

Ashiana



ASHIANA MULBERRY

Sohna Road, Gurgaon

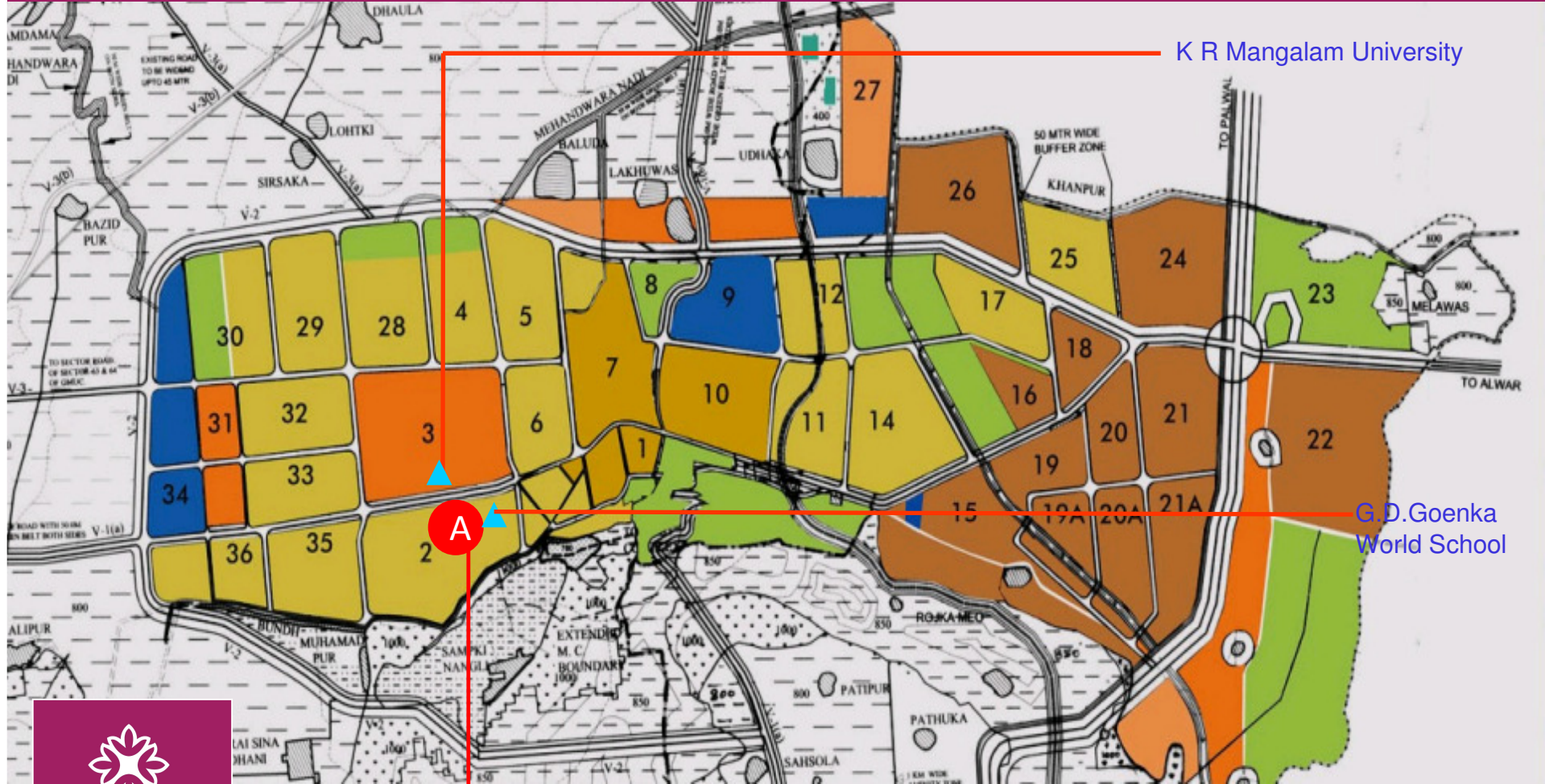
Exclusive Preview



ASHIANA
MULBERRY

Sohna Road, Gurgaon

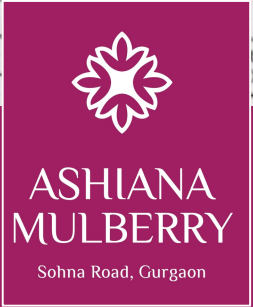
The price you desire.
The lifestyle you deserve.



