



# ASTER



RERA no: XXXXXXXXXXXXX  
[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

# ABOUT ADANI GROUP

## CONTRIBUTING TO THE GROWTH STORY OF INDIA A QUICK GLANCE AT THE ADANI GROUP'S PERFORMANCE FOR THE FINANCIAL YEAR 18-19

Coal Traded  
**67.45** MMT

Renewable Power  
**2.02** GW

Edible Oil  
**17%** Market Share

Revenue  
**\$13** BN

Coal MDO  
**15** MMT

Transmission  
**11347** CKM

Agri Fresh  
**23,000** MT

EBITDA  
**\$3.3** BN

Cargo Handled  
**208** MMT

Solar Manufacturing  
**1.2** GW

Realty  
**16.5** MN SQ.FT

Assets  
**\$31.2** BN

Thermal Power Generation  
**10,440** MW

City Gas Distribution  
**540** MMSCM

Over  
**16,000** Employees

\*Disclaimer: Figures reported in the annual reports FY19

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



Largest private thermal power producer in India



Largest port operator in India



Largest integrated infrastructure conglomerate in India



Largest edible oil brand in India



Largest Indian investor in Australia



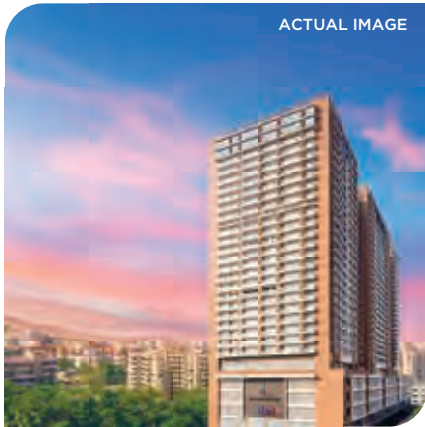
Largest coal trader in India

## GROWTH WITH GOODNESS FOR A NEW INDIA

# 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.

## RESIDENTIAL - MUMBAI



WESTERN HEIGHTS  
up and away | ANDHERI (WEST),  
MUMBAI



Monte South | BYCULLA, MUMBAI

## RESIDENTIAL - PUNE



Atelier  
KOREGAON PARK NX,  
PUNE

## RESIDENTIAL - AHMEDABAD



Shantigram  
THE GOOD LIFE



The North Park  
Luxurious Villa Community | SHANTIGRAM



LA MARINA | SHANTIGRAM

## RESIDENTIAL - AHMEDABAD



ACTUAL IMAGE

WATER LILY | SHANTIGRAM



ACTUAL IMAGE

elysium | SHANTIGRAM  
More Light. More Air.



