

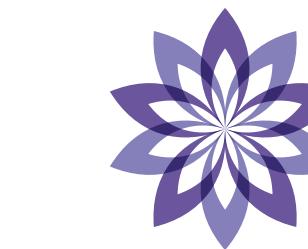
PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com | 1800 108 0009 | A row of small social media icons for Facebook, Twitter, YouTube, LinkedIn, and Instagram.

Site address: Shantigram, NR. Vaishnodevi Circle, S. G. Highway, Ahmedabad - 382 421, Gujarat, India.

RERA NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07338/140820
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2 BHK APARTMENTS

THAT ENABLE YOU TO #LIVEMORE

Aster is the newest residential offering in Shantigram – a township spread across approx. 600 acres. These 2 BHK apartments, because of its well-planned layout, utilises space well and complete your desire to live more with no compromise. What's more, Aster offers more amenities and more ways to live more. Come, experience #livemore at Aster. 2BHK apartments with better space utilization and planning, giving you all that you desire without compromising on anything.





ARTISTIC IMPRESSION

A 9'.9" X 3' FT. BALCONY FOR YOU TO #RELISHMORE VIEWS

Everyone dreams of a home with a balcony that gives them openness and fresh air. That is precisely what Aster has to offer. In a segment first, Aster brings to you a 9'.9" X 3' Ft. balcony that gives you the much desired space for those leisure moments with your loved ones.

A 19,000⁺ SQ. FT. MULTISTOREY CLUBHOUSE

FOR YOU TO #PLAYMORE

The biggest benefit of being here at Aster is that your 2BHK apartment comes with an exclusive 19,000⁺ Sq. Ft. multistorey clubhouse comprising many lifestyle amenities.



ARTISTIC IMPRESSION



20,000⁺ SQ. FT. OF LANDSCAPING

& ALMOST 70% OPEN SPACE IN THE PROJECT
FOR YOU TO #RELAXMORE

Aster is a home that promises great views of a beautifully landscaped garden and almost 70% open space in the project that gives you more room for discovering your inner self and living amidst the abundance of nature.

A SWIMMING POOL

WITH A VANISHING EDGE
FOR YOU TO #REJUVENATEMORE

At Aster, you get a whole new experience of taking a dip in a pool with a vanishing edge overlooking the beautiful central landscape giving you the experience of a lifetime, every single day.

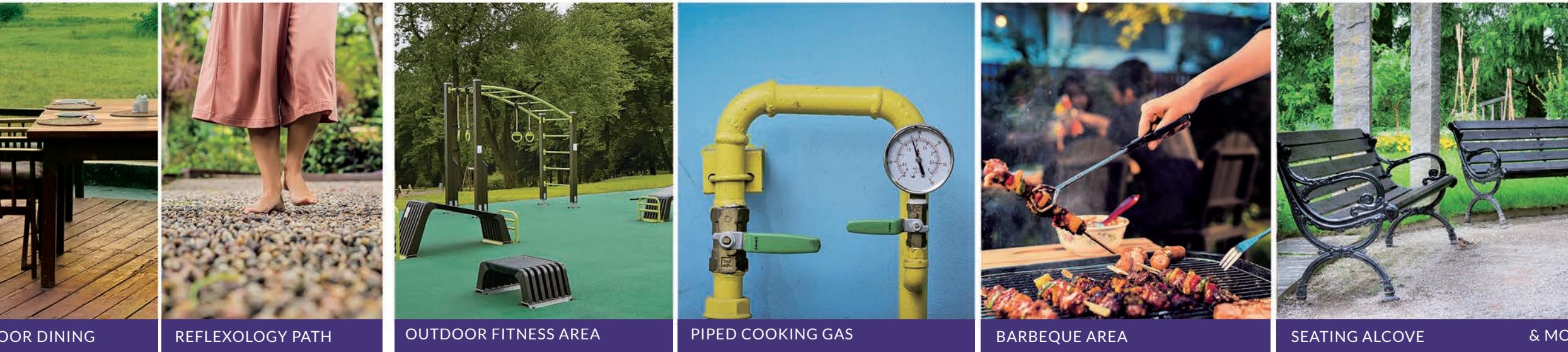


ARTISTIC IMPRESSION

LIFESTYLE AMENITIES

FOR YOU TO #ENJOYMORE

Right from the security point of view to the benefit of living in a township that has everything you need right around the corner, Aster provides you with utmost comfort and convenience.