K R Mangalam University

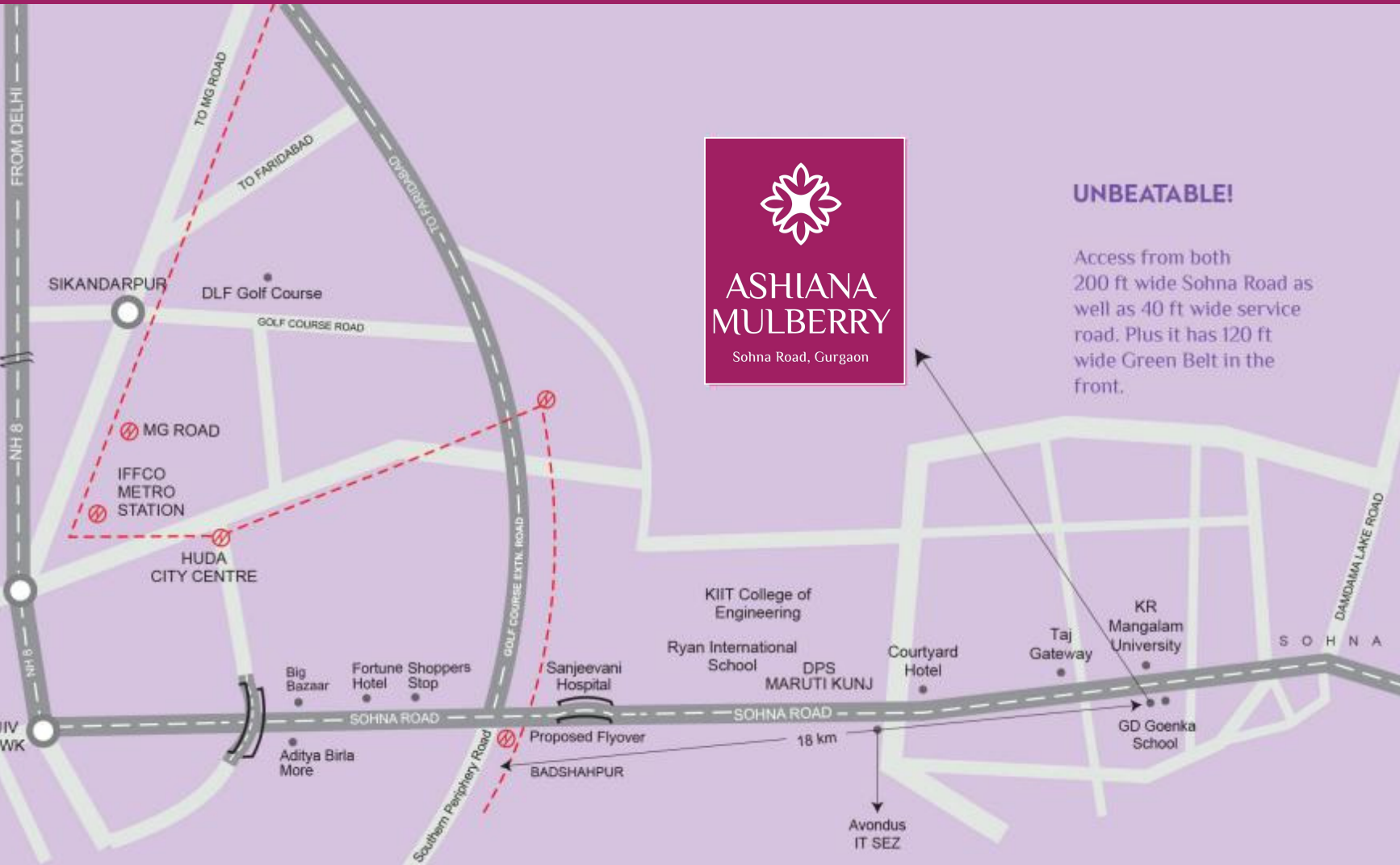

G.D.Goenka World School

Ashiana Mulberry





IGI Airport

**ASHIANA
MULBERRY**
Sohna Road, Gurgaon

UNBEATABLE!