ACTUAL IMAGE

THE MEADOWS | SHANTIGRAM

## RESIDENTIAL - GURUGRAM



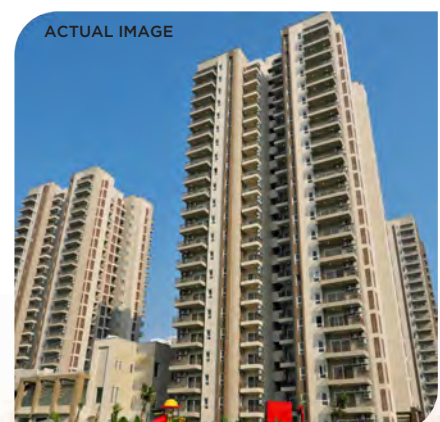
ARTIST'S IMPRESSION

SAMSARA | GOLF COURSE EXT. ROAD,  
GURUGRAM



ARTIST'S IMPRESSION

SAMSARA | GOLF COURSE EXT. ROAD,  
GURUGRAM  
VILASA  
MADE OF YOU



ACTUAL IMAGE

OYSTER GRANDE | DWARKA EXPRESSWAY,  
GURUGRAM

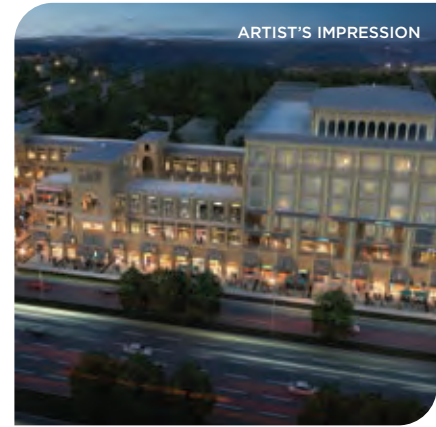
## COMMERCIAL - PORTFOLIO



INSPIRE<sup>™</sup> | BKC, MUMBAI

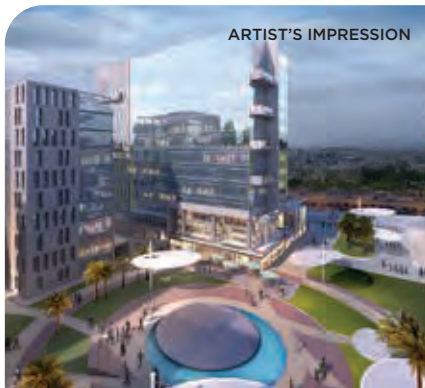


INSPIRE<sup>™</sup> | ANDHERI WEST, MUMBAI



MIRACLE MILE | GOLF COURSE EXT. ROAD, GURUGRAM

## AFFORDABLE HOUSING

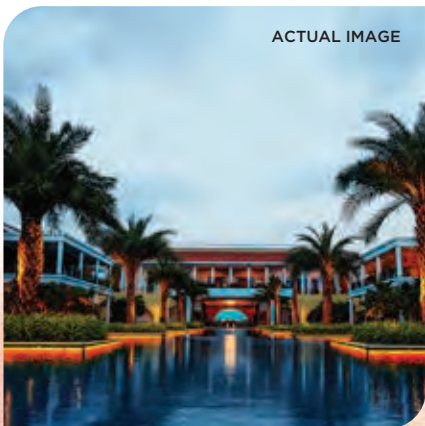


INSPIRE<sup>™</sup> | BUSINESS PARK SHANTIGRAM, AHMEDABAD



AANGAN<sup>™</sup> | AHMEDABAD AND GURUGRAM

## SOCIAL CLUB



Belvedere<sup>™</sup> | SHANTIGRAM, AHMEDABAD



Belvedere<sup>™</sup> | GOLF COURSE EXT. ROAD GURUGRAM

# THE HARMONY OF THE GOOD LIFE



Imagine a beautiful melody. Somehow, all the instruments unite and create a harmony that connects with you. Shantigram is a lot like a beautiful melody. Spread over 580 acres, its award-winning projects are like musical notes that evoke harmony. From affordable to ultra-premium homes, the township plays a tune that introduces you to The Good Life. Whether it's a home that opens up to a 7 acre lake or a villa with a golf course as its backdrop, Shantigram has it all. With Inspire Business Park, there's even a commercial zone with offices and Corporate Houses. Then there is a Shoppers' Plaza to ensure absolute convenience. A life full of possibilities awaits you at Shantigram. So, come live a holistic lifestyle and embrace the Good life.

# VOICES OF OUR HAPPY RESIDENTS

## **The Good Life is...**

Living each moment  
to the fullest.

### **MRS. AGARWAL**

Resident of Shantigram



## **The Good Life is...**

Living in a neighbourhood  
that's truly calming.

### **MRS. DOSHI**

Resident of Shantigram



## A 580+ ACRE TOWNSHIP

- A** JAIN TEMPLE
- B** GOLF COURSE
- C** WATER LILY
- D** LA MARINA
- E** SHOPPERS' PLAZA
- F** THE MEADOWS
- G** ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT
- H** ADANI CORPORATE HOUSE
- I** ADANI REAL ESTATE OFFICE
- J** INSPIRE BUSINESS PARK
- K** ELYSIUM
- L** AANGAN
- M** MUSICAL AQUA SHOW
- N** THE BELVEDERE GOLF & COUNTRY CLUB
- O** THE NORTH PARK
- P** ASTER



"Map Not to Scale"

Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.



# INTRODUCING ASTER



## 2 BHK TOWER:- C, D

RERA CARPET AREA	58.98 SQ M.	634.86 SQ FT.
RERA BALCONY AREA	2.86 SQ M.	30.78 SQ FT.
RERA WASH AREA	2.30 SQ M.	24.76 SQ FT.
TOTAL	64.14 SQ M.	690.40 SQ FT.

