

**Your Dream Home  
is Now a Reality**





Aristic View

# Mulberry County

Sector-70, Faridabad

## An Elevated Experience

Located in Sector - 70, the project is ideally situated in the center of enhancement and evolution of Faridabad. Homes at Mulberry County are branched into Phase 1 & 2 and offer a mix of exclusively designed 2 & 3 BHK homes. Surrounded by the magnificence of Faridabad, both phase 1 & 2 are lavishly spread over an area of 10.1 acres. The project is located at a pristine location amidst the urbanization and infrastructure development of Faridabad.

## 10 Acres of Secured Gated Living

- Large green open spaces
- 2 & 3 BHK exclusive residential apartments
- Waterproof PVC false ceiling in all toilets
- Fiber Wire throughout the complex (for internet, IPTV etc.)
- 24 x 7 power backup & water supply
- Grand clubhouse & swimming pool
- Easy accessible & maintainable shafts
- Exclusive wooden doors & frames with fittings

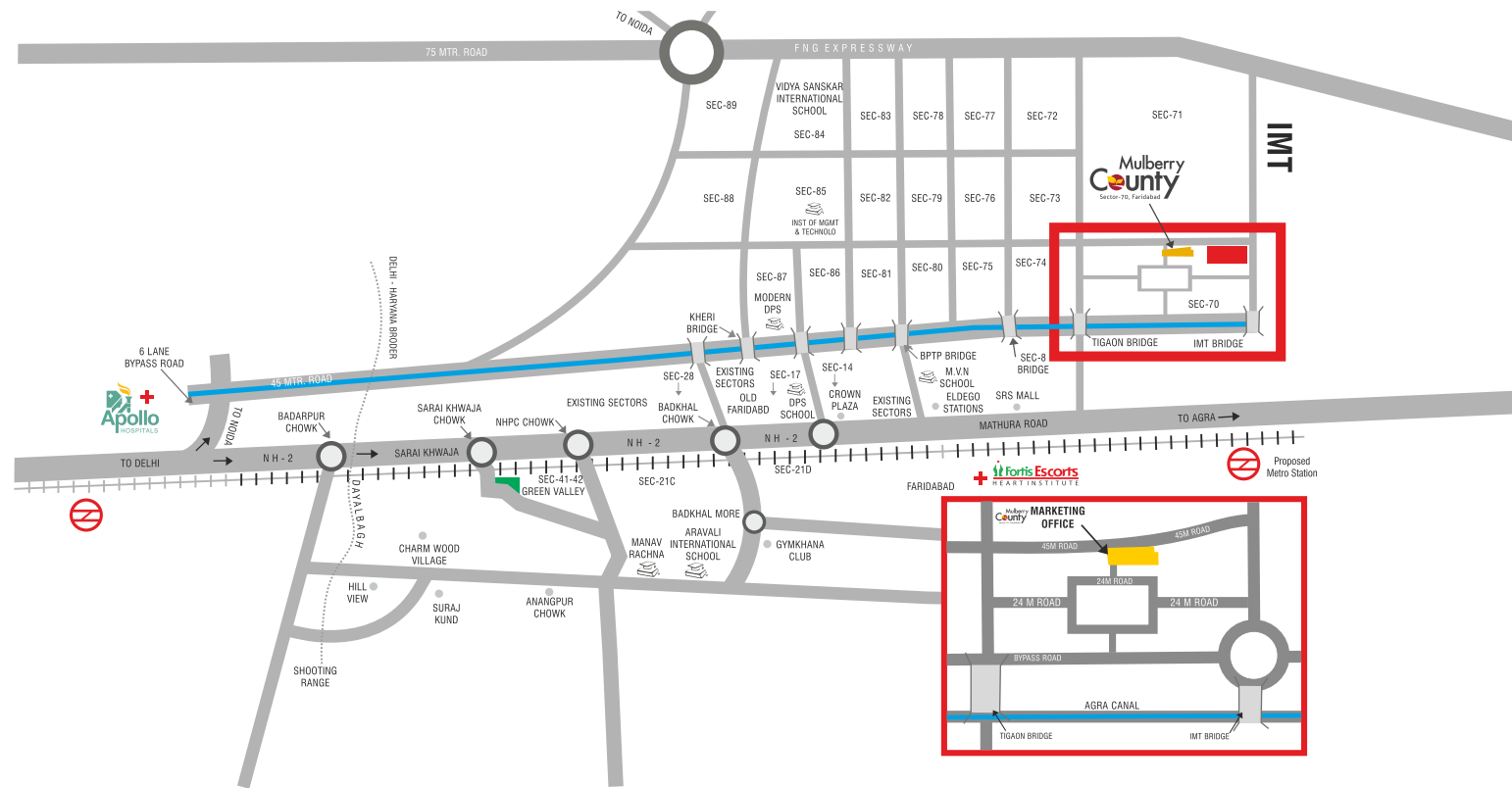
## Locational Vantage

- Adjoining 1800 acres of IMT Faridabad Development.
- More than 33 projects setup with the capital investment of Rs. 2000 Crores.
- Generating employment opportunity for over 16,000 employees.
- Faridabad - Noida - Ghaziabad Link in close vicinity.
- The Neharpar bypass road begins from Sec-37 to Ballabhgarh - Palwal and helps in reaching new Faridabad effortlessly.
- The new metro link from Badarpur to YMCA Chowk and extending till Ballabhgarh will benefit the residents close to IMT Faridabad.
- 14 reputed schools and 4 colleges within a radius of 6 kms.

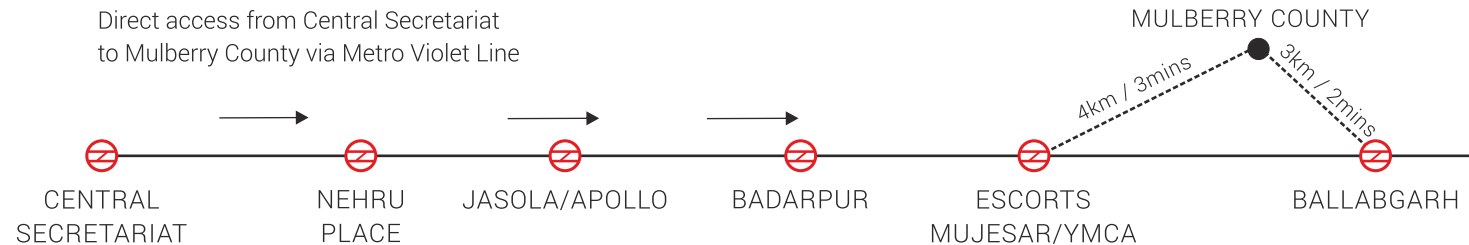
## Your Dream Home is Now a Reality

With our commitment and dedication to deliver, we have made Mulberry County a reality now. We're now offering possession of the flats equipped with all the utilities and amenities. So step into a new life with your new abode.

