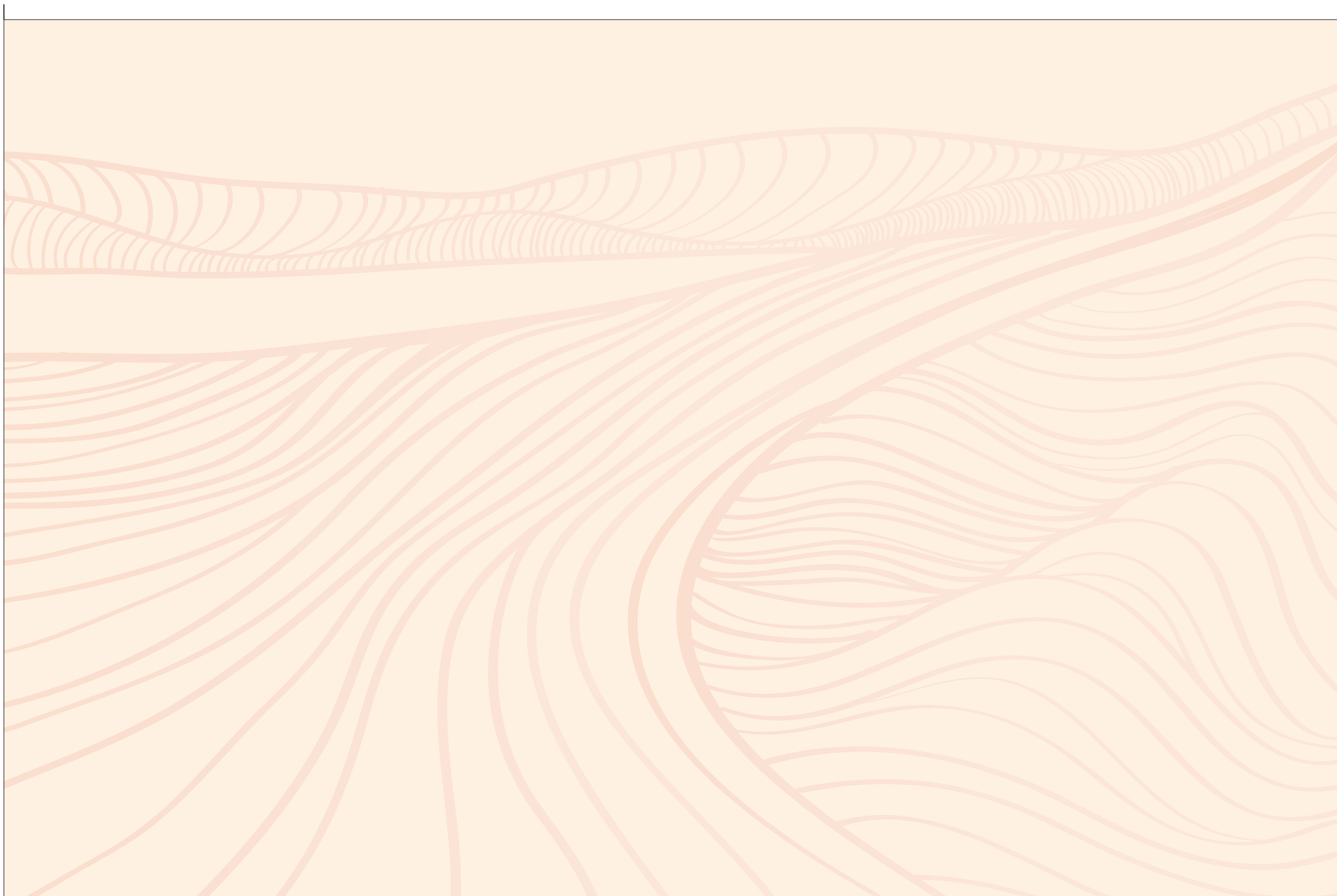




CARVED FOR THE CHOSEN FEW





It all began with a dream, an outlandish fantasy to create an unimagined destination.
An address so unique and potent, that every individual's story that blooms on this land, becomes
a royal tale... majestic and exceptional.

We nurtured the passion to craft a world that not only elevates, but also transcends every
definition of luxury living. We brought in craftsmen and connoisseurs who carefully nourished and
moulded this vision into a breathing, living form.

That dream we saw is now real.

Welcome to Tulip Monsella.

