



A Project by

**ASHRAY**  
*No Ceiling on Excellence*



**JASWANTI**  
**BLISS**  
— KURLA (W), OFF BKC —

Site: Jaswanti Bliss, CTS# 77B, 77B/1 to 32 & 78, 78/1 to 25 Tanaji Chowk, Eagle Wadi, New Mill Road, Kurla West, Mumbai - 400 070.

Ashray Estates: 11/12, Nagarwala Colony, Opp. Laxmi Narayan Shopping Centre, Poddar Road, Malad East, Mumbai - 400 097.  
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PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA CAPITAL**  
HOUSING FINANCE LIMITED



This Project Jaswanti Bliss is registered with MahaRERA under registration number: P51800027448 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.

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DISCONNECT  
FROM THE COMMOTION.  
RE-CONNECT WITH BLISS!

It's time to live with complete peace and absolute convenience. It's time to live closer to your workplace and forget about long commuting hours. Presenting 2 BHK premium apartments and designer studio apartments at Jaswanti Bliss, located at a walking distance from India's most prominent commercial hub – BKC, making it a strategic spot for great investment opportunities. Being centrally situated, BKC houses global business centres, entertainment hubs and modern social infrastructure. This means that you can walk to work and save more time to make priceless memories with your family.

The residences at Jaswanti Bliss utilize space to the optimum and offer rare luxury with refreshing views of the cityscape.

# LOCATION MAP



LBS Road	2 mins
Santacruz Chembur Link Road	5 mins
MMRDA	5 mins
BKC	10 mins
Phoenix Market City	15 mins
<b>Metroline 2B</b> DN Nagar - Bandra - Mandale	
<b>Metroline 3</b> Colaba - Bandra - Seepz	



Source Google Maps: Not to Scale.

# UPCOMING PHYSICAL & SOCIAL INFRASTRUCTURE AROUND BKC



MUMBAI  
METRO LINE 2



MUMBAI  
METRO LINE 3



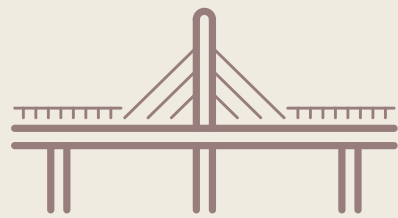
MTNL JUNCTION  
TO LBS FLYOVER AT KURLA



THE SMART BKC  
INITIATIVE



MUMBAI - AHMEDABAD  
HIGH-SPEED RAIL CORRIDOR



DHARAVI TO  
BWSL



BKC TO KURLA  
EXTENSION



VAKOLA FLYOVER  
TO SCLR



BKC - 1 KM



EASTERN EXPRESS HIGHWAY - 2.9 KMS



WESTERN EXPRESS HIGHWAY - 3.9 KMS



BKC CHUNABHATTI FLYOVER 2.3 KMS

YOUR RESIDENCE WILL BE AT THE NEXUS OF ALL THE POSSIBLE CONVENIENCES

Being centrally located, Jaswanti Bliss enjoys smooth and hassle-free connectivity to all the chief landmarks and highways of the city.



