

Jaswanti Landmark



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Ashray - A world of excellence

We at **Ashray** have, over the years tried to give shape to a world of fine living in the western suburbs.

“No ceiling on excellence” has been our motto and we have lived up to it.

We don't build houses, but ***create homes.***

Homes that provide the ideal proportions of the **3 C's**
Comfort, Convenience and Cost effectiveness.

Each of our projects is personally taken care of with individual needs being catered to.

The USP of each of our projects is its ***locations*** and ***amenities.***

Located in the heart of the suburb, the home we create, offers just the right amount of privacy and peace, along with a healthy pollution free environment.

Our commercial offerings, have the ideal mix of technology, space and modern amenities to house the offices and minds of the businessmen of today.

We do look forward to a long association...

A relation that will grow over the years...





Smruti was the Ashray Groups first project which made a promising start. This is a beautifully designed 10 storey residential complex nestled in the posh locality of **Kandivali** at M.G. Road. Smruti houses 20 2 BHK flats and 5 Duplex flats.



Dayal Smruti, a magnificent 8 storey tower located in the pleasant neighbourhood at **Kandivali (West)** and developed by the Rachana Developers of the Ashray Group. It has 2 wings that house 40 flats of 2 BHK and 3 BHK.



Raj Chambers strategically located in the favourable business location of **Malad (East)**. Raj Chambers is the seed from which successful businesses emerge.



Minarette is situated in the heart of lush greenery at **Andheri (West)**. With a sprawling 60,000 sq. ft., it offers a choice of 2, 3 & 5 BHK flats along with ultra modern amenities.

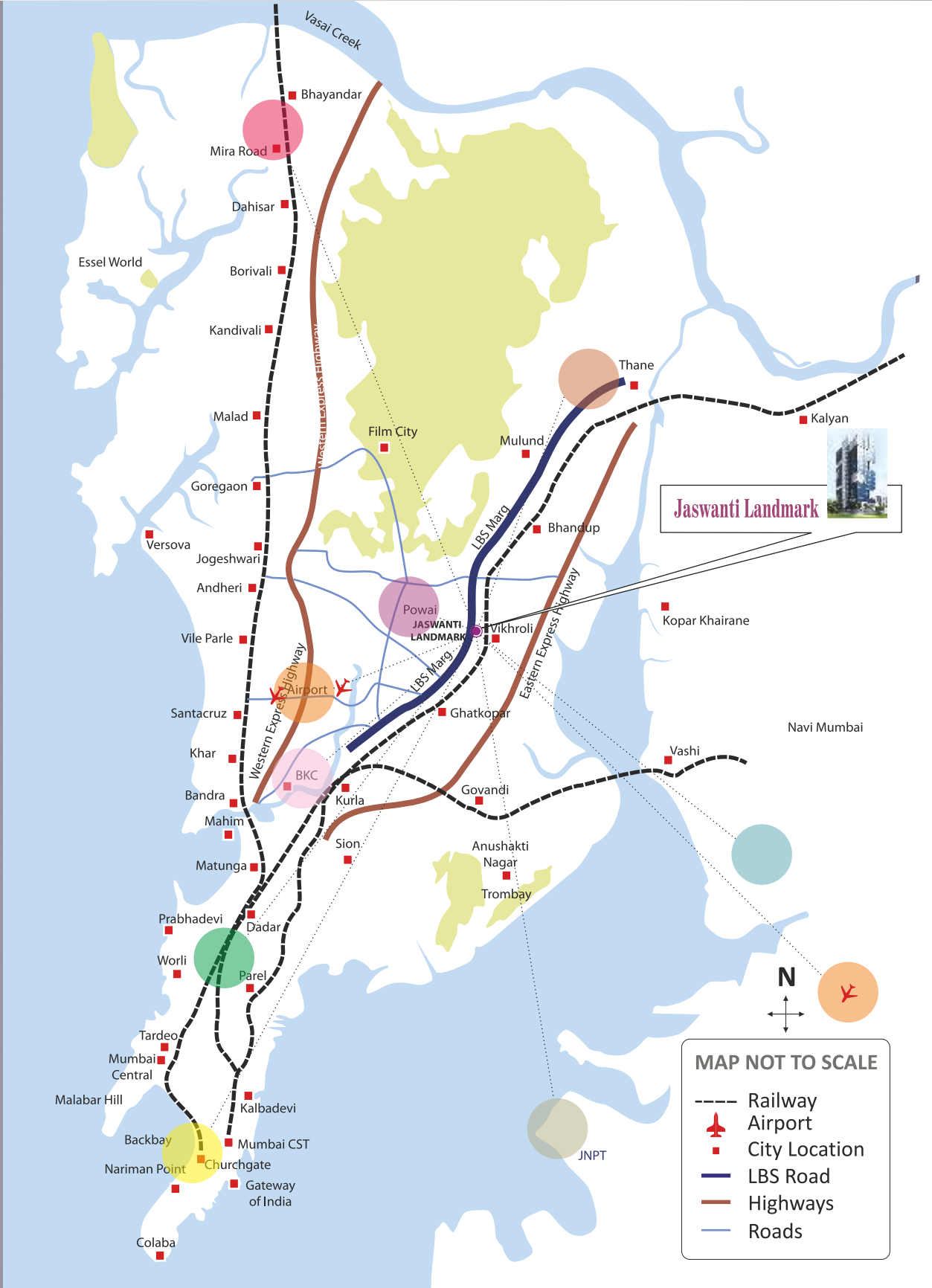


Jaswanti Gardens is situated right opposite the beautiful Liberty Gardens at **Malad (West)**. The project comprises of two towers of Stilt + 13 floors. These towers will house 2, 3, 4 & 5 BHK flats, Duplex & Penthouse with exclusive amenities. This project will also offer a 50,000 sq. ft. podium for recreational activities on the first floor level.



Jaswanti Woods is located in the serene residential area of **Mulund (West)**. It comprises of two 7 storey buildings with 2 wings each. The total area being 90,000 sq. ft. It offers a choice of spacious, well designed 1 and 2 BHK flats with modern amenities.

Not just a location. A business destination.



Glory Thru Commerce, Commerce Thru Landmark



Jaswanti Landmark

Home to Vikhroli, Central LBS Marg, the area rich in business activities with functional and upcoming malls, metro and rail connections and much more.



Jawaharlal Nehru Port Trust (JNPT)

Where India's sea trade lines converge with the world.



Powai

The suburb that has grown in the recent past into a modern township with state-of-art structures.



Airports

The domestic and international airports are at close hand, the proposed Navi Mumbai airport is easily accessible.



Bandra Kurla Complex (BKC)

A growth centre for business handled by the MMRDA.



Nariman Point

Mumbai's premier business district.



Lower Parel/Worli/Prabhadevi

A business and residential area that is famous for its high end apartments and skyscrapers.