## Road Map



Direct access from Central Secretariat to Mulberry County via Metro Violet Line



## Top-of-the-Line Specifications

### Seismic Consideration

Considering Zone-IV, Earthquake resistance RCC framed construction.

### Bedrooms

Floor: Mix of wooden laminated flooring & vitrified tiles  
Walls & Ceiling: OBD paint  
Wardrobe: Wardrobe in master bedroom

### Balconies

Floor: Anti - skid ceramic tiles  
Walls: Weather proof paint  
Ceiling: Weather proof paint

### Toilets

Floor: Anti - skid ceramic tiles  
Walls: Ceramic tiles up to 7'0" height and paint in remaining area  
Ceiling: False ceiling  
Fittings & Fixtures: Cera WC & Cera wash basin, CP  
Fittings & Mirror

### Electrical

Copper electrical wiring throughout in concealed conduit with provisions for light point, power point, TV & phone sockets with protective MCBs & modular switches.

### Living, Dining & Lobby / Passage

Floor: Vitrified Tiles  
Walls & Ceiling: OBD paint

### Kitchen

Floor: Anti - skid ceramic tiles  
Walls: Ceramic tiles 2ft. above the counter & OBD paint in remaining area  
Ceiling: OBD paint  
Counter: Granite  
Fittings & Fixtures: CP fittings, SS single bowl with drain board / double bowl sink, space for exhaust fan  
Wood Work: Kitchen cabinets

### Security System / Fire Fighting System

Single entrance & exit, gated community, CCTV in common areas & fire fighting system.

### Doors

Internal: Moulded laminated shutters / melamine finished  
Main Door: Laminated shutter / melamine finished  
External Doors & Windows / Glazing: Powder coated aluminum

### Other Amenities

100% power-backup in public area, clubhouse with health club, swimming pool with shower and changing room, kid's splash pool, indoor games area (Table Tennis, Pool Table, Yoga Room) & outdoor games area (Multipurpose Court & Joggers Track).

