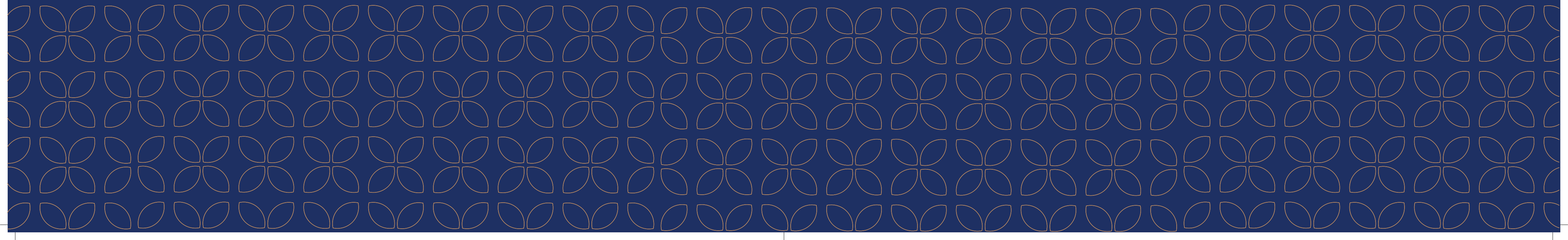
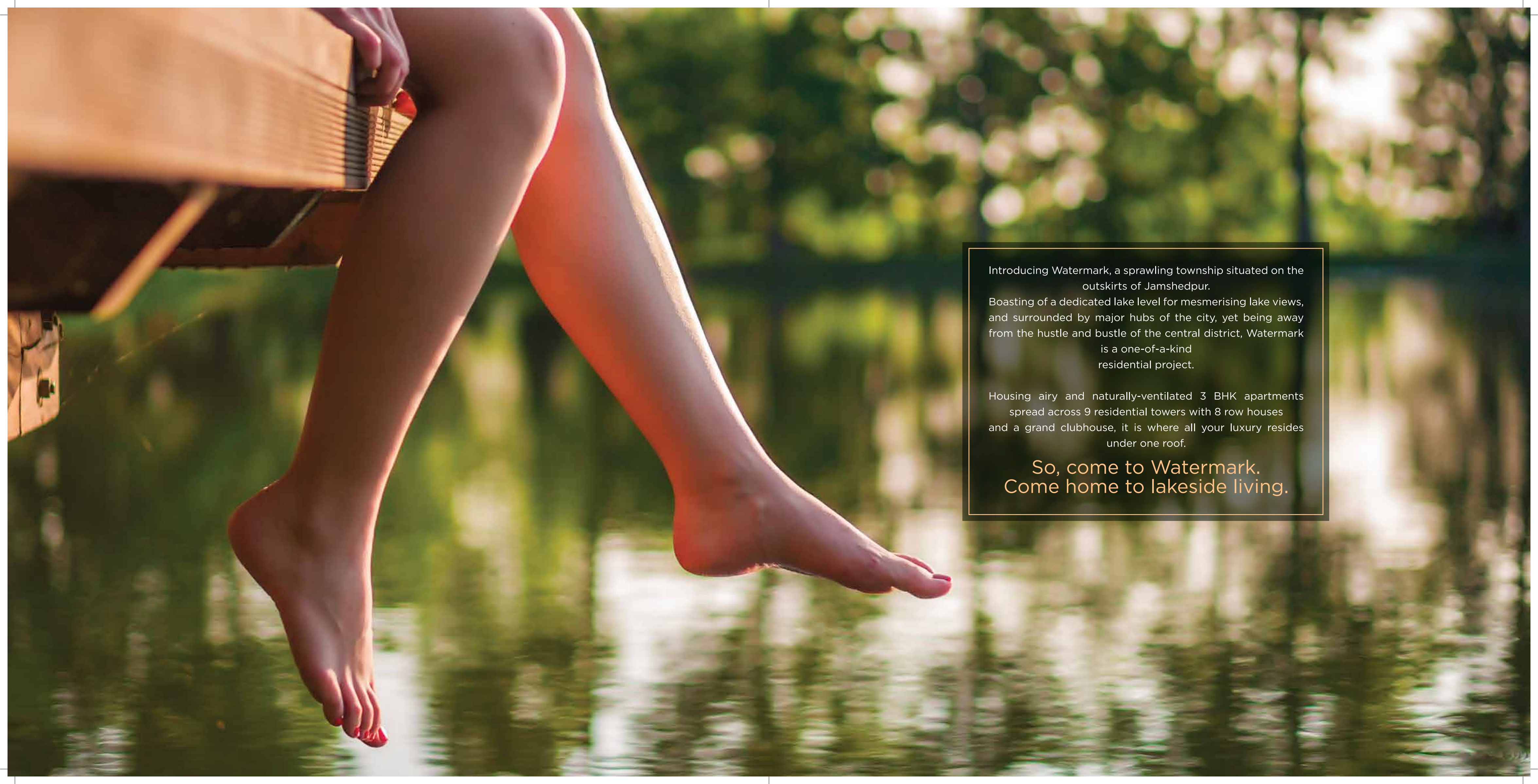


merakicreation.in

 **THE WATERMARK**
a s t h a



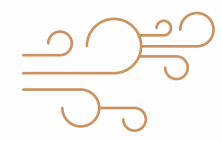
A close-up photograph of a person's legs hanging from the edge of a wooden boat. The person is barefoot and has red nail polish on their toenails. The boat is positioned over a body of water, and the background is a soft-focus view of a lake with trees and a bright sunset sky. The overall mood is peaceful and scenic.

Introducing Watermark, a sprawling township situated on the outskirts of Jamshedpur.

Boasting of a dedicated lake level for mesmerising lake views, and surrounded by major hubs of the city, yet being away from the hustle and bustle of the central district, Watermark is a one-of-a-kind residential project.

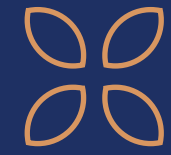
Housing airy and naturally-ventilated 3 BHK apartments spread across 9 residential towers with 8 row houses and a grand clubhouse, it is where all your luxury resides under one roof.

**So, come to Watermark.
Come home to lakeside living.**



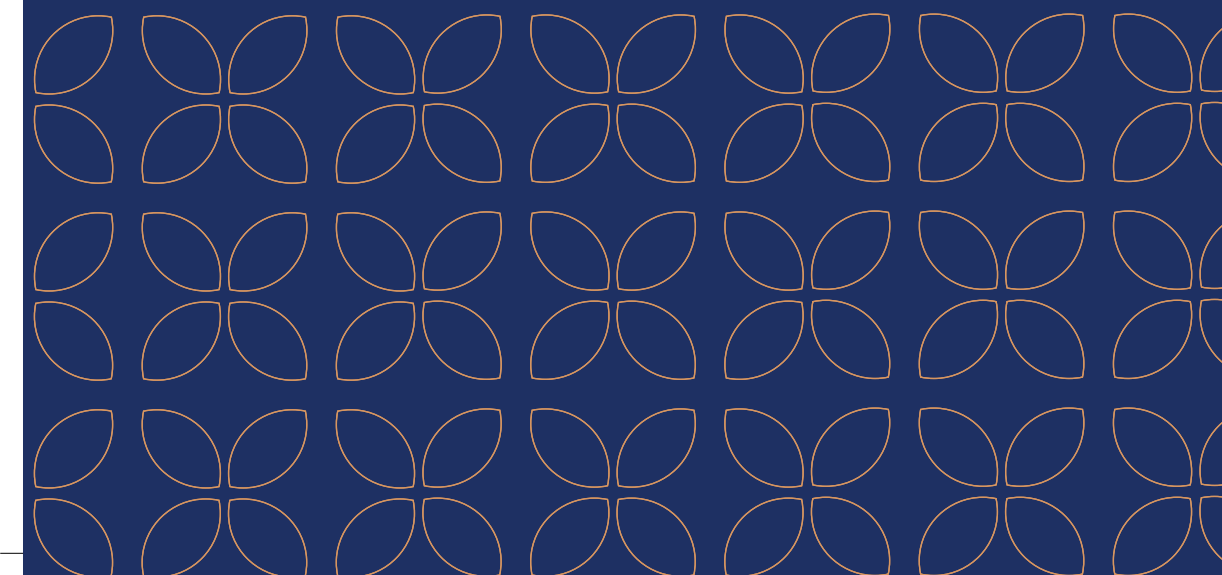
Spread your arms & let the wind
still your senses

