

SWING WITH
The Winds

Feel your feet on green velvet, Experience
THE BENIGN ENVIRON



STEPPING TOWARDS FUTURE, STRIVING FOR MILESTONES, CREATING NEW LANDMARKS...



NUTAN PLAZA

SURYA BUSINESS CENTRE

SURYA KANISHK TOWER

SURYA DIGHA COMPOUND

KASHYAP GREENS

Aastha Infracity Limited is the grand vision of three leading real estate companies :

M/s Surya Nestbuild Ltd., M/s Nutan Construction & M/s Kashyap Construction

With more than 25 years experience in development of numerous real estate infrastructural projects, the three parent companies are well recognized for the development of several multistoried residential apartments in Patna, Ranchi & Vaishali, Ghaziabad.

The group directors have considerable experience in development and marketing of various real estate projects. People, technology and clear thinking have shaped Aastha Infracity into a customer friendly organisation, fully geared to meet the techno-economic requirements of futuristic real estate projects.



VISHWAKARMA AWARD 2011

RECOGNITION FOR OUR EFFORTS

Group has been awarded "**The Vishwakarma Award**", for being the best professionally managed company. The 1st for any real estate developer in the region.

It is a tribute for due diligence we give to all our projects, the careful execution, on time deliveries and consistent quality.



AASTHA

Aastha Infracity Limited



In our incessant yearning for serenity and harmony we forever look for a situate that would soothe our anxiety while keeping us linked to indispensable activities associated to our daily lives.

This sounds incongruous and tricky but is attainable!

A delightful abode that bubbles with vibrant innocence and chirpy laughter thus creating the most gorgeous destination. While life and living wears an interesting garb of color and virtue, fascination and playfulness synonymy lives here. This glowing, echoing and exotic precinct cannot be anything else but Aastha Greens.

FEATHERING THE
Moody Clouds
Blending with Sky
IT IS AN ILLUSTRIOS LIVING



Site Plan

LEGEND

1. Main Gate Entry
2. Guard House
3. Cascading Water
4. Club House / Nursery School / Convenient Shopping Complex
5. Water Body
6. Children Play Ground
7. Covered Timber Deck
8. Reflexology Paving
9. Exercise Station
10. Old Folk Corner
11. Japanese Dry Garden
12. Yoga and Meditation Area
13. Sand Pit
14. Activity Plaza
15. Sit-Out Space



- 1 KM. FROM SEC. 120 ● 3.5 KM. FROM SAI MANDIR
- 4 KM. FROM FORTIS HOSPITAL ● 20 MIN. DRIVE FROM DND FLYWAY
- 15 MIN. DRIVE FROM SEC.18 MARKET



LIVE IN Vibrant Locale

Touch the Capital with Your Strolls

REACH FOR ALL YOU DESIRE





- LANDSCAPED GARDEN ● KID'S PLAY PARK
- PAVED PATHWAYS WITH JOGGING TRACKS ● RAIN WATER HARVESTING
- AMPLE PARKING SPACE ● 2 LEVEL SECURITY SYSTEM

