TALL
LIVING
IS THE WAY
OF THE
SMART

ASHAR ARIA

KALWA, THANE (W)

Great heights have always been achieved by the unstoppable. The ones who never turn their back on challenges. The ones who turn adversities into opportunities. The ones who turn losses into victories. They are truly the smart ones, because making the most of life is their habit. Thus, when you make a mark of your success at the highest of heights, you also reserve unique privileges like the freshest of air, the best of sights and the ultimate feel-good for yourself.

TALL IS THE NEW SMART

ASHAR GROUP PRESENTS

ASHAR ARIA

1 & 2 BHK HOMES

KALWA, THANE (W)



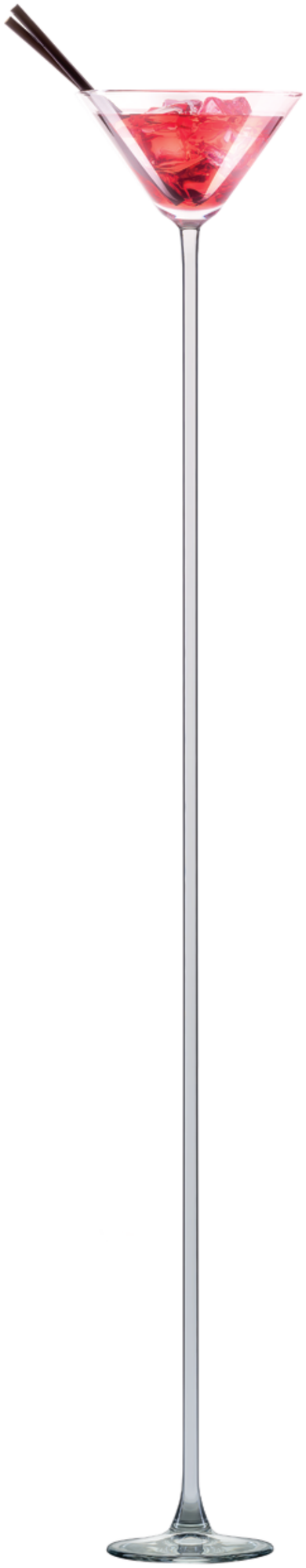
ADVANTAGE KALWA

MOVING TO ASHAR ARIA IN KALWA, IS A MOVE THAT OUTSMARTS THE ODDS. YOU WILL ENJOY THE PRIVILEGE OF BEING HIGHLY CONNECTED TO TRANSPORT FACILITIES, HIGHWAYS AND COMMERCIAL HUBS. FURTHER WITH FRESH INFRASTRUCTURE PROJECTS ON THE ANVIL, YOUR LIFE WILL SOON BE AN EASEFUL AFFAIR.

- KALWA RAILWAY STATION - **1.5 KMS**
- MUMBAI NASHIK E.WAY - **1.5 KMS**
- THANE RAILWAY STATION - **4.4 KMS**
- PROPOSED KALWA CHOWPATTY - **1.5 KMS**
- MINDSPACE, AIROLI - **4.9 KMS** VIA THANE BELAPUR ROAD
- VIVIANA MALL - **4.1 KMS**
- UPCOMING ELEVATED RAILWAY CORRIDOR TO DIRECTLY CONNECT KALWA WITH AIROLI**
- UPCOMING VITAWA-THANE BRIDGE TO GIVE KALWA A SMOOTH CONNECTIVITY TO THANE***



Source: **The Hindu Apr 2018 | ***Hindustan Times 25 Apr 2018



PAMPER YOURSELF IN THE HIGH SKIES

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IMMERSE YOURSELF IN HEAVENLY INDULGENCES UP ABOVE THE WORLD

SKY LOUNGE WITH STARGAZING DECK

GOING TO PARADISE IS INDEED A LONG WAIT. AND THE RESULTS OF YOUR PATIENCE STILL MAY BE LEFT UP TO CHANGE. BUT WE DON'T BELIEVE IN CHANCES. THAT IS WHY WE HAVE BUILT A SKY LOUNGE WITH A STARGAZING DECK ON THE ROOFTOP WHICH IS THE 40TH FLOOR, SO THAT EVERY TIME YOU FEEL THE NEED TO BREAK AWAY FROM MONOTONY, YOU CAN GET A TASTE OF HEAVEN IN THE LAP OF SHIMMERING STARS & PRETTY SKIES.

