

OUR CONSULTANTS

ARCHITECT

Mr. Sanjeev Mehta
Ethique Architects & Associates,
Mumbai

STRUCTURAL CONSULTANT

Mr. Achyut Watve
JW Consultant LLP

LANDSCAPE ARCHITECT

Mr. Vikas Bhosekar
Vikas and Nilima Bhosekar

MEP CONSULTANT

Mr. Amit Kendale
Amit Infrastructure Consultant

OFFICE ADDRESS

SITE OFFICE

Ashiana Amodh
Survey No 75/2/3, 76, 77/2
Opp. Sai Temple, Varale Ambhi Road,
Taluka Maval, Talegaon,
Dist. Pune - 410507

REGD. OFFICE

5F, Everest, 46/C, Chowringhee
Road, Kolkata - 700 071
CIN: L70109WB1986PLC040864
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CORPORATE OFFICE

Ashiana Housing Limited
304, Southern Park, Saket District
Centre, Saket, New Delhi - 110 017
T: 011 - 4265 4265

Ashiana Amodh Phase I:
MAHARERA Reg. No. P52100050979

Ashiana Amodh Phase II:
MAHARERA Reg. No. P52100056484



<https://maharera.mahaonline.gov.in>



Web: ashianahousing.com

NATURE IS NOT
A PLACE TO VISIT.

IT IS HOME.

*Stay
Evergreen*



Artistic image, Ashiana Amodh

PROJECT HIGHLIGHTS



Stilt+14 Floors



Concierge Service in each block



1/2/3 BHK Apartments



2 Passenger + 1 Service Lift in each block with Automatic Rescue Device (ARD)



Single Gated Entry with 24x7 Security Guards & Intercom



Covered & Open Parking



13,760 Sq Mtrs. (3.4 Acres) of Landscape Area with dense tree plantation, water bodies, and dedicated areas for outdoor activities



Hassle free living with Plumber and Electrician on call



1,765 Sq. Mtrs. (19,000 Sq. Ft.) Club with Dining, Gym, Swimming Pool etc.



Assisted Living Centre within the complex

CLUB HIGHLIGHTS



Dining Hall



Swimming Pool with Jacuzzi



Cafeteria



Gymnasium



Media Room



Party Hall



Art & Craft + Reading Room



Multipurpose Hall
• Indoor Badminton
• Carrom / TT / Billiards



Card Room



Daily Needs Shop



Music Room

Departmental Store, Admin Office, Dining Hall, Bar & Kitchen Area are exclusive property of the Promoter are on right to use basis only and property of Promoter



Actual Image of Club House



Actual Image of Club House

LOCATION MAP



Map not to scale

DISTANCE CHART

S. No.	CONNECTIVITY	Distance from Amodh
1	Talegaon Railway Station	2.5 kms
2	Talegaon Bus Stand	3.8 kms
3	Vadgaon Phata	5.2 kms
4	Mumbai – Pune Expressway (Talegaon Urse Toll Plaza)	7.3 kms
5	Airport (Pune)	41.8 kms
HOSPITALS		
6	MAEER Physiotherapy College	2.5 kms
7	MIMER Medical College	2.5 kms
8	Talegaon General Hospital	2.7 kms
9	D.Y. Patil Medical College & Hospital	3.9 kms
10	Bade Accident and Multispeciality Hospital	8.0 kms
11	Pawana Multispeciality Hospital	8.1 kms
12	Pioneer Hospital	8.2 kms
13	Sparsh Multispeciality Hospital	8.6 kms
BANKS		
14	SBI ATM	1.5 kms
15	ICICI ATM	1.5 kms
16	Punjab National Bank	1.9 kms
17	Axis Bank	2.4 kms
18	Canara Bank	2.6 kms
NEAR BY MARKET		
19	HP Petrol Pump	1.8 kms
20	Domino's	2.1 kms
21	Pizza Hut	2.1 kms
22	More Super Market	2.8 kms
23	Haldiram's	2.8 kms
24	Stree Shakti Vegetable & Fruit Market	3.1 kms
25	Reliance Smart Superstore	4.5 kms
26	Dmart	4.6 kms

Source: Google Maps

Site Map

Common facilities for the project to be developed with:

Phase- 1 & 2

1. ENTRANCE PLAZA
2. SIGNAGE WALL
3. MOUND WITH SCULPTURE
4. CLUB PLAZA
5. ACTIVITY COURTYARD
6. LAWN
7. SWIMMING POOL
8. THE CLUB
9. JACUZZI
10. WATER BODY
11. CHITCHAT PLAZA
12. BOARD GAMES
13. PATH WAY
14. KID'S PLAY AREA

Future Phases

15. SWING PLAZA
16. OUTDOOR GYM
17. PERGOLA WITH SEATING
18. TENNIS COURT
19. AMPHITHEATER / SEATING
20. ASSISTED LIVING CENTER
21. MOUND
22. YOGA LAWN
23. ACUPRESSURE PATHWAY
24. AROMA GARDEN
25. STEPPED SEATING
26. COMMUNITY GARDEN

- LAVENDER 1 - 3BHK + 2T
- MAGNOLIA 1 - 2BHK + 2T
- MAGNOLIA 2 - 2BHK + 2T
- VRINDA 1 - 1 BHK + 2T
- Phase 1 - Under Construction
- Phase 2 - Under Construction
- Future Development



Disclaimer:

(i) Promoter intends to develop Whole Project Ashiana Amodh on 48189 sqm of land (Scheduled Land). It further represents that Pune Metropolitan Regional Development Authority (PMRD) has published a development plan on 02.06.2021 in which 100 m wide ring road is proposed which is passing through a portion of Scheduled Land measuring 4715.50 sqm (Acquired Land). The Promoter has raised objection for the same with the requirement that the said acquisition be dropped altogether by PMRD. However, it may happen that PMRD doesn't remove the acquisition of Acquired Land for ring road. Under such conditions the Promoter represents that the Scheduled Land will be reduced to 43473.50sqm and the Allottee along with other allottees will have undivided share only on the balance land measuring 43473.50 sqm i.e. (48189 sqm - 4715.50 sqm = 43473.50 sqm).

(ii) The Promoter represents that it may happen that the proposed acquisition of 4715.50 sqm of land for the proposed ring road is removed altogether under such condition the Promoter will proceed to plan additional development on the Acquired Land and future phases on the balance portion of the Scheduled Land including Ashiana Amodh Phase I. Such additional development may involve applying to MHADA for amendment of the already sanctioned plan and amendment in the Environmental Clearance and other approvals.

(iii) Purpose of bringing this fact before the allottee is that the allottee is aware of the same and does not raise objection on the same and the Promoter is at a liberty to proceed accordingly.

Ashiana Amodh Phase I: MAHARERA Reg. No. P52100050979
 Ashiana Amodh Phase II: MAHARERA Reg. No. P52100056484
 RERA WEB PAGE: <https://maharera.mahareraonline.gov.in>

Important to know: The site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. 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 site map.

LAVENDER 1 - 3BHK+2T



▼ Phase I & II

Usable Area	Carpet Area	Total Balcony Area
104.27 sq m (1122.36 sq ft)	94.15 sq m (1013.43 sq ft)	10.12 sq m (108.93 sq ft)

The 1st floor units will include an additional front terrace of 100.86 sq ft.
Unit 27, as per the site map, will have a private side terrace of 595 sq ft on the 1st floor.

MAGNOLIA 1 - 2BHK+2T



▼ Phase II

Usable Area	Carpet Area	Total Balcony Area
86.12 sq m (927 sq ft)	76 sq m (818.06 sq ft)	10.12 sq m (108.93 sq ft)

The 1st floor units will include an additional front terrace of 108.93 sq ft.
Unit 33 as per the site map, will have a private side terrace of 675 sq ft on the 1st floor.

MAGNOLIA 2 - 2BHK+2T



▼ Phase II

Usable Area	Carpet Area	Total Balcony Area
79.16 sq m (852.08 sq ft)	72.55 sq m (780.93 sq ft)	6.61 sq m (71.15 sq ft)

The 1st floor units will include an additional front terrace of 43.49 sq ft
Units 34 & 28 as per the site map, will have a private side terrace of 6 14 sq ft on the 1st floor.