## 2 BHK 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.

DESIGN ARCHITECT: 99 STUDIO, AHMEDABAD



LANDSCAPE CONSULTANT:



30.00 METER WIDE ROAD

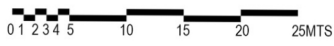
ENTRY



EXIT



PROPOSED PUBLIC PARK AND GARDEN  
(SUBJECT TO APPROVAL OF AUTHORITIES)



**RESIDENTIAL AMENITIES:**

- 1 ENTRY GUARDHOUSE
- 2 DROP - OFF AREA
- 3 DRIVEWAY TO BASEMENT
- 4 MULTIPURPOSE LAWN
- 5 VIEWING PAVILION
- 6 OUTDOOR FITNESS AREA
- 7 NATURE TRAIL
- 8 KIDS PLAY AREA
- 9 OLD FOLKS CORNER
- 10 TREE CANOPY DECK W/  
SWING SEATS
- 11 MULTI-PURPOSE COURT
- 12 JOGGING TRACK
- 13 SPACE FOR SUBSTATION
- 14 REFLEXOLOGY

**CLUBHOUSE ROOF TOP**

- 15 OUTDOOR DINING
- 16 KIDS POOL
- 17 POOL DECK
- 18 MAIN LAP POOL
- 19 POOL LOUNGE
- 20 BARBECUE AREA
- 21 SEATING ALCOVE

--- PLOT BOUNDARY

**PRESENT PHASE**  
 **UPCOMING PHASE**



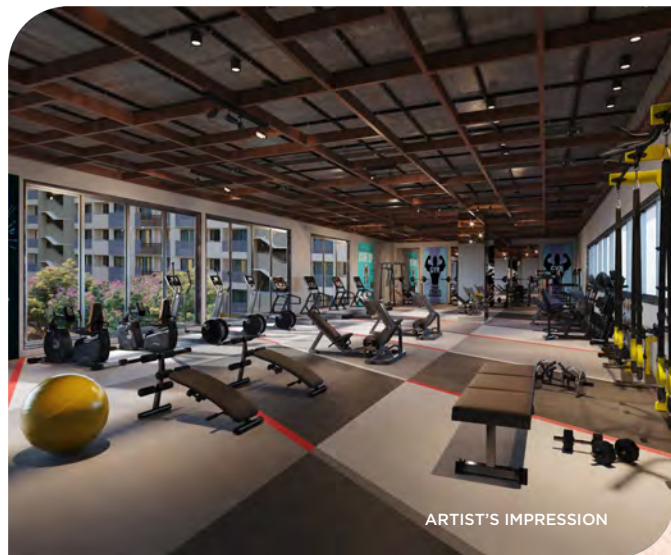
# ASTER: A NEW RESIDENTIAL PARADISE FOR YOU

Some things in life are truly invaluable. They fill you with a feeling that's indescribable and add moments to your life that are cherished forever. Aster is all about creating these moments. And then recreating them over and over again. After all, you become a part of Shantigram and its vibrant community. Your family gets an abode that accommodates all their hopes and dreams. You become one with happiness, and the many amenities make each day special. With so much to offer, Aster ensures you get so much more than your expectations. More convenience, less hassles. More special moments, less of the mundane. So, move to Aster and be at the heart of life's invaluable moments.

