

Ashiana
The art of home

About Us

- Ashiana has been in the housing development sector for more than 30 years
- Already delivered 4,200 homes and over 34 lakh sq.ft of residential and commercial construction space in Greater Noida, Indirapuram, Ghaziabad, Gurgaon and Bhubaneswar
- Started the concept of Defined Facility Management in India and has a proven track record of managing quality Ashiana projects for more than 18 years
- Ashiana has a complete in-house team of qualified and experienced professionals, award winning architects and well trained staff to deliver the proven quality construction at affordable rates
- Presently developing 5 projects at Gurgaon, Bhubaneswar and Jaipur



The Art Of Homes

There is simplicity and focus when you have mastered something. Which is why we are unwavering in 5 main aspects of every development –

- The Art Of Community: We attract like-minded homeowners to foster harmonious Environments
- The Art Of Space: We maximize all unit floor areas, gardens and facilities
- The Art Of Commitment: We carefully plan every aspect of every project so that we ensure all commitments are fulfilled
- The Art Of Assured Investment: We ensure that investments made by customers in Ashiana are absolutely safe
- The Art Of Quality: We focus on best quality practices to ensure the highest quality in everything we do



Values

Ashiana's soaring journey has been marked with strong roots in these guiding mantras

- Quality of Construction
- Safety of Investment
- Value for Commitments



Delivered Projects - Residential

Some of Ashiana's completed residential projects include

- Villa Anandam, Ghaziabad
- Ashiana Palm Court, Ghaziabad
- Ashiana Le Residency, Ghaziabad
- Ashiana Heritage, Ghaziabad
- Ashiana Upvan, Indirapuram, Ghaziabad
- Ashiana Greens, Indirapuram, Ghaziabad
- Black Gold Apartments, Greater Noida
- Classic Personal Floors, Gurgaon
- Ashiana Silver, Gurgaon
- Royal Lagoons-Phase 1, Bhubaneswar
- Ashiana Arcade, Indirapuram, Ghaziabad
- Ashiana Orchids, Greater Noida



Delivered Projects - Residential



PALM COURT, GHAZIABAD



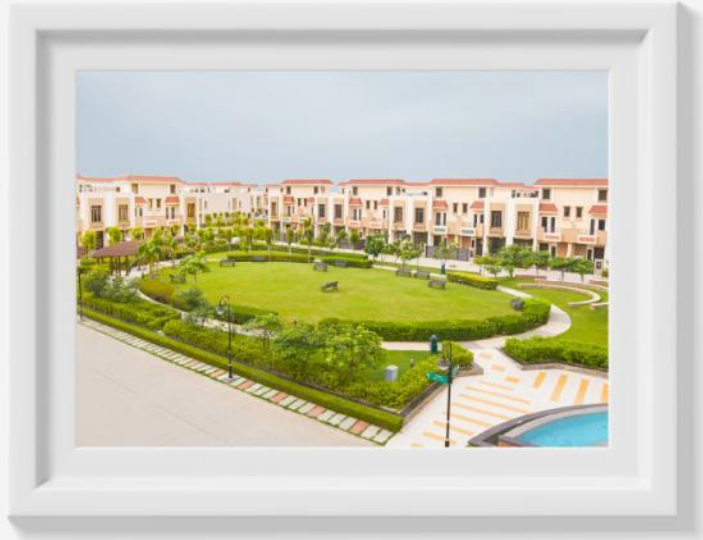
ASHIANA UPVAN, INDIRAPURAM



LE RESIDENCY, GHAZIABAD



Delivered Projects - Residential



VILLA ANANDAM,
GHAZIABAD



ASHIANA GREENS,
INDIRAPURAM



ROYAL LAGOON PHASE - 1,
BHUBANESWAR



Delivered Projects - Residential



**ASHIANA ORCHID,
GREATER NOIDA**



**BLACK GOLD APARTMENTS,
GREATER NOIDA**



**CLASSIC PERSONAL FLOORS,
GURGAON**



Ongoing Projects

- The Center Court, Gurgaon
 - Ashiana Greens, Jaipur
- Royal Lagoon – Phase 2, Bhubaneswar
 - Royal Arcade, Bhubaneswar



ONGOING PROJECTS



ASHIANA GREENS, JAIPUR



ASHIANA MULBERRY, GURGAON



THE CENTER COURT, GURGAON

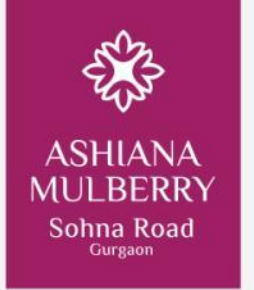




ASHIANA
MULBERRY

Sohna Road, Gurgaon

Location Highlight



Located on Sohna Road (NH 248 A), South of Gurgaon, Ashiana Mulberry provides access to all the facilities required for an ideal family life.