SCLR - 1.4 KMS

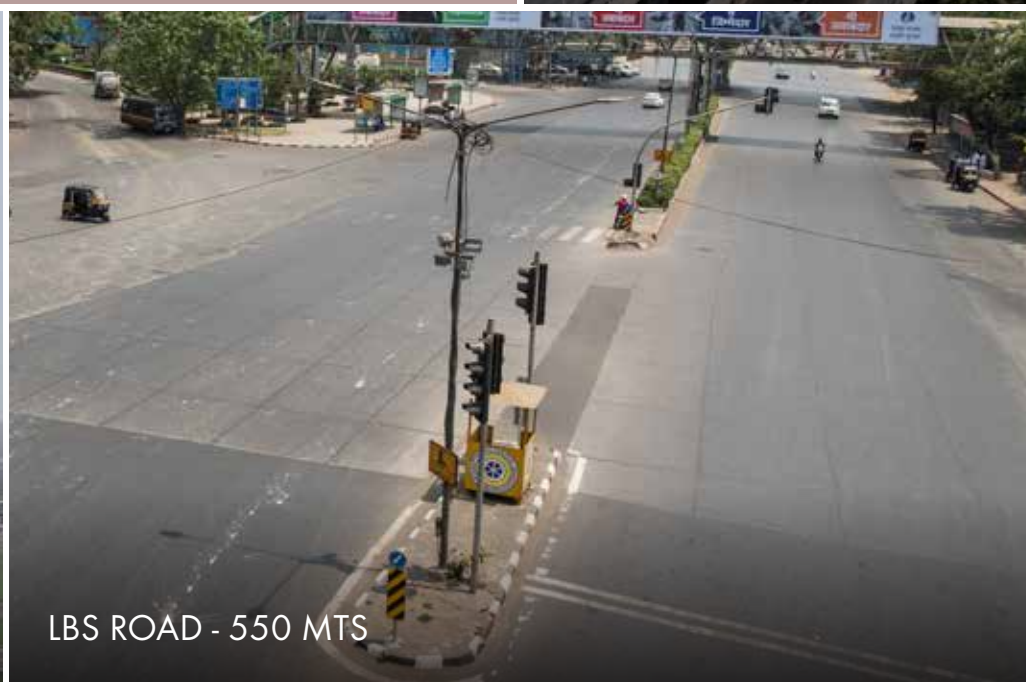


UPCOMING METRO 2B STATION BKC MTNL - 900 MTS

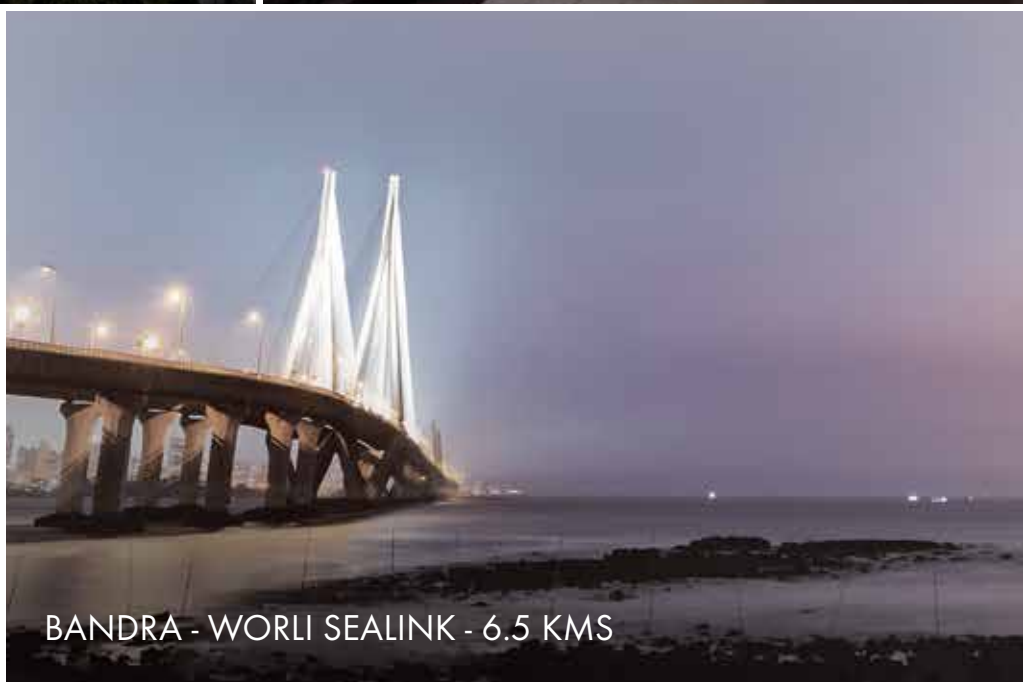


ACTUAL VIEW FROM SITE

DOMESTIC AND INTERNATIONAL AIRPORT - 7.6 & 6.9 KMS



LBS ROAD - 550 MTS



BANDRA - WORLI SEALINK - 6.5 KMS

PRESENTING

JASWANTI  
**BLISS**

— KURLA (W), OFF BKC —

- 2 BHK PREMIUM RESIDENCES
- ADEQUATE PARKING + GROUND + CONVENIENCE SHOPS
- 3 WINGS OF BASEMENT+ GROUND+12 RESIDENTIAL FLOORS (PHASE- I)  
13-15 RESIDENTIAL FLOORS (PHASE 2)
- VASTU COMPLIANT APARTMENTS



Green is earth's primary colour, and we vow to restore the earth of its naturally green glory.