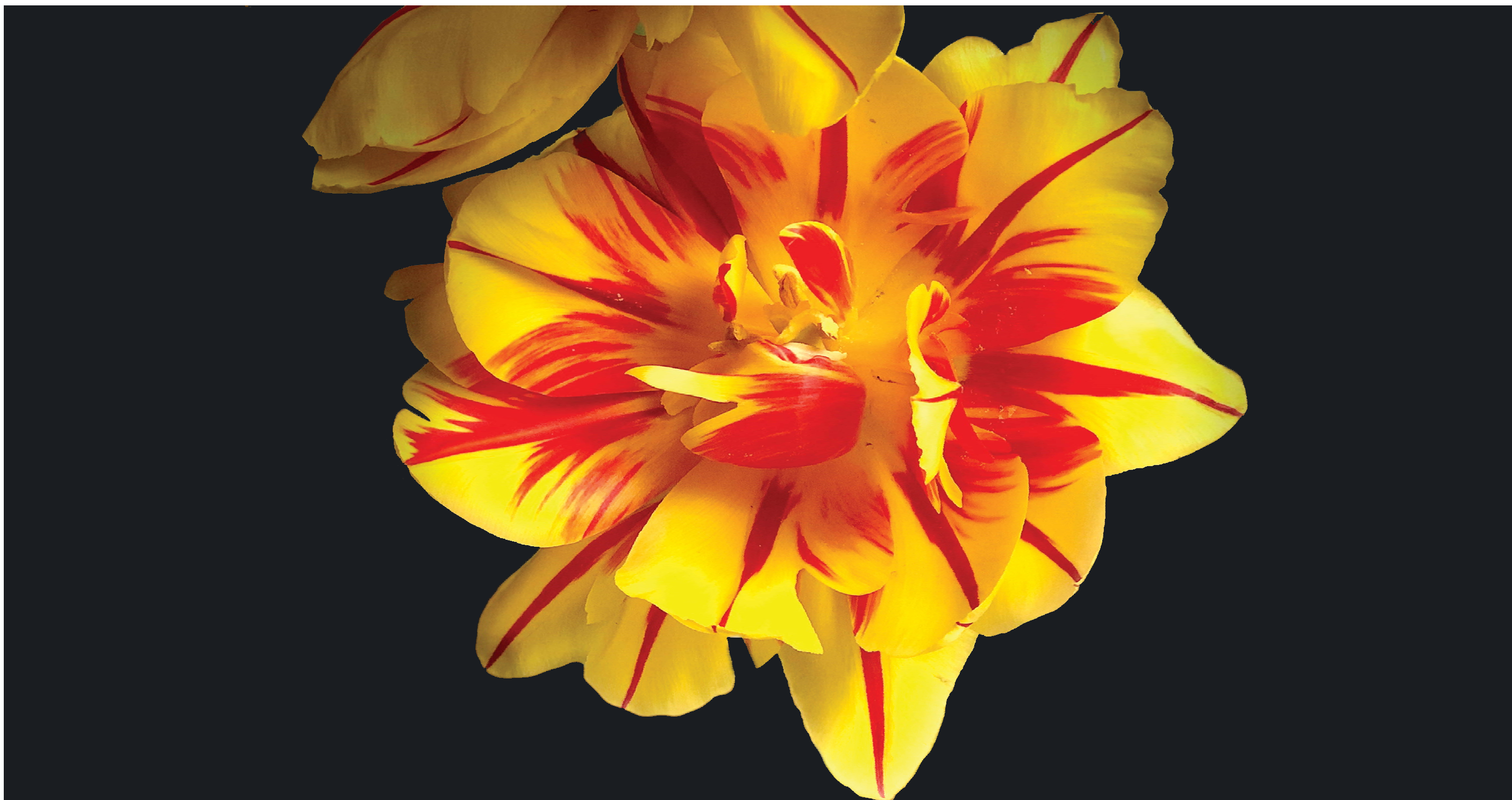




THE PLATINUM COLLECTION
BY TULIP GROUP



Driven by timeless perfection and pure resplendence,
The Platinum Collection is a set of aspirational retreats in the lap of untapped luxury.
Built for those who strive for the finest things in life, these are homes
that elevate you to the art of regal living. We bring to you Tulip's crème de la crème.



