



*Redefining Luxury*  
with Spacious Carpet





**A R Shelar** Presents **Ashok Vatika**, is an exclusive project located in picturesque nature.

We offer you an environment that you can truly call your very own private haven.

Come, discover space as it unfolds new dimensions that you have never experienced before.

Majestic Views, Modern Living, away from City yet so near, with lots of Open Spaces.



### Vision

To be a trusted Real Estate brand creating a harmony between customer's happiness, environmental preservation and society's progress.



### Mission

We are on a mission to serve families with 3Cs i.e Comfort, Confidence, Creativity.



### Strength

Raising the benchmark of quality of life for our customers, optimising the quality of construction with the use of cutting edge technologies.



**Ashok Vatika** is the most strategic location of vangani. It is very near to important railway station is just 4 minutes walking away.

The Prominent Highway Connectivity has transformed the importance **Ashok Vatika** and made it a futuristic location.

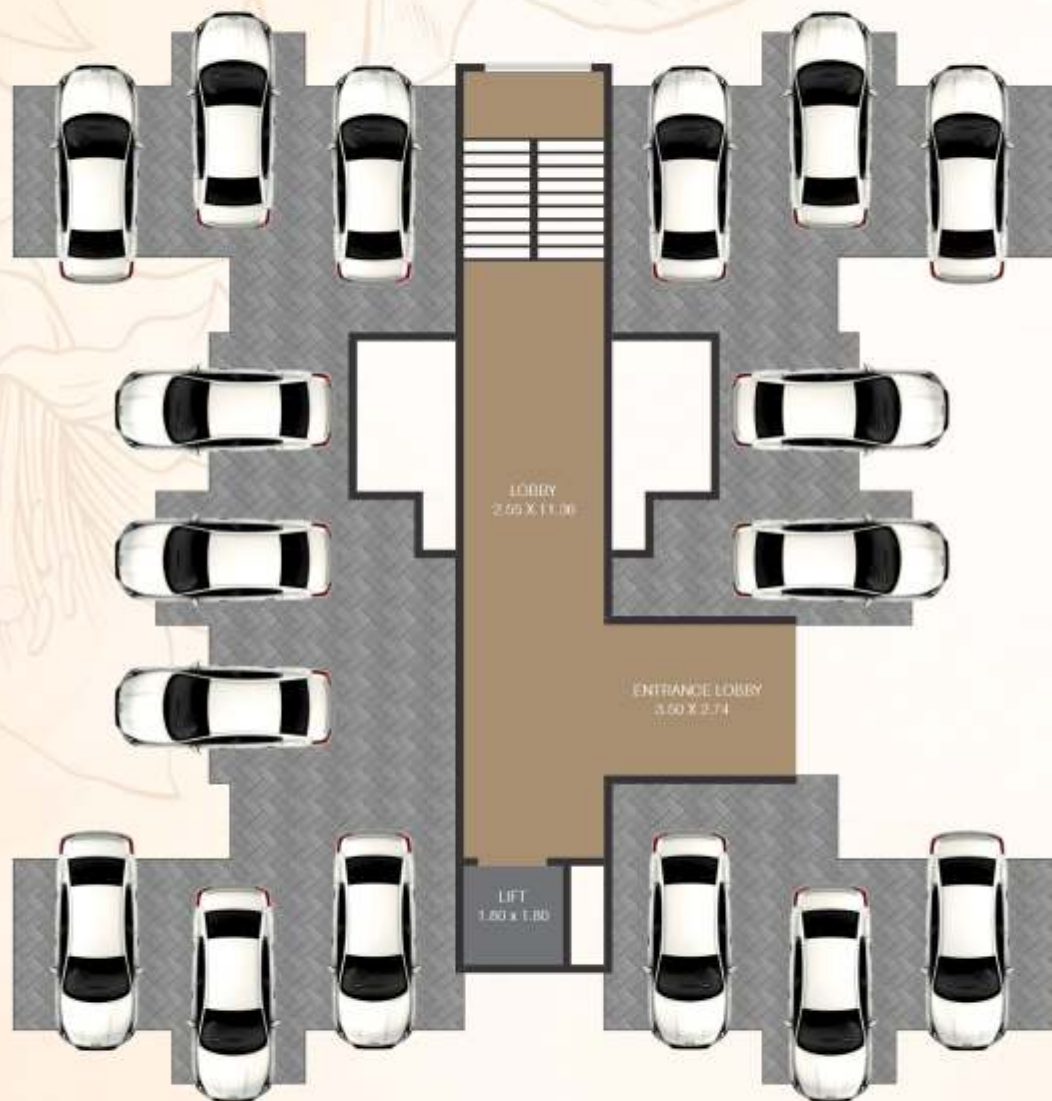
Vangani, Shivmandir road is prime residential location is currently the focus of major developers due to its uprising areas and prominent developments.











