

Phase II: XXX of XXXX dated XX.XX.XXXX
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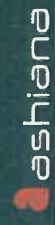
Curated Kid Centric Residences



Actual Resident of Ashiana

aaroham

aaroham
Curated Kid Centric Residences



Phase I: 117 of 2025 dated 25.11.2025
Phase II: XXX of XXXX dated XX.XX.XXXX



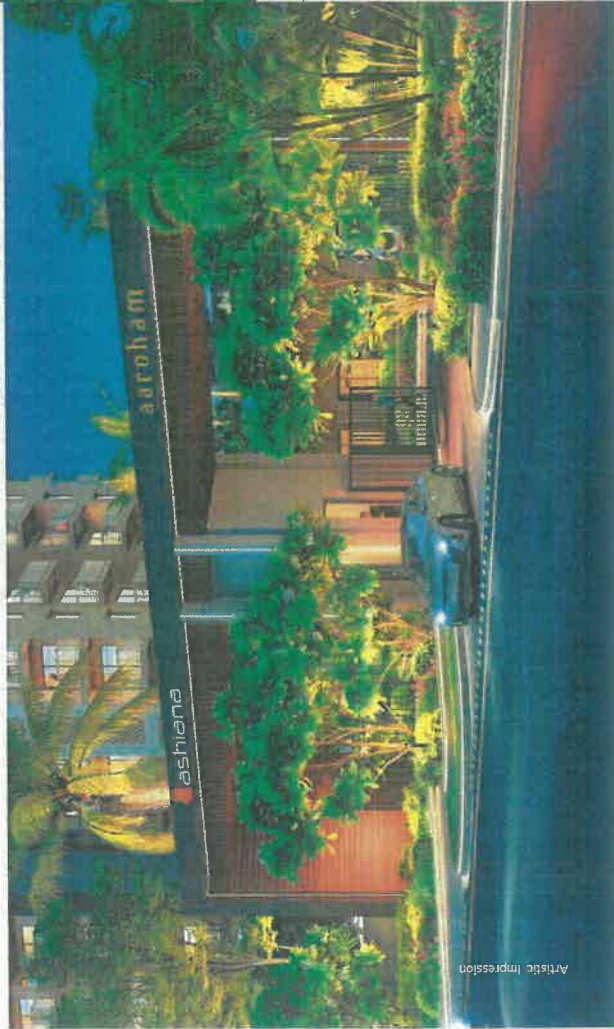
A Childhood, Thoughtfully Designed

Welcome to Aaroham, where every detail is an invitation to play, explore, and grow. This is more than a home; it's a childhood thoughtfully designed.

Curated Kid Centric Residences bring the magic to life, turning acres and amenities into a landscape of endless possibilities.

***Because Childhood
Deserves More
Than Promises***

- + 470,469 sq ft (43,708 sq m) of thoughtfully planned living
- + 6 towers with 542 residences and 8 commercial units
- + At the center stand two key landmarks a grand clubhouse and a thoughtfully designed Learning Hub
- + Experience exclusive benefits like traffic-free zones, safe green spaces and Playtopia