ARTISTIC IMPRESSIONS

BEAUTIFULLY CRAFTED



ASTER

TO MAKE YOU #CHERISHMORE MEMORIES



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

THE PRIVILEGE

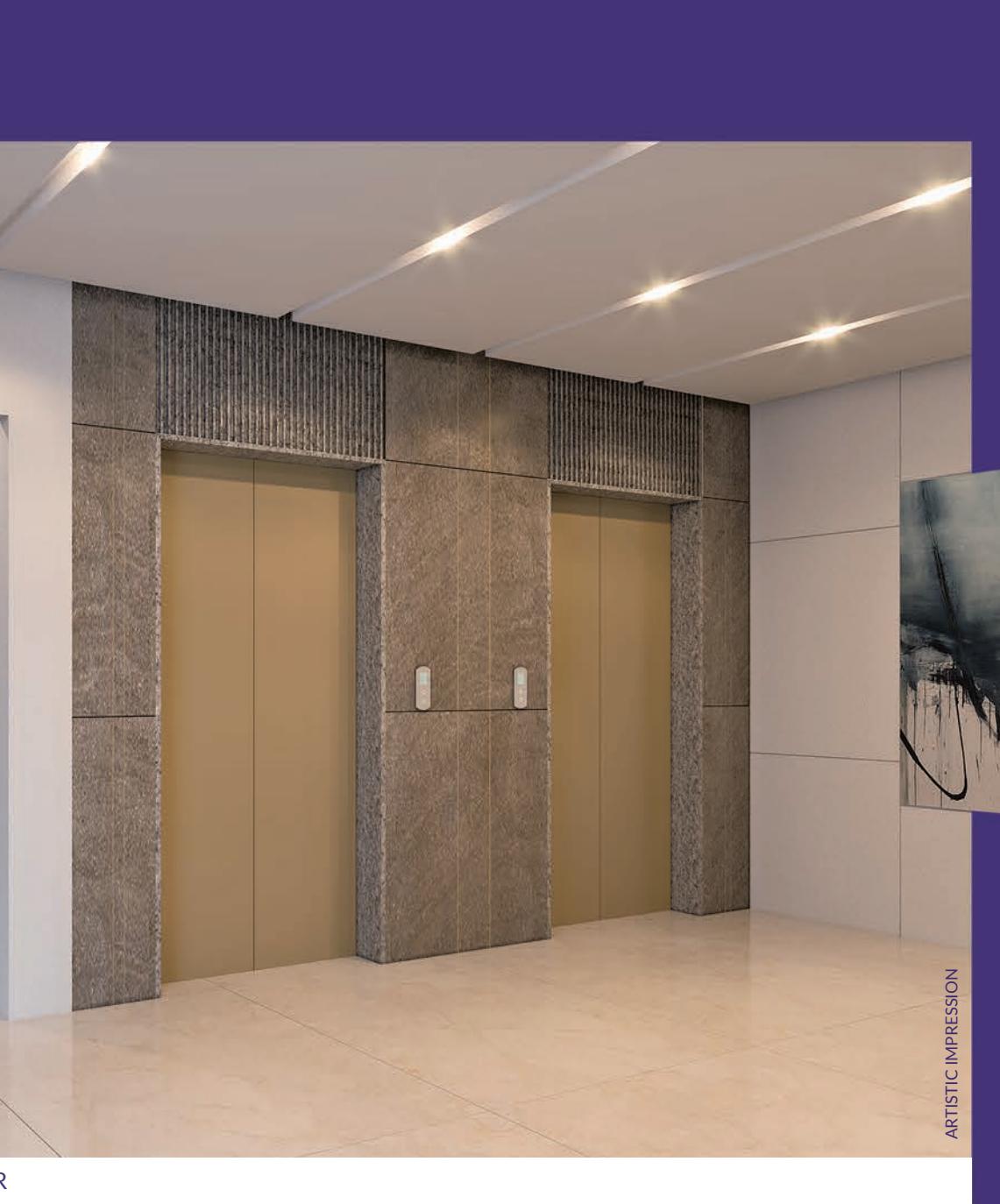
TO #GETMORE THAN YOU EXPECTED



ARTISTIC IMPRESSION

