



# असोशी

CORPORATE COMPLEX



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DAY VIEW OF ASOSHI CORPORATE COMPLEX



## THE COMPANY

- Established on 13 June, 1985.
- Completed 30 years of successful operations this year.
- Became a Public Limited Company in 1996.
- Successfully built over 16 Lakh square feet of constructed area till date.
- Built 2180 houses, 620 shops, 376 offices and 4 independent townships till now.
- Have a trusting customer base of over 3000 satisfied families.
- Known in the market as a trend setter for bringing in innovative concepts in designing and planning.
- Introduced the concepts of high quality, superior finishes and modern amenities to the local market.
- Known for choosing excellent locations and designing the spaces with optimum use catering the convenience, comfort, test and choice of the end users.
- Known for maintaining the ethos and culture of Indian heritage. All earlier apartment schemes were named after the 'Ragas' of Indian classical music and the apartments were handed over to the customers at the hands of genius personalities from the fields of music, theatre, literature and academics .
- Always eagerly shared the corporate social responsibility by helping the Social and Cultural institutions and sponsoring the activities in the fields of Social, Cultural, Sports and academics.



## THE BACKGROUND

In 1965 our beloved Chairman Principal Ram Shewalkar shifted to Wani as Principal of the local college. Till then he was working as a Professor at people's college, Nanded. After shifting to Wani we were residing in a small our house at Nagarwala Compound adjacent to the premises of Vasant Ginning Factory. In 2013 due to recent regulations of the government, Vasant Ginning had to shift their factory outside the city area and hence they decided to sell this land in a Public Auction. Despite a lot of competition we could come out as a successful bidder and purchased this land.

Born into a scholarly family, Shri. Ram Shewalkar began his humble career as a school teacher. The 78 years journey of his life made him the most sought after orator, a prolific writer and a respected thinker in Marathi literature.

