



*Central Park*®  
—..expect the world..—

Coming Soon

*The Room*™

at Central Park - III, South Gurgaon





**Central Park®**  
...expect the world...

### Central Park - III: The Room - Price List

Type	1 BHK Suite	2 BHK Suite
Size	77.76 sq. mtr.	110.37 sq. mtr.
	837 sq.ft.	1188 sq.ft.
Booking Amount	Rs. 3.60 Lakhs	Rs. 4.50 Lakhs
<b>Down Payment Plan</b>		
Size	BSP	
77.76 sq. mtr. (837 sq.ft.)	43,10,000/-	
110.37 sq. mtr. (1188 sq.ft.)	61,20,000/-	
<b>Construction Linked Payment Plan</b>		
Size	BSP	
77.76 sq. mtr. (837 sq.ft.)	49,00,000/-	
110.37 sq. mtr. (1188 sq.ft.)	69,50,000/-	
<b>Flexi Payment Plan (35:30:35)</b>		
Size	BSP	
77.76 sq. mtr. (837 sq.ft.)	52,70,000/-	
110.37 sq. mtr. (1188 sq.ft.)	74,80,000/-	
<b>Possession Linked Payment Plan (35:65)</b>		
Size	BSP	
77.76 sq. mtr. (837 sq.ft.)	54,50,000/-	
110.37 sq. mtr. (1188 sq.ft.)	77,30,000/-	
<b>Subvention Payment Plan (15:80:5)</b>		
Size	BSP	
77.76 sq. mtr. (837 sq.ft.)	56,50,000/-	
110.37 sq. mtr. (1188 sq.ft.)	80,20,000/-	

\* 1 sq mtr - 10.764 sq ft  
Prices subject to change



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### Central Park - III: The Room - Price List

#### Other Charges

EDC/IDC	As applicable
PLC	As applicable
IFMS	Rs.50/- per Sq.ft.
Car Parking (Optional)	Rs.300000/- Each
Club Membership (Optional)	Rs.350000/-
Power Backup	@ Rs.25000/- per KW (Mandatory 3 KW)
Electricity Connection Charges	As per Actual

\* 1 sq mtr - 10.764 sq ft  
Prices subject to change



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### Payment Plans - The Room

#### Down Payment Plan

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3.60 Lacs OR Rs. 4.50 Lacs
Within 60 Days of Booking	95% of BSP Less Booking Amount + 100% EDC/IDC + 100% PLC + 100% Car Parking
Offer of Possession	5% of BSP + IFMS + Club Membership + Other Charges

#### Construction Linked Payment Plan

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3.60 Lacs OR Rs. 4.50 Lacs
Within 90 days of Booking	25% of BSP Less Booking Amount
On Start of Excavation	7.50% of BSP + 25% EDC/IDC
On Start of Lower Basement roof slab	7.50% of BSP + 25% EDC/IDC
On Start of 1st Floor roof slab	5% of BSP + 25% EDC/IDC
On Start of 3rd Floor roof slab	5% of BSP + 25% EDC/IDC
On Start of 5th Floor roof slab	5% of BSP + 50% PLC
On Start of 7th Floor roof slab	5% of BSP + 50% PLC
On Start of 9th Floor roof slab	5% of BSP + 50% Car Parking
On Start of 11th Floor roof slab	5% of BSP + 50% Car Parking
On Start of 13th Floor roof slab	5% of BSP
On completion of super Structure	5% of BSP
On Completion of Flooring	7.50% of BSP
On Completion of Services	7.50% of BSP
At the time of offer of possession	5% of BSP + IFMS + Club Membership + Other Charges

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

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3.60 Lacs OR Rs. 4.50 Lacs
Within 90 days of Booking	35% of BSP Less Booking Amount + 100% EDC/IDC + 100% PLC + 100% Car Parking
On Offer of Possession	65% of BSP + IFMS + Club Membership + Other Charges

### Payment Plans - The Room

#### Subvention Payment Plan (15:80:5)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3.60 Lacs OR Rs. 4.50 Lacs
Within 90 Days of Booking	15% of BSP Less Booking Amount
Bank Subvention	80% of BSP + 100% EDC/IDC + 100% PLC + 100% Car Parking
On Offer of Possession	5% of BSP + IFMS + Club Membership + Other Charges

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

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	Rs. 3.60 Lacs OR Rs. 4.50 Lacs
Within 90 Days of Booking	35% of BSP Less Booking Amount + 100% EDC/IDC
On Completion of Superstructure	30% of BSP + 100% PLC + 100% Car Parking
On Offer of Possession	35% of BSP + IFMS + Club Membership + 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 - No Pre EMI Till possession.\*
- Charges other than BSP payable at the time of offer of Possession shall interalia include Interest Free Maintenance Security, Power Backup, Electricity Connection Charges, Water Connection Charges, Club Membership, Stamp Duty, Registration Charges 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