Navi Mumbai

One of the largest planned cities in the world, with Vashi and Nerul as the prime developed areas.



Thane

A city towards the north of Mumbai with a cosmopolitan culture and home to many lakes.



Vasai/Mira Road belt

A fast developing residential locality due to its proximity to Mumbai.

Jaswanti Landmark - Commercial

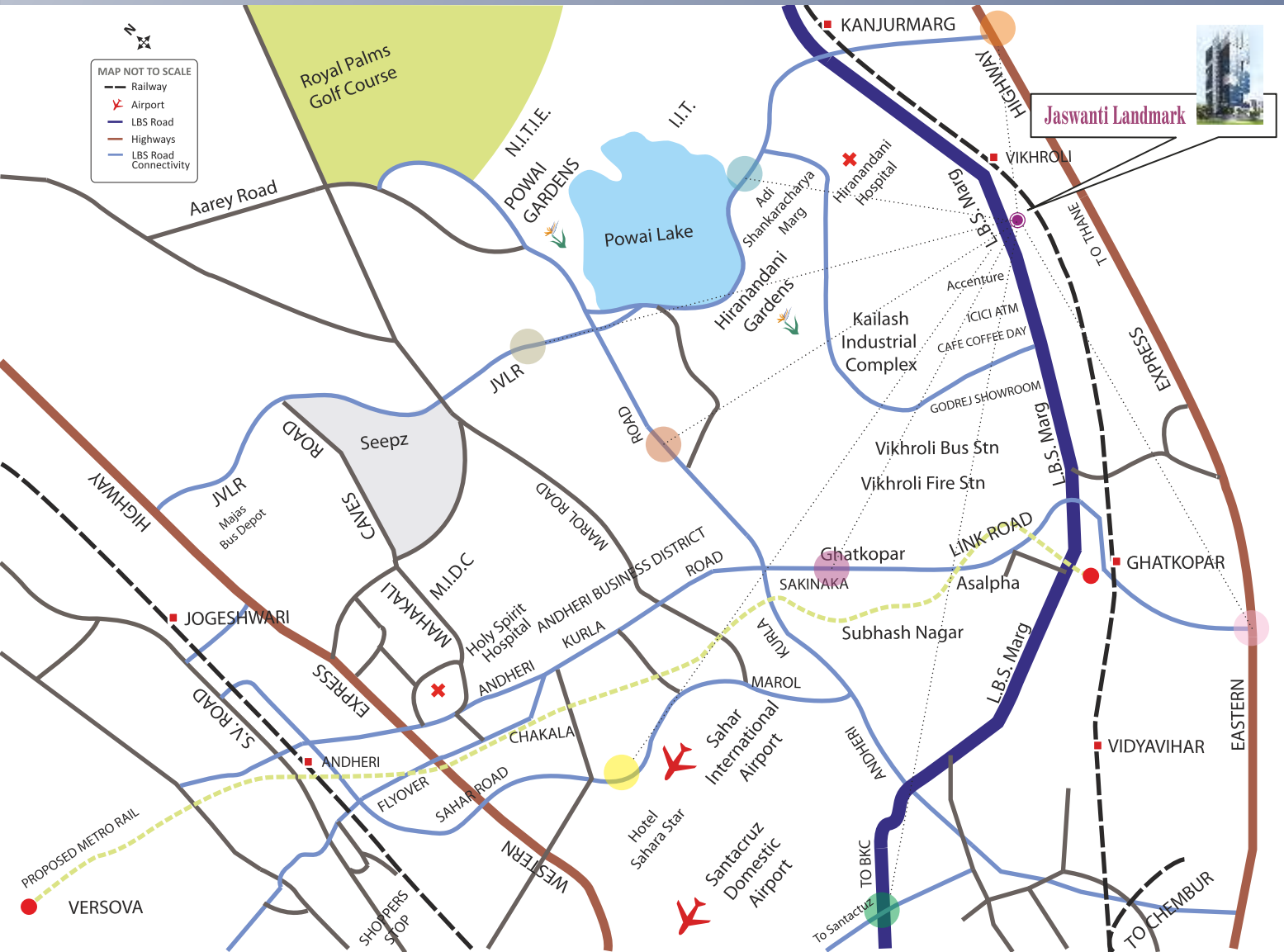
Jaswanti Landmark, *A Consortium of Spaces* for commercial utility is situated at *Vikhroli*, which has now undergone a metamorphosis of sorts and transformed into the hub of various commercial activity. Uniqueness is the USP of which of our projects and **Landmark** lives up to that reputation.

A two minute walk from the railway station and located on LBS Marg, Landmark offers custom made commercial spaces tailored as per the needs of the enterpreuners and office goers of the 21st century. *Power back up, Cafeterias, Parking Spaces, a Recreational Zone, Connectivity*, coupled with its location and the beauty of this 13 storey edifice, Landmark truly is going to change the way commerce is conducted.