VRINDA 1 - 1BHK+2T



▼ Phase II

Usable Area	Carpet Area	Total Balcony Area
59.21 sq m (637.34 sq ft)	52.39 sq m (563.93 sq ft)	6.82 sq m (73.41 sq ft)

The 1st floor units will include an additional front terrace of 106.56 sq ft



Artistic view of Assisted Living Center

AGE FRIENDLY FEATURES



Slip Resistant Tiles



Arthritis Friendly Fittings



Wheelchair Accessible Complex



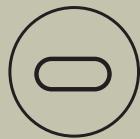
Electrical Switches with LED Indicator at comfortable height



Grab Rails in Master Toilet for support



Age Friendly Designs



Round Wall Edges



Piped Music with Walkways



Night Lamp in Master Bedroom and all Toilets



Emergency Response System in Master Bedroom, Master Toilet & Drawing Room



Sitting Area in Lift Lobby

SPECIFICATIONS FOR PHASE-II

STRUCTURE

Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.

WALL FINISH

Internal

Acrylic emulsion of specific shade from reputed brand as per architect's suggestion

External

Texture paint

FLOORING

Drawing/Dining

Vitrified tiles (matte-finish)

MASTER BEDROOM OTHER ROOMS

Bedrooms

Vitrified tiles (wooden finish)

Vitrified tiles (matte-finish)

Balconies

Ceramic tiles (slip resistant)

TOILETS

Walls

Ceramic tiles up to lintel level

Flooring

Ceramic tiles (slip resistant)

Fittings

Semi recessed Wash basin of standard make with Full body tile/ Granite/Quartz for counter, Towel rack in master bathroom and Towel rack/ Towel rod in other bathrooms. Vitreous white sanitaryware of standard make and health faucet. Grab rails in master bathroom. Single lever CP fitting of standard make

KITCHEN

Flooring

Ceramic tiles (slip resistant)

Platform

Full body tile /Granite/Quartz for counter & Stainless steel kitchen sink with single bowl & drain board

Walls

Ceramic tiles dado above working platform

Fittings & fixture

Sink mixture with swirl, Hob & Chimney and Dishwasher.

Modular Kitchen

With PU finish / laminate finish / glass shutter.

WINDOWS

Aluminium powder coated/Anodised or UPVC. In bathrooms, windows will be top hung casement windows with frosted glass

SPECIFICATIONS FOR PHASE-II

DOOR

Main door

35mm thick skin door/laminated flush door/GI Pressed steel chaukhat /Magic eye/Safety chain

Other door

35mm thick skin door/flush door with GI pressed steel chaukhat

Handles

Lever type handles with mortice lock

ELECTRICAL

Fittings

Modular electrical switches-sockets & LED indicator (all rooms)

Wiring

All electrical wiring in concealed conduits with FR grade of standard make copper wires. Convenient provision and distribution of light and power plugs

ERS

Emergency response switch in Master Bedroom, Master Toilet & Drawing Room connected to Central Monitoring Station (CMS)

NIGHT LAMP

In Master Bedroom and all toilets

PIPED LPG

Provision in Kitchen will be provided

TELEPHONE/TV/ INTERNET

Provision of Telephone point in Drawing/Dining & Master Bedroom. Router provision in Living/Dining/passage or at suitable location

AIR CONDITIONING

Provision for split AC in all rooms

POWER BACKUP

Up to 750 watts in each apartment

OTHER FACILITIES

Provision for DTH. Washing machine point with water inlet and outlet. DTH antenna installation is allowed only on terrace and not with each unit. Cloth Hanger in balcony. Fans & Lights in each apartment.

FREQUENTLY ASKED QUESTIONS

FAQS RELATED TO PROJECT (AHL)

- Q1. Can I buy or lease the apartment if I am less than 55 years of age?
- Ans. Yes, you can buy the apartment if you are less than 55 years of age. However, for residing purpose one of the residents/spouse has to be above the age of 55 years.
- Q2. Can my son/daughter buy the apartment for me?
- Ans. Besides the son/daughter even a benefactor may buy an apartment for a resident who is 55 years of age or above.
- Q3. Can I rent/sell my apartment?
- Ans. Owners are free to sell or rent their apartment to anybody at their convenience. 'Ashiana Resale & Rental Services' also proposes to extend this facility for a fee. However, the rule regarding residing age will be applicable. For more details, you can contact your sales officer.
- Q4. Are there any areas which are owned by the Promoter/Builder?
- Ans. Departmental Store, Dining Hall, Bar, Kitchen and Care Homes/Assisted Living Centers within the project are saleable properties owned by Ashiana Housing Limited (Promoter). While certain facilities may be operated from the care homes, the ownership of these units remains with the Promoter This means that even though services or facilities might be provided from these care homes for the benefit of residents, the ownership of these specific properties is retained by the Promoter and is not transferred to the residents or unit owners.
- Q5. Can my children stay with me? Will this Senior Living Community be accessible to my friends & family?
- Ans. Yes, your children and grandchildren are welcome at the community and can stay with you for a short duration. The duration of stay will be decided from time to time in consultation with the Senior Living Community Council. However, unmarried/widowed daughter can stay with the residents on a permanent basis. The community will definitely be accessible to your relatives and friends. The rule of short stay will apply here as well.

