



Ashiana
MULBERRY
BLOSSOM

The
nature
of a place



The assurance of trust

For over 37 illustrious years, Ashiana has been a beacon of excellence in the housing development sector, earning a distinguished reputation as a real estate developer synonymous with unparalleled Quality of Construction, unshakable Safety of Investment, and unwavering Integrity of Commitment. With an impressive legacy of over 46 lakh square feet of meticulously crafted residential and commercial spaces. Ashiana has not just built structures, but has brought joy and fulfillment to the lives of more than 4,200 families. This enduring legacy stands as a testament to their relentless pursuit of perfection and customer satisfaction.



our projects

Some of Ashiana's completed residential projects include:

- Gurugram**
 - Classic Personal Floors (180 Apts)
 - Ashiana Silver Crest (31 Apts)
 - Ashiana Mulberry Phase 1 (180 Apts)
- Indirapuram**
 - Ashiana Greens (390 Apts)
 - Ashiana Upvan (441 Apts)
- Ghaziabad**
 - Ashiana Heritage (98 Apts)
 - Ashiana Palm Court (440 Apts)
 - Ashiana Le Residency (300 Apts)
 - Villa Anandam (173 Villas)
- Greater Noida**
 - Ashiana Orchids (168 Apts)
 - Black Gold Apartments (176 Apts)
- Jaipur**
 - Ashiana Greens Phase 1 (264 Apts)
 - Ashiana Greens Phase 2 (20 Villas)
- Bhubaneswar**
 - Royal Lagoon Phase 1 (465 Apts)
 - Royal Lagoon Phase 2 (240 Apts)

Delivered Projects



Ongoing Projects

- Gurugram**
 - Ashiana Mulberry Blossom
- Jaipur**
 - Ashiana Greens Phase 3
 - Ashiana Greens Phase 4
 - Ashiana Greens Phase 5
 - Ashiana Greens Phase 6
- Bhubaneswar**
 - Ashiana Regal
 - Ashiana Elegance
 - Ashiana Regency





The culture at Mulberry

At Ashiana Mulberry, we foster a community where belonging, fraternity, and family values are at the heart of every interaction. Our thoughtfully designed spaces aren't just homes; they're where neighbors become friends and traditions are shared. From celebrating festivals together to enjoying shared amenities, our residents experience a harmonious lifestyle, rooted in mutual respect and togetherness. This is more than a residence—it's a place where you truly belong.



Independence Day



Christmas



Navratra Celebration



New Year Celebration



Dandiya Night



Mulberry Blossom



your Gateway to

Luxury Living Amidst Greenery

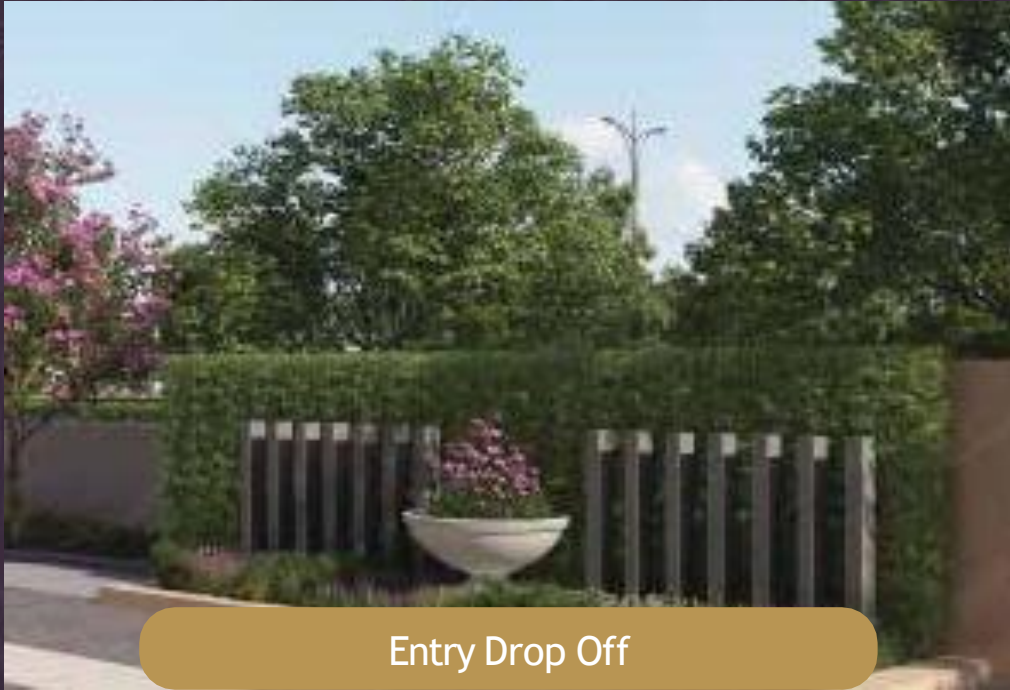
The logo is a stylized, symmetrical emblem. It features a central vertical element that resembles a stylized 'M' or a flower bud, enclosed within a circular frame that has a decorative, slightly irregular edge. The entire logo is rendered in a light gray color against a dark purple background.

The pleasure of life

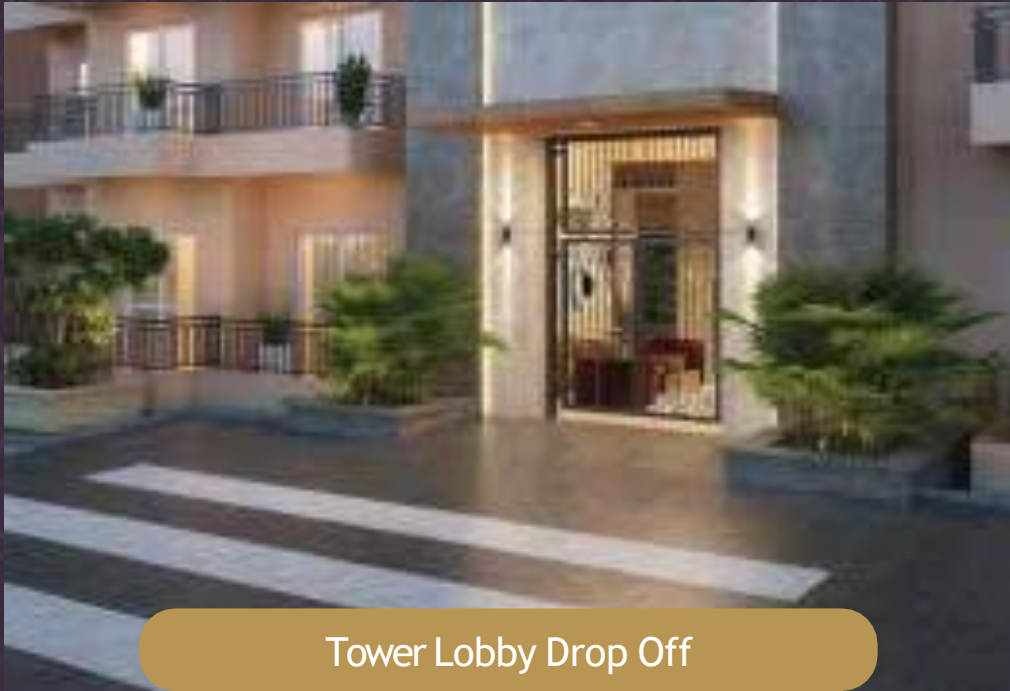
Welcome to Ashiana Mulberry Blossom, an exclusive enclave designed to enrich lives and provide the finest pleasures, fostering happiness, bonding, and community growth. As the first truly luxury residential community in South Gurugram (Sohna), it sets a new standard in upscale living. Tailored for 180 families this haven ensures that every member enjoys comprehensive amenities and facilities, creating a vibrant and fulfilling lifestyle for all.



Main Entry Gate



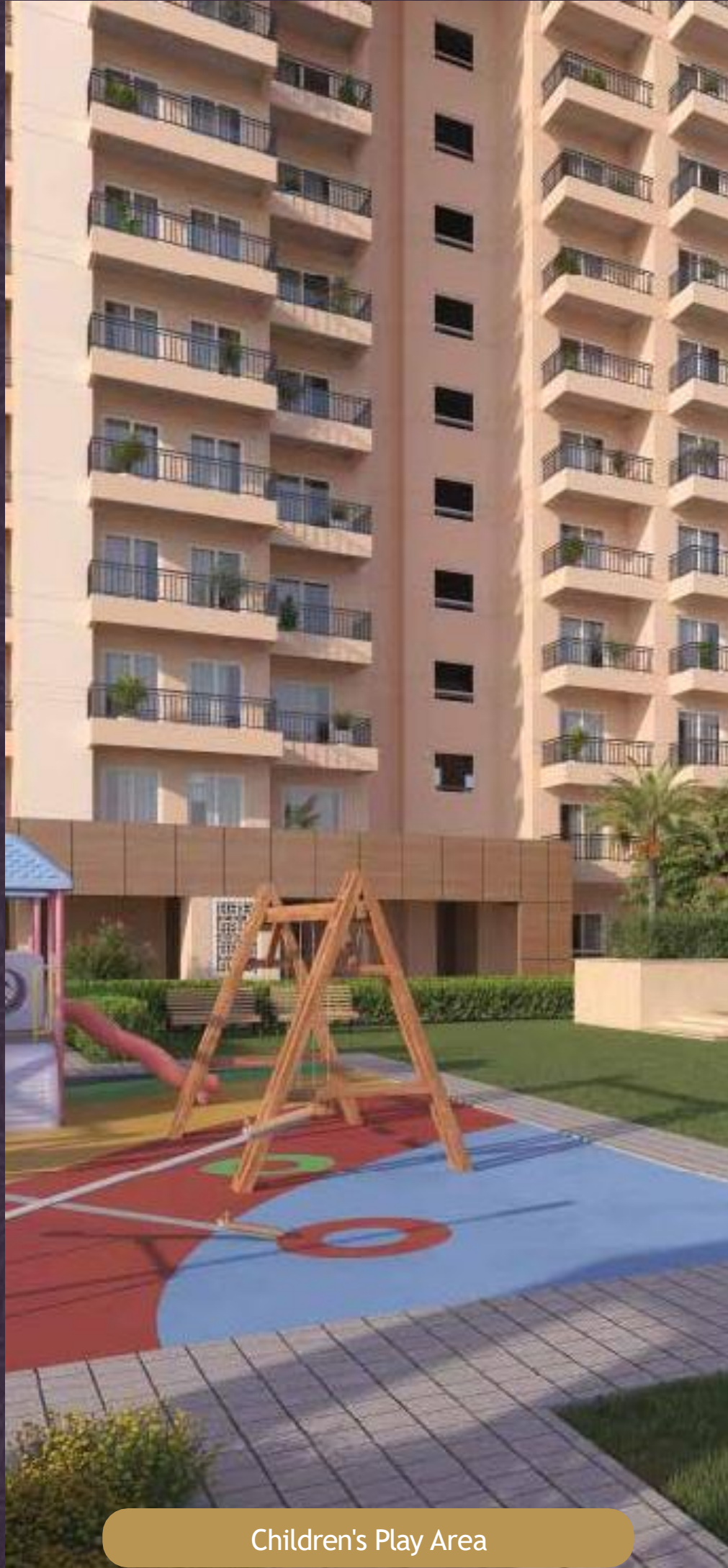
Entry Drop Off



Tower Lobby Drop Off



Central Garden & Water Body



Children's Play Area

*Artistic Impression For Illustration Purpose Only



The pursuit of happiness

Leave mundane behind, Spend quality time pursuing your happiness. Each residence combines luxury with top-tier amenities for elegance and efficacy. Celebrate community living with expansive, family-oriented spaces. Enjoy the blend of comfort and natural harmony, surrounded by lush greenery and tranquil water features.



