



3/4 BHK Apartments @ Sec-85, Gurgaon
BSP @ Rs. 4000*/sqft.

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discerning lifestyle for a select few
sector 85 • new gurgaon



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ABOUT PROJECT

Condominiums

6 towers of 3+1 BHK (1970 sq. ft.)

6 towers of 4+1 BHK (2410 sq. ft.)

2 apartments on each floor

S+ 8 floors

Prime Location:

Strategically located, 5 minutes drive & direct connectivity from NH8

60 mtr road connective the condominiums directly form NH8

Close proximity to operational well known industries: Maruti /Honda/ Givo/ Tilda etc.

Easy accessibility to proposed Metro Station and ISBT

40 minutes drive from Dhalula Kuan

Close proximity to: Dwarka expressway / KMP expressway/ Manesar / RIL SEZ/ IGI & Domestic airport

State of the art

Club area with swimming pool/Zen next gym with cardio training

Net games: table tennis/ tennis court/ squash court/ badminton court/ basketball court

Open Air Theater

Amenities: super mart / clinic / primary school/ crèche/ children tot-lot within the complex.

Beautifully landscaped gardens with children area/ jogging track / sitting area

Water harvesting

High quality

Earth quake resistant structure as per seismic zone IV

100% power back up

Cctv surveillance / round the clock security

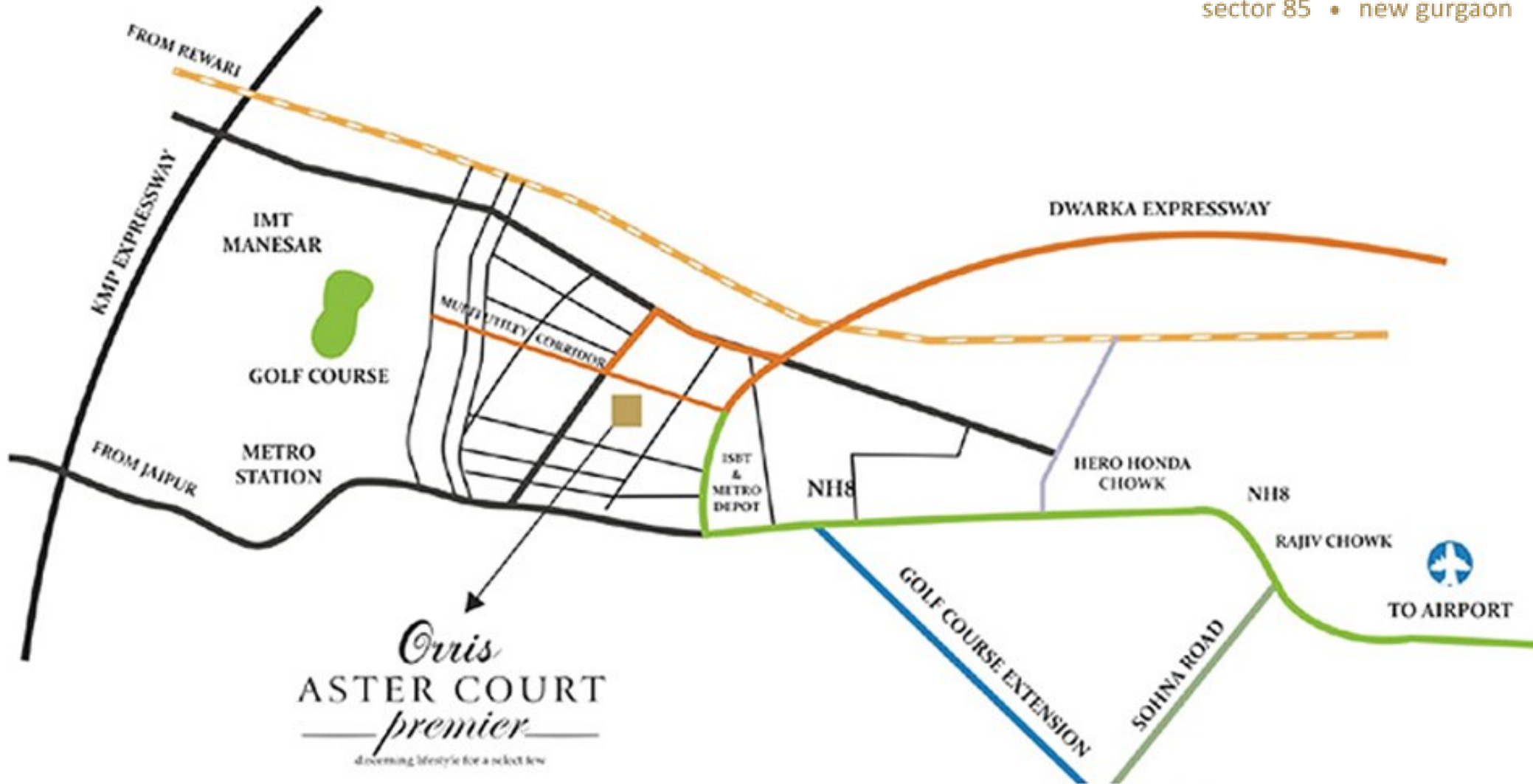
Landscaped grounds/ well planned infrastructure by renowned architect Nelson (U.S.A.)