- On main Sohna Road, South of Gurgaon, the upcoming part of Gurgaon
- Only 20 minutes* from all the amenities of Gurgaon's Golf Course Extension Road
- Proposed Six-Lane Elevated Road** from Rajiv Chowk to Sohna for enhancing connectivity
- KMP (Western Peripheral Expressway) corridor and IMT Sohna are coming up close by
- Adjacent to GD Goenka World School, opposite K R Mangalam University
- Fresher, cleaner living environment at the foot of the Aravalis
- Excellent road connectivity to Delhi, Faridabad, Jaipur & Chandigarh

*Source: Google Maps (Approximate Distances)

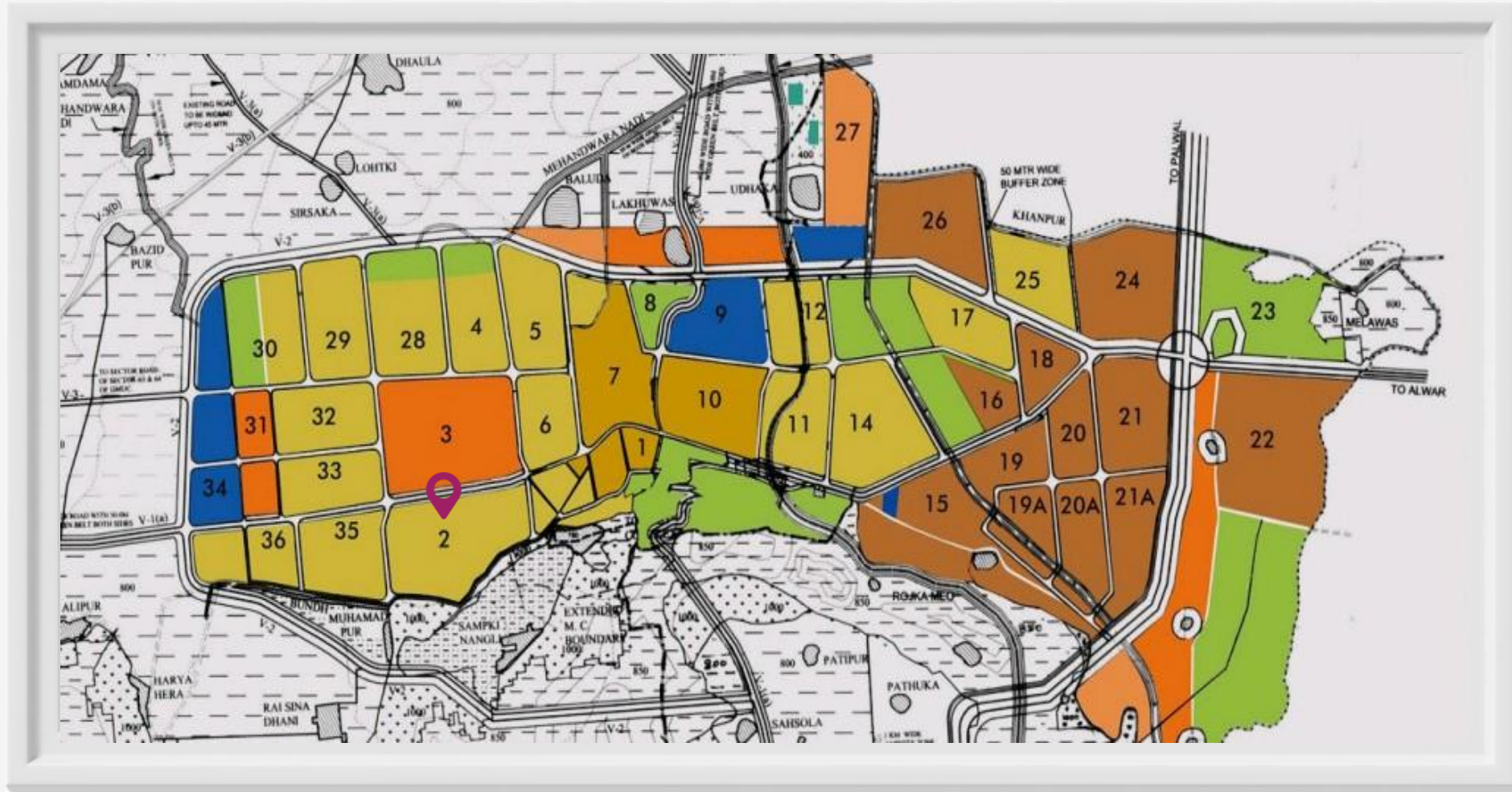
