



## ASHIANA ELEGANCE

Sales & Site Office: Plot Number: 300/6796, 300/6395  
Khata No.: 725/5699, 725/5698 Mouza-Kalarahanga, Nandan Vihar  
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# BHUBANESWAR'S FIRST LUXURY LOW-RISE GREEN LIVING CONDOMINIUMS



ORERA Reg. No: RP/19/2022/00820



## LIVE GREEN.

Presenting Ashiana Elegance. The new-age residential project that introduces Bhubaneswar to the concept of Luxury Low-Rise Green Living. The project offers beautifully crafted elevated podium garden, it brings greenery right into the lives of its residents, making sure they stay in touch with nature, every single day.

## LIVE LUXURIOUS.

At Ashiana Elegance, we have made sure that every moment you spend here is both wonderful and memorable. For that, we have picked the best of amenities that all your family members will enjoy and make the most of. From happiness to health and celebration to relaxation, everything is taken care by us, so you don't have to.



**Ashiana | AGM**  
**ELEGANCE**  
LUXURIOUS GREEN LIVING

Haven for  
only  
180 families

Stilt +  
5 floors

High-end  
specifications

Clubhouse  
with  
party hall

In-house  
maintenance

Swimming  
pool &  
gymnasium

Designer  
entrance  
lobby for  
each block

Elevated  
podium  
garden

Children's  
play area

24 x 7  
security

# 180 FAMILIES ARE GOING TO FEEL EXCLUSIVE & LUXURIOUS!



Across three acres of land, Ashiana Elegance will be home to only 180 families who will enjoy exclusive access to luxurious amenities. Hosting only 60 families per acre, it will leave enough scope for privacy and open spaces. With stilt and just 5 floors, it will be an epitome of a modern lifestyle which the residents of Bhubaneswar have not experienced yet. Standing apart from the crowd, it will be a one-of-a-kind residential community that will fill the lives of its residents with everlasting joy and turn moments into beautiful memories to be cherished forever.

**Ashiana Elegance offers exquisitely designed 3 BHK condominiums that blend the best of luxury and greenery.**





PRIME LOCATION	KILOMETERS
Z-one	0.3
Mani Tribhuvan	1.8
Ashiana Royal Lagoon	2.1
Ashiana Royal Arcade	2.1
KIIT	2.3
Reliance Fresh	2.4
Reliance Smart/Trends	2.4
KIMS	2.5
Patia Station	3.2
Sai International	4.2
TCS	5
Infocity	5.2
DAV Saileshree Vihar	6.1
Kalinga Hospital	6.5
XIMB	7.2
Nalco Bhavan	7.4
Apollo Hospital	8.6
Master Canteen Railway Station	14
Airport	15
Cuttack	17.3

**GET READY  
TO LOSE  
YOUR HEART...  
IN THE HEART  
OF THE CITY.**



Ashiana Elegance is strategically located in the middle of a fully inhabited colony in Nandan Vihar, a well-recognized and prestigious housing complex. Which makes it easily accessible from other main parts of the city. Away from the main city traffic, the location is ideal for a peaceful living while staying connected to the city.

# EVERYTHING YOU AND YOUR FAMILY DESERVE IS HERE.



Haven for  
only  
180 families

Stilt +  
5 floors

High-end  
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Clubhouse  
with  
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In-house  
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Swimming  
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Children's  
play area

24 x 7  
security





## SEE YOUR CHILDREN BLOSSOM, LEARN AND GROW.

- Indoor games room with table tennis, pool and carom
- Kids activity room - Art, music and dance\*
- Outdoor kids play area with swings and slides
- Toddler's play zone

## A LUXURIOUS LIFE FOR YOUR LOVED ONES.

- Elevated podium garden
- Swimming pool
- Designer entrance lobby
- Lounge with seating
- Gymnasium
- Party hall



## GREEN LIVING



## FOCUS ON LIVING. LEAVE MAINTENANCE ON US.

- Plumber and electrician on call
- Maintenance of common area
- Door-to-door garbage collection
- Stilt parking
- App-based maintenance system





## YOUR SAFETY AND CONVENIENCE IS OUR PRIORITY.

- 3-tier security with CCTV and intercom facility
- Lift with automatic rescue device
- Large size lifts in each block
- Wheelchair friendly access
- Fire prevention system



**A  
TRADEMARK  
OF  
ASHIANA.**

**A  
BENCHMARK  
IN  
HOSPITALITY.**

Club Superia is a clubhouse like no other. A perfect place to unwind, relax and bond, it is the destination everyone wants to be at. Along with offering one of the finest experiences, Club Superia also offers an unmatched bouquet of amenities that empower all residents to have the time of their lives. Be it the swimming pool or lounge with seating, fully-equipped gymnasium or a spacious party hall, every amenity makes life feel more luxurious and joyous.