## GROUND FLOOR PLAN

BLDG. NO. 01, 02, 04 & 05



## FIRST TO SEVENTH FLOOR PLAN

BLDG. NO. 01, 02, 04 & 05



Many Try to find new ways to celebrate  
While a few celebrate life every day

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Come Closer to life







## GROUND FLOOR PLAN

BLDG. NO. 03



## FIRST TO SEVENTH FLOOR PLAN

BLDG. NO. 03



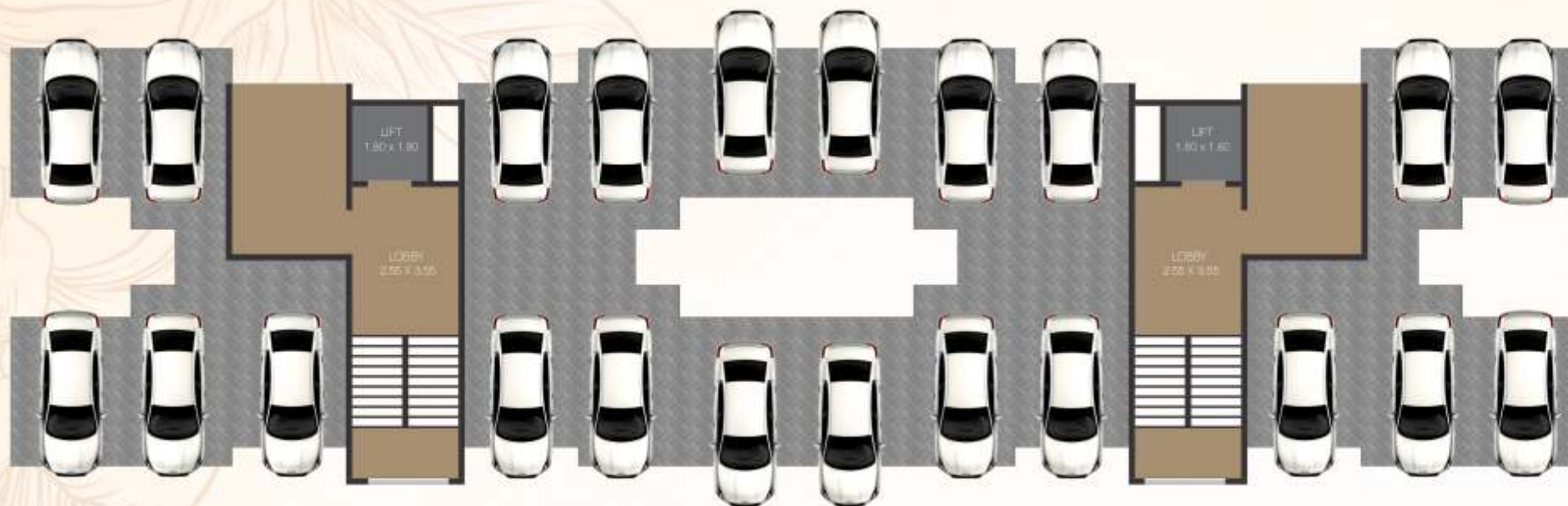


Many know what luxury means.  
