

Standard Specification

RCC framed structure certified by IIT or equivalent. All external wall are made of concrete for higher strength and durability (instead of bricks)

Living Room & Dining Area:

Flooring:	Large format glazed vitrified tiles of Nationally reputed Brand with 2 mm grooves filled with cementitious grout
Walls & Ceiling:	- Wall & Ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s) - Aesthetic ceiling moulding / cornice shall be provided with provision for fixing concealed LED Lighting
Windows & External Doors:	UPVC Sliding / Casement Doors and Windows Designed for required height and windspeed from National Level Brand(s)
Doors & Door Frames:	8 ft height / wood finish Pre-laminated / polished shutter / polished door frame / Biometric lock / magic eye / tower bolt / door stopper / Video Door Phone (VDP) (<i>Main Door Entrance</i>)
Electrical:	- Designer Switches with chrome trimming for better aesthetics - Intercom shall be provided, Broadband data point shall be provided 1 (one) wall mounted 1.5 ton indoor split AC at designated location shall be provided - AC outdoor unit at designated location - AC and some lights shall be provided on Automation 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. - Fire Fighting & Alarm system, as required by the competent authority shall be provided

Master Bedroom

Flooring:	Wooden Laminated Flooring in Long Plank Form
Walls & Ceiling:	- Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s). - Aesthetic ceiling moulding / cornice shall be provided with provision for fixing concealed LED Lighting
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s)
Doors & Door Frames:	7 ft Height / Wood finished Pre-Laminated shutters / Polished Door Frame. - High Quality Branded locks, tower bolt & door stopper
Electrical:	- Designer Switches with chrome trimming for better aesthetics - Broadband data points in the room. 1 (one) wall mounted 1.5 ton indoor split AC at designated location shall be provided - AC outdoor unit at designated location - AC and some lights shall be provided on Automation 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. Fire Fighting & Alarm system, as required by the competent authority shall be provided

Kids & Guest Bedroom

Flooring:	Wooden Laminated Flooring in Long Plank Form
Walls & Ceiling:	- Wall and ceiling will be treated with putty followed by 2 coats of emulsion paint from National Level Brand(s). - Aesthetic ceiling moulding / cornice shall be provided with provision for fixing concealed LED Lighting
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National Level Brand(s)
Doors & Door Frames:	7 ft Height / Wood finished Pre-laminated shutters / Polished Door Frame - High Quality Branded locks, tower bolt & door stopper
Electrical:	- Designer Switches with chrome trimming for better aesthetics - Broadband data points in the room. 1 (one) wall mounted 1.5 ton indoor split AC at designated location shall be provided - AC outdoor unit at designated location - AC and some lights shall be provided on Automation 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 - Fire Fighting & Alarm system, as required by the competent authority shall be provided

Kitchen:

Flooring:	Large format glazed vitrified tiles of Nationally Reputed Brand with 2 mm grooves filled with cementitious grout
Walls & Ceiling:	- Quartz stone cladding on the walls 2 ft above Quartz Kitchen Counter for superior finish - Balance walls & Ceiling shall be treated in putty followed by 2 coats of emulsion paint - Kitchen Cabinets made of High Density High Moisture Resistant (HDHMR) board with High Gloss laminated shutters & fluted glass shutters - Drawers with branded / channels & hinges. Stainless steel hardware inside the drawers - Electric chimney, Hob and Microwave shall be pre-fitted - Provision for fixing Dishwasher under the Kitchen counter shall be provided - Tall pantry storage for additional storage with designated space for microwave and oven
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s)
Doors & Door Frames:	7 ft Height / Wood finished Pre-laminated shutters / Polished Door Frame - Cylindrical lock with latch & Door Stopper
Plumbing:	- Single bowl sink shall be provided - Provision for under counter RO shall be made - Piping for Hot & Cold water shall be provided
Electrical:	- Designer Switches with chrome trimming for better aesthetics - Geyser (15 ltr) shall be provided in the 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 - Fire Fighting & Alarm system, as required by the competent authority shall be provided

Master Toilet	
Flooring:	Vitrified / Ceramic tiles (300 mm x 300 mm)
Walls & Ceiling:	• Glazed vitrified tiles (600 mm x 300 mm) from floor to ceiling. POP moulding on the ceiling • Ceiling shall be painted in white color emulsion paint
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s)
Doors & Door Frames:	• 7 ft Height / Wood finished pre laminated shutters / Polished Door Frame • Cylindrical lock with latch & Door Stopper
Plumbing:	• Quartz counter with large backlit mirror • Counter top wash basin • Rain shower, Concealed Diverter for hot & cold water • Full Glass Shower Partition (Toughened Glass) • Wall Hung WC with concealed cistern • All items from National Level Brands
Electrical:	• 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 al electrical points

Toilets (Other than Master):

Flooring:	Vitrified / Ceramic tiles (300 mm x 300 mm)
Walls & Ceiling:	• Glazed vitrified tiles (600 mm x 300 mm) from floor to ceiling. POP moulding on the ceiling • Ceiling shall be painted in white color emulsion paint
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s)
Doors & Door Frames:	• 7 ft Height / Wood finished pre laminated shutters / Polished Door Frame • Cylindrical lock with latch & Door Stopper
Plumbing:	• Quartz stone counter with large mirror • Counter top wash basin • Shower with concealed diverter for hot & cold water • Half Glass Shower • Half Glass Shower Partition (Toughened Glass) • Wall Hung WC with concealed cistern • All items from National Level Brands
Electrical:	• 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