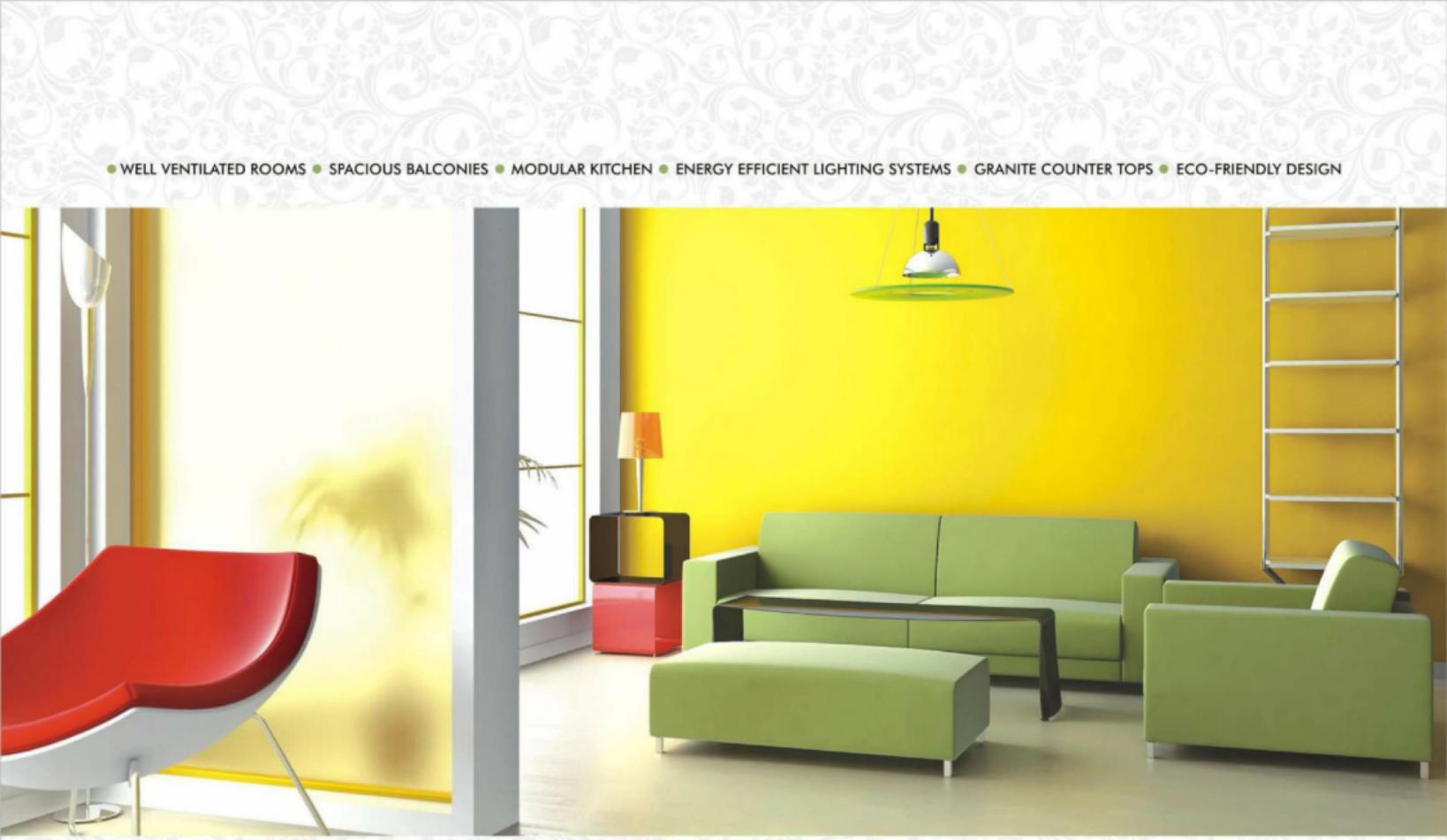
Observe how 'Gleeful Greenery' and 'Serene Sky' weave a magical carpet of spellbinding surroundings!

Landscaping and parks will be revered by one and all thus enabling them to pursue a pure and delightful life. Witness the happiness and sheer bliss on the innocent faces of sparkling childhood who will spend their delightful playtime in the arms of luxuriant flora.

Breathe in rich and unadulterated air to pamper your system... Smell the fragrance of attractive flowers to sense the thrill of natural beauty.



THE FRESH
Green Scapes
Bloom out the soul, Feast your brain
REVEL IN THE LIFE AHEAD



Aastha Greens will ask you to bid adieu to average living and propose to you a seventh heaven of sophistication, serenity and erudition. Every window will frame the exterior like a life-sized painting and every ingress will extend an invitation to a cheerful living.

Vague spaces take a meaningful form with careful planning and designing.

The exploit of newest décor and decorations radiates a celestial sensation and captivates every niche and angle with its glamour. Undoubtedly, every room emerges out as a vacation joint!

