



Artist's Impression

 **ASHAR PULSE**  
MAJIWADA JUNCTION, THANE (W)

**1 & 2 BHK  
URBAN HOMES**



# TIME FOR A MAGICAL STORY!

To meet your son after he wakes up for school,  
To hold a conversation about ideas rare,  
To ignite a feeling for hobbies which are cool,  
All of this is possible only if you've time to spare!

In the continually beating pulse of city life,  
We forget about the ones who really matter.  
Whether it is your child, your mother or your wife,  
Always remember to express love and indulge in chatter.

Imagine a universe where every day is a beautiful story,  
Of relationships strengthened and bonds nourished.  
You have space for growth and room for glory,  
So create a world where you are cherished.

NOW IT'S  
**T.I.M.E.**

TIME TO INVEST IN MAJIWADA'S EVOLUTION



**LOCATION**

Thane's most prime location - Majiwada



**BRAND VALUE**

Ashar Group - MMR's most trusted developer



**LIFESTYLE**

Wide range of amenities spread over 40,000 sq. ft.



**APPRECIATION**

Guaranteed appreciation with upcoming infrastructural developments

**#TIMEFORLIFE**

# TIME TO OWN THE PULSE OF A FULFILLED LIFE!

Life at Ashar Pulse will always be enveloped by a vibe extraordinaire with well-planned urban homes at the city's epicenter.

55 STOREY TWIN TOWERS\*

UNOBSTRUCTED CITY & CREEK VIEWS

VASTU COMPLIANT HOMES

40,000 SQ. FT. RETAIL AVENUES

AMENITY ZONES SPREAD ACROSS  
40,000 SQ. FT.

SEPARATE DRIVEWAYS & PARKING  
FACILITY



# TIME TO STAY AT THANE'S PULSE POINT!

Surging with a pulsating population of 20 lakhs+ and energized by futuristic infrastructural investments worth Rs. 2 lakh crore+, Thane can safely be considered as the home city of Mumbai. Add to it the location's strategic supremacy and its smart city aspirations – every card has been laid perfectly for it to be at the forefront of real estate investments in MMR.

In an identical way, Majiwada is a thriving micromarket that has seen 25% appreciation since 2017\*. In the coming years too, it is expected to see 15-20% increase courtesy several critical infra developments.

## MAJIWADA'S UPCOMING SOCIAL INFRASTRUCTURE

### Tata Cancer Hospital

The finest in medicine will be available courtesy a 700+ bed cancer hospital equipped with dorm facility and Tri-Mandir.

### Mumbai-Nagpur Expressway (Mahasamruddhi Mahamarg)

Reaching Nagpur will now be a matter of just few hours.

### A 10 Km Thane-Borivali Underground Tunnel

Commutes to the Western Suburbs will become easier than it ever was.



### Thane Coastal Road

This will reduce the traffic between Bhiwandi and Kalwa by going towards Ghodbunder Road via Balkum.