MASTER BED ROOM

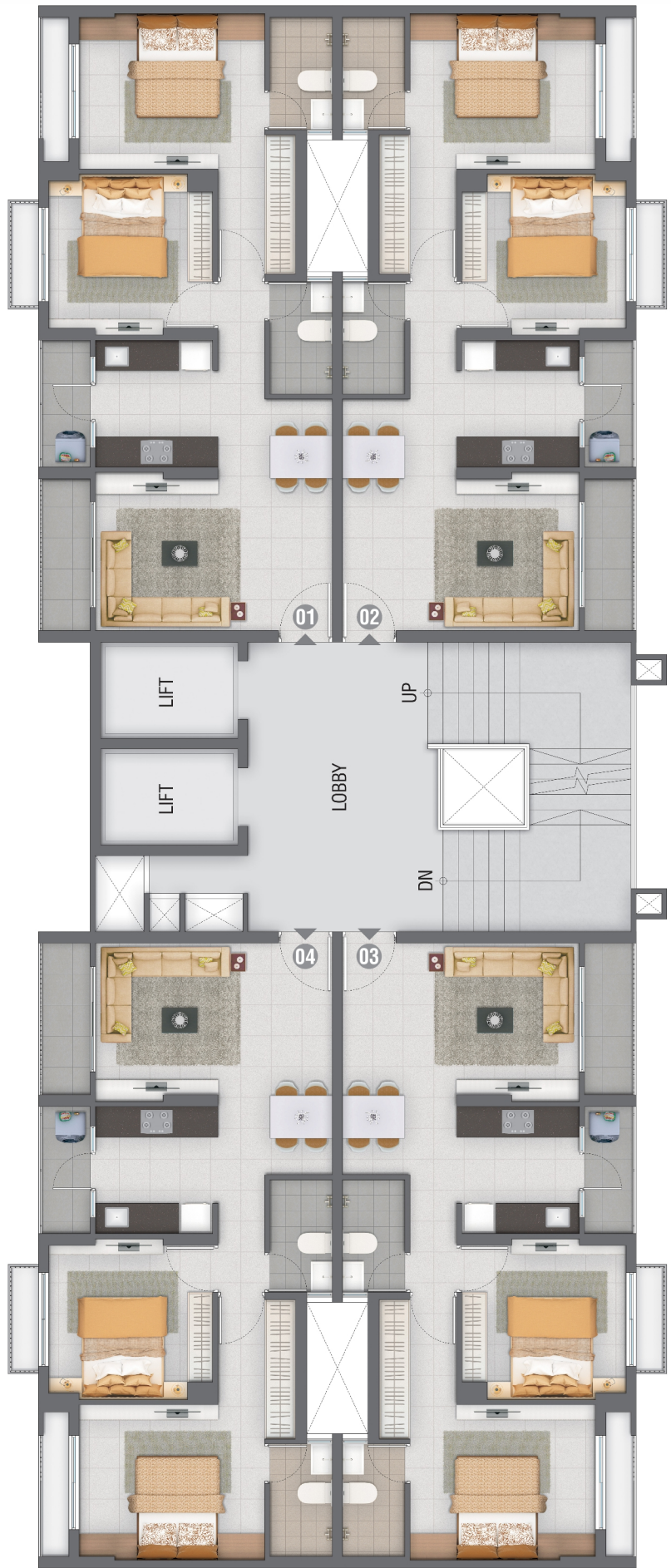


GYMNASIUM



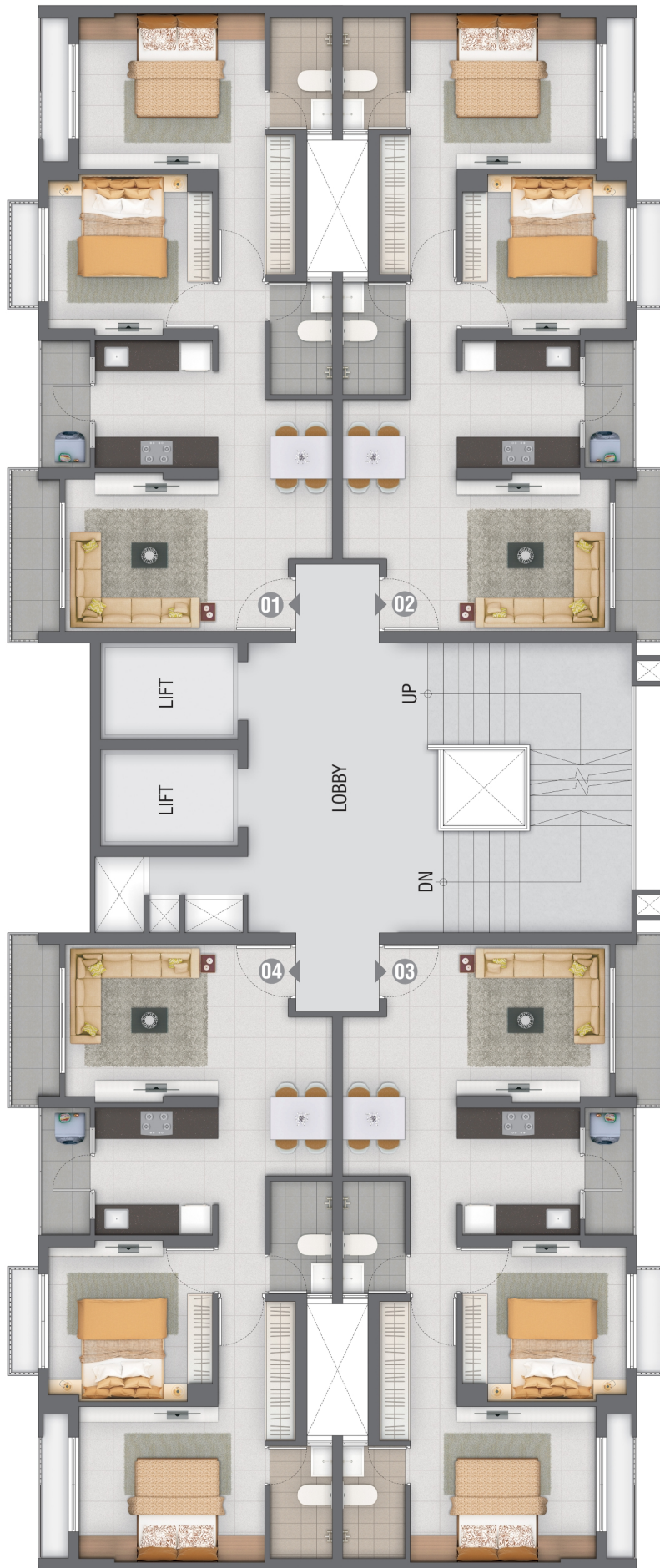
BANQUET





