




ASHIANA  
MULBERRY  
MOMENTS

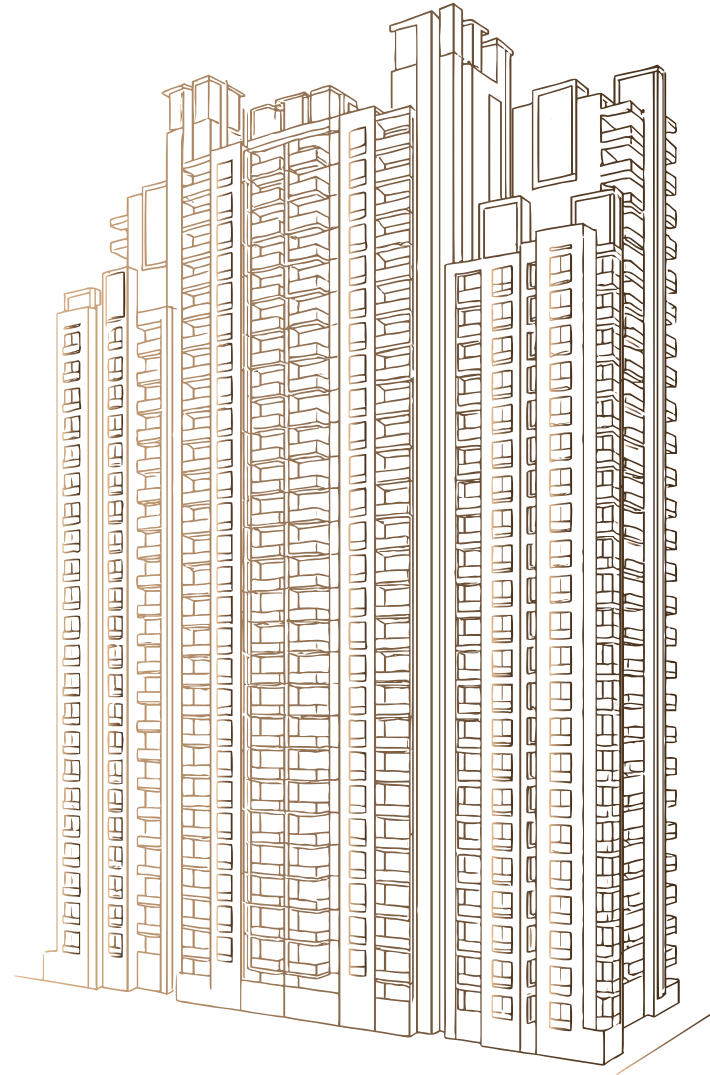


THE QUIET SMILES,  
THE LOUD LAUGHS,  
THE SHARED SILENCES,  
AND SO MUCH MORE...

THESE ARE  
THE MOMENTS  
WE CALL  
MULBERRY!



# ASHIANA MULBERRY MOMENTS



## PRESENTING THE COVETED MULBERRY LIFESTYLE

A new-age lifestyle with  
bespoke features, exclusive comforts,  
and everyday ease is waiting for you.

Welcome to the magic of  
Mulberry Moments.

PREMIUM  
RESIDENTIAL  
TOWER WITH  
2 WINGS

25 MAJESTIC  
STOREYS

3 BHK & 3 BHK + SQ  
LUXURY RESIDENCES

SIGNATURE  
ARCHITECTURE

IGBC (GOLD)  
CERTIFIED PROJECT

BUILT USING  
ALUMINIUM  
SHUTTERING  
TECHNOLOGY

35,000 SQ. FT  
CLUB ZONE WITH  
MODERN AMENITIES

80% OPEN SPACE



ASHIANA  
MULBERRY  
MOMENTS



AN ABODE WHERE  
MAGICAL MOMENTS RESIDE

Artist's Impression

The moment you arrive,  
you're embraced by gentle warmth.  
Soft light, rich hues & hushed melodies  
wrap your senses in calm.  
This is where your journey begins!



# LOCATION MAP



## HIGHLIGHTS OF THE MULBERRY ADDRESS

Strategic location near Delhi-Mumbai Expressway

On main Sohna Road, South of Gurugram, the upcoming part of Gurugram

Only 20 minutes\* from Gurugram's golf course extension road

Elevated road from Rajiv Chowk to Sohna to cut access time by half

Excellent road connectivity to Delhi, Faridabad, Jaipur & Chandigarh

Upcoming 400-acres industrial township for electronics manufacturing cluster

Close proximity to metro route and nearby KMP bypass

Easy connectivity with Delhi-Mumbai Freight Corridor (DMIC)

- GD Goenka University - 2 min
- Mumbai Expressway - 5 min
- IMT Sohna - 5 min
- KMP Expressway - 8 min
- Airia Mall - 10 min
- Vatika Chowk - 15 min
- Subhash Chowk - 18 min
- Rajeev Chowk - 20 min
- Medanta Hospital - 23 min
- Huda Metro Station - 28 min
- Cyber City - 35 min
- IGI Airport - 40 min