# Site Layout



## LEGENDS:

1. Main Entry
2. Guard House
3. Club House
4. Swimming Pool
5. Ramp
6. Pavilion
7. Deck Area
8. Parking
9. Sub Station
10. Tennis Court
11. Pathways
12. Multipurpose Lawn
13. Shopping Mall
14. Towers
15. Open-air Theatre
16. Stage
17. Tot Lot
18. Children Playground
19. EWS
20. Yoga Meditation Park
21. HT/LT Panel Room
22. Tower Drop Off



## Layout Plan Tower A



2 BHK + 2 Toilet  
 Carpet Area: 753.48 sq.ft.  
 Covered Area: 970.70 sq.ft.  
 Super Built-up Area: 1220 sq.ft

## Layout Plan Tower B



3 BHK + 2 Toilet  
 Carpet Area: 991.80 sq.ft.  
 Covered Area: 1226.13 sq.ft.  
 Super Built-up Area: 1525 sq.ft

## Layout Plan

Tower C & D



2 BHK + 2 Toilet  
Carpet Area: 668.34 sq.ft.  
Covered Area: 830.58 sq.ft.  
Super Built-up Area: 1050 sq.ft.

## Layout Plan

Tower C & D



2 BHK + 2 Toilet  
Carpet Area: 700.00 sq.ft.  
Covered Area: 890.00 sq.ft.  
Super Built-up Area: 1075 sq.ft.

## Projects De facto



  
**ANANDAM**  
**ESTATE**  
 SECTOR 19 & 24 DHARUHERA

- 42.98750 acres of plotted township
- Sector 19 & 24, Dharuhera
- Choice of free hold plots, independent floor & villas



  
**ANANDAM**  
**AWAAS**  
 SECTOR 19 DHARUHERA

- Deen Dayal Jan Awaas Yojana
- 28.40625 acres of affordable plotted township
- Sector 19, Dharuhera
- Plot sizes from 72-177 sq. yds.



  
**ANANDAM**  
**CITY**  
 ALWAR - RAJGARH ROAD

- Well planned residential township
- Spread over 116 acres
- Direct access to Alwar bypass Rajgarh Road



  
**ANANDAM**  
**CITY**  
 SECTOR 19 A & 40 PANIPAT

- Well planned residential township
- Spread over 167 acres
- Sector 19A & 40, Panipat
- 2 Minutes Drive from NH-1

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**CREDAI**

**NEW INVENTORY  
LAUNCHED**



**Mulberry  
County**  
Sector-70, Faridabad

**TOWER E & F**

**MORE THAN 400\* FAMILIES RESIDING IN TOWER A, B, C & D**



## An Elevated Experience

Located in Sector - 70, Faridabad, the project is located at a pristine location amidst the urbanization and infrastructure development of Faridabad. Homes at Mulberry County are exclusively designed 2 & 3 BHK apartments lavishly spread over an area of 10.1 acres & surrounded by the greens.