**TYPICAL**  
Floor Plan

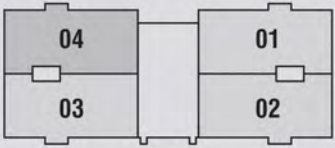
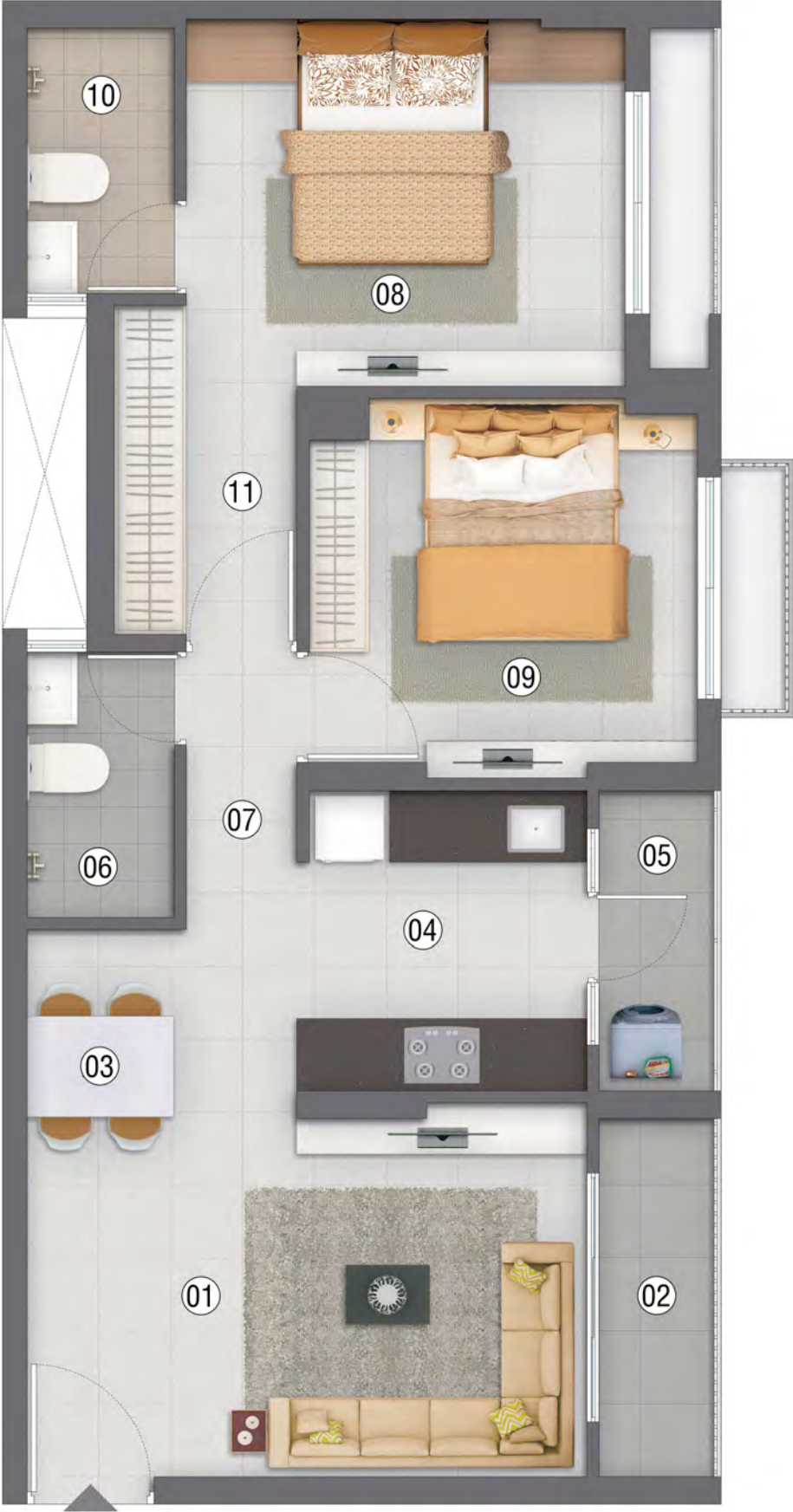
TOWER - A, B, C, D, G, H