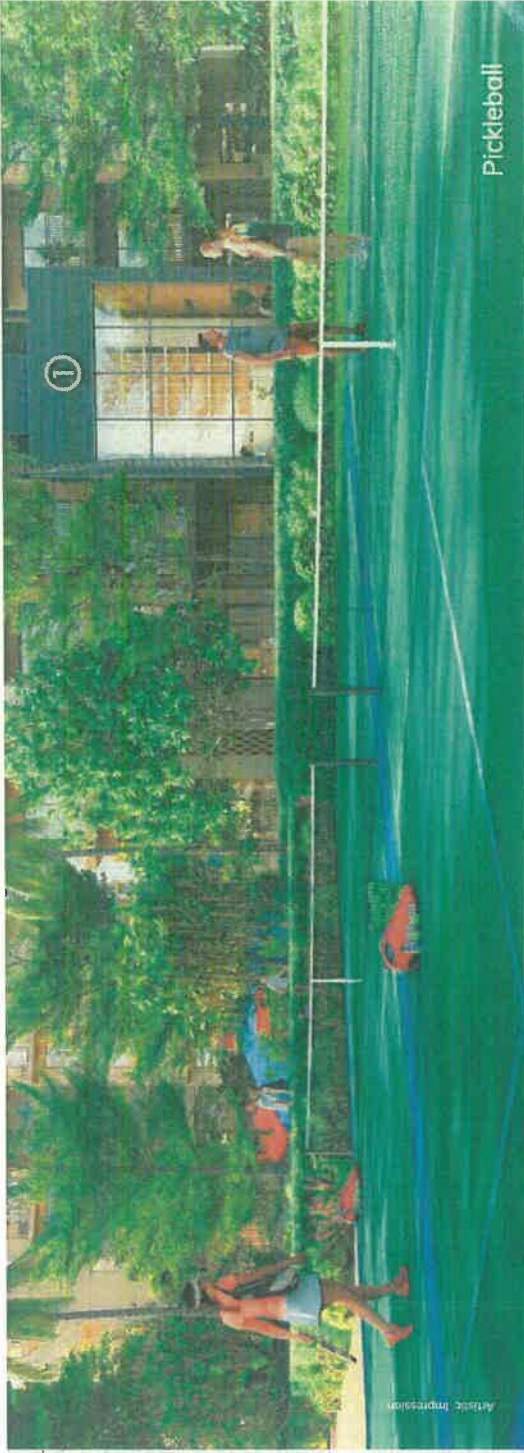


Project Highlights

- | | | | | | |
|---|---|---|---|---|-----------------------------------|
|  | Low-density Community with Wide Open Vistas |  | Smartly Planned Vehicular Movement for Safety |  | Playtopia with Multiple Amenities |
|  | International Standard Sports Facilities |  | Landscaped Gardens | | |

*Where Unsteady
Steps Lead To
Unstoppable Journeys*

Every childhood deserves the space to fail,
rise and play again. Aaroham delivers arenas built
for resilience and dreams.



Sports Amenities



Football Field



Basketball Court



Box Cricket Arena

Adventure Zone



Tennis Courts



Pickleball



Seating Area



*The Heart Of
Kid Centric Homes,
Where Learning Comes Alive*

The Learning Hub



Reading
Hub



Art & Craft
Room



Music
Room



Dance
Room



Workshop
Room

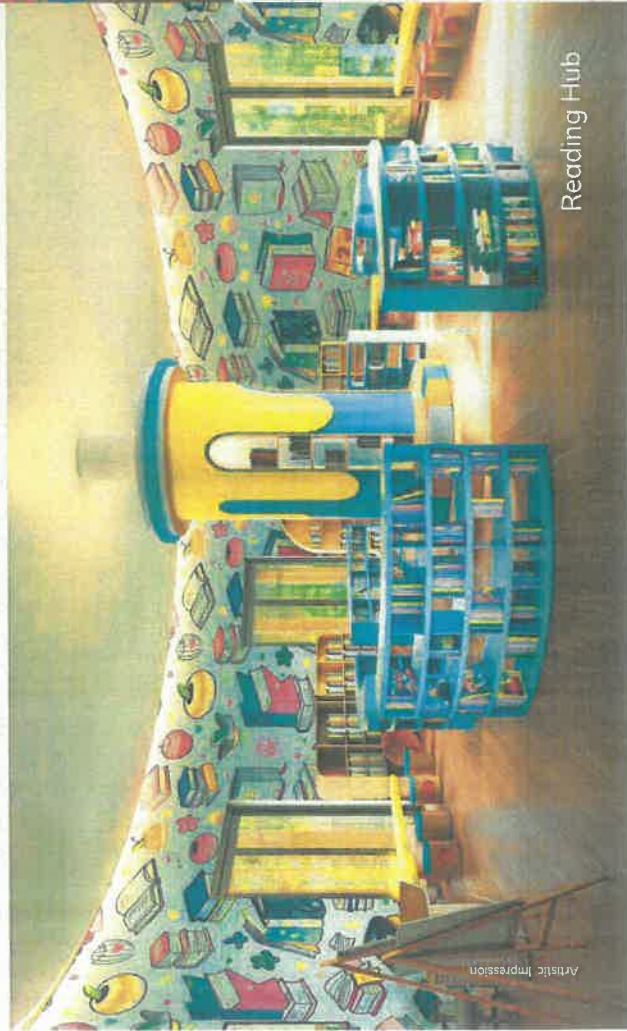


Study
Room

***Not Just Activities,
A Curriculum For Life***

Through the Live & Learn programme, every child's curiosity and creativity are nurtured helping them explore, grow, and gain confidence.