## The Room: 51 Wellness Features

1. Walking Track
2. Cycling Track
3. Jogging Track
4. Gymnasium
5. Yoga
6. Steam
7. Sauna
8. Jacuzzi
9. All Weather Pool
10. Aroma Baths
11. Hydraulic Baths
12. Mud Baths
13. Whirlpool Baths
14. Sun Baths
15. Head Massage
16. Foot Massage
17. Body Massage
18. Mud Therapy
19. Colon Therapy
20. Dance Therapy
21. Meditation Room
22. Art of Living Sessions
23. Open Air Restaurant - Organic Food
24. Herbal Parks
25. Organic Farming
26. Detoxification Diet Sessions
27. Naturopathy Centre
28. Physiotherapy Centre
29. Ayurveda Centre
30. Acupuncture
31. Acupressure
32. Hydrotherapy
33. Reflexology
34. Artificial Lake with Sit outs
35. Twin Fountains
36. Nature Walk
37. Hobby Centre
38. Reading Room
39. Juice Centre
40. Salad Bar
41. Reiki Healing Treatments
42. Badminton Courts
43. Basket Ball Courts
44. Tennis Courts
45. Squash Courts
46. Skating Rink
47. Golf Driving Range
48. Cricket Nets
49. Football Ground
50. Children Exercise Centre
51. Muscular Exercise Centre

## **The Room: Exclusive Amenities**

1. Housekeeping Services
2. Chef on Call
3. Catering Services
4. Travel and Tour Services
5. Dedicated Innova Shuttle Service to common areas and nearby places
6. Concierge Desk
7. Car on Call
8. Babysitting services
9. Wi-Fi enabled complex
10. Panic Button for each Apartment
11. Laundry Services
12. 24hrs Doctor & Ambulance on Call
13. Car Washing
14. Car Breakdown Services
15. Designated Visitor and Resident Parking
16. Staff Bathrooms in Basement
17. Staff Mess in Basement

\*Managed by Central Park Facility Management Services Pvt Ltd

## The Room: Amenities

1. Clubhouse (50,000 sq ft approx)
2. Card Room
3. Children Play Area
4. Indoor Game Centre
5. Movie Theatre
6. Bar-be-que pits
7. Guest House
8. Banquet Hall
9. Convenience Store
10. 24 x 7 manned security and Power Back up
11. Multi Cuisine Restaurant
12. Pet Care Centre
13. Coffee Cafes
14. Bar Lounge
15. ATM Facility
16. Day Care Centre for Kids
17. Unisex Saloon
18. Business Centres
19. Medical Pharmacy Store
20. Sun Movement Designed Facade



### Proposed Specifications - The Room

S.N.	Description of Item	ITEM
1	Floor Tiles	High Quality Designer Vitrified Tiles
2	Corridor Flooring	High Quality Designer Vitrified Tiles
3	Air Conditioners	Split AC in Every Room
4	Door Frame with Shutter with Melamine Polish & Hardware	High Quality Completely Finished Laminated Door Frame with architrave along with teak finish laminated Shutter
5	CP Fitting & China Ware with Rain Shower	Jaquar / Kohler or Equivalent
6	Bathroom Wall & floor Tiles	
	a) Wall	High Quality Designer Ceramic Tiles
	b) Floor	Anti Skid Ceramic Tiles
7	Looking Mirror	High Quality Glass Mirror- 5mm Thick
8	Bedroom - Flooring	Laminated Wooden Flooring
9	Painting	
	a) Walls	Plastic Emulsion
	b) Ceiling	Oil Bound Distemper
10	Electric Fixture Lights , Fan Etc.	Fan & Lights in Every Room
11	Kitchen Cabinetry	Modular Kitchen with Laminated Shutters
12	Kitchen Equipments	
	a) Washing Machine	IFB/Bosch or Equivalent
	b) Dish Washer	IFB/Bosch or Equivalent
	c) Microwave	IFB or Equivalent
	d) Chimney	KAFF or Equivalent
	e) Hob	KAFF or Equivalent
	f) Refrigerator	IFB / Siemens or Equivalent
13	T.V.	one T.V. in Living Room
14	Geysers	Jaquar or Equivalent - 15 litre
15	Cupboard	Laminated Shutters and Carcase
16	RO water purifier	
17	Intercom	

**1 BHK SUITE**  
**SALEABLE AREA - 77.76 sq. mtr. (837 sq. ft.)**



\* 1 sq mtr - 10.764 sq ft

**2 BHK SUITE**  
**SALEABLE AREA - 110.37 sq. mtr. (1188 sq. ft.)**



\* 1 sq mtr - 10.764 sq ft





Dealers Name: ABC BUILDCON PRIVATE LIMITED

Dealers Mobile No: +918470930121, 9810256121

Central Park III  
Sector 32-33, Sohna,  
South Gurgaon.

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