Artist's impression

# FROM JASWANTI BLISS,

the most leading-edge precinct - BKC will be your neighbour. All the major business and commercial hubs, popular retail avenues, leisure and recreational centres, world-class schools and top-class luxury hotels will be a few minutes or footsteps away.



## PROMINENT CORPORATE HOUSES & COMPANIES

- JIO WORLD CENTRE
- GOOGLE
- FACEBOOK
- BHARAT DIAMOND BOURSE
- TATA COMMUNICATIONS
- BANK OF AMERICA
- DEUTSCHE BANK
- RELIANCE CONVENTION CENTRE
- CITI GROUP
- JP MORGAN CHASE
- BANK OF INDIA
- SEBI
- STANDARD CHARTERED BANK
- LINKEDIN
- CONSULATE GENERAL OF US

## WORLD-CLASS SCHOOLING AT A 5-7 MINS. DISTANCE

- AMERICAN SCHOOL OF BOMBAY
- DHIRUBHAI AMBANI INTERNATIONAL SCHOOL
- ORCHIDS THE INTERNATIONAL SCHOOL
- ASCENDS INTERNATIONAL SCHOOL
- MOUNT LITERA SCHOOL
- ARYA VIDYA MANDIR
- NAVJEEVAN SCHOOL
- PODAR INTERNATIONAL SCHOOL



## HEALTHCARE & HOSPITALS 5-15 MINS. AWAY

- CRITICARE ASIA HOSPITAL
- ASIAN HEART HOSPITAL
- GURU NANAK HOSPITAL
- CHILDREN AGARWAL HOSPITAL
- LILAVATI HOSPITAL & RESEARCH INSTITUTE
- LIFELINE HOSPITAL
- URBAN HEALTH CARE CENTRE
- BHABHA HOSPITAL
- HOLY FAMILY HOSPITAL
- HINDUJA HOSPITAL, MAHIM





## LUXURY HOTELS, MULTIPLEXES & MEGA MALLS AT A 7-15 MINS. DISTANCE

- HOTEL SOFITEL
- GRAND HYATT
- TRIDENT HOTEL BANDRA KURLA COMPLEX
- PHOENIX MARKET CITY
- MGM GRAND BELLAGIO
- LINKING ROAD, BANDRA WEST
- CINEMAX
- LA REVE, BANDRA WEST
- G7 MULTIPLEXE, BANDRA WEST
- JIO WORLD DRIVE
- THE BAY CLUB (UPCOMING)