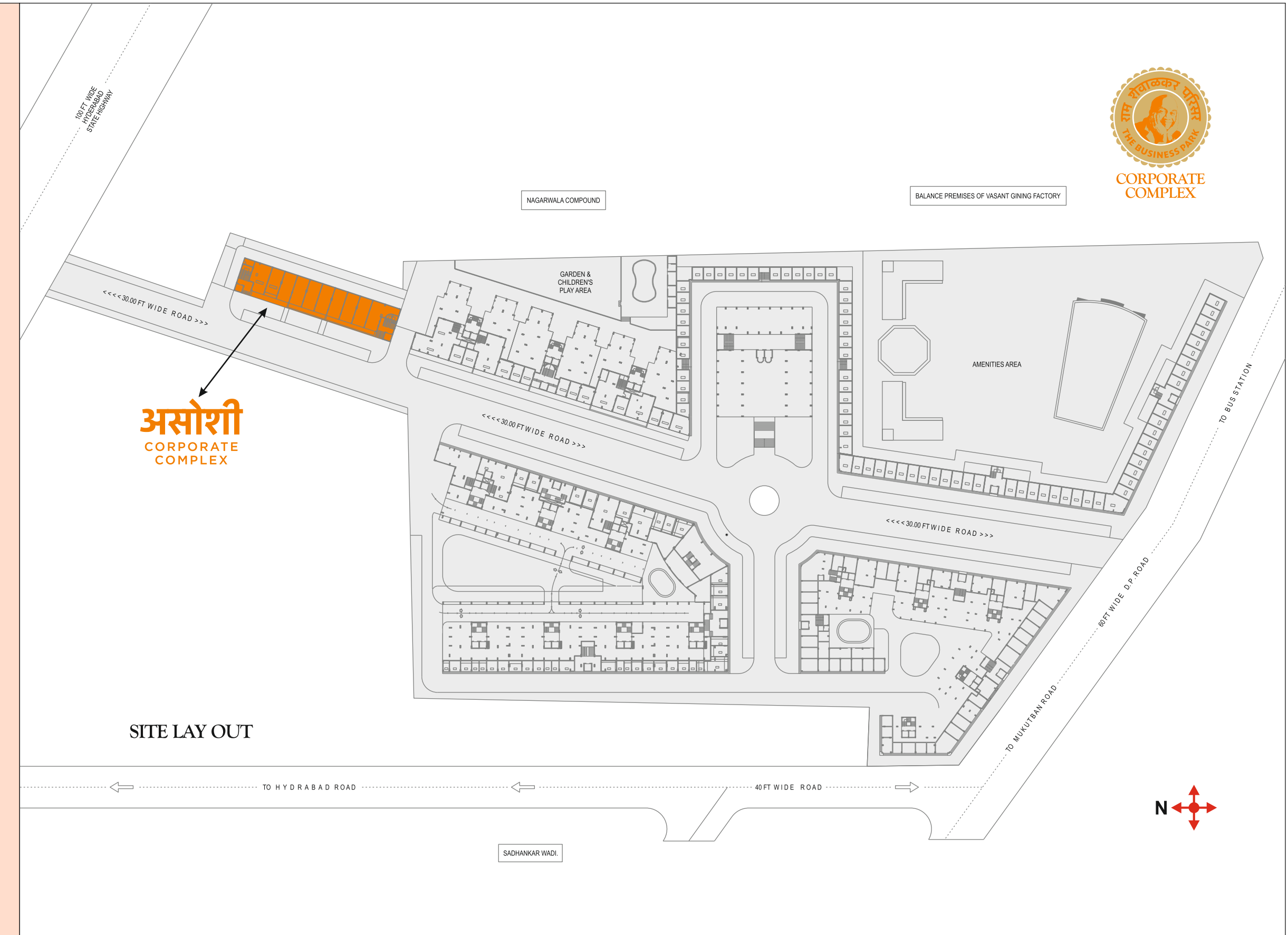
He had delivered innumerable lectures all around the world, had written over 58 Books, had president over more than 24 various committees and bodies and was conferred with more than 22 prestigious awards. In 2001 he was honoured with D.lit degree by Nagpur University.

Our Wani Project Developed on the 'karmabhoomi' of this legend, is dedicated to honour him, as “ राम शेवाळकर परिसर ”, The Business Park. We intend to develop this project more as a monument than just a construction. We wish that this project besides catering to the retail and housing needs of the native population shall also come out as a Memorial of our beloved Chairman. Each building in this township is hence named after his various books. In the sprawling 2 acres space of common amenity of this project , we have planned to construct an auditorium with 350 seats capacity, an archival of all his works of books and audio, video Cd's and a poetry garden in his name. The junction of the wide roads of this colony would have his statue and it would be named as “Ram Shewalkar Circle”.