ASHIANA  
MULBERRY  
MOMENTS

[Click here](#)  
for Location

\* Source Google Map

## CORE HIGHLIGHTS

IGBC (Gold) certified project

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80% open space

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Large Aravalli viewing decks  
on 19<sup>th</sup> floor

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Terrace garden on 20<sup>th</sup> floor

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24x7 open swimming pool & gym  
dedicated for the tower

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Exclusive banquet hall &  
café within the tower

Majestic foyer with vertical greens  
and water features

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Lavish air-conditioned lobby

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High-end apartment specifications

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35,000 sq. ft club zone  
with modern amenities

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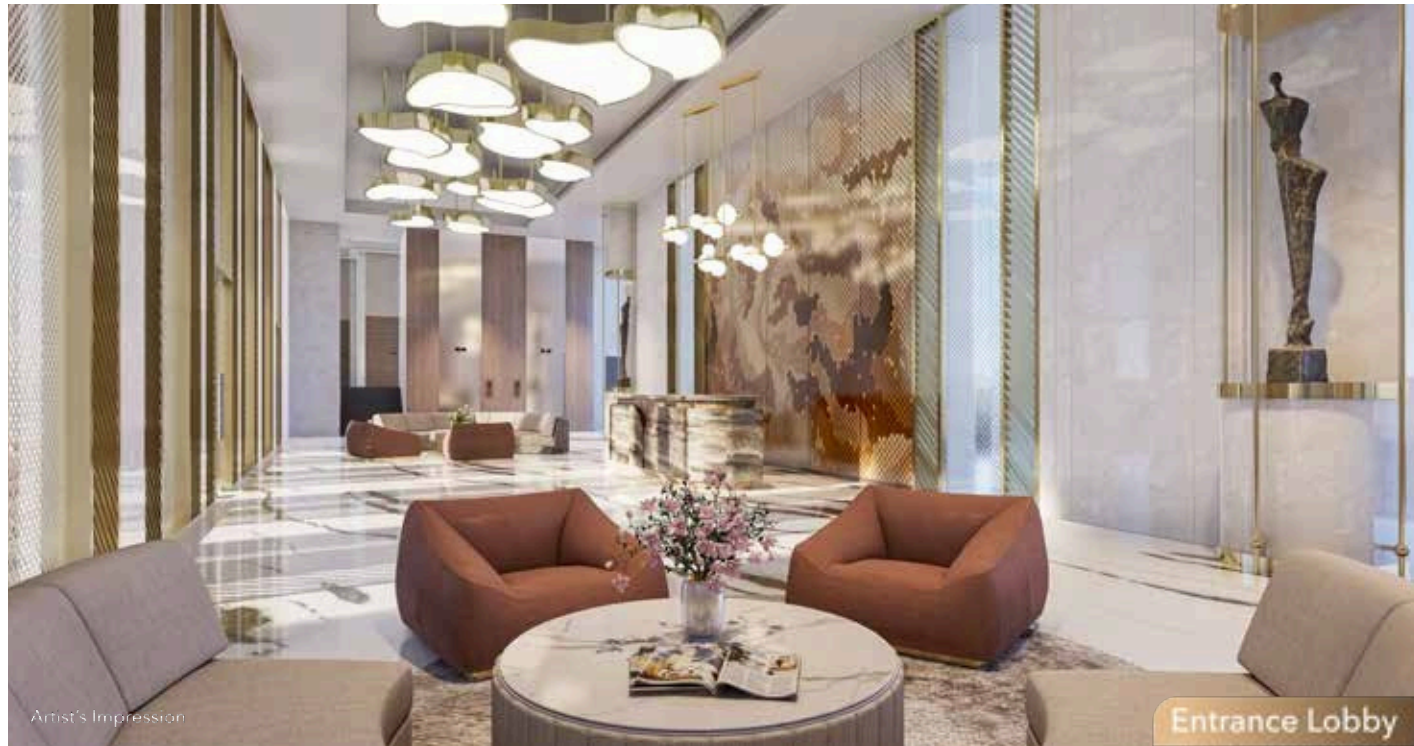
Smart home automation

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Water features with sculptures &  
green wall backdrop



COME, BELONG  
TO THE **MULBERRY LIFE!**



# SPACIOUSNESS AND LUXURY HAVE ROOM TO **UNFOLD** **AT MULBERRY!**

Only 3 apartments per floor

3 BHK & 3 BHK + SQ homes with Aravalli view

Exceptional cross-ventilation





Master Bedroom



Living Area



Dining Area



Kitchen



Expansive 22 x 8 ft private sky-decks that can host up to 15 guests

Large Aravalli common viewing decks on the 19th floor

YOUR PRIVATE  
VIEWPOINT  
WHERE **MULBERRY**  
**FEELINGS**  
TAKE FLIGHT!