AESTHETICALLY DESIGNED

TO HELP YOU #DISCOVERMORE



NUMEROUS REASONS

TO #CELEBRATEMORE

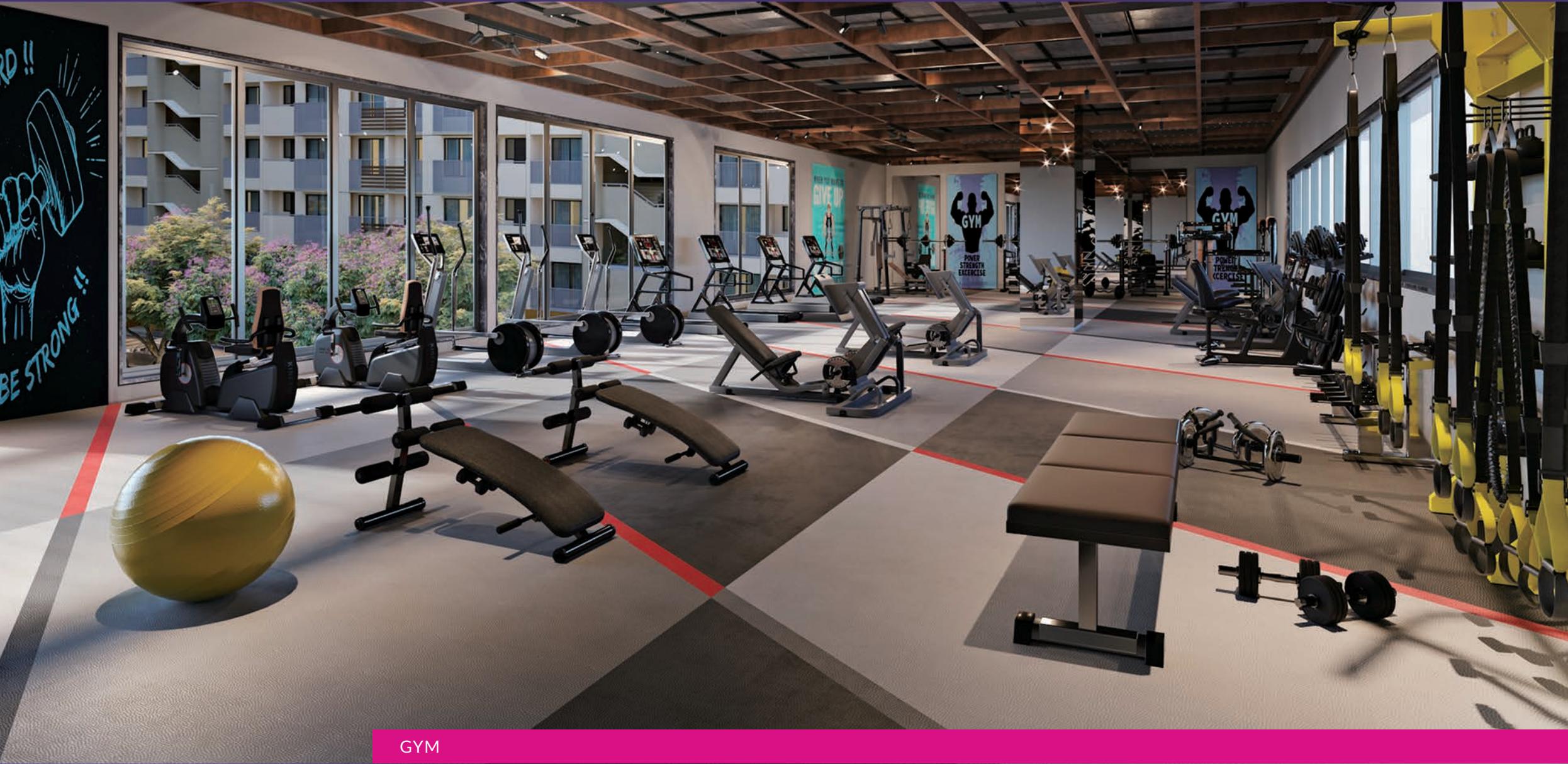


BANQUET



INDOOR GAMES

STAY FIT
TO #REVIVEMORE



WHY SHANTIGRAM

IS AN IDEAL LOCATION FOR YOUR FAMILY?