Curated by Hearth Education Advisors and guided by a full-time learning hub coordinator.



Artistic Impression



Artistic Impression

Programme Highlights

- + A balanced mix of STEAM + arts + performance + sports
- + Dance, theatre, music, art & craft, painting and public speaking
- + Weekly and monthly activity calendars
- + Events, competitions and excursions
- + Tink-ups with professional coaches and academics

The Club

Because parenting is easier when every family member has the space to recharge.



Artistic Impression

The Club



Indoor Gym

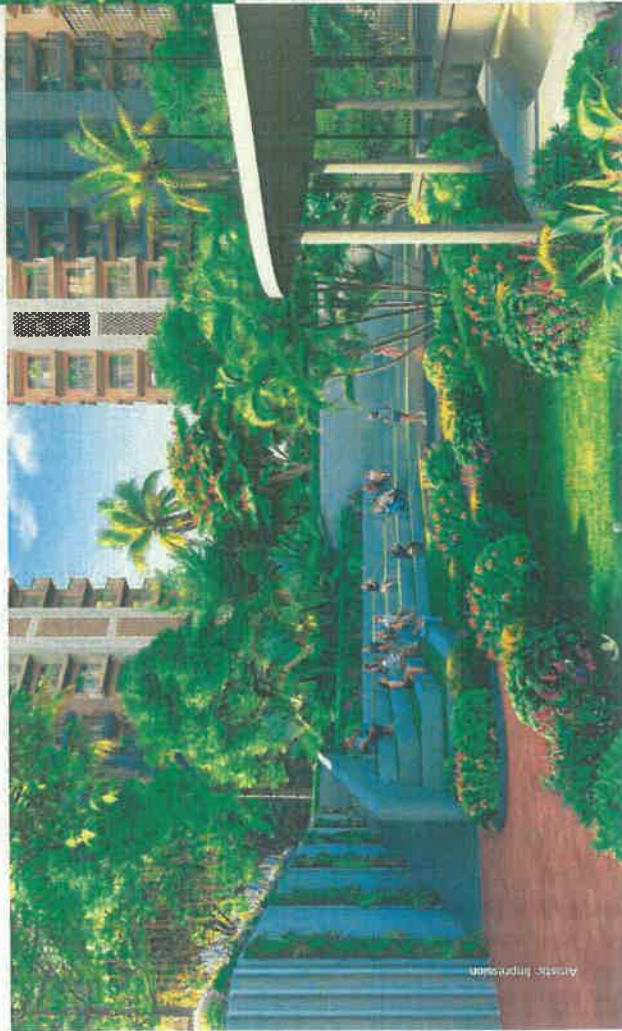
Artistic Impression

The Club Amenities

- Infinity Swimming Pool with Kids' Pool
- Indoor Gym & Wellness Centre
- Squash Courts
- Dedicated Social Zones & Café
- Multi-purpose Hall
- Media Lounge
- Badminton Courts

***The Rarest Wonder
In Gurugram, Open Space***

More than two-thirds of Aaroham is green, safe and open. Because freedom isn't built in square feet, but in the spaces between them.



