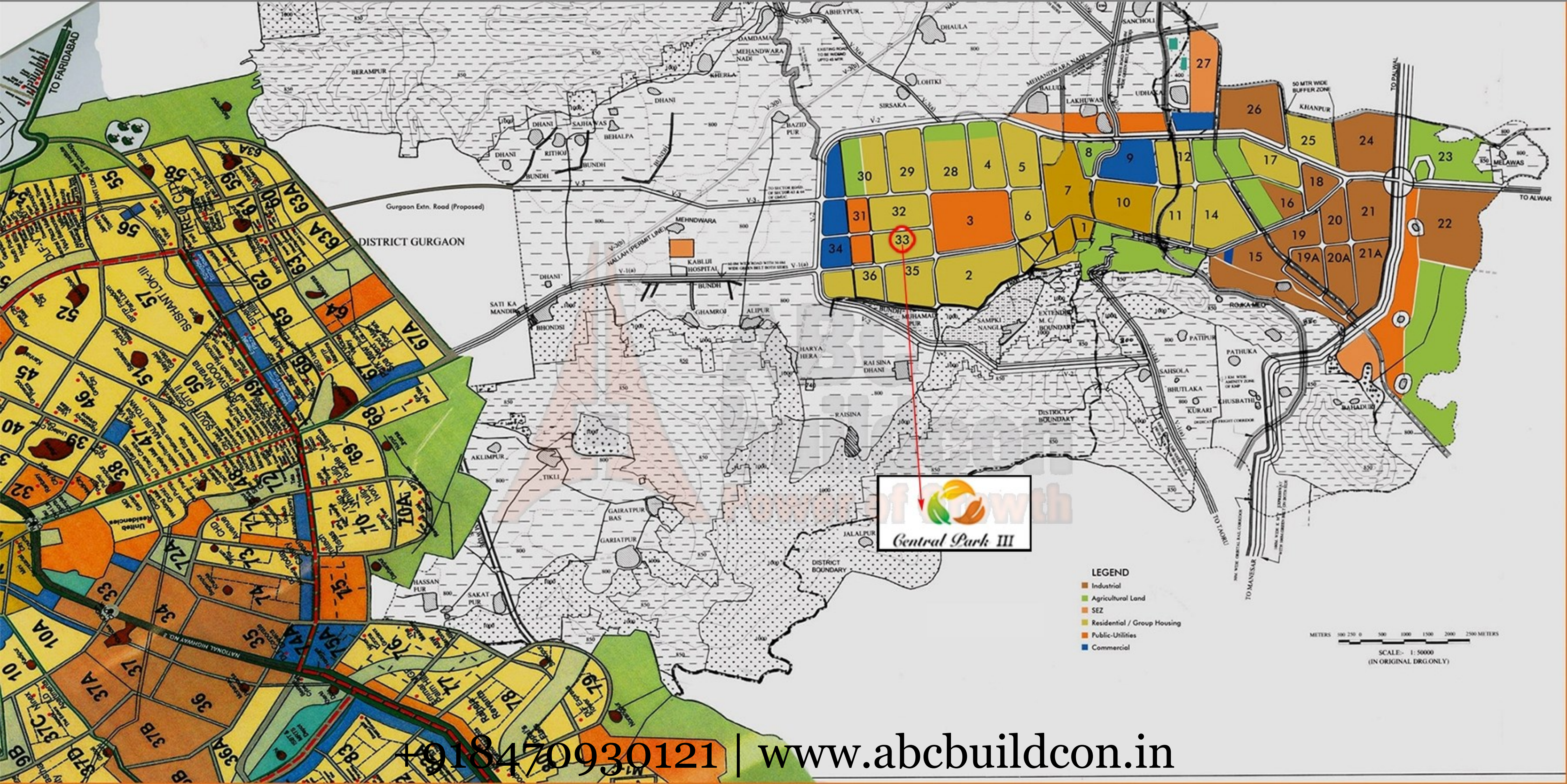




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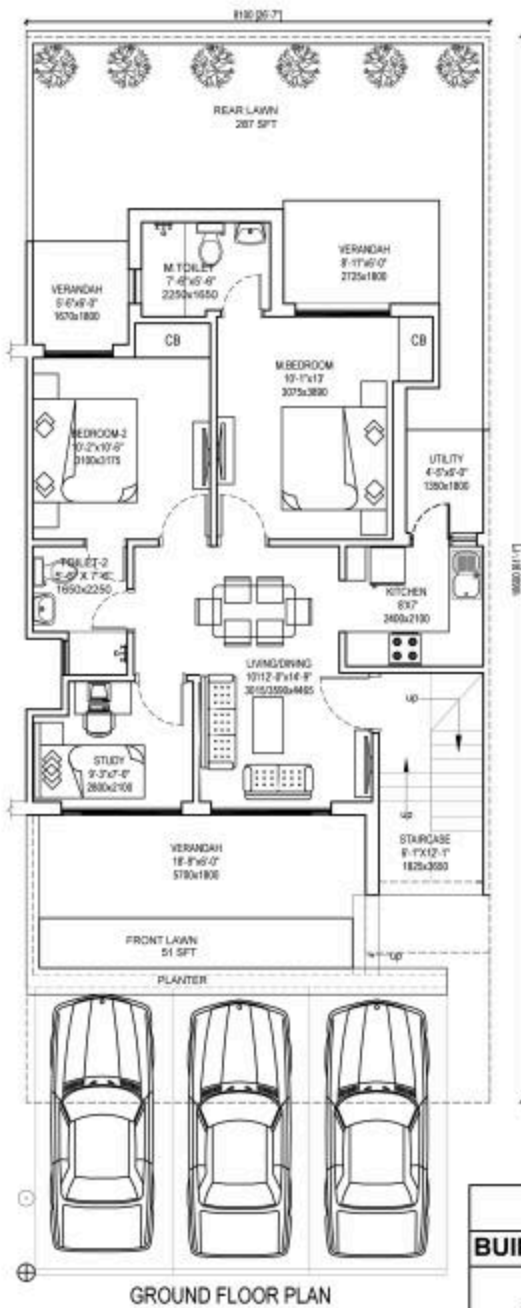


  
**Central Park III**  
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- LEGEND**