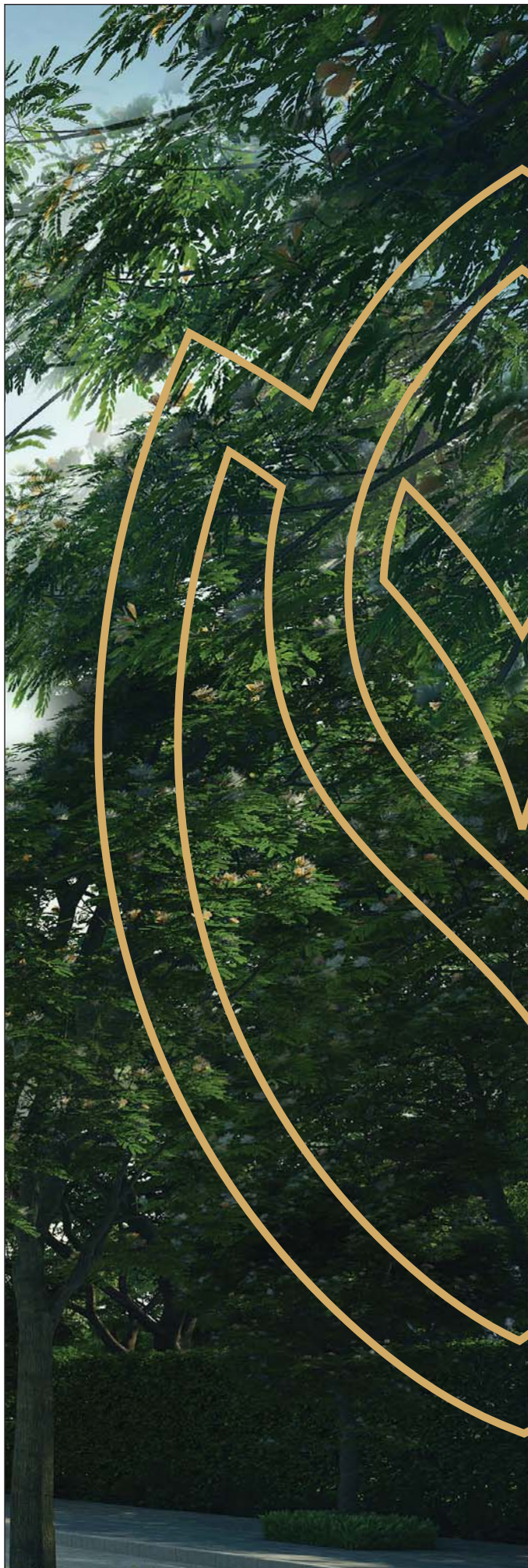
With its bright canary-yellow petals feathered with red flames, the Monsella blooms with all its grandeur... revealing the most striking view that one can witness. Unraveling layers of gentle petals that gleam with bright colors, Monsellas are coveted by all, but acquired by just a few.

They are nature's hand-crafted masterpieces that blossom in the gardens of the fortunate.

Much like the flower, the Tulip Monsella project is breathtakingly inimitable.

It is a place that magical tales are made of.





A TOWERING ICON ON GURUGRAM'S SKYLINE

Poised above the common soil, is a land of unsurpassed beauty and light. A haven of pure indulgence, this is where refinement and relaxation unite and where tranquil bliss is found amidst the throbbing bustle of the metropolis.

Some proclaim it to be a splendid utopia, some call it the epitome of luxury, and for others, it is an ethereal tale.



HERE YOUR COMFORT BECOMES THE DECREE.

Experience a place where style, culture and luxury flow from your stunning contemporary residence to the splendour below. The dynamic city of Gurugram is alive with energy; Tulip Monsella sits at a prime location on the Main Golf Course Road – at the very heart of it all.

The Geography_____

The Cosmopolitan Hub

Welcome to the Golf Course Road, Gurugram, which has assuredly become the most sought after residential preference for the elite. There's no need to venture for afield to discover the best leisure options, schools, hospitals, and business hubs, as everything lies within minutes.