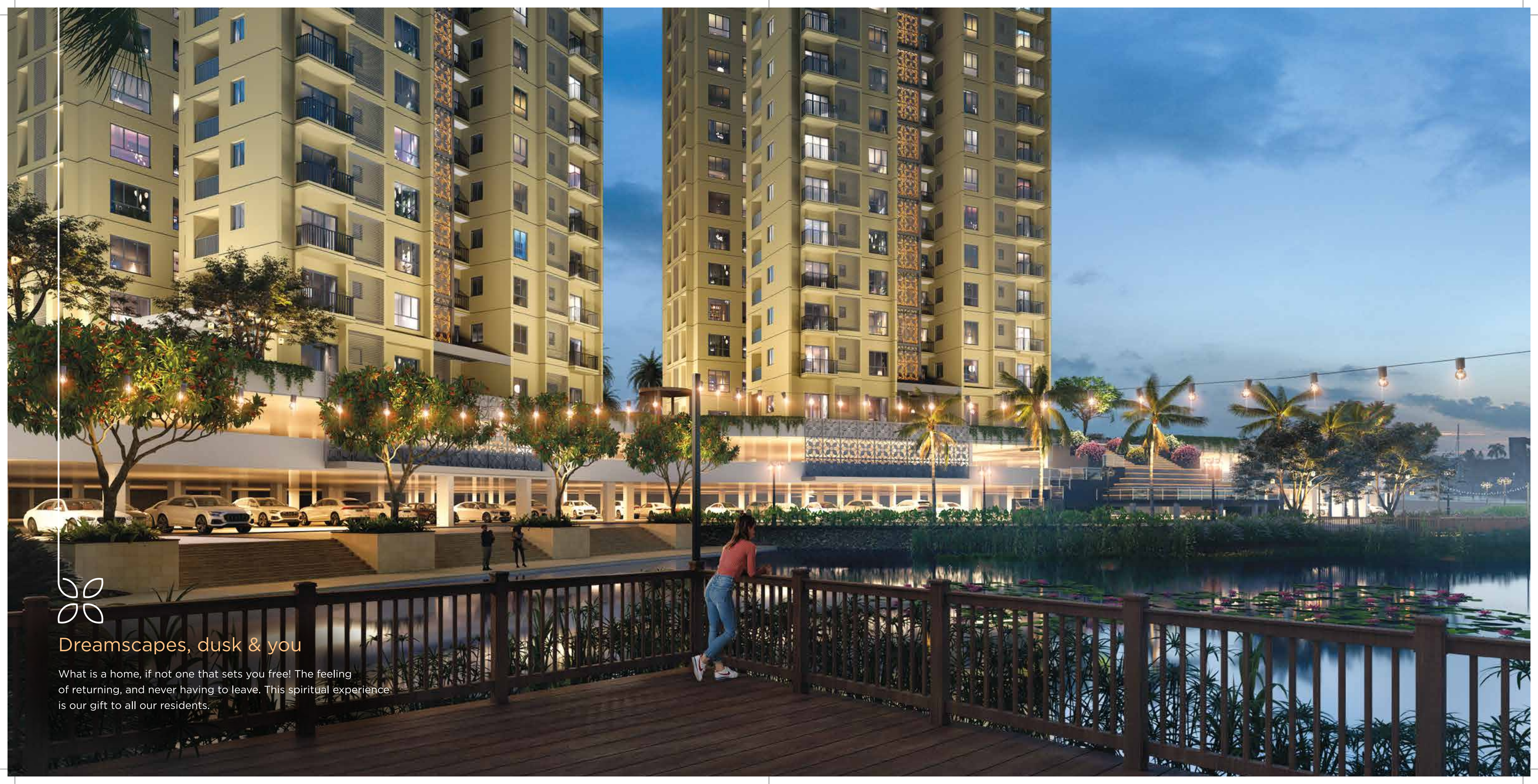




Welcomes, well wishes & you

Enter a world where you will rediscover yourself and reconnect with your inner circle - your friends, family, neighbours, and everyone you love.





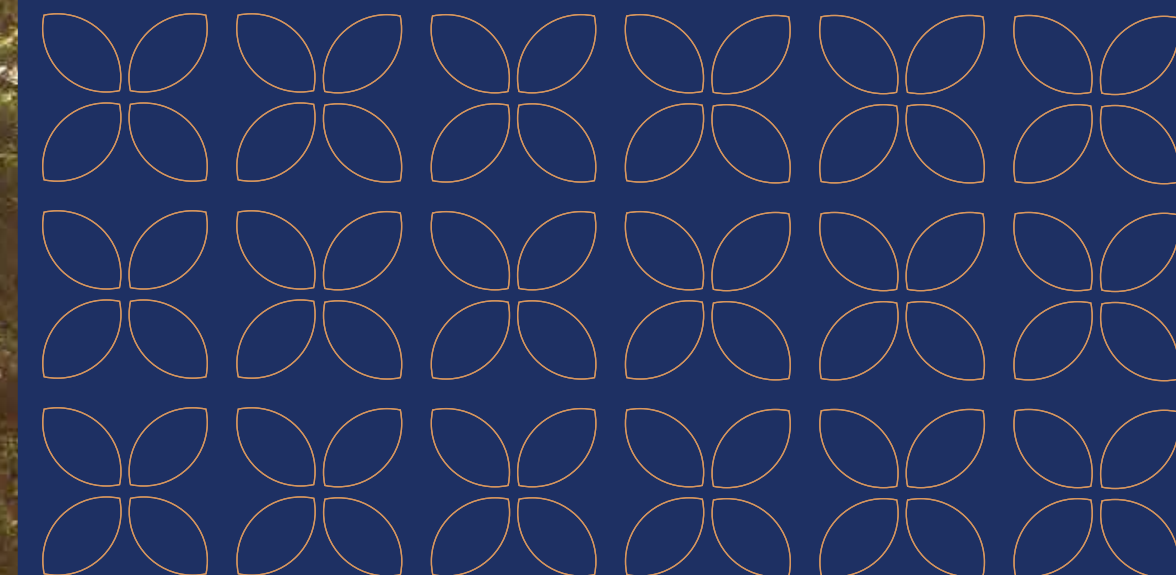
Dreamscapes, dusk & you

What is a home, if not one that sets you free! The feeling of returning, and never having to leave. This spiritual experience is our gift to all our residents.



Mornings, musings & you

Imagine a serene morning, with the azure blue sky and cotton clouds milling around. And you, coffee in hand, stroll out of home, take a deep breath & look up at the beautiful sky-hugging buildings. What more is there to life?





Waves, whispers & you

Waves have a way of whispering sweet nothings to us, speaking in an ancient language of our ancestors that our souls can feel and touch, and hear. Add to that a boat and you can float endlessly under a sea of stars.



Blossom, breezes & you.

As you stand by the fountain, with a light breeze brushing past you, you feel tranquil and content. Let your worries go, at a place you can call home.

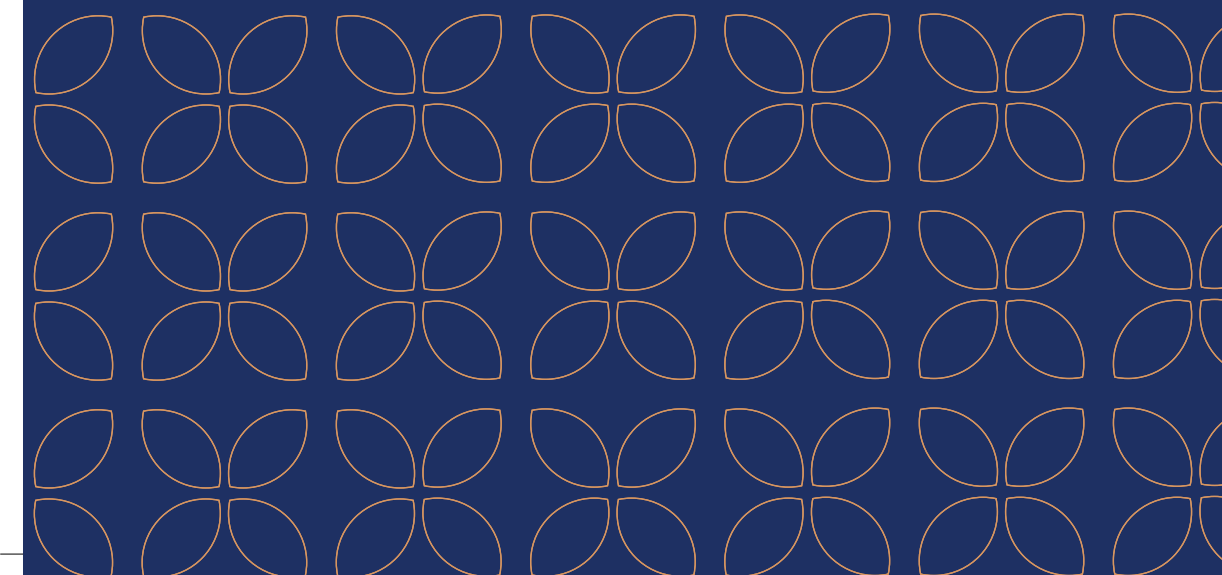
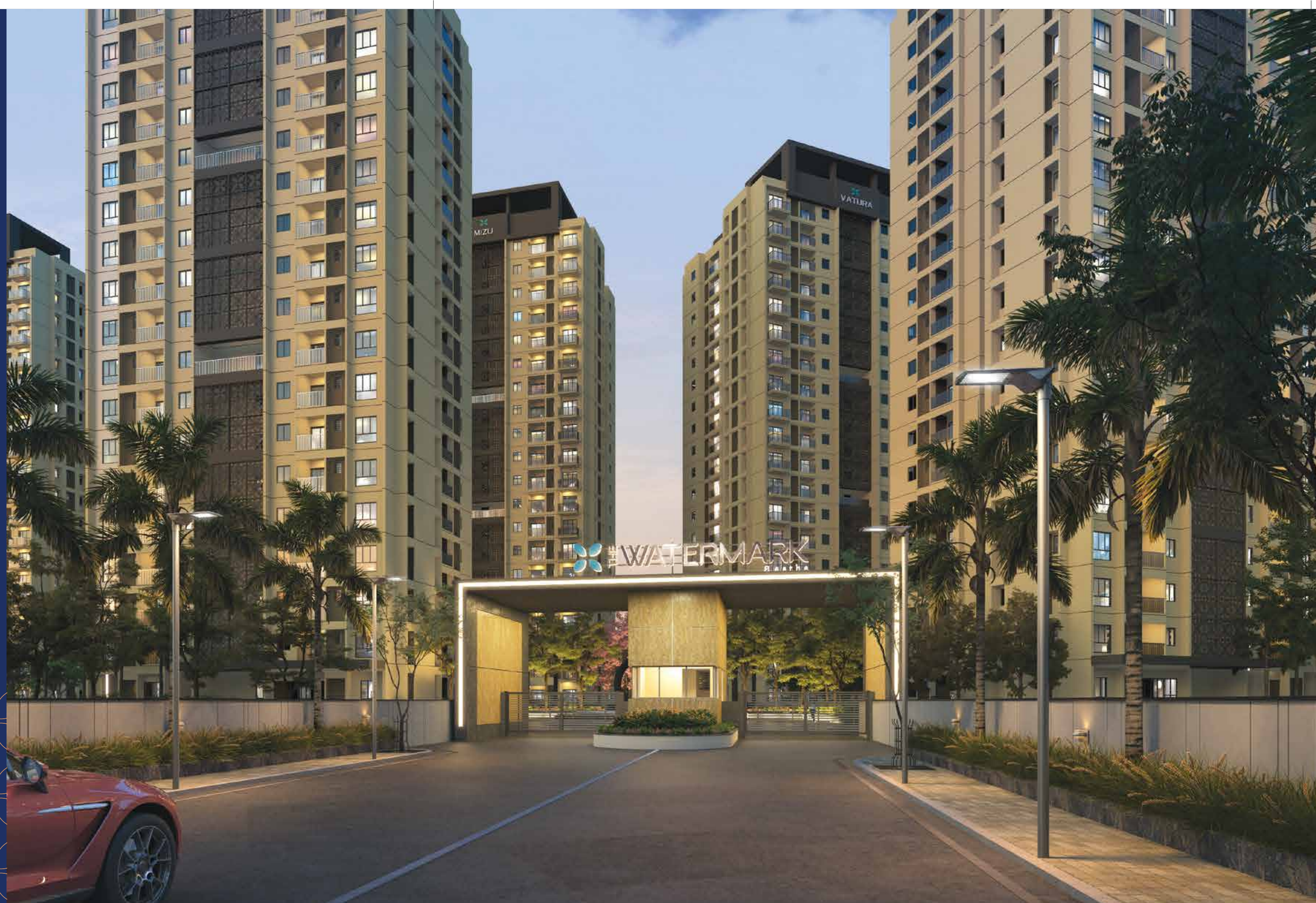


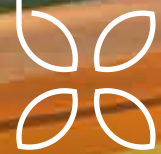
Roll through life on the wheels
of happiness.