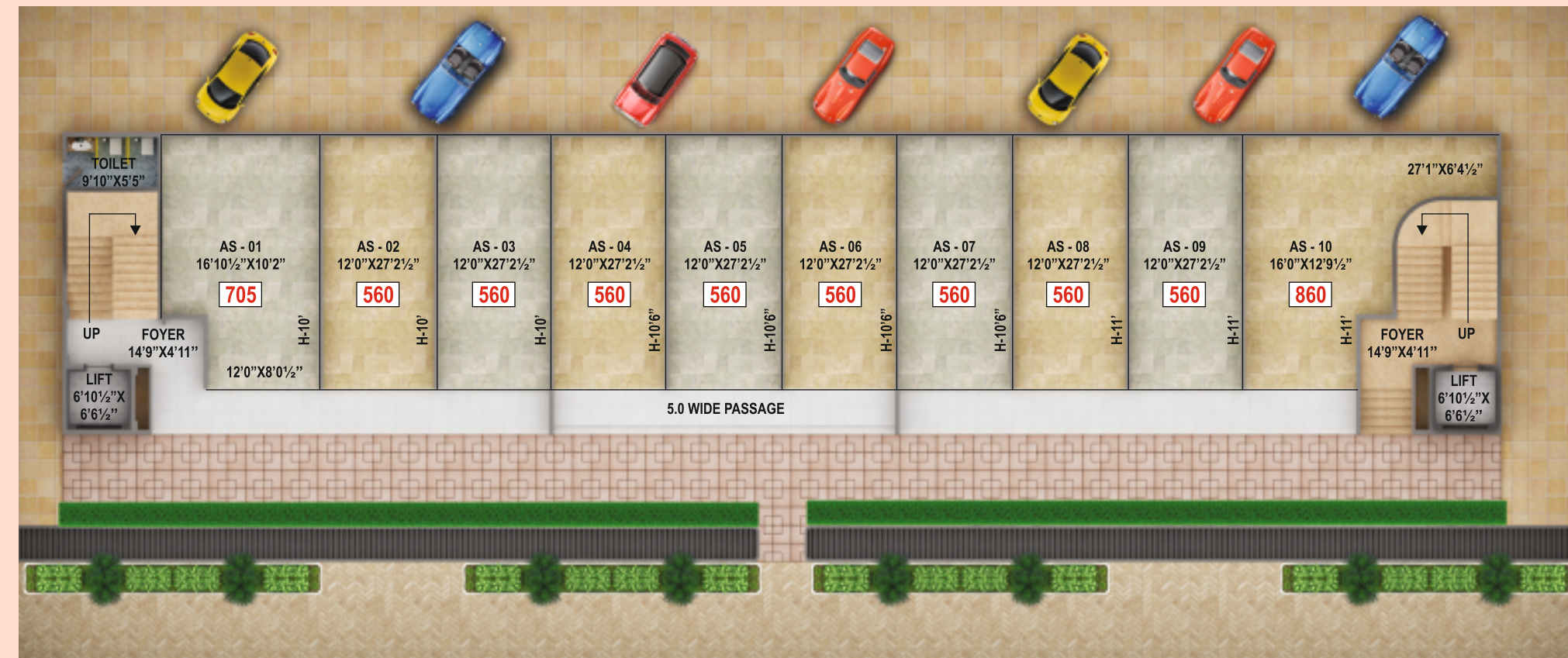
## THE PROJECT

- Wide Roads with closed RCC drains ensuring complete protection from insects like mosquitoes and flies etc.
- Paved parking with foot paths on both sides making the roads further wide.
- Paved hardscape and grass landscape all over ensuring Zero dust level within the colony.
- Ground + 2 shopping boundary wall all along the colony ensuring sound and Air-Pollution Control.
- Separate clusters of 3, 2 and 1 Bed Apartments each having independent common facilities like Swimming Pools, Club-houses, Gym, Indoor Games Room, Community Halls and Society Office.
- Unique innovative facility of provision of Two-tier parking to take care of the future need of additional parking after 10-15 years from now.
- Aesthetically Designed apartments with all modern amenities and Class-A specifications.
- Rear side Glass Scenic 2 lifts for each apartment building.
- Separate power backup Generator for lifts, pumps, staircases and all common lighting for each apartment building.
- Water treatment plant for drinking and cooking water in each apartment building.
- Central market infrastructure of Ground+2 shops all along the main roads of the premises.
- Rear side Glass Scenic lifts for ground +2 movements for all shopping clusters.
- A modern mall at the junction circle with big Show Rooms, Food Zone, Games Zone, Entertainment with 2 theaters and a revolving restaurant.