Landscape Highlights



Miyawaki Forests



Amphitheatre



Tree Court & Shaded Sit-nuts



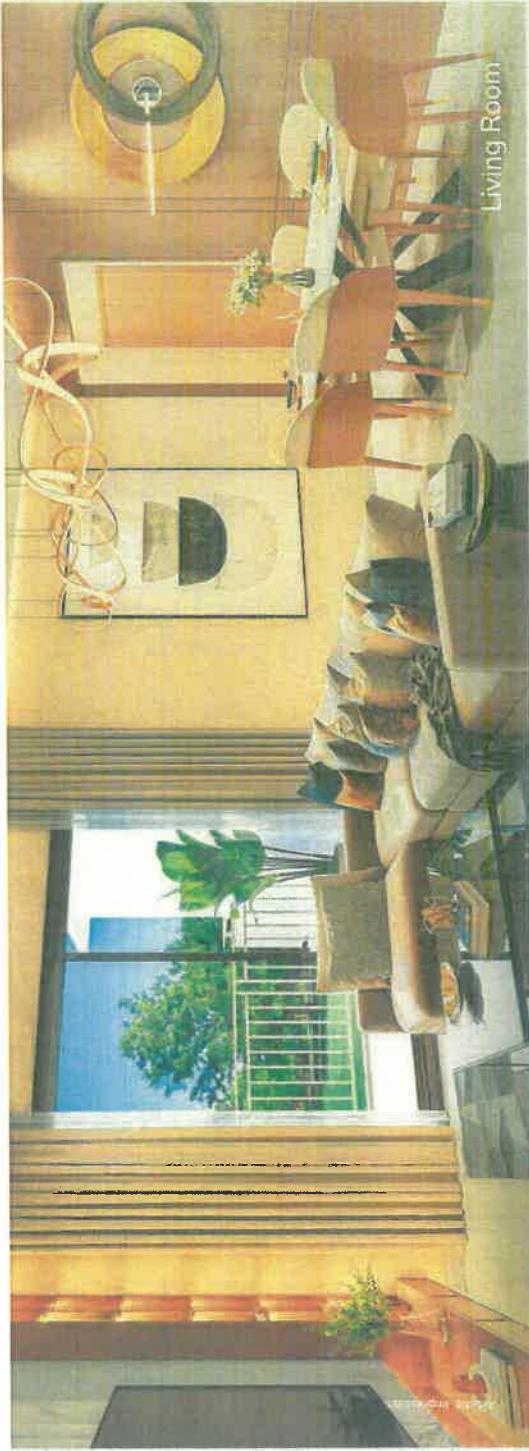
Meditation & Yoga Lawns



Fitzinger's Garden

*Every Home
Designed With Care
You Can Measure*

Comfort isn't an add-on; it's built
into every square foot.



Living Room



Master Bedroom

Apartment Highlights



Spacious Layouts with
Privacy-focused Design



Attached Balconies with
Every Room



HEPA-Filtered
Ventilation



Concierge Services for
Clean Interiors



Hot & Cold Inverter
ACs in All Rooms

*Where Style Meets Serenity,
& Every Balcony
Welcomes Fresh Air*



Balcony



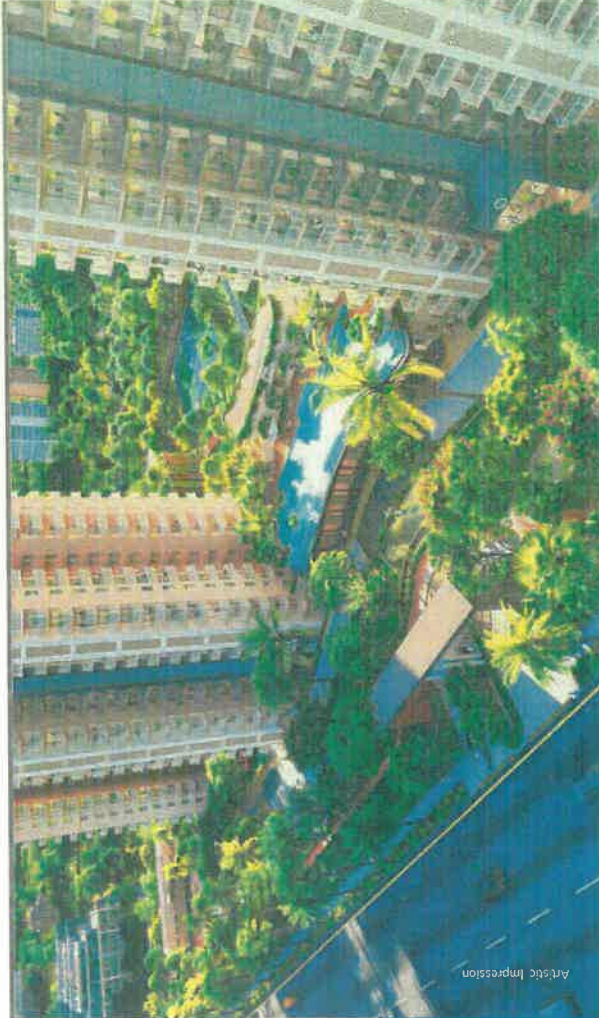
Kitchen

Apartment Highlights

- Fully loaded modular kitchen with branded fittings
- Equipped with cabinets, chimney, hob, oven, and under-counter RC
- Private, airy deck designed for seamless indoor-outdoor living
- Cross-ventilation and natural light

**Connected To Everything,
Surrounded By Calm**

Sector 80 Gurugram offers the rare
balance of convenience and tranquility.