Cloudscapes, escapes & you

The soaring towers will feel like soul therapy.
Be closer to the clouds and farther away from your
worries. Say high five to life!





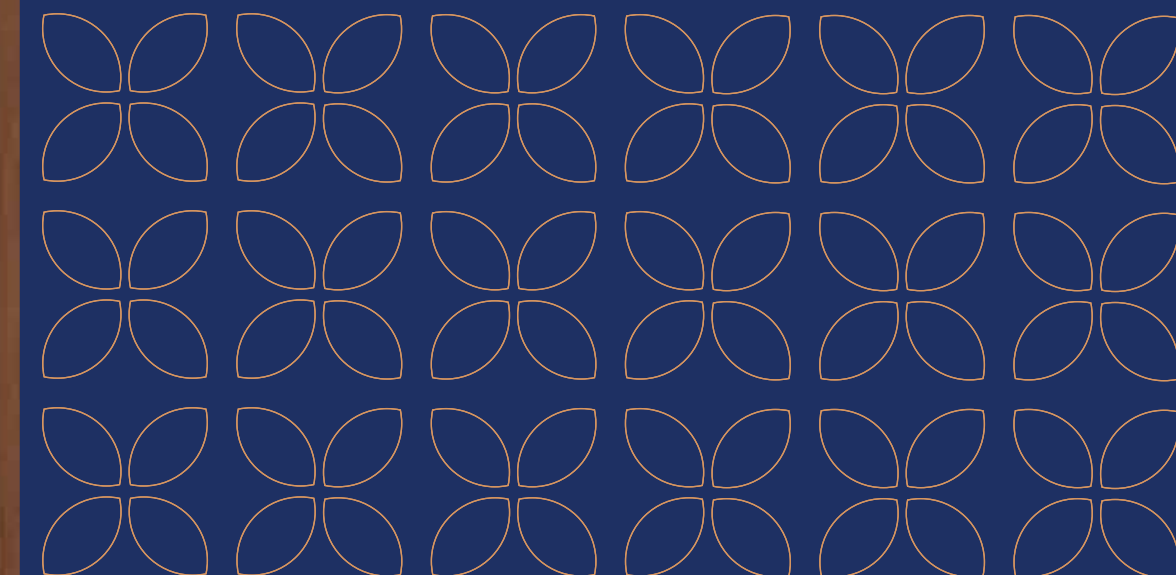
Fun, frolic & you

Return to the time when everything seemed forever and bruises felt like battle scars at our kids' area. Play, jump, hop, skip, do everything to your heart's content as you return to your childhood with your child.



Reveries, romance and you

While away your time, breathe away the insecurities or fill your lungs with rejuvenation, our expansive podium is packed to the brim with exciting amenities. Just step up and take a break from the ordinary.





Drives, dives & you

A game that's not played but felt, a pitch that's rolled with emotions and a turf where life is lived on, this is not just a cricket pitch we are offering you - this is the way life is lived.



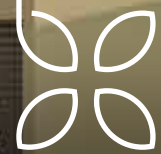
Dribbles, drop shots & you

Everything is fair in love, war and sports. Bring out your deadliest backhands, your slickest dribbles and your fittest self and beat the opponent at their own game. We are ready to court you.



Home is where the doors open to
welcome your close ones





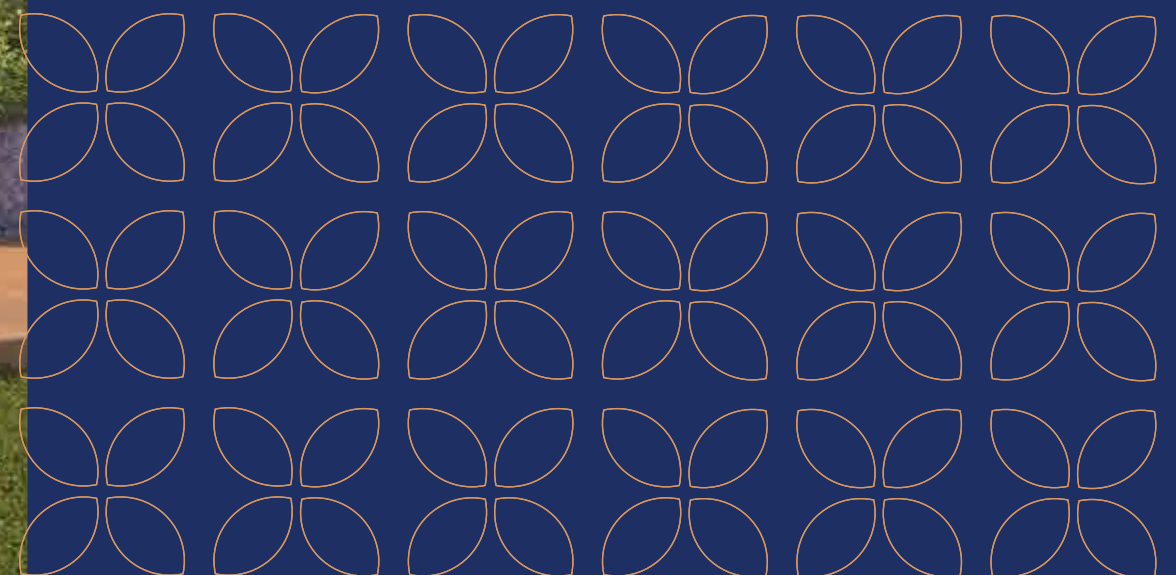
Serenity, serendipity & you

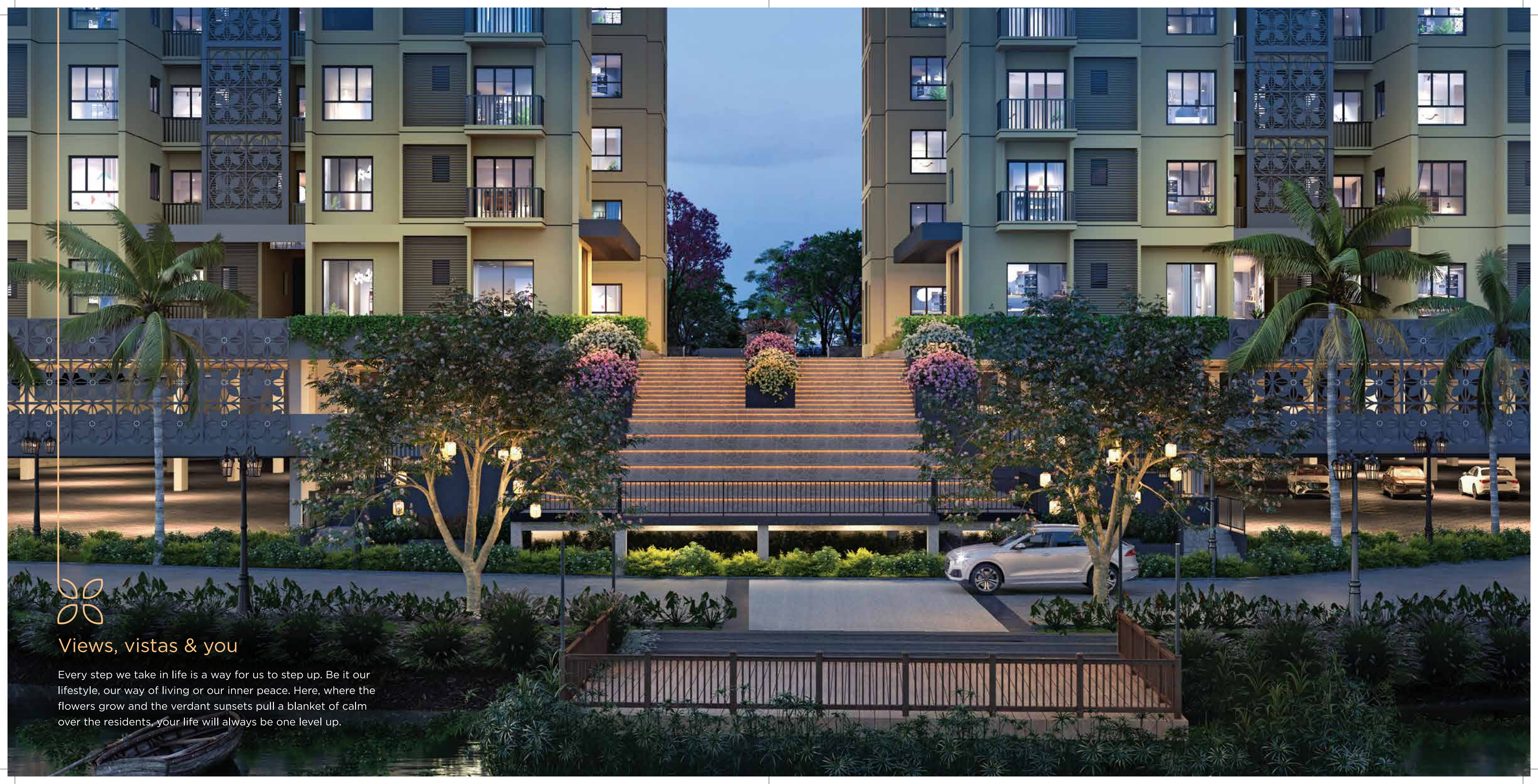
Live at the centre of sprawling greenery, where not only your eyes but your soul also drinks in the wonders of nature. Ever heard of soul therapy?



Prayers, peace & you

As you close your eyes, join your hands and bow your head to ask for health and happiness, we wish the higher power grants all your wishes and you find inner peace at our temple complex.





Views, vistas & you

Every step we take in life is a way for us to step up. Be it our lifestyle, our way of living or our inner peace. Here, where the flowers grow and the verdant sunsets pull a blanket of calm over the residents, your life will always be one level up.



CLUB
THE WATERMARK



Festivities, felicitations and you

Imagine a momentous evening, surrounded by your closest ones, in a place that makes you feel like royalty. That's our offering at our uber-modern clubhouse.