**Ashiana**

# WHERE LIFE FLOURISHES!

Ashiana is backed by a legacy of 35 years in the housing development segment. With its values and ethics, Ashiana has established a niche for itself as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. Ashiana is a proud recipient of the prestigious 'Developer of the Year' award at Bhubaneswar Real Estate Leadership Awards 2019. It also received the highly coveted 'Excellence in Delivery 2019' award at the Real Estate Awards, presented by Rise with India and powered by CMO Asia. In over three decades, Ashiana has crafted beautiful spaces across the residential and commercial spectrum and has delivered over 46 lac sq. ft. of space. To date, more than 4200 families and over 25000 individuals are enjoying the best lifestyle and amenities crafted by Ashiana.





AGM Housing has been promoted jointly by Mr. Binod Agarwal and Mr. Rajendra Gupta along with NCR based Ashiana Homes. Mr. Agarwal is a prominent Chartered Accountant, business person and philanthropist having his roots in Odisha. Mr. Agarwal has served and continues to serve as financial advisor to various private and public enterprises and institutions in Odisha. Mr. Rajendra Gupta, is a well known name in the Iron Ore trading sector. Mr. Gupta is a serial entrepreneur with diverse business interests in Commodity Trade, Real Estate, Finance and Retail. He operates from Rourkela and Kolkata. Ashiana Homes is a well known real estate brand headquartered in Delhi. Ashiana has a strong presence in Bhubaneswar, having developed and delivered one of the most beloved Residential Communities of Bhubaneswar, namely, Royal Lagoon and a Modern Age Shopping cum Commercial Complex - Royal Arcade. Presently, promoters of AGM Housing are developing an exclusive Residential Complex for all generations - Ashiana Regal, on Nandankanan road and have several projects in the pipeline. Ashiana AGM, as a brand, is committed to deliver contemporary residential communities with all modern age facilities for a comfortable living, within promised timelines and offers value to all its stakeholders.

# ASHIANA- WINNING HEARTS IN BHUBANESWAR

## ASHIANA ROYAL LAGOON

Ashiana Royal Lagoon is not just a name, it's a benchmark in Bhubaneswar's residential communities. One of the most coveted residential destinations, it is also the recipient of the Project of the Year award at Bhubaneswar Real Estate Leadership Awards 2019. A complete residential complex, Royal Lagoon is known to offer a bouquet of amenities and has changed the way of living for 705 families. With a nurturing, peaceful and friendly environment, it offers beautiful open spaces and green landscapes and a plethora of in-house amenities such as a large clubhouse, gymnasium, swimming pool, sports facilities and much more.