Access from both
200 ft wide Sohna Road as
well as 40 ft wide service
road. Plus it has 120 ft
wide Green Belt in the
front.



FROM DELHI

NH 8

Toll Plaza

Udyog Vihar Phase V

IFFCO CHOWK

RAJIV CHOWK

SIKANDARPUR

MG ROAD

IFFCO METRO STATION

HUDA CITY CENTRE

Big Bazaar

Fortune Shoppers Hotel Stop

Aditya Birla More

Sanjeevani Hospital

Proposed Flyover

BADSHAHPUR

KIIT College of Engineering

Ryan International School

DPS MARUTI KUNJ

Courtyard Hotel

Taj Gateway

KR Mangalam University

GD Goenka School

18 km

Avondus IT SEZ

SOHNA

DAMDAMA LAKE ROAD

TO MG ROAD

TO FARIDABAD

TO FARIDABAD

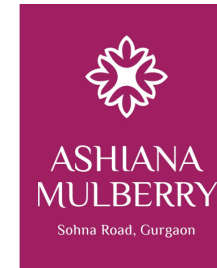
GOLF COURSE EXTN. ROAD

Southern Periphery Road



Artfully crafted
Expertly laidout and
Beautifully landscaped

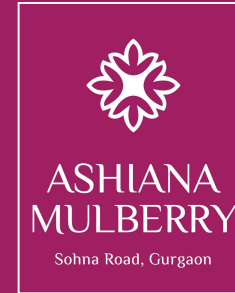
2 & 3-Bedroomed residences



Lots of
Open & green spaces.

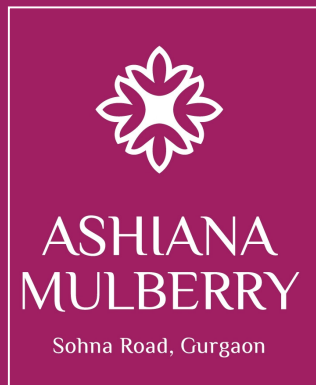
Less than 15%
Ground coverage





Get enthralled
by a stunning ambience

Large central lawn
Beautiful water features
Stunning sculptures
Pretty walkways
Variety of plantation
Decorative lighting



A Club house
you desire,
A lifestyle you
deserve !



**ASHIANA
MULBERRY**

Sohna Road, Gurgaon

**AN OUTSTANDING
EXPERIENCE AWAITS YOU!**





ASHIANA
MULBERRY

Sohna Road, Gurgaon

Club House

- ❖ Lounge
- ❖ Party Hall Cum Indoor Badminton Court
- ❖ Squash Court
- ❖ Home theatre with Gold Class Seating
- ❖ Spa with Steam Room & Jacuzzi (Male / Female)
- ❖ Gymnasium
- ❖ Billiards / Pool Table / Table Tennis Table / Board Games / Card Tables
- ❖ Business Centre
- ❖ Guest Rooms
- ❖ Swimming Pool & Kids' Pool with beautiful deck



ASHIANA
MULBERRY

Sohna Road, Gurgaon

Savour life
with
the best
lifestyle amenities.

Technogym
Billiards & Pool table
Banquet hall
Table Tennis & Kids zone
Lounge



ASHIANA
MULBERRY

Sohna Road, Gurgaon

Savour life
with
the best
lifestyle amenities.

Squash court

Guest rooms

Gold class home theatre

A resort styled swimming pool

Badminton/Basketball* Court

* Half Court



ASHIANA
MULBERRY

Sohna Road, Gurgaon

Out door
Kids zone.
Watch your
kids frolic

Swings
Seesaws
Ladders
Slides
Climbers.



ASHIANA
MULBERRY

Sohna Road, Gurgaon

Fabulous
Site planning
& design.