Inside Luxury
Spreads from Floors to Walls, Walls to Roofs, Roofs to Openouts
SYNCHRONISING DREAMS

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- A WELL EQUIPPED GYMNASIUM
- YOGA AND MEDITATION HALL
- AN INDOOR SNOOKER / BILLIARD AND CARD ROOM
- SPA WITH SAUNA, STEAM AND JACUZZI
- LIBRARY
- BADMINTON, BASKET BALL, TENNIS AND VOLLEY BALL COURT



Find yourself not just a home but a cloud nine... to make you swerve in heaven-like environs... that always remain beguiling and enticing.

Be at Aastha Greens. Here every gust of wind will invite you to fly, every speck of land will encourage you to stride, and every drop of water will tempt you to go for a dip.

Unwind yourself and slacken the knots of chaotic daily schedule in an entertaining club meant for you and your dear ones.

The conveniences of a swimming pool, a well-resourced fitness center and pleasurable indoor and outdoor games will keep you fun-filled and content. Mingle with like-minded people and revive the joys of a cohesive neighborhood.

THE *Blue Splashes*
Measuring the Length of Every Breath
YOU'RE REINCARNATED



- EARTHQUAKE RESISTANT STRUCTURE ● 2 LEVEL SECURITY SYSTEM ● VAASTU FRIENDLY LAYOUT ● ALL FLATS TWO SIDES OPEN
- HI-SPEED ELEVATORS ● INTERCOM FOR EVERY APARTMENT ● GREENS, CLUB WITH SPORTS, HEALTH, LEISURE & ENTERTAINMENT FACILITIES
- CCTVS FOR COMMON AREAS ● 24X7 WATER SUPPLY & POWER BACKUP ● AMPLE PARKING SPACE ● WI-FI ENABLED COMPLEX
- LANDSCAPED GARDEN ● KID'S PLAY PARK ● PAVED PATHWAYS WITH JOGGING TRACKS ● RAIN WATER HARVESTING



Pointers

Specifications



STRUCTURE

Earthquake resistant RCC frame structure



BEDROOMS

FLOOR : Vitrified tiles Somany / Kajaria / Blackberry or equivalent and Laminated wooden flooring Vista / Kronatek or equivalent in Master Bedroom



KITCHEN

FLOOR : Ceramic / anti-skid tiles Somany / Kajaria / Blackberry or equivalent



TOILETS

WALLS : Dado of ceramic tiles upto seven feet height Somany / Kajaria / Blackberry or equivalent



DOORS AND WINDOWS

ENTRANCE DOOR : Flush shutter with wooden frame and mortise lock



LIFT LOBBY

FLOOR : Udaipur green marble / vitrified tiles Somany / Kajaria / Blackberry or equivalent

EXTERNAL FINISH

Combination of Long-lasting point and water repellent glazing

DRAWING AND DINING

FLOOR : Vitrified tiles Somany / Kajaria / Blackberry or equivalent

WALLS : Plastered and painted with pleasing shades of O.B.D. Asian / Berger / Nerolac or equivalent

CEILING : Plastered and painted with pleasing shades of O.B.D. Asian / Berger / Nerolac or equivalent

CEILING : Plastered and painted with pleasing shades of OBD Asian / Berger / Nerolac or equivalent

WALLS : Plastered and painted with pleasing shades of O.B.D. Asian / Berger / Nerolac or equivalent

FIXTURE / FITTINGS : Wash basin, W.C. and C.P. fittings in all toilets, Sanitary ware-Hardware / Parryware / Cera or equivalent, C.P. fittings Jaguar/Marc/ Parko or equivalent, geyser in all toilets except servant toilet geyser-Raymond / Bajaj or equivalent

CEILING : Plastered and painted with pleasing shades of O.B.D. Asian / Berger / Nerolac or equivalent

PLATEFORM : Pre-polished granite platform with stainless steel sink and C.P. Fittings & sink-franknee / Jayna or equivalent

FIXTURE / FITTINGS : Geyser and exhaust fan chimney-Faber / Koff / Glen or equivalent

FLOOR : Ceramic / anti-skid tiles Somany / Kajaria / Blackberry or equivalent

WALLS : Long - lasting water repellent paint Asian / Nitco / Spectrum or equivalent

CEILING : Plastered and painted with pleasing shades of O.B.D. / Permanent paint finish Asian / Berger / Nerolac or equivalent