- Industrial
  - Agricultural Land
  - SEZ
  - Residential / Group Housing
  - Public-Utilities
  - Commercial

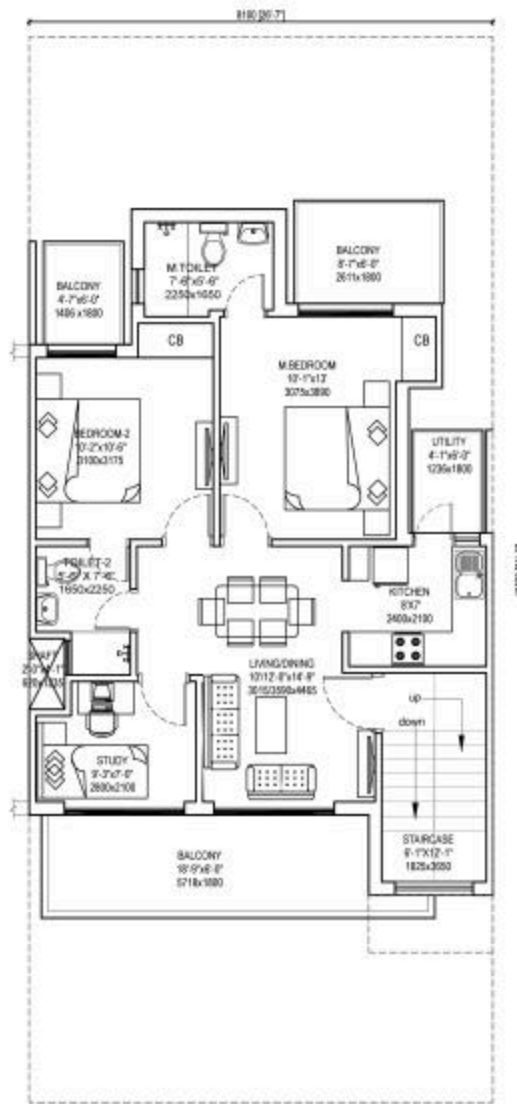
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 (IN ORIGINAL DRG ONLY)