Swimming pool

Gymnasium

Celebration room

Café

LUXURY **MOMENTS**  
RESERVED EXCLUSIVELY  
FOR THIS TOWER



Artist's Impression

Swimming Pool



Artist's Impression

Celebration Room



Artist's Impression

Gymnasium



Artist's Impression

Café



# 35,000 SQ. FT OF CLUB ZONE FOR **MOMENT**-WORTHY CELEBRATIONS!



- Gymnasium
- Squash court
- Aerobics and zumba spaces
- Lounge with café
- Unisex spa and salon
- Toddlers' play zone

- 21 mtr pool with fibre-optic lights for a starry night ambience
- Indoor badminton court
- Billiards room
- Party hall with a fully equipped kitchen
- Movie theatre with recliner seats
- and many more...

# CLUB ZONE CURATED FOR YOUR LEISURE MOMENTS



Artist's Impression





Floating Staircase Reception



Gymnasium



Kids' Room



Activity Room



Indoor Squash



Activity room for Kathak



Fun Library



Indoor Badminton



Toddlers' Play Area



Activity Room for Ballet

# MOMENTS OF ACTIVENESS FOUND ON THE GROUND FLOOR!

Large party lawn adjoining the banquet hall

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Cricket pitch with an automated bowling machine

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Pickleball court || Aerobics area || Zumba space

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Central lawn || Meditation lawn || Yoga zone

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Outdoor gym || Moon garden || Reflexology path

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Kids' play lawn || Floral garden || Hop-scotch play area

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Climbing wall || Indoor seating overlooking greens

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Mini trampoline park || and many more...





Artist's Impression

Lawn Area



Artist's Impression

Kids' Play Area



Artist's Impression

Outdoor Gym Area



Artist's Impression

Pickleball Court

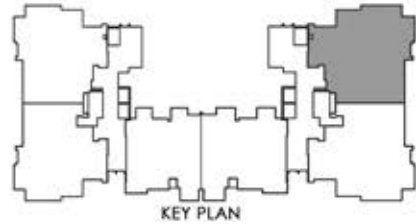
FLOOR PLAN

MULBERRY MOMENTS  
MEASURED IN HEARTBEATS  
NOT SQUARE FEET!

# SITE PLAN



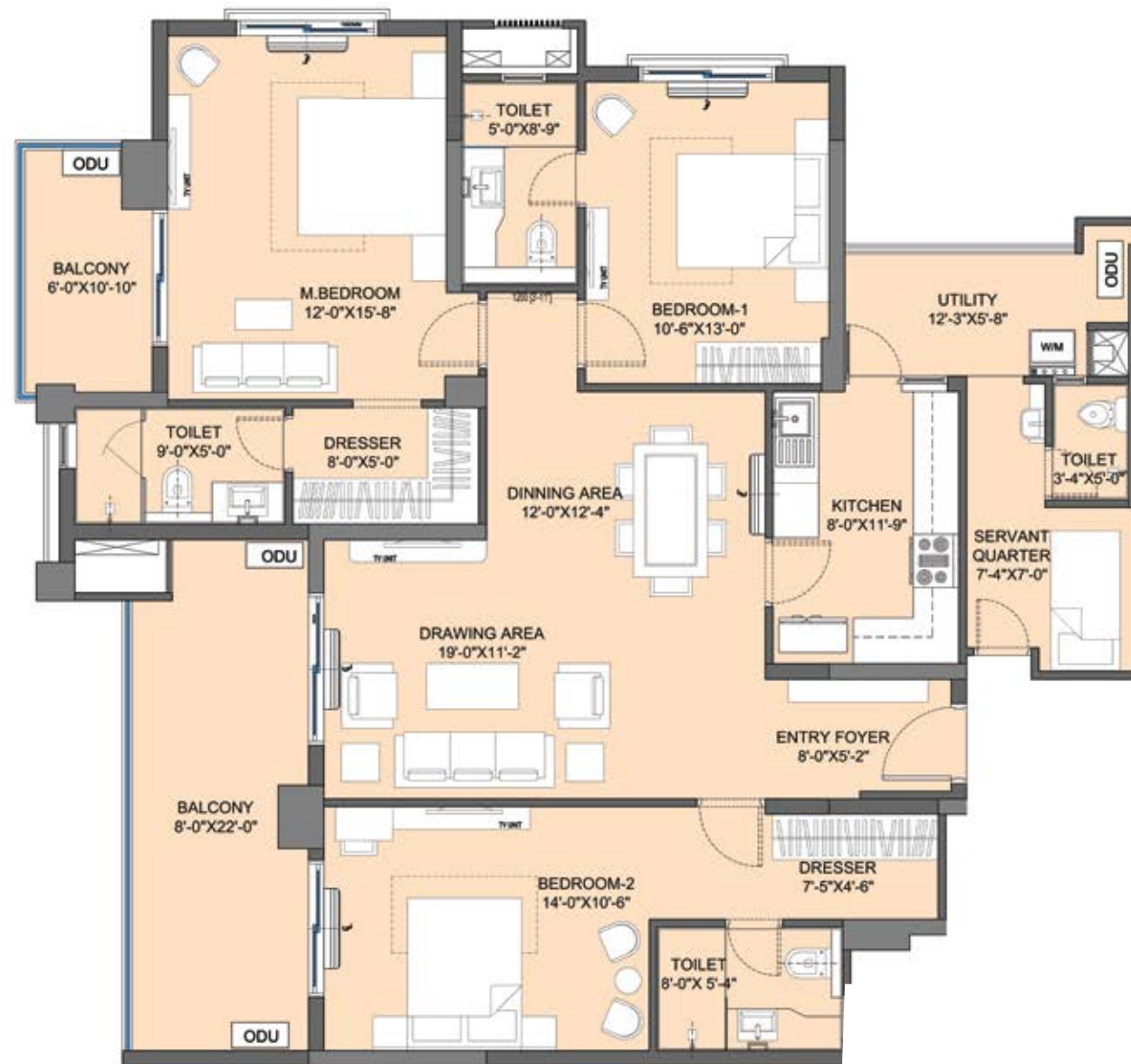
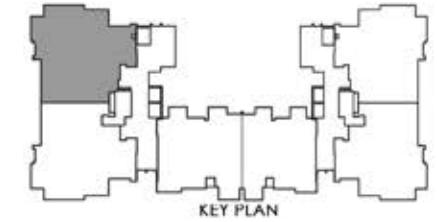
# ULTIMA UNIT PLAN (RIGHT WING)