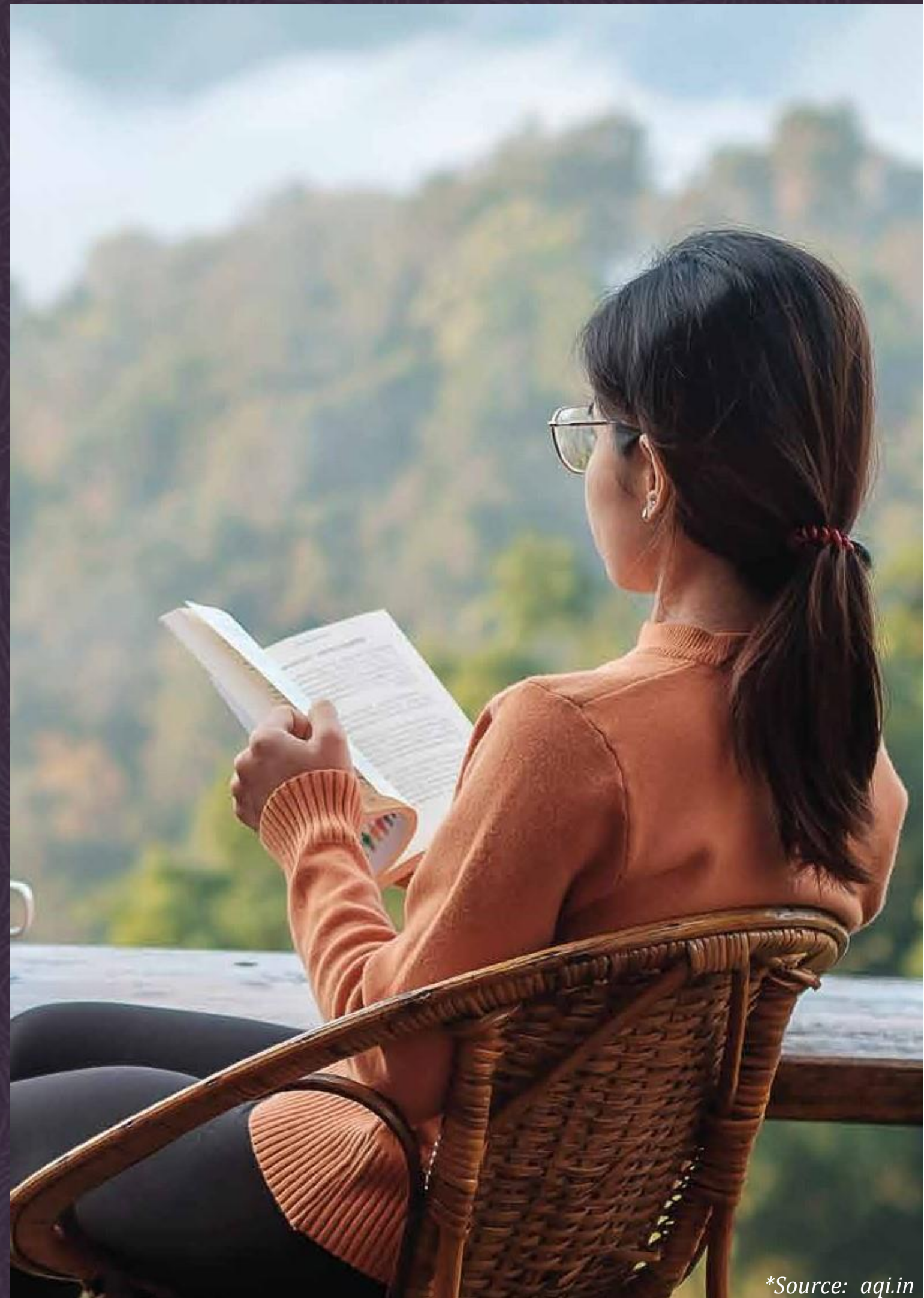


The purity of Nature



BREATHE. FLOURISH. ASHIANA MULBERRY BLOSSOM.

Where Aravali whispers pure air, and the AQI in Sohna stands at a pristine 63. Lush greenscapes nurture your well-being, while extensive flora paints a canvas of vibrant health. Unwind, rejuvenate, and live life blossomed. Each element of our community is designed with sustainability in mind, from the greenery that surrounds our homes to the practices we uphold to maintain the health of our local ecosystem.*



**Source: aqi.in*

The journey of comfort

05

Minutes From
MUMBAI
EXPRESSWAY

05

Minutes From
IMT SOHNA

08

Minutes From
KMP EXPRESSWAY

10

Minutes From
AIRIA MALL

15

Minutes From
VATIKA CHOWK

18

Minutes From
RAJEEV CHOWK

20

Minutes From
MEDANTA
HOSPITAL

28

Minutes From
HUDA METRO STN.

35

Minutes From
CYBER CITY

40

Minutes From
IGI AIRPORT



Effortless access to IGI Airport ensures you're always just a flight away from anywhere.



Only 20 minutes away from the amenities of Gurugram's Golf Course Extension Road.



An elevated road from Rajiv Chowk to Sohna will ensure a quick and efficient commute.



Proximity to the KMP (Western Peripheral Expressway) corridor and the upcoming IMT Sohna.



Situated adjacent to GD Goenka World School and directly opposite KR Mangalam University.



EXCELLENT CONNECTIVITY

Effortlessly accessible, Ashiana Mulberry Blossom shines on the main Sohna Road, Gurgaon, a symbol of connected living.



LANDMARK LOCATION

*A distinguished landmark, adjoining GD
Goenka World School, where elegance
greets education.*



CONVENIENT FOR ALL

*A haven of ease and warmth,
perfectly crafted for the joy of family
and guests.*



SCENIC AND BEAUTIFUL

Enveloped in the tranquility of the Aravali hills, Ashiana Mulberry Blossom offers a scenic retreat near natural springs.

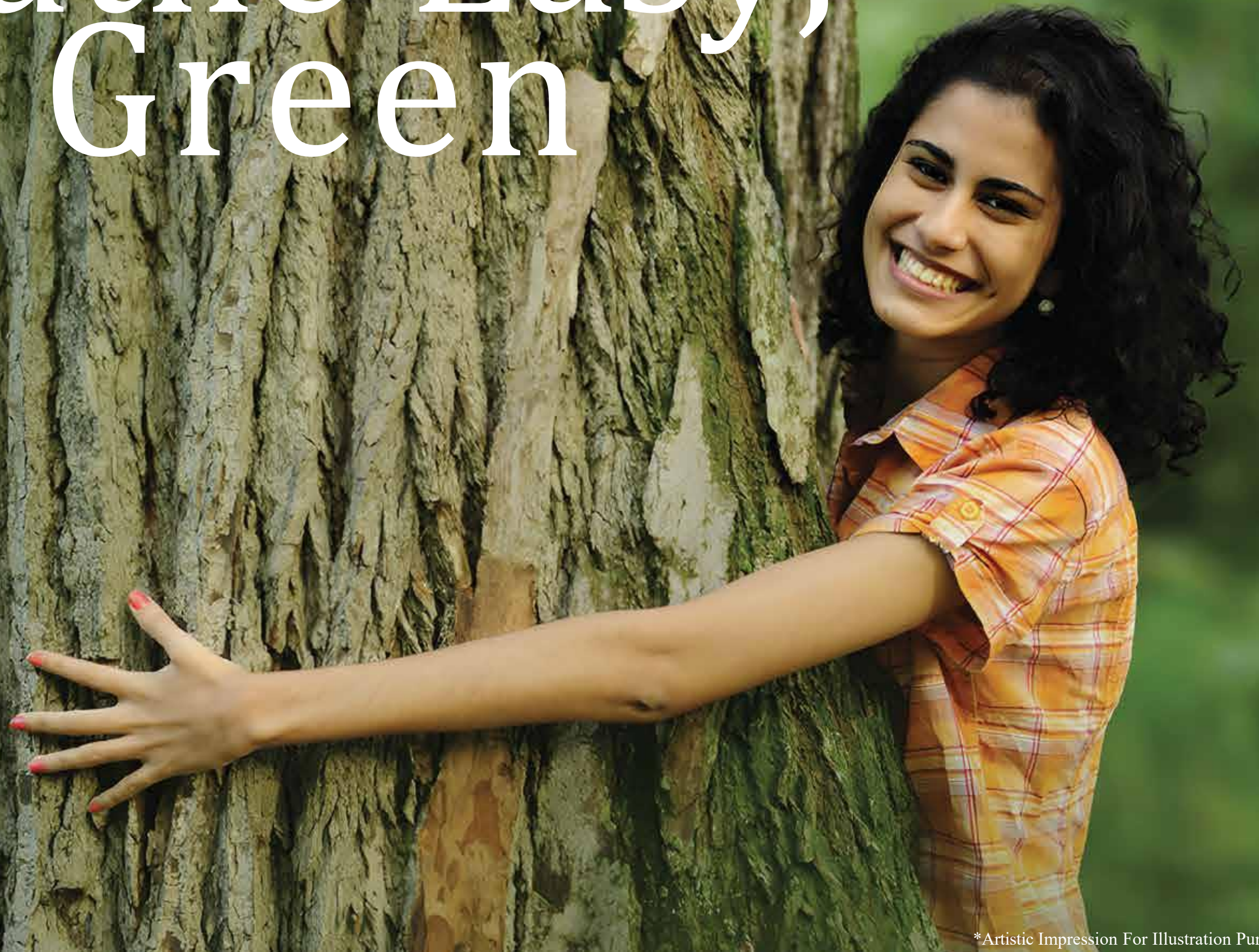


UNPARALLELED ROI

*With Ashiana Mulberry Blossom,
invest in a location that promises a
consistent premium, maximizing your
investment's value.*



Breathe Easy, Live Green



*Approved by the Ministry of Environment, Forest & Climate Change -
Embrace a life aligned with nature's harmony.*

Immerse yourself in a verdant sanctuary

*With over 28% green cover,
Ashiana Mulberry is an oasis of
serenity, offering fresh air and a
connection to nature right at
your doorstep.*



Waste not, Want not

*We champion responsible waste
management, implementing
solid waste management
practices to reduce waste and
leave a lighter footprint.*

Conserve with conscience

*Rainwater harvesting and
efficient sewage treatment
systems minimize our
environmental footprint and
ensure responsible water
management.*

Live in harmony with Earth

*Eco-sensitive materials, chosen for
their low environmental impact,
form the very foundation of
your sustainable haven.*

Brighten your future, naturally

*Experience the warmth
of sunlight, not the strain
on resources. LED lighting
illuminates your life while
saving energy and reducing
your carbon footprint.*



The structure of growth



*Artistic Impression For Illustration Purpose Only



Engineering Excellence, Rooted in Nature

EARTHQUAKE RESISTANT

Designed for seismic ZONE 4 & certified by IIT Delhi.

PRECISION AND QUALITY

Best-in-class Aluminium Shuttering ensures flawless form and lasting strength.

FUSION OF DESIGN AND EARTH CARE

A modern marvel seamlessly embracing eco-friendly principles.



Nurturing the Planet, One Seed at a Time

IGBC GOLD CERTIFIED

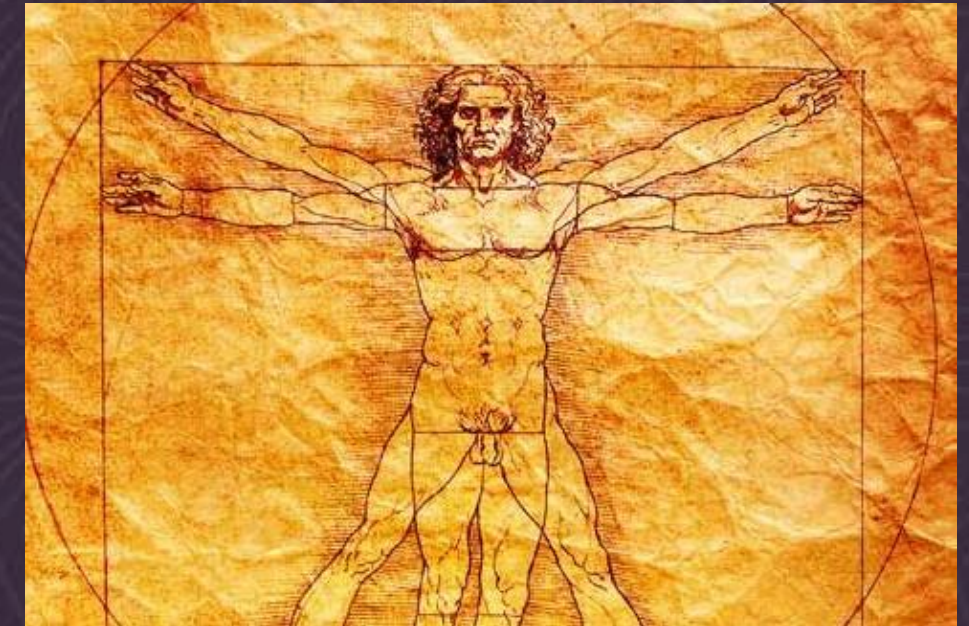
Embracing environmental consciousness, exceeding green building standards.

SOLAR POTENTIAL HARVESTED

Embrace the sun's power, provision for solar electrification saves energy.

ORGANIC WASTE COMPOSTING

Nature's cycle respected, enriching the soil, minimizing waste.



The Pinnacle of Innovation

ALUMINIUM SHUTTERING

Innovative aluminium shuttering technology ensures precision, durability, and a flawless finish.

SUPERIOR BUILDING MATERIALS

With concrete from top names like ACC, UltraTech and steel sourced from reputable brands. Our buildings stand as a testament to strength and elegance.

EXQUISITE SANITARY FITTINGS

Premium plumbing fixtures from renowned brands such as Roca, Kohler and Jaguar are curated for sophistication and enduring performance.