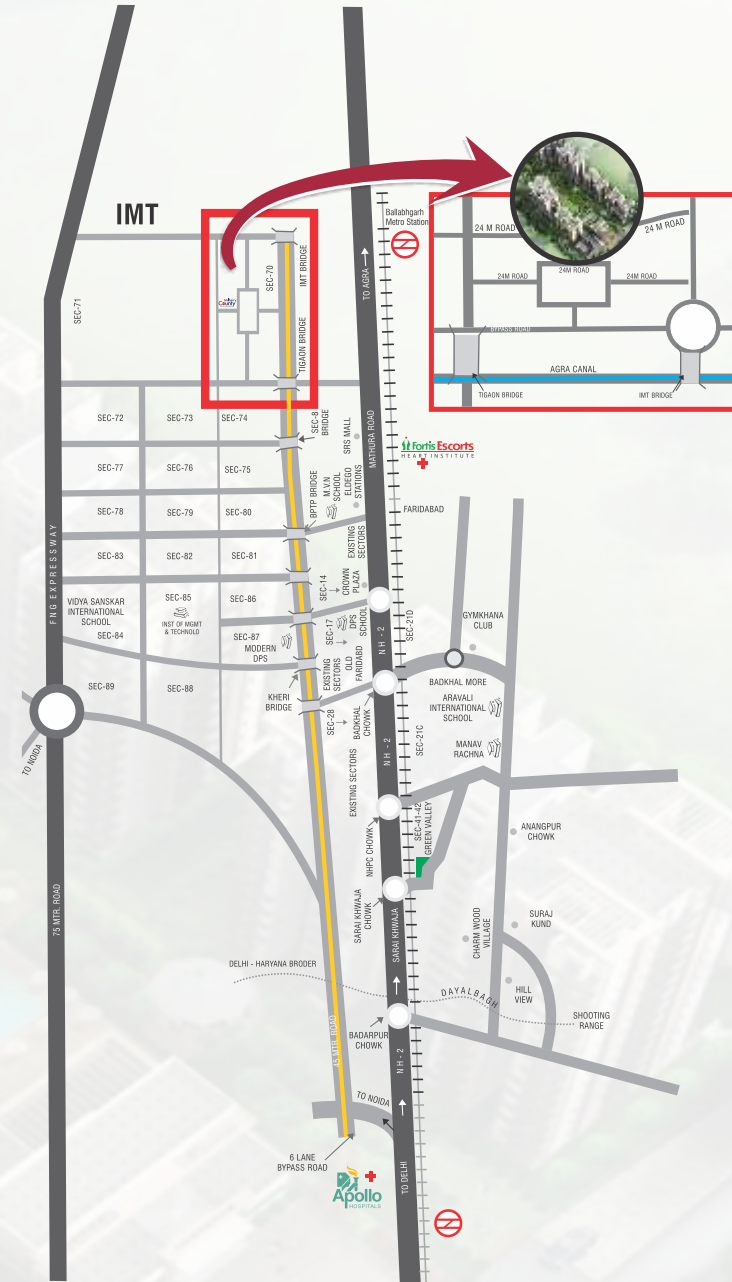
## 10 Acres of Secured Gated Living

- Large Green Open Spaces
- 2 & 3 BHK Exclusive Residential Apartments
- Waterproof PVC False Ceiling in all Toilets
- 24 x 7 Power Backup & Water Supply
- Grand Clubhouse & Swimming Pool
- Easy Accessible and Maintainable Shafts
- Exclusive Wooden Doors & Frames with Fittings

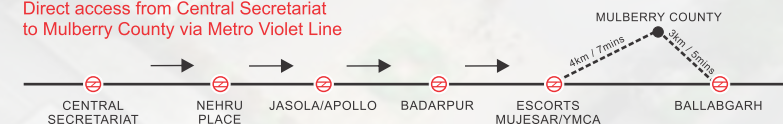
## Locational Vantage

- Direct Metro Connectivity
- Health Care Services
- Industrial Model Township
- Reputed Schools & Colleges
- Direct Access from NH-2
- Proposed FNG Expressway
- Commercial HUB
- Well planned Infrastructure
- Employment Opportunities

## Road Map



Direct access from Central Secretariat to Mulberry County via Metro Violet Line



## Site Layout



## Legends

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21. HT/LT Panel Room
22. Tower Drop Off