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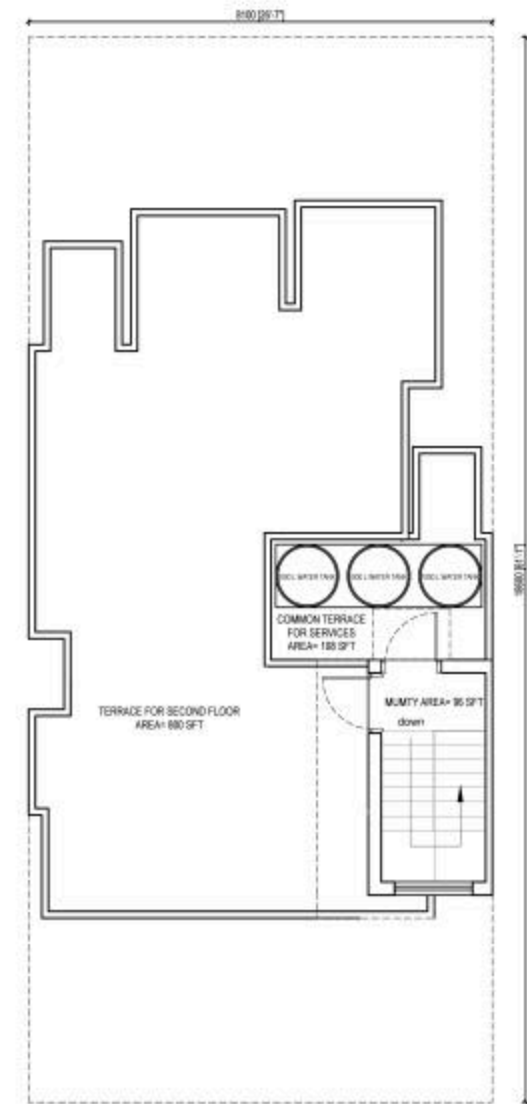


GROUND FLOOR PLAN

Disclaimer: Floor plans measurements are approximate only and are for illustrative purpose only. These plans, sketches, renderings, graphic materials, terms and conditions are proposed only, and the management reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice.



FIRST AND SECOND FLOOR PLAN



TERRACE PLAN

AREA DETAIL -180 sq yard Floors							
BUILT UP AREA = 3279 SFT (3012 SFT+267 SFT )				OPEN / OTHER AREAS			USEABLE AREAS
FLOOR DESCRIPTION	UNIT AREAS	COMMON AREAS	SALEABLE AREA	OPEN COMMON AREAS	LAWN AREAS	TERRACE AREA	TOTAL USEABLE AREA
	TOTAL BUILT UP AREA (SQ.FT)	TOTAL COMMON AREA (SQ.FT)	BUILT UP + COMMON AREA (SQ.FT)	TOTAL OPEN COMMON AREA (SQ.FT)			
GROUND FLOOR	1004	89	1093	90	338	0	1521
FIRST FLOOR	1004	89	1093	90	0	0	1183
SECOND FLOOR	1004	89	1093	90	0	800	1983
TOTAL	3012	267	3279	270	338	800	4687

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1093 Sq. Ft. (2BR + 2T + Study)



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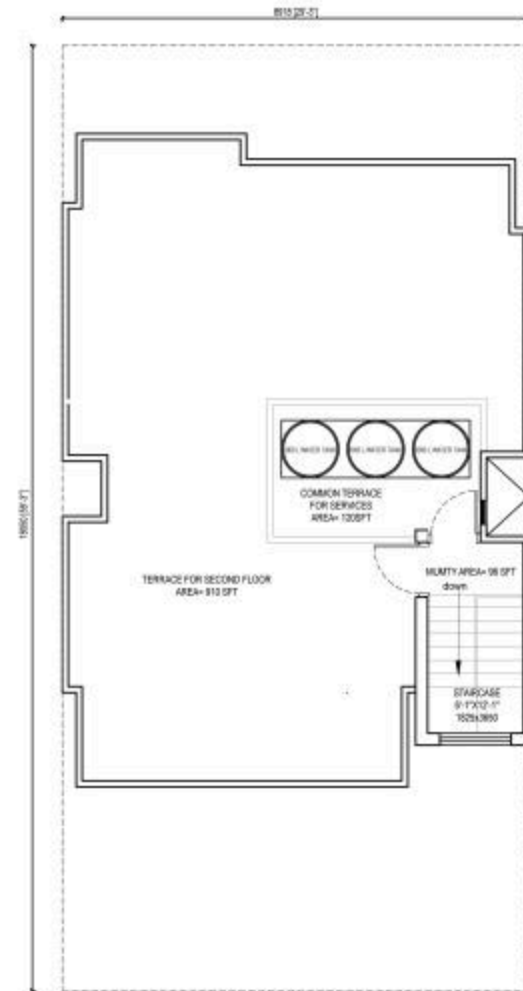


GROUND FLOOR PLAN

Disclaimer: Floor plans measurements are approximate only and are for illustrative purpose only. These plans, sketches, renderings, graphic materials, terms and conditions are proposed only, and the management reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice.