ROYAL  
LAGOON



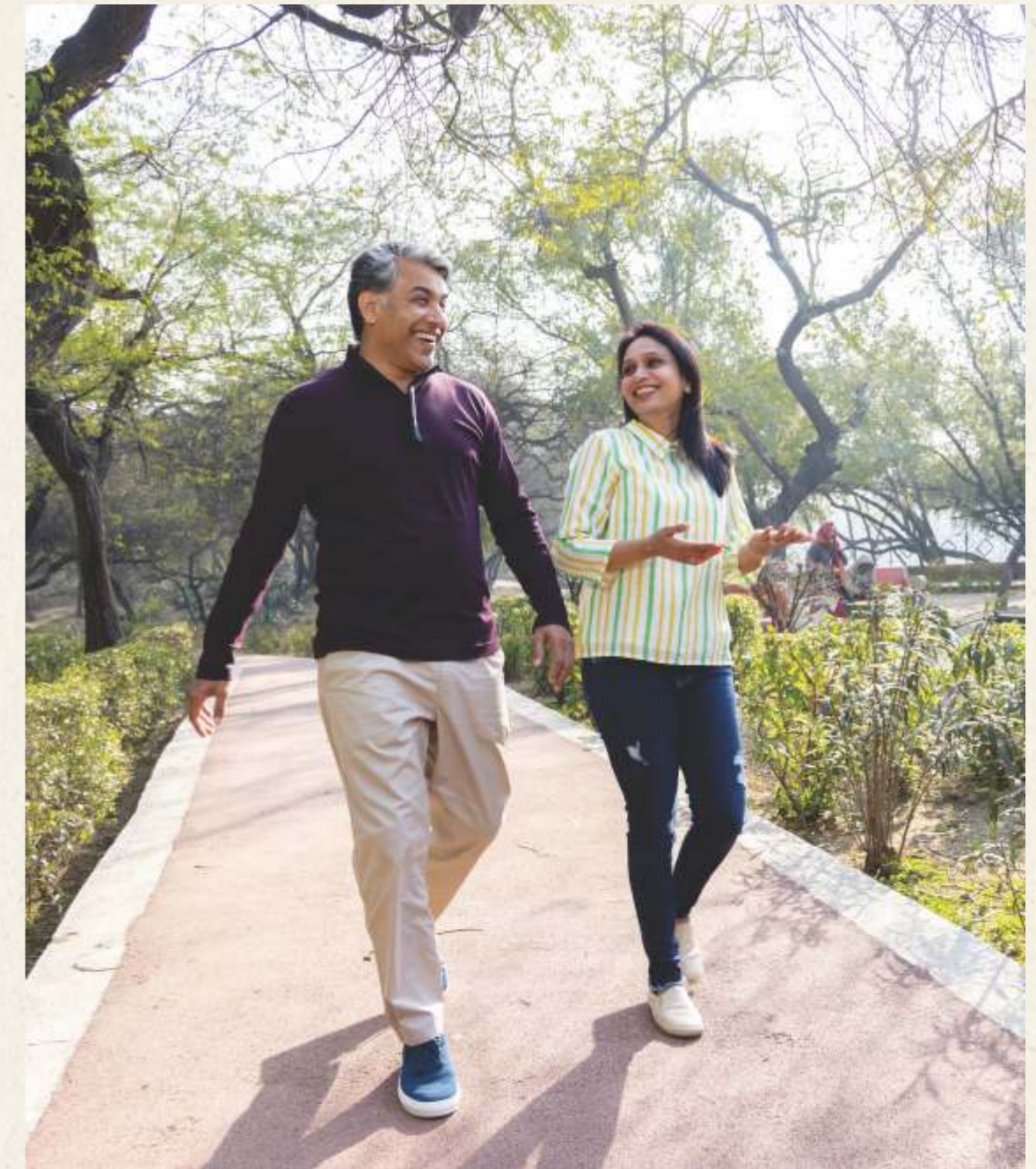
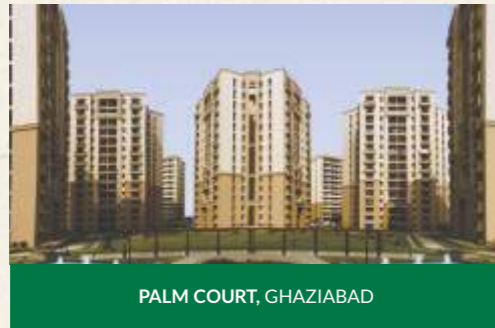
## ASHIANA REGAL

Ashiana Regal is much more than just a residential complex. It's a sanctuary of love and togetherness designed to bring all three generations of Bhubaneswar under one roof. Nothing can match the joy that comes with living together and Ashiana Regal makes it possible. An ideal home of only 148 families, it is one of the most sought-after and beautifully crafted projects in Bhubaneswar. Offering amenities like a clubhouse, gymnasium, swimming pool, children's play area and much more, Ashiana Regal empowers the three generations truly live like a family. Which is why it was completely sold out a few months after its launch. For its residents, living happy, secure and prosperous is the way of life!



# CELEBRATING 35 YEARS OF CREATING BEAUTIFUL HOMES

## OUR FEW COMPLETED PROJECTS



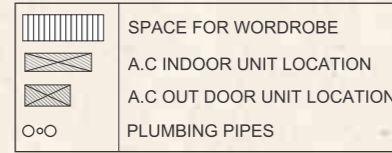


DISCLAIMER:  
 1. LAYOUT PLAN IS SUBJECT TO CHANGE AS PER RULES & REGULATIONS.  
 2. THIS PLAN IS ONLY INDICATIVE. PLEASE REFER TO FLAT BUYER AGREEMENT FOR DETAILS.  
 3. PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.  
 4. THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) SHOWN HERE IS TO INDICATE THE INTENT OF THE ARCHITECT. THE ACTUAL LOCATION, SIZE, COLOR AND SELECTION OF TREES & PLANTS MAY OR MAY NOT VARY.  
 5. ACTUAL LANDSCAPE SHALL BE AS PER LANDSCAPE DEVELOPMENT PROPOSED BY LANDSCAPE CONSULTANT.



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### Type A



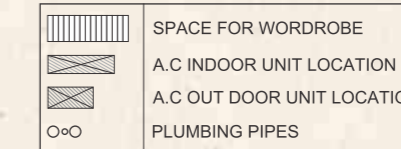
Description	Area in Sq. M	Area in Sq. Ft.
RERA Carpet Area	100.88	1086
External Wall Area	10.66	115
Balcony Area	9.12	98
Common Area	30.30	326
<b>Built-up / Sale Area</b>	<b>150.96</b>	<b>1625</b>



- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Sale Area includes RERA Carpet Area, Area of external walls of the Apartment, balcony, area of shafts & lofts and proportionate share of common areas.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe / utility shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C indoor & outdoor units are not a part of specification it is shown here for location marking only .



