



**THE CENTER COURT**  
SPORTS RESIDENCES

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Sector 88A, Gurugram

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ASHIANA UPVAN, INDRAPURAM



PALM COURT, GHAZIABAD



VILLA ANANDAM, GHAZIABAD



LE RESIDENCY, GHAZIABAD

## ASHIANA HOMES



Ashiana has completed over **30** glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. It has built over 34 lac sq. ft. of residential and commercial space and has put a smile on the faces of 4,200 families. Ashiana's existing portfolio of real estate projects is made up of best-in-class developments in modern condominiums. Some of Ashiana's completed residential projects include: Villa Anandam, Ashiana Palm Court, Ashiana Le Residency and Ashiana Heritage in Ghaziabad, Ashiana Upvan and Ashiana Greens at Indirapuram, Ashiana Orchids and Black Gold Apartments in Greater Noida, Classic Personal Floors and Ashiana Silver Crest Villas in Gurugram. Ongoing projects of Ashiana are Royal Lagoon and Royal Arcade in Bhubaneswar, Ashiana Greens in Jaipur, and Ashiana Mulberry at Sector 2 Sohna, Gurugram. For more information, please visit [www.ashianahomes.com](http://www.ashianahomes.com).

## LANDCRAFT

Landcraft comes to you with a legacy of 50 years and is built on solid foundation. It is part of a well-diversified Garg Group founded by Shri D.C. Garg, Ex-Mayor of Ghaziabad. Landcraft is built on Solid Values & Principles of Integrity, Professionalism, Timeliness, Honesty and Respect. Over years Landcraft has built more than 2.2 million sq. ft of built-up space and is home to 2,200 families in its various completed Residential projects. Landcraft is developing an ambitious Lifestyle township on NH-24, Ghaziabad of which Phase-1 is complete and Residents have moved in.

Landcraft's projects include:

- Golflinks, Ghaziabad
- River Heights, Ghaziabad
- Dinesh Nagar, Pilkhuwa

## THE CENTER COURT

Welcome to The Center Court, a one-of-a-kind sports residence, designed to cater to all your luxury needs while also taking into account your fitness regime.

Located in Sector 88A, Gurugram, the whole complex encompasses luxury 2 & 3 BHK apartments with all the modern amenities designed for your convenience.

Besides this, the complex features facilities catering to any outdoor demands that you may have, such as tennis court, swimming pool, a cricket pitch, a golf putting, a yoga centre, etc., along with expert trainers in each of the facilities.

Going further, the complex is built to ensure world-class views from the apartment windows and balconies as well as wide spaces for all the sports facilities.