Proximity Highlights

- 📍 5 minutes to Karna Lakshmas
- 📍 10 minutes to premium malls & entertainment hubs
- 📍 15 minutes to top schools
- 📍 15 minutes from top hospitals
- 📍 Excellent connectivity via NH-48 & Dwarka Expressway

Distance Chart

Hotels and Restaurants	Time Taken
Karma Lakelands	5 Min
McDonalds	6 Min
Heritage Village Resort and Spa (Manesar)	9 Min
Hyatt Regency	11 Min
Panchgong	16 Min

Malls & Shopping Complex	Time Taken
Elan Marcado	5 Min
Iris Broadway (Sec-86)	9 Min
Entertainment Mall (Sec-83)	10 Min
Elan Imperial	10 Min
M3M Cornerwalk (SPR)	14 Min
Elan Miracle (Sec-84)	16 Min
Reach - 3 Roads (Sec-70/SFR)	21 Min
Elan Epic (Sec-70/SFR)	21 Min

Hospitals	Time Taken
Miracles Apollo Hospital (Sec-82)	9 Min
Fortis Hospital (Manesar)	12 Min
Aary Hospital (Sec-90)	13 Min
Medanta Hospital (Sec-38)	29 Min
Artemis Hospital (Sec-51)	38 Min

Schools & Universities	Time Taken
St. Xavier's High School (Sec-81)	8 Min
DPS (Sec-84)	12 Min
Matrikiran School (Sec-83)	13 Min
Vega School	14 Min
St. Andrew's World School	15 Min
DPS International (Sec-50 Extn Road)	28 Min
St. Xavier's School (Extn Road)	28 Min
Scottish High International School (Sec-57 Extn Road)	35 Min