ULTIMA (3 BHK + 3T + SQ)		
AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	118.16	1272
BALCONY AREA	27.45	295
EXTERNAL WALL AREA	12.42	134



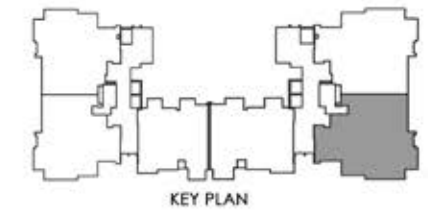
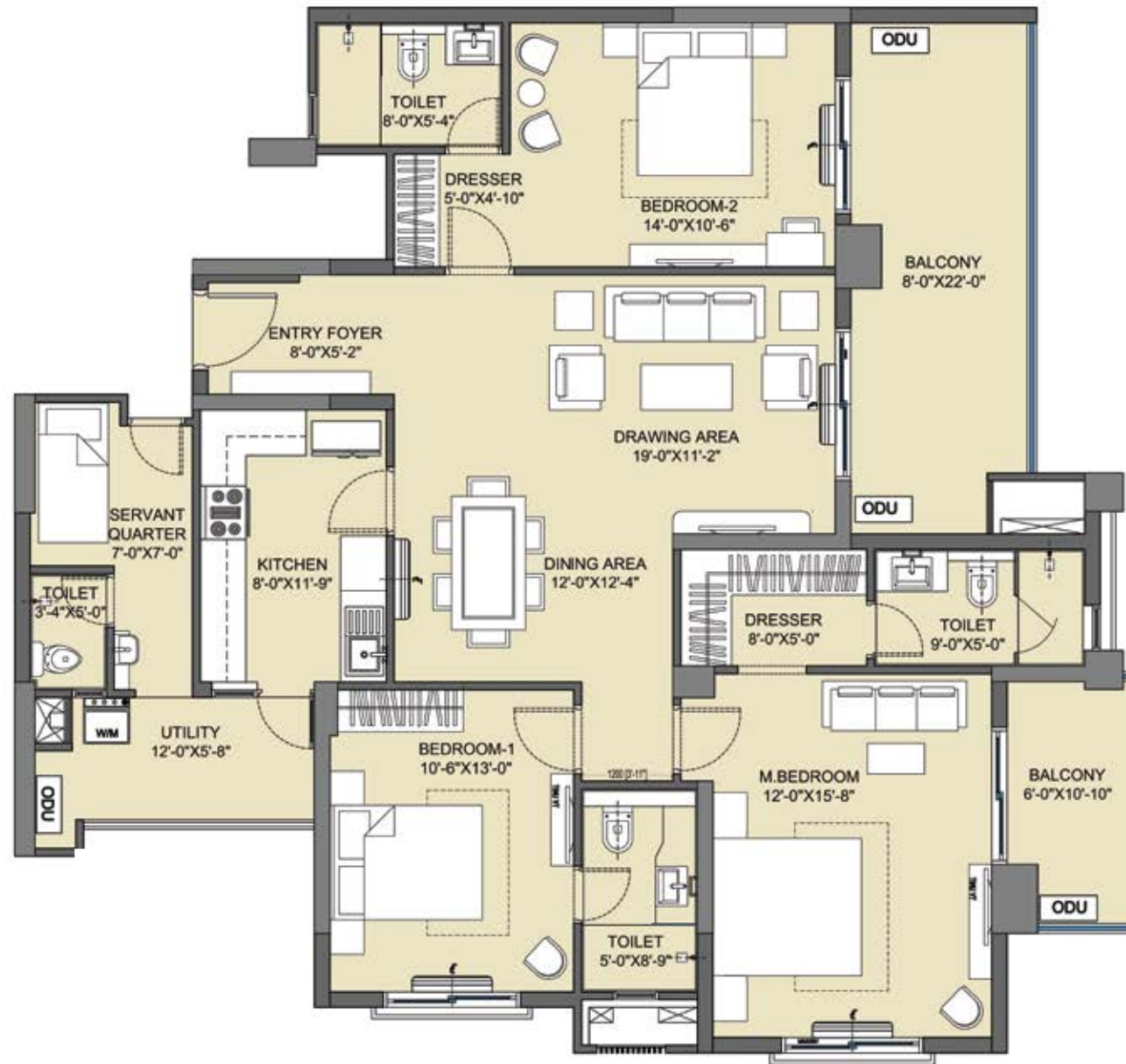
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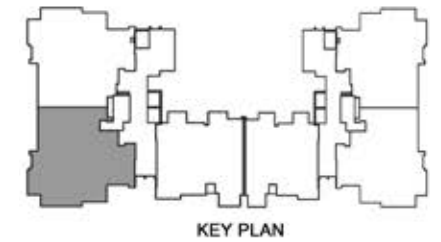
# MAGNA UNIT PLAN (RIGHT WING)