A NATURE-INSPIRED HOME

- Community of 3500+ families
- Enables better health due to clean & fresh air
- Lakeside promenade



THE PERFECT ADDRESS

- Good Life Studio for co-curricular activities exclusive for Shantigram residents
- Games facility
- Intra-township cycling



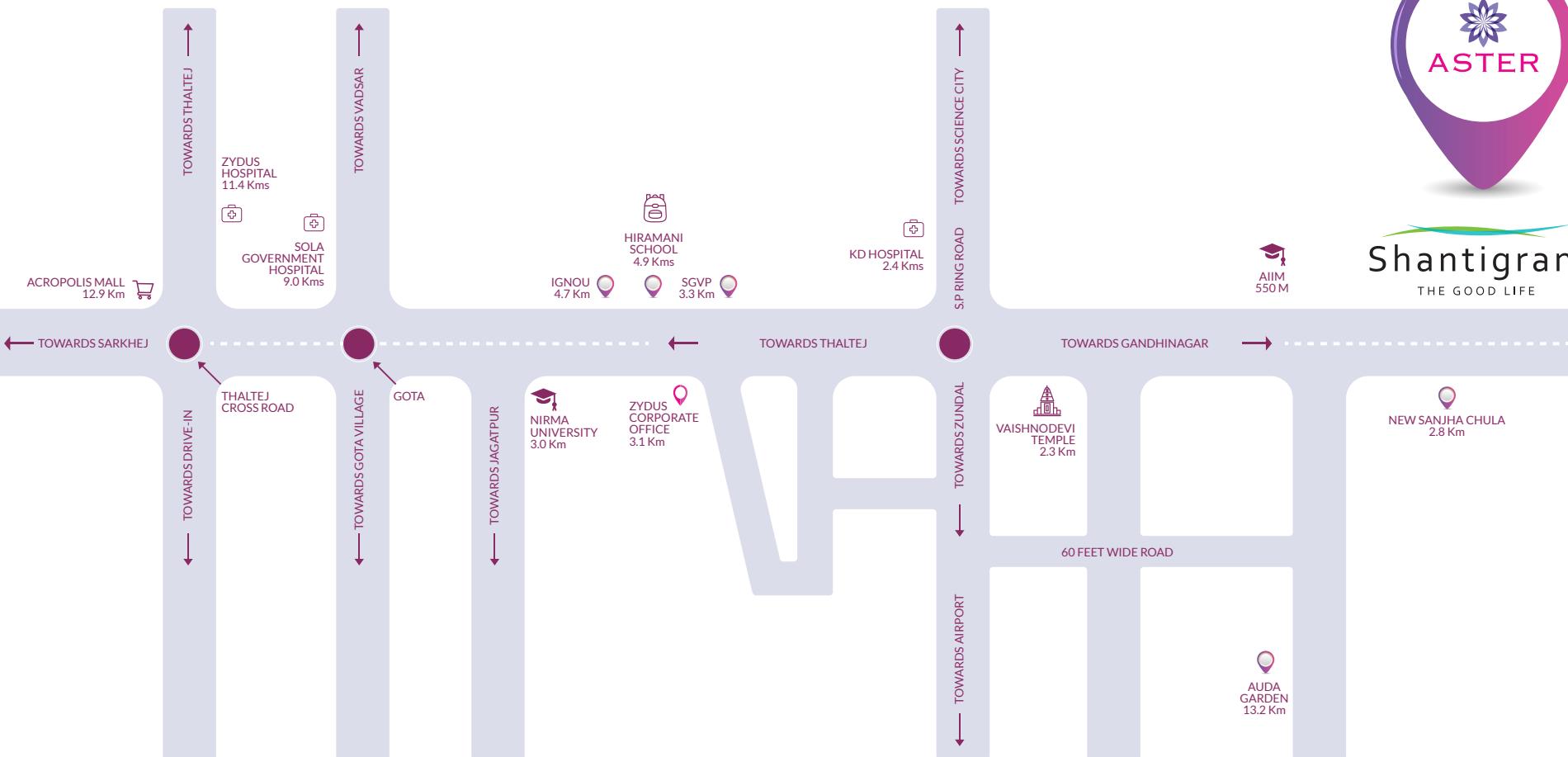
GIVE YOUR LOVED ONES MORE HAPPINESS

- The exclusive Good Life App for Shantigram residents
- Convenience of Shoppers' Plaza
- Pre-school facility within Shantigram
- Multiple educational institutes within close proximity



A NEIGHBOURHOOD FOR EVERYONE

- Comfortable sit-outs for residents
- Jain temple in the township



Shantigram
THE GOOD LIFE

Map not to scale

Kms. mentioned are in approximation

Source : Google Maps



6 REASONS

WHY SHANTIGRAM IS PERFECT FOR HOME OWNERS



ACTUAL IMAGE



LUSH GREENSCAPE

The open areas with wider roads give residents more space to experience Shantigram's vibe, while the exquisite social club ensures a zestful lifestyle.