ADVANCED SAFETY ELECTRICALS

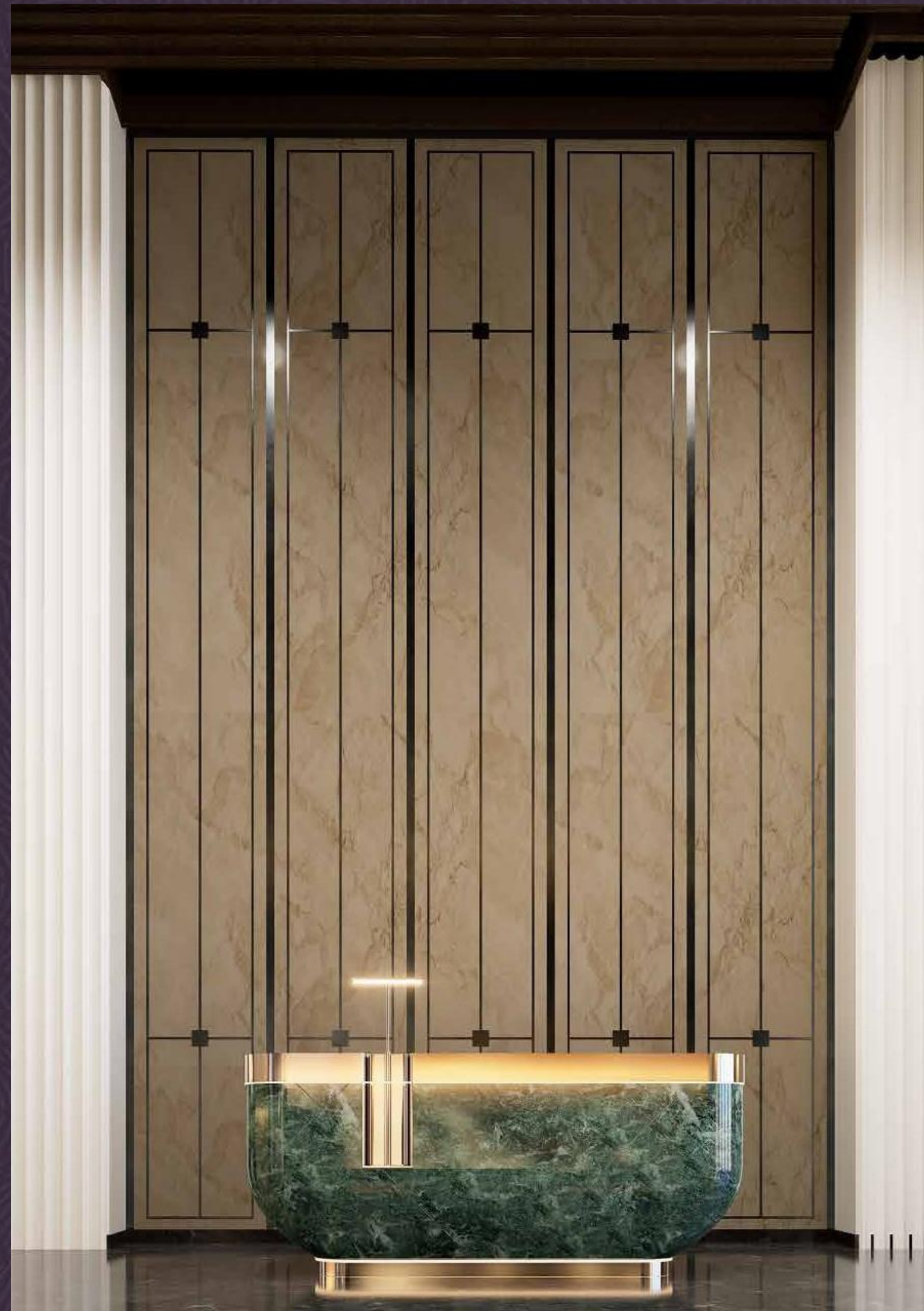
Fire-safe electrical wires integrate seamlessly, offering safety without compromising on the aesthetic appeal of your home.



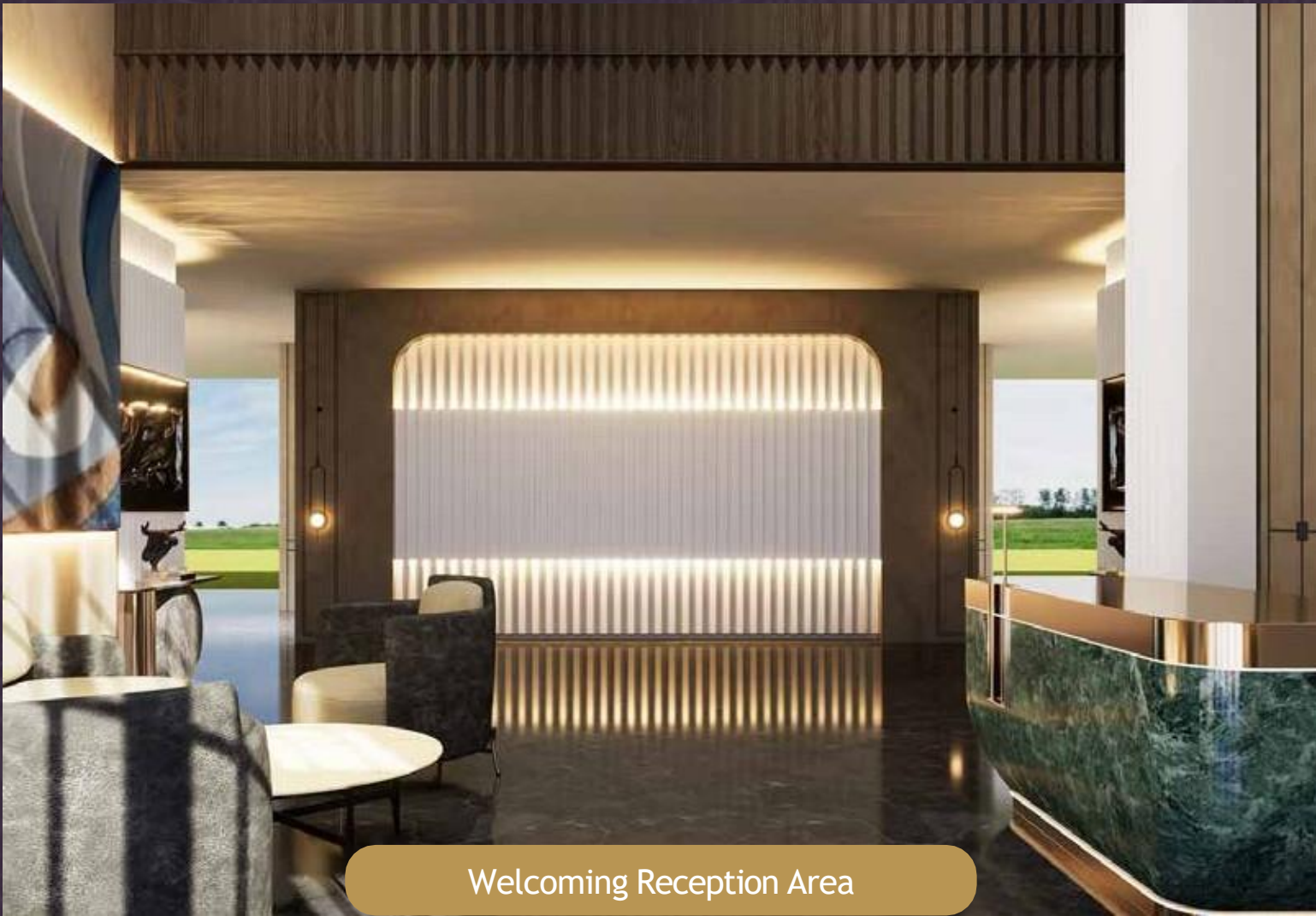
A picture

perfect welcome lounge

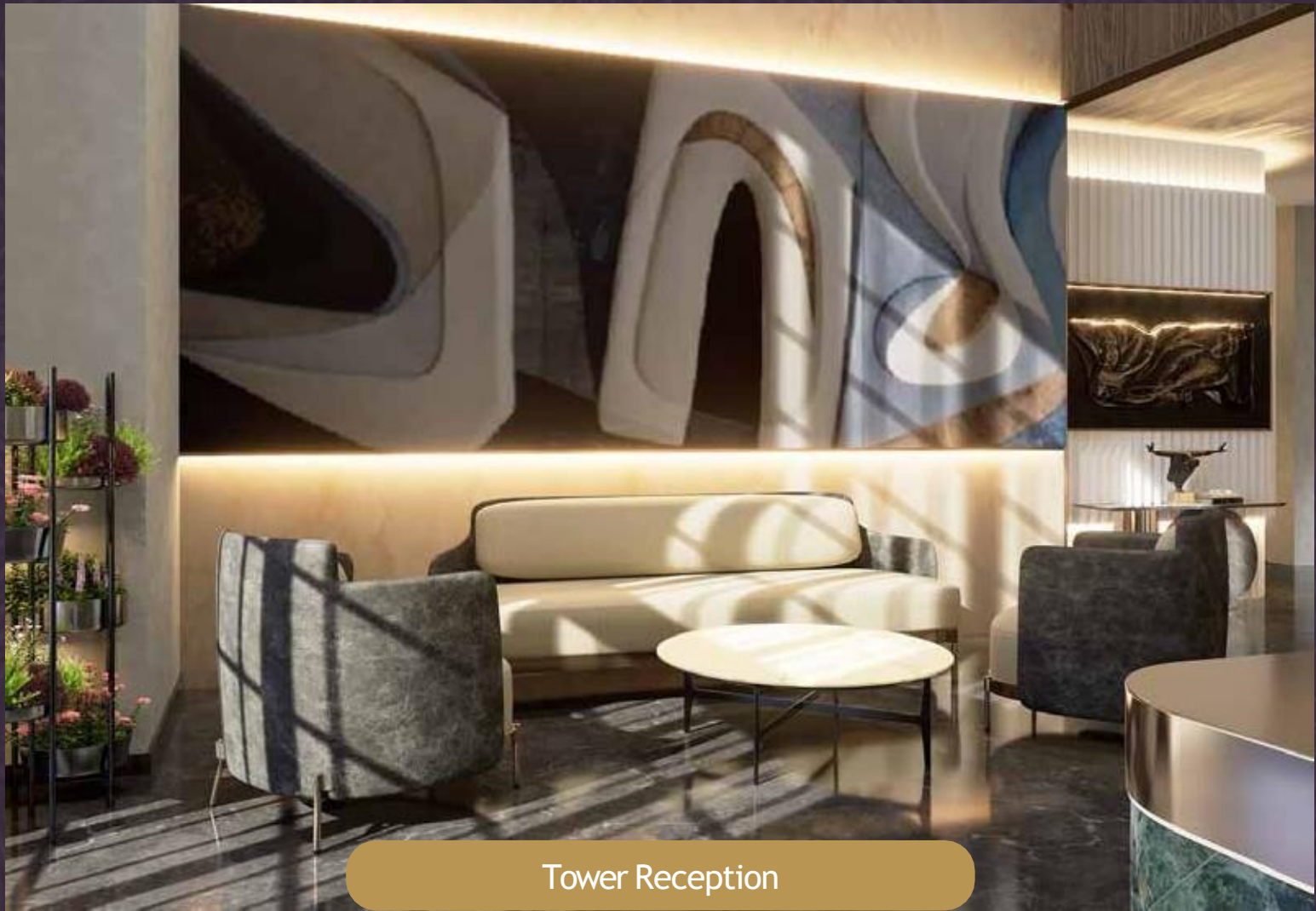
Step into elegance at Ashiana Mulberry Blossom, where our stylish lounge and lobby welcome you with a perfect blend of modern aesthetics and comfort. The lobby is designed to impress, seamlessly combining contemporary design with a warm ambiance. The lounge area offers an ideal space for both relaxation and socializing, allowing you to experience an upscale lifestyle from the very moment you step inside.