### Type B



3 BEDROOMS + 3 TOILETS		
Description	Area in Sq. M	Area in Sq. Ft.
RERA Carpet Area	101.22	1090
External Wall Area	11.16	120
Balcony Area	9.58	103
Common Area	30.40	327
<b>Built-up / Sale Area</b>	<b>152.36</b>	<b>1640</b>



- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- Built-up Area/Sale Area includes RERA Carpet Area, Area of external walls of the Apartment, balcony, area of shafts & lofts and proportionate share of common areas
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe / utility shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- A.C indoor & outdoor units are not a part of specification it is shown here for location marking only .

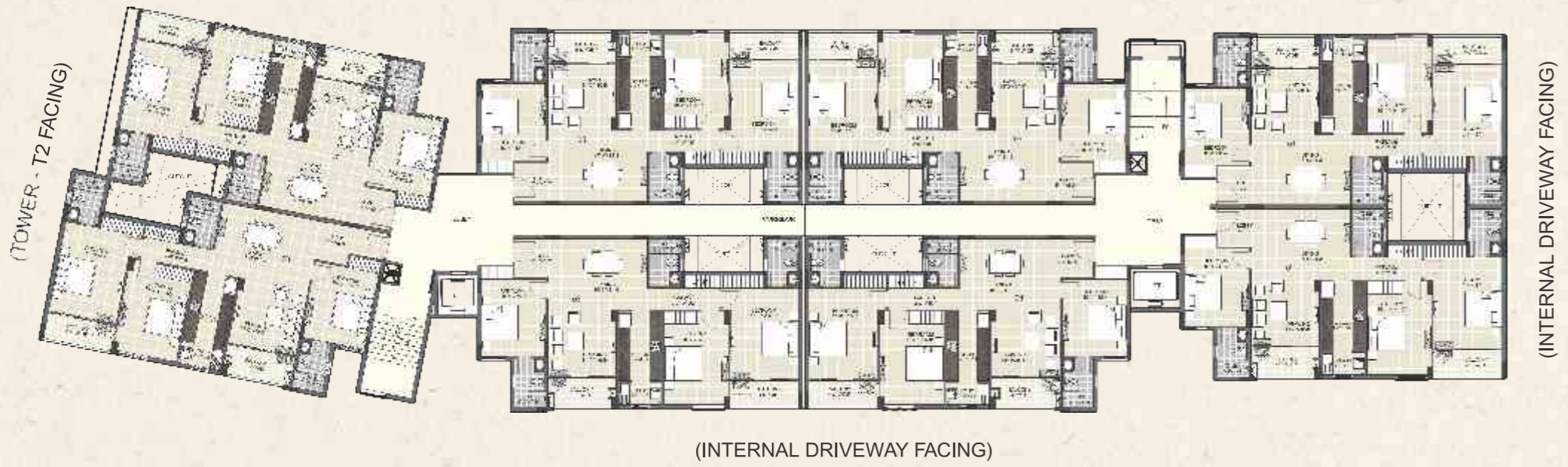




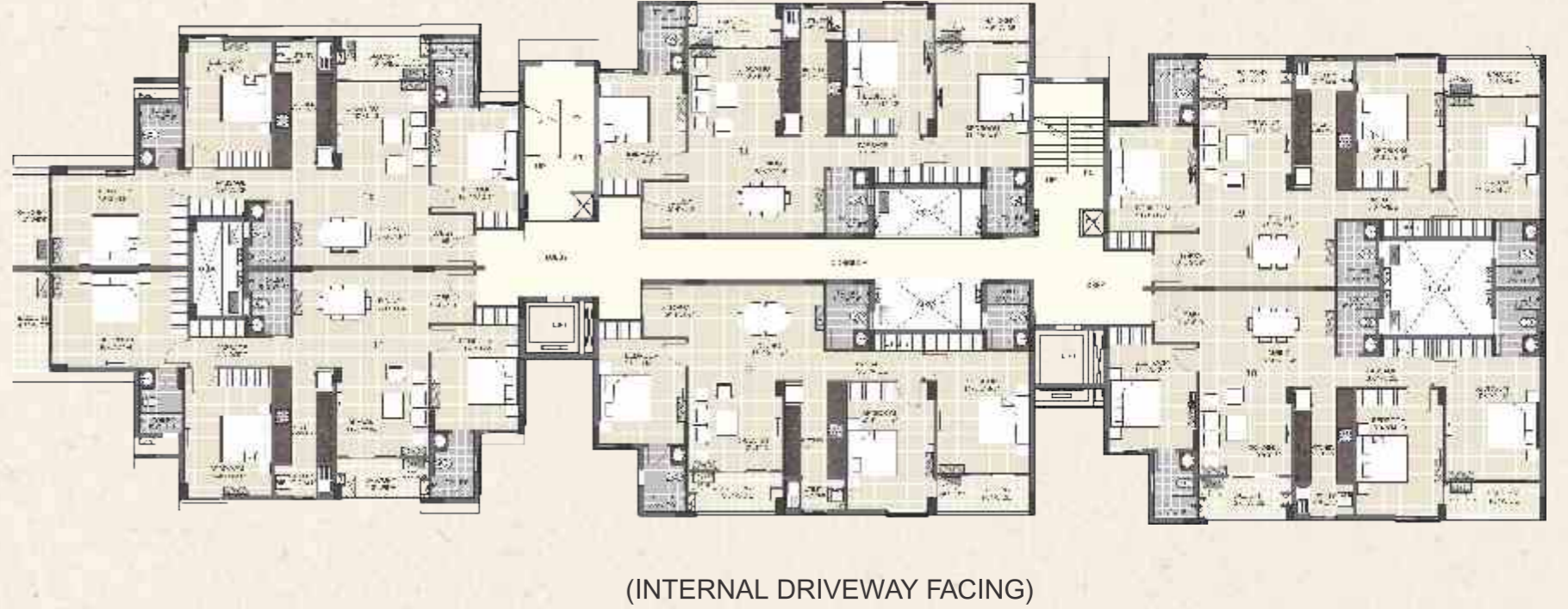
CLUSTER PLAN TOWER-T1

CLUSTER PLAN TOWER-T2

TYPE A

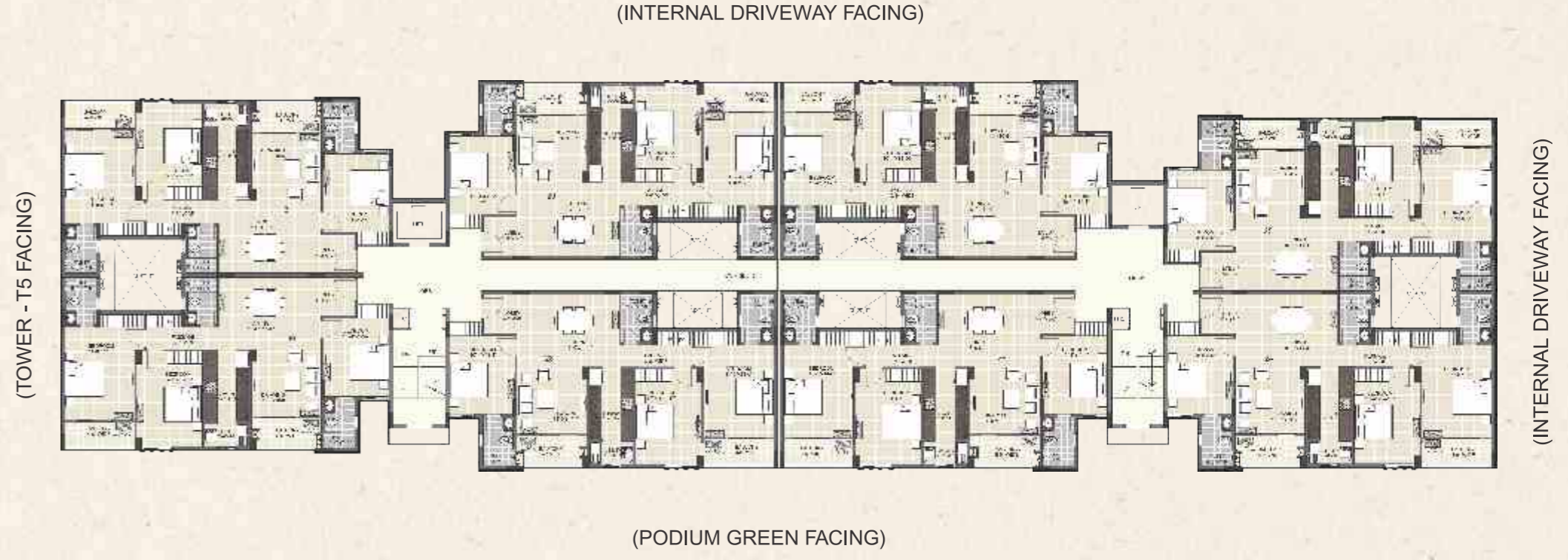
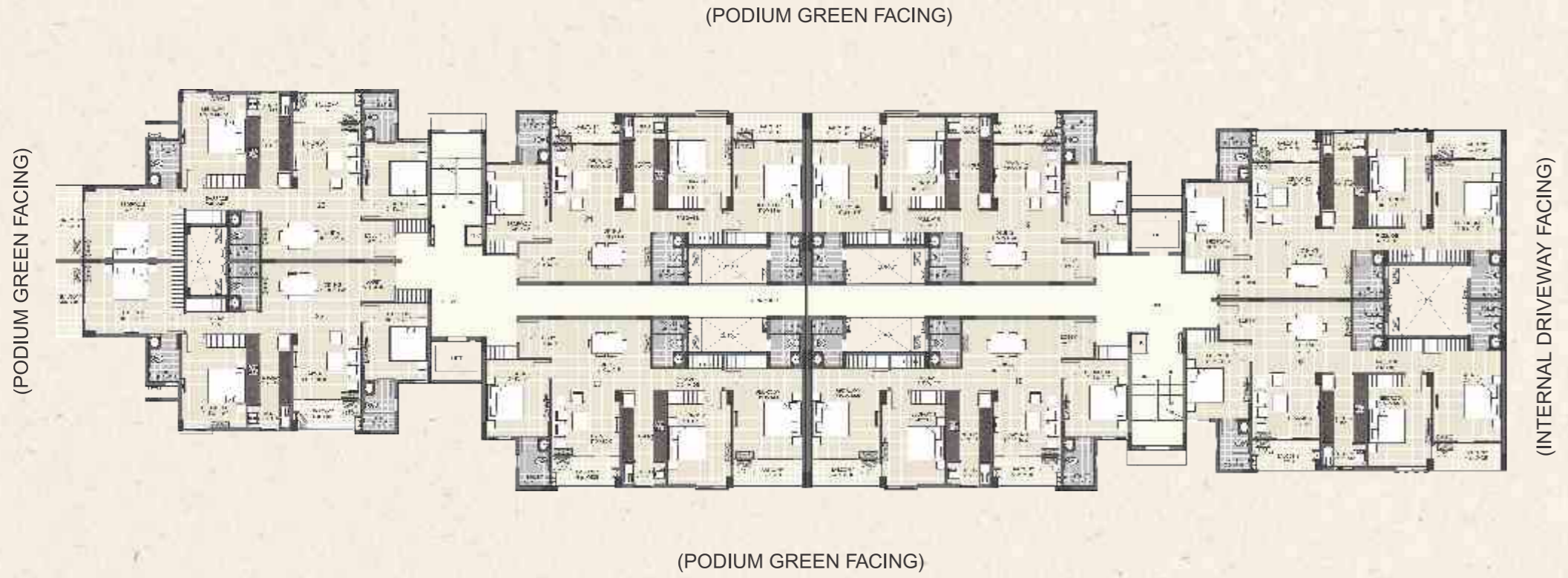


(INTERNAL DRIVEWAY FACING)