30,000 TREES

The township, spread over approx. 600 acres, has 30,000 trees planted and state-of-the-art amenities for active living.



HASSLE-FREE COMMUTE

The strategic location of Shantigram links Ahmedabad and Gandhinagar, making your travel to both the cities completely hassle-free.

Shantigram is strategically located on the fastest growing corridor of Ahmedabad that is witnessing unparalleled growth in infrastructure, residential and commercial developments. It is thus an apt investment option for those seeking progress and high returns for the future.



FASTEAST GROWING CORRIDOR



CORPORATE HOUSE

It is home to the Adani Corporate House and Inspire Business Park. Many corporate brands have trusted Adani Shantigram as an ideal space for their corporate offices.



AMENITIES

The amenities and common areas are professionally maintained by a dedicated team to ensure smooth operations.

A BIRD'S EYE VIEW OF SHANTIGRAM



VAISHNODEV CIRCLE

TO AHMEDABAD

TO GANDHINAGAR

S. G. HIGHWAY

TO GANDHINAGAR

TO AHMEDABAD

TO GANDH

PROJECT LAYOUT



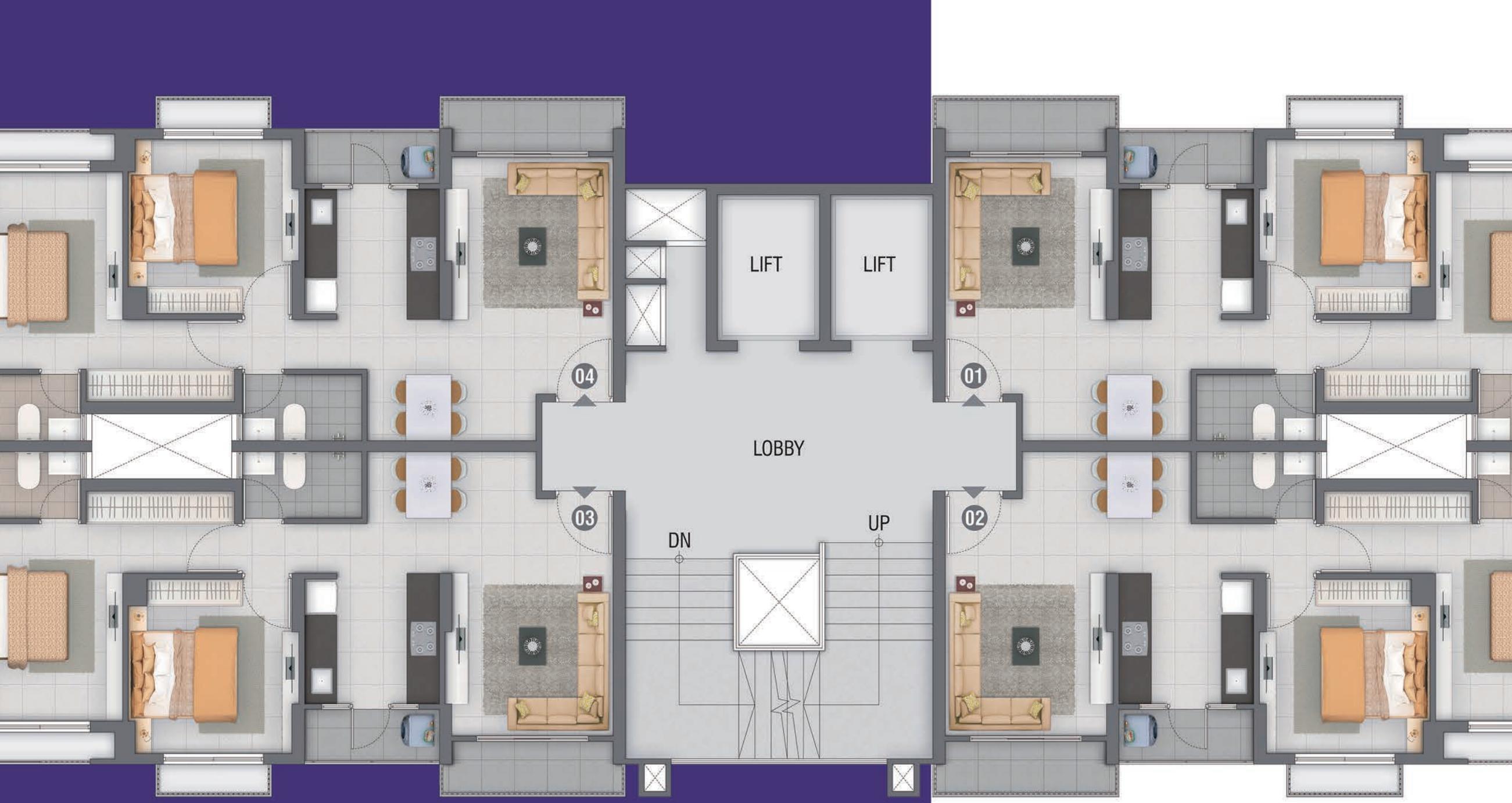
Map not to scale

AMENITIES

- ① SECURED GATED COMMUNITY
- ② DROP-OFF AREA
- ③ DRIVEWAY TO BASEMENT
- ④ MULTI-PURPOSE LAWN
- ⑤ VIEWING PAVILLION
- ⑥ OUTDOOR FITNESS AREA
- ⑦ NATURE TRAIL
- ⑧ KIDS' PLAY AREA
- ⑨ OLD FOLKS CORNER
- ⑩ TREE CANOPY DECK WITH SWING SEATS
- ⑪ MULTI-PURPOSE COURT
- ⑫ JOGGING TRACK / WALKWAY
- ⑬ SPACE FOR SUBSTATION
- ⑭ REFLEXOLOGY
- ⑮ OUTDOOR DINING
- ⑯ KIDS' POOL
- ⑰ POOL DECK
- ⑱ MAIN LAP POOL
- ⑲ POOL LOUNGE
- ⑳ BARBEQUE AREA
- ㉑ SEATING ALCOVE

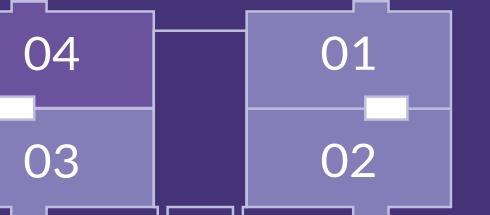
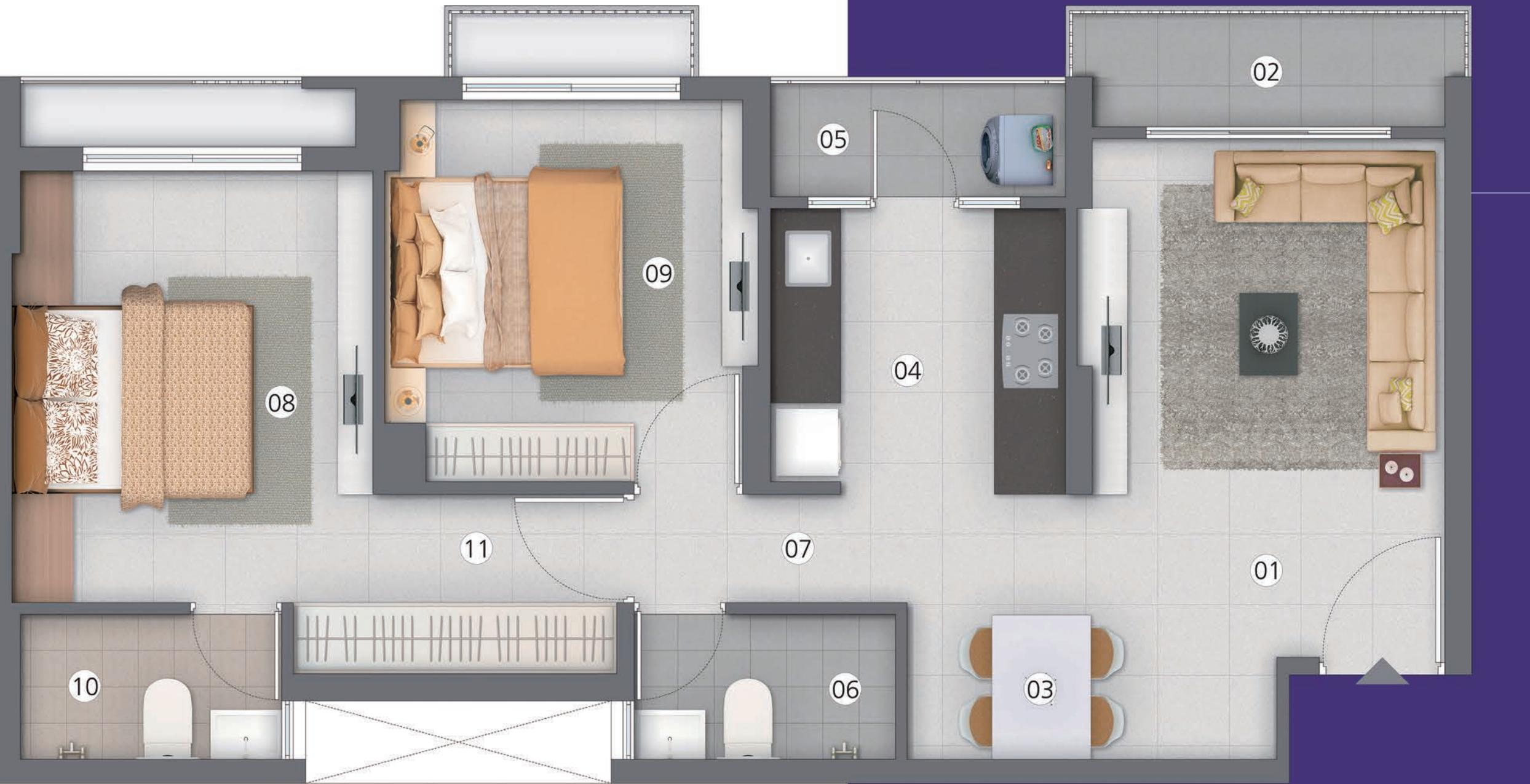
TYPICAL FLOOR PLAN

