BHK Apartments, beautifully designed for an exceptional living experience, Ashiana Mulberry is one such residential project that makes you feel proud. Strategically located in Sector 2 on 200ft wide Sohna Road, Gurgaon. Ashiana Mulberry is the most affordable luxury flats of its kind, they are priced at Rs.63.53 lacs\* all inclusive.

For site visit, call 8010 100 500



Lush green outdoors and modern amenities like a club with swimming pool, gymnasium, kids play zone and more are blended harmoniously with the apartment blocks to create an extraordinary world for you and your family. Moreover, Ashiana Greens apartments are designed with optimal utilization of space with maximum air and light circulation. Ashiana Greens offers luxurious 2 & 3 BHK Apartments, located at the serene and scenic Sikar Road of Jaipur and priced competitively at Rs.36.50 lacs\* all inclusive.

For site visit, call 8824 100 100



Ideal for families, White Petals offers a unique bouquet of amenities for all the three generations. Its day care and crèche and kids learning center will provide a caring and learning environment for children. A clubhouse and shuttle service will make life playful and easy for working individuals. And facilities like emergency alarms and ambulance will enable senior citizens to live fearlessly. Reasonably priced 2 & 3 BHK flats at Rs.64.13 lacs\* all inclusive

For site visit, call 8010 100 500



THE CENTER COURT  
SPORTS RESIDENCES



Living in Sports Residences and Luxury Flats in Gurgaon has the potential to make a profound and positive impact on you and your family. Sports Residences will inspire and support you to take up sports and to keep at it. Whatever your age, there is good scientific evidence that being physically active can help you lead a healthier life. A pursuit of healthy mind and body: The Center Court, luxury flats in Dwarka Expressway, Gurgaon, is all about the well-being of you and your family. Join us and Master The Art of Sports Living. Sporty lifestyle in 2 & 3 BHK apartments are priced at Rs.86.07 lacs\* onwards.

For site visit, call 8287 100 100



# Awards

Ashiana Homes wins  
the hearts of people and  
rewards comes as awards

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We are excited to share that we have won a couple of awards and this boosts our commitment and passion to excel more and more to create happier Ashianas' for one & all.

WORLD LEADER  
WITH  
INDIA  
ENDOWMENT.COM

Presents

REALESTATE  
AWARDS

15<sup>th</sup> February, 2019 | Taj Lands End, Mumbai

EXCELLENCE IN DELIVERY

Presented to

Ashiana Homes

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It has a connection with the world as a brand



## Excellence in Delivery 2019 award - Ashiana Homes

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Ashiana Homes was awarded as the 'Excellence in Delivery 2019' award at the Real Estate Awards, presented by ET Now-rise with India and powered by CMO Asia.

## Luxury Project of the Year 2019 award - The Center Court

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The Center Court was awarded as the 'Luxury Project of the Year 2019' award at the Real Estate Awards, presented by ET Now-rise with India and powered by CMO Asia.



## Most Admired Project of the Year 2019 award – Ashiana Mulberry

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Ashiana Mulberry was awarded as the 'Most Admired Project of the Year 2019' award at the Real Estate Awards, presented by ET Now-rise with India and powered by CMO Asia.

## Developer of the year award – Ashiana Homes

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Ashiana Homes wins the 'Developer of the year award' at Bhubaneswar Real Estate Leadership Awards 2019





## Residential Project of the Year Royal Lagoon

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Royal Lagoon wins the 'Residential Project of the Year' Bhubaneswar Real Estate Leadership Awards 2019

## Best Luxury Project of the year 2018 Award – The Center Court

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The Center Court bags the highly coveted 'Best Luxury Project of the year' award on 11th October, 2018 at the 10th Realty Plus Conclave and Excellence Awards 2018 – North



## Best Mid Segment of the year Award 2018 – Ashiana Mulberry

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Project Ashiana Mulberry wins the highly prestigious 'Best Mid Segment of the year 2018' award at the 10th Realty Plus Conclave and Excellence Awards 2018 – North



# Ashiana

Corporate Office: Ashiana Homes, 3H, Plaza M6, District Centre Jasola, New Delhi 110025 | Tel: +91 11 4056 4056

Regd Office: 5F, Everest, 46/C Chowringhee Road, Kolkata 700 071, West Bengal | CIN: U45400WB2014PTC201892

Email: [contact@ashianahomes.com](mailto:contact@ashianahomes.com) | Website: [www.ashianahomes.com](http://www.ashianahomes.com)