CONNECTIVITY



LEISURE & ENTERTAINMENT



BUSINESS

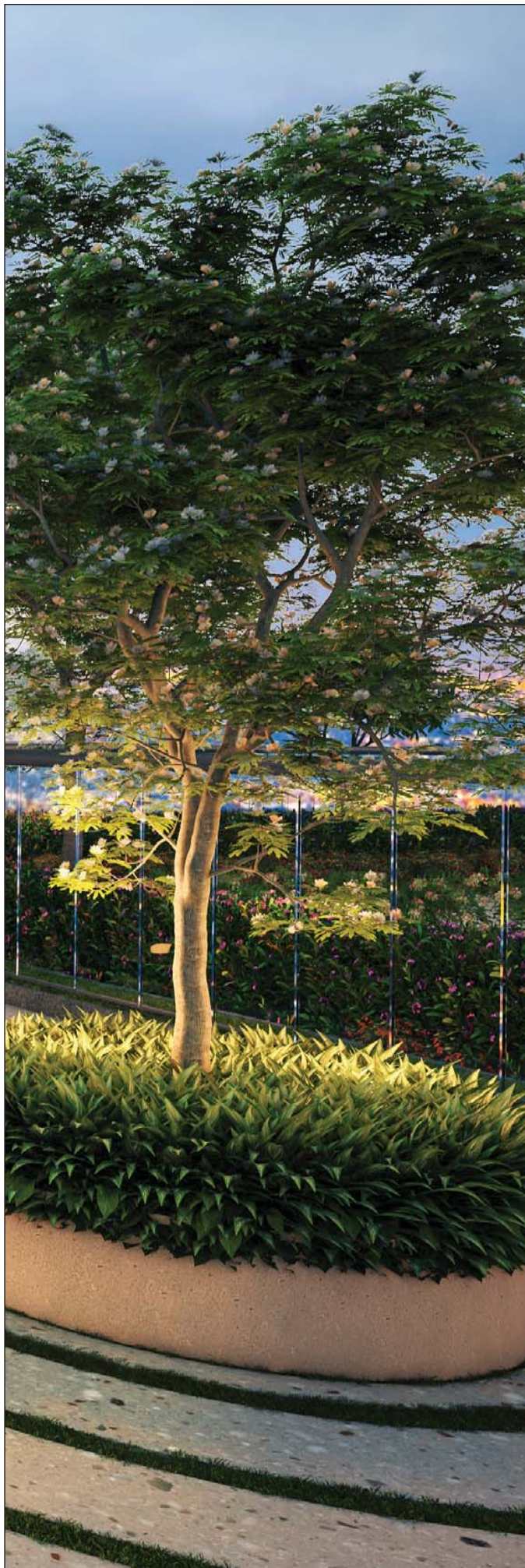


EDUCATION & HEALTHCARE









WHERE SKIES WILL YIELD TO YOUR COMMAND

Prepare to be left spellbound by an unseen land perched on the skies. A one of its kind in India, The SkyHub is an unprecedented state-of-art feature that will leave you in splendid company of the clouds, with catching that first ray of sun and the last beam before nightfall becoming your daily sacrament.

The SkyHub

Splash Pool | Library | Cards Lounge | Business Center | Yoga Deck |
Observatory | Gymnastics/Zumba Room







LUXURIATE AMIDST THE SPRAWLING SKIES







HERE EXQUISITE INDULGENCES ARE OFFERED IN YOUR HONOUR

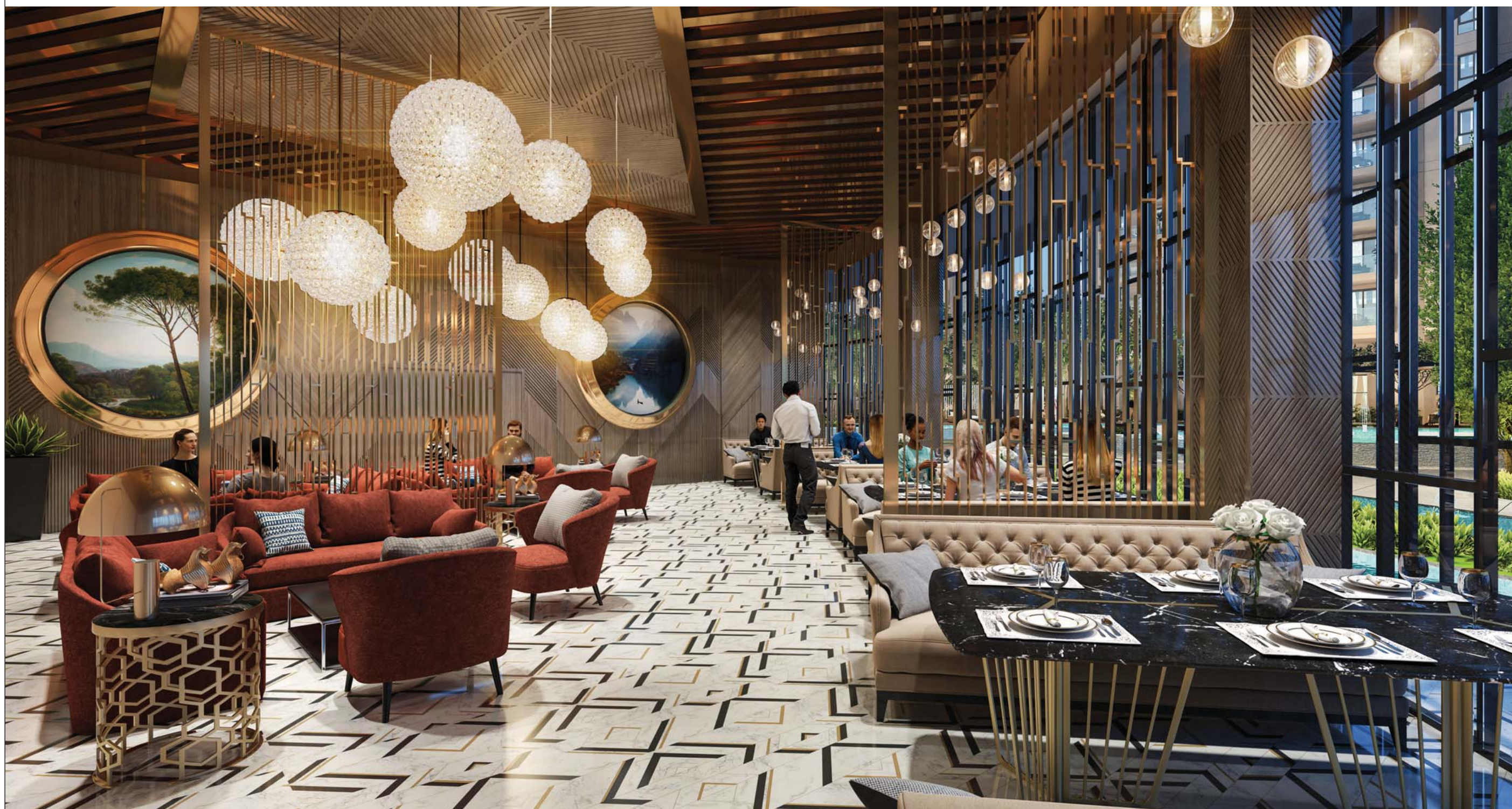
The appeal of these spectacular residences is further amplified through the wide range of amenities, exclusively designed with the vision of making residents immerse themselves in luxury.