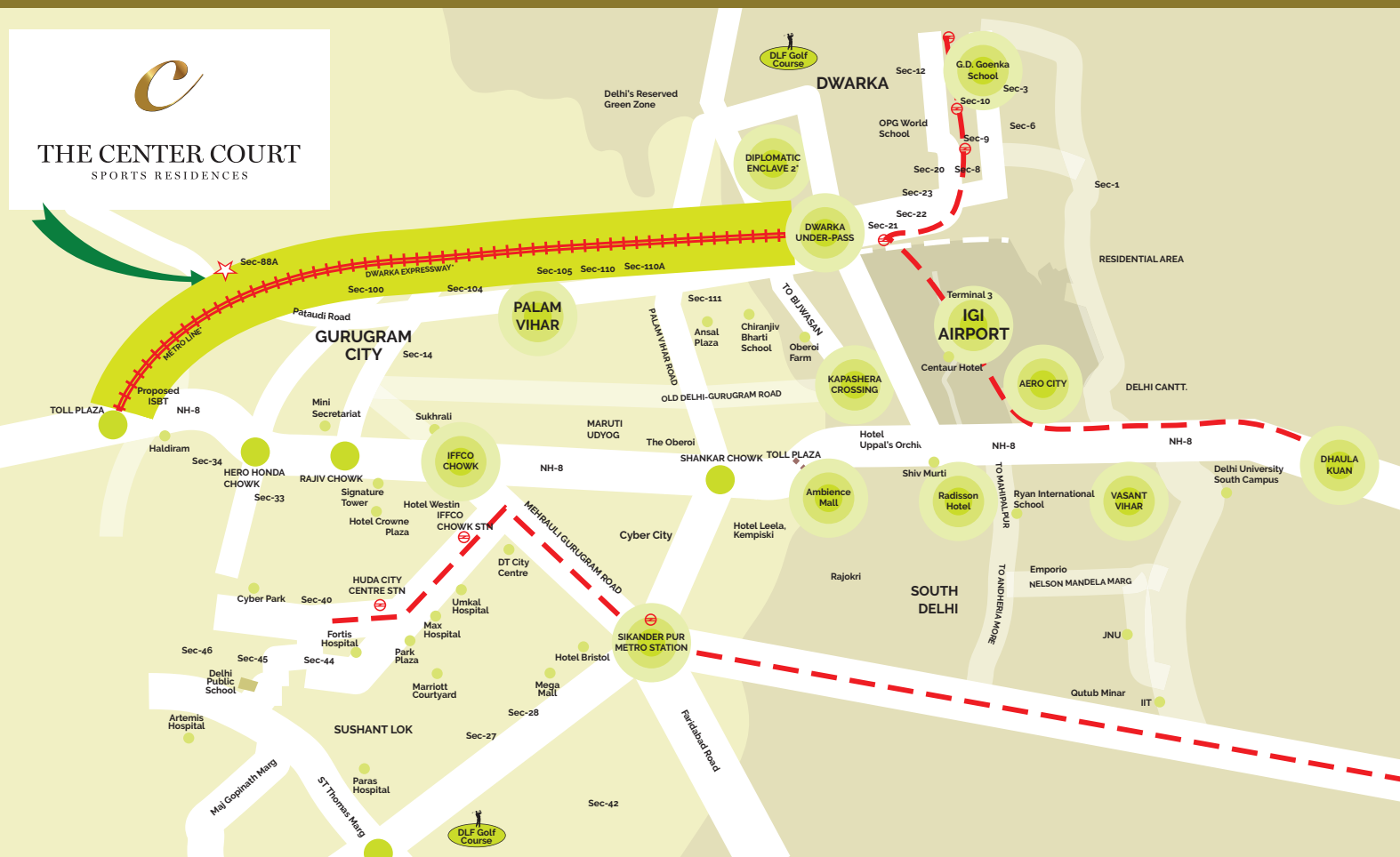
At The Center Court, we believe that a healthy lifestyle is a happy lifestyle.

# LOCATION

The Center Court is strategically located and situated on 60 meter wide sector road near Dwarka Expressway, a 150 meter wide expressway that is aimed at connecting NH 8 (Delhi-Jaipur highway) with Dwarka in Delhi, thus, easing up the commute between Delhi and Gurugram. It provides access to all the facilities required for an ideal family life such as great schools, shopping and medical facilities. Some of the major location highlights of The Center Court are:

- Located next to Sector 88, one of the largest commercial sector of Gurugram
- 30 min\* (17.9 km) from IFFCO Chowk
- 22 min\* (10.8 km) from Rajiv Chowk
- 45 min\* (28.3 km) from IGI Airport
- Abutting 60 meter & 24 meter road respectively
- Adjoining Vatika Express City - an integrated modern township
- Just off the fast upcoming Northern Peripheral Road (NPR) which shall provide a quick connectivity to Dwarka, in Delhi and IGI airport.

\*Source: Google Maps (Approximate Distances)



# AMENITIES

The Center Court features a multitude of features tailored to your needs.

## Indoor Features:

- Pre-fitted Air Conditioned Homes
- Imported marble and Laminated Wooden floors in Drawing & Dining Room
- Spacious Residences with Extra Ceiling Height
- All Doors & Windows at 8 Feet height
- Modular Kitchen pre-fitted with Chimney and Hob
- Luxurious Bathrooms



## Outdoor Features:

- |                |                        |                                |
|----------------|------------------------|--------------------------------|
| • Amphitheatre | • Spa and Yoga Center  | • Cricket Pitch                |
| • Pavilion     | • Business Center      | • Basketball and Tennis Courts |
| • Club House   | • Gym                  | • Walking/Cycling Trails       |
| • Basement     | • Swimming Pool        |                                |
| • Library      | • Children's Play Area |                                |



# FEATURES

## AREA

### Club House

## DESCRIPTION

- Air-conditioned Club
- Lounge and Cafe with seating and TV
- Spa with facilities for Steam, Sauna, Jacuzzi and Massage\*
- Gymnasium with Yoga and Aerobics zone
- Banquet Hall for small parties and social gatherings
- Guest Rooms\*
- Indoor Games Room with Table Tennis, Pool Table, Billiards Table and Carrom
- Indoor kids play zone
- Library (part of lounge) with newspapers, magazines and books
- Business Center for small, formal meetings\*
- Home Theatre