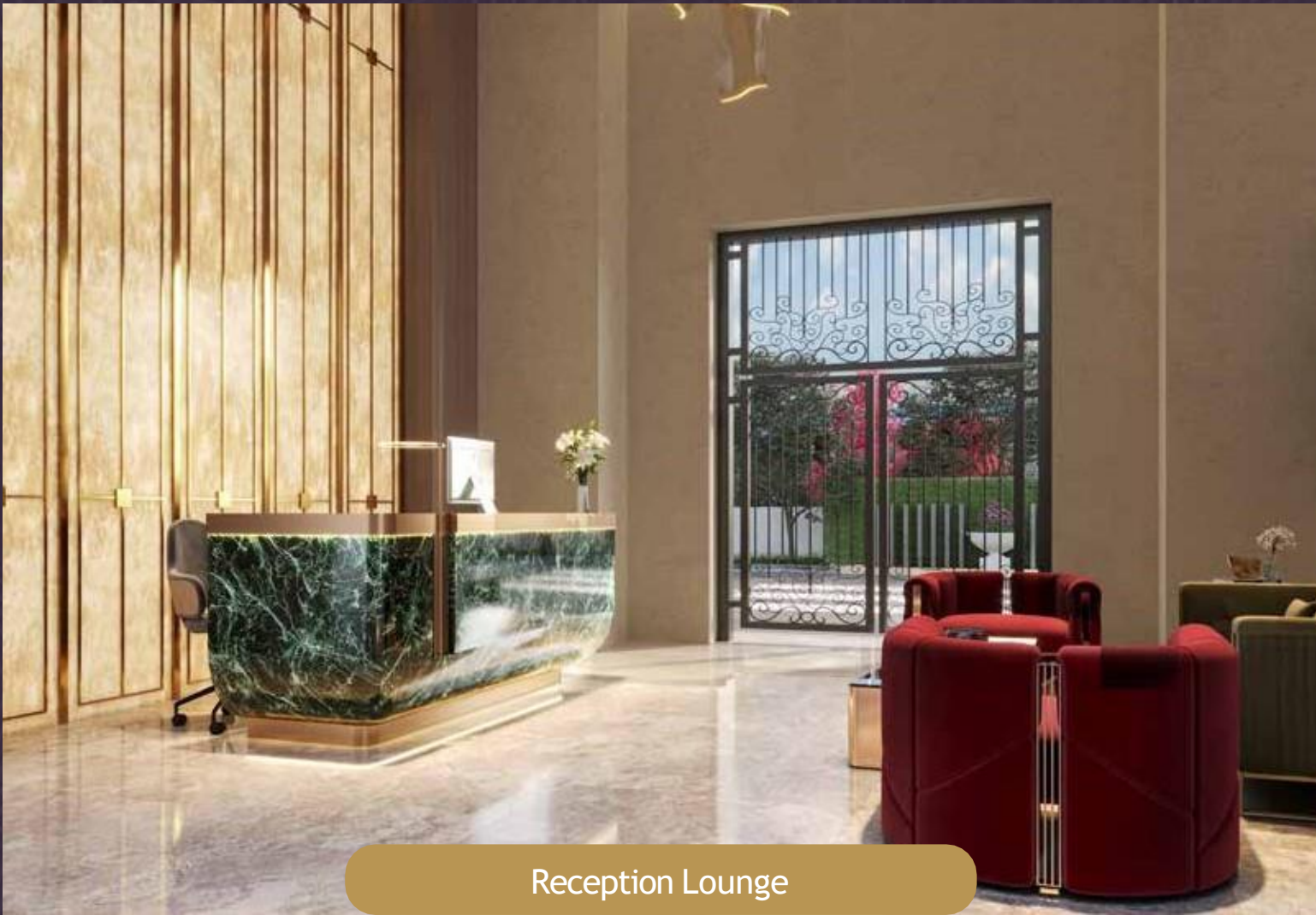
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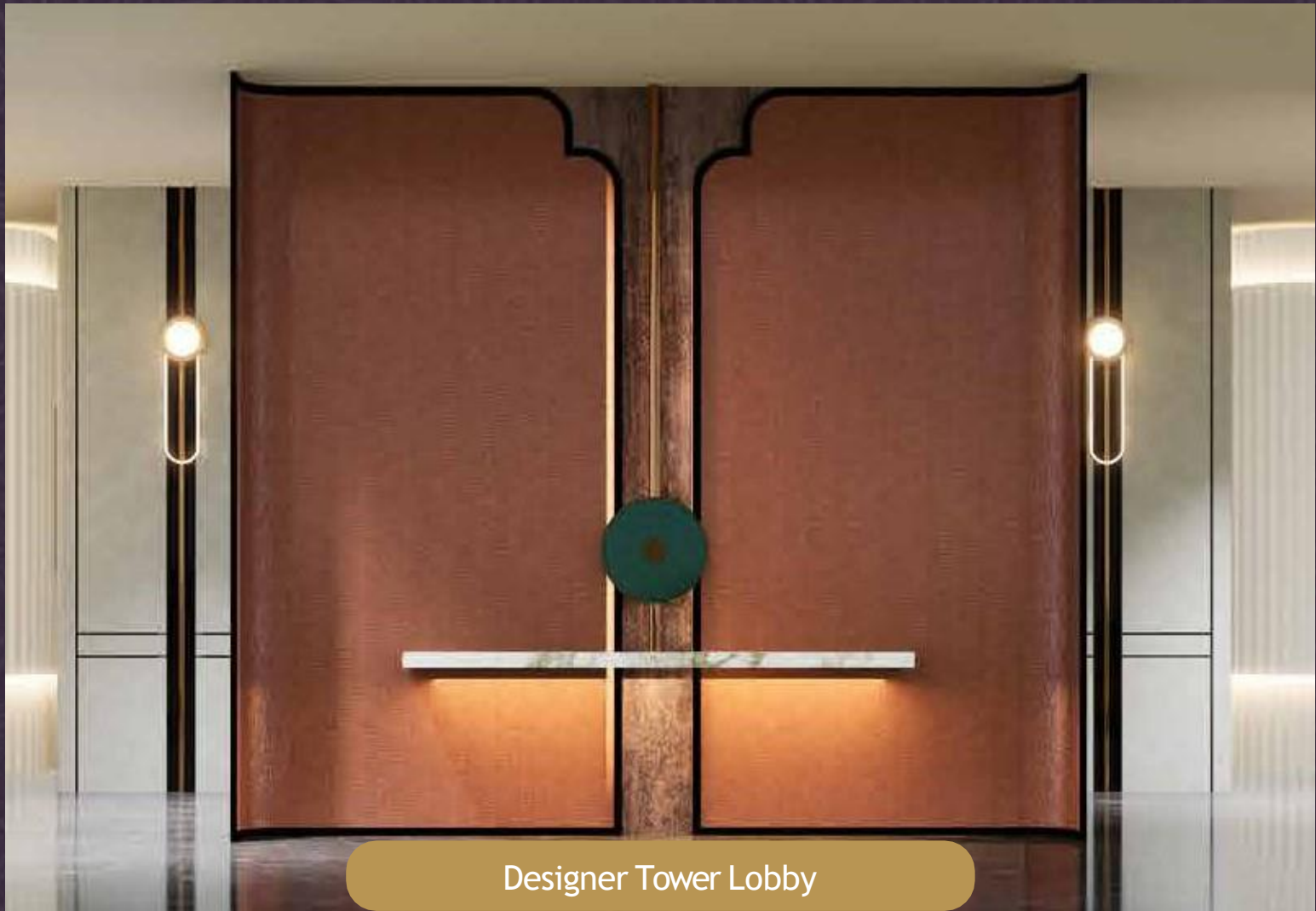
Welcoming Reception Area



Tower Reception



Reception Lounge



Designer Tower Lobby

*Artistic Impression For Illustration Purpose Only

*Designer Lift lobby on every floor
to welcome you home everyday*





Designer Lift Lobby



Designer Flat Entrance Lobby

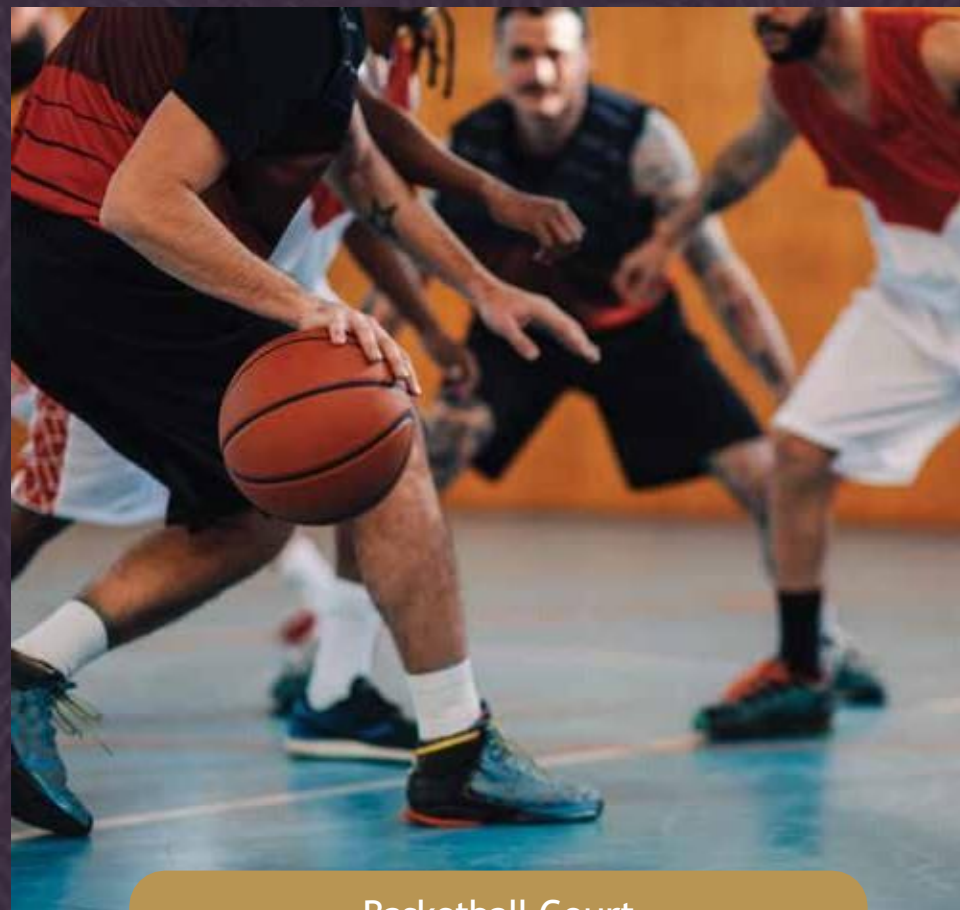


We ensure your fitness

*We prioritize your well-being ensuring
your fitness is at the heart of everything we do.*