### CLUSTER PLAN TOWER-T3

### CLUSTER PLAN TOWER-T4





## STANDARD SPECIFICATION AND FEATURES OF ASHIANA ELEGANCE, BHUBANESWAR

S. NO	AREA	FLOORING #	WALL & CEILING #	WINDOWS & EXTERNAL DOORS	DOOR & DOOR FRAMES #	PLUMBING	ELECTRICAL
5.	Master Toilet	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>C P Fitting and Sanitary ware of reputed brand. (Roca/ Kohler / Jaquar / Somany / Grohe or equivalent)</li> <li>WC with Cistern (Roca / Kohler / Somany / Hindware or equivalent) and health faucet</li> <li>Granite Counter with Wash basin (Roca/ Kohler / Somany / Hindware or equivalent).</li> <li>Glass partition in shower area.</li> <li>Mirror and Towel rail</li> <li>Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	<p>Copper wiring in concealed PVC conduits along with modular switches.</p> <p>Provision for fixing a small geyser will be provided.</p>
6.	Toilets	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> <li>Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>C P Fitting and sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent)</li> <li>WC with Cistern (Rocca/ Kohler / Somany/Hindware or equivalent) and health faucet</li> <li>Granite Counter with Wash basin (Rocca/ Kohler / Somany/Hindware or equivalent).</li> <li>Mirror and Towel rail</li> <li>Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>	<p>Copper wiring in concealed PVC conduits along with modular switches.</p> <p>Provision for fixing a small geyser will be provided.</p>
7.	Balcony	Ceramic Tiles (300 x 300)	SS Railings / MS Railings painted in enamel paint. External texture Paint on walls. External paint in white color on the ceiling	Service shaft door shutters (if any) made of MS / Aluminum / Ply / Cement board. It may open in balcony	N/A	<ul style="list-style-type: none"> <li>Water drainage outlet shall be provided</li> <li>Water inlet point shall be provided only in the Service Balcony (if any) attached with the kitchen or any one balcony</li> </ul>	<p>Copper wiring in concealed PVC conduits along with light point. Power point for washing machine will be provided in the service balcony attached with the kitchen only.</p>