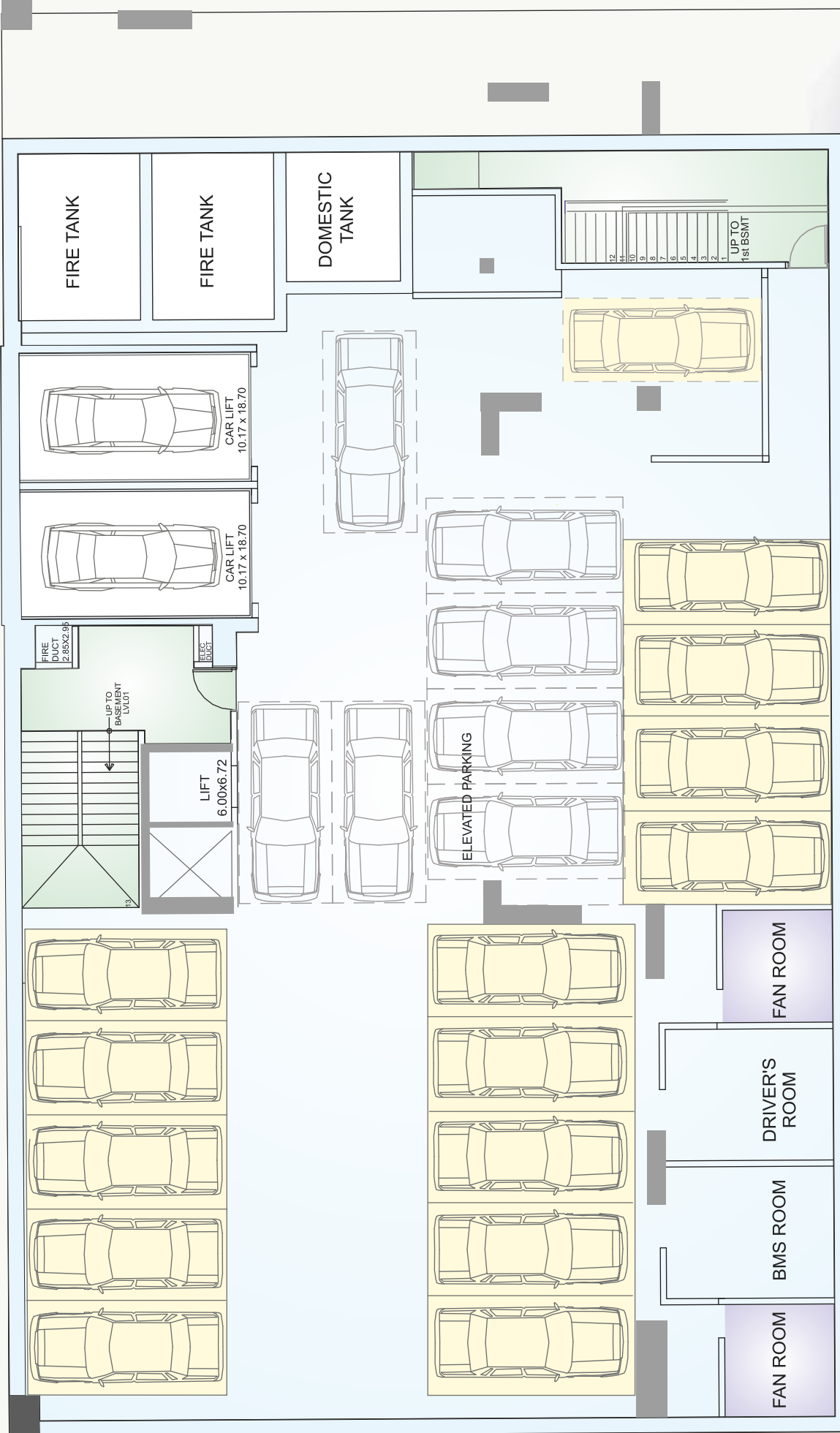
- Built for towering ambitions
- Magnificent Glass Elevation
- Earthquake Resistant RCC
- Adequate Double Basement Car Parking
- Provision for Air-Conditioning Unit
- Wi-Fi Connection
- High Level Security System
- Separate Drivers Room
- Emergency Power and Lighting System



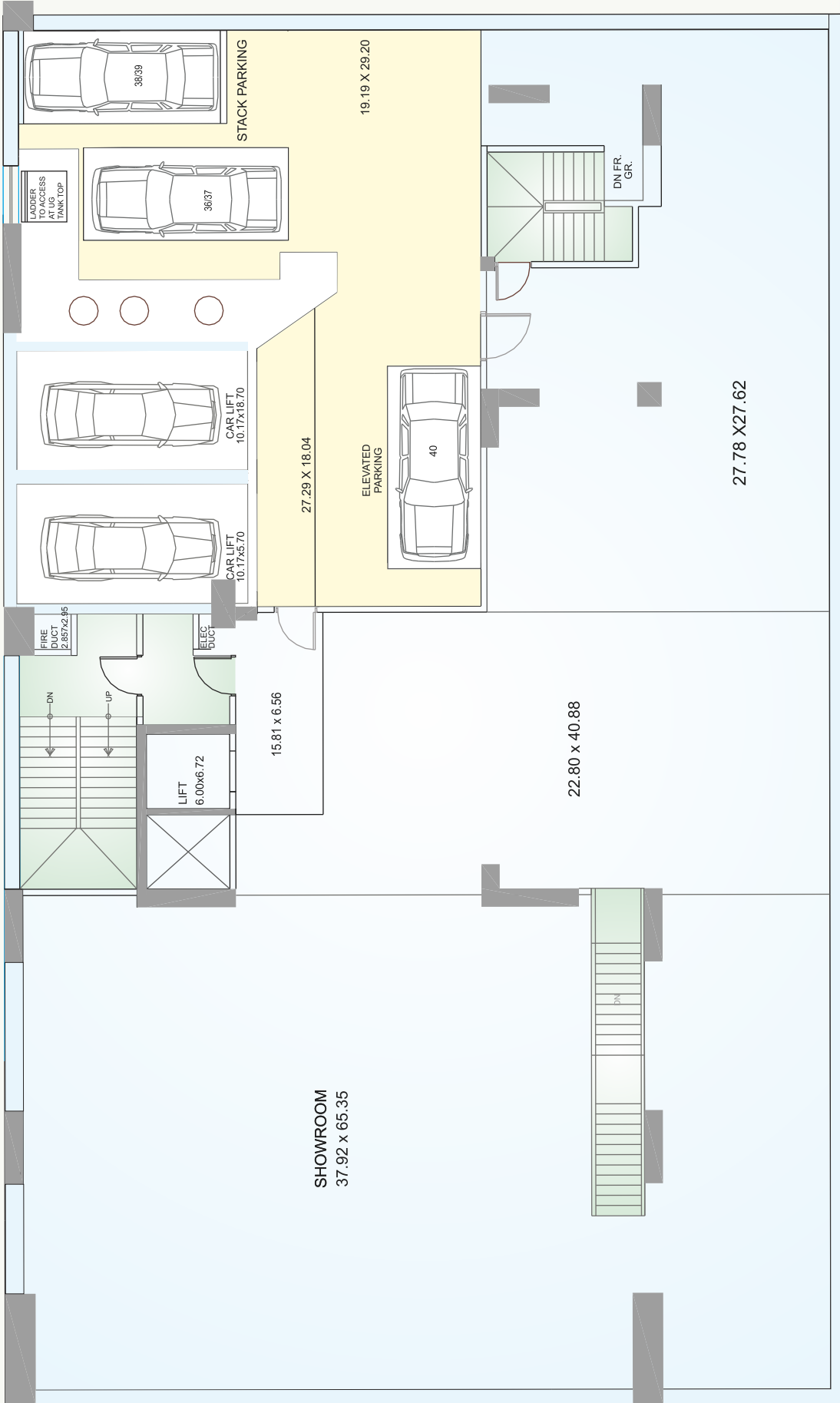
Centrally Located on LBS Road



Jaswanti Landmark, a thoughtfully designed state-of-the-art space located in the heart of LBS Marg, Vikhroli (W), Mumbai, complete with an array of amenities make it the ideal central location for the Future of Business.