FAQS ON MANAGEMENT AND MAINTENANCE OF THE PROJECT (AMSLLP)

- Q1. How will the management and maintenance of the project be undertaken?
- Ans. Ashiana Amodh is a theme-based project specially designed to keep in mind the needs and requirements of the seniors of the society and therefore needs specialized care and maintenance by an agency which have requisite knowledge, experience and expertise. The promoter, Ashiana Housing Limited, has considered the unique needs of senior living and aims to provide a hassle-free, peaceful environment by engaging a specialized independent maintenance agency, Ashiana Maintenance Services LLP. This agency, with expertise in managing senior living communities, will handle the upkeep of common areas, amenities, and facilities, ensuring continuous care, security, housekeeping, and other services. The Promoter has engaged the services of

FREQUENTLY ASKED QUESTIONS

Management Agency for the maintenance and management of the Whole Project for the limited purposes of ensuring that the Unit Owners continue to enjoy the services for which they have purchased unit in the project.

For further details on the maintenance arrangement, including the roles and responsibilities of the maintenance agency, you are encouraged to review the draft maintenance agreement with the agency. Same can also be downloaded from the website of ashianahousing.com from Ashiana Amodh page under the document tab.

- Q2. What are the charges to be paid by the Unit Owner for the management and maintenance services and what are its components?
- Ans. The monthly maintenance charges in the project are structured to cover the senior living requirements and includes maintenance and operation charges related to cleaning, upkeep, and general maintenance of shared spaces, costs of operating amenities such as clubhouses, gyms, and other recreational facilities and activities, wellness and medical assistance and encompasses the continuous care, round-the-clock security, and emergency assistance.

These components ensure that the project is well-maintained, offering a secure and comfortable living environment for all residents. The charges are covered under following three heads-

- A. Fixed Maintenance Charges:** These cover ongoing operational costs such as:
- i) Manpower costs (permanent and contractual)
 - ii) Expenses on organizing activities
 - iii) Expenses on gym trainer and social worker
 - iv) Charges of wellness manager
 - v) Routine repairs
 - vi) Material costs
 - vii) Dining overheads
 - viii) Compliance and legal costs etc
- B. Capital Charges:** These are allocated for capital repairs and replacements related to the normal wear and tear of equipment and other capital assets like water distribution systems, major repairs of pathways, fountains, generators, electrical switch gears, electrical cables, lighting fixtures etc., repairs of sewage network. However, this is not comprehensive and request you to go through the draft maintenance agreement to understand the same in detail.
- C. Reimbursement of Utilities:** This includes the costs for electricity for Common Areas and Facilities, fuel, and water required for the operation and upkeep of the project.

These charges ensure the smooth operation and upkeep of the project, providing a comfortable living environment for the residents.

- Q3. What are the charges/fees to be paid to Ashiana Maintenance Services LLP for providing the maintenance services?
- Ans. The maintenance agency charges fees for its services in two distinct ways:
- 1. Advance Reducible Interest-Free Management Fee:**
It is a non-refundable fee paid upfront by the unit owner. It covers the

FREQUENTLY ASKED QUESTIONS

cost of research and innovation that the maintenance agency undertakes to enhance and adapt the services for and organizing higher managerial, strategic and intellectual support, hiring and training work, involvement of corporate team to enhance quality of services in the Project, to keep up the research and development so as to continuously innovate and add newer thoughts towards servicing the senior citizens. The fee is valid for 15 years. After this period, unit owners will be required to pay a new management fee as determined by the agency at that time.

2. Service Charge:

It is a 5% charge applied on the Fixed Maintenance Charges and is included in the monthly maintenance bill.

Note-The Fees as explained above is separate from the regular Maintenance Charges, which include Fixed Maintenance Charges, Reimbursement and Capital Charges. It is also separate from any additional services that unit owners or residents might choose to avail.