while few understand the true meaning

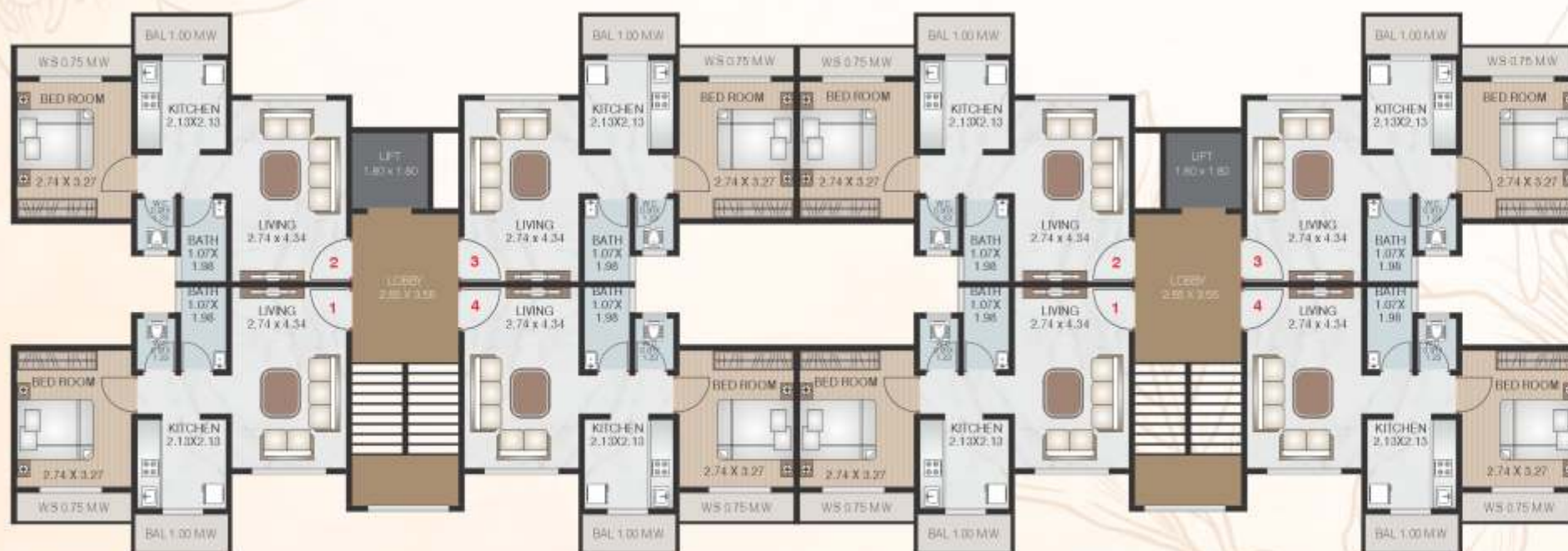
Come Closer to individuality







**GROUND  
FLOOR PLAN**  
BLDG. NO. 06



**1ST TO 7TH  
FLOOR PLAN**  
BLDG. NO. 06





2 BHK Isometric View



  
**A. R. SHELAR**  
BUILDERS & DEVELOPERS



Many Travel far to experience bliss,  
Well some know it's a state to mind

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Come Closer to your closer ones