## GOURMET & FINE DINE IN THE IMMEDIATE NEIGHBOURHOOD

- HITCHKI
- PIZZA EXPRESS
- STARBUCKS
- THEOBROMA
- SMOKE HOUSE DELI
- PA PA YA



JIO WORLD DRIVE

# AMENITIES THAT EFFECTIVELY PROMOTE HEALTH & HAPPINESS



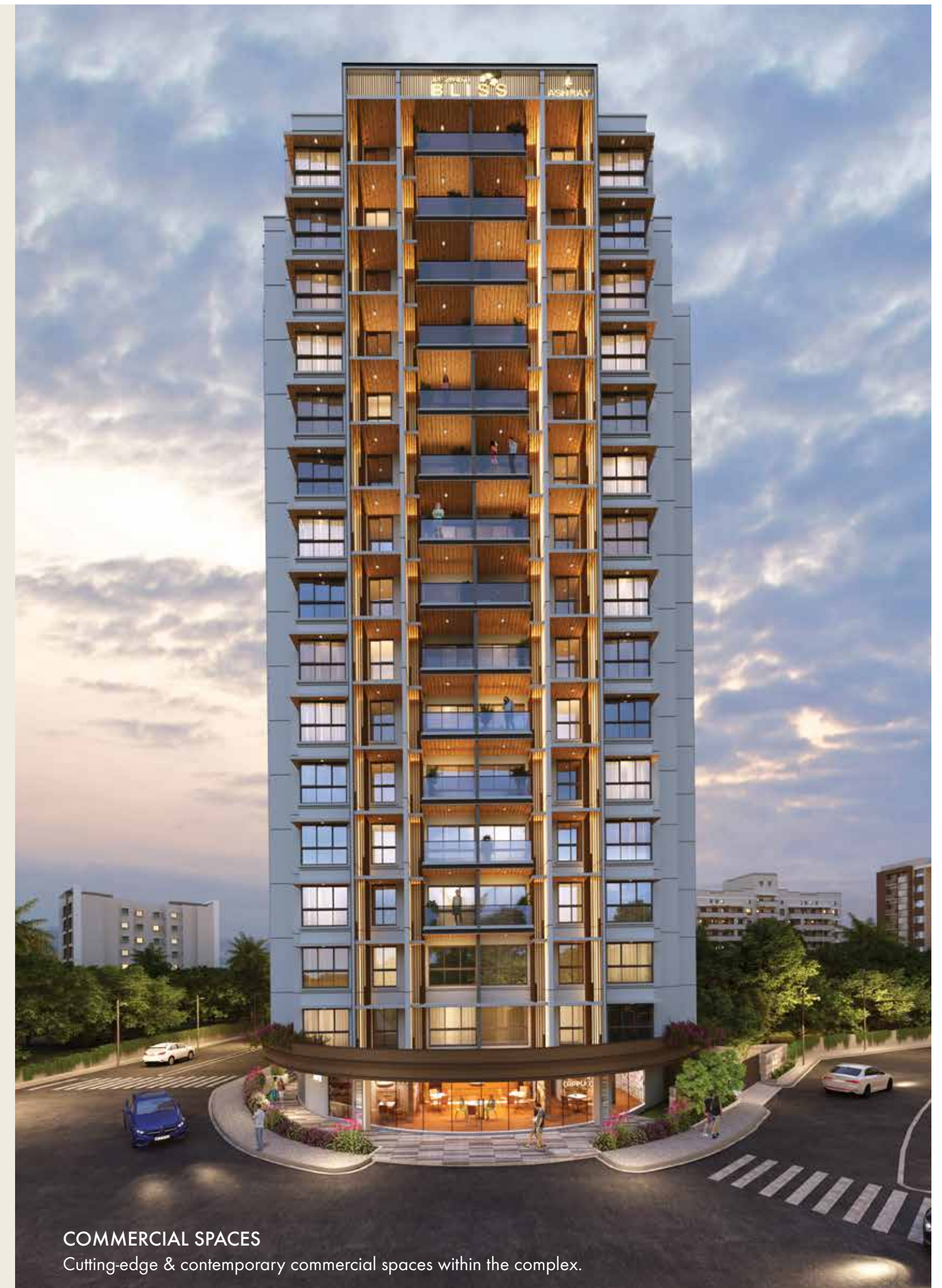
## SOCIETY OFFICE

A stimulating environment that promotes higher productivity & performance.



## FITNESS CENTRE

A modern gymnasium with up-to-date equipment & athletic gear.



## COMMERCIAL SPACES

Cutting-edge & contemporary commercial spaces within the complex.