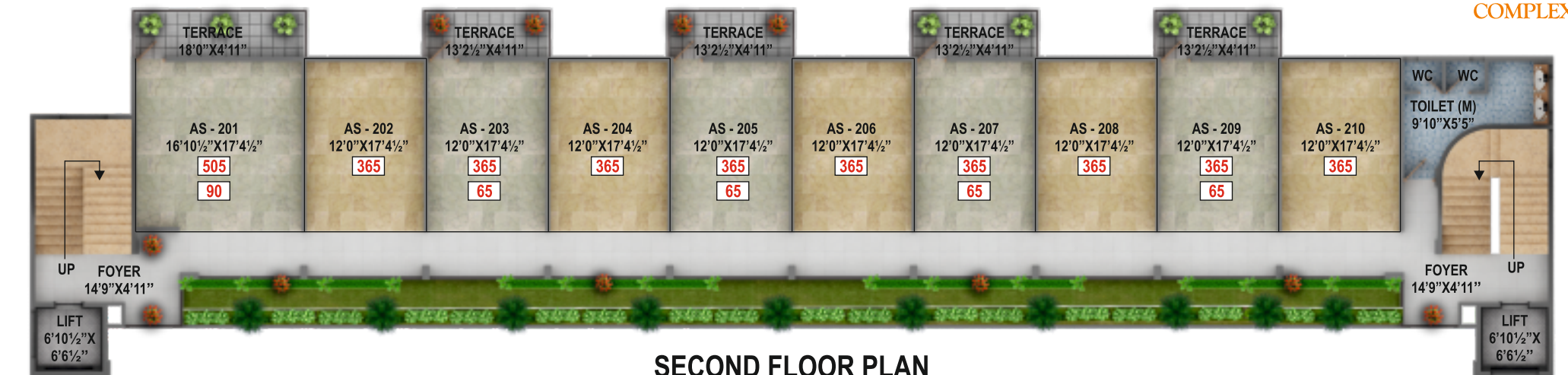




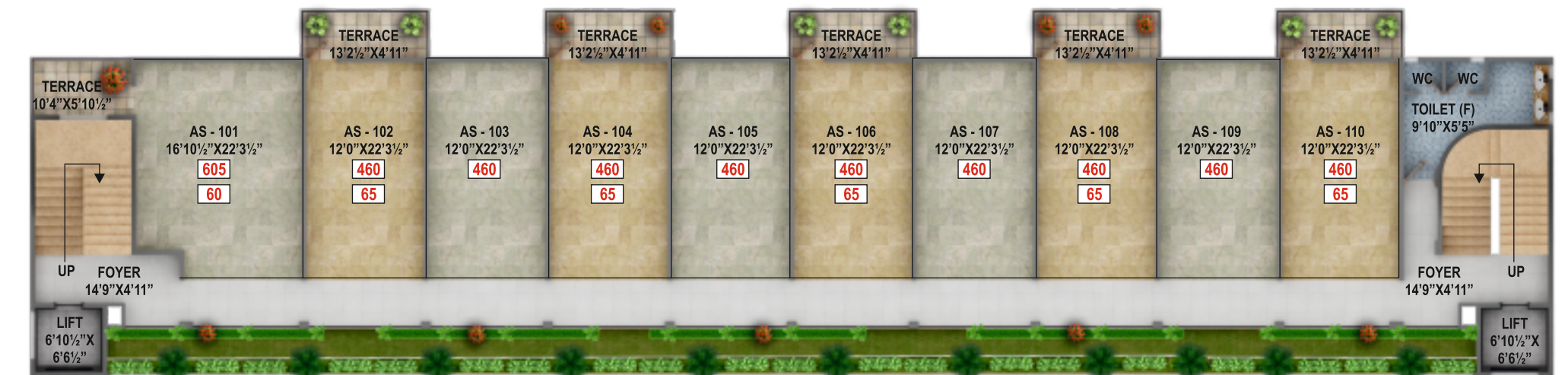
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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**AMENITIES:**

- Rear side Glass Lifts.
- Power Back-up Generator for lifts, staircases and toilets etc.
- Decently finished, aesthetically decorated public toilets.
- Fabricated boards for disciplined Sinages.
- Wide passages within complex and specious common areas.
- Separate Electric Meter for each Shop/Office.