TOWER
I, J, K, L, M



UNIT PLAN - 2BHK

TOWER - I, J, K, L, M



| RERA CARPET AREA | 59.60 SQ M. | 641.53 SQ FT. |
|-------------------|--------------------|----------------------|
| RERA BALCONY AREA | 2.93 SQ M. | 31.54 SQ FT. |
| RERA WASH AREA | 2.30 SQ M. | 24.76 SQ FT. |
| TOTAL | 64.83 SQ M. | 697.83 SQ FT. |

| NO | AREA | METER | FEET | NO | AREA | METER | FEET |
|----|-------------|-------------|----------------|----|------------|-------------|---------------|
| 01 | LIVING ROOM | 3.11 X 4.38 | 10'2" X 14' 4" | 07 | PASSAGE | 2.31 X 0.92 | 7'7" X 3'0" |
| 02 | BALCONY | 3.24 X 0.92 | 10'7" X 3'0" | 08 | M. BEDROOM | 3.06 X 3.65 | 10'0" X 12'0" |
| 03 | DINING | 1.44 X 2.25 | 4'9" X 7'4" | 09 | BEDROOM-2 | 3.17 X 3.23 | 10'5" X 10'7" |
| 04 | KITCHEN | 2.50 X 2.41 | 8'2" X 7'11" | 10 | M. TOILET | 2.21 X 1.23 | 7'3" X 4'0" |
| 05 | UTILITY | 2.50 X 0.92 | 8'2" X 3'0" | 11 | PASSAGE | 2.07 X 1.52 | 6'9" X 5'0" |
| 06 | TOILET | 2.21 X 1.23 | 7'3" X 4'0" | | | | |

