Introducing

AYAN RESIDENCY

A home designed around you, for you.
Live in close proximity to the city, yet away from its chaos.

Nallasopara is a suburb of Mumbai, with excellent connectivity by rail and road. Ayan enjoys the location advantages by being close to the Virar Station as well as the Vasai – Virar Link road.

Connectivity from the project
- Fun Fiesta multiplex
- Riddhivinayak Hospital
- Viva Super market
- Nallasopara station
- Little Angel High School

Quick getaways
- Kalamb beach
- Rajodi beach
- Bassein / Vasai Fort
- Arnala beach
Ayan means the beginning of a good life.

Ayan is designed to let you enjoy every little pleasure of life, and you can do it without stretching your budget or going far away from the city.

- Daily needs shops and other essential
- Aesthetically designed entrance lobby
- Back-up for lift and common areas
- Ample green space
- Beautiful landscaped gardens
- Fun zone for Kids
- Swimming pool
- Health and fitness centres
- Clubhouse
- Playground
- Rain water harvesting
- IGBC Pre-certified Gold (Applied)
- VVCMC approved with clear title
Ayan is a township of happiness.

With Ayan, you will never compromise on anything. Ayan is designed to let you actually live your dream life every day.

- Designer vitrified tile flooring with skirting
- Designer ceramic tiles in toilets and bathrooms
- Granite kitchen platform with SS sink and 2’ 6” high dado
- Decorative laminated main door
- Concealed plumbing with quality sanitary ware
- Intercom facility
- Provision for hot water in all the apartments
- Concealed copper electric wiring, with essential points
- MCB and ELCB

Architect: Prithvi Architects
Design Consultant: MQA & DA Designs
Structural Consultant: J+W LLP
Landscape Consultant: Abhaas Landscapes
Plumbing: Econ Pollution Controls Pvt. Ltd.
Electrical Consultant: SBR Consultants
IGBC Consultant: LSquare Solutions
Since our beginning in 1965, it has always been about people. Our strength was and will always be the bond of trust we share with our team, clients and business partners.

Starting with helping people address their real estate needs to becoming Mumbai’s leading developer, The Dudhwala Group’s journey is a case study of commitment, dedication and values. Over the last four decades, we have sustained an enviable track record of customer satisfaction, innovation and growth.

From premium to value based, we have delivered landmark projects in residential, commercial, retail and hospitality sectors. Each one of them is a unique solution devised for a specific requirement.

We are now moving into a new era of thought leadership with modern approach, new business philosophies and international expertise. At the same time, we still remain strong on our core values, passionate professionalism and people centric approach.

RECENTLY COMPLETED LANDMARK PROJECTS

<table>
<thead>
<tr>
<th>Project</th>
<th>Sector</th>
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<tbody>
<tr>
<td>Mega Mall, Oshiwara</td>
<td>Retail</td>
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<tr>
<td>Town Centre, Andheri–Kurla Road</td>
<td>Commercial</td>
</tr>
<tr>
<td>Dudhwala Complex, Mumbai Central</td>
<td>Residential</td>
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CURRENT PROJECTS

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<tr>
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<td>Aqua Pearl, Mumbai Central</td>
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<td>5 Star Hotel, Andheri (E)</td>
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<td>Premium Apartments, Dockyard Road</td>
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<td>Proxima Residences, Andheri (E)</td>
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<tr>
<td>Optima, Andheri (E)</td>
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<tr>
<td>Elysia - Premium Villas, Versova</td>
<td>Residential</td>
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<td>Fifty One East, Bandra (E)</td>
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<tr>
<td>Bungalows and Apartments, Pelhar</td>
<td>Residential</td>
</tr>
<tr>
<td>Residential Towers, Dadar (W)</td>
<td>Residential</td>
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Site Address: Ayan Residency, Survey no. 195, Yashwant Gaurav Marg, Near Riddhivinayak Hospital, Nilemore, Nala Sopara West, Thane- 401203.
Tel.: 0250 3295157 / 58
Email: sales@dudhawalas.com

Disclaimer: This brochure is purely conceptual, not a legal offering. All building layouts, specifications, etc. as seem in the brochure/picture are tentative and subject to variations & modifications by the company without any notice. The project specifications are subject to sanctions and revisions of the building plans as per directives of the local authority and concerned government departments.