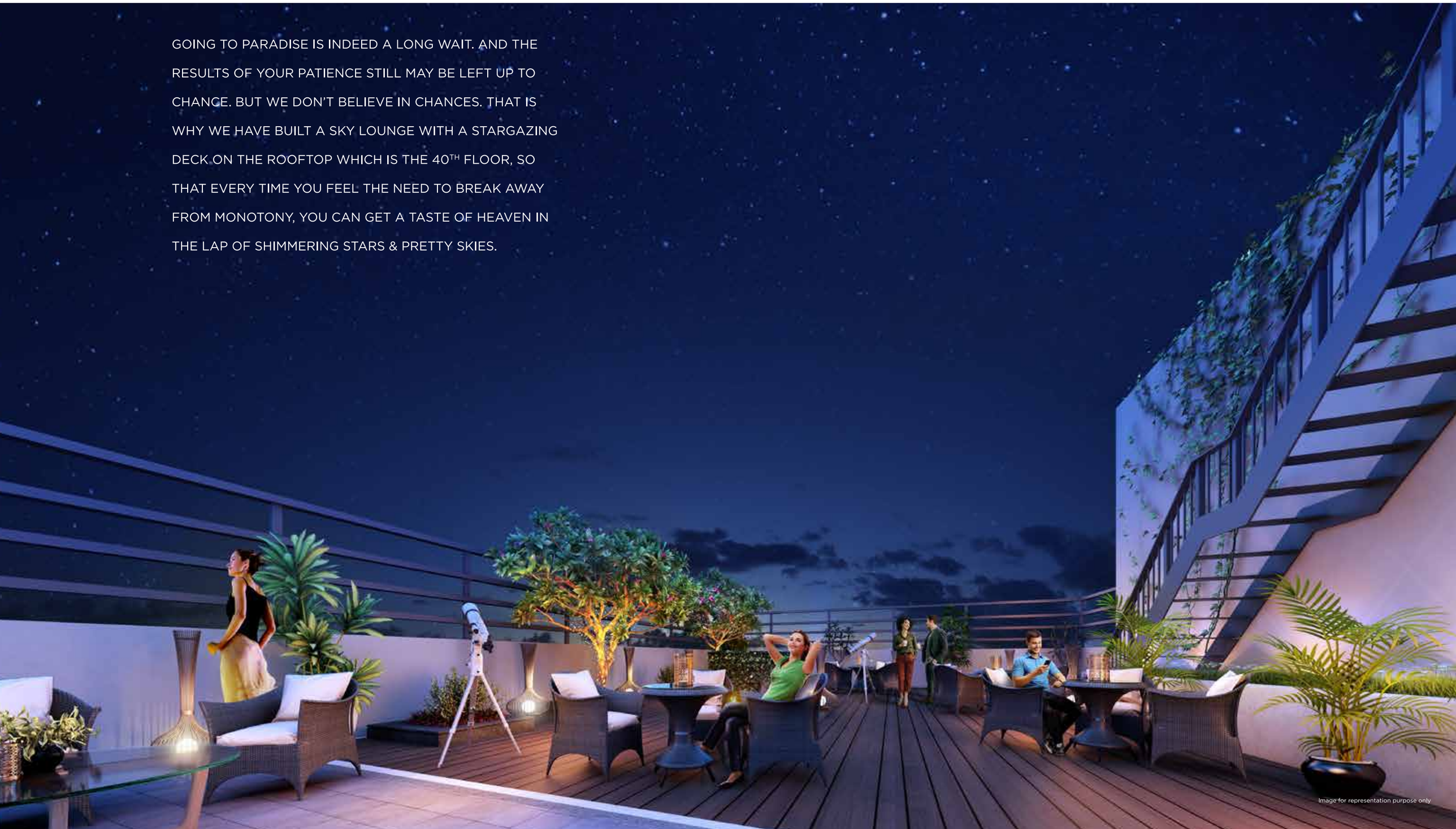


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TAKE BBQ PARTIES TO NEW HEIGHTS

OPEN PARTY AREA WITH BBQ

NO ONE CAN DENY THAT PARTIES ARE A MUCH NEEDED INDULGENCE FOR EVERYONE. BUT YOU WILL AGREE THAT A BBQ PARTY ON THE ROOFTOP OF A SKYSCRAPER IS A GUARANTEED FIESTA. THAT IS WHY WE AT ASHAR ARIA DON'T WANT OUR RESIDENTS AND THEIR GUESTS TO EXPERIENCE ANYTHING LESS.