This dual-fee structure allows for both ongoing management and future-focused improvements in the senior living environment, ensuring a high standard of care and comfort.

Q4. What are the mechanism of charging the Advance Reducible Interest Free Management Fee?

Ans. The Advance Reducible Interest-Free Management Fee is designed with specific terms and conditions for the unit owners:

- **Validity and Amortization:**
 - o The fee is valid for 15 years and is amortized monthly over this period.
- **Fresh Fee After 15 Years:**
 - o Once the 15-year period ends, the unit owner will need to pay a new management fee as determined by the maintenance agency at the then prevailing rates.
- **Transfer of Ownership:**
 - o If the unit owner sells or transfers the apartment within the 15-year period, the remaining balance of the management fee (after deducting indirect costs and the pro-rata portion of the fee) will be refunded.
 - o The new owner will be required to pay a fresh management fee at the prevailing rates set by the maintenance agency.

This structure ensures flexibility in ownership transfer while maintaining the financial sustainability of management services over the long term.

Q5. How will the water be provided in the project, and who will bear the charges for the same?

Ans. The primary source of water in the project will be through Gram Panchayat. Additionally, the Promoter may obtain approval from for sourcing water from the nearby river. In case sufficient water is not available, project's water needs will be met through other sources, including water tankers. The Maintenance Agency states that regardless of whether the water is sourced from the Gram Panchayat or from river or tankers, the apartment owner will need to contribute towards the Water Charges, which will reflect under the

FREQUENTLY ASKED QUESTIONS

head of Reimbursement in the maintenance bill on actuals on per sqft basis and towards creation of infrastructure for supply of water. Please note the same will be applicable irrespective of whether the unit is occupied or not.

Q6. What does "pay by use services" mean? Are there any facilities which are paid based on use?

Ans. The term "pay-by-use services" refers to additional facilities that are not covered under the regular maintenance charges. These services are offered on an as-needed basis, and residents are charged only when they use them. The provision of these services depends on sufficient demand and financial viability. Some examples of these services include:

1. Ambulance Service and Medical Assistance: On-demand access to ambulance and medical services. **
2. Dining Facilities: Includes dining services with home delivery options.
3. Care Home Services: Includes physiotherapy, outpatient department (OPD) services, and other healthcare options offered through the care home.

These "pay-by-use" services allow residents to access additional support and amenities as per their individual needs, while keeping the regular maintenance charges manageable.

