



**THE CENTER COURT**  
SPORTS RESIDENCES  
Sec -88A, Dwarka Expressway, Gurgaon



**Pre EMI - Subvention Scheme**  
**PRICE LIST**

W.e.f 01.05.2017

<i>Accommodation</i>	<i>Type</i>	<i>Saleable Area</i> (1 Sqm. = 10.76 Sft.)	<i>Covered / Unit Area</i> (1 Sqm. = 10.76 Sft.)	<i>Carpet Area</i> (1 Sqm. = 10.76 Sft.)	<i>Basic Sale Price</i> (BSP)
2 BR + Study+ 2 Toilets	A	1565 Sft. (145.44 Sq. Mtr.)	1260.46 Sft. (117.10 Sq. Mtr.)	888.03 Sft. (82.50 Sq. Mtr.)	Rs. 1,05,63,750/-
3 BR + 3 Toilets	B	1910 Sft. (177.50 Sq. Mtr.)	1531.72 Sft. (142.30 Sq. Mtr.)	1076.40 Sft. (100.00 Sq. Mtr.)	Rs. 1,28,92,500/-
3 BR + 3 Toilets + Study / Servant Room + Toilet	C	2175 Sft. (202.13 Sq. Mtr.)	1774.34 Sft. (164.84 Sq. Mtr.)	1291.57 Sft. (119.99 Sq. Mtr.)	Rs. 1,46,81,250/-

**Preferential Location Charges (PLC) :**

Green/ Club/ Pool Facing	:	Rs.200/Sft.
Corner Facing	:	Rs.200/Sft.
Sports Arena	:	Rs.200/Sft.
Ground – 1 <sup>st</sup> Floor	:	Rs.200/Sft.
2nd – 4th Floor	:	Rs.150/Sft.
5th – 8th Floor	:	Rs.100/Sft.
9th – 10th Floor	:	Rs.75/Sft.
11th – 15th Floor	:	Rs.50/Sft.

**Car Parking**

Rights of exclusive usage only shall be given for Covered Parking at Basement Level  
Basement Parking : 3 Lacs / Bay

**Note:**

Type-A (2 BHK + Study)	:	1 Car Parking bay
Type-B (3 BHK )	:	2 Car Parking bay
Type-C (3 BHK + Study/ Servant Room)	:	2 Car Parking bay

**Club Development Charges** : Rs. 1,50,000/-

**Statutory Charges**

IDC (Infrastructure Development Charges)	:	Rs. 34/Sft.
EDC (External Development Charges)	:	Rs. 350/Sft.

**Maintenance Charges**

IFSFM (Interest Free Security for Facilities Management)	:	Rs. 50/Sft.
AMC (Advance Maintenance Charges for 2 years)	:	On Possession

Contd.

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**Payment Plan under Pre EMI Subvention Scheme.**

Sl.	Description	Amount	Remarks
1	On Application for Booking	5.00 Lac	Buyer Self Funding
2	Within 30 days of booking application	10% of COP adjusting the booking amount	
3	Within 90 days of booking application	75% of COP	Loan through approved Bank / HFI
4	Upon offer of possession	15% of COP + IFMS + AMC + Electric Meter Connection Charges + Registration + Stamp Duty + Legal Expenses + any other charges as per Apartment Buyer Agreement	Buyer Self Funding or Home loan, as per Buyer eligibility.

\* Subject to the loan eligibility.

**Brief Terms & Conditions**

1. All payments need to be made in the name of **ALRPL Escrow A/C The Center Court Phase-1**
2. COP = BSP + PLC + Club Development + EDC + IDC.
3. Buyer has to compulsorily avail home loan for the balance amount, as per the payment plan, from the approved banks / HFIs only.
4. The Developer shall execute an "Apartment Buyer Agreement" upon receipt of 10% of COP in order to enable the Buyer to apply for home loan. This Agreement has to be registered as mandated under RERA. Stamp Duty and Registration charges will have to be borne by Allottee. Simultaneously, the Developer and the Buyer shall execute a "Pre EMI Subvention Agreement".
5. Ashiana Landcraft will provide the facility of Pre Emi Subvention till offer of possession
6. The Company reserves the right to revise the price from time to time with prospective effect without giving any prior notice.
7. External Development Charges (EDC) & Infrastructure Development Charges (IDC) are pro-rated per unit as applicable to this Group Housing project. In case of any revision (retrospective or in future), the same would be payable on pro-rata basis from the Applicant/Allottee. The above mentioned figures are indicative only.
8. Possession : As mentioned in the application form and Apartment Buyer Agreement.



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9. The area of flats being charged is Saleable area including Carpet Area of the apartment , Covered Area / Unit Area plus proportionate share of common areas and facilities as described in the application form and Apartment Buyer Agreement. Saleable area is mentioned for the purpose of information only of the Allottee and to relate with earlier sale of similar flats in the on-going project prior to commencement of RERA
10. Service Tax and VAT as applicable would be payable by customer as per payment demand. All taxes, Cess, levies as levied by Govt. in present or future shall be payable as demanded.
11. External Electrification charges including electric meter connection charges shall be payable at possession as demanded by the Company.
12. 2 years Advance Maintenance Charges (AMC) shall be payable at possession as decided by the company, as per the prices prevailing at the time of possession.
13. Stamp Duty/ Registration Charges/ Legal expenses shall be payable along with the last installment based on the prevailing rates at that time.
14. The above installments shall become due as and when the construction is achieved in the respective flat or tower as applicable irrespective in the order in which it appears above.
15. The company may in its sole discretion, permit assignment of an allotment only after receipt of minimum 25% of COP along with any other dues/ outstanding / interest on delayed payments etc. and payment of administrative charges or any other fees as described by the company from time to time .
16. The terms and condition of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application form and Apartment Buyer's Agreement.
17. Any / All price list issued prior to 01-05-2017 stand revoked and invalid henceforth.

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