The Tulip Monsella Clubhouse

SPA - Salt Room, Sauna, Steam, Jacuzzi, Massage Room, Hair Salon |
Fine Dining Restaurant with Private Dining Area | Restro Bar |
Patisserie | Mini Theatre | Card Lounge | Snooker Lounge | Banquet Hall |
Cigar Lounge | Swimming Pool | Kids Pool | Gaming Lounge | Gym



Club Lobby



Fine Dining





Movie Theater



Gym



Snooker Lounge



Card Lounge

The Recreational Zone



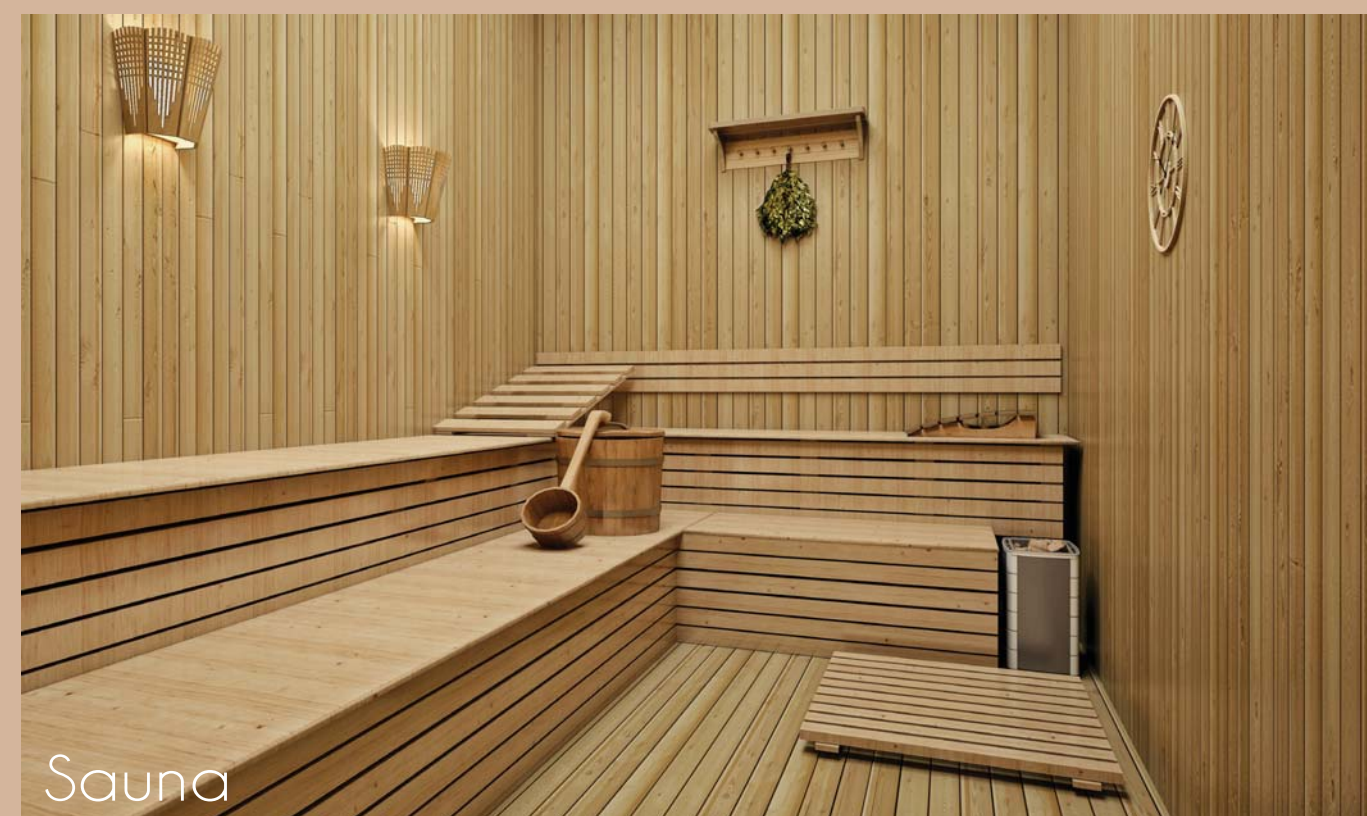
Salt Room



Jacuzzi



Massage Room



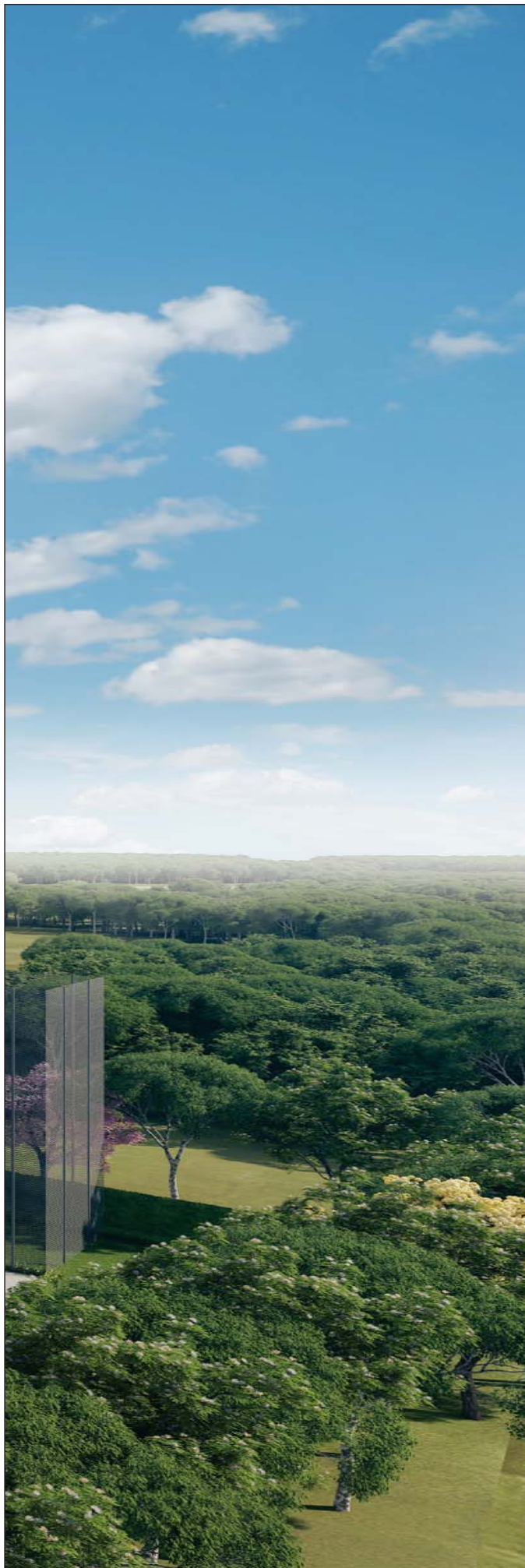
Sauna

The Rejuvenate Zone



Swimming Pool





UNLEASH THE ATHLETE WITHIN

A sports aficionado or not, this haven of restoration houses every facility imaginable for you to commence or continue your journey to better health, fitness and holistic wellness. Let the sportsperson in you unshackle and break free.

The Tulip Monsella Sports Pavilion

Golf Driving Range | Putting Greens | Basketball Court | Badminton Court | Cricket Pitch |
Table Tennis | Squash Court | Skating Rink | Lawn Tennis Court



Sports Club



Lawn Tennis Court



Cricket Pitch



Basket Ball Court



Badminton Court



Private Golf Driving Range



Putting Greens





WHERE NATURE WELCOMES YOU TO ITS SYMPHONIES

Strategically paired with the advantages of having nature in your backyard, these homes are designed to complement modern lifestyle.

With a plethora of palatial greens, you bask in different hues and shades. Sprawling lawns entice you to take a leisure stroll. This is where nature engulfs you and transports you to a world of serenity and comfort, stowing you away from the bustle of the surrounding city life.