**TYPICAL**  
Floor Plan

TOWER - E, F, I, J, K, L, M

# UNIT PLAN

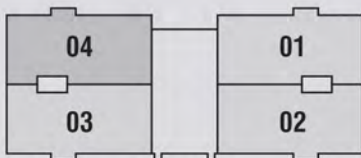
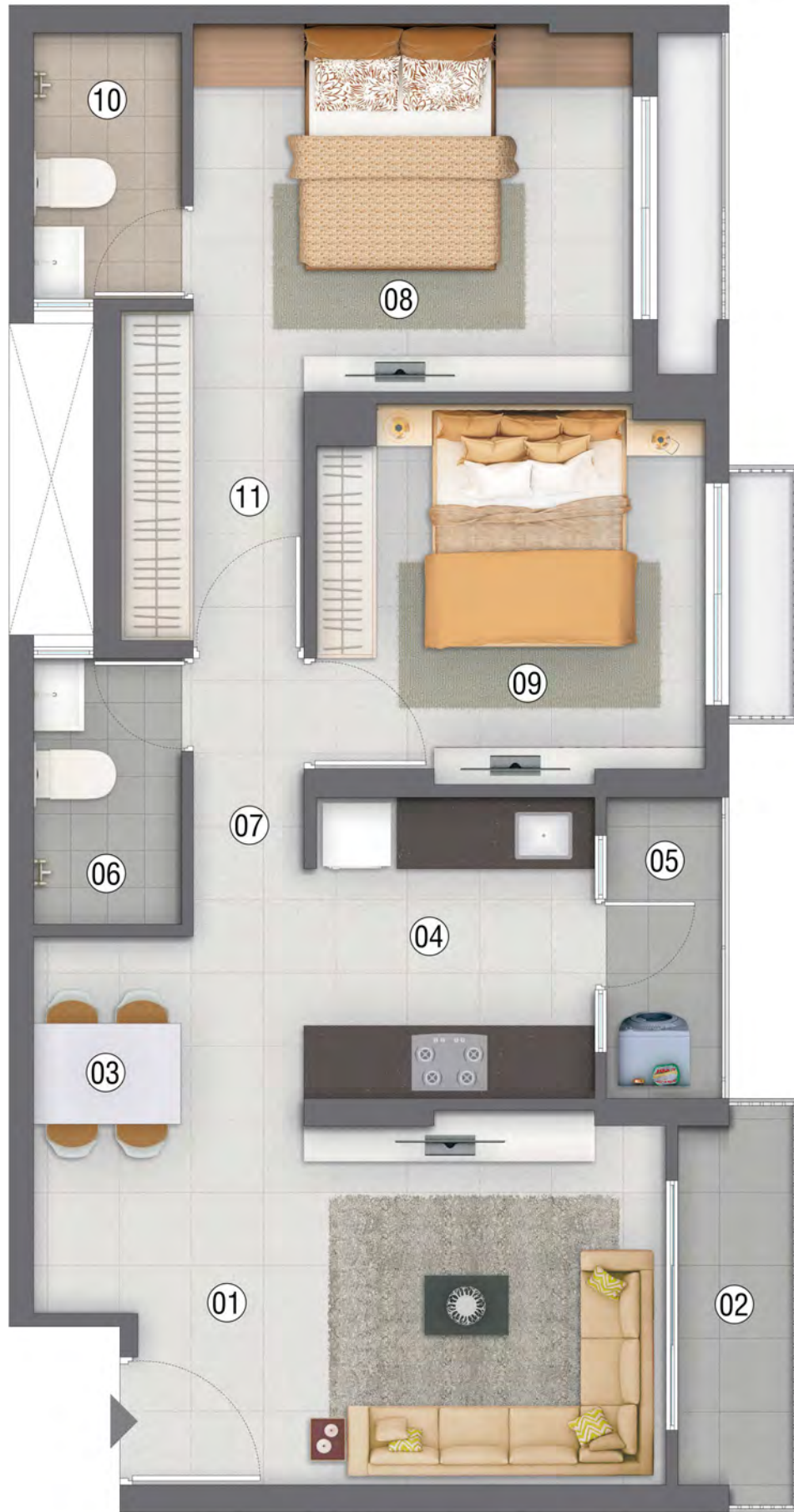