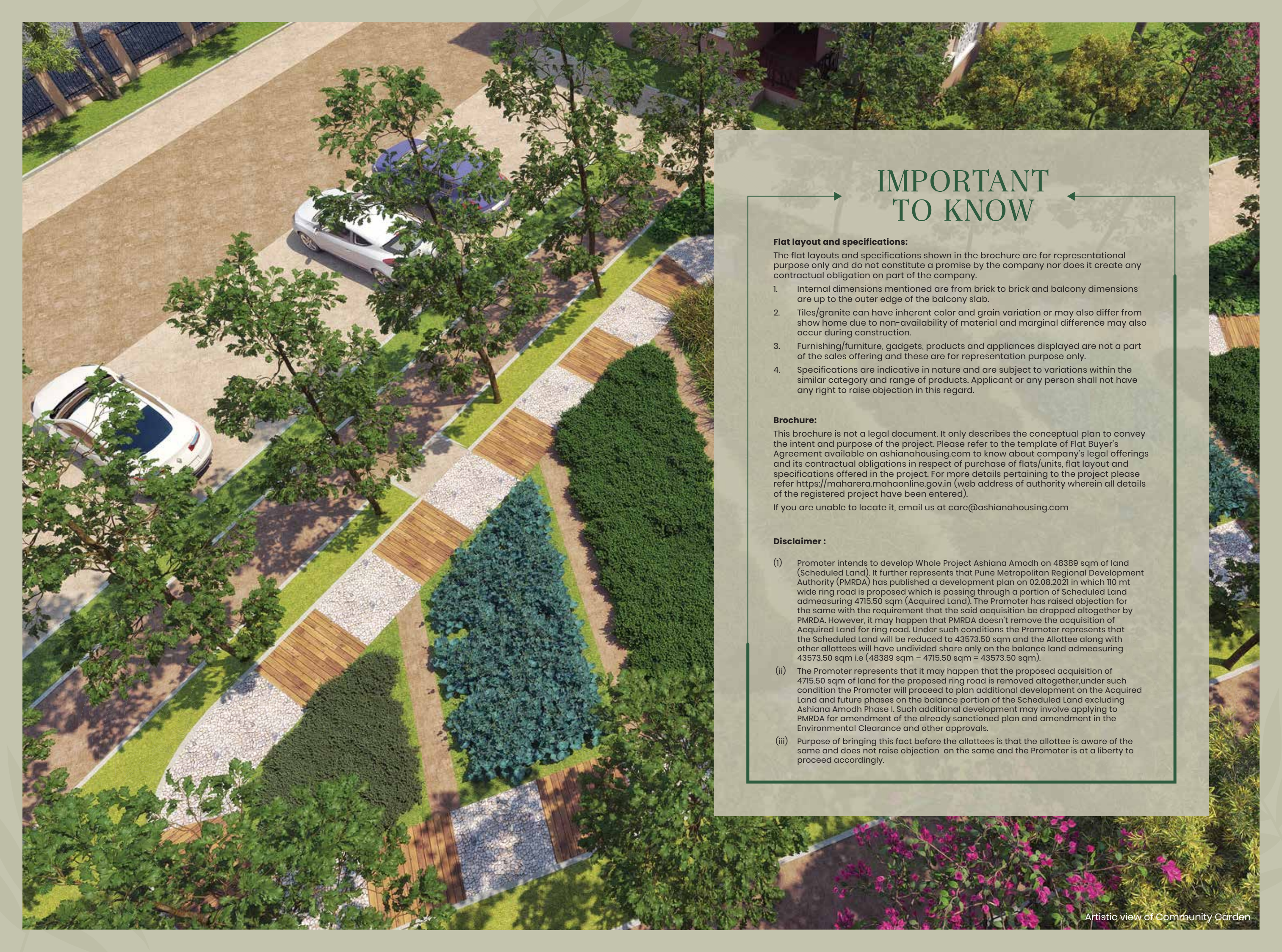
** Cost of procuring/hiring/renting Ambulance is included in the Maintenance Charges. However, the Unit Owner will have to pay towards fare for using these facilities.

Q7. Will the Amodh Administration maintain my flat?

Ans. Maintenance staff like plumber, electrician or mason will be made available by the Amodh Administration. Only the material cost will have to be paid by the resident.

Q8. What kind of transportation is available for me?

Ans. Talegaon Railway station, just 2.5 kms (approx.) away, is on the main route of Pune - Mumbai and trains are available frequently. The Government bus depot (MSRTS) is also available and you can use the bus facility to reach various locations of Pune. Apart from that, maintenance help desk will also assist you in obtaining the services of a driver or a taxi on chargeable basis. However, to avail this service, an advance notice will be required.



IMPORTANT TO KNOW

Flat layout and specifications:

The flat layouts and specifications shown in the brochure 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.

1. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
2. Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
3. Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only.
4. 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.

Brochure:

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer <https://maharera.mahaonline.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

Disclaimer :

- (i) Promoter intends to develop Whole Project Ashiana Amodh on 48389 sqm of land (Scheduled Land). It further represents that Pune Metropolitan Regional Development Authority (PMRDA) has published a development plan on 02.08.2021 in which 110 mt wide ring road is proposed which is passing through a portion of Scheduled Land admeasuring 4715.50 sqm (Acquired Land). The Promoter has raised objection for the same with the requirement that the said acquisition be dropped altogether by PMRDA. However, it may happen that PMRDA doesn't remove the acquisition of Acquired Land for ring road. Under such conditions the Promoter represents that the Scheduled Land will be reduced to 43573.50 sqm and the Allottee along with other allottees will have undivided share only on the balance land admeasuring 43573.50 sqm i.e. $(48389 \text{ sqm} - 4715.50 \text{ sqm} = 43573.50 \text{ sqm})$.
- (ii) The Promoter represents that it may happen that the proposed acquisition of 4715.50 sqm of land for the proposed ring road is removed altogether, under such condition the Promoter will proceed to plan additional development on the Acquired Land and future phases on the balance portion of the Scheduled Land excluding Ashiana Amodh Phase I. Such additional development may involve applying to PMRDA for amendment of the already sanctioned plan and amendment in the Environmental Clearance and other approvals.
- (iii) Purpose of bringing this fact before the allottees is that the allottee is aware of the same and does not raise objection on the same and the Promoter is at a liberty to proceed accordingly.