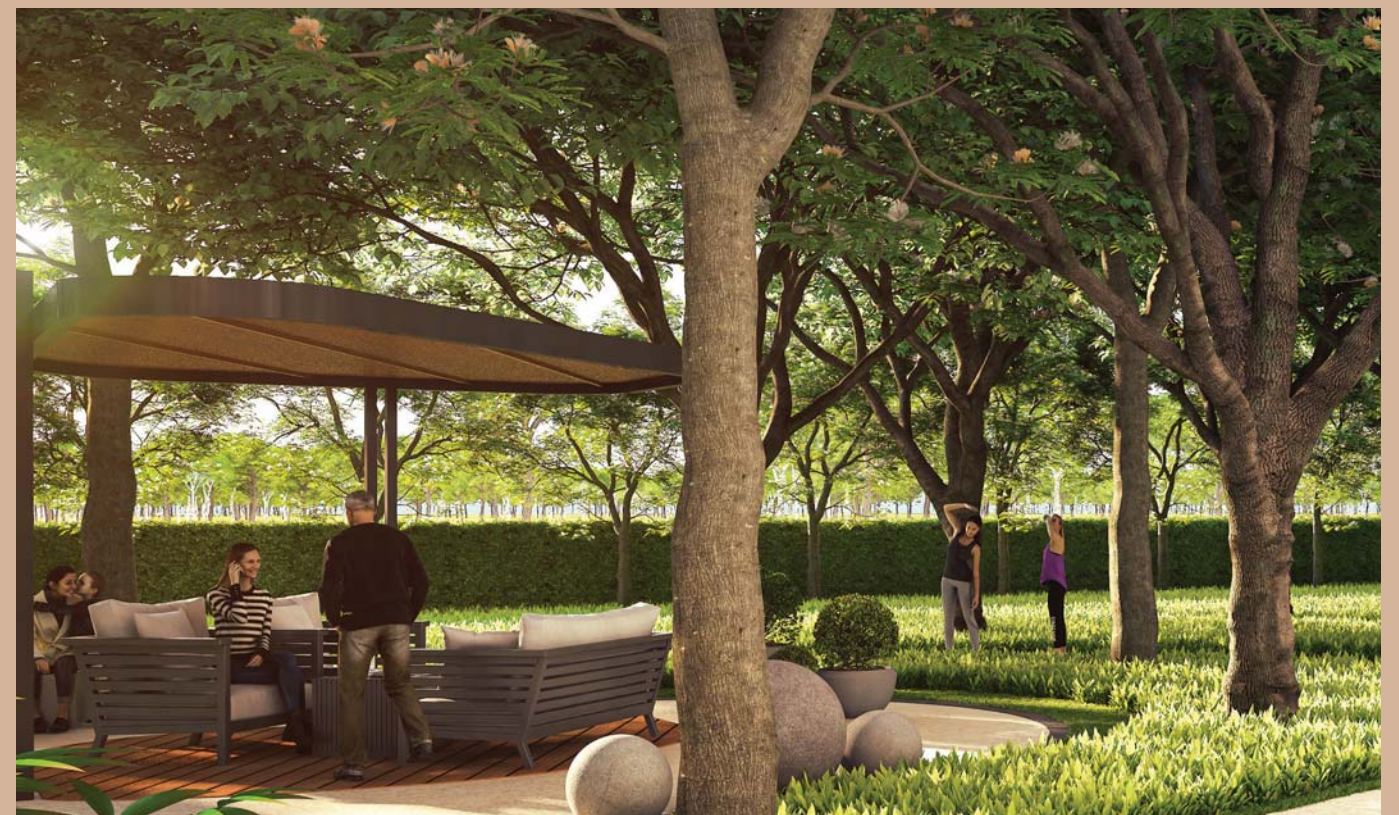
The Landscape Architecture

Cycling Track | Jogging Track | Serene Water Features | Jungle Walk |
Elevated Walkways | Private Party Lawns | Family Pavilions | Air Cleaning Plants | Orchid Garden |
Kids Play Area | Outdoor Gym | Pet Corner | Ponds | Amphitheatre









Family Pavilions





Ponds & Serene Water Features



Dedicated Jogging Track



Elevated Walkways



Kids Play Area



Private Party Lawns



Ponds & Serene Water Features



Site Map

LEGEND

1. ENTRY SIGNAGE FEATURE

2. CYCLE TRACK

3. WATER FEATURE

4. ENTRANCE PLAZA

5. GOLF CART PARKING

6. MANDIR

7. TROPICAL GARDEN

8. KIDS PLAY ZONE

9. CENTRAL PARK

10. SUNKEN SEATING

11. FAMILY PAVILION

12. TOWER ENTRY

13. PRIVATE PARTY LAWNS

14. GOLF CART TRACK

15. JUNGLE FOREST GREENS

16. JOGGING TRACK

17. FOREST WALKING TRAIL

18. SENIOR CITIZEN/MEDITATION LAWN

19. AMPHITHEATRE

20. THERAPEUTIC GARDEN

21. MOUND

22. OUTDOOR GYM

23. CHILDREN'S FUN PARK

24. SKY WALK

25. SWIMMING POOL
26. KIDS POOL

27. JACUZZI

28. PERIPHERAL GREENS

29. CLUB DROP OFF

30. FOCAL WATER FEATURE

31. SUNKEN COURT

32. ARRIVAL EXPERIENCE

33. MULTIPURPOSE GROUND

34. CRICKET PRACTICE PITCH

35. TENNIS COURT

36. GOLF PUTTING GREEN

37. GOLF BUNKER

38. GOLF DRIVEWAY

39. EWS

40. BASEMENT RAMP IN

41. BASEMENT RAMP OUT

42. SCHOOL

43. CONVENIENT SHOPPING

44. COMMERCIAL

45. SPORTS BUILDING

46. COMMERCIAL PLAZA

47. PETS CORNER

48. DRIVE WAY

49. CLUB HOUSE

50. SKY HUB





WHERE SPLENDOUR IS DESIGNED TO OBEY

Artful and sophisticated, Tulip Monsella encapsulates modern functionality and timeless aesthetics. Bathed in natural light, these homes offer an oasis of novelty. Wherever you look, you will find the mark of exquisite design. Let your individuality unravel in the authentic beauty of your abode. This is where true luxury resides.