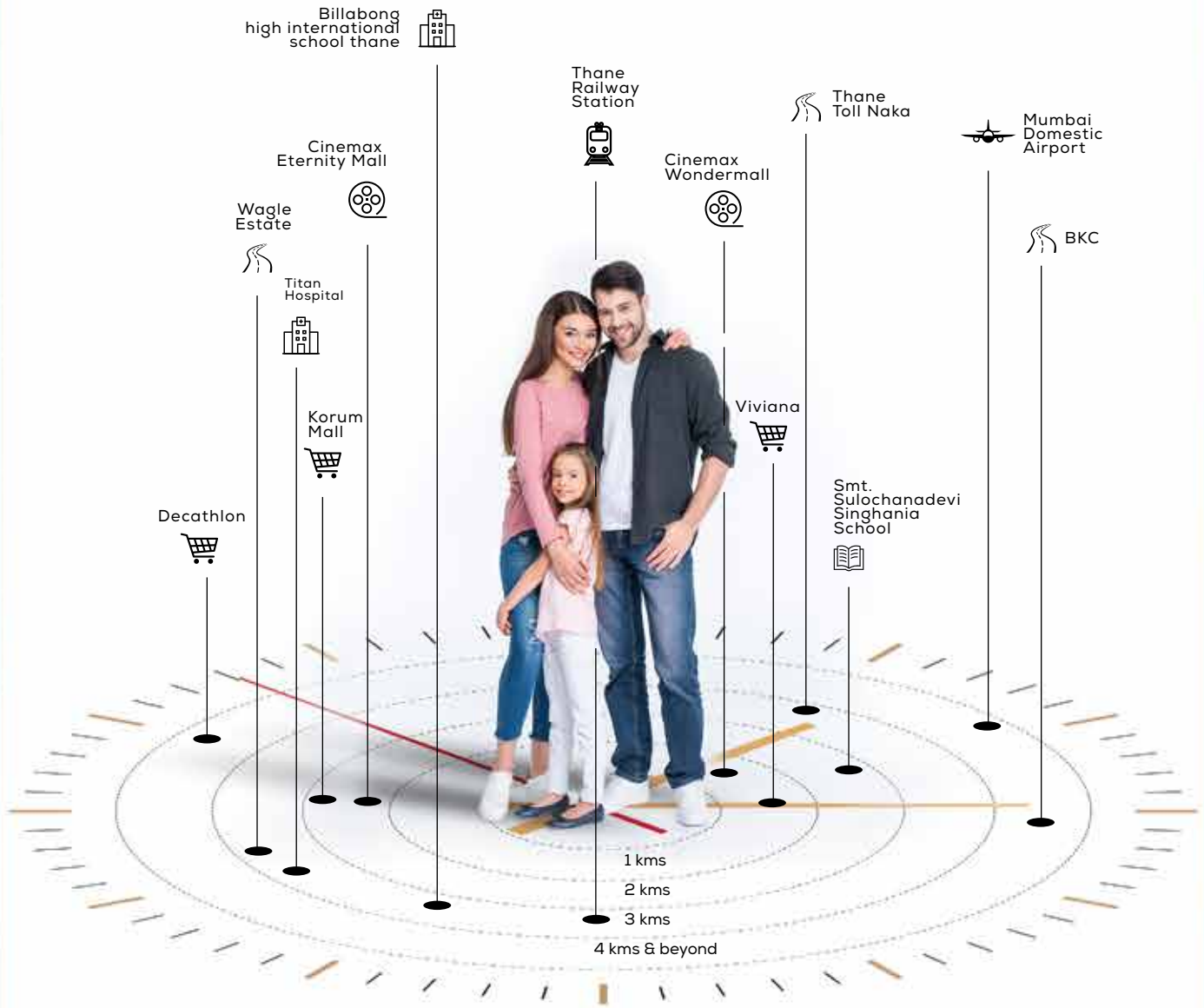
### IT Hubs

Already a major centre for commercial IT companies, the area will see more hubs that will generate employment.

### Metro (Line 4 and Line 5)

This will make travelling a breeze from Wadala to Kasarvadavli and Thane to Kalyan.

# TIME FOR BEING NEAR TO YOUR UNIVERSE



## WITHIN 10 MINS RADIUS

### ENTERTAINMENT

Viviana Mall  
Korum Mall  
R Mall  
Cinemax Wonder Mall  
Lake City Mall  
Eternity Mall  
Boulevard Mall

### SUPER MARKETS

D-Mart  
Hypercity  
Big Bazaar  
Nature's Basket

### CONNECTIVITY

Upcoming Metro Lines  
Ghodbunder Road  
Eastern Express Highway  
Bhiwandi Nashik Road  
Thane Railway Station  
Mulund Check Naka  
Navi Mumbai

### BUSINESS PARKS

Ashar Millenia  
Ashar IT Park  
Orion Business Park  
iThink Lodha  
Dev Corpora Business Park  
G Corp Business Park

### HOSPITALS

Jupiter Hospital  
Bethany Hospital  
Titan Hospital  
Criticare Superspeciality  
Shree Mahavir Jain Hospital  
& Shree Pratap J. Ashar Cardiac Centre

### MAJOR CITY HUBS

Mumbai International Airport - 55 mins  
BKC - 45 mins  
Andheri-Kurla Road - 45 mins

### EDUCATIONAL INSTITUTIONS

CP Goenka International School  
D.A.V Public School  
Smt. Sulochanadevi Singhania School  
Lokpuram High School  
Billabong High International School

# TIME FOR

# POSH, URBAN LIFESTYLE. STYLISHLY EXECUTED.



## UPPER STILT CLUB ZEAL

The wealth of laughter, the priceless fitness and the importance of games – a thriving life becomes complete with these attributes.