*Time may vary depending on traffic



*Map is for representation purpose

Manesar, Gurgaon, India

4 BHK + 4 Toilet

Carpet Area

1521 sq ft

398 sq ft

141.32 sq m

36.94 sq m



3 BHK + 3 Toilet

Carpet Area	Balcony Area
1259 sq ft	330 sq ft
116.99 sq m	30.70 sq m



3BHK + 3 Toilet

Carpet Area

1223 sq ft

113.62 sq m

Balcony Area

346 sq ft

32.16 sq m





3 BHK + 3 Toilet

Carpet Area	Balcony Area
1057 sq ft	285 sq ft
98.23 sq m	26.46 sq m

4 BHK + 4 Toilet

Carpet Area

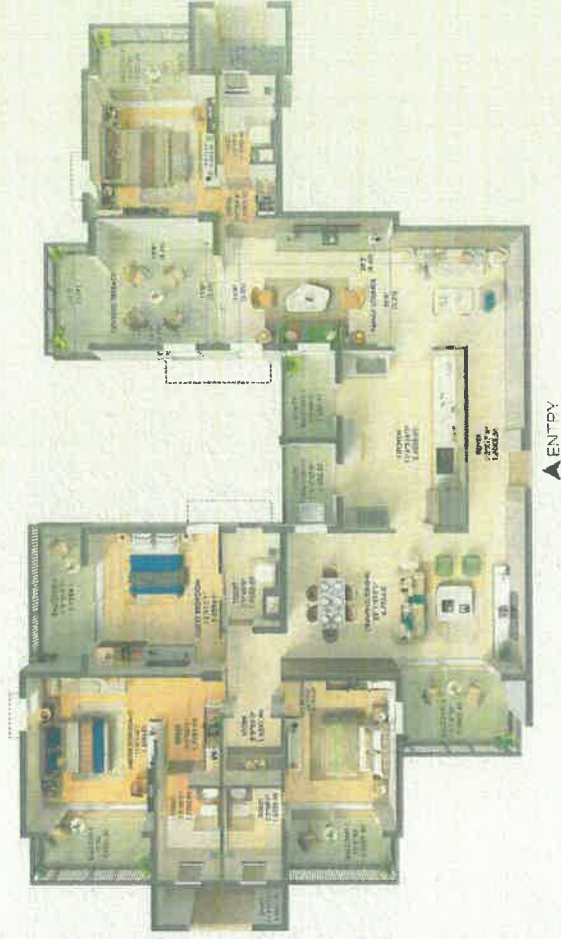
1919 sq ft

178.25 sq m

Balcony Area

631 sq ft

58.65 sq m



5 BHK + 5 Toilet

Carpet Area | Balcony Area

2366 sq ft | **729 sq ft**

219.80 sq m | **67.70 sq m**



Duplex 4 BHK

Carpet Area	Balcony Area
2099 sq ft	547 sq ft
195.02 sq m	50.80 sq m



DUPLEX TYPE - 4BHK LOWER LEVEL



DUPLEX TYPE - 4BHK UPPER LEVEL

Duplex 4 BHK

Carpet Area	Balcony Area
2613 sq ft	572 sq ft
242.73 sq m	53.16 sq m



DUPLIX TYPE 2 LOWER LEVEL



DUPLIX TYPE 2 UPPER LEVEL

Specifications Phase -1

Space	Flooring	Walls	Chalkhnts	Door Shutters	Windows	Fixtures/Fittings
Living/ Dining/ Lobby	Vitrified tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Minor dips - Filled steel section/ wooden finish	1.5m door, 2 hour fire rated MS door shutter with handle & lock system with magic eye	Powder coated/ anodized aluminium or UPVC windows with 6mm thick high performance glass	Modular electrical switches with remote operated fan for remote operated fan
Master Bedroom	Master bedroom: Wooden vitrified texture tiles Other bedrooms: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Wooden finish door with engineered door frame	2.5m thick door flush door with both side handle - 1.5m with marble lock & lever handle	Powder coated/ anodized aluminium or UPVC windows with 6mm thick high performance glass	Modular electrical switches with remote operated fan for remote operated fan
Kitchen	Vitrified tiles with epoxy grout	600mm high ceramic tiles DADO above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	Powder coated/ anodized aluminium	Powder coated/ anodized aluminium ventilation doors windows with 6mm thick high performance glass	N/A	Kitchen platform in quartz/granit - stone/ vitrified tile slab with stainless steel sink with drain board, overhead hob, under-counter BO, wooden cabinets, stainless dish washer & oven to be provided. Ceiling fan or ceiling wall fan in kitchen
Master Bathroom	Master bathroom: Combination of vitrified wooden texture tiles, small ceramic tiles on floor & DADO. Epoxy grout on floor only. Other bathrooms: Ceramic tiles on floor /DADO. Epoxy grout on floor only	Ceramic tiles up to height of 2350mm	Wooden finish door with engineered door frame	35mm thick door/flush door with both side handle - 1.5m with marble lock & butt handle	Powder coated/ anodized aluminium or UPVC windows with 6mm thick high performance glass	Bowl type over the counter wash basin of POU. All other or convenient glass partition in master/bath toilet, counter top wash basin in kids & guest toilet & counter top wash basin in master toilet with vanity counter, wall mixer & basin mixer of famous/ reputed equivalent, other CP fittings of famous/ reputed brand. Prayag or equivalent mirror, towel rack & bath mats. Provision of ceiling/wall fan in bathrooms
Balcony	Ceramic tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	Provision of ceiling/wall fan in balcony

Technical Specifications

Electrical Works	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs.
Structure	Reinforced cement concrete frame structure or load-bearing masonry structure in accordance with applicable earthquake zone and BIS codes.
Telephone/TV	TV points provided in the drawing/dining room and in all bedrooms. Telephone point provided in the drawing/dining room and master bedroom only.
Lift	Two passenger and one service lift in each block with generator backup.
Piped Gas	Provision in the kitchen with piping and a meter.
Generator	8 KW for 3/4 BHK and 12 KW for 5 BHK / duplex; power backup in each apartment with 50% diversity and full power backup for common services.
Air Conditioning	Fully fitted inverter air conditioners (hot and cold) in all bedrooms and the living room, with copper piping & bracket for the outdoor unit.
Fresh Air	Treated fresh air unit in one location in the common area and the master bedroom.
Other Facilities	Provision for a washing machine point provided at suitable location and provision for DTH television broadcast. DTH antenna installation is allowed only on the roof terrace and not with each unit. Exhaust fans provided in all toilets & kitchen. Geyser is provided in toilets & kitchen. False ceiling & coves will be provided in foyer/kitchen/lobby, guest room and all toilets. As per architect's approval.