LEGEND

- | | | |
|------------------------|---------------------------------|---|
| 1. ENTRY | 14. VEHICULAR PLAZA | 27. TRELIS PAVILLION |
| 2. EXIT | 15. CLUB | 28. DRIVE TO E/W |
| 3. ENTRANCE PLAZA | 16. SWIMMING POOL | 29. RAMP TO BASEMENT |
| 4. DRIVE WAY | 17. KID'S POOL | 30. KID'S PLAY AREA |
| 5. CAR PARKING | 18. POOL DECK | 31. MAZE |
| 6. ENTRY PORCH FEATURE | 19. CABANA | 32. ROCK CLIMBING WALL |
| 7. LAWN | 20. OUTDOOR SHOWER | 33. SAND PIT |
| 8. LANDSCAPE PAVILLION | 21. PART LAWN | 34. TRAMPOLINE |
| 9. URBAN ORCHARD | 22. TENNIS COURT | 35. NURSERY SCHOOL |
| 10. WATER FEATURE | 23. HALLY BASKETBALL COURT | 36. SHOPPING |
| 11. TERRACE LAWN | 24. PALM COURT | 37. ECONOMICALLY WEAKER SECTION HOUSING |
| 12. ACCENT PAVILLION | 25. GREEN PROMENADE | |
| 13. GREYSK | 26. GREEN BERM AND SEAT FEATURE | |

SITE PLAN
ASHIANA MULBERRY ,SOHNA

DISCLAIMER: LAYOUT PLAN IS SUBJECT TO CHANGE BY THE COMPANY AND OR ANY OTHER COMPETENT AUTHORITY
 THIS PLAN IS ONLY INDICATIVE , PLEASE REFER TO APARTMENT BUYS AGREEMENT FOR DETAILS.



ASHIANA MULBERRY

Sohna Road, Gurgaon





Experience the exclusivity



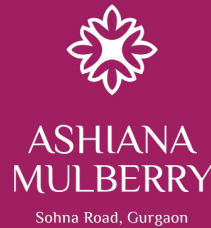
Openness, Green spaces & Variety of plantation



50 ft. high iconic water body

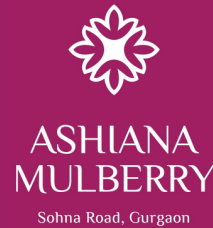


Resort-style living



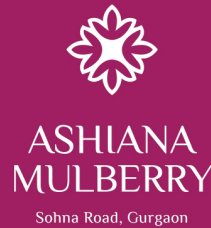
Location Advantage

- On main 60M (200 ft) wide Sohna Road, Gurgaon.
- Only 15 min drive from Golf Course Ext. Road & Southern Periphery Road (SPR)
- Only 15 min drive to well established office complexes, malls , hospitals, retail outlets and proposed metro station.
- Only 20 mins drive from Rajiv Chawk
- Easy Access to South Delhi / Faridabad / Manesar via Southern Periphery Road (SPR)
- Easy Access to upcoming KMP Expressway providing gateway to NH-2 (Faridabad, Noida , Agra) , NH-8 (Manesar, Bhiwadi, Neemrana & Jaipur) and NH-1 (Kundli, Sonipat, Panipat, Ludhiana, Chandigarh)
- Located opposite to K.R.Mangalam University and adjoining G.D.Goenka World School
- Picturesque Aravalli Hills form the backdrop of the complex



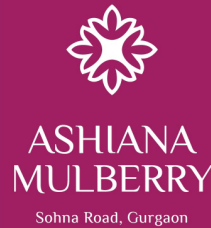
Project Features

- ❖ Project on approx 10 acres of land area having access from 200 ft wide Sohna Road and 40 ft wide service road with 120 ft wide green belt buffer in the front
- ❖ All towers are positioned along East-West axis to provide ample sunlight and ventilation
- ❖ Less than 15% ground coverage
- ❖ Large central green lawn with water features, sculptures, walkways, pavilions, variety of plantation , decorative lighting, walking track & ample seating.
- ❖ Well designed entrance boulevard to give an experience of luxurious arrival
- ❖ Spacious Club House designed as per international standards, and fitted with modern amenities of recreation such as Squash court, Gymnasium, Billiards, Pool tables, Table Tennis, Banquet hall, Lounge, Kid zone, Gold class home theatre & Guest bed room.
- ❖ Swimming pool designed to cater to all ages with luxurious lounging deck area and surrounded by plantation to provide a sense of a Japanese Zen Garden



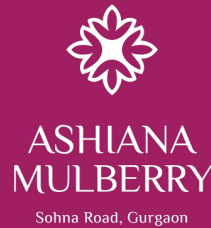
Project Features (Contd.)