Basement 2 Floor Plan (Parking)



Basement 1 Floor Plan

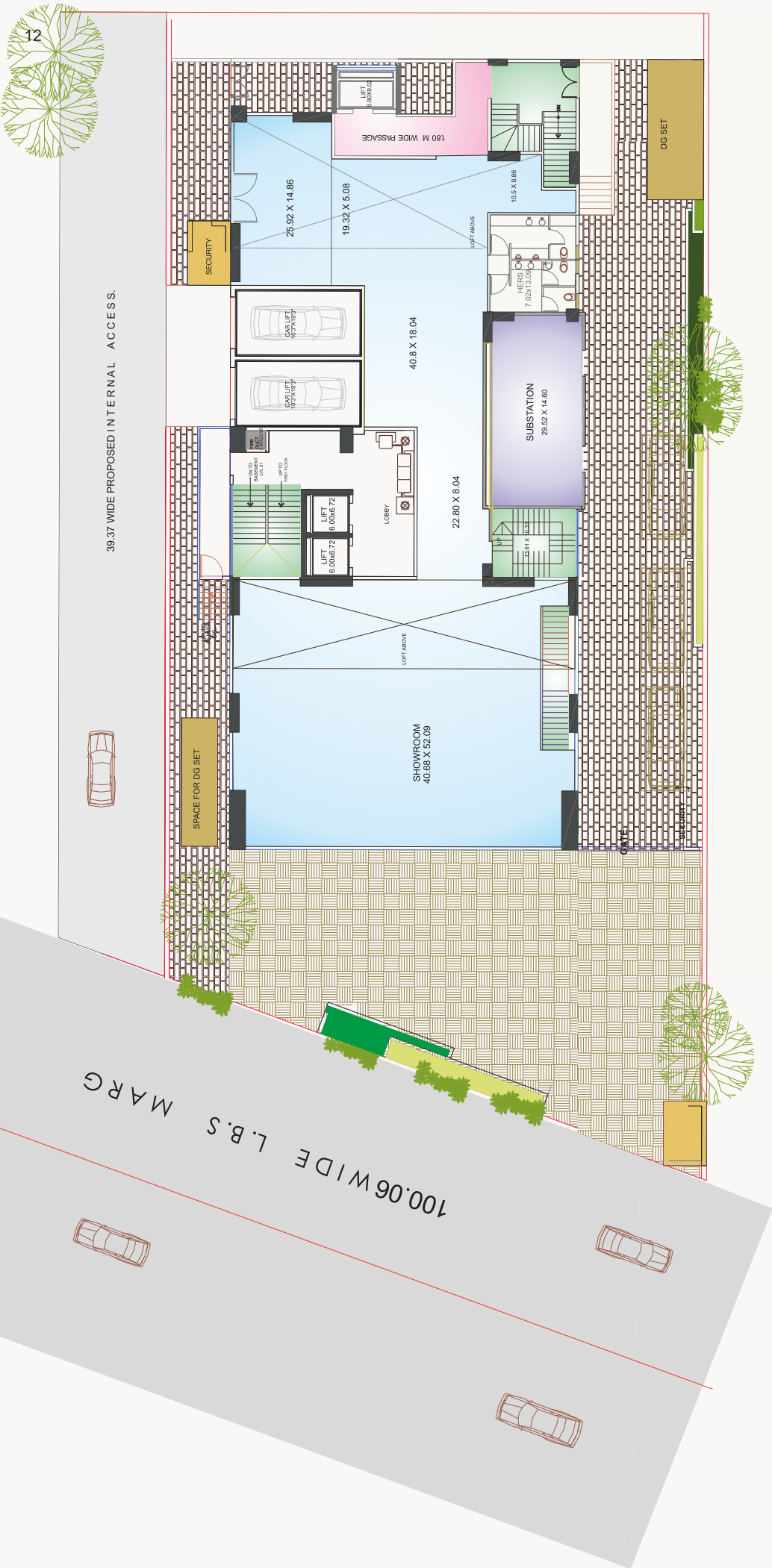


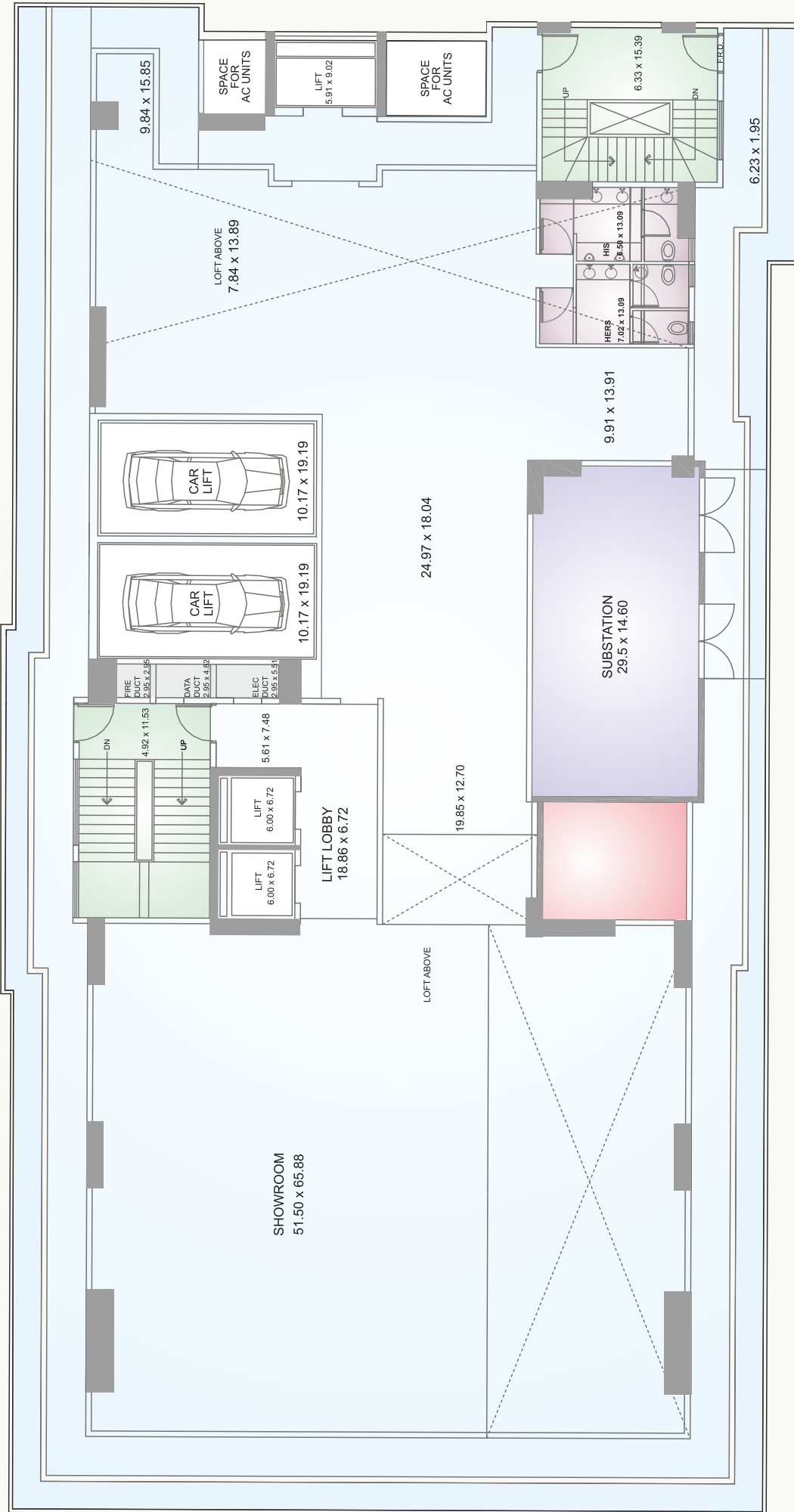


Ground Floor Plan



Jaswanti Landmark

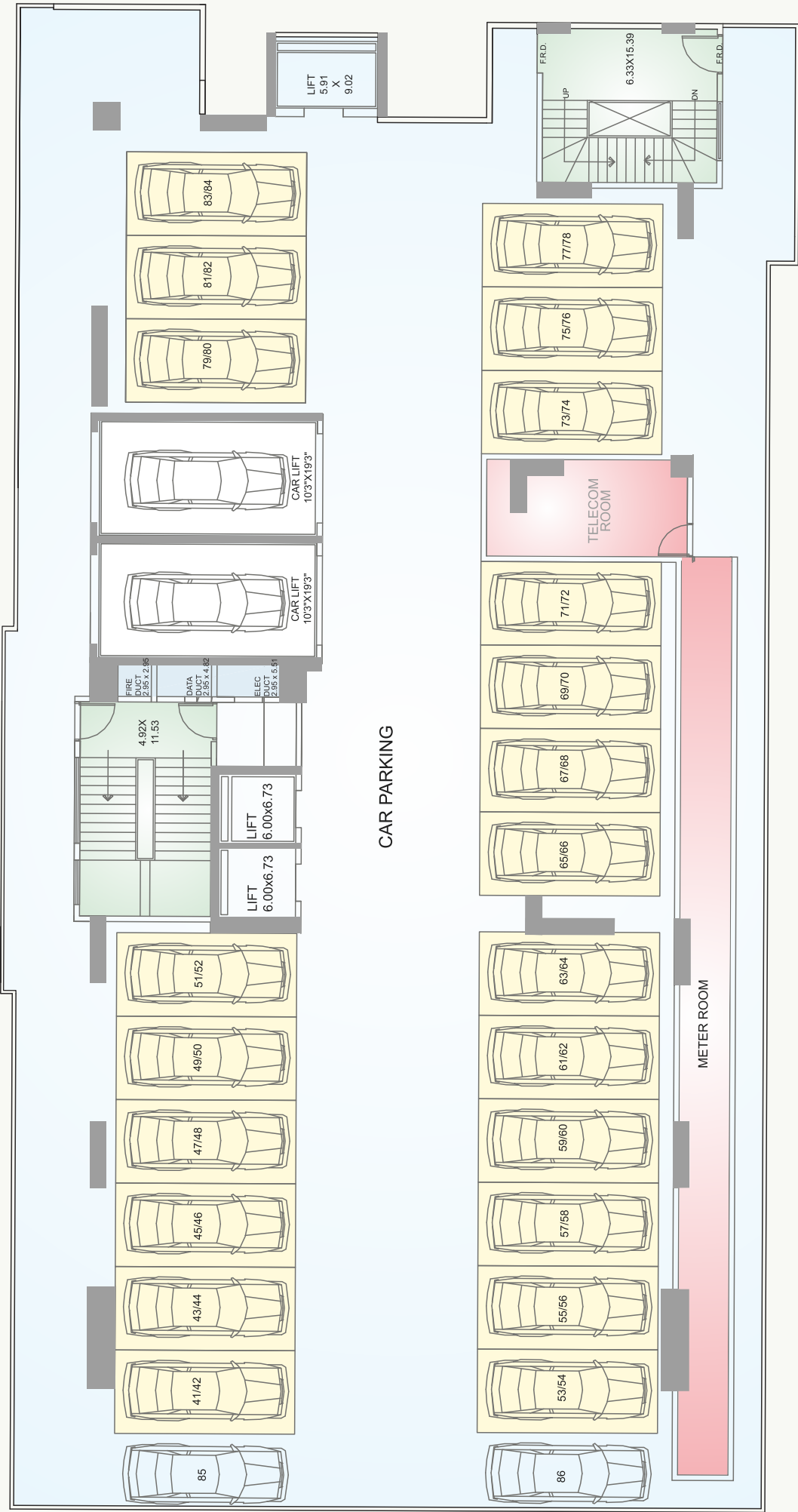




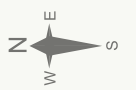
Jaswanti Landmark



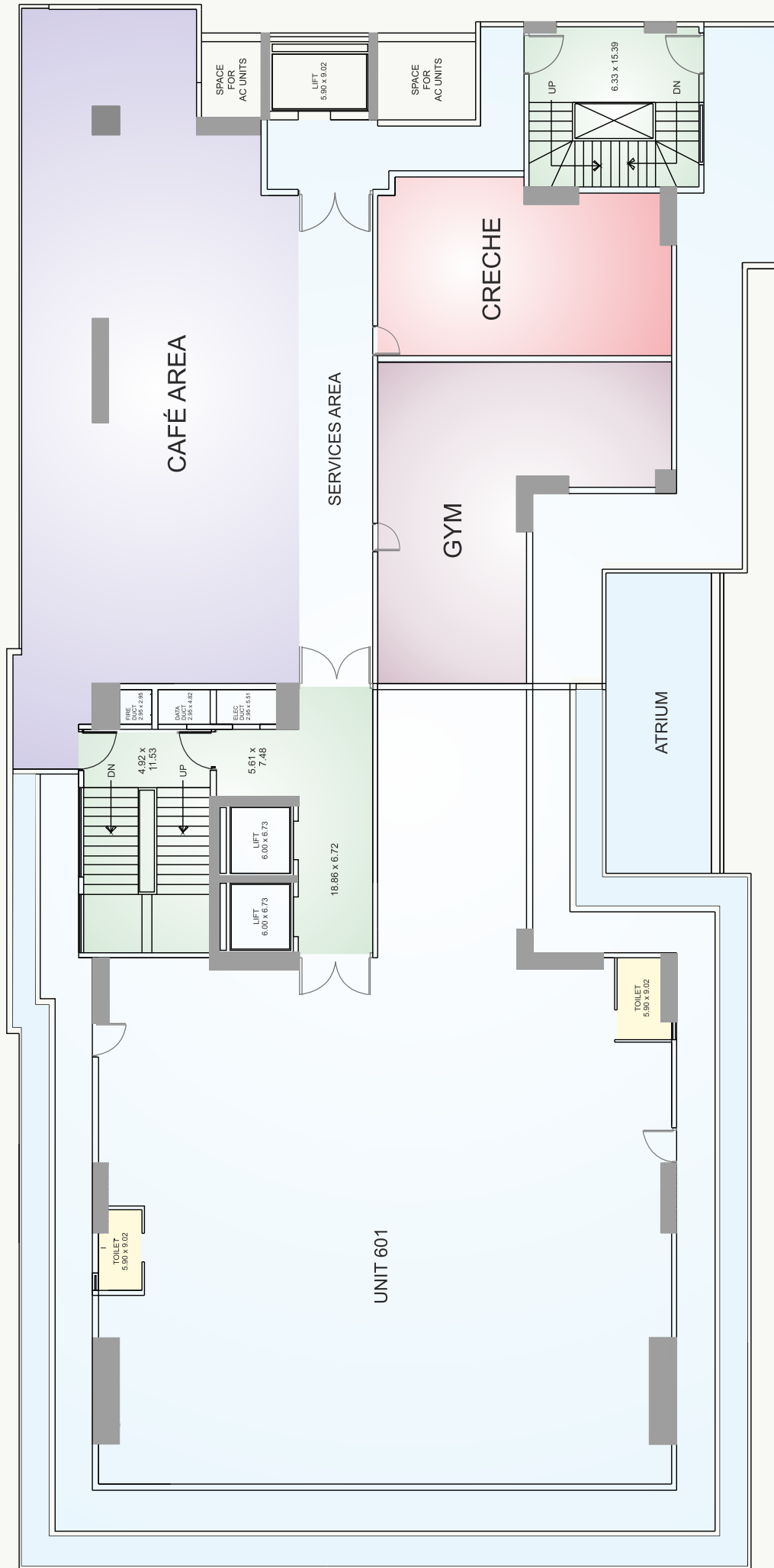
1st Floor Plan



Jaswanti Landmark



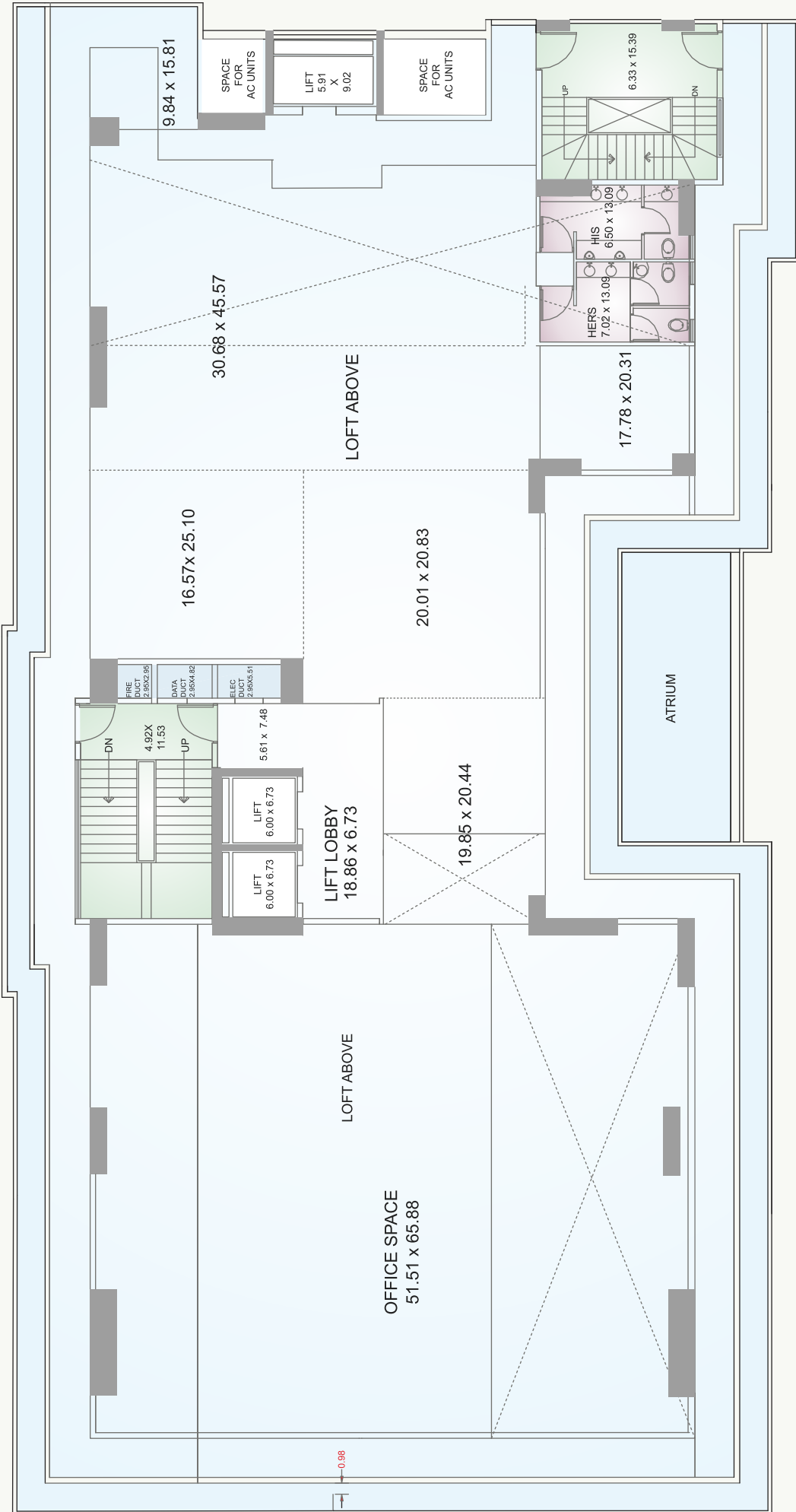
2nd Floor Plan Parking



Jaswanti Landmark



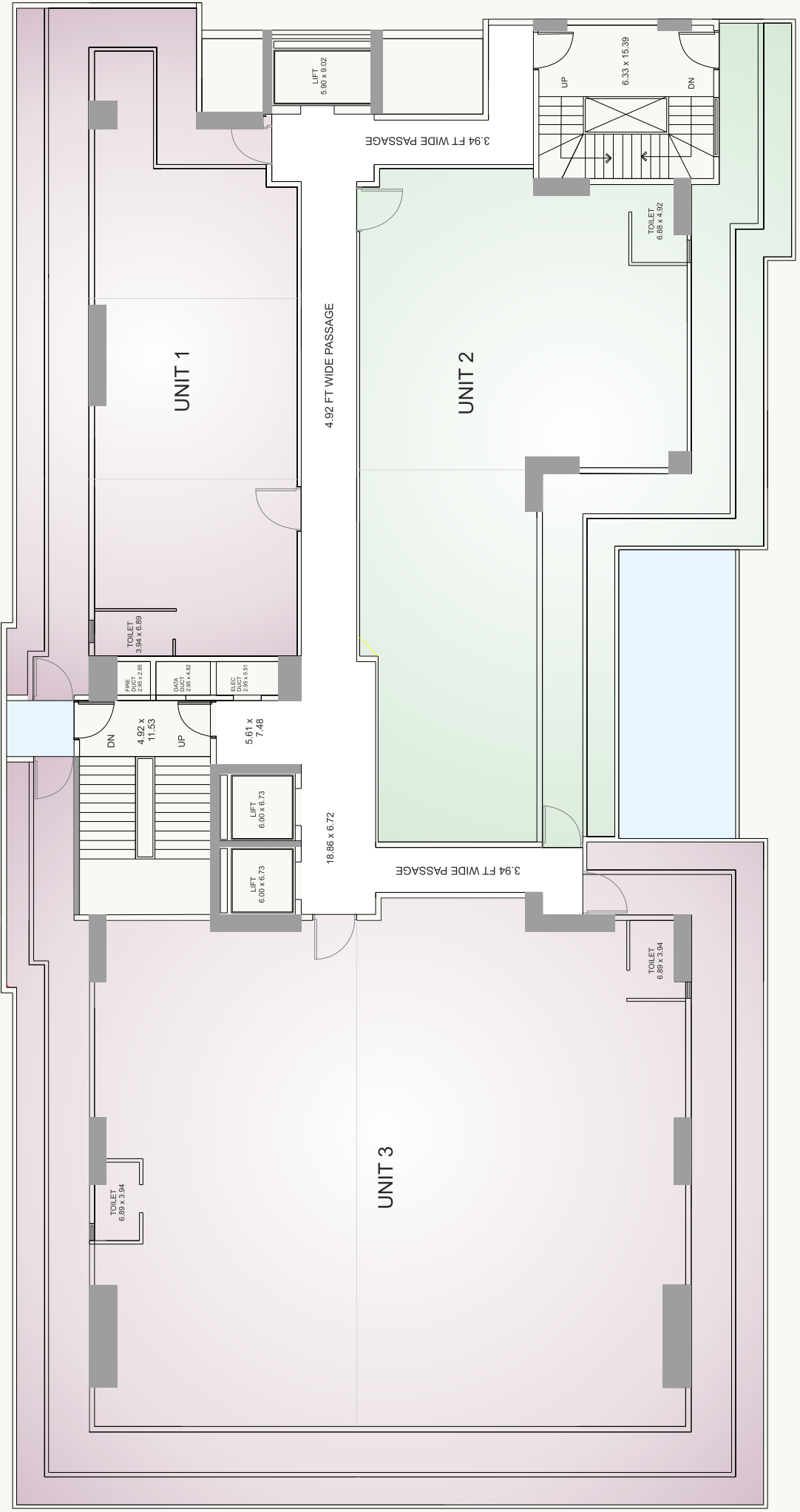
6th Floor Plan



Jaswanti Landmark



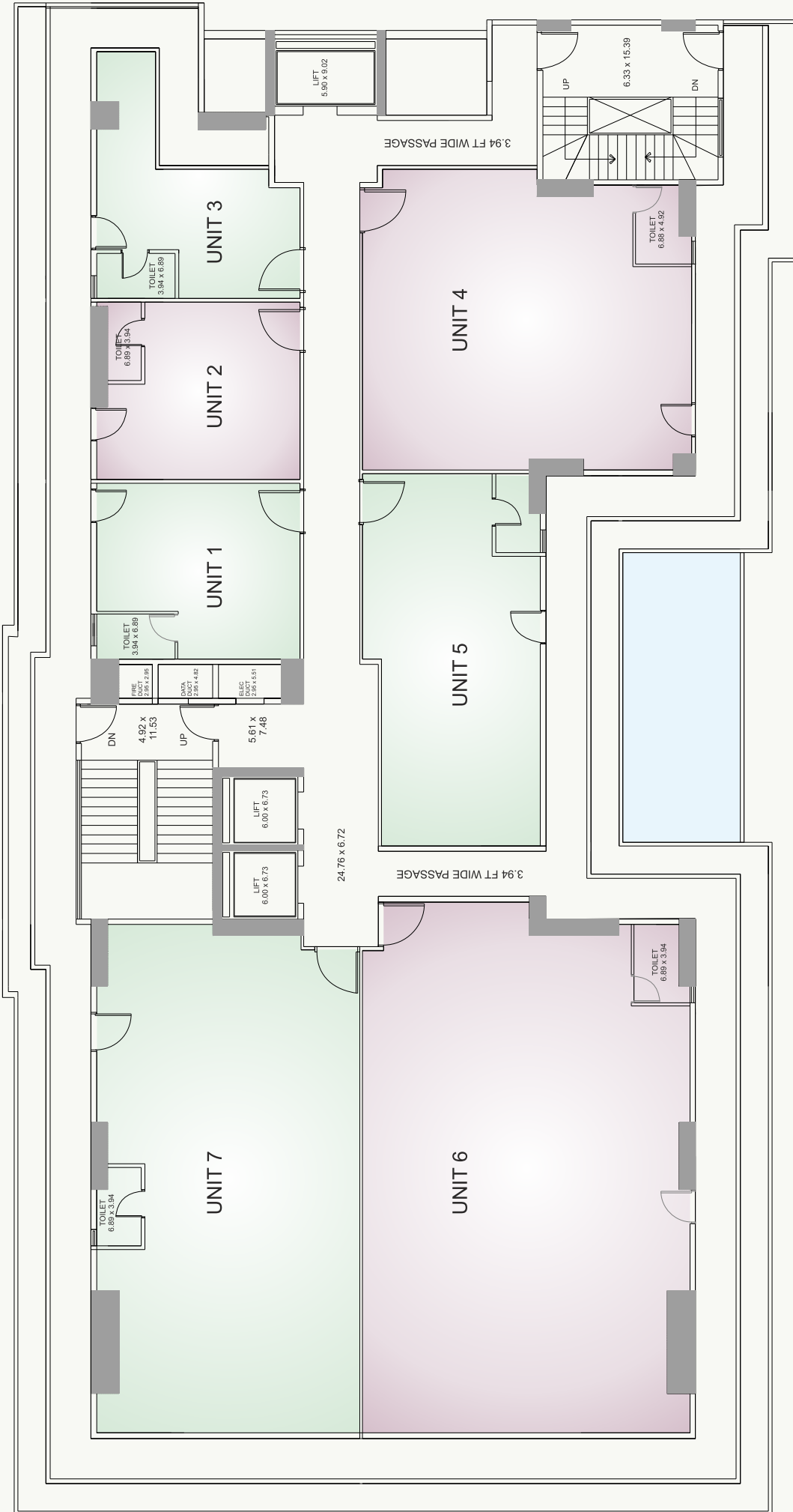
Typical Floor Plans



Jaswanti Landmark



Typical Floor Plans



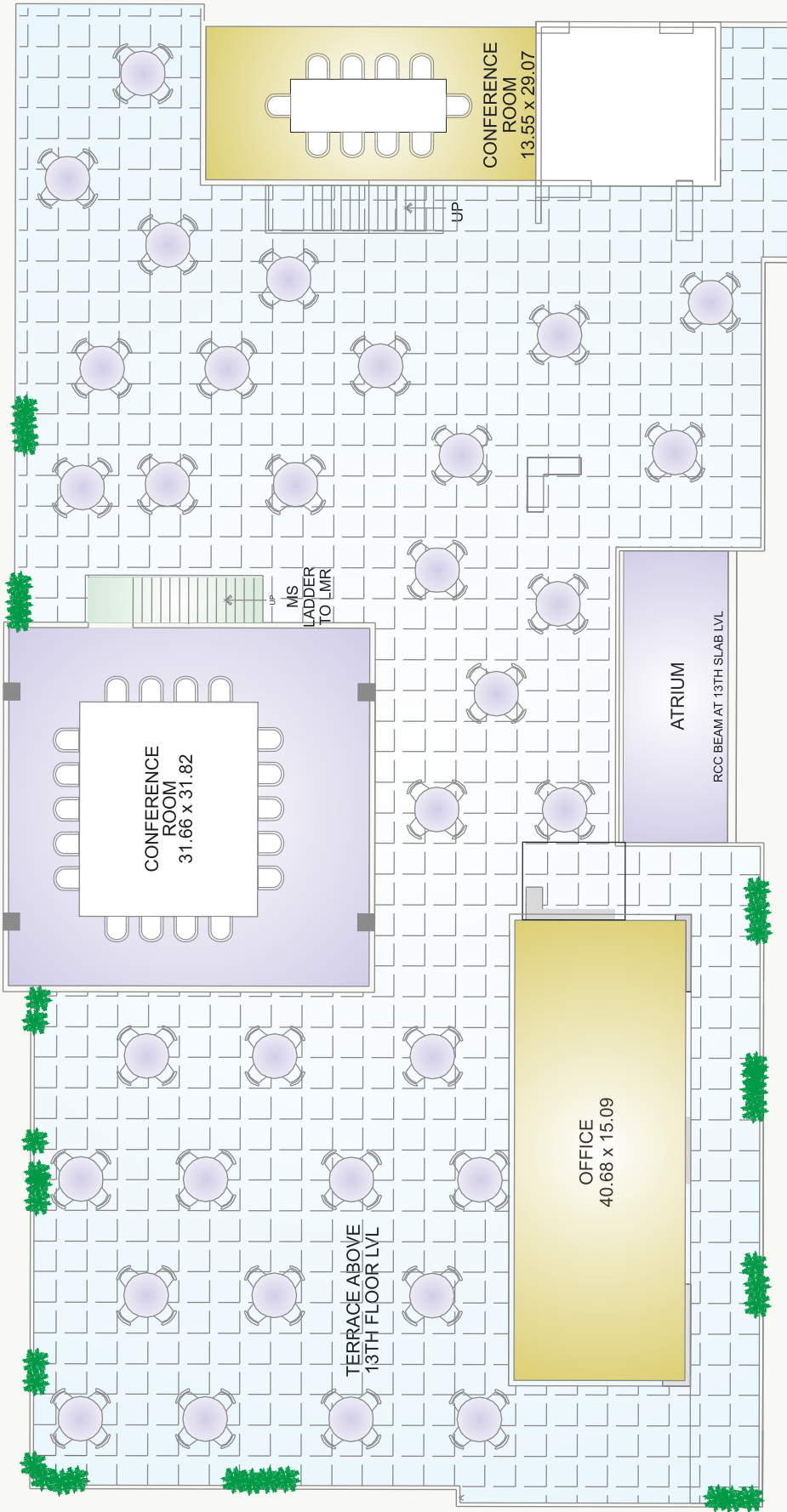
Jaswanti Landmark



Typical Floor Plans