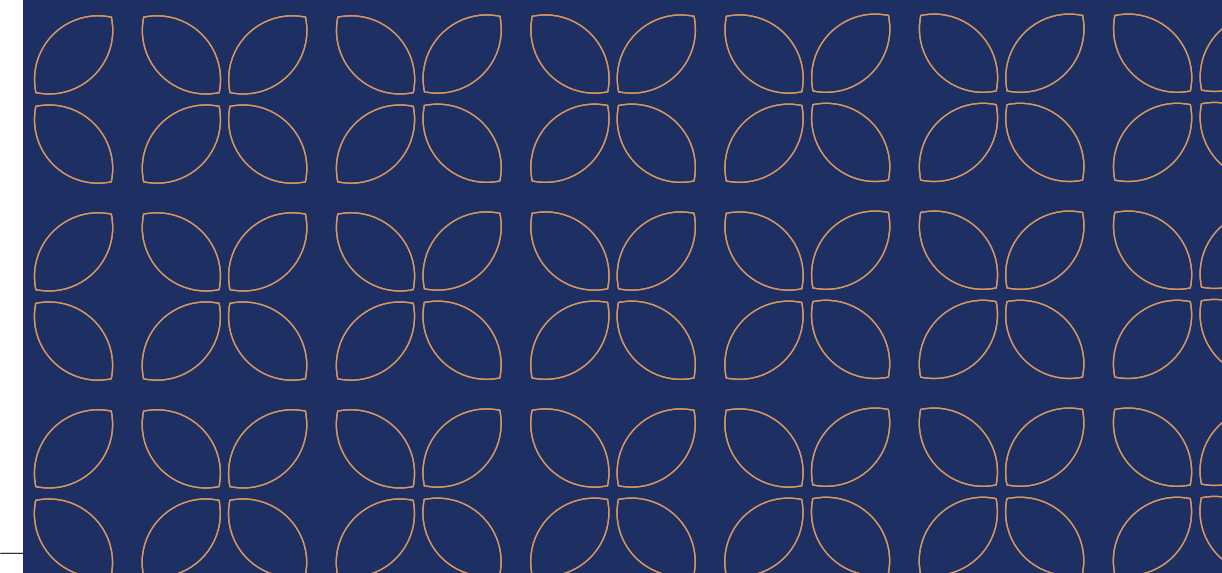


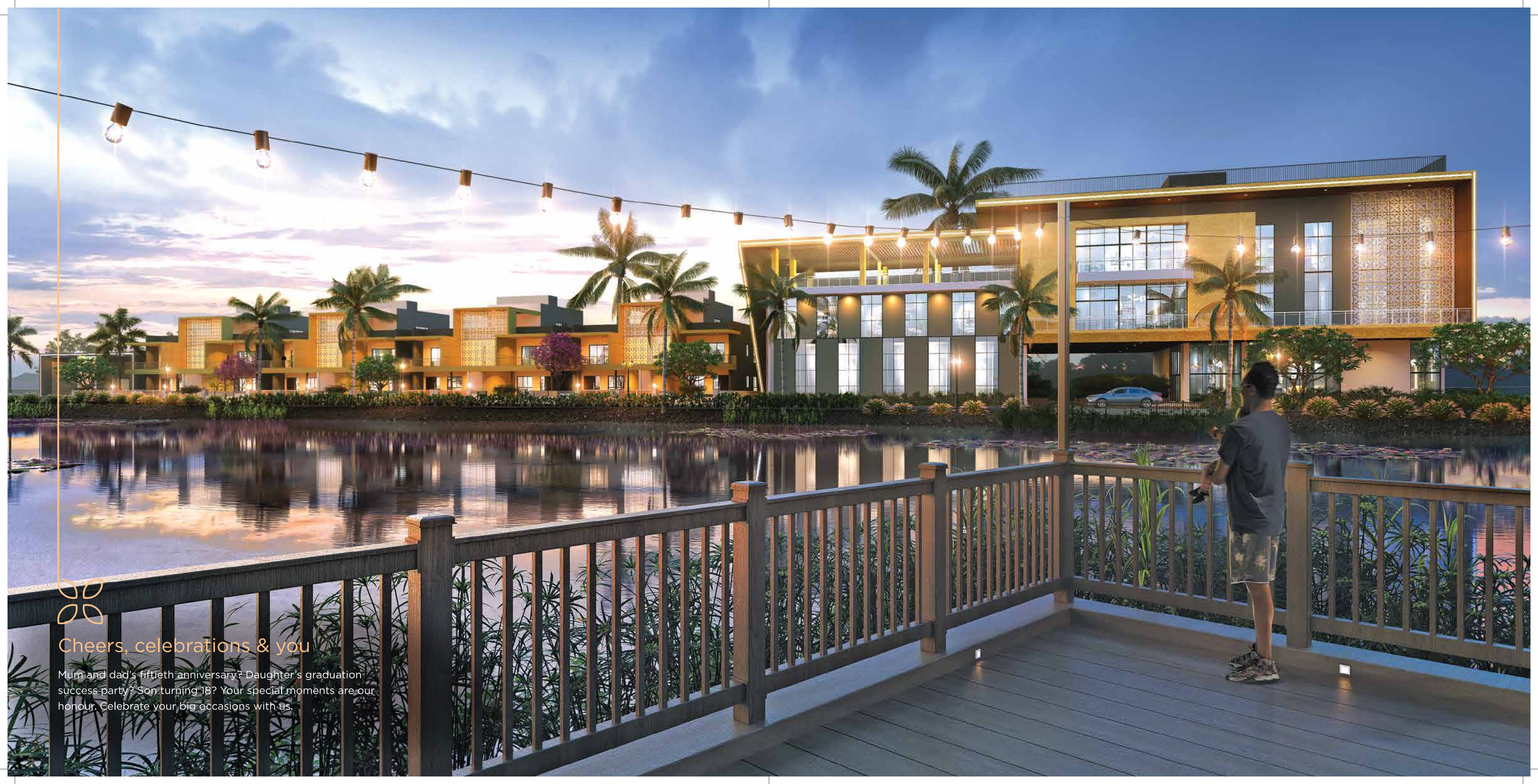
Listen to the heartfelt conversations
of silence



Sunsets, sojourns & you

Rustling breeze gently brushes over you, while you reminisce a happy memory standing on the bank of a large water body. A perfect setting, for a perfect lifestyle.





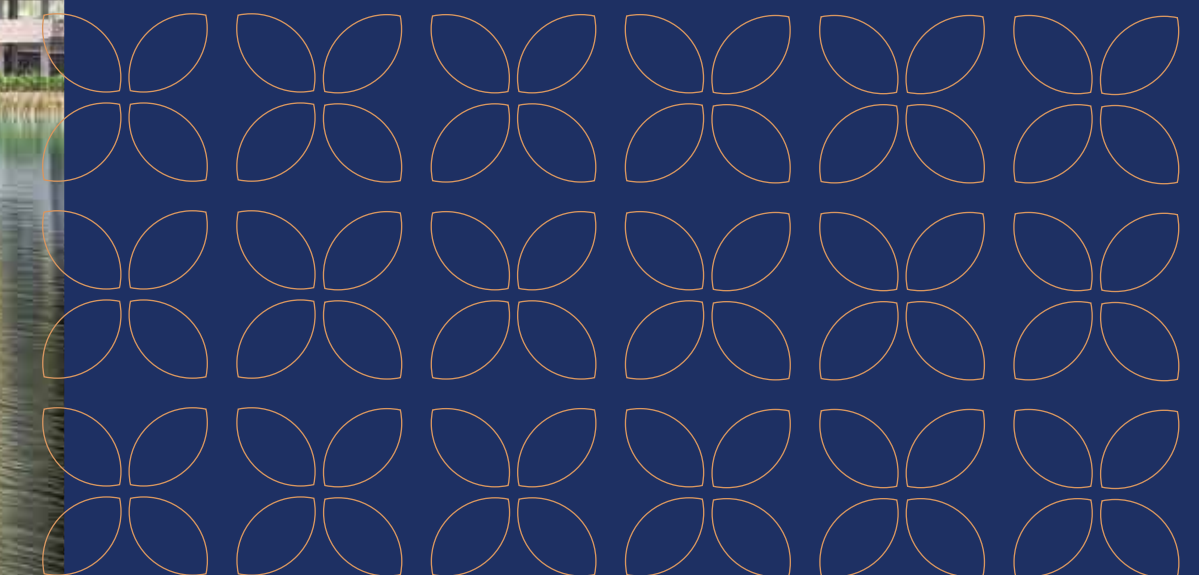
Cheers, celebrations & you

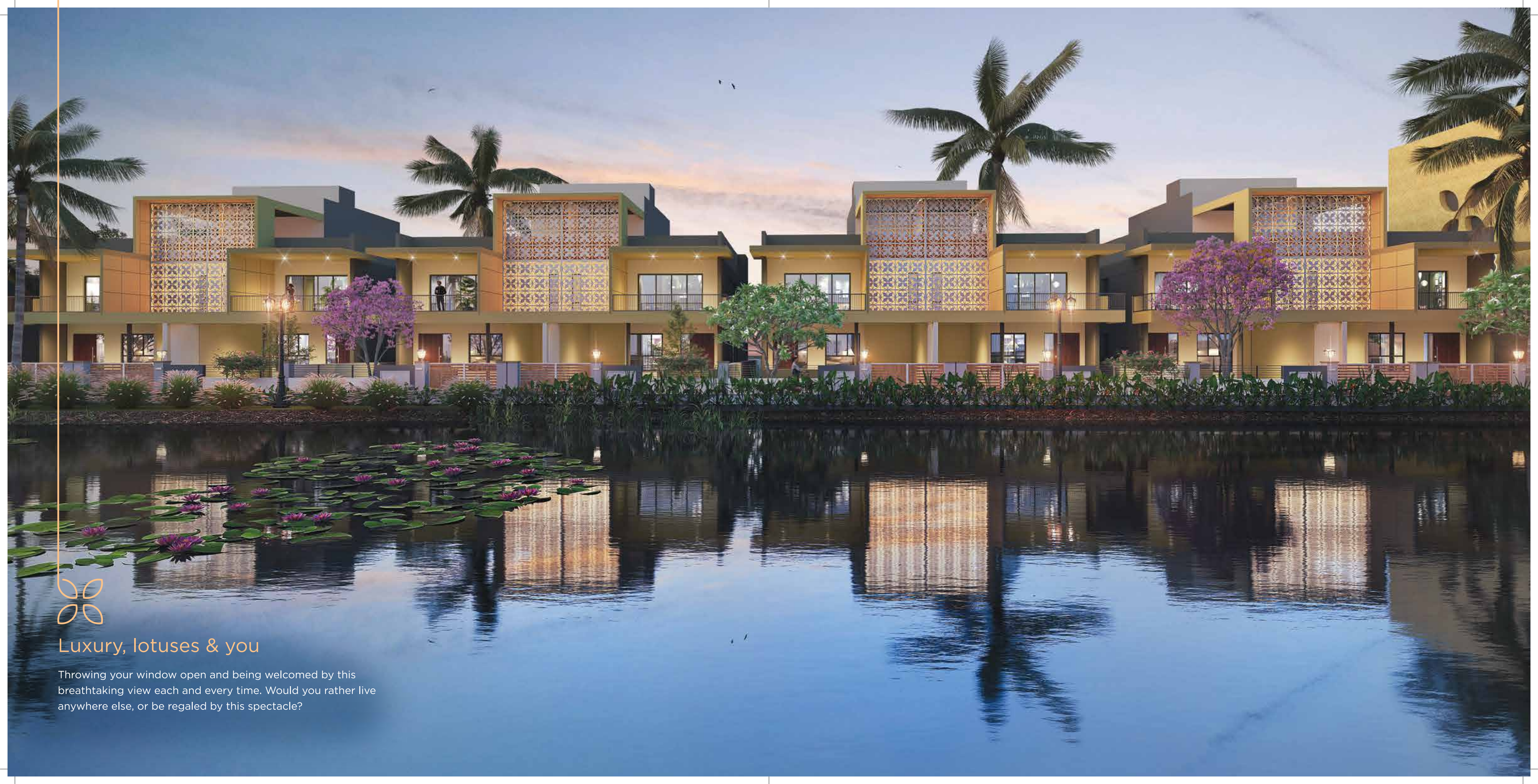
Mum and dad's fiftieth anniversary? Daughter's graduation success party? Son turning 18? Your special moments are our honour. Celebrate your big occasions with us.