TOWER - C, D

## 2 BHK Unit Plan

RERA CARPET AREA	58.98 SQ M.	634.86 SQ FT.
RERA BALCONY AREA	2.86 SQ M.	30.78 SQ FT.
RERA WASH AREA	2.30 SQ M.	24.76 SQ FT.
TOTAL	64.14 SQ M.	690.40 SQ FT.

NO	AREA	METER	FEET
01	LIVING ROOM	3.11 X 4.66	10'2" X 15'3"
02	BALCONY	2.98 X 0.92	9'9" X 3'0"
03	DINING	1.44 X 2.25	4'9" X 7'4"
04	KITCHEN	2.50 X 2.41	8'2" X 7'11"
05	UTILITY	2.50 X 0.92	8'2" X 3'0"
06	TOILET	2.21 X 1.23	7'3" X 4'0"
07	PASSAGE	2.31 X 0.92	7'7" X 3'0"
08	M. BEDROOM	3.06 X 3.65	10'0" X 12'0"
09	BEDROOM-2	3.17 X 3.23	10'5" X 10'7"
10	M. TOILET	2.21 X 1.23	7'3" X 4'0"
11	PASSAGE	2.07 X 1.52	6'9" X 5'0"



**TOWER - I, J, K, L, M**

### 2 BHK Unit Plan

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.
<b>TOTAL</b>	<b>64.83 SQ M.</b>	<b>697.83 SQ FT.</b>

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



## PROPOSED SPECIFICATIONS FOR "ASTER" AT SHANTIGRAM TOWNSHIP

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 PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		MS RAILING
MASTER BATH 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	INTERNAL WALLS PUTTY AND PRIMER FINISHED	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, SWIMMING POOL WITH SHOWER AND CHANGING AREAS. OUTDOOR CLUB FACILITY WITH MULTIPURPOSE COURT, KIDS PLAY AREA, OUTDOOR FITNESS AREA, SHADED SIT-OUTS, LANDSCAPED GARDENS, TREATED WATER SUPPLY, 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					

# THE GOOD LIFE

A life full of possibilities for those who want to stop living small and start living large. It's a place that lets you live like the citizens of a new and emerging global giant.

## AHMEDABAD

Turning normal days into special occasions.