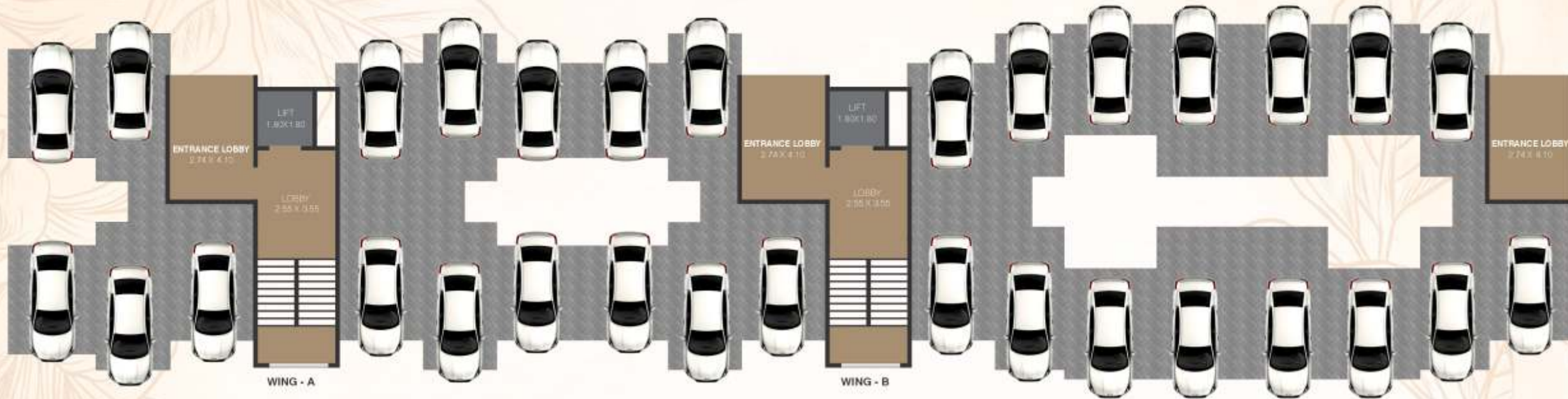


# 1 BHK Isometric View

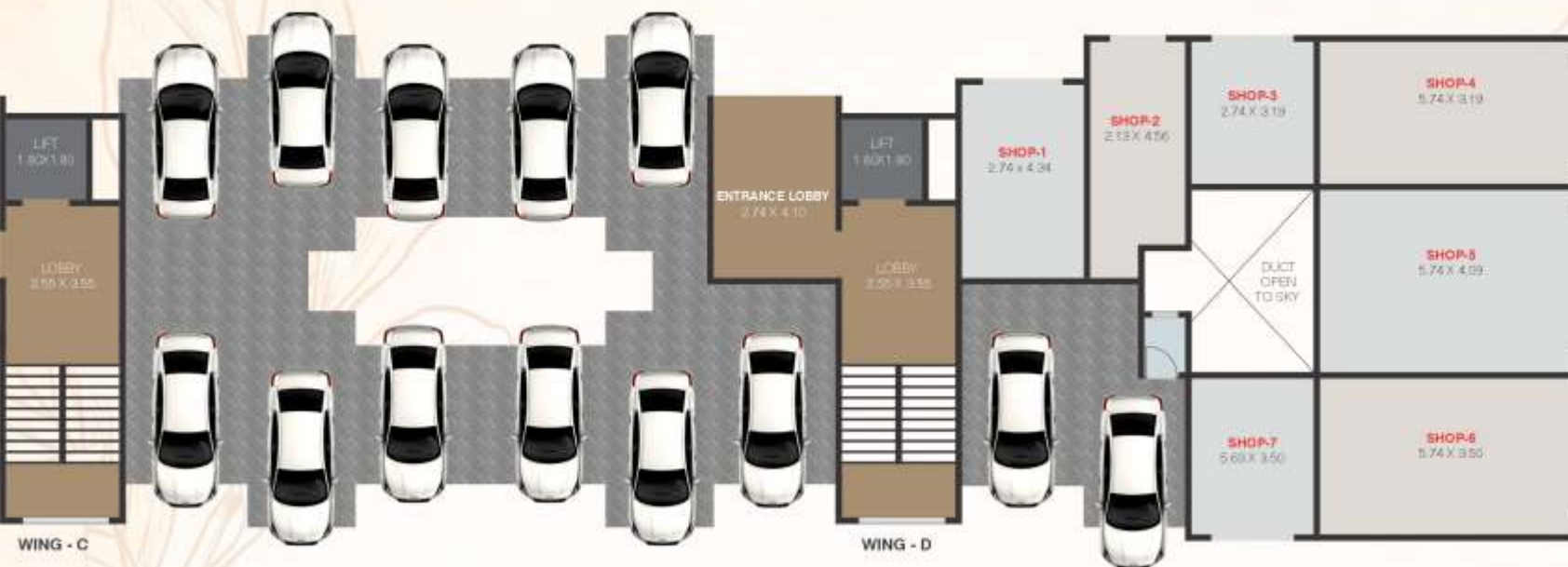


**ashokvatika**  
VANGANI - EAST  
*Luxury in Budget...*











## Where you have the time of your life every day

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Like we said initially, life becomes beautiful only if we desire to make it so. The host of facilities complement your lifestyle the best and open the gates to as life that's meaningful. Every day.



International School



Shops & Offices



Internal Road



School Bus



Stilt Parking



Main Entrance Gate





Landscaped Garden | Kids Play Area | Senior Citizen Sitting Area



## LIVING ROOM

Spacious and Opulent



## BEDROOM

Your Dream Space



## KITCHEN

Smart - Efficient - Well Designed



## Bathroom

Embellished in Luxury

## PROJECT HALLMARKS

1 & 2 BHK Premium Residences

G + 7 Storied Building Complex

Just 4 minutes Walking from  
Vangani Railway Station

Strategically Located in  
between Kalyan Highway &  
Vangani Railway Station

Uninterrupted View of  
Beautiful Nature

Clear Title & Rera Approved Project

Approved Group Housing Project

Collector Plan Pass Project



# SPECIFICATIONS

## Flooring

- ◆ Vitrified flooring for entire flat & Anti Skid ceramic flooring to terraces, Dry Balconies & Toilets.