Jaswanti Landmark



Terrace Floor Plan



Project Highlights

BUILDING FEATURES

Structure

- A+ Commercial Project of 2 Basements + Ground + 13 Floors
- Vastu Norms Compliant
- Magnificent energy efficient & sound insulated double glass cladding
- Quality landscaping and beautification at the ground level and terrace level

Floor Plate

- 7,500 sq. ft. usable carpet area each, with Floor Height of 13' 9"
- Choices of spaces ranging from 1,500 to 11,500 sq. ft.

BASIC AMENITIES

- Aesthetically pleasing and air conditioned entrance lobby
- Schindler Passenger Elevators with capacity of 12 Passengers each (3 in Number)
- Eros Car Lifts with capacity of 2,500 kgs. each (2 in Number)
- Ample connected power load from TATA power
- Power back up for common areas through DG set
- Additional space for air conditioners and condenser units provided on each floor
- Fire fighting systems available
- Ample capacity of water available through BMC and underground boring
- All types of connectivity like Leased / ISDN / V-SAT available
- Top level security, CCTV Cameras and Smoke detectors available in common areas
- Ample Parking facility for 80+ cars within the building

MAINTENANCE

Maintenance

- Building to be maintained by professional facility management agencies
- Engineering team for maintaining electrification, water and plumbing facilities and fire systems

LOCATION

Accessibility