## STANDARD SPECIFICATION AND FEATURES OF ASHIANA ELEGANCE, BHUBANESWAR

S. NO	AREA	DESCRIPTION
8.	Lifts	1 Passenger lift & 1 Stretcher lift in each building of reputed make such as OTIS / Johnson / KONE or similar
9.	Lift Lobbies & Corridor (Typical Floor)	<ul style="list-style-type: none"> <li>Flooring in attractive designs of ceramic tiles / vitrified tiles.</li> <li>Wall to be finished in a mixed pattern of tiles/ stone and texture</li> <li>Ceiling shall be plastered and a coat of putty duly finished in Acrylic Emulsion paint</li> <li>Ceiling lights shall be provided.</li> <li>Window opening in corridor shall be as per direction of the fire department.</li> </ul>
10.	Ground Floor Lobby	<ul style="list-style-type: none"> <li>Waiting area for visitors.</li> <li>Flooring in mix design of marble/granite and tile.</li> <li>Wall paneling and false ceiling with lighting.</li> <li>Reception area</li> </ul>
11.	Staircase	<ul style="list-style-type: none"> <li>MS railing on one side</li> <li>Walls will be plastered finished with oil bound distemper in pastel shade. Ceiling shall be in white color</li> <li>Staircase shall have wall opening as required by Fire Department</li> <li>Only Fire staircase shall have Fire Rated Doors ( As required by fire department)</li> <li>Lighting and signage shall be provided on every floor landing</li> </ul>
12.	External Finish	Building shall be finished in a mix of textured and plain paint.
13.	Electric Connection & Power Back-Up	<ul style="list-style-type: none"> <li>Each apartment shall be provided with suitable 3 phase electricity connections through state electricity Distribution Company. 5 KW for Type - A, 5 KW for Type - B. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra. The electricity distribution &amp; metering system shall be either single point metering or multiple point metering, as per approval from the competent authority. In case of Single point distribution system the cost of providing prepaid system will be extra.</li> <li>Power back up of 1 KW for Type A &amp; 1 KW for Type B and full back up in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.</li> </ul>
14.	Water Supply	Supply of bore well drinking water through centralized water filtration plant via underground tank and overhead tanks till such time supply of drinking water is not provided by Municipal Corporation. The cost for it shall be borne by all the allottees as a part of Maintenance Charges. Electricity used for the operation of the plant shall be included in Common Area Electricity Charges.
15.	Additional Features	<ul style="list-style-type: none"> <li>Pre Paid Electric Meter and Billing System shall be installed if single point metering is allowed by State Electricity Distribution Company. Meter cost, Connection charges, Security Deposit, Recurring user charges shall be paid extra by the allottees.</li> <li>Provision for DTH (Television / Broadband) service shall be provided. Subscription and user charges to be paid directly to the Service Provider.</li> <li>Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, stilt level parking, tower ground floor entrance lobby levels, lifts and Club House Building.</li> </ul>

## FEATURES

S. NO	AREA
1.	Club House
DESCRIPTION	
<ul style="list-style-type: none"> <li>Air conditioning of suitable capacity in all rooms/reception area</li> <li>Lounge with seating and large screen TV</li> <li>Gymnasium</li> <li>Banquet Hall</li> <li>Indoor Games Room with Table Tennis, Pool table and Carom</li> <li>Indoor kids play zone</li> <li>Outdoor Swimming Pool and Kids Splash Pool</li> <li>Outdoor kids play area with Swings and Slides (In Lawn Area).</li> </ul>	

## DISCLAIMERS FOR SPECIFICATIONS & FEATURES

### For Natural Materials (Wooden elements/Stone elements)

PROJECT: ASHIANA ELEGANCE BBSR															
Summary of Electrical Point															
S. NO	LOCATION	BELL POINT	LIGHT POINT		MIRROR LIGHT POINT	CEILING FAN POINT	6 AMP LIGHT PLUG	16 AMP POWER POINT	25 AMP AC POINT	DISTRIBUTION BOARD	ONT BOX	TEL. POINT	DATA POINT	TV POINT	PANIC SWITCH
			CEILING POINT	WALL LIGHT											
1.	TYPE - A FLAT	1	24	0	1	8	24	7	5	1	1	4	1	4	1
2.	TYPE - B FLAT	1	23	0	2	8	24	7	5	1	1	4	1	4	1
	<b>TOTAL</b>	<b>2</b>	<b>47</b>	<b>0</b>	<b>3</b>	<b>16</b>	<b>48</b>	<b>14</b>	<b>10</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>2</b>	<b>8</b>	<b>2</b>