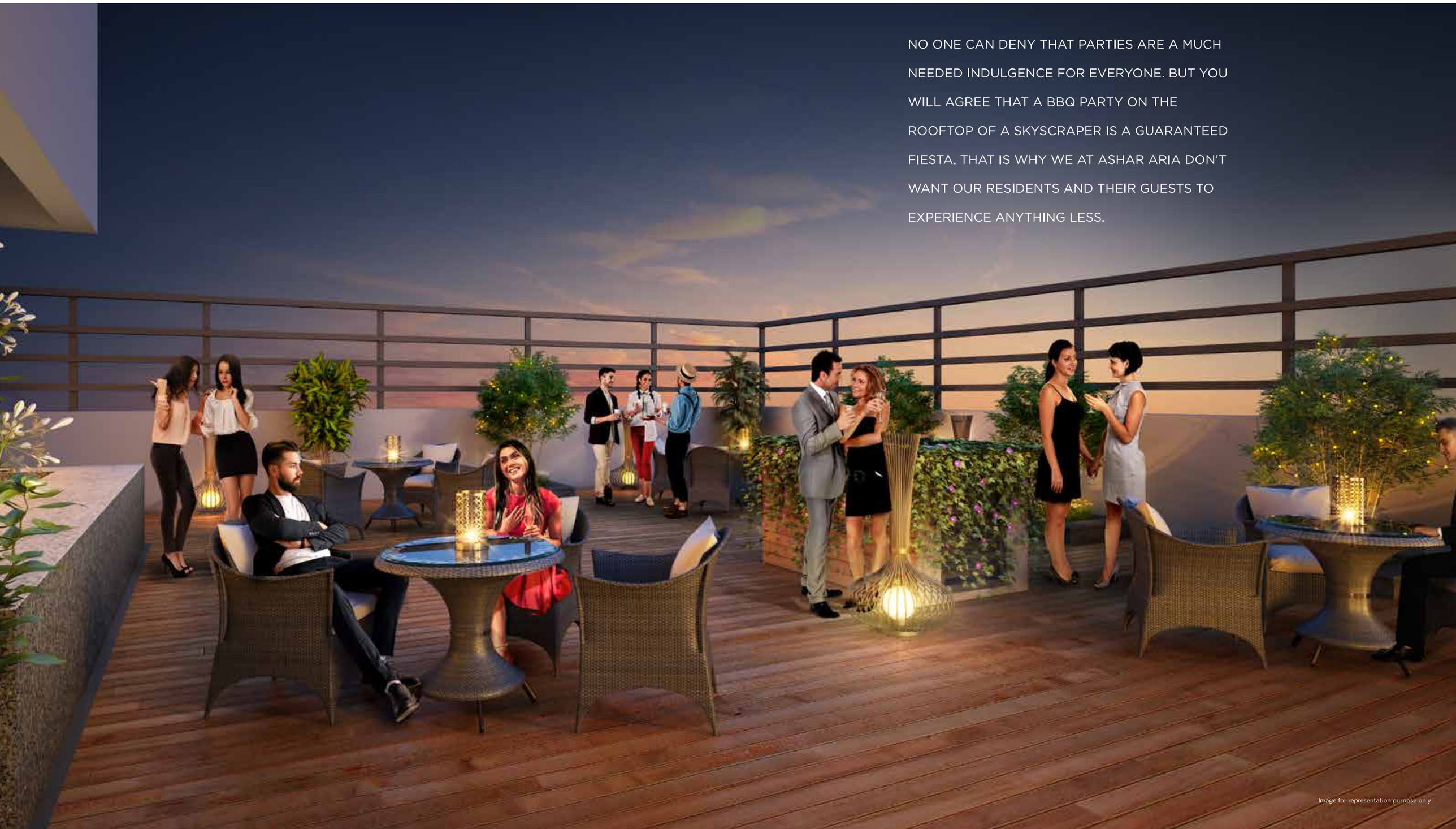


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REDEFINE REJUVENATION AT THE PINNACLE

INDOOR LEISURE CENTRE

REJUVENATION HAS BECOME SYNONYMOUS WITH EVERY OTHER ACTIVITY THAT INVOLVES THE SMALLEST BIT OF SELF-CARE. BUT TRUE REJUVENATION RELAXES YOUR MIND AND SOOTHES YOUR SOUL. ONCE YOU INDULGE AT ASHAR ARIA'S LEISURE CENTRE NESTLED IN THE CLOUDS, YOU WILL FIND YOURSELF REVISITING THE DEFINITION OF REJUVENATION ITSELF.

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GIVE YOUR HEALTH THE FRESHNESS OF THE SOARING SKIES

MEDITATE LIKE THE MONKS ON THE EDGE OF THE SKIES

SERENITY ZONE

THE ORIGINAL SANCTUARIES OF MEDITATION WERE MONASTERIES AND MONKS HAVE ALWAYS MEDITATED IN THE HIGHLANDS PERCHED ON THE EDGE OF THE SKIES. INSPIRED FROM THE ORIGINAL WAY, ASHAR ARIA'S SERENITY ZONE FOR YOGA AND MEDITATION IS BUILT ON THE 39TH FLOOR.