Balcony:	
Flooring:	Vitrified Tiles in Long Plank Form
Walls & Ceiling:	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s).
Windows & External Doors:	UPVC sliding /casement doors and windows designed for required height and windspeed from National level brand(s)
Doors & Door Frames:	NA
Plumbing:	NA
Electrical:	Electrical points for fan and light shall be provided

Utility Balcony:

Flooring:	Ceramic tiles (300 mm x 300 mm)
Walls & Ceiling:	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s).
Windows & External Doors:	NA
Doors & Door Frames:	NA
Plumbing:	Plumbing piping & drain provision for Washing Machine
Electrical:	Electrical points for fan, light and washing machine shall be provided

Domestic Staff Room:

Flooring:	Ceramic tiles (300 mm x 300 mm)
Walls & Ceiling:	Wall and ceiling will be treated with external primer followed by texture & 2 coats to external paint from National Level Brand(s)
Windows & External Doors:	UPVC sliding / casement doors and windows designed for required height and windspeed from National level brand(s)
Doors & Door Frames:	• 7 ft Height / Wood finished laminated shutters / Polished Door Frame • Cylindrical lock with latch & Door Stopper
Plumbing:	Floor Mounted WC Washbasin with mirror Shower with hot & cold water piping all items from National level brands
Electrical:	Electrical points for lights, fan and power sockets shall be provided. Provision for Geyser shall be made in the toilet

External Finish:	Building shall be finished in a mix of textured and plain paint.
Lifts:	3 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. - Lifts shall have decorative Interior panels
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 with decorative lighting in ceiling & walls. - Windows for natural sunlight & ventilation.
Ground Floor Entrance Lobby:	- Extra height entrance with water bodies designer ambient lighting, Air Conditioned reception area with grand chandelier, reception table and wall claddings - 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.
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
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\
Electric Connection & Power Back-up:	- Electricity Connection: Apartment(s) shall be provided with suitable 3 Phase electric connection through State Electricity Distribution Company ULTIMA (3 BHK + 3T + SQ) : 11KVA MAGNA (3 BHK + 3T + SQ) : 11KVA PRIMA (3 BHK + 3T) : 11KV - 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 6KVA for ULTIMA MAGNA & PRIMA and in common area with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra
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
Special Features:	- Grand Air Conditioned Entrance Lobby with designer flooring, chandelier, water bodies, lounge seating - Exclusive Swimming Pool for the Residents of Mulberry Moments Only on the first floor - Exclusive gym/work out station for the Residents of Mulberry Moments Only on the first floor - Exclusive Community Hall to host small get-togethers for the residents of Mulberry Moments - Landscaped Terrace / Viewing Deck on the 20th floor level - Only 3 apartments per floor 3 High speed lifts including a Services / Stretcher lift - Designer Lift Lobby on every floor for a 5 star entrance feel - Free membership to 35000 Sq. ft, most luxurious club zone (Alba) of Sohna - Large landscape garden with softscape and designer hardscape having covered garden and open to sky gardens - All Weather Air conditioners in all Bedrooms and Living Room in each apartment - Modular Kitchen cabinets with luxurious glossy finish having Quartz Kitchen Counter, pre-fitted with Chimney, Hob, Microwave and Geyser

- Provision for installing under counter Dish washer and RO system
- Large Deck attached with the Living Room
- Automation for AC and Lights in all Bedrooms and Living Room
- Biometric Lock on the Main Door
- Wash basin Counters of Quartz with large mirrors
- Wall Hung WC with Concealed Cistern in all bathrooms
- Single lever Diverter shower in all bathrooms
- Glass Shower Partition in all bathrooms
- Large glazed vitrified tile flooring in Living, Dining, Kitchen and Foyer
- Laminated Wooden Flooring in all Bedrooms

- 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 Ashiana Mulberry Moments
 - Pre-Paid Electric Meter and Billing System shall be installed. Meter cost, connection charges, recurring user charges shall be paid extra by the Allottee
 - 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 zone house building

Standard specification for amenities of “Club ALBA”

- Club Zone:**
- Fully Air conditioned club zone having total area of 35,000 Sq. ft alongwith 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 basket ball/volley ball and badminton
 - Cricket Pitch with automated bowling machine

Electrical Specification

Summary of Electrical Point																		
S.No.	Location	Bell Point	Video Door Phone	Light Point			Automation Switch	Mirror Light Point	Ceiling Fan Point	6 Amp Light Plug	16 Amp Power Point	20 Amp AC Point	Distribution Board	ONT Box	Telephone Point	Data Point	Exhaust Fan	Wall Fan Point
				Ceiling Light	Wall Light	Cove Light												
1	ULTIMA (3 BHK + 3T + SQ)	1	1	34	13	8	5	3	14	28	17	5	1	1	1	4	5	1
2	MAGNA (3 BHK + 3T + SQ)	1	1	33	13	7	5	3	14	28	17	5	1	1	1	4	5	1
3	PRIMA (3 BHK + 3T)	1	1	30	13	8	5	3	12	26	15	5	1	1	1	4	4	0
	Total Qty.	3	3	97	39	23	15	9	40	82	49	15	3	3	3	12	14	2