LOCATION PLAN

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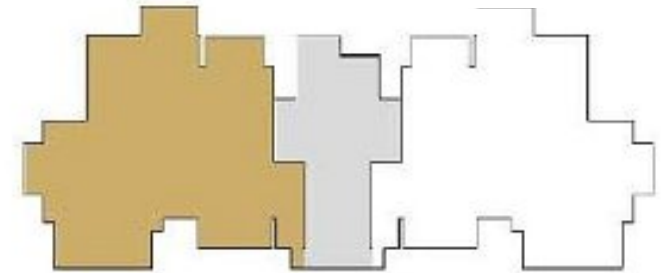
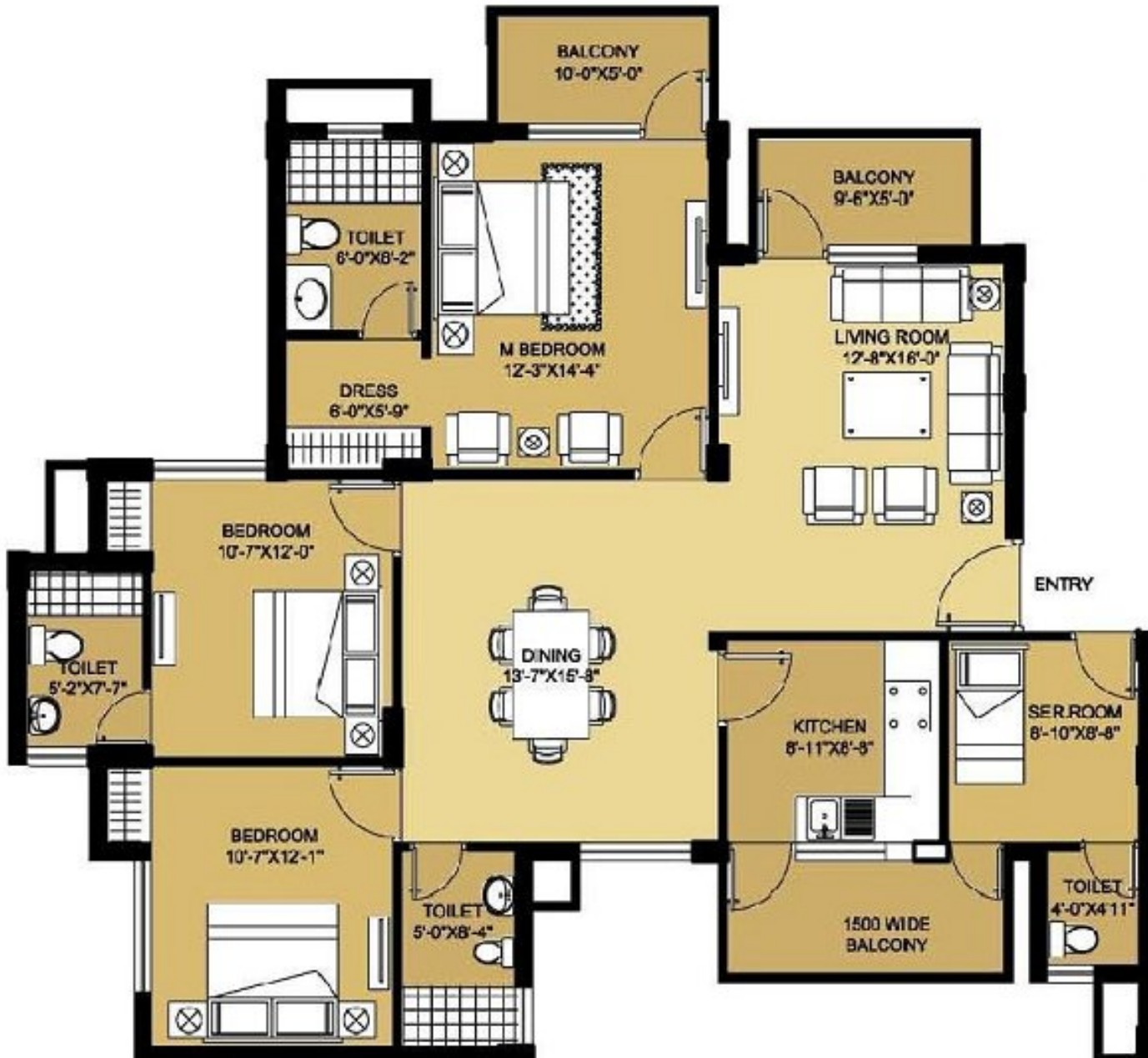