The Luxury Residences

3, 4, 5 Bedroom & Penthouses | 3-Tier Security | Digital Main Door Locks
High Speed Elevator Opening in your Home | Home Automation | Concierge Service | Service Lifts | Dedicated
Loading/Unloading Dock | Zero Vehicle Movement on Ground level | Golf Carts | Vastu Compliant |
Wi-Fi Enabled | Convenience Shopping



Entrance Lobby





Private Lift Lobby



Living



Dining



Family Lounge



Bedroom



Kitchen



2005 YEAR ESTABLISHED

15 PROJECTS COMPLETED

5500+ HOMES DELIVERED

12 MILLION + SQ FT OF BUILT-UP AREA DELIVERED

AWARDS & HONOURS

2020 Iconic Developer for Timely Delivery

Tulip Infratech, By Hindustan Times

2016 Best Group Housing Project - Luxury

Tulip Infratech, By NAREDCO

2016 Timely Delivered Projects Developer of the Year

Tulip Infratech, By Reality Fact

2014 Rajiv Gandhi Excellence Award

Tulip Infratech, By All India Human Welfare Council

PROJECTS DELIVERED



THE TULIP GROUP

Tulip Group is one of the most trusted real estate companies in India. Our brand ensures premium quality, detailing par excellence and timely delivery to the end user.

Much of our success can be credited to the development and delivery of superior and smart real estate projects. With an unwavering foresightedness and a vision for excellence, we constantly evolve our strategies for ceaseless growth in the sphere of real estate and construction.

We build real estate projects with a sense of purpose, where communities can thrive boundlessly. This is what guides our way.

DISCLAIMER:

- License nos. 168 to 172 of 2004 all dated 16.12.2004 License Nos. 545 and 546 of 2006 both dated 13.03.2006; under mix land use project (Commercial and Residential) on the land admeasuring 19.244 acres under TOD Zone policy dated 09.02.2016 and the approval of which has been granted by DGTCP vide Memo No. ZP- 170/SD(BS)/2018/6968 dated 26.02.2018 and further building plans have been revised; Licenses have been granted to M/s. Vipul Limited and Moon Apartments Pvt. Ltd; Developer/licensee assigned the development and marketing rights to M/s Tulip Infratech Pvt. Ltd.(TIPL) and obtained the BIP approval.
- Residential Project has originally been mortgaged by the Developer/licensee to PNB Housing Finance Limited and with second ranking charge in favour of Catalyst Trusteeship Ltd. and TIPL may further Mortgaged to other financial institutions/banks and NOC will be obtained, if required.
- All the areas and facilities including without limitation all recreational facilities and activities at and/or under the "SKY HUB", "The club House", "The Sports Club", "Commercial Spaces" etc. and other areas and facilities which are specifically excluded from the scope of allotment, which may be developed simultaneous or in the other/later phase of the Project.
- The information contained herein this Brochure ("Brochure"), is merely informative unless & otherwise expressly provided, all contents are for general information purposes. Nothing contained herein intends to constitute an offer/ invitation to offer or sale. All plans and images shown in the brochure are indicative only and are subject to change(s) at the discretion of the Developer or competent authority. All images are artistic rendition of proposed development and are for representation purposes only. All floor plans, site plans, specifications, dimensions, designs, measurements and locations are indicative and are subject to change as may be decided by the Developer or competent authority. Revision, alteration, modification, addition deletion, substitution or recast, if any, may be necessary carried out during construction. Sizes/dimensions mentioned in all drawings/documents are all of unfinished rooms and these may vary post finishing/plastering/panelling/cladding, etc. Specifications are indicative and are subjected to change as may be decided by the Developer or competent authority. Marginal variations may be possible, if necessary during construction. The brands of the equipment's/appliances and the specifications and facilities mentioned are tentative and liable to change at sole discretion of the Developer. The Developer reserves the right to get the area, plans, etc revised which will be subject to the approval of the competent authority/ies.
- The Company and any of its affiliates, subsidiaries, officers, directors, employees or agents provide the Brochure and the Information on an "as is" basis and do not make any express or implied warranties, representations, endorsements or conditions with respect to the Brochure or the Information, including without limitation, warranties as to merchantability, operation, non-infringement, usefulness, completeness, accuracy, current validity, reliability and fitness for a particular purpose.
- The readers are advised to verify any/ all information about the project from the Company's office as well as HRERA website before claiming any reliance on it. Further, the contents are subject to the terms as stated in the Application Form, Buyer's Agreement & other related/incidental/ancillary transactional documents.





Tulip Infratech Pvt. Ltd., 76-G, Sector 18, Gurugram 122015, Haryana
+91 99991 01493 | sales@tulipgroup.in | www.tulipgroup.in

Tulip Monsella, Golf Course Road, Sector-53,
Gurugram 122002

RERA REGN. No. - 29 of 2022