**Source: NHAI Announcement



Location Map



ASHIANA
MULBERRY
Sohna Road
Gurgaon

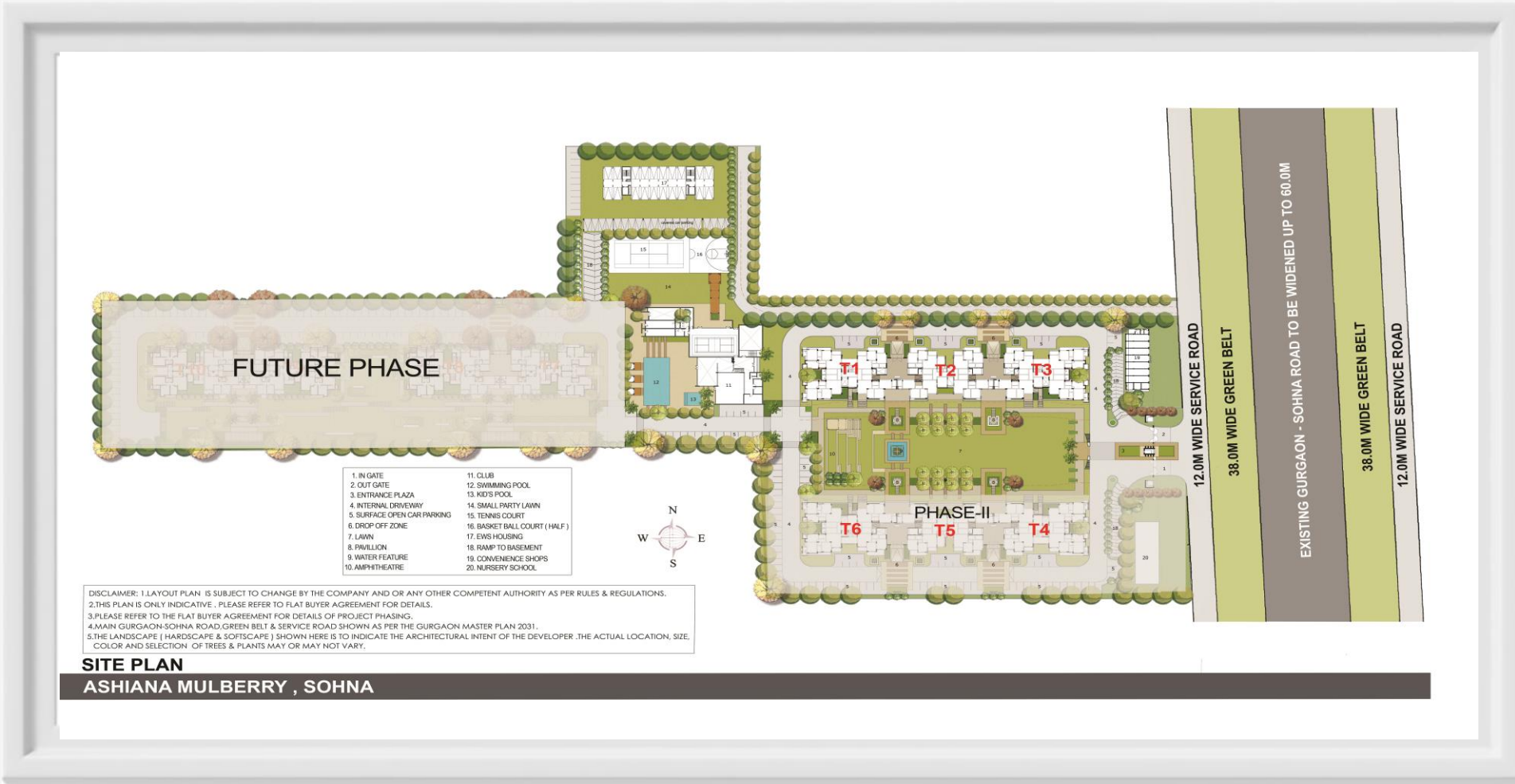


Ashiana
Mulberry

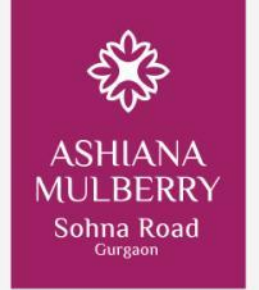
Site Plan



Current Development Phase



Ashiana Mulberry - A Glimpse



- Ashiana Mulberry is a beautifully landscaped residential complex on Sohna Road,
- Just 20 mins* away from Golf Course Extension Road, Gurgaon.
- Thoughtfully designed and meticulously equipped 2/3 BHK apartments
- All modern amenities and plenty of natural light and air,
- Project surrounded by ample greens—lawns, water features and other aesthetic features all around.