## Actual Images



RECREATIONAL GREENS



SWIMMING POOL



24X7 SECURITY



CLUB HOUSE



BASKETBALL COURT

# Layout Plans



## TOWER - A

2 BHK + 2 Toilet | Super Built-up Area 1220 sq. ft.



## TOWER - B

3 BHK + 2 Toilet | Super Built-up Area 1525 sq. ft.



## TOWER - C & D

2 BHK + 2 Toilet | Super Built-up Area 1050 sq. ft.



## TOWER - C & D

2 BHK + 2 Toilet | Super Built-up Area 1075 sq. ft.



## TOWER - E

2 BHK + 2 Toilet | Super Built-up Area 1050 sq. ft.



## TOWER - E

2 BHK + 2 Toilet | Super Built-up Area 1075 sq. ft.



## TOWER - F

3 BHK + 2 Toilet | Super Built-up Area 1375 sq. ft.



## TOWER - F

3 BHK + 2 Toilet | Super Built-up Area 1400 sq. ft.

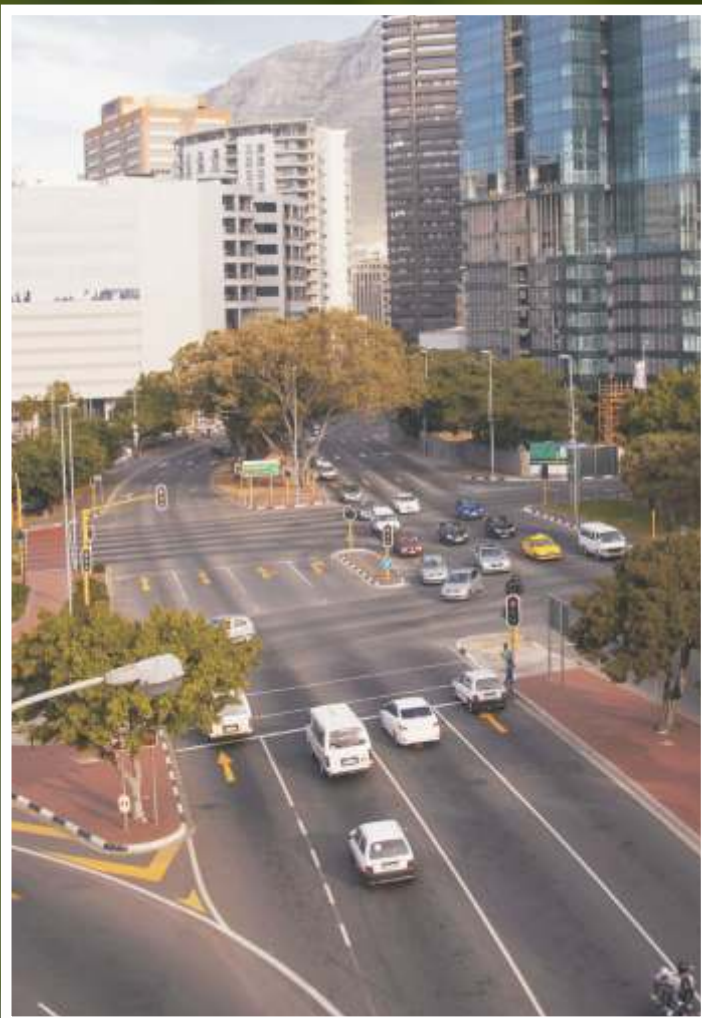


# IMT RESIDENCES

AT

Mulberry  
**County**  
Sector-70, Faridabad

EXPERIENCE LIFE ON THE BIGGER SIDE



## WHY IMT RESIDENCES

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- 1 Direct Metro Connectivity from Delhi to Ballabhgarh via metro violet line will benefit the residents close to IMT Faridabad
- 2 Massive Super Speciality Hospital and Medical College spread over 130 acres in the close vicinity
- 3 Population of New Faridabad (Neharpar) on the rise; More than 18000 families already living
- 4 30 minutes drive from Gurgaon to Faridabad
- 5 Adjacent to Delhi - Mumbai Expressway would provide added value to the region
- 6 FNG Expressway (being taken up by NHAI) will make Noida Expressway just 15 minutes away
- 7 Best of social infrastructure planned with wide sector roads
- 8 14 reputed schools and 4 colleges within a radius of 6 kms
- 9 Just 20 min drive from proposed International Airport (Jewar Aiport) of Noida
- 10 5 minutes drive from IMT Residences to FNG Expressway



ACTUAL IMAGE

## FANTASTIC BUSINESS IMPACT IN FARIDABAD OF IMT FARIDABAD

- 1 Development of over 1784 acres of IMT Faridabad
- 2 More than 33 projects set-up with the capital investment of ₹ 2000 crores
- 3 Large corporate houses in IMT like: Hero Steel, Amul, Lakhani Shoes, Sterling Tools, Glen Appliances, EON Electric, Studds Accessories, Tata Powers, Victora Auto Group etc.
- 4 Space allocated for 8 prestigious projects involving capital outlay of 650 Crore
- 5 Employment opportunity for more than 16000 employees
- 6 All residential properties in close vicinity of IMT Faridabad rising in the near future
- 7 Regional Rail Transit System to cater to the increased urban transport need



ACTUAL IMAGE

## 10 ACRES OF SECURED GATED LIVING

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LARGE OPEN GREEN SPACES



2 BHK & 3 BHK EXCLUSIVE RESIDENTIAL APARTMENTS



MULTI-PURPOSE COURT BASKET BALL, BADMINTON AND TENNIS



AMPLE BASEMENT PARKING AND CCTV SECURED



GRAND CLUB HOUSE AND SWIMMING POOL



SPACIOUS LIVING AREA AND KITCHEN WITH UTILITY



24X7 POWER BACK-UP AND WATER SUPPLY



GYMNASIUM, STEAM AND SAUNA

# FLOOR PLANS



**2BHK**  
AREA 1050 SQ.FT  
**TOWER E**



**2BHK**  
AREA 1075 SQ.FT  
**TOWER E**



**3BHK**  
AREA 1375 SQ.FT  
**TOWER F**



**3BHK**  
AREA 1400 SQ.FT  
**TOWER F**





**IMT**  
**RESIDENCES**  
AT  
**Mulberry**  
**County**  
Sector-70, Faridabad



# ACTUAL IMAGES



Corporate Office: MG Housing Pvt. Ltd., 12th Floor, Himalaya House, 23 Kasturba Gandhi Marg, New Delhi-110001

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