Aaroham Consultants

Architect:
Syed Mohammad Imran
BIAS+ Architecture

Structural Consultant:
Dr. Rejeev Dua
Optimization Consultants

Landscape Consultant:
Mr. Madhup Mazumdar
Design Accord

Electrical, PHE, Fire Consultant:
Mr. Anand Havelia
Consummate Engineering Services (P) Ltd.

Master Planning and Child-Friendly Design Consultant:
Dr. Suresh Chatterjee
IKCA

*Where The Vision Of Inspiring
Childhood Becomes A Reality*

aaroham
Curated Kid Centric Residences



Artistic Impression

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.

- Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
- 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.
- Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only unless mentioned otherwise.
- 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 this project please refer www.haryanaera.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: Ashiana Housing Limited ("Promoter") is developing a residential group housing project, "Ashiana Aaroham", on Plot No. GH-4, measuring 43.708 sqm in Sector-60, Mansarovar, Gurugram allotted by HSIIDC, HSIIDC approved building plans for the project vide Memo No. HSIIDC/FPD/M7M/2025/1050 dated 06.10.2025, along with all requisite permissions. "Ashiana Aaroham" comprises of 6 (six) residential blocks (Residential Block) along with common areas, amenities and facilities reserved for Residential Block and 1 (one) commercial block comprising of shops (Convenient Shopping Block) along with common areas, amenities, and facilities reserved for Convenient Shopping Block, totalling 542 apartments and 8 shops and learning centre, to be developed as per approved plans ("Whole Project").

Phase I of the Whole Project comprising of Residential Block no. 3 and 4 and common areas and facilities reserved for Residential Block and convenient shopping block along with common areas and facilities reserved for convenient shopping block is registered under REFA bearing registration no. 117 of 2025 dated 25.11.2025 and named as "Ashiana Aaroham Phase I".