At Club Zeal, we have the choicest avenues for children and adults to appreciate the gift that is sport. The expansive indoor zone has been carefully categorized to fill your days with fun, fervour and freedom all throughout the year.

- Zumba Studio
- Yoga Studio
- Box Cricket
- Badminton Court
- Multi-Purpose Court
- Toddlers Play Area
- Kids Play Area
- Viewing Deck
- Open Air Gym
- Indoor Games Area (Carrom, Chess, Cards, Foosball, Pool)
- Table Tennis
- Jogging Track
- Open Air Meditation Deck



**TIME FOR**  
**PROVIDING**  
**UNLIMITED**  
**LUXURY,**  
**SERENELY**  
**EXCLUSIVE.**



**23<sup>RD</sup> FLOOR**  
**CLUB LIV**

The journey of life assumes greater meaning when we share our stories, express our emotions and foster our bonds. At Club Liv, we provide you a space that brings together the best of community living with the classiest of indulgences.

- Infinity Swimming Pool
- Kids Pool
- Sun Deck With Loungers
- Banquet Hall (200+ Seating Capacity)
- Spill Over Dining Area
- Dedicated Pantry For Catering
- Green Room And Restrooms







Artist's Impression



Image For Representational Purpose Only



## 24<sup>TH</sup> FLOOR CLUB LIV

- Fully Equipped Gym
- Boxing Zone
- Crossfit Zone
- Roof Garden
- Senior Citizen Zone
- Barbeque Party Zone
- Dedicated Elevator To Travel Between Amenity Floors
- Cabana Sit-Outs
- Reflexology Path
- Work Pods



Image For Representational Purpose Only

# TIME FOR SHOPPING YOUR WAY TO BLISS



## RETAIL AVENUE

With commercial and retail spaces spread over 40,000 sq. ft., you will get a universe of brands to choose from without moving an inch.



# TIME FOR GREAT STANDARDS



## INTERNAL SPECIFICATIONS

### PROJECT AMENITIES

- Separate entry and exit points for residential and commercial units
- Separate car parks for residential and commercial units
- 2 society offices
- Dedicated basement for 2 wheelers
- Dedicated restrooms for drivers
- Vehicle free amenity zone
- Wi-fi in common areas
- Double height entrance lobby
- High speed elevators and 1 fire elevator in each tower
- Generator back up for lift & common areas
- Organic waste management, STP and rainwater harvesting
- Boom barriers at security gate

### LIVING ROOM & BEDROOM

- 800 x 800 vitrified flooring
- Powder coated aluminium sliding windows
- Video door phone
- Wall finish – acrylic emulsion paint
- Modular switches
- Noise resistant windows

### KITCHEN

- 800 x 800 vitrified flooring
- Smoke detectors
- Stainless steel sink
- Dado upto 2 ft. above platform
- Provision of inlet and outlet for water purifier
- Modular switches of Roma or equivalent
- Provision For MGPL Piped Gas
- Granite kitchen platform
- Exhaust fan

### BATHROOM

- Concealed piping
- Anti-skid flooring
- Dado tiles upto door height
- Exhaust fan
- CP branded fixtures (Jaquar or Equivalent)
- Modular Switches
- Dedicated Washing Machine Space With Inlet And Outlet



# NO T&C ON DELIVERING PROMISES.



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Ashar Group, a forward-looking real estate firm instituted in the year 2001, has been instrumental in providing game changing solutions. The group is crafting future-ready homes and growing strong relationships with its customers. The group delivers nothing but excellence with best-in-class quality in a time-bound manner. It has carved a unique identity in the real estate sector with its future ready homes and best in class quality.



**3 Years Average**  
Construction  
Turnaround Time



**ZERO RERA**  
Complaints



**7.5 Mn. Sq. ft.**  
Delivered



**21+ Years**  
of Legacy

FORM THE MAKERS OF

# FIRST

- ✓ Largest IT Park of Thane: ASHAR IT PARK
- ✓ International School of Thane: BILLABONG HIGH INTERNATIONAL SCHOOL
- ✓ Jewel of Pali Hill: NAVROZE



**ASHAR**  
PROMISES DELIVERED

**Call : 911 2000 631**

Sales Office: Next to BP Petrol Pump, Majiwada Junction, Thane (W) - 400601  
Site Address: Majiwada Junction, Next to Nursery, Sainath Nagar, Thane (W) - 400601

This project is registered via MahaRERA Reg. No. P51700047432, available on [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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