Blues, Greens & you

With overburdened lives and ever diminishing me-time, we are giving you a place you will want to return to at the end of your day, every day.





Luxury, lotuses & you

Throwing your window open and being welcomed by this breathtaking view each and every time. Would you rather live anywhere else, or be regaled by this spectacle?



LOCATION
MAP

Connectivity, convenience & you

Located just away from the noise of the steel city, yet within touching distance of major hubs, Watermark is an oasis of convenience and amenities. Connected through major roads, and surrounded by serenity, it has a distinct feeling of 'within yet away'.

Schools:

- Jagbeni Public School - 4 Mins - 1.7 Kms
- Anandpur School - 1 Min - 450 Mtrs
- Beverly Hills Pre-School - 10 Mins - 3.2 Kms
- Shanti Nagar School - 5 Mins - 2.2 Kms
- DBMS Kadma High School - 15 Mins - 7.3 Kms

Malls:

- P&M Mall - 20 Mins - 11 Kms
- Shoppers Square - 23 Mins - 11.5 Kms
- The Galleria Mall - 24 Mins - 11.7 Kms
- Bindal Mall - 21 Mins - 11.5 Kms
- Super Center - 20 Mins - 10 Kms

Hospitals:

- Brahmananda Narayana Hospital - 32 Mins - 14.4 Kms
- Tata Main Hospital - 19 Mins - 9.3 Kms
- Kantilal Gandhi Memorial Hospital - 18 Mins - 9.6 Kms
- CMH Jamshedpur - 33 Mins - 19 Kms
- Meditrina Hospital - 16 Mins - 8.5 Kms

Others:

- Police Station - 20 Mins - 10 Kms
- Jugsalai Police Station - 23 Mins - 11 Kms
- Tatanagar Junction - 30 Mins - 13.5 Kms
- Gamharlia Railway Junction - 15 Mins - 5.5 Kms
- Sonari Airport - 18 Mins - 9 Kms

Luxury
Amenity & Facility



The Gazebo



Shaded Seating
Spaces



Residential
Lounge



Temple



Children's Play
Area



Multipurpose
Court



Fishing
Decks



Boating Areas



Gymnasium



Yoga Zone



Badminton
Court



Indoor Games
Room



Community Hall



Open Green
Lawn



Poolside
Lounge



Swimming Pool
with Kid's Pool



70% Open
Area



Water
Feature



Grand Plaza



Efficient
Elevator



24X7 CCTV
Surveillance



Fire Safety
Equipment



Cricket Pitch



Dedicated
Parking Spot



Entry & Exit
Gate



Luxury Specification

Sub & Superstructure:

Pile foundation. RCC superstructure.
Internal partitions using AAC Blocks.

Doors:

Sal wood door frame. Flush door shutter.
Main entry door laminated on both sides.

Windows:

Powder coated aluminium sliding windows with
4mm clear glass. Top hung window at toilets.

Flooring & Dado:

Vitrified tiles on all flooring except toilets.
Anti-skid ceramic tiled flooring at toilets.
Ceramic tiled dado at toilet & kitchen.

Kitchen:

Standard modular kitchen as per displayed mockup,
with anti-skid ceramic tiled flooring, ceramic tiled
dado, SS double chamber sink, swing faucet,
laminated cabinets and SS baskets.

Elevator:

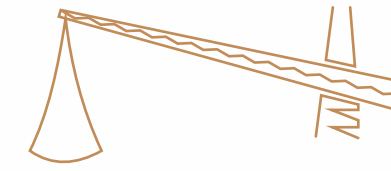
High speed elevator of standard brand.
There is provision of stretcher lift.

Power backup:

DG supply with limited backups.

Water:

Treated water (Not RO)



Here each step forward is a step
inward.

Master Plan



LEGEND

1. Gate Structure
2. Security Kiosk
3. Entrance Fountain
4. Clubhouse
5. Green Lawn
6. Playground
7. Central Green Lawn
8. Children's Play Area
9. Ramp
10. Ghat
11. Lakeside Walkway
12. Senior Citizen Park
13. Lakeside Duplex Homes
14. Fishing Deck
15. Boating Deck
16. Stepped Plaza
17. Temple
18. Basketball Court
19. Badminton Court
20. Residential Lounge



Upper Basement Floor Plan



LEGEND

- 1. Residential Lounge
- 2. Lift Lobby
- 3. Admin Office

Lower Basement Floor Plan



LEGEND

- 1. Reception
- 2. Lift Lobby



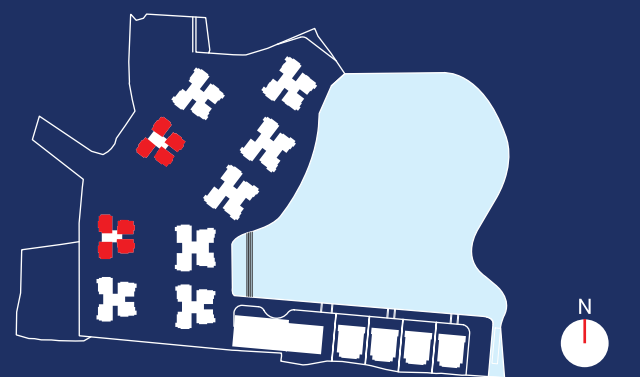
Tower

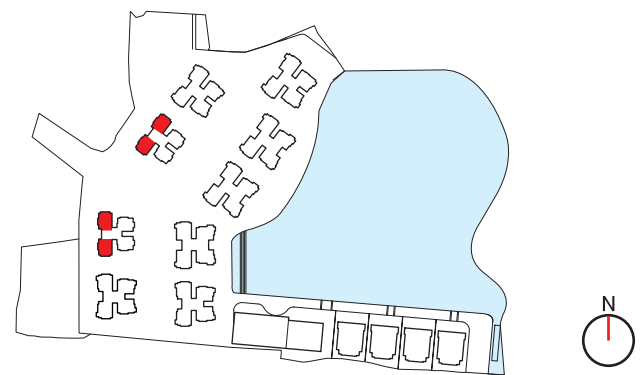
1 & 9



TOWER 1 & 9 | TYPICAL FLOOR PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	NO. OF APPT. (T 1,9)
A & D	3 BHK	746.87 SFT.	38.76 SFT.	1184.81 SFT.	19
B & C	3 BHK	728.44 SFT.	40.82 SFT.	1161.83 SFT.	20