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GIVE YOUR WORKOUTS THE FRESHNESS OF THE UPPER SKIES

INDOOR GYM

AT ASHAR ARIA, WE BELIEVE THAT FITNESS AS A LIFESTYLE PATTERN MUST BE GIVEN THE HIGHEST IMPORTANCE. THE FULLY EQUIPPED GYMNASIUM IS NO LESS THAN AN ENLIVENING EXPERIENCE. WITH FRESH AIR OF THE UPPER SKIES AND DELIGHTFUL VIEWS TO ACCOMPANY YOU AS YOU BURN THOSE CALORIES.

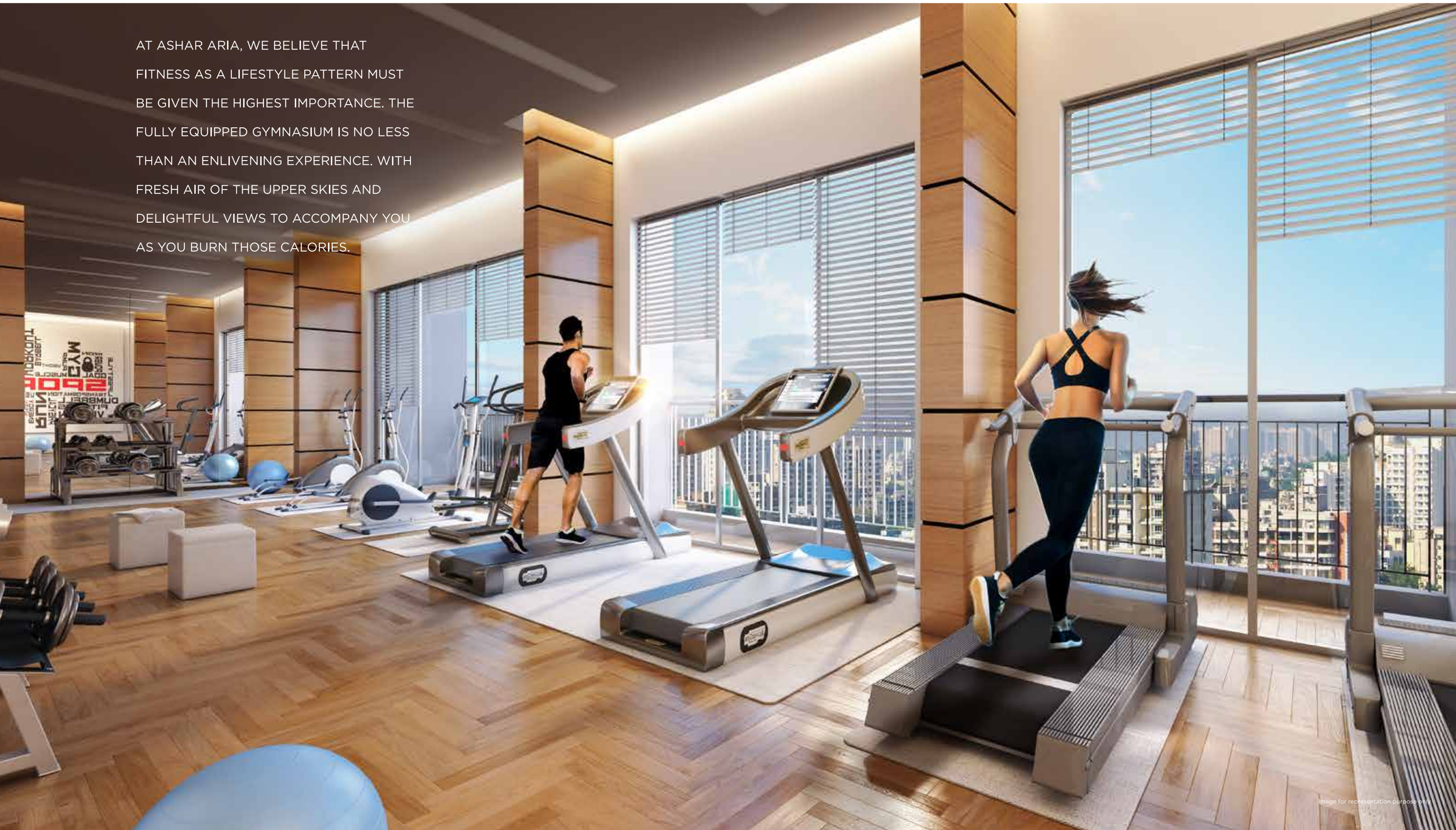


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LET YOUR ADRENALINE RUSHES LOOSE AT AN EXCITING HEIGHT

MASTER YOUR COVER DRIVE IN THE LAP OF THE SKIES

TURF CRICKET PITCH

A SPECIAL 'HI' HERE TO THE CRICKET ENTHUSIASTS! WE KNOW YOU LOVE HITTING THOSE BOUNDARIES UNDER THE OPEN SKY. BUT HAVE YOU IMAGINED THE PLEASURE OF MASTERING YOUR COVER STROKES IN THE SKY ITSELF? YES! ASHAR ARIA OFFERS A TURF CRICKET PITCH ESPECIALLY FOR YOU ON ITS ROOFTOP ON THE 40TH FLOOR.