Source: Google Maps (Approximate Distances)



Ashiana Mulberry Club House



ASHIANA
MULBERRY
Sohna Road
Gurgaon

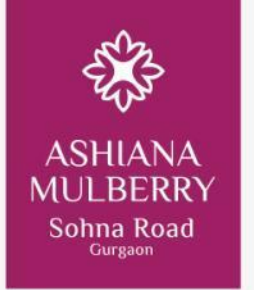


Ashiana Mulberry - Club House Features

- Air conditioned club
- Lounge and café with seating and TV
- Spa with facilities for Steam & Jacuzzi
- Gymnasium
- Banquet Hall cum Badminton court
- Guest room
- Indoor Games Room with Table Tennis, Pool Table, Billiard table and Carom
- Indoor kids play zone
- Home theatre



Features – Ashiana Mulberry



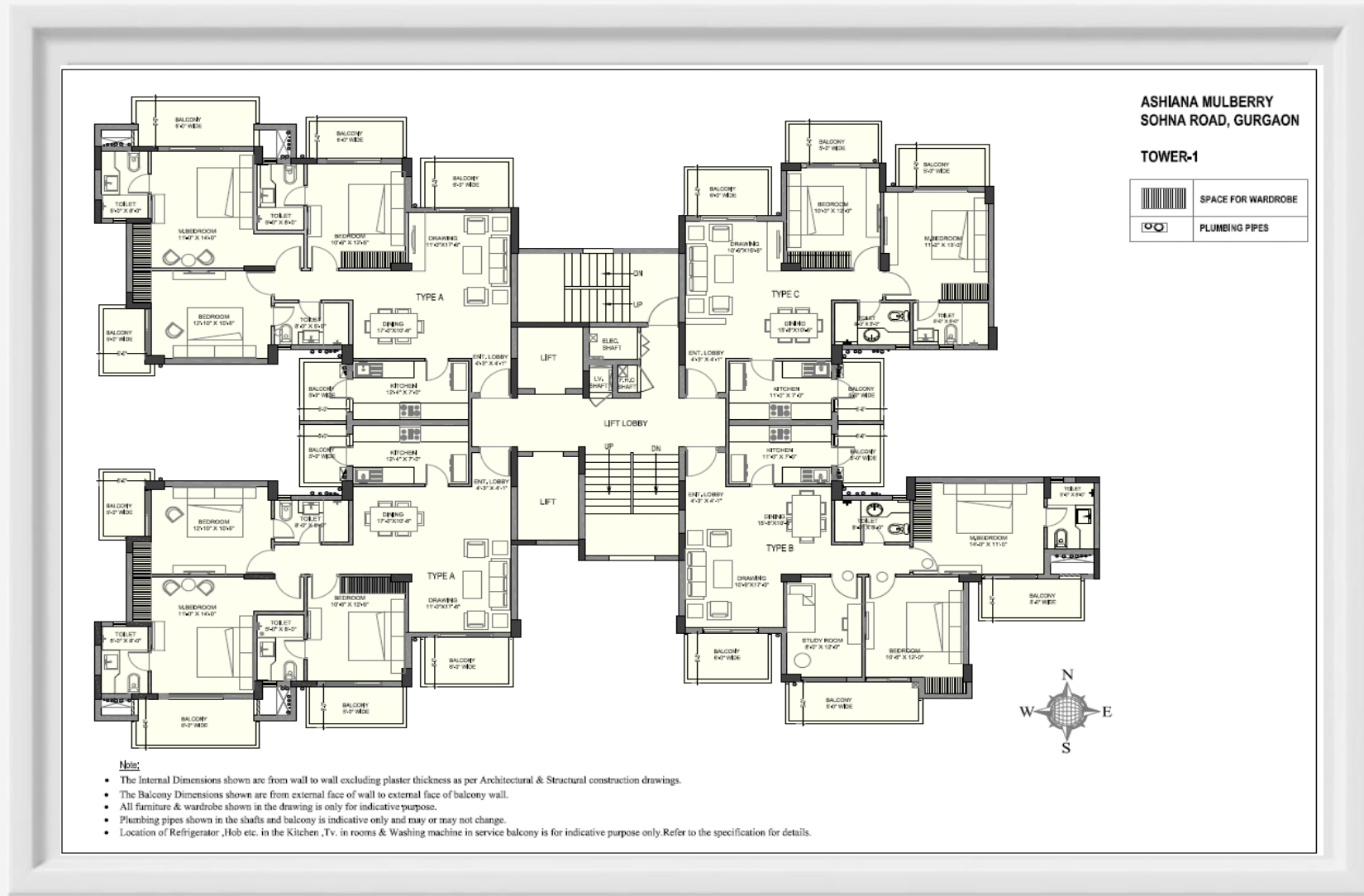
- 2&3 bedroom residences
- Homes with abundant natural light and air circulation
- Only 4 apartments per floor
- Large windows & balconies
- Elegant double height, fully furnished building entrance lobby
- Multi Level Security
- Professional Facility Management
- Gold Rated environment permission
- Club House with Home Theater, Swimming Pool, Gym, and much more