FLOOR : Vitrified tiles Somany / Kajaria / Blackberry or equivalent

WALLS : Plastered and painted with pleasing shades of OBD Asian / Berger / Nerolac or equivalent

CEILING : Plastered and painted with pleasing shades of OBD Asian / Berger / Nerolac or equivalent

PLUG : Light and power point as well as television outlets with modular switches and protective M.C.B.s in all rooms Anchor / Indo Asian / ABB or equivalent

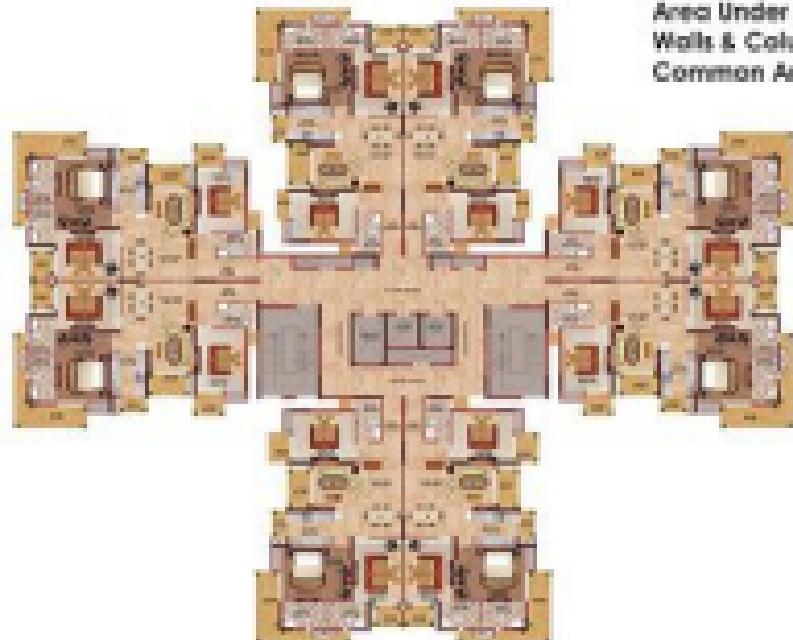
FANS : Fans in all bedrooms, drawing and dining rooms Bajaj / Orient / Crompton / Havells or equivalent

CATEGORY -4 (3BHK+3T+Servant)

Carpet Area	1151.79 Sq. Ft. (107.00 Sq. Mtrs.)
Balcony Area	235.42 Sq. Ft. (21.87 Sq. Mtrs.)
Area Under External Walls & Columns	99.67 Sq. Ft. (9.24 Sq. Mtrs.)
Common Area	386.96 Sq. Ft. (35.84 Sq. Mtrs.)



CATEGORY -3 (3BHK+3T)