GRAND ENTRANCE LOBBY

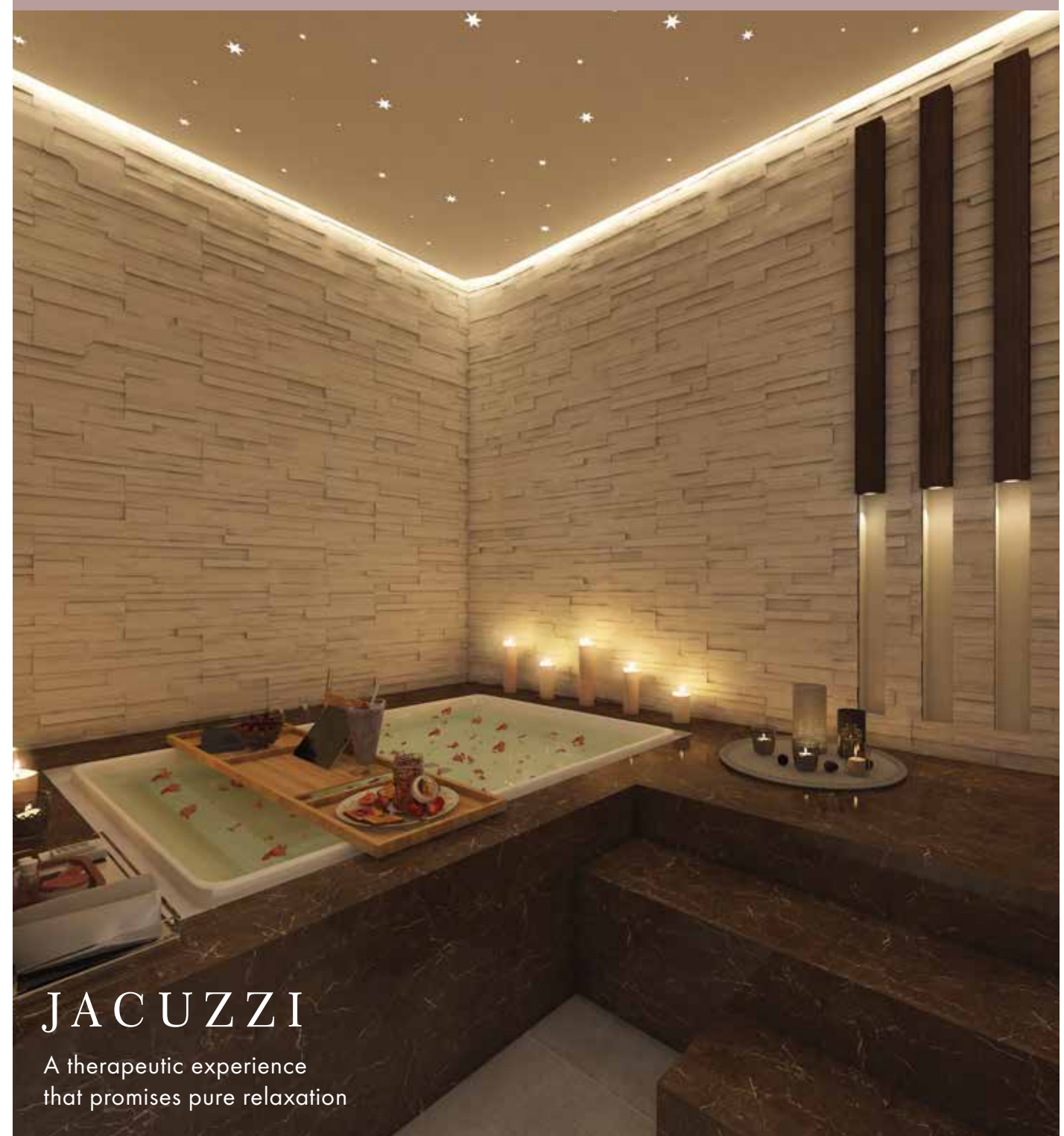


## GROUND FLOOR AMENITIES

- LOUNGE
- ART WALL
- CHILDRENS' PLAY AREA
- REFLEXOLOGY PATH
- LANDSCAPE GARDEN AREA
- FEATURE WALL
- OPEN-TO-SKY COURTYARD
- GREEN WALL



A SPACE FOR  
BLISSFUL RECREATIONS



**JACUZZI**  
A therapeutic experience  
that promises pure relaxation

Artist's impression

Jaswanti Bliss presents you with a space where you can  
let yourself loose and enjoy the subtle luxuries of life.