MAGNA (3 BHK + 3T + SQ)		
AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	114.00	1227
BALCONY AREA	27.29	294
EXTERNAL WALL AREA	13.57	146



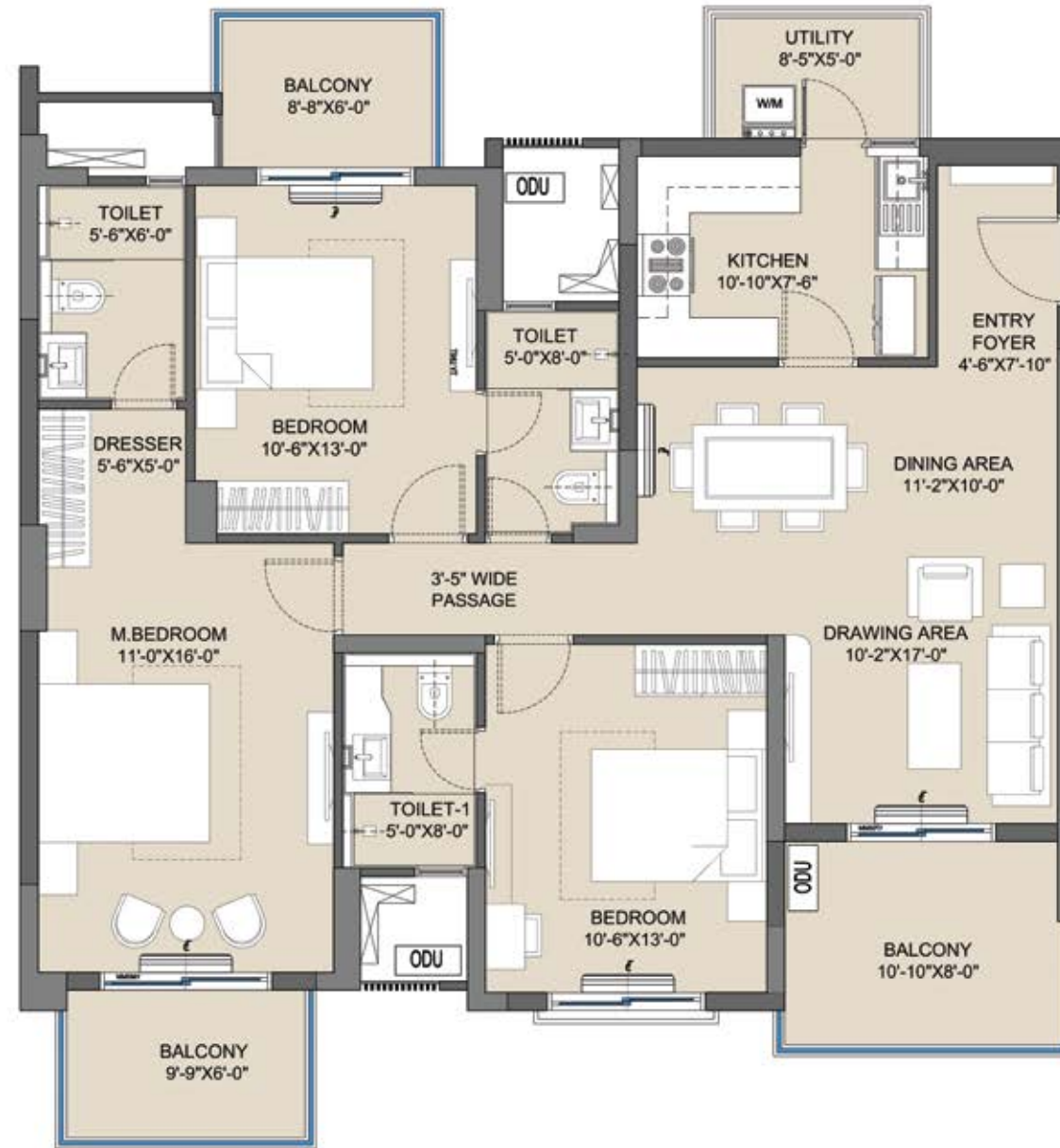
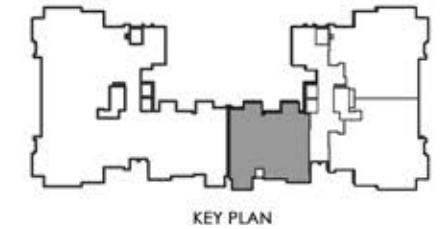
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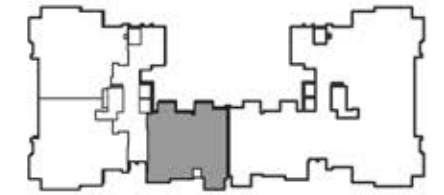
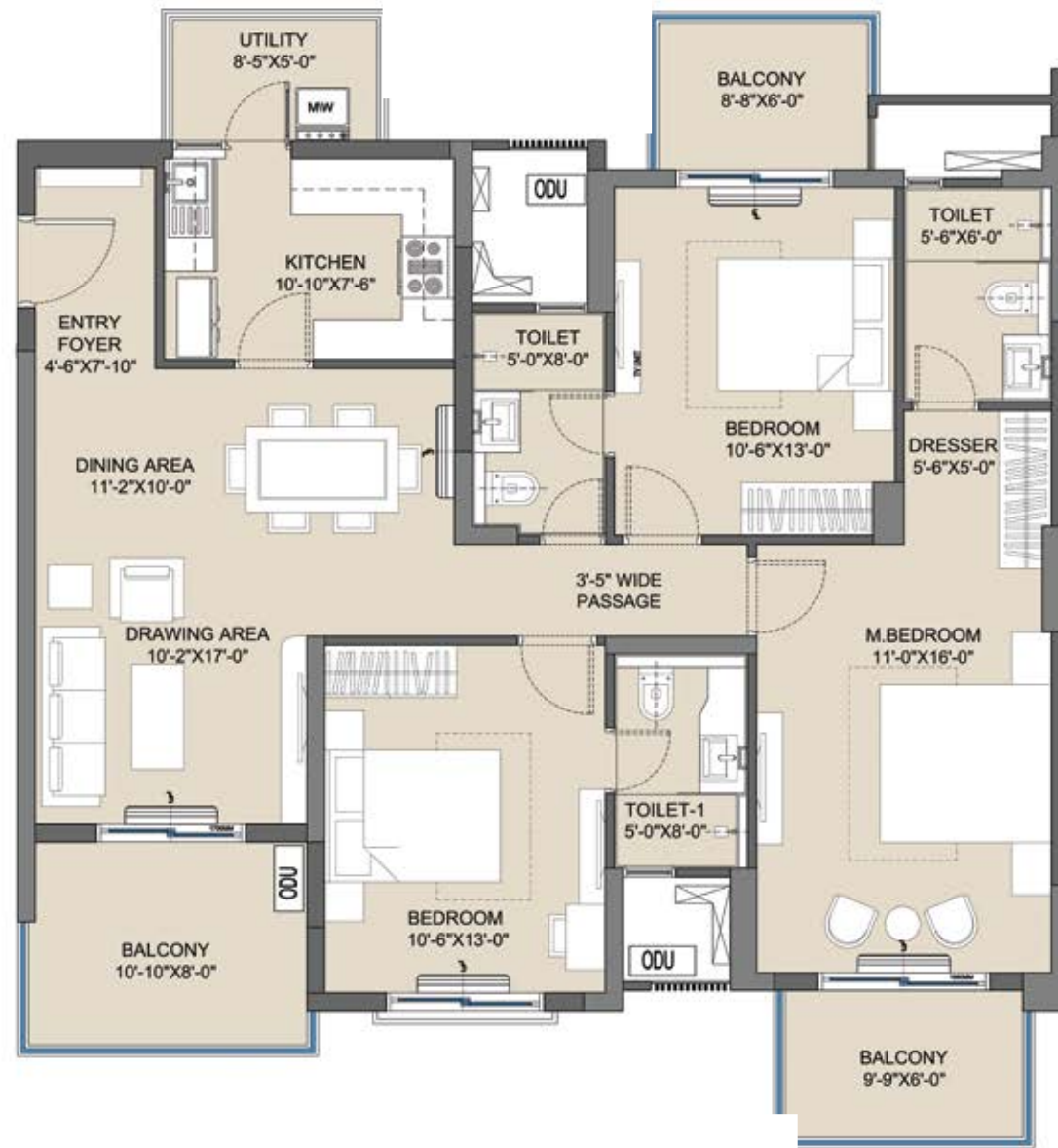
# PRIMA UNIT PLAN (RIGHT WING)



PRIMA (3 BHK + 3T)		
AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	94.08	1013
BALCONY AREA	21.68	233
EXTERNAL WALL AREA	11.31	122



# PRIMA UNIT PLAN (LEFT WING)













PRIMA (3 BHK + 3T)		
AREA	SQ. M.	SQ. FT.
RERA CARPET AREA	94.08	1013
BALCONY AREA	21.68	233
EXTERNAL WALL AREA	11.31	122



# ECO PRACTICES MAKE EVERY MOMENT SUSTAINABLY MULBERRY!

Ashiana Mulberry Moments is an **IGBC GOLD Certified Green Building** Project, thoughtfully designed to value the greatest essence of the ecosystem in our nature. It demonstrates intent to design and build a high-performance residential building in accordance with IGBC green homes criteria.