FLOOR PLAN

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area: 1970 sq.ft. (approx)

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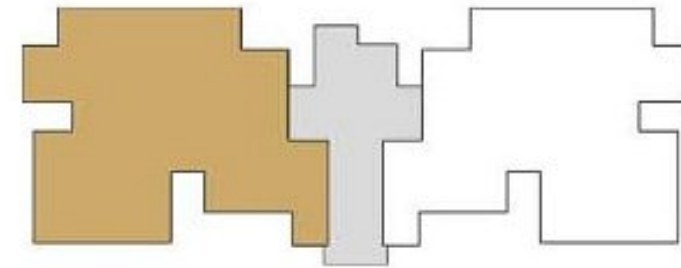
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FLOOR PLAN

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area: 2410 sq.ft. (approx)

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SPECIFICATIONS

Living Room Dining	
Floor	Imported Marble
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Both Sides Polished Veneered Decorative Flush Doors With Architraves. Main Entry Door: 8''-0 Ht
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Provision For Installation Of Ac Split Unit (Piping Only), Video Door Phone System In Main Entrance Door

Master Bed Rooms

Floor	Laminated Wooden Flooring
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Laminated Flush Doors
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Provision For Installation Of Ac Split Unit (Piping Only)

SPECIFICATIONS

Other Bedrooms	
Floor	Laminated Wooden Flooring
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Laminated Flush Doors
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Provision For Installation Of Ac Split Unit (Piping Only)

Master Toilet

Floor	Imported Vitrified Ceramic Tile
Walls	Imported Tiles/ Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Laminated Flush Doors With Architraves
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Imported Or Equivalent Indian Sanitary Fixtures & Cp Fittings. Imported Marble/Granite Counters

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SPECIFICATIONS

Other Toilet	
Floor	Imported Vitrified Ceramic Tile
Walls	Imported Tiles/ Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Laminated Flush Doors With Architraves
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Imported Or Equivalent Indian Sanitary Fixtures & Cp Fittings. Imported Marble/Granite Counters
Kitchen	
Floor	Vitrified Tiles
Walls	Imported Tile Dado Rest Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Doors	Laminated Flush Doors With Architraves
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Modular Kitchen With Granite Counter Top, Stainless Steel Double Bowl Sink With Cp Fittings

SPECIFICATIONS

Balconies	
Floor	Vitrified Antiskid Tiles
Walls	Ms Railing With Weather Resistant paint
Ceiling	Weather Resistant Texture Paint In Balcony
Doors	External Balcony Door Frames In Upvc With Clear Glass
Windows	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets With Copper Wiring
Others	Fitted Light Fixture In Balcony
Servant Room	
Floor	Vetrified Tiles
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Floor	Laminated Flush Doors With Architraves
Walls	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Ceiling	Modular Switch Sockets With Copper Wiring

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SPECIFICATIONS

Balconies

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Others	Fitted Light Fixture In Balcony

Servant Room

Floor	Vertified Tiles
Walls	Pop Punning With Acrylic Emulsion Paint
Ceiling	Pop Punning With Acrylic Emulsion Paint
Floor	Laminated Flush Doors With Architraves
Walls	External Upvc Windows, Door & Door/Window Frames With 6mm Thick Clear Glass
Ceiling	Modular Switch Sockets With Copper Wiring

FACILITIES

High Speed Elevators, 100% Powerback And Treated Water Supply, Dual (Domestic & Flushing) Water Supply System, Solar Heated Water Supply To Master Toilet, Energy Efficient Solar Street Lighting System, Adequate Basement, Landscaped Courts With Sitout Spaces, Tennis Courts, Children Play Area, Pedestrian Pathways, Jogging Tracks, Walkway Connections To Schools, Dispensary And Conv. Shopping.