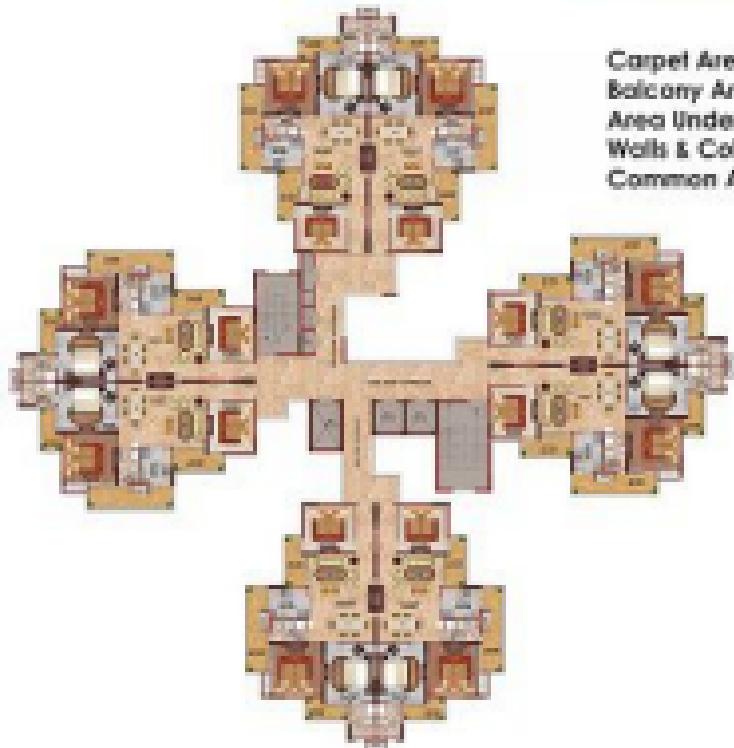


Carpet Area
Balcony Area
Area Under External
Walls & Columns
Common Area

987.06 Sq. Ft. (91.70 Sq. Mtrs.)
235.30 Sq. Ft. (21.86 Sq. Mtrs.)
10.74 Sq. Ft. (01.43 Sq. Mtrs.)
331.90 Sq. Ft. (30.80 Sq. Mtrs.)



CATEGORY -2 (3BHK+2T)

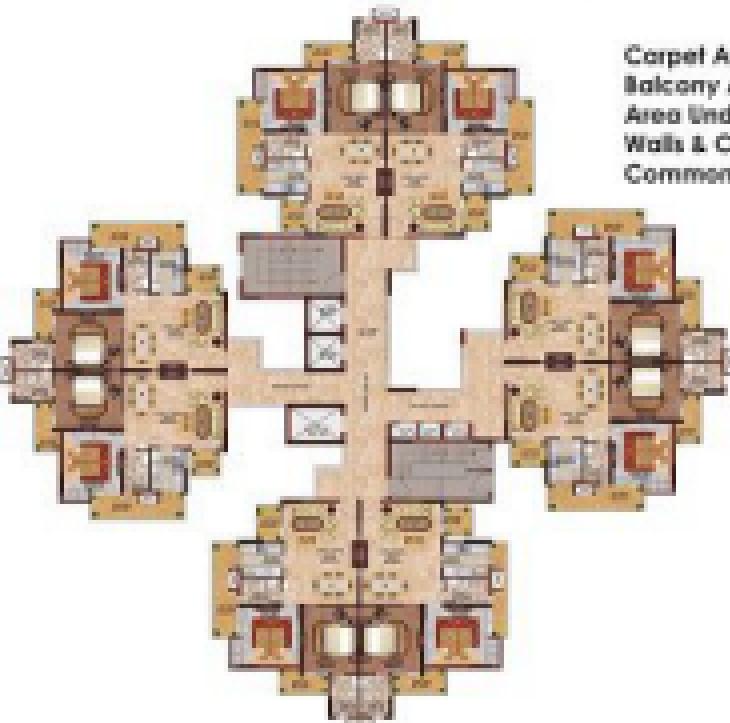


Carpet Area
Balcony Area
Area Under External
Walls & Columns
Common Area

862.42 Sq. Ft. (79.31 Sq. Mtrs.)
178.31 Sq. Ft. (16.38 Sq. Mtrs.)
79.87 Sq. Ft. (7.42 Sq. Mtrs.)
264.20 Sq. Ft. (24.61 Sq. Mtrs.)



CATEGORY - 1 (2BHK+2T)



Carpet Area

496.65 Sq. Ft. (44.72 Sq. Mtrs.)

Balcony Area

151.54 Sq. Ft. (14.08 Sq. Mtrs.)

**Area Under External
Walls & Columns**

49.32 Sq. Ft. (04.44 Sq. Mtrs.)

Common Area

234.47 Sq. Ft. (21.74 Sq. Mtrs.)





Aastha Infracity Limited

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Tel. : 0120-4299870, 4267641

Head Office : 307, Nutan Plaza, Bandarbagicha, Patna-1
Website : www.aasthainfracity.com

Association With

NUTAN CONSTRUCTION **KASHYAP CONSTRUCTION**
8th Floor, Nutan Plaza, 601, Sailja Tower, Kankarbagh
Bandarbagicha, Patna-1 Main Road, Patna-20

SURYA NESTBUILD LIMITED
Head Office : Surya Signature Building, Beside Hira Sweets Lane,
Boring Canal Road, Patna.



Note : Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.