- Highly convenient location on the main LBS Marg with railway station, bus, metro and express way connectivity within 2 kms
- Easy connectivity to current and proposed domestic, international airports and sea ports
- Easy accessibility from / to Powai Hiranandani & BKC

ADDITIONAL FEATURES

- Gym (6th level) - Crèche (6th level)
- Cafeteria (6th level)
- Conference Rooms for all types of group meetings with capacity of 15-40 people (14th level)
- Drivers Room (2nd level)
- Signage and branding space available at ground floor, 1st Floor, office directory and terrace



Jaswanti Landmark





Jaswanti Landmark



ASHRAY GROUP
No Ceiling on Excellence

Developers

M/S ASHRAY PROPERTIES

11/12, Nagarwala Colony,
Opp. Laxmi Narayan Shopping Center,
Poddar Road, Malad (E), Mumbai - 400 097.
Tel: 2883 3006, 2883 4063
E-mail: sales@ashrayrealtors.com

R.C.C. Consultant: Dwijen Bhatt
Legal Advisor: I.C. Legal

Site Address

JASWANTI LANDMARK

Mehra Industrial Estate, LBS Marg,
Vikhroli (W), Mumbai - 400 079.
Mobile: 9821405544, 9321105544

E-mail: landmark@ashrayrealtors.com
Website: www.ashrayrealtors.com

All plans, drawings, amenities, etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer.

All renderings, floor plans, pictures and maps are the artist's conceptions and are not the actual depictions of the building, its walls, roadways or landscaping.

Dimensions in plan are mentioned in British systems for user's ease.

Conversion: 1 SMT = 10.764 sq.ft | 1 RMT = 3.28 ft