## Doors & Windows

- ◆ Decorative Laminated Main door with Designer Fittings.
- ◆ Flush Door Shutters to all rooms with Standard Fittings.
- ◆ 3 Track Powder coated Aluminum Sliding Windows to attached terrace, Living, Bedroom .
- ◆ 2 Track Powder coated Aluminum Sliding Windows or Open able Aluminum Coated Doors to Kitchen Along with Exhaust Fan.
- ◆ Powder coated Aluminum Louvers with M. S. Grill from outside only to Toilet & Bath.
- ◆ Granite Window Sills to Toilet Frames & Window.

## Living

- ◆ Provision for Intercom in Living.
- ◆ Designer POP in Living Room in 1BHK / 2BHK Flats.
- ◆ Railings are provided in Balcony or Dry Balcony.

## Bedroom

- ◆ Provision for Two Way Switches for Fan, Light in Master Bedroom of 1BHK/ 2BHK.
- ◆ Designer POP Molding in Bedroom.

## Toilets

- ◆ Concealed plumbing fittings of exclusive quality
- ◆ One Wash Basin is provided in Each Flat.
- ◆ Hot & Cold Water Diverter
- ◆ Colored glazed tile dado in Toilets up to lintel level.
- ◆ Branded Sanitary Ware provided in each flat.

## Kitchen

- ◆ Joint free 2X2 Flooring in Kitchen.
- ◆ Granite Kitchen Platform.
- ◆ ISI Mark Kitchen Sink.
- ◆ Dado Ceramic Tiles up to Lintel / Window Level above platform.
- ◆ Provision for Water Purifier.
- ◆ Provision for Washing Machine for Inlet & Outlet in Dry Balcony.

## Electric

- ◆ Concealed ISI Mark Copper Wiring.
- ◆ Television, AC & Cable Points in Living & Master Bedroom.

## Painting

- ◆ Oil bond distemper paints to walls internally.
- ◆ Acrylic paint externally along with White Primer.



a LIFE of  
Comfort &  
Convenience

## Elevators

- ◆ Branded High Speed Automatic Lift with Power Backup

## Water Source

- ◆ Overhead and Underground tanks with Ample Storage Capacity

## Additional Attributes

- ◆ Quality Checkers Flooring Finish in Compound Area.
- ◆ Special Water Proofing Treatment for Terraces.





A Project By

  
**A. R. SHELAR**  
BUILDERS & DEVELOPERS



MahaRera Regd. No.

**P51700053689**

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





**Airport & Panvel** ..... 25 Mints  
Via JNPT - Varodara  
Highway



**School & College**  
Dolphin English School ..... 5 Mints  
Mahatma Phule Vidya Mandir ..... 7 Mints  
Vidya Vikas School & College ..... 10 Mints  
B. R, Harne College of Engineering ..... 4.7 km.  
G. V. Acharya Polytechnic ..... 5.4 km,



**GYM & Fitness**  
Fitness Factory ..... 5 Mints  
We 5 Fitness ..... 7 Mints



**Petrol Pump**  
Hindustan Petroleum ..... 3 Mints



**Hill Station**  
Matheran ..... 7 km.

## Breaking Boundaries with Top Notch Connectivity

### Shopping & Market

Mahakali Supermarket ..... 3 Mints  
Vangani Market ..... 6 Mints  
Supermarket ..... 10 Mints



### Bank

SBI Bank ..... 5 Mints  
Union Bank ..... 5 Mints  
Apna Bank ..... 7 Mints  
Canera Bank ..... 10 Mints



### Hospital

Sai Seva Hospital ..... 5 Mints  
Spandan Hospital ..... 8 Mints



### Railway Station

Vangani ..... 6 Mints





A Project By



**Site Address :** Ashok Vatika, Shiv Mandir Road, Ward No. 2, Near HP Petrol Pump, Vangani (E) 421 503. Tal. Ambarnath, Dist. Thane, Maharashtra, India.

**Office Address :** A. R. Shelar Builders & Developers, Near HP Petrol Pump, Badlapur - Karjat Highway, Vangani (E) 421 503.

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**Call : 7308 567 567**

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Architect & RCC Consultant  
**Mr. Vivek Sanjay Bhoir**

Legal Adviosr  
**Adv. Kiran Banote**

Disclaimer : This perspective image may not be to the scale or may not represent actual facade / elevation. The details of windows, paints, elevation features, landscaping, ground development, tree etc. in this perspective is on artist's impression and would be different to actual construction of building and development. The viewer's of firm that he/she has not taken his her decision of purchase / booking by viewing this perspective. The company is not responsible for the action of the viewer's booking / purchasing a unit relying on this prospective.