- ❖ Well planned outdoor sports facilities such as Tennis Court, Half Basket ball Court, Cricket Practice Pitch and Badminton (Indoor) Court
- ❖ Dedicated Kids Play Area with outdoor swings and slides.
- ❖ Large and spacious Basement level car parking with direct access to all towers.
- ❖ Access control lift lobbies at Basement level to prohibit unauthorized entry
- ❖ Limited car parking at Ground floor level
- ❖ Each tower shall have beautifully designed and landscaped Drop off zone leading to Tower Entrance Lobby
- ❖ Tower Entrance Lobbies shall be designed to provide an experience of exclusivity and old- world charm. Lobbies shall have lounge seating, reception area, mail box facility and Kid zone. The lobbies shall overlook the central lawns and can be accessed from both sides, driveway side as well as central lawn / club side.



Project Features (Contd.)

- ❖ Towers are designed as Basement + Ground + 13 floors / Basement + Ground + 17 floors / Basement + Ground + 18 floors in order to reduce the ground coverage and increase the green spaces in the complex.
- ❖ Only 4 apartments per floor served by 2 high speed lifts and 2 staircases.
- ❖ Each typical floor lift lobby & corridor shall be furnished in a mix of designer tiles, granite lift architraves, wall paneling, and ceiling treatment in aesthetic manner to provide a welcome experience.
- ❖ Option of 2BHK, 2 BHK + Study & 3 BHK to suit needs of different families.
- ❖ All apartments designed in a manner to provide direct sunlight to all Bedrooms, Drawing Room and kitchen.
- ❖ Garbage disposal chutes accessible from every floor for daily garbage disposal.
- ❖ Upto-date Fire Prevention & control system in all the towers and basement as required by competent authority



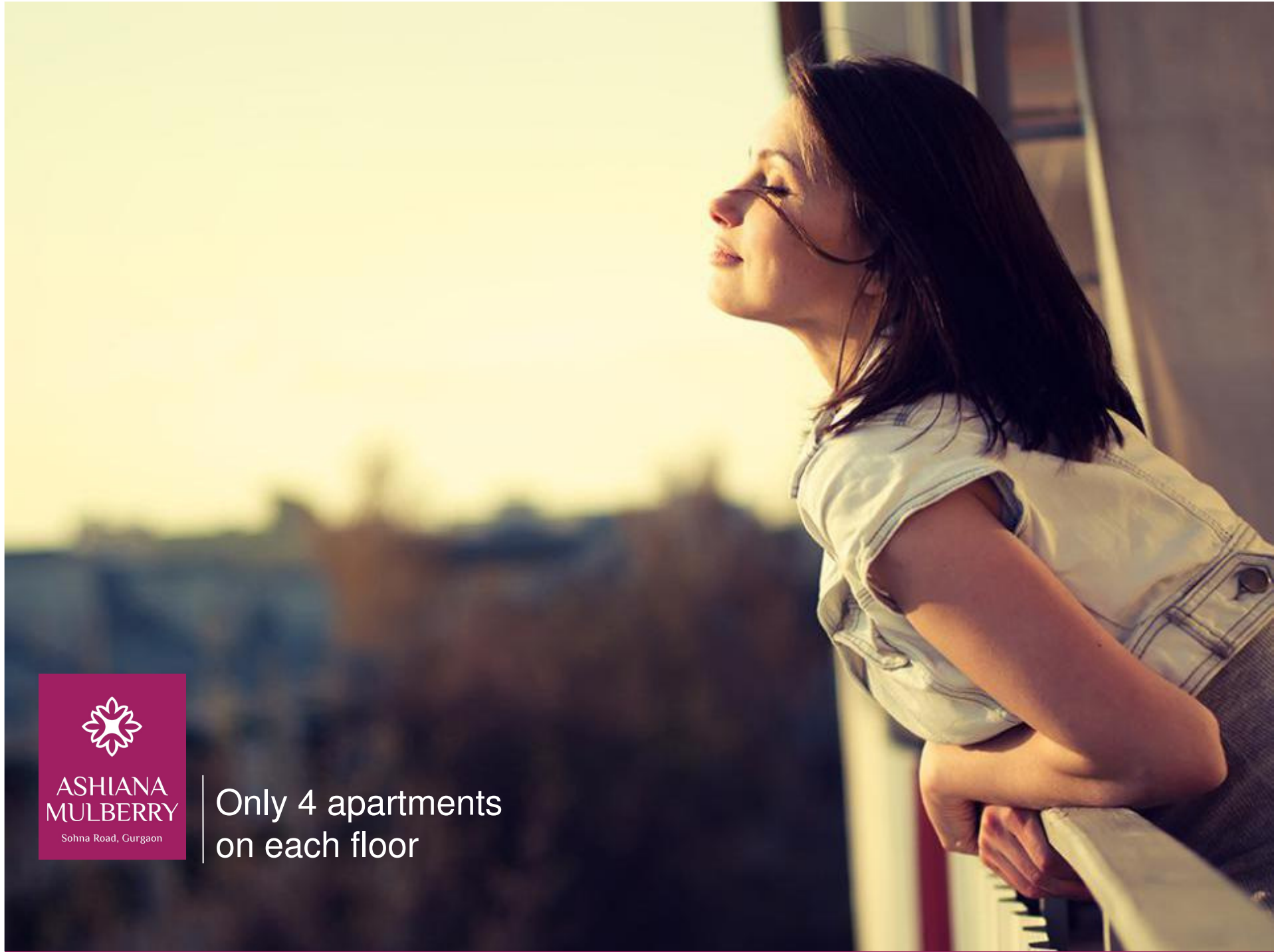
Project Features (Contd.)