FIRST / SECOND FLOOR PLAN



TERRACE PLAN

**AREA DETAIL - 193 sq yards**

**BUILT UP AREA = 3690 SFT (3375 SFT+315 SFT )**

FLOOR DESCRIPTION	BUILT UP AREA			OPEN / OTHER AREAS			SALEABLE AREAS
	UNIT AREAS TOTAL BUILT UP AREA (SQ.FT)	COMMON AREAS TOTAL COMMON AREA (SQ.FT)	TOTAL BUILT UP AREA (SQ.FT)	OPEN COMMON AREAS TOTAL OPEN COMMON AREA (SQ.FT)	LAWN AREAS (SQ.FT)	TERRACE AREA (SQ.FT)	TOTAL SALEABLE AREA (SQ.FT)
GROUND FLOOR	1125	105	1230	105	307	0	1642
FIRST FLOOR	1125	105	1230	105	0	0	1335
TOTAL	3375	315	3690	315	307	910	5222

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1230 Sq. Ft. (3BR + 2T)



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**CP-III - Price list of Independent Floors - 180 Sq. Yd. (150.66 Sq. Mtr.) (Air Conditioned)**

**Structure : Ground + 2**

<b>Plot Size</b>	<b>180 Sq. Yd. (150.66 Sq. Mtr.)</b>		
<b>Floor Area</b>	<b>1093 Sq Ft (2 BR + 2T + Study)</b>		
<b>Booking Amount</b>	<b>Ground Floor</b>	<b>First Floor</b>	<b>Second Floor</b>
	<b>Rs. 4 Lakhs</b>	<b>Rs. 3 Lakhs</b>	<b>Rs. 3 Lakhs</b>

**Flexi Payment Plan 35:30:35**

<b>Floor</b>	<b>BSP (Rs.)</b>
Ground Floor	58,60,000/-
First Floor	53,50,000/-
Second Floor	51,50,000/-

**Possession Linked Payment Plan 35:65**

<b>Floor</b>	<b>BSP</b>
Ground Floor	61,00,000/-
First Floor	55,60,000/-
Second Floor	53,60,000/-

**Subvention Payment Plan 20:70:10**

<b>Floor</b>	<b>BSP</b>
Ground Floor	63,45,000/-
First Floor	57,85,000/-
Second Floor	55,80,000/-

**Other Charges**

EDC/IDC	Rs. 318/- Per Sq.Ft.
Power Backup 5KVA @ Rs. 20000/-	1,00,000/-
Club Membership - Optional	2,25,000/-
PLC - Corner, Wide Road And Green Facing / Adjoining - Single 4% And Double 5% Of BSP	
Electricity Connection Charges	As Per Actual
IFMS	Rs. 50/- Per Sq. Ft.

\* Roof usage rights will be given to the Second Floor

\* 1 sq mtr = 10.764 sq ft

**CP-III - Price list of Independent Floors - 193 Sq. Yd. (160.97 Sq. Mtr.) (Air Conditioned)**

Structure : Ground + 2

**Plot size** 193 Sq. Yd. (160.97 Sq. Mtr.)

**Floor Area** 1230 Sq. Ft. (3 BR + 2T)

<b>Booking Amount</b>	<b>Ground Floor</b>	<b>First Floor</b>	<b>Second Floor</b>
	Rs. 4 Lakhs	Rs. 3 Lakhs	Rs. 3 Lakhs

**Flexi Payment Plan 35:30:35**

<b>Floor</b>	<b>BSP (Rs.)</b>
Ground Floor	66,00,000/-
First Floor	60,10,000/-
Second Floor	58,00,000/-

**Possession Linked Payment Plan 35:65**

<b>Floor</b>	<b>BSP</b>
Ground Floor	68,60,000/-
First Floor	62,60,000/-
Second Floor	60,35,000/-

**Subvention Payment Plan 20:70:10**

<b>Floor</b>	<b>BSP</b>
Ground Floor	71,40,000/-
First Floor	65,10,000/-
Second Floor	62,75,000/-

**Other Charges**

EDC/IDC	Rs. 318/- Per Sq. Ft.
Power Backup 5KVA @ Rs. 20000/-	1,00,000/-
Club Membership - Optional	2,25,000/-
PLC - Corner, Wide Road and Green Facing / Adjoining - Single 4% and Double 5% of BSP	
Electricity Connection Charges	As Per Actual
IFMS	Rs. 50/- Per Sq. Ft.