Club

Multipurpose / Party Rooms With Kitchen, Gymnasium, Table Tennis, Indoor Lounge For Reading And Relaxation, Swimming Pool With Landscaped Courts, Children Play Areas Etc.

Security

Cctv Cameras, Automated Boom Barriers At The Entrance To Developments, 2-Stage Security Check.





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ASTER COURT PREMIER CLP - 3BHK+SER

Rate (Psft)	4000
Area (sqft)	1970
BSP	7880000
PLC Rs. 100/- psft minimum	197000
Parking (2 nos. open & Covered)	500000
Club Membership	50000
EDC/IDC (as per govt. norms)	656010
IFMS	98500
Total Flat Value	Rs. 9381510

ASTER COURT PREMIER Subvention – 3BHK + SER

Rate (Psft)	4400
Area (sqft)	1970
BSP	8668000
PLC Rs. 100/- psft minimum	197000
Parking (2 nos. open & Covered)	500000
Club Membership	50000
EDC/IDC (as per govt. norms)	656010
IFMS	98500
Total Flat Value	Rs. 10169510

ASTER COURT PREMIER CLP - 4BHK + SER

Rate (Psft)	4000
Area (sqft)	2410
BSP	9640000
PLC Rs. 100/- psft minimum	241000
Parking (2 nos. open & Covered)	500000
Club Membership	50000
EDC/IDC (as per govt. norms)	802530
IFMS	120500
Total Flat Value	Rs. 11354030

ASTER COURT PREMIER Subvention – 4BHK + SER

Rate (Psft)	4400
Area (sqft)	2410
BSP	10604000
PLC Rs. 100/- psft minimum	241000
Parking (2 nos. open & Covered)	500000
Club Membership	50000
EDC/IDC (as per govt. norms) Rs. 333/- psf	802530
IFMS Rs. 50/- psf	120500
Total Flat Value	Rs. 12318030

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CONSTRUCTION LINK PAYMENT PLAN

Schedule	Payment
At the time of Registration	3 BHK + Servant Rs. 4,00,000 /- , 4BHK +Servant –Rs. 4,50,000
Within 45 days of Registration	20 % of BSP
Within 3 months of Registration	10 % of BSP + 25 % of EDW & IDW + 25 % of PLC
On commencement of construction	10 % of BSP + 25 % of EDW & IDW + 25 % of PLC
On casting of Basement roof	10 % of BSP + 25 % of EDW & IDW + 25 % of PLC
On casting of Ground floor roof	10 % of BSP + 25 % of EDW & IDW + 25 % of PLC
On casting of 2 nd floor roof	7.5 % of BSP + 50 % of Utility Charges
On casting of 5 th floor roof	7.5 % of BSP + 50 % of Utility Charges
On casting of 7 ^h floor roof	5 % of BSP + 50 % of Club Membership
On casting of 9 th floor roof	5 % of BSP + 50 % of Club Membership
On casting of 11 th floor roof	5 % of BSP
On completion of flooring within apartment	5 % of BSP
At time of Possession	5 % of BSP + IFMS + Other Charges

Note : Please note that after the construction all installments payable prior to /and or after the commencement of construction up to the date of the booking shall become due and payable irrespective of the order in which they are mentioned.
IDW / EDW – Infrastructure Development Works / External Development Works as per Govt. Rules & Regulations

DOWN PAYMENT PLAN - DISCOUNT OF 10 % ON 95 % OF BSP

Schedule	Payment
At the time of Registration	3 BHK + Servant Rs. 4,00,000 /- , 4BHK +Servant –Rs. 4,50,000
Within 45 days of Registration	95 % of BSP – Less booking amount + 100 % of PLC , Parking & EDW / IDW + 100 % Club Membership Fees.
At the time of possession	5 % of BSP + IFMS + Other Charges



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