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ACCELERATE THOSE ROLLING BLADES ON THE SMOOTH SKIES

SKATING RINK

IF YOU LOVE ROLLING THOSE BLADES, YOU KNOW THE PAINS OF SKATING ON A PATCHY SURFACE. WE DON'T WANT YOU TO FEEL ANY IRRITATION WHATSOEVER. ALONG WITH THAT, WE ALSO WANT TO DOUBLE THE PLEASURE FOR YOU. THAT IS WHY ASHAR ARIA HOUSES A SKATING RINK ON THE ROOFTOP WHICH IS THE 40TH FLOOR SO THAT YOU DON'T JUST HAVE A SMOOTH ROLL, BUT ALSO A REFRESHING ONE.

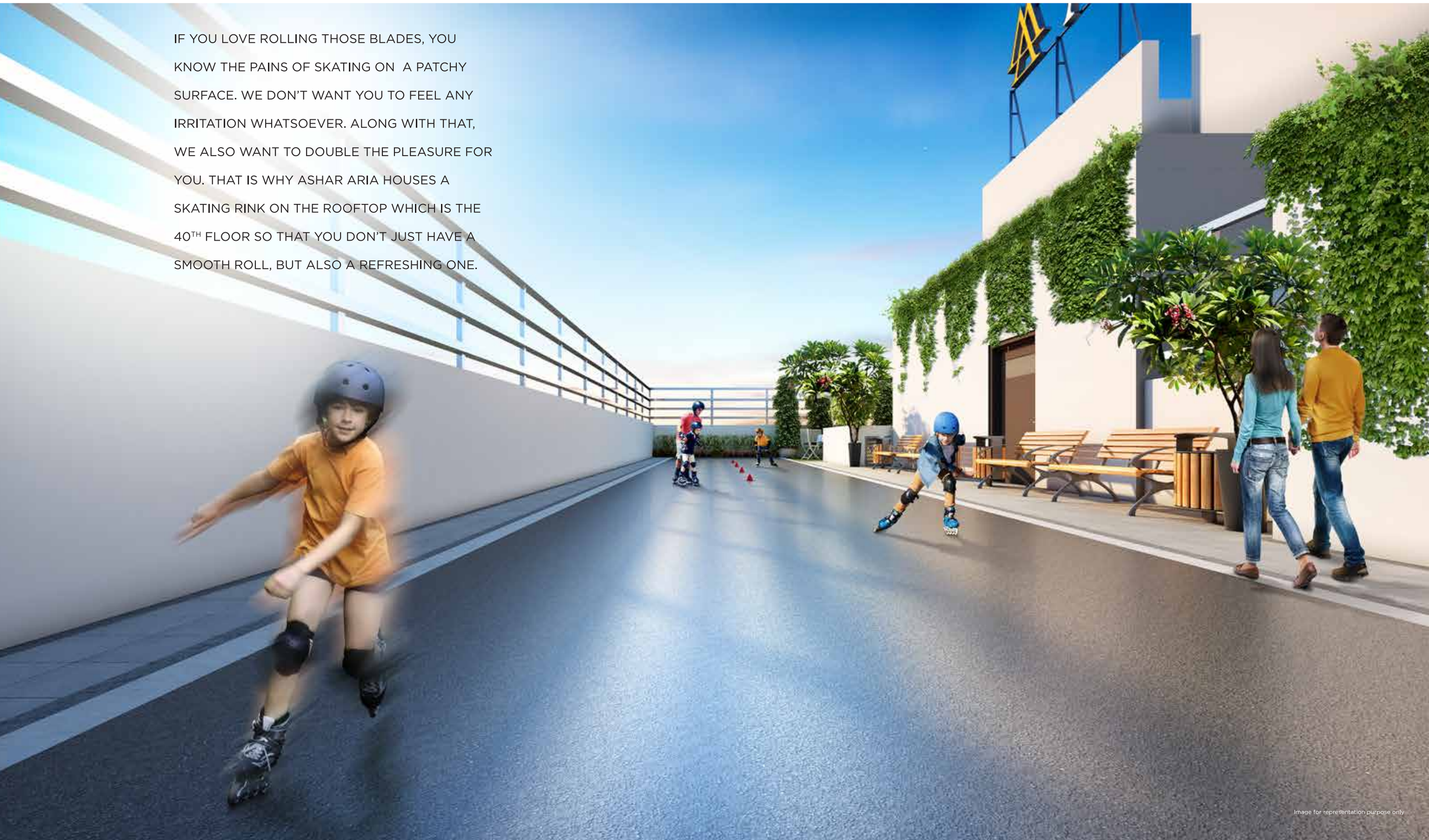


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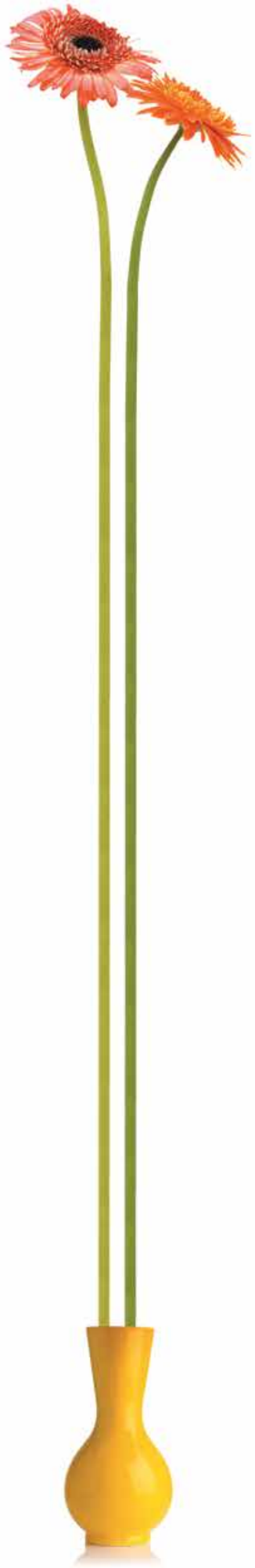


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RELISH UNMATCHED CONVENIENCES ON BEAUTIFUL HEIGHTS

INDULGE YOUR GUESTS IN A HEAVENLY EXPERIENCE AT SKY HOMES

2 GUEST ROOMS

(2 BHK GUEST APARTMENT | STUDIO GUEST APARTMENT)

GRAND OCCASIONS CALL FOR LARGE FAMILY GATHERINGS AND SPACE LIMITATIONS DON'T ALWAYS ALLOW US TO HOST OUR EXTENDED FAMILIES IN OUR OWN HOMES. YOU CAN BID THOSE WOES FAREWELL. BECAUSE AT ASHAR ARIA YOU CAN HOST YOUR FAMILY AND FRIENDS RIGHT ON THE 39TH FLOOR OF THE BUILDING CLOSE TO THE HEAVENS AND GIVE THEM AN EXPERIENCE TO CHERISH.

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ENJOY SMART AND GREEN AMENITIES WHILE YOU RELISH TALL LIVING