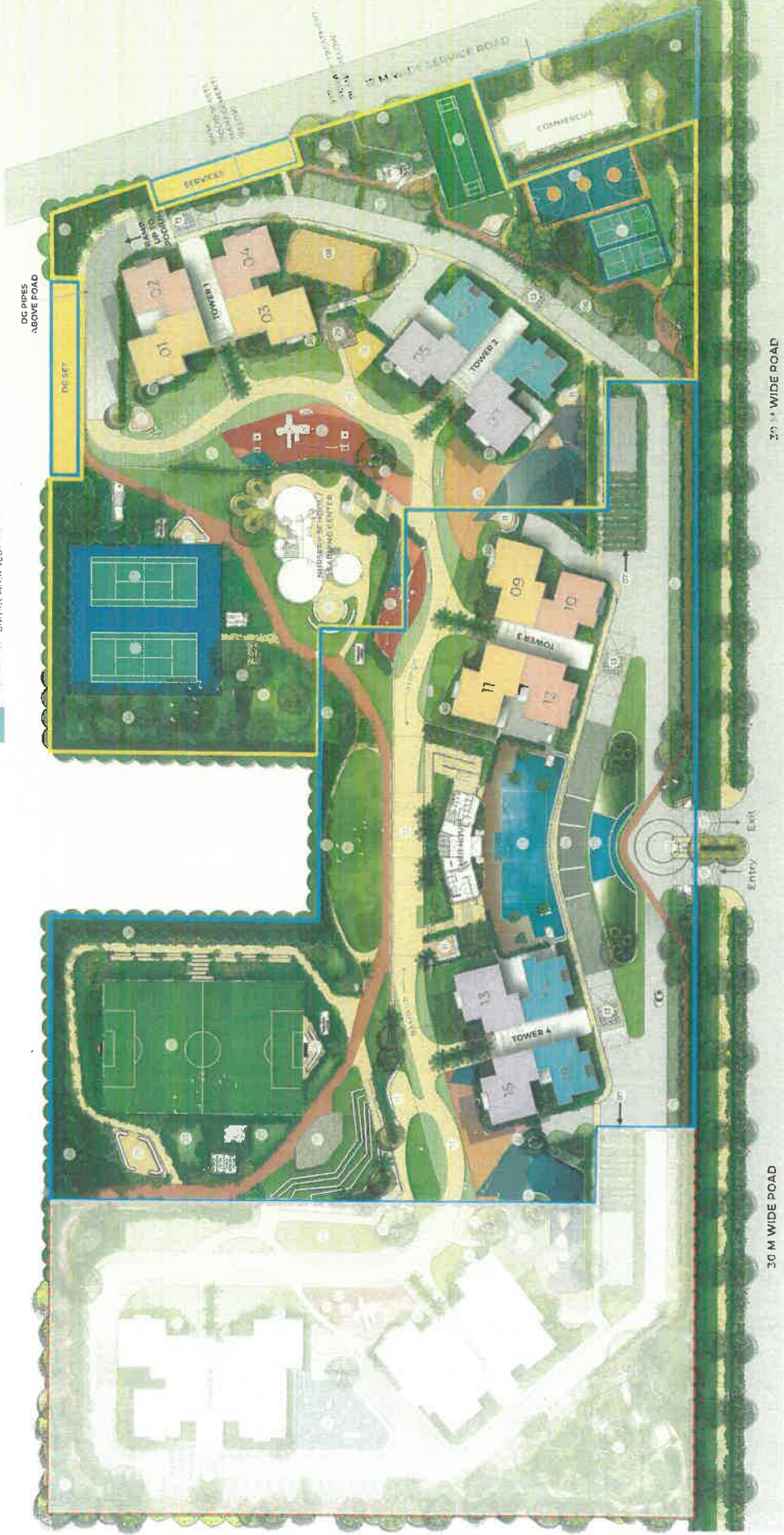
Currently, the Promoter is undertaking development of Phase II of the Whole Project ("Sold Project"), which includes Residential Blocks bearing no. 1 & 2 along with common areas amenities, and facilities reserved for Residential Block being developed with Sold Project and learning centre being developed with Sold Project collectively referred to as "Ashiana Aaroham Phase II".

Site Map

DATE: 15/05/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PHASE I
 PHASE II
 NATURAL DEVELOPMENT

Risk Area: Upper Area-1521
 Risk Area: Lower Area-1522
 Risk Area: Carport Area-1223
 Risk Area: Carport Area-1037



Common facilities for the project to be developed with Phase I & II

1. ENTRY/EXIT
2. GUARD HOUSE
3. WATER FEATURE WITH SCULPTURE
4. SWIMMING POOL
5. SURFACE PARKING
6. ENTRY/EXIT TO PASEMENT
7. SKATING RINK
8. BOX CRICKET
9. SOCIAL STEPS
10. SEATING PAVILLION
11. PRIVATE GARDEN
12. PLANTER WITH SEATING
13. PICKLEBALL COURT
14. AMPHITHEATRE AND STAGE
15. FOOTBALL COURT
16. CLUB LAWN
17. LAWN TENNIS COURT
18. FITNESS COURT
19. MIMARI PLANTATION
20. NODE-1
21. SOCIAL STEPS
22. PODIUM LAWN
23. SEATING PAVILLION
24. PRIVATE GARDEN
25. PLANTER WITH SEATING
26. WALKING/JOGGING LOOP
27. DENSE PLANTING
28. PLAY ZONE

To be developed with future phases

6. SURFACE PARKING
11. STOUT CORNERS
13. TOWER DROP OFF
- 15A. FITNESS COURT
- 25A. DOOR STEP-1
- 26A. DOOR STEP-2
28. PODIUM LAWN
29. SEATING PAVILLION
30. PRIVATE GARDEN
31. PLANTER WITH SEATING
32. WALKING/JOGGING LOOP
33. DENSE PLANTING
36. PLAY ZONE

Phase	Area	Description	Whole project
Phase I	Upper Area-1521	Residential Block (Powerwall Support - 1st)	Whole project
Phase I	Lower Area-1522	Residential Block (Powerwall Support - 1st)	Whole project
Phase I	Carport Area-1223	Carport Area-1223	Whole project
Phase I	Carport Area-1037	Carport Area-1037	Whole project