Tennis Court



Basketball Court



Outdoor Gym



Cricket Practice Pitch



Volleyball Court



Squash court



furnish

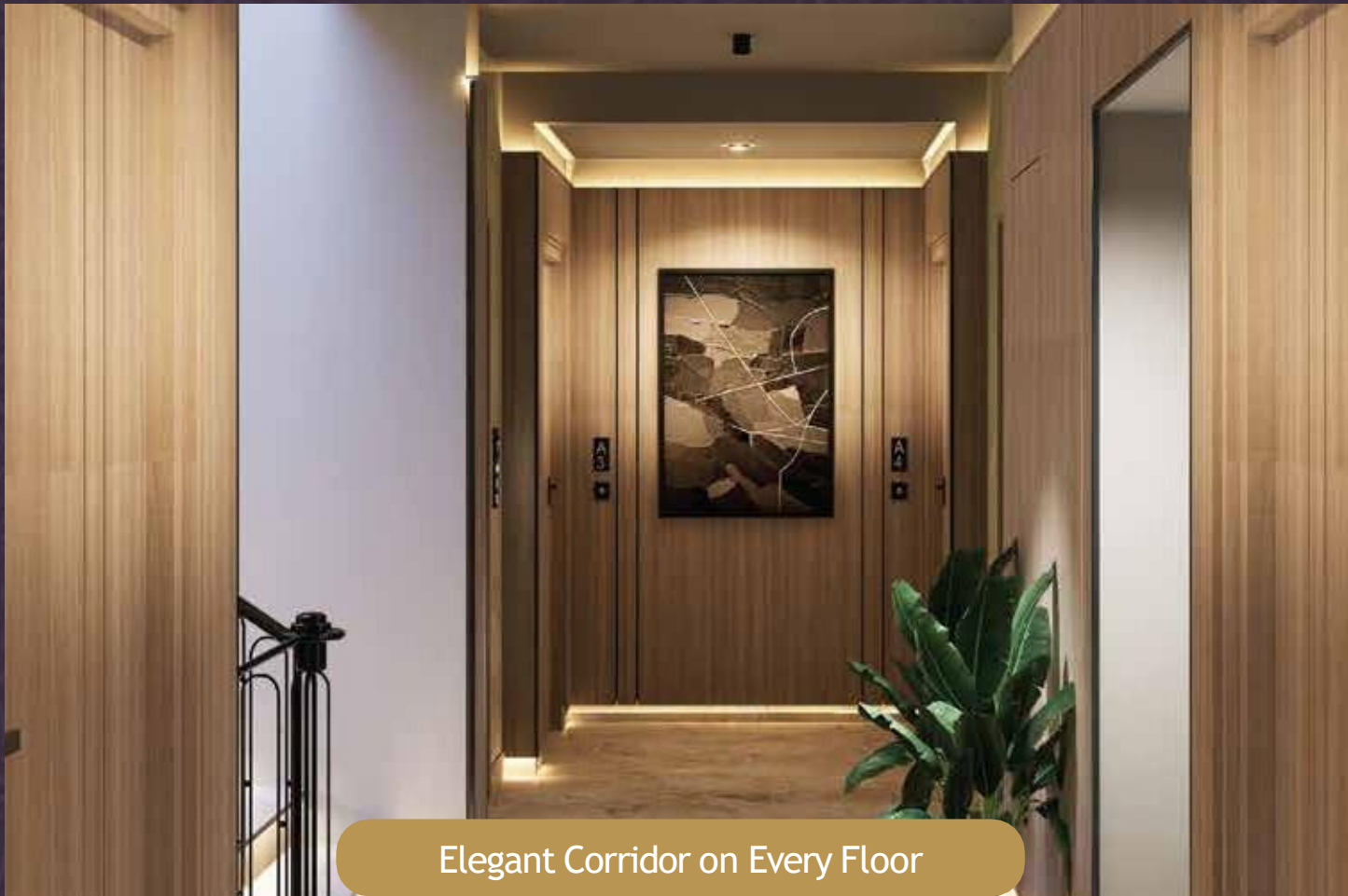
in style

*The First Truly Luxury Residential
Community in South of Gurugram*

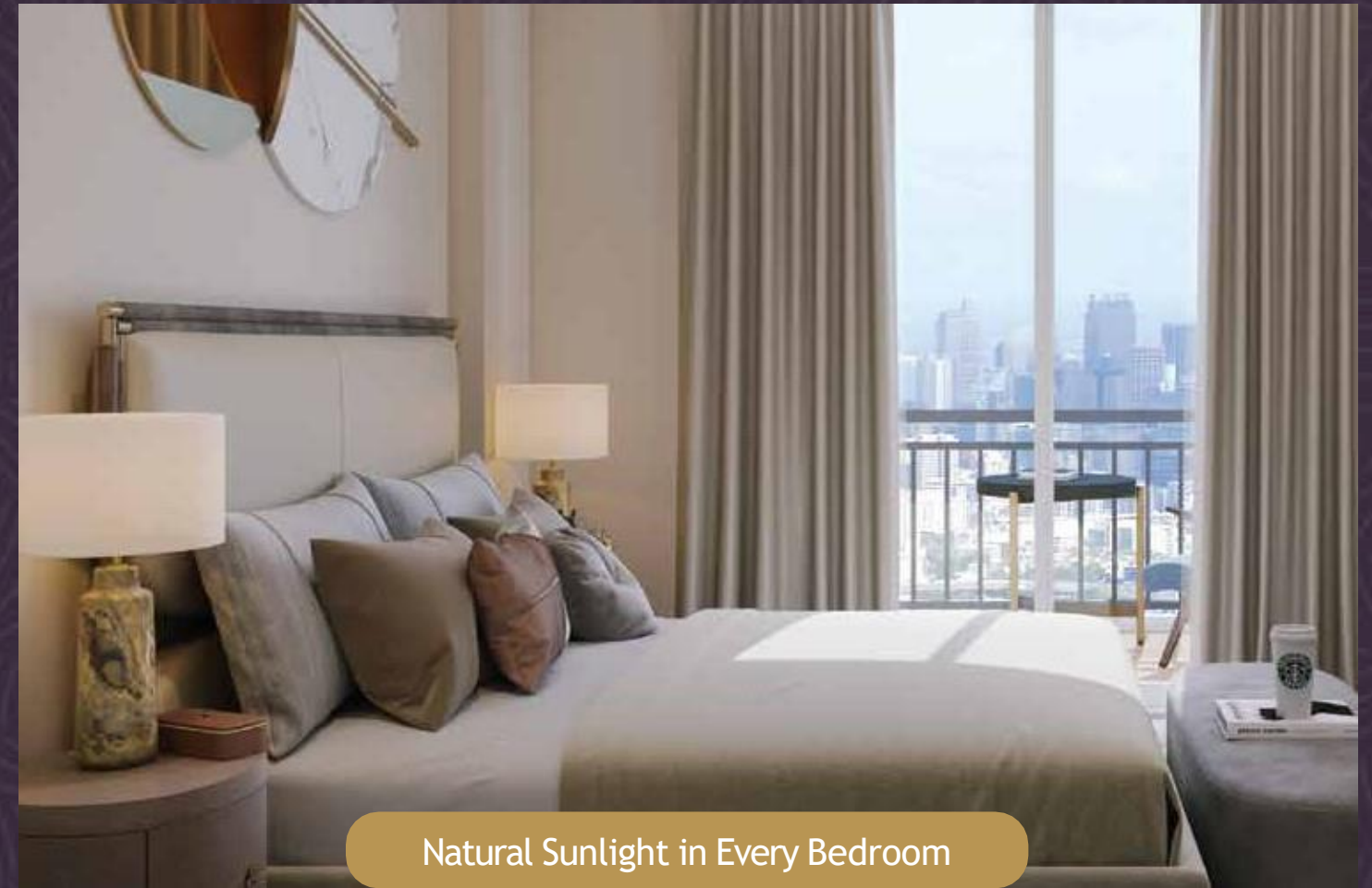
*Luxurious and comfortable living with high-quality
finishing and modern design.*



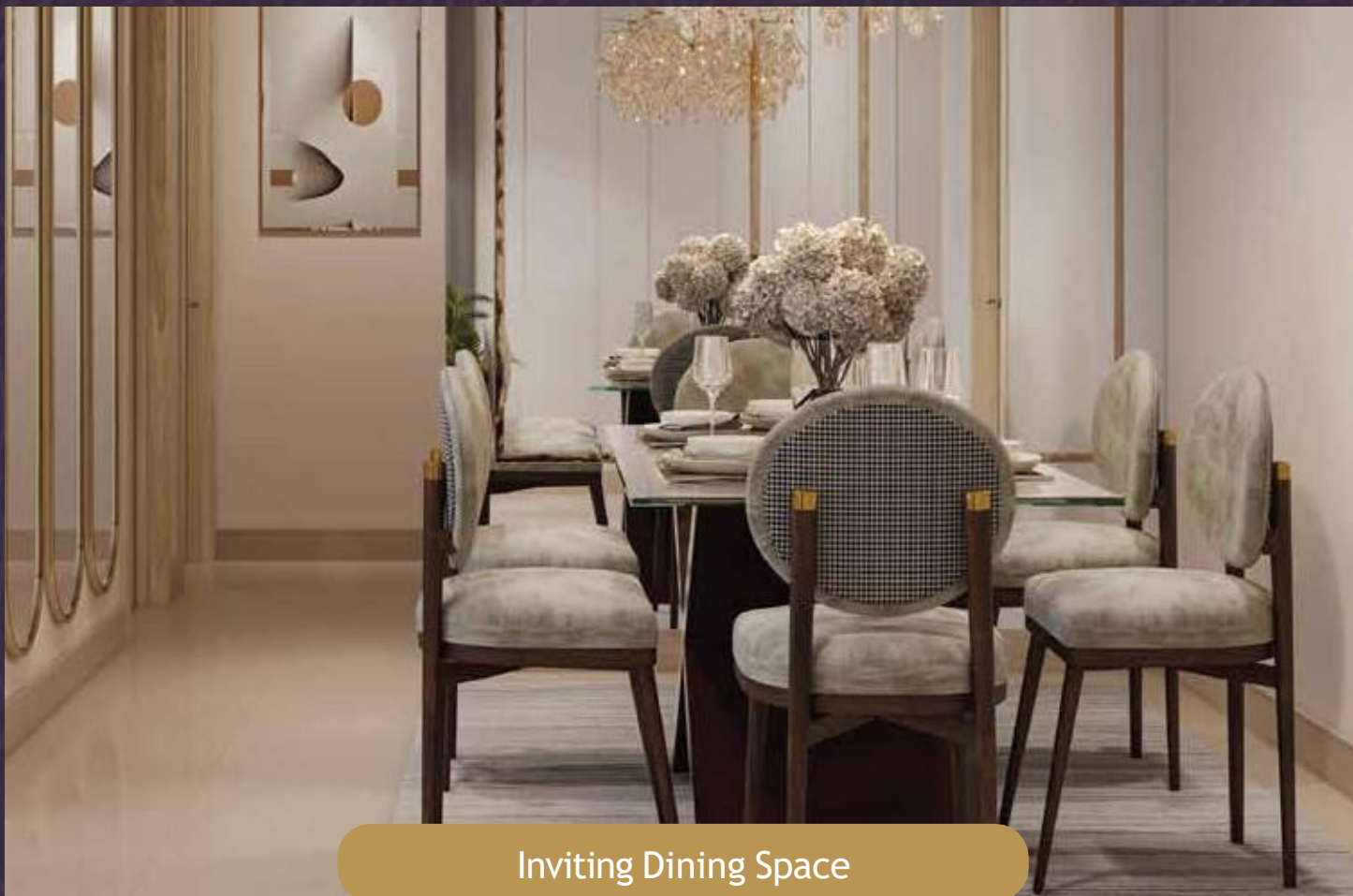
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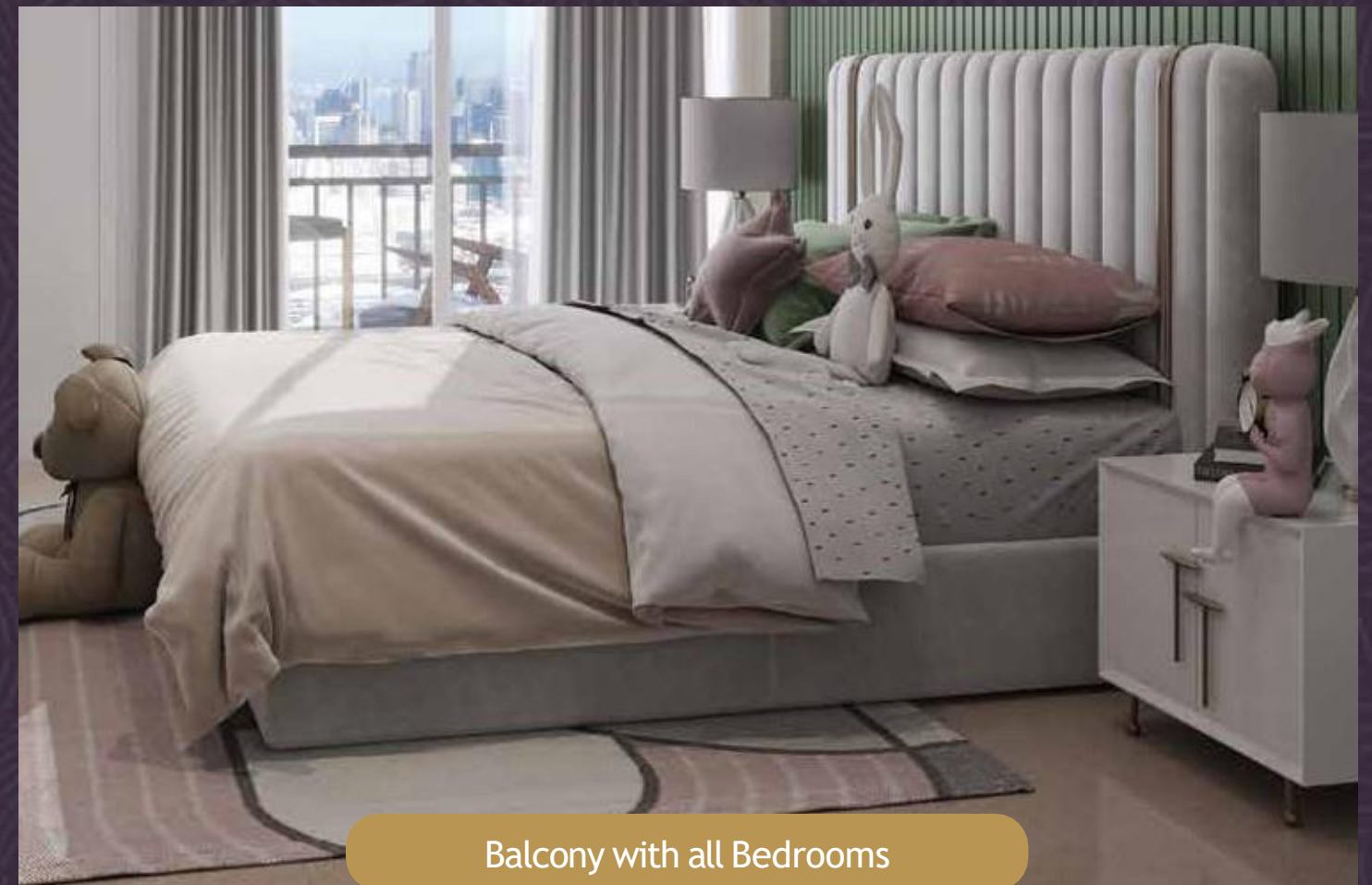
Elegant Corridor on Every Floor



Natural Sunlight in Every Bedroom



Inviting Dining Space



Balcony with all Bedrooms



8FT HIGH MAIN ENTRANCE DOOR

Elegant 8ft high main entrance door makes a grand statement.



BIOMETRIC LOCKS ON MAIN DOOR

Modern convenience with secure biometric locks on the main door.



LARGE FORMAT HIGHT-QUALITY TILES AND SUPERIOR WALL FINISH

Enjoy premium living with large format high-quality tiles and impeccable wall finish.



HOME AUTOMATION

Enjoy Automated lighting S Air Conditioning in Master Bedroom S Living Room.