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GIVE BACK TO MOTHER NATURE WITH OUR GREEN AMENITIES

- LANDSCAPING & PLANTATIONS
- ORGANIC WASTE MANAGEMENT
- RAIN WATER HARVESTING
- SEWAGE TREATMENT PLANT
- SOLAR HEATING SYSTEM

LIVE WORRY-FREE WITH OUR RESILIENT SAFETY MEASURES

- ADDRESSABLE FIRE ZONE DETECTION SYSTEM
- FIRE LIFT
- FIRE SPRINKLERS IN THE COMMON AREAS AND IN ALL ROOMS OF EVERY FLAT

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LIVE INTELLIGENTLY WITH OUR SMART AMENITIES

- VIDEO DOOR PHONES
- BOOM BARRIER SECURITY GATE
- MULTI DISH TV CONNECTION
- IP BASED CCTV CAMERA

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LIVE EXTRAVAGANTLY WITH THE FINESSE OF GRANDEUR

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BREATHE IN THE LUXURY OF LAVISHNESS

LAVISH LIVING ROOMS

- VITRIFIED FLOORING
- POWDER COATED ALUMINIUM SLIDING WINDOWS
- ADEQUATE POINTS FOR TV & TELEPHONE
- GYPSUM WALL FINISH
- INTERCOM SYSTEM
- VIDEO DOOR PHONE



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MAKE YOUR COOKING RITUALS EASIER

SMART KITCHENS

- VITRIFIED FLOORING
- STAINLESS STEEL SINK
- PROVISION FOR WATER PURIFIER
- MODULAR SWITCHES
- PROVISION FOR SUPPORT OF MGPL PIPED GAS
- GRANITE KITCHEN PLATFORM
- PROVISION FOR WASHING MACHINE
- EXHAUST FAN
- DADO ON PLATFORM UPTO 2 FEET