Tower Floor Plan – T1



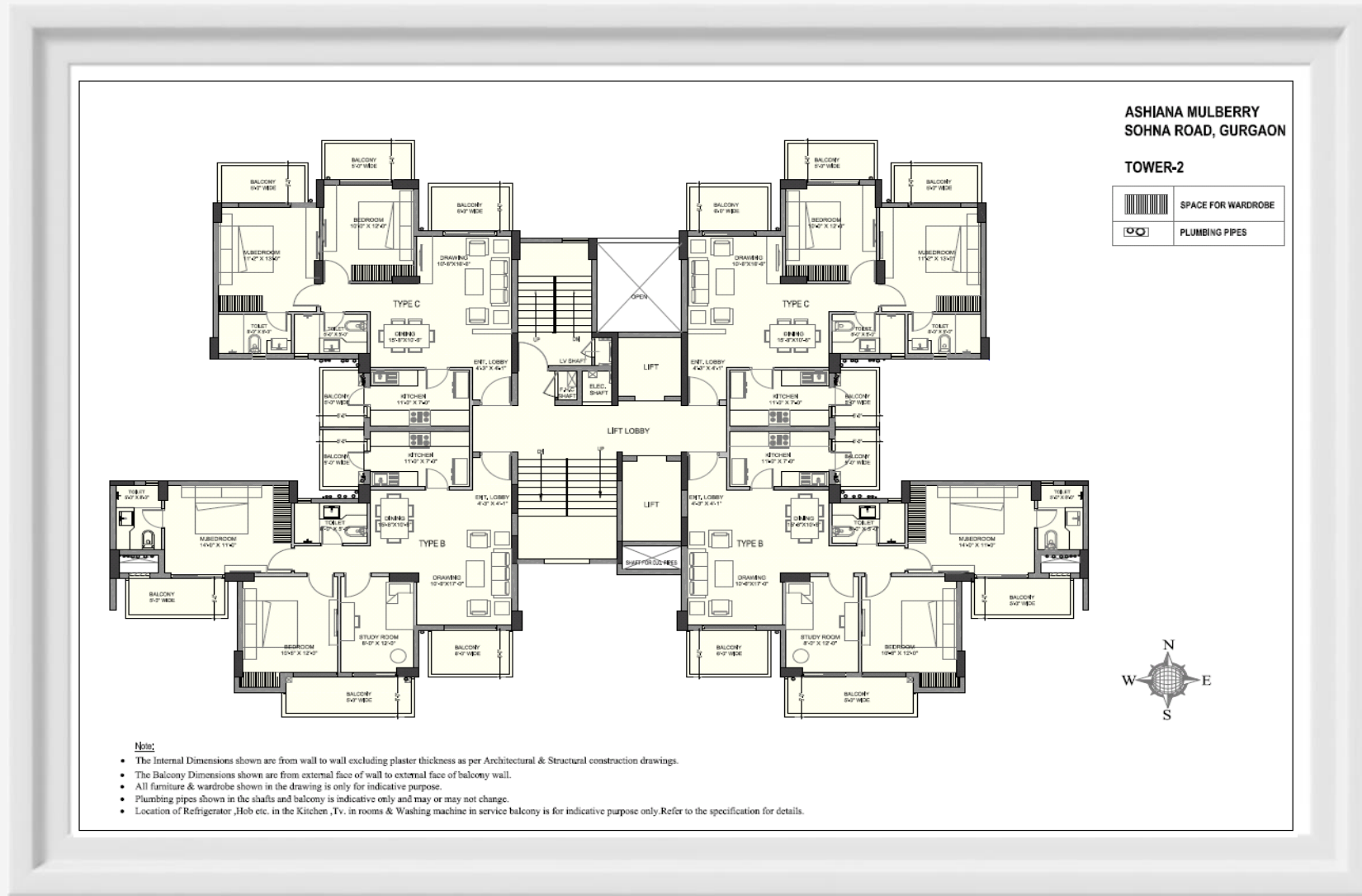
ASHIANA
MULBERRY
Sohna Road
Gurgaon



Tower Floor Plan – T2



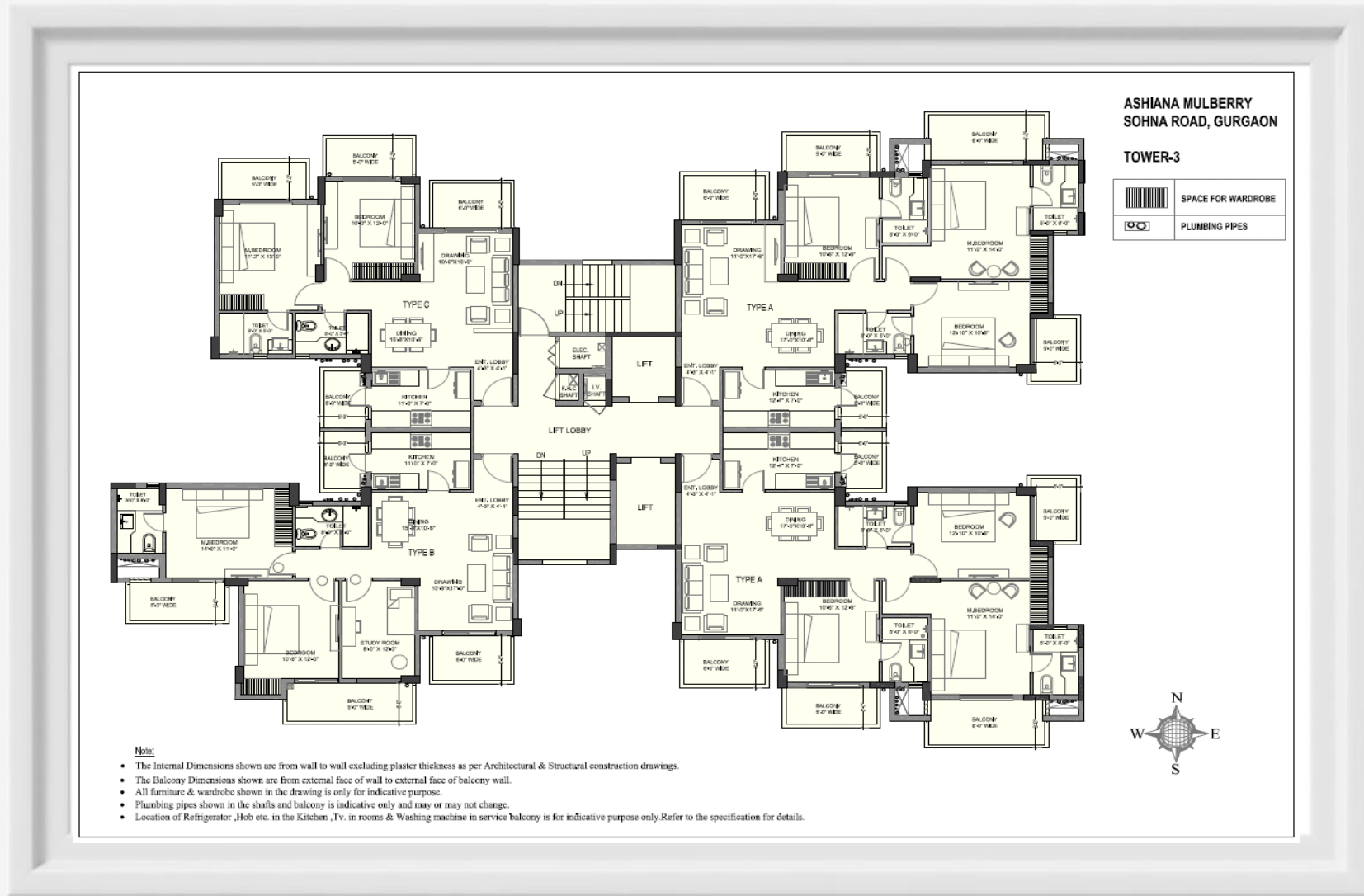
ASHIANA
MULBERRY
Sohna Road
Gurgaon



Tower Floor Plan – T3



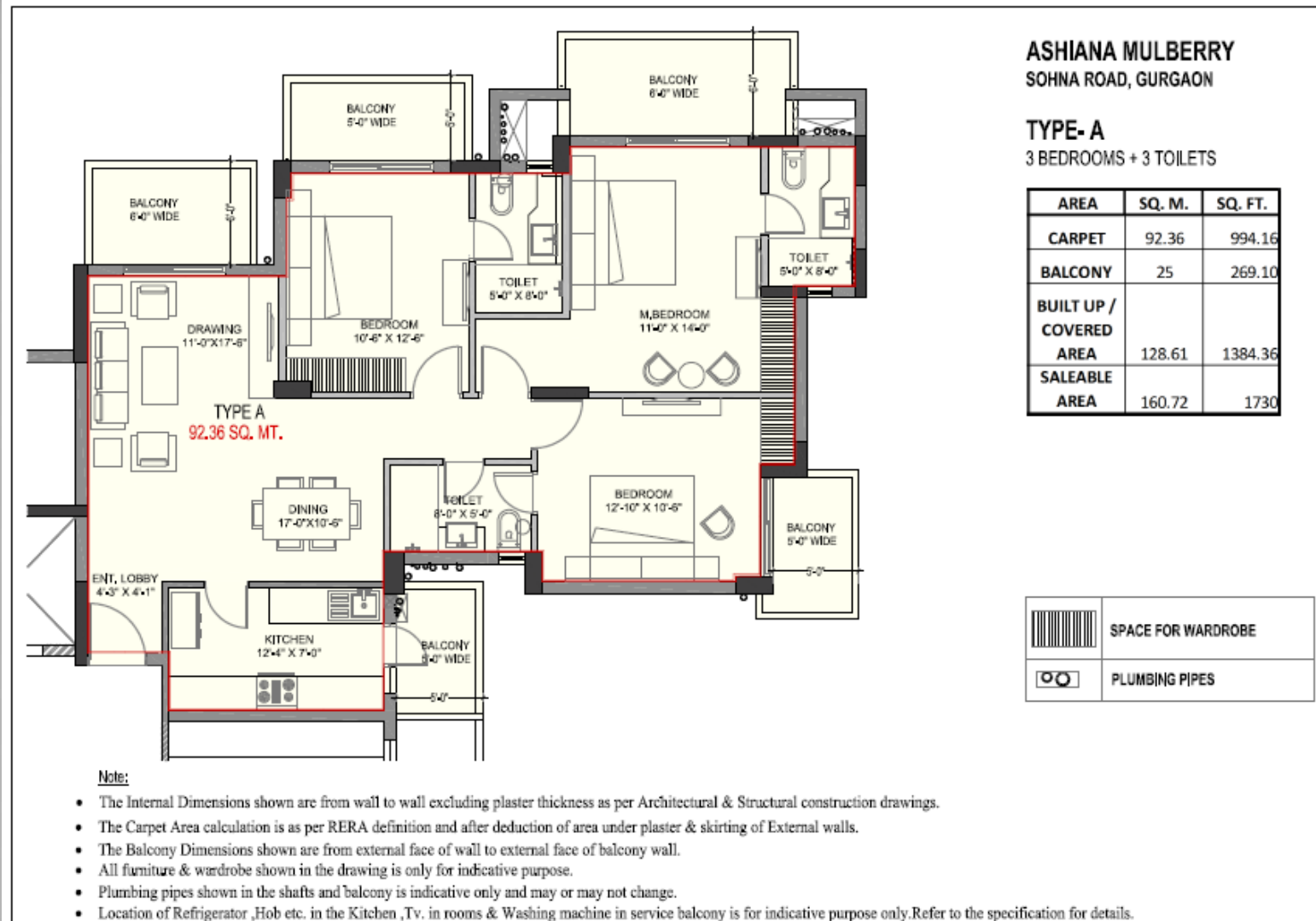
ASHIANA
MULBERRY
Sohna Road
Gurgaon



Apartment Plans



ASHIANA
MULBERRY
Sohna Road
Gurgaon



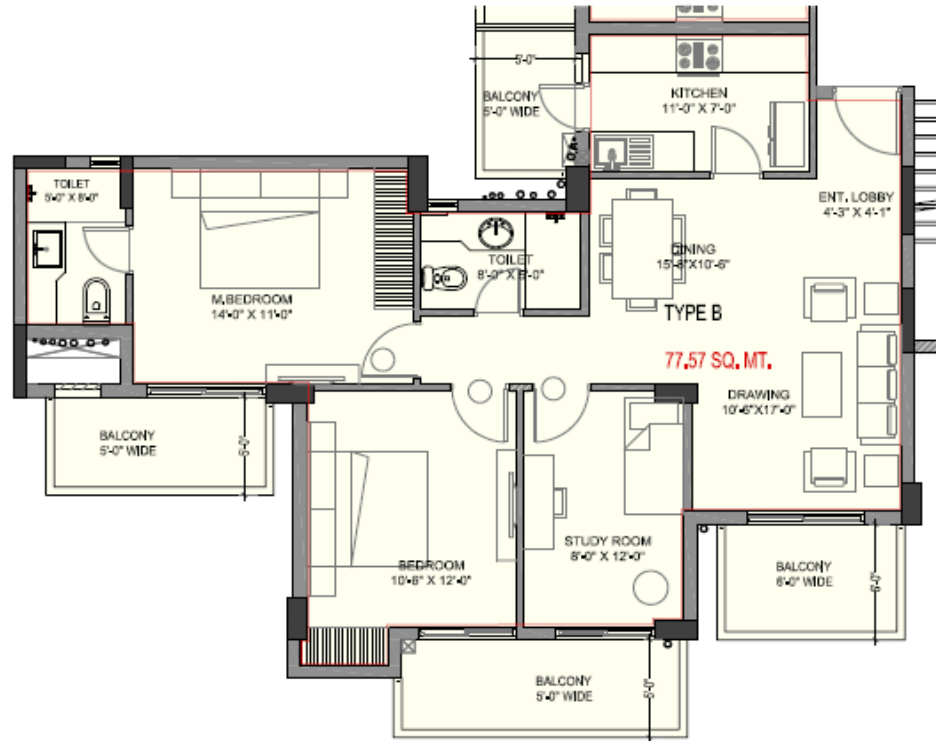
Apartment Plans



ASHIANA
MULBERRY
Sohna Road
Gurgaon