\* Roof usage rights will be given to the Second Floor

\* 1 sq mtr = 10.764 sq ft



### Payment Plans - Independent Floors

#### Flexi Payment Plan (35:30:35)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3 Lacs OR 4 Lacs
Within 60 Days of Booking	To Complete 25% of BSP Less Amount Paid
Within 90 Days of Booking	10% of BSP + EDC/IDC
On Completion of Superstructure	30% of BSP + PLC
On Offer of Possession	35% of BSP + IFMS + PB + CL + EC + SD + RC + Other Charges

#### Possession Linked Payment Plan (35:65)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3 Lacs OR 4 Lacs
Within 60 Days of Booking	To Complete 25% of BSP Less Amount Paid
Within 90 Days of Booking	10% of BSP + EDC/IDC + PLC
On Offer of Possession	65% of BSP + IFMS + PB + CL + EC + SD + RC + Other Charges

#### Subvention Payment Plan (20:70:10)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3 Lacs OR 4 Lacs
Within 90 Days of Booking	To Complete 20% of BSP Less Amount Paid + 30% of EDC/IDC + 30% of PLC
Bank Subvention	70% of BSP + 70% of EDC/IDC + 70% of PLC
On Offer of Possession	10% of BSP + IFMS + PB + CL + EC + SD + RC + Other Charges

#### Note :-

- All Taxes extra as applicable
- BSP Refers to Basic Sales Price
- PLC Refers to Preferential Location Charges
- Development Charges (EDC + IDC) will be charged on pro-rated per unit as applicable to this Township. In case of any revision, the same would be recovered on pro-rata basis from the Applicant/ Allottee
- Bank Subvention is for the period of 30 Months\*
- Charges other than BSP payable at the time of offer of Possession shall interalia include Interest Free Maintenance Security(IFMS), Power Backup (PB), Electricity Connection Charges (EC), Club Membership (CL), Stamp Duty (SD), Registration Charges (RC) and all other Charges (if any)
- Cheques/ Bank Drafts to be issued in favour of "St. Patricks Realty Pvt. Ltd." payable at Gurgaon. Outstaion cheques will not be accepted
- Prices subject to revision at the sole discretion of the company

\* T&C Apply



### Proposed Specifications - Independent Floors

<b>General</b>	Split Air Conditioning (4 Nos)	
	Power Back-Up	
	Windows- UPVC Glazing with Toughened Glass	
	High Quality Modular Switches	
<b>Area</b>	<b>Location</b>	<b>Specifications</b>
<b>Drawing/ Dining</b>	Flooring	Vitrified Tiles
	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer Cornice
<b>Bedrooms</b>	Flooring	Laminated Wooden Flooring
	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer Cornice
	Wardrobe	One Wardrobe in every bedroom
<b>Study</b>	Flooring	Laminated Wooden Flooring
	Wall	POP Punning with Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer Cornice
<b>Kitchen</b>	Flooring	Anti Skid Tiles
	Kitchen	Semi Modular Kitchen
	Wall	Tiles up to 2 Ft. above the counter & rest Acrylic Emulsion Paint
	Ceiling	Oil Bound Distemper with Designer Cornice
<b>Toilets</b>	Flooring	Anti Skid Tiles
	Wall	Ceramic Tiles are upto 7 Ft. and rest acrylic emulsion paint
	Fittings & Fixtures	Jaquar or Equivalent
	Ceiling	OBD/False Ceiling/MR Board
<b>Balcony</b>	Flooring	Anti Skid Tiles
	Wall	Weather Proof External Paint
	Ceiling	Oil Bound Distemper
	Railing	SS with Glass on Front Side/MS Railing on Rear Side
<b>Staircase</b>	Flooring	Granite Flooring
	Wall	External Texture Paint, MS Handrail with Hardwood Top