**SPECIFICATIONS:**

- RCC framed structure with 10 ft. floor height.
- 6" thick Burnt Brick Masonry wall.
- Perforated Rolling Steel Shutters.
- Smooth Surface finishes and oil bound distemper for all walls.
- Concealed wiring.
- Vitrified Tiled flooring for Shops and Corridors.

**SELLABLE AREA CHART**

SHOP NOS.	SUPER BUILTUP	OPEN TERRACE	AREA IN POSSESSION	CHARGEABLE AREA
<b>GROUND FLOOR</b>				
01	705 SQ. FT.	NA	705 SQ. FT.	705 SQ. FT.
02	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
03	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
04	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
05	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
06	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
07	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
08	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
09	560 SQ. FT.	NA	560 SQ. FT.	560 SQ. FT.
10	860 SQ. FT.	NA	860 SQ. FT.	860 SQ. FT.

SHOP NOS.	SUPER BUILTUP	OPEN TERRACE	AREA IN POSSESSION	CHARGEABLE AREA
<b>FIRST FLOOR</b>				
101	605 SQ. FT.	60 SQ. FT.	665 SQ. FT.	635 SQ. FT.
102	460 SQ. FT.	65 SQ. FT.	525 SQ. FT.	493 SQ. FT.
103	460 SQ. FT.	NA	460 SQ. FT.	460 SQ. FT.
104	460 SQ. FT.	65 SQ. FT.	525 SQ. FT.	493 SQ. FT.
105	460 SQ. FT.	NA	460 SQ. FT.	460 SQ. FT.
106	460 SQ. FT.	65 SQ. FT.	525 SQ. FT.	493 SQ. FT.
107	460 SQ. FT.	NA	460 SQ. FT.	460 SQ. FT.
108	460 SQ. FT.	65 SQ. FT.	525 SQ. FT.	493 SQ. FT.
109	460 SQ. FT.	NA	460 SQ. FT.	460 SQ. FT.
110	460 SQ. FT.	65 SQ. FT.	525 SQ. FT.	493 SQ. FT.
<b>SECOND FLOOR</b>				
201	505 SQ. FT.	90 SQ. FT.	595 SQ. FT.	550 SQ. FT.
202	365 SQ. FT.	NA	365 SQ. FT.	365 SQ. FT.
203	365 SQ. FT.	65 SQ. FT.	430 SQ. FT.	398 SQ. FT.
204	365 SQ. FT.	NA	365 SQ. FT.	365 SQ. FT.
205	365 SQ. FT.	65 SQ. FT.	430 SQ. FT.	398 SQ. FT.
206	365 SQ. FT.	NA	365 SQ. FT.	365 SQ. FT.
207	365 SQ. FT.	65 SQ. FT.	430 SQ. FT.	398 SQ. FT.
208	365 SQ. FT.	NA	365 SQ. FT.	365 SQ. FT.
209	365 SQ. FT.	65 SQ. FT.	430 SQ. FT.	398 SQ. FT.
210	365 SQ. FT.	NA	365 SQ. FT.	365 SQ. FT.
<b>THIRD &amp; FIFTH FLOOR</b>				
301&501	355 SQ. FT.	NA	355 SQ. FT.	355 SQ. FT.
302&502	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
303&503	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
304&504	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
305&505	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
306&506	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
307&507	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
308&508	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
309&509	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
310&510	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
<b>FOURTH &amp; SIXTH FLOOR</b>				
401&601	355 SQ. FT.	90 SQ. FT.	445 SQ. FT.	400 SQ. FT.
402&602	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
403&603	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
404&604	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
405&605	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
406&606	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
407&607	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
408&608	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.
409&609	265 SQ. FT.	65 SQ. FT.	330 SQ. FT.	298 SQ. FT.
410&610	265 SQ. FT.	NA	265 SQ. FT.	265 SQ. FT.



NIGHT VIEW OF ASOSHI CORPORATE COMPLEX