-  Rainwater harvesting
-  Solid waste management
-  Waste disposal system
-  Low flow water fixture
-  Natural daylight & fresh air
-  Light fixture as per green building compliances
-  Provision for electric charging point
-  Low-VOC paint
-  Wastewater recycling
-  **Renewable energy:-** solar panels to meet electricity generation as per PCB



**Environmental Purification:**  
Green spaces naturally cleanse the air, creating a healthier environment.

**Enhanced Focus:**  
Green surroundings improve mental clarity and help sharpen concentration.

**Emotional Well-being:**  
Nature-centric ambience supports emotional balance and mental peace.

**Stronger Immunity:**  
Green living strengthens our immune system.

**Uplifted Mood:**  
Natural surroundings help refresh the mind and elevate our mood.

**Physical Restoration:**  
Eco-friendly environment supports the body's natural balance and promotes healing.

# HOMES WITH AN **AUTOMATED** MULBERRY UPDATE!

Ashiana Mulberry Moments features **Integrated smart home** automation for modern convenience, be it internal security or accessibility, your living experience will be enhanced by a host of easy lifestyle tools.

## ADVANCED AUTOMATION FEATURES

Automated lighting & air-conditioning in master bedroom & living room

Biometric locks on main door

Video door phone

Gate-access app



# 180 FAMILIES COUNTLESS MOMENTS

## GLIMPSE OF THE MULBERRY COMMUNITY CULTURE!

The 180 families already living at Ashiana Mulberry have joyous stories to tell and countless memories worth re-living during their stay here.

From celebrating holidays and festivals to personal milestones, people here at Ashiana Mulberry are one big community.



[Click here](#)

TO WATCH TESTIMONIAL VIDEOS  
OF OUR HAPPY RESIDENTS



# 38 YEARS OF ASSURANCE AND ASHIANA

**Ashiana**  
The art of home

Ashiana has been a trusted name in housing development, renowned for its Quality of Construction, Safety of Investment, and Integrity of Commitment. With a legacy spanning 46 lakh sq. ft of meticulously crafted spaces, Ashiana has enriched the lives of over 4,500 families, reflecting its dedication to excellence and customer satisfaction.

SOME OF ASHIANA'S COMPLETED RESIDENTIAL PROJECTS INCLUDE:

## GURUGRAM

CLASSIC PERSONAL FLOORS  
(180 APTS)



ASHIANA SILVER CREST  
(31 VILLAS)



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)



## GHAZIABAD

ASHIANA LE RESIDENCY  
(300 APTS)



VILLA ANANDAM  
(173 VILLAS)



## JAIPUR

ASHIANA GREENS  
(304 APTS & 20 VILLAS)



## GREATER NOIDA

ASHIANA ORCHIDS  
(168 APTS)



BLACK GOLD APARTMENTS  
(176 APTS)



SOME OF ASHIANA'S ONGOING RESIDENTIAL PROJECTS INCLUDE:

**BHUBANESWAR**

ROYAL LAGOON  
(705 APTS)



**COMMERCIAL**

ASHIANA ROYAL ARCADE  
(BHUBANESWAR)



ASHIANA ARCADE  
(INDIRAPURAM)



**GURUGRAM**

ASHIANA MULBERRY  
BLOSSOM  
(180 APTS)



**BHUBANESWAR**

ASHIANA REGAL  
(148 APTS)



ASHIANA ELEGANCE  
(180 APTS)



ASHIANA REGENCY  
(REGAL PHASE 2) (56 APTS)



**JAIPUR**

ASHIANA GREENS  
PHASE 5 & 6  
(40 APTS)



# THE MINDS BEHIND CREATING MULBERRY MOMENTS



## PRINCIPAL ARCHITECT

Design Forum International (DFI)

Design Forum International (DFI) is an architectural practice with an international presence based in New Delhi and Chennai, India. Established in 1995 by Anand Sharma, Anoj Tevatia, and Goonmeet Singh Chauhan, alums of IIT Kharagpur, DFI collaborates with clients to achieve their vision by maximising each project's potential with the necessary support. With a team of over 140 highly engaged individuals, we strive to explore how architecture can meet the needs of a radically and rapidly changing world.