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LOSE YOURSELF IN THE GRANDEUR OF POSHNESS

GRAND BEDROOMS

- VITRIFIED FLOORING
- GYPSUM WALL FINISH
- SPACE FOR IN-BUILT CUPBOARD
- ADEQUATE POINTS FOR TV & TELEPHONE



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REVIVE YOURSELF IN THE REFRESHING WARMTH OF PLUSHNESS

PLUSH BATHROOMS

- CONCEALED PIPING
- ANTI-SKID FLOORING
- WATER CONSERVING CP BRAND FIXTURES
- INSTA HOT GEYSER
- EXHAUST FAN
- DADO UPTO DOOR HEIGHT

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THINK FUTURE
THINK ASHAR

Ashar Group, a forward-looking Real Estate legend instituted in the year 2001, has been augmenting green ideas with intelligent initiatives. The group is crafting future-ready homes and growing a strong bond of relationships with 3000 plus happy families. The group delivers nothing but excellence with best-in-class quality in a time-bound manner. Being a success story in the arena of Real Estate, the group is outlining the future with credentials of brilliance.

- RESIDENTIAL
- COMMERCIAL
- RETAIL
- IT PARKS
- EDUCATION
- INFRASTRUCTURE & CONSTRUCTION

CORPORATE HIGHLIGHTS

- OVER 4 MILLION SQ.FT. DELIVERED
- ONGOING 2.5 MILLION SQ.FT. UNDER DEVELOPMENT
- UPCOMING PROJECTS AT BANDRA, KHARDI & DOMBIVALI
- LAUNCHING MULTIPLE PROJECTS AT PRIME LOCATIONS IN THANE
- AWARDED “ICONIC TRUSTED DEVELOPER 2017” BY MID-DAY
- "MOST PROMISING BRAND 2018" BY ET REALTY
- AWARDED “ICONIC COMMERCIAL PROJECT DEVELOPER 2016” BY MID-DAY
- AWARDED “ICONIC DEVELOPER OF PREMIUM HOMES 2018” BY MID-DAY



WHY ASHAR

TIMELY POSSESSION
We firmly adhere to the deadlines and stick to our commitments with delivering projects on the promised time.

PRIME LOCATIONS
An esteemed area at a prime location, offering easy access to every important place of the city.

THOUGHTFUL LAYOUTS
Thoughtful layouts with a perfect blend of asthetics & practicality - integrating everyones needs.

BOUTIQUE LIFESTYLE
A new definition of luxury with handpicked amenities which transform lives by amplifying comfort.

CUSTOMER EXPERIENCE
A customer friendly culture with transparent business & emphasis on quality & customisation.

AWARD WINNING PROJECTS
An outstanding track record of winning best in class project awards for successive years.

TRUSTED DEVELOPER
A reliable developer housing 3,000+ happy families with 2.5 million sq. ft. area under development.