ASHIANA MULBERRY
SOHNA ROAD, GURGAON

TYPE-B
2 BEDROOMS + STUDY + 2 TOILETS



AREA	SQ. M.	SQ. FT.
CARPET	77.57	834.96
BALCONY	20.56	221.31
BUILT UP / COVERED AREA	109.25	1175.97
SALEABLE AREA	136.10	1465

	SPACE FOR WARDROBE
	PLUMBING PIPES

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.

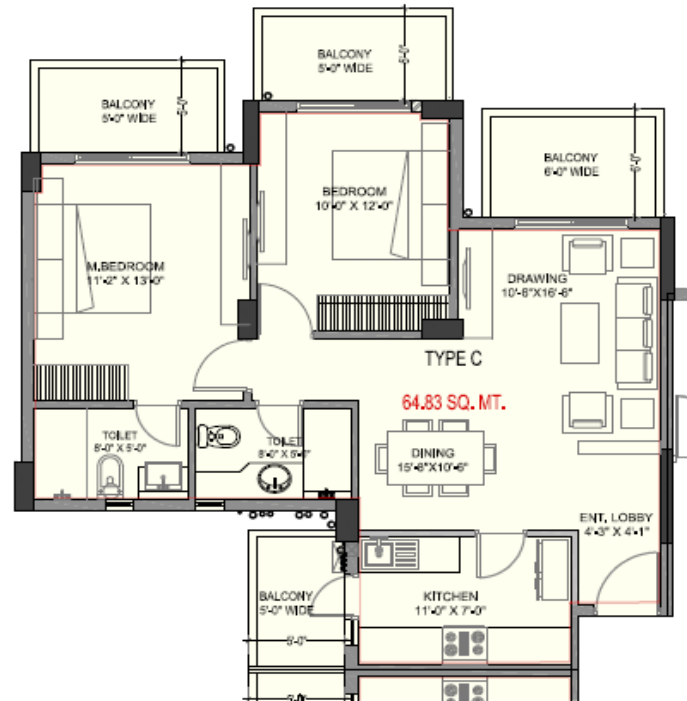
Apartment Plans



ASHIANA
MULBERRY
Sohna Road
Gurgaon

ASHIANA MULBERRY
SOHNA ROAD, GURGAON

TYPE-C
2 BEDROOMS + 2 TOILETS