NAVRATRI CELEBRATION



SPORTS FACILITY



ADANI AHMEDABAD MARATHON



GANESH CHATURTHI



ENTERTAINMENT EVENINGS



INTERNATIONAL YOGA DAY CELEBRATION

# ADANI FOUNDATION

To accomplish a passionate commitment to social obligations towards communities, fostering sustainable and integrated development, thus improving quality of life.

Goodness is a practice that ought to be ingrained in those who truly believe in it. We, at Adani, leave no stone unturned to bring happiness and livelihood at every chapter in our journey of Nation Building. The Adani Group invests in various social initiatives through its CSR arm, Adani Foundation, to lead the wave of goodness at the grassroots level.

Adani Foundation has touched more than 3.2 million lives in 2250 villages across 18 states through its work in Education, Community Health, Community Infrastructure Development and Sustainable Livelihood Development.



FACILITATING SUSTAINABLE LIVELIHOOD ACROSS RURAL INDIA.



EMPOWERING YOUNG MINDS TO REACH THEIR POTENTIAL.



HEALING THE CONCERNS OF THE UNDERPRIVILEGED




GIVING WOMEN THE TOOLS AND SUPPORT TO GROW

RERA NO.			
MUMBAI	WESTERN HEIGHTS	P51800001290   P51800002219	Project listed on <a href="http://maharera.mahaonline.gov.in">http://maharera.mahaonline.gov.in</a>
	MONTE SOUTH	P51900001936   P51800001779   P51800001681   P51800001585   P51900001346 P51800002818	
	INSPIRE BKC	P519000008813   P519000006101	
	INSPIRE HUB	P51800002219	
PUNE	ATELIER GREENS	P52100018596	
GURGAON	OYSTER GRANDE	HRERA NO.: 37 OF DATED 10.08.2017   HRERA NO.: 171 OF 2017 DATED 29.08.2017 HRERA NO.: 170 OF 2017 DATED 29.08.2017	Project listed on <a href="http://www.haryanarera.gov.in">www.haryanarera.gov.in</a>
	SAMSARA	HRERA No. 207 of 2017 dated 15/09/2017   HRERA No. 197 of 2017 dated 15/09/2017 HRERA No. 357 of 2017 dated 17/11/2017   HRERA No. 37 of 2018 dated 19/12/2018	
	SAMSARA VILASA	HRERA No. RC/13 (RC/ REP/ HRERA/ GGM/ 318/50/ 2019/13)	
	MIRACLE MILE	HRERA NO. 327 of 2017 DATED 23.10.2017	
	AANGAN	PHASE 1: REGD. NO. 260 OF 2017 DATED 03/10/201 PHASE 2: REGD. NO. 391 OF 2017 DATED 22/12/2017	
AHMEDABAD	INSPIRE BUSINESS PARK	PR/GJ/GANDHINAGAR/GAN DHINAGAR/ AUDA/CAA05707 /120719	Project listed on <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a>
	THE NORTH PARK	PHASE 2 & 3: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01824/010318 PHASE 4 & 7: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01901/070318 PHASE 5: PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/RAA00268/270917 PHASE 6: PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/RAA00303/290917 PHASE 8: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA06343/181119	
	LA MARINA	PHASE 1: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA00611/071117	
	WATERLILY	PHASE 2: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01521/030218 PHASE 3: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00576/021117 PHASE 4: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01511/030218 PHASE 5: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00398/120918	
	ELYSIUM	PHASE 1: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA01522/EX1/311218 PHASE 2: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00587/EX1/110219	
	THE MEADOWS	PHASE 1: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA01520/030218 PHASE 2: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA01519/030218 PHASE 3: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA00577/021117 PHASE 4: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA01518/030218	
	AANGAN	PHASE 2: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA01876/060318 PHASE 3: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA00883/041217	

## AWARDS AND ACCOLADES



[www.adanirealty.com](http://www.adanirealty.com) | 1800 108 0009 | 

Project Developed by: Adani Estate Management Pvt. Ltd.  
Site & Office address: Shantigram, Nr. Vaishnodevi Circle, S. G. Highway, Ahmedabad - 382 421, Gujarat, India.

The project has been registered under RERA with registration number XXXXXXXXXXXX and is available on the website [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered projects.

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