*SLIDING AND WINDOWS DOORS
FROM REPUTED BRANDS*



TOILETS WITH PREMIUM FITTINGS

*Indulge in luxury with premium fittings,
wall- hung WCS, and concealed cisterns.*



ALL WOOD FINISH DOORS

*Every room is adorned with sleek
all-wood finish doors fitted with pre-
mium hardware.*



*PREMIUM KITCHEN WITH HIGH
GLOSS LAMINATE SHUTTERS*

*A gourmet delight with a premium
kitchen featuring high-gloss laminate
shutters and stainless steel
accessories.*





The luxury you desire



21mtr. Swimming Pool

Well Equipped Gym

Banquet Hall

Billiards Room

Luxury Lounge

Indoor Badminton Court

Terrace Garden

Movie Theatre

Spa and Salon

Yoga Terrace

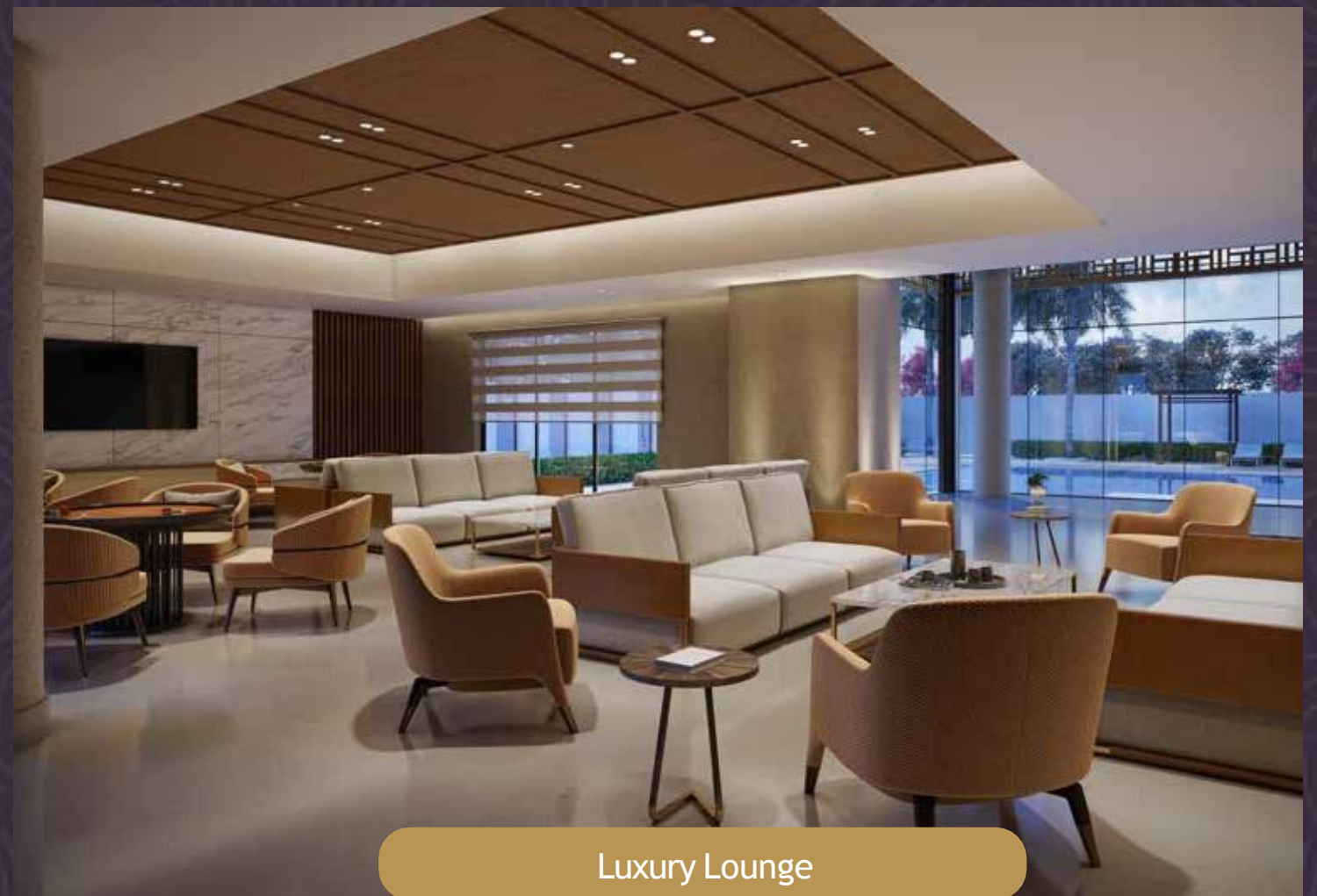
Kids Play Area

Pool Table

The Super Premium Clubhouse at Ashiana Mulberry Blossom with 35000 sq. ft. is a hub of leisure and luxury. Elevate your fitness regime in our state-of-the-art gym, featuring the latest in fitness gear. Celebrate life's milestones in our elegant Banquet Hall, a convenient and exquisite venue for your events. Enhance your leisure time with our Billiards & Pool Table area, offering top-quality equipment for residents. Families will love the dual thrill of our Table Tennis & Squash Court facilities and fully-equipped Kids' Zone, ensuring entertainment for all ages.



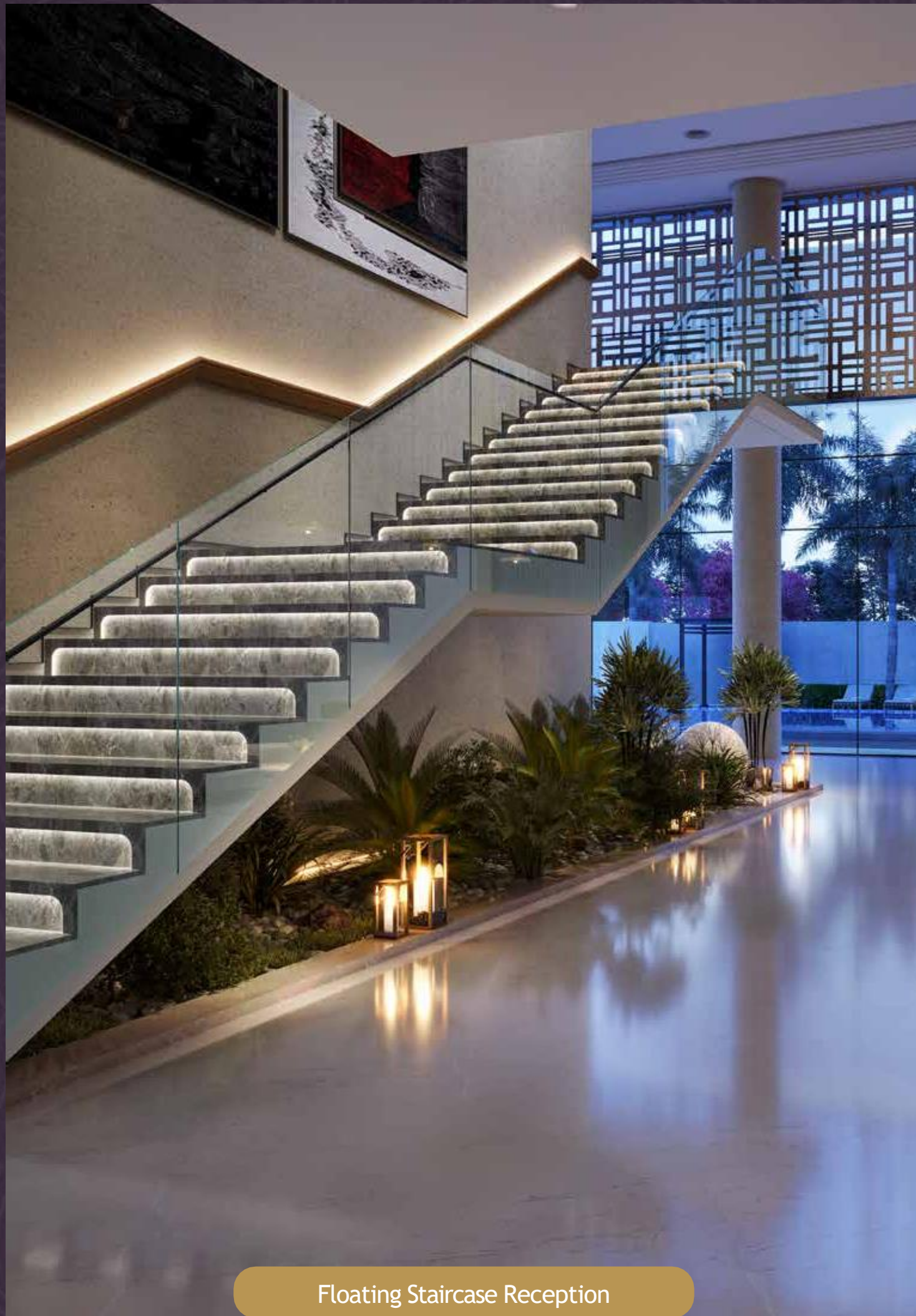
Double Height Entrance Lobby



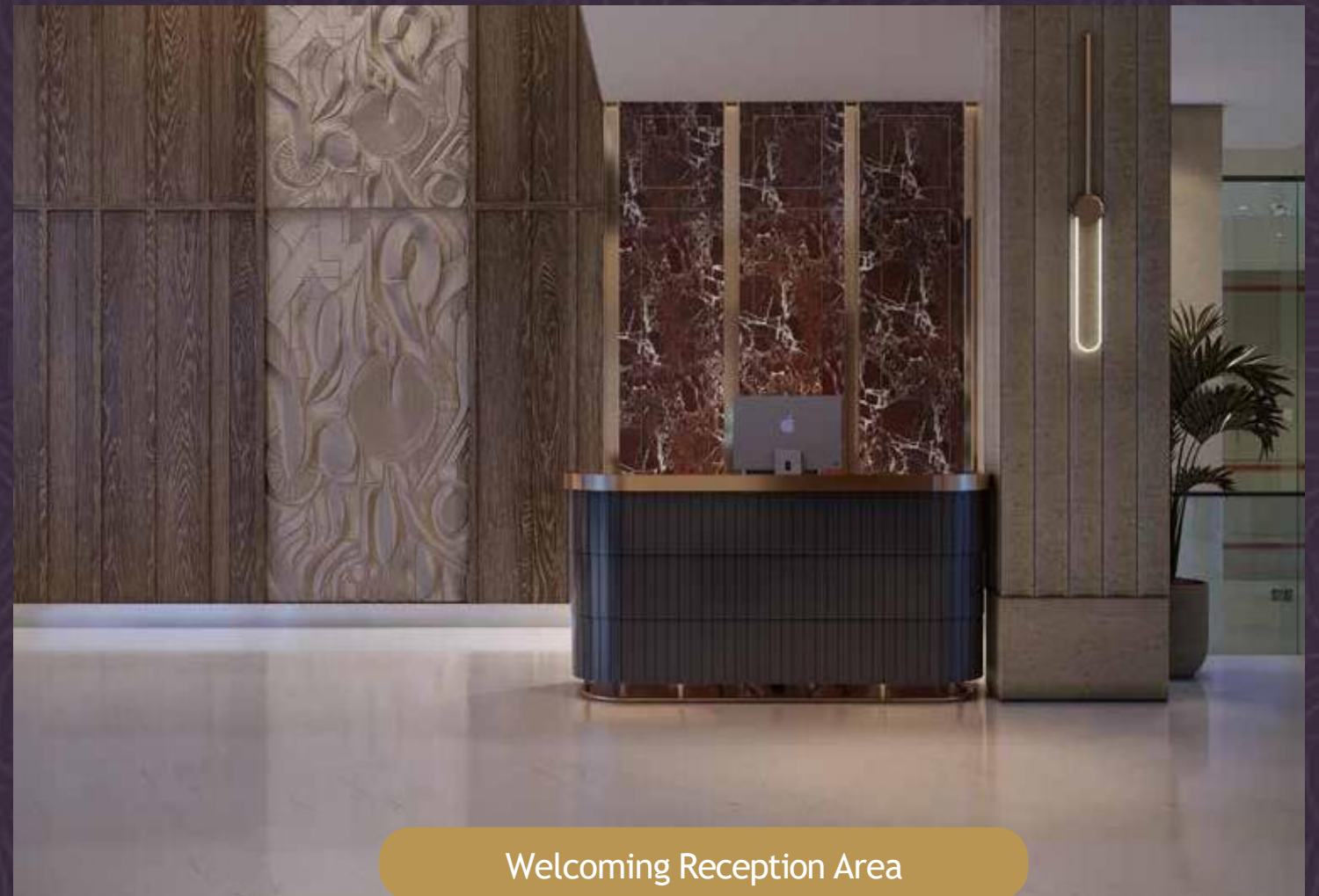
Luxury Lounge



Double Height Club Entrance



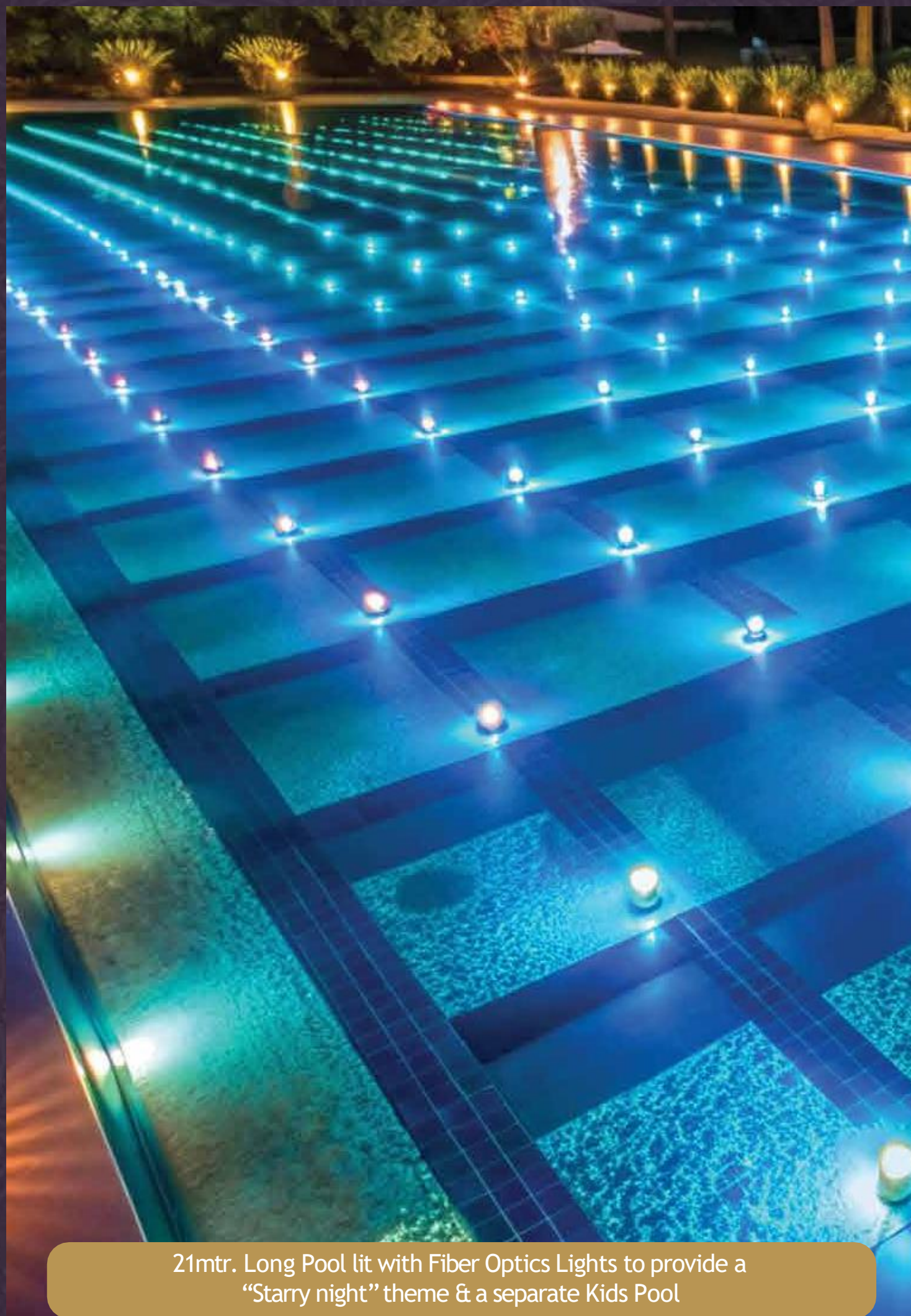
Floating Staircase Reception



Welcoming Reception Area



Banquet Hall



21mtr. Long Pool lit with Fiber Optics Lights to provide a “Starry night” theme & a separate Kids Pool