- ❖ Provision for piped cooking gas supply to each kitchen. *
- ❖ Provision for wi-fi internet access in limited common areas. *
- ❖ Fiber-to-the-Home (FTTH) network system to provide unlimited choice of service providers for internet services, Direct to Sky TV services & Telephone services.*
- ❖ Convenient Shopping Center and Nursery School shall be developed as a part of integrated development
- ❖ Round-the-clock multitier security service. Surveillance with CCTV cameras on the periphery of the complex,
- ❖ entrance & exit points and at individual building lobby level
- ❖ Provision for supply of filtered water 24/7
- ❖ Adequate electricity connection and supply through local power distribution corporation / company *
- ❖ Power Backup provision to apartments and all Common Areas through Centralized DG Sets. *
- ❖ Prepaid Electricity distribution & Management system * through professional agency

- ❖ Environment conscious Complex design ** with provision for
 - a) Rain Water Harvesting
 - b) Solar Panel for water heating
 - c) Sewage Treatment Plant to treat & recycle waste water
 - d) Use of CFL bulbs & light fittings for power conservation
 - e) Use of low sulphur diesel in DG sets
 - f) Discharge of DG smoke above the building height
 - g) Composting of Organic garbage to be used as manure for gardening
- ❖ Professional facility management services * through our in-house facility management company
with experience of managing over 3000 apartments for more than 10 years.

* User charges applicable

** As per prescribe norms of SEIAA



ASHIANA
MULBERRY

Sohna Road, Gurgaon

Only 4 apartments
on each floor

TYPE - C

TYPE - A



TYPICAL FLOOR PLAN

TYPE - B

TYPE - A

CLUSTER TYPE-1
 TOWER-1,3,4&6
 B+G + 13 FLOORS
 ASHIANA MULBERRY
 SOHNA SECTOR - 2 , GURGAON

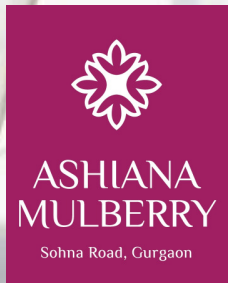
B+G+13
 Tower 1,3,4 & 6



TYPICAL FLOOR PLAN

B+G+17
Tower 2 & 5

CLUSTER TYPE-2
TOWER-2&5
B+G + 17 FLOORS
ASHIANA MULBERRY
SOHNA SECTOR - 2 , GURGAON



Magnificent
2 & 3-Bedroom apartments

Structure designed for Seismic Zone -IV by experienced Structural Consultants & double checked through Peer Review process