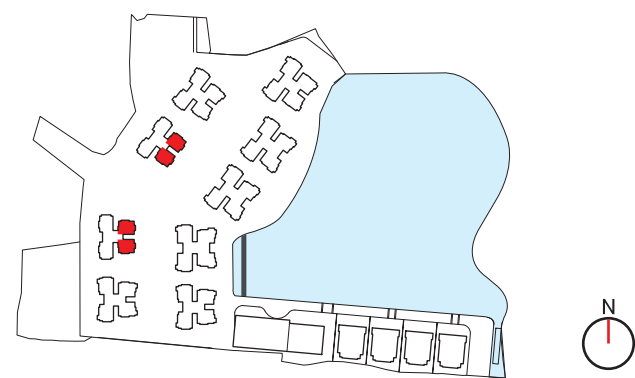


Tower 1 & 9
Unit A & D

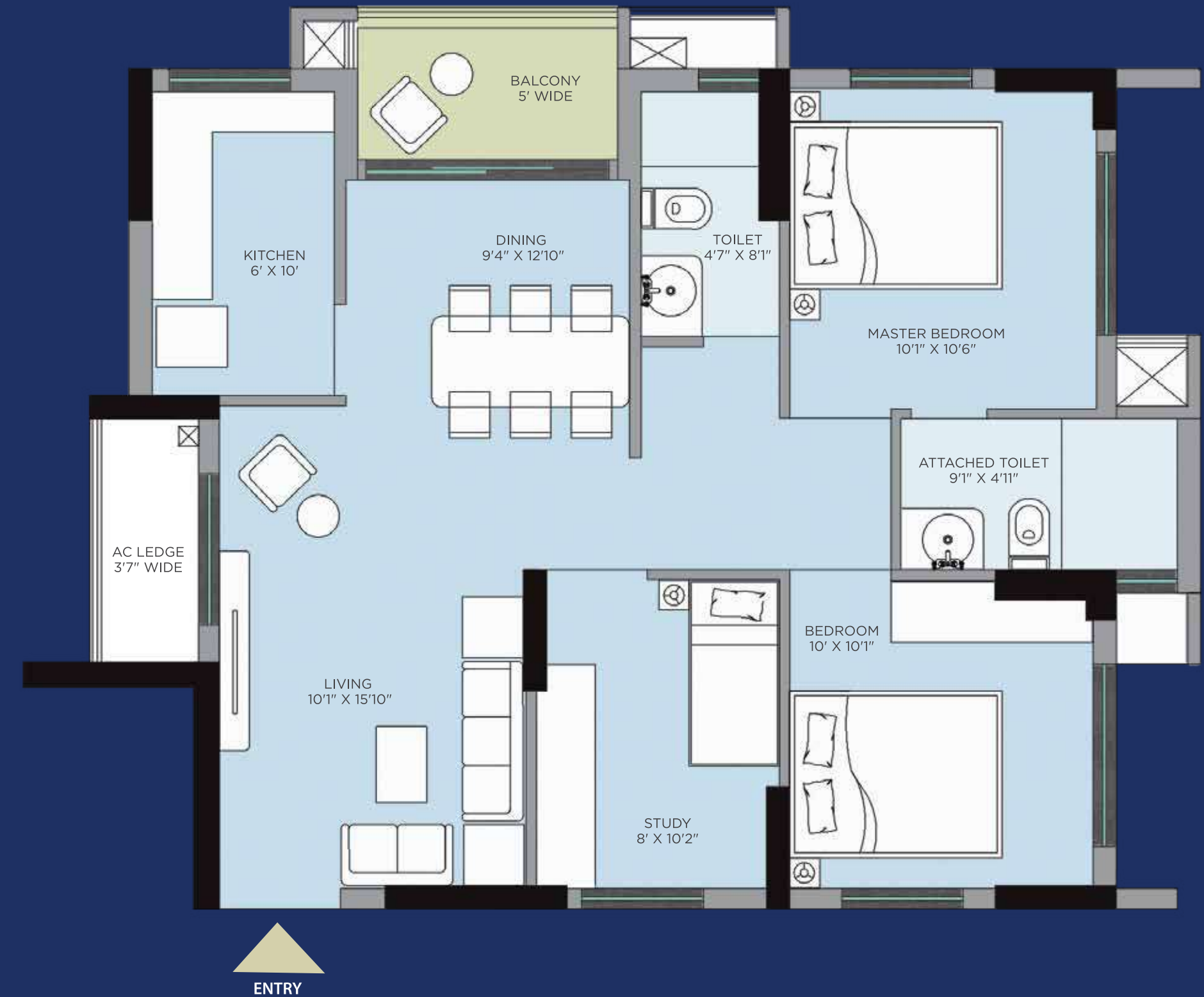


TOWER 1 & 9 | UNIT A & D TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A & D	3 BHK	746.87 SFT.	38.76 SFT.	1184.81 SFT.



Tower 1 & 9
Unit B & C



TOWER 1 & 9 | UNIT B & C TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
B & C	3 BHK	728.44 SFT.	40.82 SFT.	1161.83 SFT.

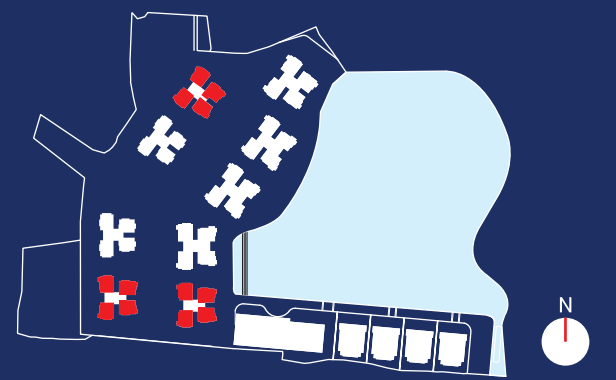
Tower

2, 7 & 8



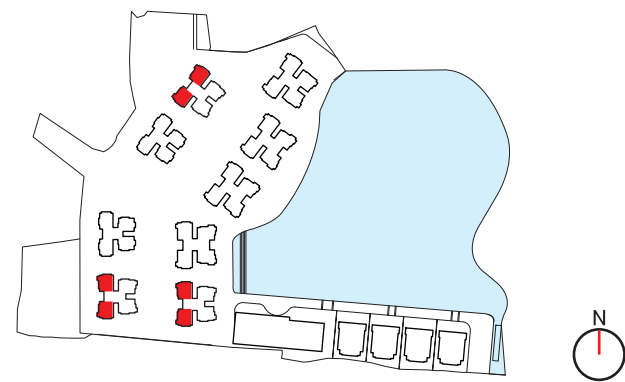
TOWER 2, 7 & 8 | TYPICAL FLOOR PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	NO. OF APPT. (T 2,8)	NO. OF APPT. (T 7)
A & D	3 BHK	787.47 SFT.	83.56 SFT.	1295.36 SFT.	19	20
B	3 BHK	812.24 SFT.	86.48 SFT.	1340.01 SFT.	20	19
C	3 BHK	812.24 SFT.	86.48 SFT.	1340.01 SFT.	20	20



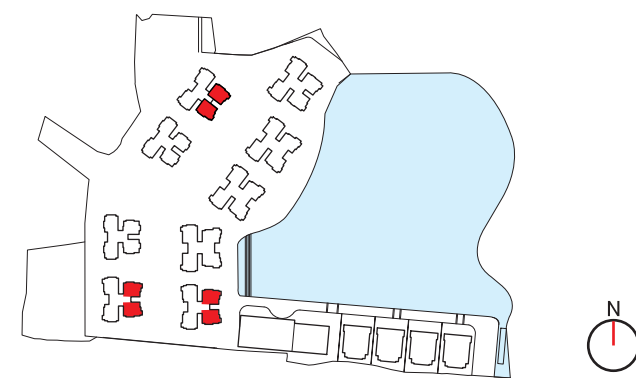


Tower 2, 7 & 8
Unit A & D



TOWER 2, 7 & 8 | UNIT A & D TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A & D	3 BHK	787.47 SFT.	83.56 SFT.	1295.36 SFT.



Tower 2, 7 & 8
Unit B & C

TOWER 2, 7 & 8 | UNIT B & C TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
B & C	3 BHK	812.24 SFT.	86.48 SFT.	1340.01 SFT.

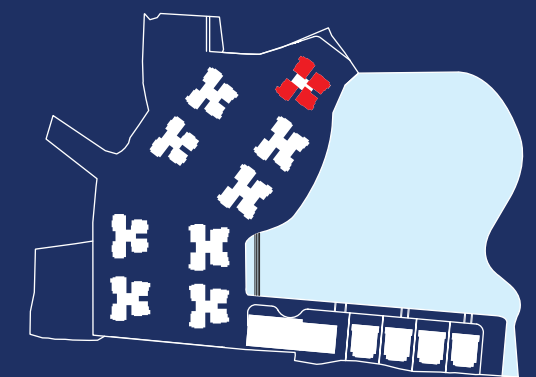
Tower

3



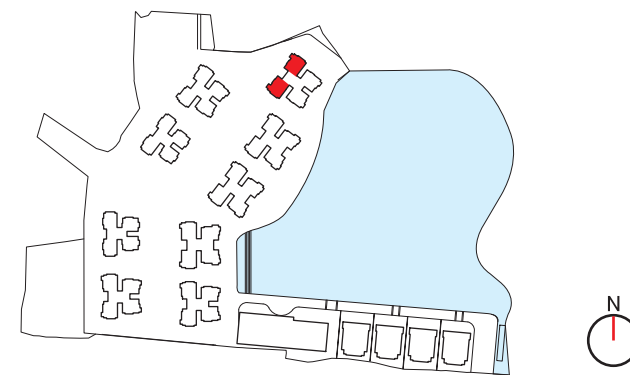
TOWER 3 | TYPICAL FLOOR PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	NO. OF APPT.(T 3)
A & D	3 BHK	906.87 SFT.	84.06 SFT.	1473.39 SFT.	20
B	3 BHK	907.39 SFT.	83.41 SFT.	1471.37 SFT.	20
C	3 BHK	907.39 SFT.	83.41 SFT.	1471.37 SFT.	19



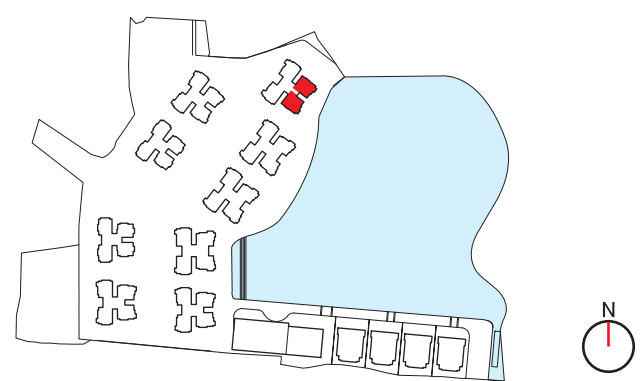


Tower 3
Unit A & D

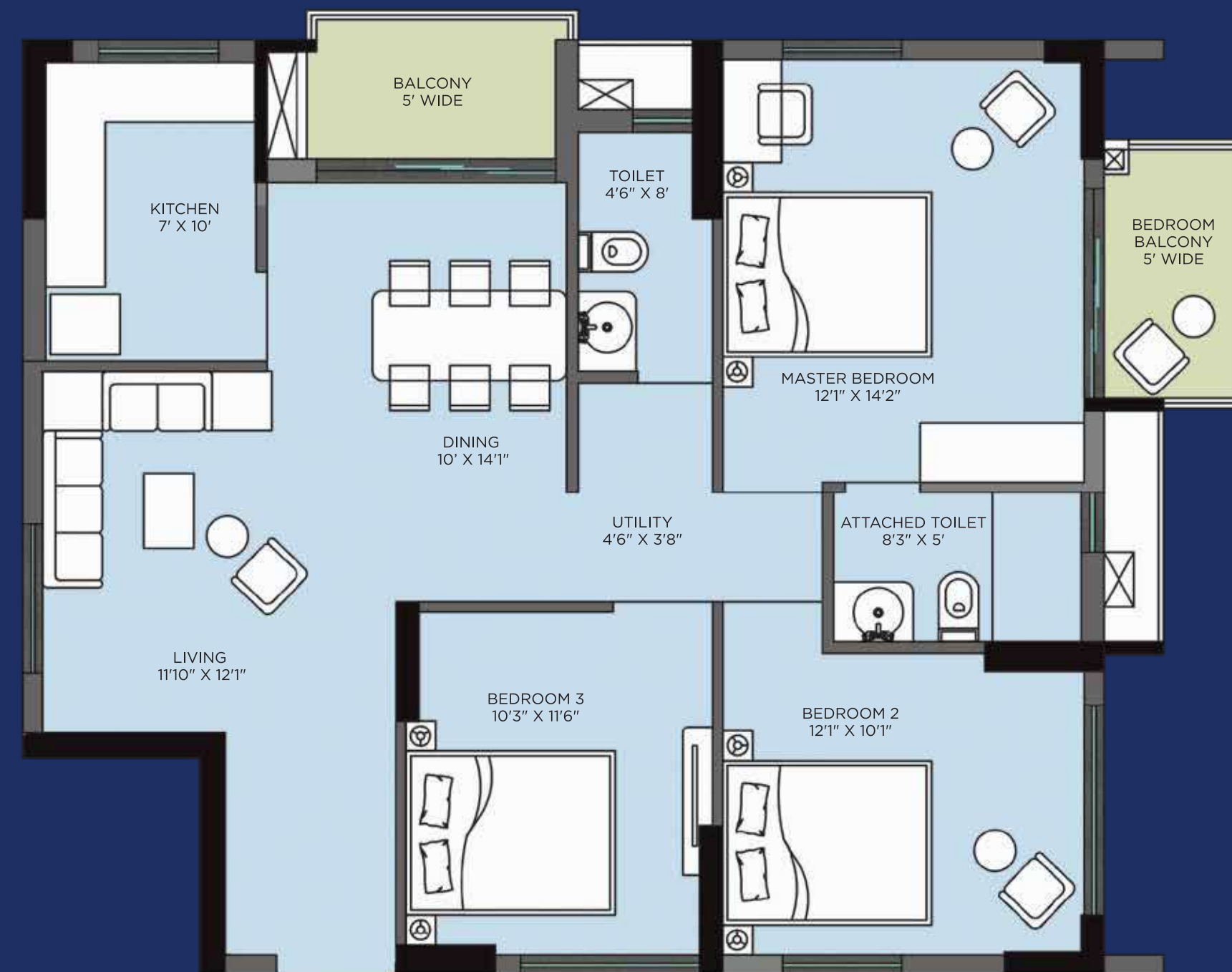


TOWER 3 | UNIT A & D TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A & D	3 BHK	906.87 SFT.	84.06 SFT.	1473.39 SFT.