## STRUCTURAL CONSULTANT

NNC Design International

28 Years Experience In Design of Structures

Dr. Maqsd E Nazar is the Principal consultant of "NNC Design International", one of the renowned Structural and Civil Engineering Consultancy firm in Delhi. He has expertise in the Structural design of Residential Buildings, Large span industrial structures, Malls and Commercial Complexes, Hotels, Hospitals, Refineries, Switch yard Structures, Proof Consultancy & Value Engineering of above work in India and abroad. Presently working with various well-known and leading architects, developers and Govt. agencies on projects of national importance and providing the best services in Structural design. After pursuing B.Tech (Civil Engg), Hons. (Gold Medalist) from Jamia Millia Islamia University, M.tech (Structures), Hons. (Gold Medalist) and Ph. D (Structures) From IIT Delhi, he has started his own firm in the year 2007. He is a member of the British Masonry Society, London (U.K.) and The Institution of Engineers, India. He has written many Technical Papers, which are published in the leading Journals and conferences like American Society of Civil Engineers (ASCE), RILEM (France), BMS (U.K.) TMS (U.S.A), SEM (Korea), IABSE.



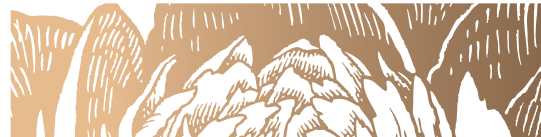
## LANDSCAPE ARCHITECT

Prolific Designs

Prolific Designs is a landscape design studio aiming at creating designs inspired by innovation, in-depth thinking and idealism. The designs that we craft are timeless, vibrant and blended with the aspects to connect with nature. It is not only the inclusion of technology that helps to introduce meaningful spaces but also the spirit of creativity. Believing the contribution of a space to the occupants, our designs represent our understanding of architecture and environment. With a multi-scale and multi-disciplinary approach, we bring in a fresh perspective and provide creative solutions to a statement to a landscape.

Being a well-recognised design studio, we make you find out a collaborative approach to enhance the aesthetic value of a space. Ideas are continuously evolving and so is our process of work. Providing innovative landscape design solutions is an art, which we excel at. Moreover, we provide bespoke designs that add definition to a built environment.

# THE MINDS BEHIND CREATING MULBERRY MOMENTS



## INTERIOR DESIGN PARTNER

Kalakshetra Designs

Kalakshetra designs is a complete Interior Designing, Consultancy & Execution firm led by young entrepreneurs - Shalini Gupta and Shipra Kakrania, both qualified and upbeat Interior designers with a wealth of experience & expertise in designing. Eclecticism intertwined with traditional values makes this team the next generation hybrid designers to reckon with. Their belief in complementing expertise in design, knowledge, workmanship, management of manufacturing, dedicating to offering true value for the very best designs in commercial as well as residential interiors have stood them in good stead and now they are all set to take quantum leaps into the design landscapes all over the country.



## LIGHTING DESIGN PARTNER

URI Design Studio

URI Design Studio is an award winning design and consultancy practice that uses light to enhance the experience of the visual environment. Our work is wide-ranging in terms of type and scale and encompasses architecture.

Today we work with over 30 people drawn from disciplines including architecture, urban design, interior design, art, lighting, set design and landscape design.

**Be**theBee



## BRAND CONSULTANT

BetheBee

Bibhor Singhanian & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 125 clients and 350 real estate projects across West Bengal, Maharashtra, Chhattisgarh, Assam, Bihar, Odisha & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

COME, WRAP EVERY MOMENT



IN A SHADE OF MULBERRY!

[Click Here](#)  
for Walkthrough

Developer



**Corporate Address:**

3H, Plaza-M6, District Centre Jasola (Adjacent to Apollo Hospital), New Delhi - 110025  
Tel No: +91 11 4056 4056 | E-mail: [contact@ashianamulberry.com](mailto:contact@ashianamulberry.com)

**Registered Address:**

Ashiana Dwellings Private Limited  
5F, Everest, 46/C, Chowringhee Road, Kolkata - 700 071, West Bengal  
CIN: U45400WB2014PTC201892

**Site Address:**

Ashiana Mulberry Moments  
Opposite to K.R Mangalam University, Sector 2, Sohna Gurugram  
Email: [sales@ashianamulberry.com](mailto:sales@ashianamulberry.com)

☎ 8010 100 500

**HARERA No.:** 92 OF 2025 DATED 14.10.2025 | **HARERA Website:** <https://haryanarera.gov.in/>

Disclaimer:

The Project Ashiana Mulberry Phase IV (named as Ashiana Mulberry Moments) comprising of Tower T7 and 138 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 M/s Ashiana Dwellings Private Limited ("Promoter/Licensee") having License No. 16 of 2014 dated 10.06.2014 read with Transfer Order LC-2817-JE(VA)/2015/9498 dated 08.06.2015 and renewals thereof issued by Directorate of Town and Country Planning, Chandigarh, Haryana ("DTCP"). The building plans of the Project have been approved by DTCP via Memo No. ZP-1062-Vo.-II/JD(RA)/2025/32004 dated 18.08.2025

The Haryana RERA Registration Number of the Project is 92 of 2025 dated 14.10.2025. (HARERA Website - <https://haryanarera.gov.in>). 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 artefact 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/images 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.