## AREA

### Sports Facility

## DESCRIPTION

- Tennis Courts (2 nos.) with a Tennis Academy by Mahesh Bhupathi Tennis Academy \*
- Squash Court (2 nos.)
- Outdoor Swimming Pool and Kids Splash Pool
- Indoor Lap Pool
- Outdoor Basket Ball Court (1 no.)
- Outdoor Volleyball Court (1 no.)
- Cricket practice net with Bowling Machine (2 nos.)
- Small Golf Putting Green
- Jogging and Cycling Track
- Open-Air Amphitheatre with Skating Rink
- Outdoor kids play area with Swings and Slides
- Kids Rock Climbing Wall

## AREA

### Value Added Features

## DESCRIPTION

- Concierge Service\*
- Security surveillance with CCTV cameras inside and on the periphery of the complex, along with a camera installed on the ground floor lobby in each building
- Ambulance for medical emergency\*
- Laundromat Facility by Electrolux Lagoon through its franchise Quick Clean Pvt. Ltd.\*
- Gymnasium managed by Sportsfit - promoted by M.S. Dhoni
- Nursery school managed and operated by Pathways Early Years\*

\* Pay per use charges applicable

# SPECIFICATIONS

AREA	Living Room & Dining Area	Master Bedroom	Other Bedroom(s)
FLOORING	Imported Marble	Laminated Wooden	Laminated Wooden
WALL & CEILING	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.
WINDOWS & EXTERNAL DOORS	uPVC, Sliding or Openable doors and windows with glazing only. Latch shall be provided from inside.	uPVC, Sliding windows with glazing only. Latch shall be provided from inside.	UPVC, Sliding windows with glazing only. Latch shall be provided from inside.
DOORS & DOOR FRAMES	8 Feet height polished/ pre-laminated door shutters with brass hardware (Mortice lock, tower bolt, door stopper and magic eye). Door frame to be of teak wood/hard wood duly polished.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood duly polished or painted	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood duly polished or painted.
AIR CONDITIONING	1.5 Ton wall-mounted Split AC in Living Room & Dining Area each <ul style="list-style-type: none"> <li>Air conditioners of a nationally reputed brand.</li> <li>Outdoor unit of Split Air Conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable.</li> </ul>	1.5 Ton Wall-mounted Split AC <ul style="list-style-type: none"> <li>Air Conditioners of a nationally reputed brand.</li> <li>Outdoor unit of Split Air Conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable.</li> </ul>	1.5 Ton Wall-mounted Split AC <ul style="list-style-type: none"> <li>Air Conditioners of a nationally reputed brand.</li> <li>Outdoor unit of Split Air Conditioners shall be fixed on the outer walls of balconies or shaft or ceiling as suitable.</li> </ul>
PLUMBING	N/A	N/A	N/A
ELECTRICAL	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).



# SPECIFICATIONS

AREA	Study Room	Domestic Staff Room
FLOORING	Laminated Wooden	Ceramic Tiles
WALL & CEILING	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.	Plastered and a coat of Putty finished with Acrylic Emulsion Paint. Ceiling shall be in white colour. Walls in pastel shade.
WINDOWS & EXTERNAL DOORS	uPVC, Sliding windows with glazing only. Latch shall be provided from inside.	uPVC, Sliding windows with glazing only. Latch shall be provided from inside.
DOORS & DOOR FRAMES	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood duly polished or painted.	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish ( Mortice lock, tower bolt, door stopper). Door frame to be of hard wood duly polished or painted.
AIR CONDITIONING	1 Ton Wall-mounted Window/ Split AC <ul style="list-style-type: none"> <li>• Air Conditioners of a nationally reputed brand.</li> <li>• Outdoor unit of Split Air conditioners shall be fixed on the outer walls of balconies or shaft</li> </ul>	N/A
PLUMBING	N/A	N/A
ELECTRICAL	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A).