**SPA/SALON**  
Detoxify with an indulgent  
spa and salon

Artist's impression



## AV ROOM

Enjoy a cinematic experience with lounge seating and a great sound system

## APARTMENTS MATCHING YOUR LIFESTYLE ASPIRATIONS



### LIVING ROOM

Your living room at Jaswanti Bliss is a perfect abode for reading, rejuvenating and weaving memories. It is composed of subtle interior elements and boasts of rich luxury finishes with certain apartments offering breathtaking views of the airport.



### BEDROOM

The bedroom offers a perfect balance of subtle interior elements, spaciousness and rare luxury.

# AMENITIES FOR THE RESIDENTIAL BUILDING:

## BUILDING

- The building will be of R.C.C frame structure with internal & external walls made of brick/block work.
- Earthquake Resistant Structure.

## FLOORING

- Vitrified tiles flooring with same skirting will be provided in the living, dining, bedrooms, kitchen, bathroom & common Passage.
- Vitrified tiles will be provided in bathroom up to door height, in each bathroom.
- Vitrified tiles will be provided in lift lobby & full body vitrified flooring will be provided on the steps.

## KITCHEN

- Full body vitrified designer platform with stainless steel sink, water purifier, and vitrified tiles will be provided in the kitchen.
- Provision for Microwave, refrigerator in kitchen.
- Provision for washing machine point in the utility/kitchen.

## DOORS

- MAIN DOOR: Fire Resistant door will have Teakwood frame & hot-pressed solid core, Phenol Bonded, 45 to 50 mm thick Fire Resistant Door. The door shutter will have veneer on the front side and laminate on the back side. The door will have number plate, Digital Lock & Tower Bolt, Door bell.
- BEDROOM DOOR: The door frame of the Bedroom door will be made of Teak Wood & hot-pressed phenol bonded Flush Door will be laminated on both sides. The door will have Mortise Locks & Tower Bolt.
- BATHROOM DOOR: The Bathroom door frame will be made of wooden composite plastic. The Bathroom door shutter will be hot-pressed, phenol bonded door, laminated on both sides & it will be lockable from inside.

## WINDOWS

- All sliding windows will be provided with 6mm float glass.

## PAINTING:

- Internal walls, aesthetically finished and quality painted walls.
- External walls will be painted with high quality paint with waterproof mix.
- Staircase & lobby will be finished with cement base paint.

## PLASTERING

- External walls will have sand face plaster & will be painted with water proofing mix.

## SANITARY

- State-of-the-art water efficient CP fitting & Sanitary fixtures.
- Electric boiler with hot and cold mixer in all bathrooms.

## COMMON AND GENERAL AMENITIES

- Each flat will be provided with T.V., Telephone point and cable point in living room and Bedroom.
- Electrical wiring & fitting of concealed type PVC conduit with good quality wires. (F.R.L.S.H).
- Elevator: The building will have two elevators of reputed make in each wing.
- Each flat will be provided with an exhaust fan in the bathroom.
- Each flat will be provided with adequate light and fan points.
- Central intercom system with CCTV & Video door phone.
- Mechanical Parking system with two car lifts.
- Kids play area and Landscape garden.
- Fire Fighting system in the building.
- AC plug points will be provided.
- Servant's toilet on ground floor.
- Internal Landscape courtyard.
- All switches of reputed make.
- 24 Hours gate security.
- Lobby with concierge.
- Urban farming.
- Society office.
- Refuge Area.
- Salon/Spa.
- AV room.
- Jacuzzi.
- Gym.



# MASTER PLAN

## AMENITIES LIST

- 1. Main Entrance
- 2. Entry Signage
- 3. Kids' Waiting Area
- 4. Drop-off
- 5. Concierge
- 6. Lounge
- 7. Letter Box
- 8. Art Wall
- 9. Open to Sky Courtyard
- 10. Servant Toilet
- 11. Society Office
- 12. Feature Wall
- 13. Cricket Pitch
- 14. Green - Wall Feature
- 15. Children's Play Area
- 16. Planters

- A - Members Entrance Lobby
- B - Reflexology Park
- C - Gathering Space
- D - Natural Turf







# BASEMENT PLAN

## AMENITIES LIST

- |                   |                  |
|-------------------|------------------|
| 1. A. V. Room     | 6. Steam         |
| 2. Fitness Centre | 7. Jacuzzi       |
| 3. Locker         | 8. Spa and Salon |
| 4. Shower         | 9. Massage       |
| 5. Toilets        |                  |



# TYPICAL FLOOR PLAN

4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup> & 7<sup>TH</sup> FLOOR





WE MEAN WHAT WE SAY,  
WE BUILD WHAT WE MEAN.