SPECIFICATIONS

| AREAS | FLOOR | WALLS | CEILING | DOORS | WINDOWS / GLAZING | OTHERS |
|----------------------|---|--|---|---|-------------------|---|
| LIVING / DINING ROOM | POLISHED VITRIFIED TILES | INTERNAL WALLS PUTTY AND PRIMER FINISHED | PUTTY AND PRIMER FINISHED | MAIN ENTRANCE DOOR: FIRE RATED WOODEN FLUSH DOOR WITH LAMINATE ON BOTH SIDES | ALUMINIUM WINDOWS | |
| MASTER BED ROOM | POLISHED VITRIFIED TILES | INTERNAL WALLS PUTTY AND PRIMER FINISHED | PUTTY AND PRIMER FINISHED | WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | |
| OTHER BED ROOM | POLISHED VITRIFIED TILES | INTERNAL WALLS PUTTY AND PRIMER FINISHED | PUTTY AND PRIMER FINISHED | WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | |
| KITCHEN | POLISHED VITRIFIED TILES | INTERNAL WALLS PUTTY AND PRIMER FINISHED | PUTTY AND PRIMER FINISHED | EXTERNAL DOOR: ALUMINIUM DOOR | ALUMINIUM WINDOWS | CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL |
| BALCONY / TERRACES | MATT FINISH VITRIFIED TILES | WEATHER PROOF PAINT | PUTTY AND PRIMER FINISHED | EXTERNAL DOOR: ALUMINIUM DOOR | | MS RAILING |
| MASTER ATH ROOM | MATT FINISH VITRIFIED TILES | CERAMIC TILES AND PUTTY FINISHED PLASTER | GRID CEILING WITH GYPSUM TILES | WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | JAQUAR ESSCO OR EQUIVALENT PLUMBING FITTINGS, PARRYWARE OR EQUIVALENT SANITARY FITTINGS. |
| OTHER BATH ROOM (S) | MATT FINISH VITRIFIED TILES | CERAMIC TILES AND PUTTY FINISHED PLASTER | GRID CEILING WITH GYPSUM TILES | WOODEN FLUSH DOOR WITH PAINT FINISH ON BOTH SIDES | ALUMINIUM WINDOWS | JAQUAR ESSCO OR EQUIVALENT PLUMBING FITTINGS, PARRYWARE OR EQUIVALENT SANITARY FITTINGS. |
| UTILITY AREA | MATT FINISH VITRIFIED TILES | CERAMIC TILES AND PUTTY FINISHED PLASTER | PUTTY AND PAINT FINISHED | | | PARAPET WITH MS HANDRAIL |
| ELECTRICAL | MODULAR TYPE SWITCHES, 1 PHASE CONCEALED WIRING AND AC POINT IN EACH BEDROOM | | & LIVING ROOM, DG BACKUP FOR COMMON AREAS, LIGHT & FAN POINT IN EACH ROOM | | | |
| AMENITIES | CLUB FACILITY WITH MULTIPURPOSE HALL, AV ROOM, GYM, INDOOR GAMES FACILITIES, OUTDOOR FITNESS AREA, SHADED SIT-OUTS, LANDSCAPED GARDENS, TREATED WATER SUPPLY, | | | SWIMMING POOL WITH SHOWER AND CHANGING AREAS. OUTDOOR CLUB FACILITY WITH MULTIPURPOSE COURT, KIDS PLAY AREA, PIPED GAS FACILITY | | |
| SECURITY | PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, COMMUNICATION FACILITY | | | CONNECTING EACH FLAT WITH ENTRANCE LOBBY, CCTV IN BASEMENT AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE | | |
| OTHERS | SOLAR POWERED STREET LIGHTS, FTTH, VDP | | | | | |

About adani

CONTRIBUTING TO THE GROWTH STORY OF INDIA A QUICK GLANCE AT THE ADANI GROUP'S PERFORMANCE FOR THE FINANCIAL YEAR 19-20

| | | | |
|---|-----------------------------------|---|--|
| Renewable Power 2.54 GW | Cargo Handled 223 MMT | Employees Over 16,000 | Edible Oil 19.2% Market Share |
| City Gas Distribution 582 MMSCM | Transmission 11,576 CKM | Solar Manufacturing 1.5 GW | Thermal Power Generation 12.41 GW (excluding ATL's 500 MW) |
| Realty 13.7 MN SQ.FT | NBFC 21,500 Customers | Agri Fresh 20,000 MT | Natural Resources 78.7 MMT |
| | | Integrated Resource Management 15.5 MMT | |

Founded in 1988 | Ports | Diverse interests in Resources | Logistics | Energy

Agri | Financial Services | Defence and Aerospace | Real Estate
Electricity | Cargo & Services | Airport & Terminals | Industrial Lands

* Figures as per Annual Reports of FY20



About adani Realty

Adani Realty is the real-estate arm of India's one of the leading infrastructure and development entity - Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the finest design aesthetics with cutting-edge construction technology. The company till now has developed close to 13 lakh sq. mtrs. (saleable area) and has close to 7 lakh sq. mtrs. (saleable area) of real estate space under development which includes residential, commercial and social club projects across Ahmedabad, Mumbai, Pune & Gurugram.