Games Room



GYM



Indoor Bandminton



Indoor Squash



Movie Theatre



Aerobics



SPA

Fully-Equipped Kids' Zone



CLUB
ALBA



Kids Room



Activity Room



Activity room for Kathak



Fun Library



Toddler's Play Area



Activity Room for Ballet

Site Plan



SITE PLAN
MULBERRY BLOSSOM
(ASHIANA MULBERRY , PHASE-2) SOHNA

- 1. IN GATE
- 1. OUT GATE
- 2. ENTRANCE PLAZA
- 3. INTERNAL DRIVEWAY
- 4. SURFACE OPEN CAR PARKING
- 5. DROP OFF ZONE
- 6. LAWN
- 7. PAVILION
- 8. WATER FEATURE
- 9. AMPHITHEATRE
- 10. CLUB
- 11. SWIMMING POOL
- 12. KID'S POOL
- 13. SMALL PARTY LAWN
- 14. TENNIS COURT
- 15. BASKET BALL COURT (HALF)
- 16. EWS HOUSING
- 17. RAMP TO BASEMENT
- 18. CONVENIENCE SHOPS
- 19. NURSERY SCHOOL
- 20. CRICKET PRACTICE

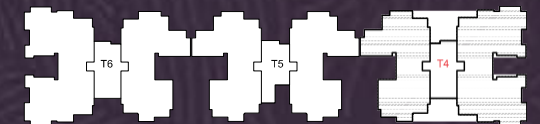


Cluster Plan



Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,Tv. in rooms & Washing machine in service balcony is for indicative purpose only.Refer to the specification for details.



KEY TOWERS PLAN



Cluster Plan

MULBERRY BLOSSOM
SOHNA ROAD, GURGAON
TOWER-5

- SPACE FOR WARDROBE
- A.C INDOOR UNIT LOCATION
- A.C OUT DOOR UNIT LOCATION
- PLUMBING PIPES



Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
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KEY TOWERS PLAN



Cluster Plan

MULBERRY BLOSSOM
SOHNA ROAD, GURGAON
TOWER-6



- SPACE FOR WARDROBE
- A.C INDOOR UNIT LOCATION
- A.C OUTDOOR UNIT LOCATION
- PLUMBING PIPES



Note:

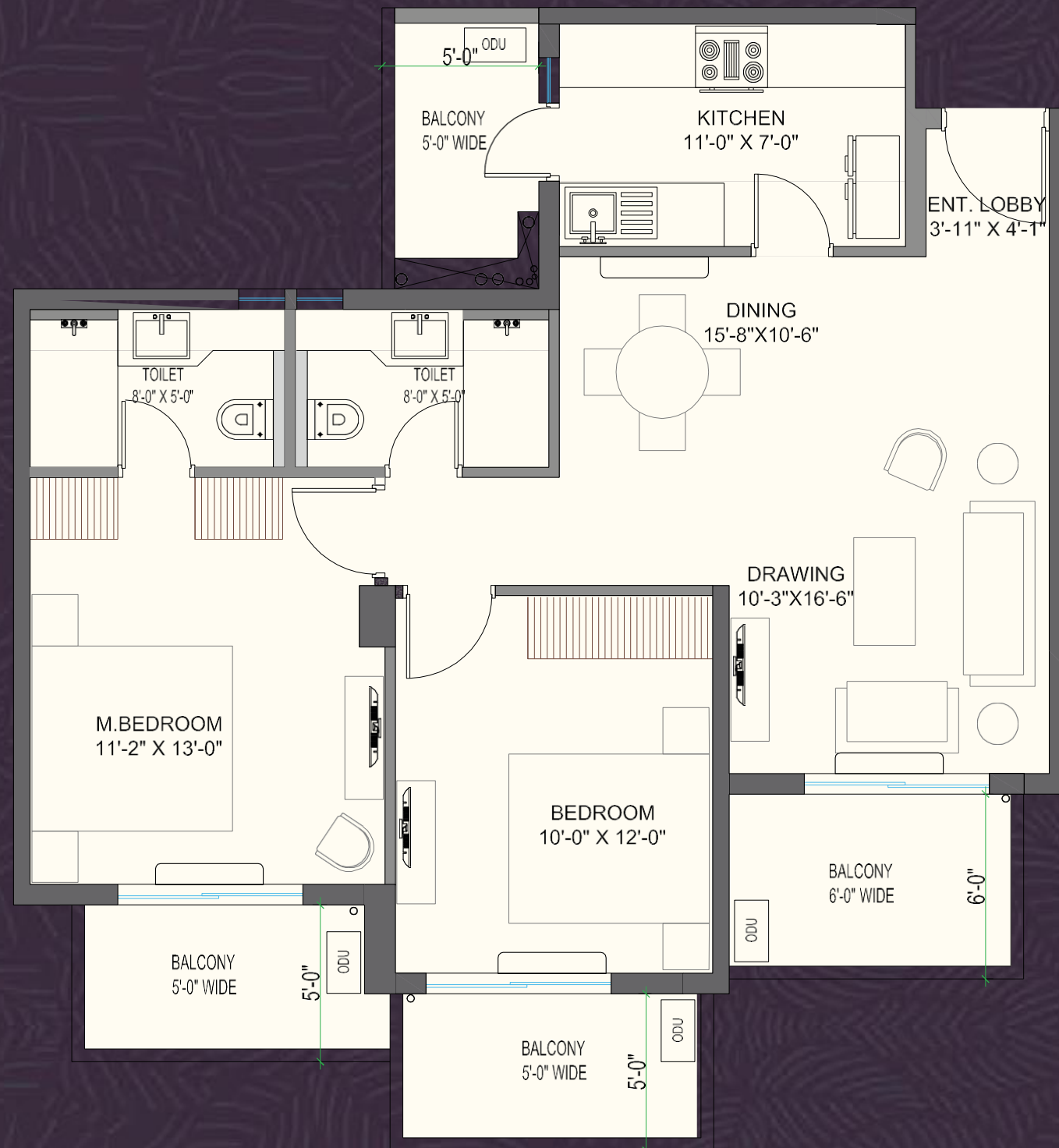
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KEY TOWERS PLAN



Floor Plan - Executive



EXECUTIVE 2 BEDROOMS + 2 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	64.83	698
Balcony Area	18.04	194
External Wall Area	8.27	89
Total Area (Inclusive of Common Area)	112.41	1210

Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only.Refer to the specification for details.



Floor Plan - Superior



SUPERIOR 3 BEDROOMS + 2 TOILETS

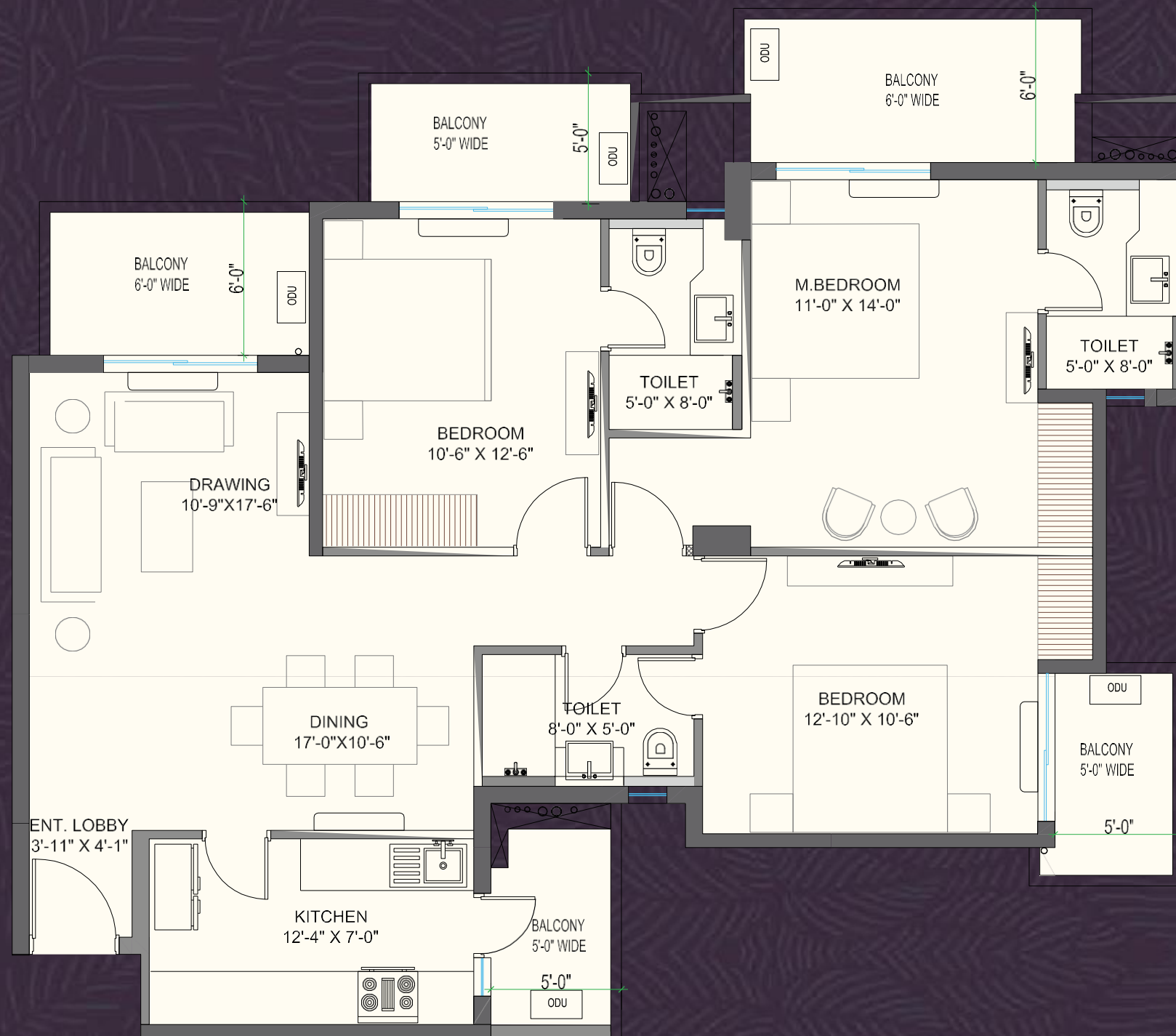
AREA	SQ. M.	SQ. FT.
RERA Carpet Area	77.57	835
Balcony Area	20.56	221
External Wall Area	11.12	120
Total Area (Inclusive of Common Area)	136.10	1465

Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only.Refer to the specification for details.



Floor Plan - Premium



PREMIUM

3 BEDROOMS + 3 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	92.36	994
Balcony Area	25.00	269
External Wall Area	11.25	121
Total Area (Inclusive of Common Area)	160.72	1730

Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only.Refer to the specification for details.

Standard Specifications

S.No.	Area	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
1.	Living Room & Dining Area	Large format glazed vitrified tiles (4ft x 2ft) of Nationally reputed Brand with 2mm grooves filled with cementitious grout.	- Wall & Ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s) - Drawing & Dining shall be provided with aesthetic ceiling moulding with provision for fixing concealed LED Lighting	UPVC Sliding / Casement Doors and Windows Designed for required height and windspeed from National Level Brand(s)	UPVC Sliding / Casement Doors and Windows Designed for required height and windspeed from National Level Brand(s) (Main Door Entrance)	NA	- Designer Switches with chrome trimming for better aesthetics. - TV, Telephone and Data points in the room. - Provision for wall mounted indoor split AC at designated location. - Provision for AC outdoor unit at designated locations. - AC and some lights shall be provided on Automation in Master Bedroom and Drawing room which can be operated using mobile app. - Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points. Distribution Board with MCB's and ELCB's shall be provided.
2.	Master Bedroom	Wooden Laminated Flooring in Long Plank Form.	Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s).	☒ 7ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. ☒ High Quality Branded locks, tower bolt & door stopper.	NA	- Designer Switches with chrome trimming for better aesthetics. - TV, Telephone and Data points in the room. - Provision for wall mounted indoor split AC at designated location. - Provision for AC outdoor unit at designated locations. - AC and some lights shall be provided on Automation in Master Bedroom and Drawing room which can be operated using mobile app. - Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.