The last decade and a half has witnessed a peaking transformation in the progress of Mumbai's real estate. There has been a prominence of innovation that is reflected through deluxe and holistic landmarks at renowned addresses. Ashray Group has successfully established architectural masterpieces offering new-age lifestyles to many across Mumbai. Ashray Group has made steady progress through delivering 12 lakh sq. ft. to 1500 happy families.

We, at Ashray Group are proud to be associated with a number of prominent MNCs.

NO CEILING  
ON EXCELLENCE

**VISION: Prompt - Perfect - Preferred**

To build world-class real estate concepts by synergizing highest standards of professionalism with ethics, precision quality, customer service and promptness, which will drive us to be one of the most preferred developers in the realty world. We aspire to contribute to social development through charity work & social initiatives.

**MISSION**

We aim at creating excellence in living spaces by synergizing "Human & Business" and by exceeding our stakeholder's expectations through continuous improvement driven by integrity, commitment and teamwork.



Completed Project  
SMRUTI  
Kandivali (W)

Completed Project  
MINARETTE  
Andheri (W)

Completed Project  
DAYAL SMRUTI  
Kandivali (W)

Completed Project  
JASWANTI WOODS  
Mulund (W)

Ongoing Project  
JASWANTI BLISS  
Kurla (W), Off BKC

Completed Project  
JASWANTI ALLIED  
BUSINESS CENTRE  
Malad (W)

Completed Project  
DEEPAK RESIDENCY  
Kandivali (W)

Completed Project  
JASWANTI GARDEN  
Malad (W)

Completed Project  
JASWANTI LANDMARK  
Vikhroli (W)

Completed Project  
JASWANTI GOLD  
Kandivali (W)

**KHER NAGAR**  
DISTANCE FROM BKC - 4 KMS.  
**₹35,000**  
AVG. RATE PSF.

**KALA NAGAR**  
DISTANCE FROM BKC - 4.3 KMS.  
**₹48,000**  
AVG. RATE PSF.

**KALINA**  
DISTANCE FROM BKC - 1.8 KMS.  
**₹36,000**  
AVG. RATE PSF.

**BANDRA WEST**  
DISTANCE FROM BKC - 8 KMS.  
**₹62,500**  
AVG. RATE PSF.

In Kurla West, you can own a home at the center of the city, at a price much reasonable than other locations close to BKC

## WIN THE MARKET, WITH AN INVESTMENT NEAR BKC!

It's a widely accepted fact that investing around BKC will fetch you elevated returns, as the complex is rich with the city's leading commercial and business centres. Budding with commercial landmarks, the demand to settle in the city's most thriving hotspot is on an all-time high. Thus, Kurla West! It has boosted itself to become one of the most coveted locations to buy a home, as other areas around BKC are, though sought-after, but can be really expensive. Nonetheless, Kurla West is a popular choice owing to the hygienic and green surroundings which add likeability to the locality.

On an average, In Kurla West you can own a home at the city's centre at nearly 60% of the cost prevailing to other prominent locations near BKC. But that's not all; most people working in BKC don't live around the area, increasing its demand in the market, which provides you with high returns on rentals and capital appreciation.

BKC is literally the median of the city, and thus is a perfect place for property investment. With well integrated transport infrastructure, prominent commercial setups and the ongoing development for a 'Smart' BKC, buyers' interest in this locality is sure to grow meaningfully.



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Source: Liases Foras - March 2021

Source: Google Maps. Distance may vary from point to point

**JASWANTI**  
**BLISS**  
— KURLA (W), OFF BKC —