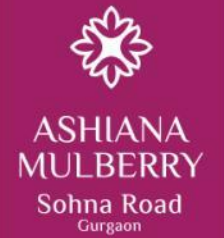
AREA	SQ. M.	SQ. FT.
CARPET	64.83	697.83
BALCONY	18.04	194.18
BUILT UP / COVERED AREA	91.14	981.03
SALEABLE AREA	112.41	1210

	SPACE FOR WARDROBE
	PLUMBING PIPES

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.

Now Introducing



24 + 24

Scheme

Scheme Highlights

- ❖ **Earn Assured Rent 24 Months before & 24 Months after Possession.**
- ❖ **Zero (0) EMI Till Possession.**





ASHIANA
MULBERRY
Sohna Road
Gurgaon

Assured Rental Earning

Appt Type	Appt Detail	Rent per month till Possession	No. of Months	Total Rent Amount till Possession	Rent per month post Possession	No. of Months	Total Rent Amount post Possession	Total Rent Amount Earned
Type - A	3 BHK	Rs. 11,000/-	24	Rs.2,64,000/-	Rs.13,000/-	24	Rs.3,12,000/-	Rs.5,76,000/-
Type – B	2BHK + Study	Rs.9,000/-	24	Rs.2,16,000/-	Rs.11,000/-	24	Rs.2,64,000/-	Rs.4,80,000/-
Type – C	2 BHK	Rs.7,000/-	24	Rs.1,68,000/-	Rs.9,000/-	24	Rs.2,16,000/-	Rs.3,84,000/-

Thank You