ONGOING PROJECTS

ASHAR SAPPHIRE
2 & 3 BHK HOMES
KAPURBAWDI JUNCTION, THANE (W)
MahaRERA No. P51700007389

ASHAR 16
1 & 2 BHK HOMES
WAGLE INDUSTRIAL ESTATE, THANE (W)
MahaRERA No. P51700001081/1926/972/1169

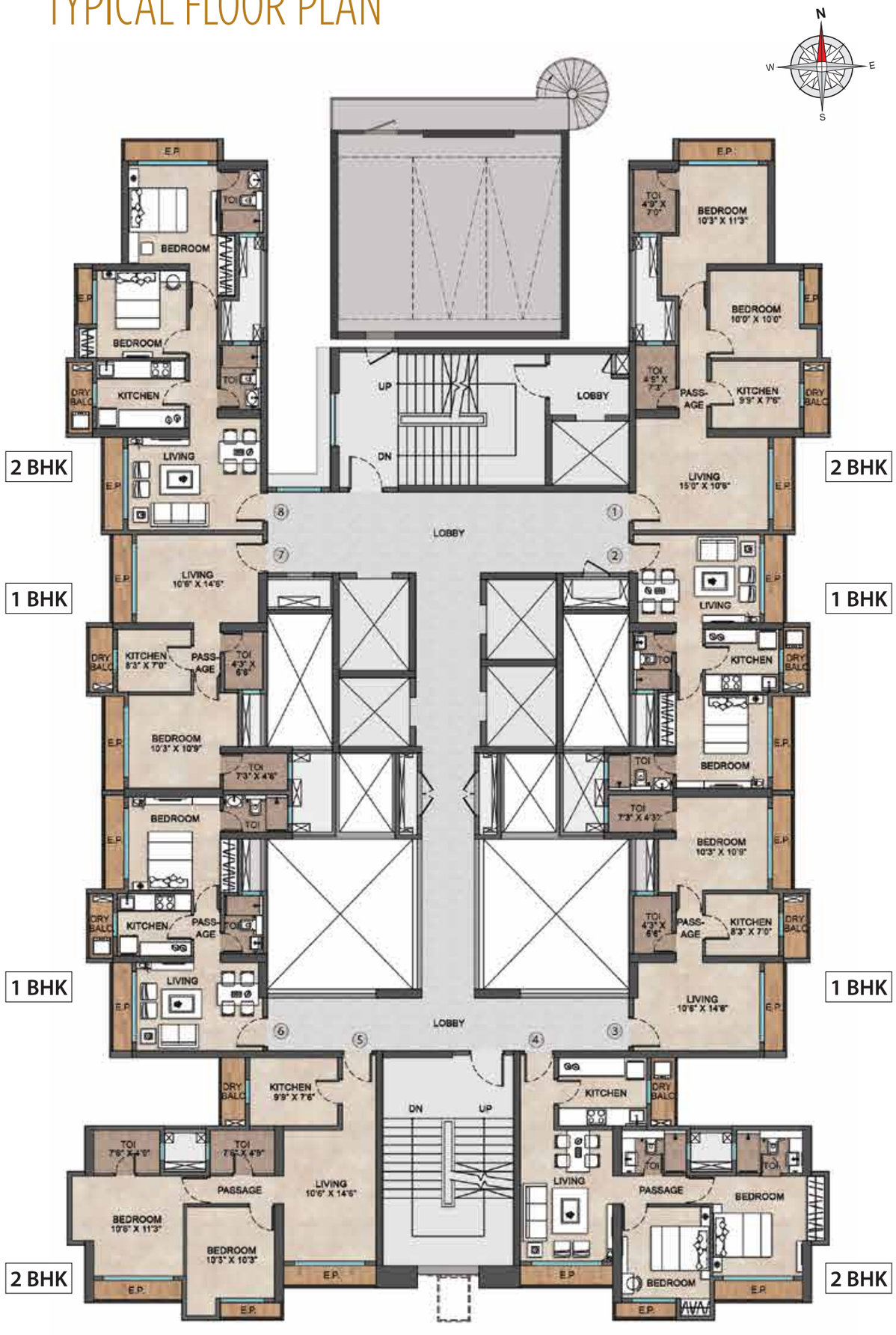
ASHAR MAPLE
1 & 2 BHK HOMES
BALRAJESHWAR ROAD,MULUND (WEST)
MahaRERA No. P51700000969

ASHAR EDGE
1 & 2 BHK HOMES
OFF POKHRAN ROAD NO. 2, THANE (W)
MahaRERA No. P51700016015/16

ASHAR GRAPE CITY
3 & 4 BHK HOMES
OFF GANGAPUR ROAD, NASHIK
MahaRERA No. P51700001499

All projects are registered with MahaRERA & further available at maharera.mahaonline.gov.in

TYPICAL FLOOR PLAN



FLAT CONFIGURATION	FLAT TYPE	FLAT NO.	RERA CARPET AREA	
			BASIC	ENC. BALCONY
1 BHK	TYPE 01	02,03,06, 07 SIDE FACING	36.24 SQ.M.	3.35 SQ.M.
			390.09 SQ.FT.	36.06 SQ.FT.

FLAT CONFIGURATION	FLAT TYPE	FLAT NO.	RERA CARPET AREA	
			BASIC	ENC. BALCONY
2 BHK	TYPE 02	01, 08 SCHOOL FACING	52.83 SQ.M.	6.99 SQ.M.
			568.66 SQ.FT.	75.24 SQ.FT.
2 BHK	TYPE 03	04, 05 LAKE FACING	55.70 SQ.M.	3.98 SQ.M.
			599.55 SQ.FT.	42.84 SQ.FT.

The furniture, decorative items etc. shown in the plan are suggestive and the same are not intended or obligated to be provided as specifications and / or service in the flat / unit and does not form part of the standards specification.

1 BHK MODULE

ASHAR ARIA
MahaRERA No. P51700017518
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2 BHK MODULE



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2 BHK MODULE

ASHAR ARIA

MahaRERA No. P51700017518
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ASHAR
PROMISES DELIVERED

Site Address: Ashar Aria, Next to Sapphire Hospital,
Kharegaon Road, Kalwa (W), Thane 400 605

Call: 86555 18555

Project Financed by Piramal Capital Housing Finance Limited.
MahaRERA No. P51700017518 details available at maharera.mahaonline.gov.in