1. **Door Frames:** Door frames are made of solid hard wood. Solid hard wood, being a natural material will vary in texture, knots and would have seasonal behavior depending on the ambient temperature. Expansion and contraction is inherent to hard wood and may lead to minor surface cracks.

2. **Granite/ Marble/ Sandstone:** Granite/ Marble / Sandstone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.

3. **Wall and Ceiling Cracks:** Due to temperature variance between summer months and winter month's expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls at the junction of RCC members and Brick masonry. Such cracks could appear despite taking all engineering precautions.

As per structural design principles, structures are allowed to deflect in different directions within allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behave differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained

4. **Normal wear & tear:** Equipments and products within the apartment and /or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the manufacturer/ vendor of such products, then the rate of deterioration/ degeneration would be faster. The Developer is not a manufacturer of such products directly and hence depends on the warranty provided by the manufacturer/ vendor of such products. The warranty on all such products/ equipments/ materials shall be the warranty provided by the original equipment manufacturer only.

5. **Vitrified tiles and Ceramic Tiles:** Tiles are sourced from the tile manufacturing Companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.

6. **Door Shutters:** Door shutters are hollow core door shutters. The frame of the shutter is made of hard wood such as rubber wood, Canadian pine or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter the top molded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not utilized.

7. **Wall:** No tiles will be provided behind/below kitchen cabinets. Wall surface above the false ceiling may be left in its original bare condition.

## DISCLAIMER

8. **External Paints:** External plastered surface of the buildings are painted of suitable quality as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone compounds. After application this paint is exposed to weather conditions. Ultra violet ray and weather conditions will affect life and sheen of the product and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
9. **Air Conditioning System:** Provision for Air Conditioner or fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
10. **Glass:** Glass, plain/clear/frosted, is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
11. **Design Experts:** Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
12. **Brick work, plaster and application of putty/POP over plastered surface are manual activities. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.**
13. **While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer/ Promoters and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.**
14. **All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between the Promoter and the Allottee and shall supersede all statements, representations or promises made prior to the execution of the Agreement For Sale and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.**

The Project named “Ashiana Elegance” located at, Plot No: 300/6796, 300/6395 Khata No: 725 /5699,725/5698 Mouza-Kalarahanga, Nandan Vihar, District- Khurda, Bhubaneswar, Odisha- 751024 is being developed by Ashiana Realty LLP. The Building Plans were approved by Bhubaneswar Municipal Corporation via letter No. ANB/4873/2022 dated 06/10/2022. The total number of Apartments in the Project is 180 Nos.

The ORERA registration number of the Project is RP/19/2022/00820 dated 25/11/2022. All the Approvals can be checked at the Regional Office of the Promoter situated at Bhubaneswar. The rights of Buyers, in the common areas, facilities and amenities, will be limited to usage rights as per declaration deed to be filed in the due course of time as per Apartment Act and as per Agreement for Sale. The external infrastructure facilities such as Trunk Roads, Electricity Supply, Drinking Water, Trunk Storm Water Drainage are to be developed by various Government agencies/ departments. If there is any delay or inconvenience due to non-availability of external infrastructure, the Promoter shall not be held liable the same. Changes may happen in the layout of amenities/ common area services if instructed by Competent Authorities such as BDA/BMC, Ministry of Environment, Forest & Climate Change, State Pollution Control Board, Central Ground Water Authority, Electricity Supply Agency, Fire Department etc and the same shall be intimated to the buyers as and when necessary. The information and contents provided herein are subject to change within the provisions of Real Estate (Regulation & Development) Act 2016 and other Applicable Acts, Rules and norms of the state government. The Promoter is retaining its right to additional FAR subject to the prevailing government norms.

Images of people, animals, trees, plants and art & artifact as shown herein are for indicative purpose only and are not a part of the offering. Please refer to the specifications and amenities statement in the Agreement for Sale for details before investing. The Computer generated rendering/ images of apartments, buildings, amenities are as per architectural design and intent. However, there can be variation in colour and texture of the actual material used. Please read and pursue the terms and conditions of the Application Form, Draft Agreement for Sale, Building Sanction Plans, All approvals before tendering your booking.