TYPE-A

3 BEDROOMS + 3 TOILETS

SALEABLE AREA

160.72 SQ.M. (1730 SQ.FT.)

BUILTUP AREA

128.57 SQ.M. (1383.92 SQ.FT.)



>> TYPE A



TYPE-B

2 BEDROOMS+STUDY + 2TOILETS

SALEABLE AREA

136.10 SQ.M. (1465 SQ.FT.)

BUILTUP AREA

109.00 SQ.M. (1173.27 SQ.FT.)

>> TYPE B



TYPE-C

2 BEDROOMS+2TOILETS

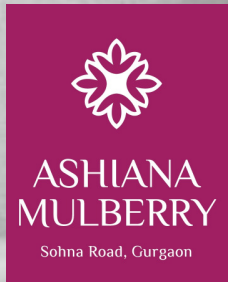
SALEABLE AREA

112.41 SQ.M. (1210 SQ.FT.)

BUILTUP AREA

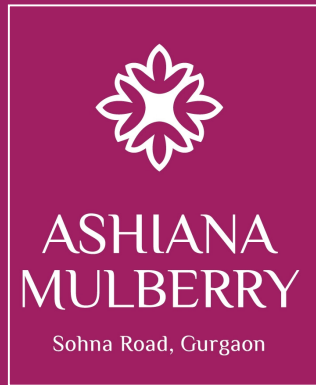
89.90 SQ.M. (967.68 SQ.FT.)

>> TYPE C

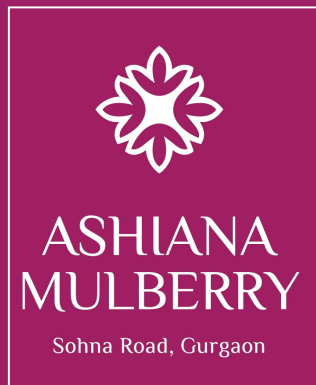


Ashiana Basics

Fiber-To-The-Home / Provision for Wi-Fi internet access / Power back up / Direct to Home TV services

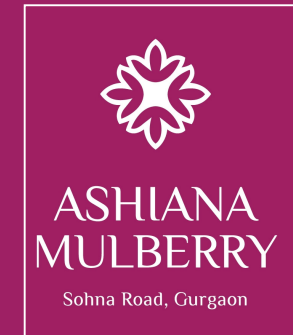


The
Price
You desire



Starts from
Rs. 55 lac
with attractive
payment plans &
easy finance options

Performance Linked Plan **20** **20** **60**



- | | | |
|--------------------------------------|---|---|
| 1. Booking amount | : | Rs.5 Lac / Rs. 6 Lac / Rs. 7.50 Lac |
| 2. Within 30 days | : | 10% of COP (After adjusting the Booking amount) |
| 3. Within 90 days | : | 10% of COP |
| 4. On completion of Super Structure | : | 20% of COP |
| 5. On completion of Internal Plaster | : | 40% of COP |
| 6. On offer of Possession | : | 20% of COP |

COP (Cost of Property) = BSP + PLC + Car parking + EDC / IDC + Club Development Charges + ESS + FFC



The Developer
You Desire



Ashiana has completed over 28 glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. It has built over 34 lacs sq.ft. of residential and commercial space and has put a smile on the faces of more than 4,200 families.



Ashiana's completed residential projects include:
Villa Anandam, Ashiana Palm Court,
Ashiana Le Residency, Ashiana Heritage at Ghaziabad
Ashiana Upvan & Ashiana Greens at Indirapuram
Ashiana Orchids & Black Gold Apt. at Greater Noida
Classic Personal Floors and Ashiana Silver Crest at Gurgaon

Ongoing projects: Royal Lagoon, Bhubaneswar, Ashiana Greens, Jaipur, Ashiana Amaltas,
Noida, The Center Court, Gurgaon.



GREENCITY MANAGEMENT PVT. LTD.

The best living spaces need the best facility management & maintenance

GC MPL is 100% Subsidiary of Ashiana Homes Pvt. Ltd.

Round-the-clock
Multitire Security

Maintenance of equipments
Like generator, Lifts, Water Filtration
pump & other Electro-mechanical
equipments

Oudoor cleaning Club
Management of street lighting
& landscaping

Ashiana

Homes *for* every Dream