Tower 3
Unit B & C



TOWER 3 | UNIT B & C TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
B & C	3 BHK	907.39 SFT.	83.41 SFT.	1471.37 SFT.

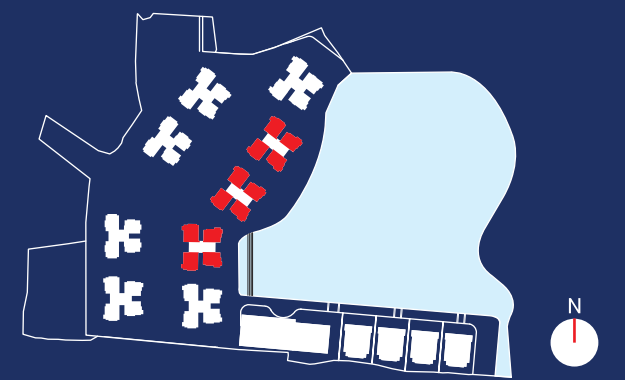
Tower

4, 5 & 6



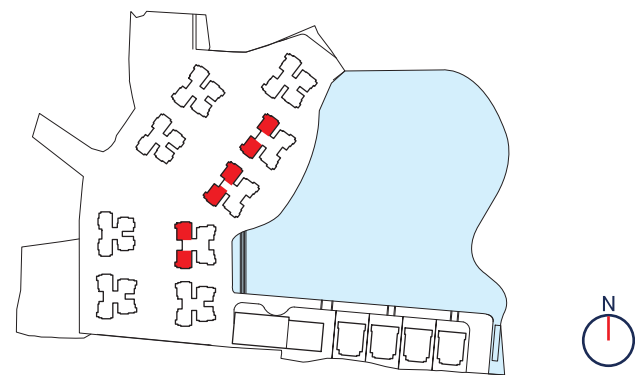
TOWER 4, 5 & 6 | TYPICAL FLOOR PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA	NO. OF APPT. (4,5)	NO. OF APPT. (6)
A & D	3 BHK	894.75 SFT.	64.49 SFT.	1422.38 SFT.	20	20
B	3 BHK	969.09 SFT.	86.57 SFT.	1568.48 SFT.	19	20
C	3 BHK	969.09 SFT.	86.57 SFT.	1568.48 SFT.	20	19





Tower 4,5 & 6
Unit A & D

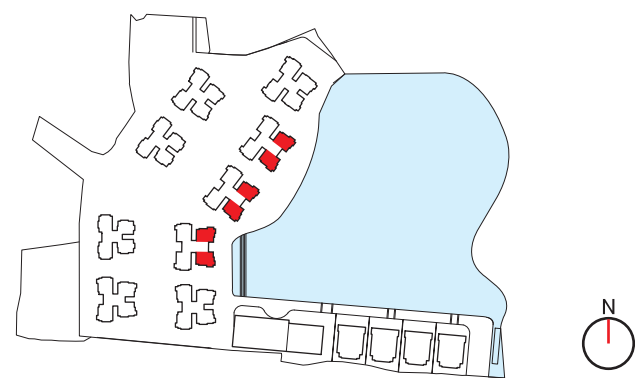


TOWER 4, 5 & 6 | UNIT A & D TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
A & D	3 BHK	894.75 SFT.	64.49 SFT.	1422.38 SFT.



Tower 4,5 & 6
Unit B & C

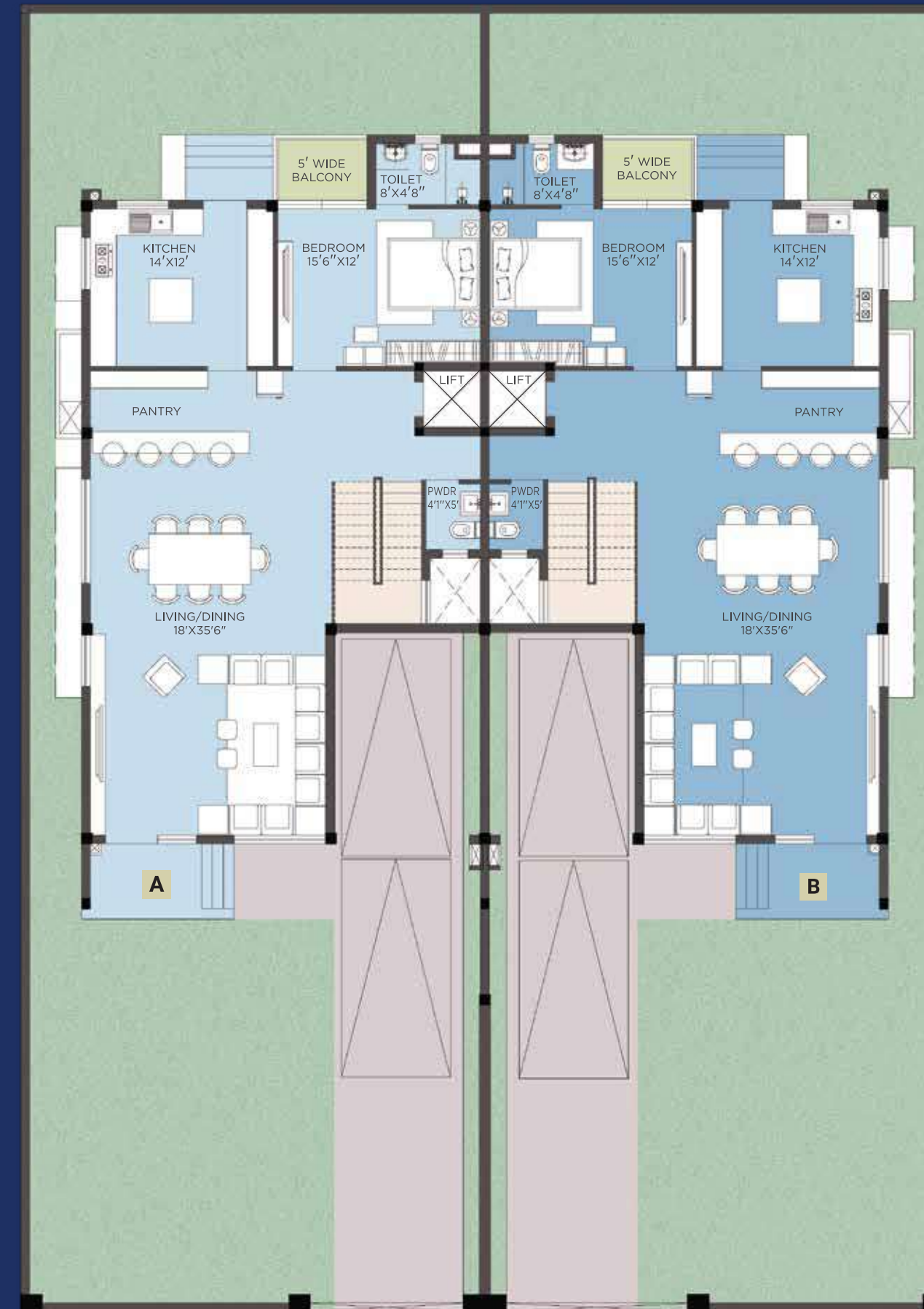


TOWER 4, 5 & 6 | UNIT B & C TYPICAL UNIT PLAN

FLAT	TYPE	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
B & C	3 BHK	969.09 SFT.	86.57 SFT.	1568.48 SFT.

Twin Duplex Villa

Twin Duplex Ground Floor

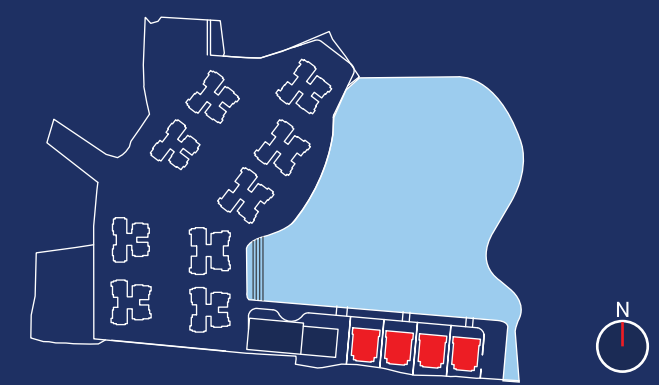


GROUND FLOOR	
Built up Area	1738.68 SFT.
Carpet Area	1183.15 SFT.
Balcony	34.96 SFT.

FIRST FLOOR	
Built up Area	1892.73 SFT.
Carpet Area	1363.40 SFT.
Balcony	351.82 SFT.

SECOND FLOOR	
Built up Area	352.79 SFT.
Carpet Area	289.80 SFT.