**Ashiana Mulberry – Phase II*

Standard Specifications

S.No	Area	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
3.	Kids & Guest Bedroom	Large format glazed vitrified tiles (4ftx2ft) of Nationally Reputed Brand with 2mm grooves filled with cementitious grout.	Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s)	• 7ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. • High Quality Branded locks, tower bolt & door stopper.	NA	• Designer Switches with chrome trimming for better aesthetics. • TV, Telephone and Data points in the room. • Provision for wall mounted indoor split AC at designated location. • Provision for AC outdoor unit at designated locations. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.
3.	Kitchen	Large format glazed vitrified tiles (4ftx2ft) of Nationally Reputed Brand with 2mm grooves filled with cementitious grout.	• Quartz stone cladding on the walls 2ft above Kitchen Counter for superior finish. • Balance walls & Ceiling shall be treated in putty followed by 2 coats of emulsion paint. • Kitchen Cabinets made of HighDensity High Moisture Resistant board with High Gloss laminated hutters & fluted glass shutters. • Drawers with branded channels & hinges. Stainless steel hardware insidethe drawers. • Provision for electric chimney. Electric Hob shall be prefitted. • Tall pantry storage for additional storage and designated space for microwave and oven.	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	• 7ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. • Cylindrical lock with latch & Door Stopper	• Kitchen Counter: Quartz stone counter with Electric Hob flushed with the counter & single bowl sink. • Provision for under counter RO shall be made. • Piping for Hot & Cold water shall be provided *Geyser is not included	• Designer Switches with chrome trimming for better aesthetics. • Provision for geyser in Kitchen. • Power Point for chimney, Hob, Oven & Microwave, RO & Fridge. • Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.

Standard Specifications

S.No	Area	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
5.	Master Toilet	Ceramic tiles (300mm x 300mm)	- Glazed vitrified tiles (600mm x 300mm) from floor to ceiling. POP moulding on the ceiling. - Ceiling shall be painted in white color emulsion paint	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	7ft Height / Wood finished pre laminated shutters / Polished Door Frame. - Cylindrical lock with latch & Door Stopper.	- Quartz stone counter with large backlit mirror. - Counter top wash basin - Rain shower, Concealed Diverter for hot & cold water - Full Glass Shower Partition. - Wall Hung WC with concealed cistern. - All items from National Level Brands.	- Designer Switches with chrome trimming for better aesthetics. - Provision for geyser in Toilet. - Power socket near wash basin for shaver & hair dryer. - Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points
6.	Toilets (Other than Master)	Ceramic tiles (300mm x 300mm)	- Glazed vitrified tiles (600mmx300mm) from floor to ceiling. POP moulding on the ceiling - Ceiling shall be painted in white color emulsion paint	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	7ft Height / Wood finished pre laminated shutters / Polished Door Frame. - Cylindrical lock with latch & Door Stopper	- Granite stone counter with large mirror. - Counter top wash basin. - Shower with concealed diverter for hot & cold water. - Half Glass Shower Partition. - Wall Hung WC with concealed cistern. - All items from National Level Brands.	- Designer Switches with chrome trimming for better aesthetics. - Provision for geyser in Toilet. - Power socket near wash basin for shaver / hair dryer. - Fire retardant low smoke copper wiring in concealed PVC conduits shall be laid in ceilings and walls for all electrical points.
7.	Balcony	Vitrified Tiles in Long Plank Form	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s).	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s).	NA	NA	Electrical points for fan and light shall be provided.
8.	Balcony	Ceramic tiles (300mm x 300mm)	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s)	NA	NA	Plumbing piping & drain provision for Washing Machine.	Electrical points for fan, light and washing machine shall be provided

Standard Specifications

S.No	Location	Description
9.	External Finish	● Building shall be finished in a mix of textured and plain paint.
10.	Lift	● 2 high-speed passenger lifts (10Pax /13Pax) in each building of reputed make such as OTIS/KONE/JOHNSON/SCHINDLER. ● Lift shall have Automatic Rescue Device & Intercom Connection.
11.	Typical Floor Lift Lobbies & Corridor	● Flooring in attractive design of ceramic tiles / vitrified tiles / stone. ● Wall shall be finished in a mix of wood finish laminate tiles, stone & paint. ● Wall designed decorative lighting in ceiling & walls. ● Windows for natural sunlight & ventilation.
12.	Ground Floor Entrance Lobby	● Double height entrance with large chandelier, designer ambient lighting, reception area with reception table and stone cladded walls. ● Lounge furniture shall be placed at various locations in the lobby for relaxing and casual interactions. ● Flooring in mix design of marble / granite and tile.
13.	Staircase	● All Staircase flooring shall be granite. ● MS Railing on one side with enamel painted handrail. ● Walls will be plastered along with putty and painted with oil bound distemper in pastel shade. Ceiling shall be in white color. ● Staircase shall have wall opening as required by Fire Department. ● Door and window openings shall be as per Fire Safety Norms. ● Lighting and Signage shall be provided on every floor landing. ● Garbage chute will be provided in the Main Staircase landing/mid landing (as per instruction of Fire Department)
14.	Service Shaft Doors	All service shaft door in the corridor shall be fire rated as prescribed by the State Fire Department and National Building Code.
15.	Electric Connection & Power Back-up	● Electricity Connection: Apartments shall be provided with suitable 3 phase electric connection through State Electricity Distribution Company. Premium (3BHK+3T): 8KVA, Superior (3BHK+2T): 8KVA & Executive (2BHK+2T): 6KVA. ● Electric Meter: Pre-Paid Electric Connection with Dual Reading Meter shall be provided at extra cost. Usage charges shall be payable extra. ● Power Backup: Power Back-up shall be provided to the apartments & common areas through DG Sets/Gas Turbine Generators. Recurring monthly charges shall be levied. Power Back-up of 5KVA for Premium (3BHK+3T), 5KVA for Superior (3BHK+2T) & 4KVA for Executive (2BHK+2T) and in common area with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.
16.	Water Supply	● Round the clock supply of domestic consumption water filtered through dual media filter. ● Supply of filtered drinking water through Centralised Water Filtration Plant via underground tank and overhead tanks. Till such time supply of drinking water is not provided by HUDA/Municipal Corporation, the Developer shall arrange to provide the same through water tankers. The cost for it shall be borne by all the Allottee proportionately in addition to the Common Area Maintenance Charges.

**Ashiana Mulberry – Phase II*

Standard Specifications

S.No	Area	Description
17.	Additional Feature	● Fiber to the Floor Network (FTTP)** ● Provision of Wi-Fi service in the common area & apartment. Subscription and user charges to be paid directly to the service provider. ● Intercom system shall be provided connecting apartments with security guard room & maintenance room. ● Provision for Piped Cooking Gas supply connection at an extra cost shall be made in each apartment. Gas Supply along with Piped Cooking Gas System maintenance shall be outsourced to a third party specialised vendor. Allottee shall be billed by the authorised Gas Vendor for recurring gas consumption along with a fixed monthly cost for monthly maintenance by the vendor. Please note supply of Gas facility may not be available until 50% of the apartments are occupied in Phase-II (Tower T4, T5 & T6). ● Pre-Paid Electric Meter and Billing System shall be installed. Meter cost, connection charges, recurring user charges shall be paid extra by the Allottee ● Provision for DTH (Television/Broadband) service shall be provided. Subscription and user charges to be paid directly to the service provider ● Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, basement & stilt level parking, tower ground floor entrance lobby levels, lifts and club house building. **Extra charges as applicable.

Standard Electrical Specification Details for Ashiana Mulberry Blossom*																	
S.No.	Location	Point	Light Point		Switch	Mirror						ONT			Point	Exhaust Fan	
			Ceiling Light	Wall Light													
	Premium	1	26	6	2	3	10	24	14	5	1	1	4	1	4	4	3
2	Superior	1	21	7	2	2	9	22	13	5	1	1	4	1	4	3	2
3	Executive	1	21	5	2	2	8	19	12	4	1	1	3	1	3	3	2

*Ashiana Mulberry – Phase II

Amenities of “Club ALBA”

S.No A	rea	Description
1.	Club House	• Fully Air conditioned Club house having total area of 35000 Sq.Ft. along with the swimming pool area. Grand reception with double height entrance lobby • Designer Swimming pool with fibre optic lights creating starry night effect on the floor • Kids Swimming pool with fibre optic lights on the floor • Squash Court • Indoor Badminton court • Banquet hall with designer interiors and well equipped kitchen & outdoor tandoor area • Home theatre with acoustic paneling, state of art audio-video, recliner seats, carpets & designer lighting • Unisex SPA Zone with therapy room, Jacuzzi tub, Steam room & Sauna room • Unisex Salon • Games Room with TT, Snooker, Air hockey, Video Game station & board games • Cards room • Gym with modern equipments, designer interiors & lighting • Terrace for morning yoga, aerobics and zumba. • Toddler Play Zone • Double height Residents Lounge equipped with plush seating, large screen TV, designer interiors and Café • Activity Rooms for children dance & music lessons • Roof top Terrace Garden with lift access & service staircase • Large Party Lawn attached to the Banquet Hall • Lawn tennis court • Cricket pitch with automatic bowling machine Outdoor Multipurpose Court (Opp. Shops) • Multipurpose court with provision to play basketball/volleyball and badminton. • Cricket Pitch with automated bowling machine

PROVEN TRACK RECORD

*Proven track record of
timely delivery and
safety of investment*



HASSLE FREE MAINTENANCE

*We are proud to have
pioneered Facility
Management for our
residents. At Ashiana, we
take pride in projects we
construct and ensure
they stay well
maintained for year
to come.*



BETTER APPRECIATION

*Homes built by Ashiana
Homes fetches a
premium price in the
resale market.*



SUPPORT BY LEADERS

*Approved by leading
Banks and Housing
Finance Institutions.*



HEALTHY HOMES

*All our homes ensure
plenty air and light
circulation for healthy
living. All Bedrooms,
Drawing Room and
Kitchen, open towards
direct sunlight and
natural ventilation.*



BUILDING COMMUNITIES

*We build more
than just beautiful
residential complexes
we build communities
where neighbours
become lifelong
friends.*



INTELLIGENT LAYOUT

*Our urban design skills
and expertise in site
layout planning and
development is
unmatched. Within
the framework of
Government bye-laws,
we create optimum
spatial plans.*



SPACIOUS HOMES

*Our housing complexes
are wide, open and
spacious with plenty
of greenery and
well-manicured parks.*







Sector -2 Sohna Gurugram

The Project Ashiana Mulberry Phase II (named as Mulberry Blossom) comprises of Tower 4, 5 & 6 (also called as Tower A3, B2 & A4 respectively) and 180 Apartments is a part of Total Licensed Project “Ashiana Mulberry” located at Sector-2, Opp K.R Mangalam University, Tehsil Sohna, District Gurugram, Haryana being developed by the licensee M/s Ashiana Dwellings Private Limited having License No. 16 of 2014 dated 10.06.2014 read with Transfer Order LC-2817-JE(VA)/2015/9498 dated 08.06.2015 issued by Directorate of Town and Country Planning (DTCP), Haryana. The Building Plans were approved via Memo No ZP-1062/AD(RA)/2015/4931 dated 26.03.2015. The HRERA Registration Number of the Project is 22 of 2018/7(3)/44/2024/03 dated 05.06.2024 All the Approvals can be checked at the Corporate Office of the Promoter situated at New Delhi. The Promoter is only selling the Apartments under phase wise construction and not the Project Land. The rights of buyer in the common areas, facilities and amenities will be limited to usage rights as per Deed of Declaration to be filed in due course of time under The Haryana Apartment Ownership Act, 1983 and as per Agreement for Sale.The external infrastructural facilities such as Sector Roads, Electricity Supply, Drinking Water, trunk storm water drainage & sewage are to be developed by various Government agencies/departments. If there is any delay or inconvenience due to non - availability of external infrastructure, the Promoter shall not be held responsible for the same. Changes may happen in the layout of amenities/common area services, if instructed by Competent Authorities such as DTCP, Ministry of Environment, State Pollution Control Board, Central Ground Water Authority, HUDA, Electricity Supply Agency, Fire Department etc and the same shall be intimated to the buyers as and when necessary. The information and contents provided herein are subject to change within the provisions of The Real Estate (Regulation and Development) Act, 2016 and other Applicable Acts, Rules and norms of the State Government. The Company is retaining its rights to additional FAR under TOD, TDR, GRIHA etc subject to the prevailing government norms. Images of people, animals, trees, plants, Art and artifact as shown herein are for indicative purpose only and are not a part of the Offering. Please refer to the specifications and amenities statement in the Brochure/Application Form/Agreement for Sale for details before investing. The computer generated rendering/im- ages of apartments, buildings, amenities are as per architectural design and intent. However, there can be a variation in colour and texture of the actual material used. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Please read and pursue the terms and conditions of the Application Form/Draft Agreement for sale, building sanction plans and all approvals before tendering your booking.