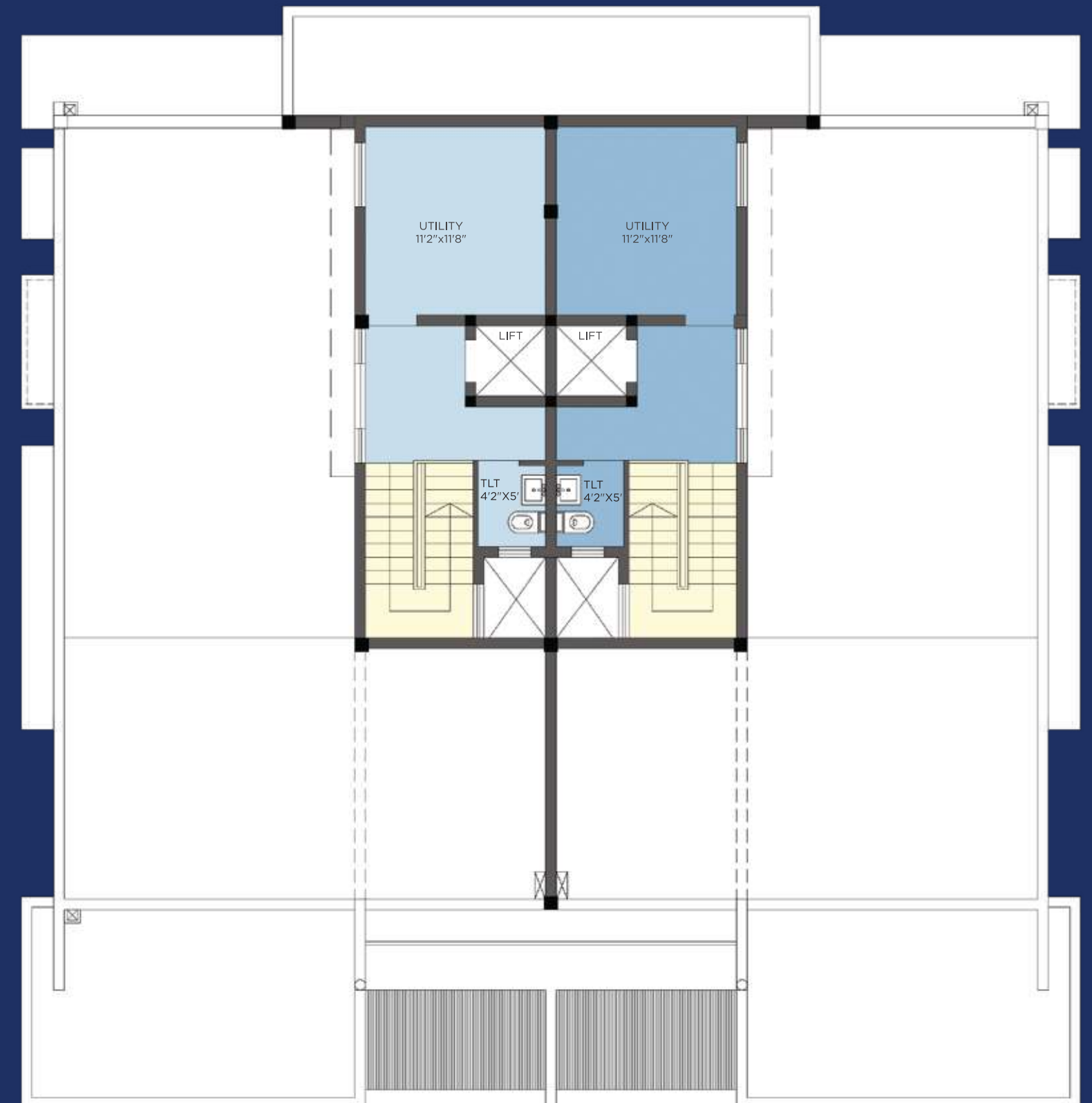
Total Built up Area	3984.20 SFT.
Total Carpet Area	2836.35 SFT.
Total Balcony Area	386.78 SFT.



Twin Duplex First Floor

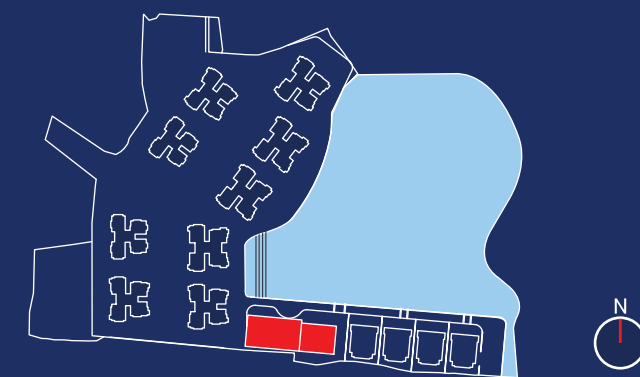


Twin Duplex Terrace



Club House

Club House
Ground Floor



Club House First Floor



Club House Terrace





Rushes, hushes and you

Life has a funny way of rushing things, but it is in our hands to still our senses, slow down and let us experience life at our own pace. So, when life rushes past you, don't go with the flow, stand and stare, and live as you want. With us.







About the Brand

Welcome to Aastha Group, where luxury finds its true expression in every detail.

Based in Jamshedpur, Jharkhand, we've been a pioneering force in shaping Eastern India's real estate for nearly three decades. With a rich legacy that originated in 1997, Aastha Group has consistently set industry standards, creating iconic developments that stand as a testament to our dedication to quality and innovation. Through an array of residential, commercial, retail, IT parks, and industrial projects, we strive to be the catalyst propelling you towards elegance and exclusivity.

At Aastha, our unwavering commitment lies in bringing your dreams of a sophisticated lifestyle to fruition. Our team, comprised of industry experts and visionaries, is committed to craftsmanship, integrity, and customer satisfaction.

At the heart of our success lies a visionary leadership and an enduring legacy. Guided by Founder Mr. Kaushal Singh and Chairman Mr. Sunder Singh, our leadership is marked by a profound commitment to excellence and a passion for shaping the future of real estate. As we forge ahead, we hold our legacy true to the core, driving innovation and setting benchmarks in the real estate landscape.

VISION

Our vision is to create places that impress with beautiful skylines and inspire responsible, innovative city living.

MISSION

To transform city skylines with world-class infrastructure and promote sustainable living by implementing eco-friendly technologies and initiatives that contribute positively to our surroundings.



Mr .Kaushal Kumar Singh, Founder & MD of Aastha Group, Who managed to establish his identity as not only a prominent real estate developer of Jharkhand but also a renowned entrepreneur at National level. Having the experience of more than 22 years in real estate Kaushal Kumar Singh has developed more than 50 lac sq.ft construction. Aastha Group managed to make a prolific presence not only in Jamshedpur but also in Ranchi, Dhanbad, Bhagalpur, and so on. Presently as the MD of the company, Mr. Singh has firm ideologies and a dream of establishing construction and housing company based on rich values & trust.

Building quality homes for every section of society not only considering the comfort, quality, amenities & affordability but also keeping vastu in mind, apart from all these the most important goal of the Group is to maintain the trust factor with all its customer who becomes a part of Aastha family, thus giving the group its name Aastha .



Mrs. Kamini Kaushal, the director of Aastha Group, who chronicles her journey from teacher to managing the finances of a 500 crore multi-city real estate conglomerate, which she begun with her husband Mr. Kaushal Singh with the vision of development for all, generate employment, raise living standards and to be the epicentre of growth. Today, she is a leader amongst her peers in the business world and has been honoured with numerous awards & recognition citing her commitment, skill and integrity.

Mrs. Kamini believes that pursuing our dreams remains our most powerful path to success.



Mr. Sunder Singh, the director of Aastha group and the son of Mr. Kaushal Singh has embarked his name in the real estate industry as the youngest entrepreneur of Jharkhand. After completion of his B. Tech from the leading engineering institute in India, Manipal University, he is successfully applying his new age technique, knowledge and millennial creativity to the industry.

More than 7 years of subsistence in the field. Alongside, he has completed. construction of more than 25 lac sq.ft. space during the same frame of time. He is first to develop and incorporate the high living culture in city of Jamshedpur. Aastha Group has developed high rise towers with modern architecture and facilities under his leadership ..

He has carried his father's enduring vision of 'luxurious living at economical' with much grace and persona. At the age of 29 years, he has triumphed his position in the real estate industry of Jharkhand as the youngest developer and influencer state - wide. Aastha Group is now a stronger entity with the presence of a young thinker like him



Mr. Ritesh Shukla
Co-Developer
Aastha Group

“Quality is never an accident. It is the result of continual intelligent effort.”

I firmly believe in the above-mentioned idea. Being a religiously devoted hard worker, I believe that providing quality life and delivering a foolproof model of living to my customers has always been my first and foremost priority and conviction and in furtherance we lay the foundation of “Shree Housing Developers Pvt.Ltd” in the year 2007. Since our inception we have been able to complete six residential projects, one commercial project and two plotting projects. Presently we are developing two projects in Adityapur and one in Sonari. During these years of resilience and optimism we have carved a niche for ourselves in the realm of infrastructural development and quality assurance in real estate industry.

Recently we have joined hands with Aastha Group for developing a residential project, “WATER MARK” in Anandpur. Aastha Group needs no introduction today; it is considered one of the pioneers in Jamshedpur due to its excellent project execution. The location in which we are developing the project is surrounded by trees and lake free from today's pollution, another reason for buyers for choosing this location is that the location is well connected from the city to the National Highway. Rest assured that we will not keep any stone unturned to deliver the future resident of the project The HOME where dreams are nurtured, homes where aims are fulfilled, homes where real expectations are nourished.



SUKANYA & ASSOCIATES is an award winning architectural and engineering consultancy office working on multi - scalar projects that impact local communities and urban spaces across India and Bangladesh for the past 25 years. The office provides complete design and engineering solutions from concept to completion.

The basic outlining goal of the office is to create design in harmony with environment and life. Aesthetics and engineering, fine tuned with function and environment leads to meaningful architecture that stands the test of time and elevates the standard of life. Over the last 25 years, through different types of projects, the office has tried to realize this simple and meaningful goal.

- 📍 FD 224, Ground Floor, Sector III, Salt Lake, Kolkata -700106
- ☎ +91 33 40620941 | +91 9007405403 | +91 8420356008
- ✉ info@sukanya-associates.com, projects3@sukanya-associates.com
- 🌐 www.sukanya-associates.com

a a s t h a

Builder's Address

Aastha Trade Center, 2nd Floor, Q Road,
Bistupur - 831001

Site Address

The Watermark
Anandpur Road, Adityapur, Gamharia
Jamshedpur - 832108

Email - aasthadeveloper@gmail.com

Contact - 8235076166

Rera Number

Disclaimer

This Brochure is not a legal document. It describes the conceptual plans to convey the intent and purpose of the project **Watermark**. The images and the details mentioned in this Brochure are tentative and subject to change at the sole discretion of the developer and/or architects.

Scan for Location