# SPECIFICATIONS

AREA	Kitchen	Master Toilet
FLOORING	Vitrified / Ceramic Tiles	Ceramic Tiles
WALL & CEILING	Ceramic Tiles up to 2 feet above counter, balance area Plaster, Putty and Acrylic Emulsion Paint. Cabinets above and below the counter made of MDF boards with hardware and fittings. Counter shall be of granite. Hob and Chimney will be provided.	Ceramic Tiles up to Ceiling height. The Ceiling shall be of Acrylic Emulsion Paint in white colour
WINDOWS & EXTERNAL DOORS	uPVC, Sliding or Openable doors and windows with glazing only. Latch shall be provided from inside.	uPVC, Sliding or Openable windows with glazing only. Latch shall be provided from inside.
DOORS & DOOR FRAMES #	8 Feet height pre-laminated door shutter with hardware in stainless steel (SS) finish. (Latch and door stopper) Door frame to be of hard wood duly polished and painted.	8 Feet height pre-laminated or painted door shutter with hardware in SS finish. (Latch, tower bolt, door stopper) Door frame to be of hard wood duly painted.
AIR CONDITIONING	N/A	N/A
PLUMBING	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for the supply of hot and cold water (without Geysers).</li> <li>• SS Sink with double bowl and drain board and wall mounted swivel Spout.</li> <li>• Location shall be provided for fixing RO system and small Geysers</li> <li>• Plumbing and electrical point shall be provided</li> </ul>	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for supply of hot and cold water (without Geysers).</li> <li>• C P Fitting and sanitary ware of reputed brands. (Rocca/Kohler/ Jaquar/American Standard/ Hindware or equivalent)</li> <li>• Wall mounted WC with 6 ltr. capacity dual flush type concealed cistern.</li> <li>• Granite Counter with Wash Basin.</li> <li>• Glass partition in shower area.</li> <li>• Mirror and Towel Rail</li> <li>• Location shall be provided for fixing geyser along with plumbing and electrical points</li> </ul>
ELECTRICAL	Copper wiring in concealed PVC conduits along with modular switches ( Refer to Annexure -A).Provision for fixing small Geysers and RO System will be provided.	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A)

# SPECIFICATIONS

AREA	Toilets	Domestic Staff Toilet	Balcony
<b>FLOORING</b>	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles
<b>WALL &amp; CEILING</b>	Ceramic Tiles up to Ceiling height. The Ceiling shall be of Acrylic Emulsion Paint in white colour	Ceramic Tiles up to 7 feet height. Balance area will be plastered along with a coat of Putty finished with Acrylic Emulsion Paint in white color.	External texture Paint on walls - Acrylic emulsion paint in white color on the ceiling
<b>WINDOWS &amp; EXTERNAL DOORS</b>	uPVC, Openable windows with glazing only. Latch shall be provided from inside.	uPVC, Sliding windows with glazing only. Latch shall be provided from inside.	Service Shaft door shutters made of MS / Ply / Cement board may open in balcony
<b>DOORS &amp; DOOR FRAMES</b>	8 Feet height prelaminate and/or painted door shutter with hardware in SS finish. (Latch, tower bolt, door stopper) Door frame to be of hard wood duly painted/polished.	Flush door shutter duly painted with Anodized Aluminum hardware. Door frame to be of hard wood duly painted	N/A
<b>AIR CONDITIONING</b>	N/A	N/A	N/A
<b>PLUMBING</b>	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for supply of hot and cold water (without geyser).</li> <li>• C P Fitting and sanitary ware of reputed brand (Rocca/ Kohler / Jaquar / American Standard/ Hindware or equivalent)</li> <li>• Floor mounted WC with ceramic cistern.</li> <li>• Granite counter with Wash Basin</li> <li>• Mirror and Towel rail</li> <li>• Location shall be provided for fixing Geyser along with plumbing and electrical points</li> </ul>	<ul style="list-style-type: none"> <li>• Concealed CPVC pipelines for hot and cold water supply (without geyser).</li> <li>• C P fittings and Sanitary ware of standard make. (Parryware or equivalent)</li> <li>• Mirror and towel rail shall be provided</li> <li>• Floor mounted WC with PVC cistern</li> <li>• Location for fixing geyser along with plumbing and electrical points.</li> </ul>	<ul style="list-style-type: none"> <li>• Water drainage outlet shall be provided</li> <li>• Water inlet point shall be provided only in the Service Balcony</li> </ul>
<b>ELECTRICAL</b>	Copper wiring in concealed PVC conduits along with modular switches. (Refer to Annexure-A).	Copper wiring in concealed PVC conduits along with modular switches. (Refer to Annexure -A)	Copper wiring in concealed PVC conduits along with modular switches. Power point for Washing Machine will be provided in the Service Balcony only (Refer to Annexure-A)

# SPECIFICATIONS

<b>AREA</b>	Ground Floor Lobby	Staircase
<b>DESCRIPTION</b>	<ul style="list-style-type: none"> <li>Extra height of lobby with Air Conditioning.</li> <li>Waiting Lounge for visitors.</li> <li>Flooring in mix design of Marble, Granite and Tile.</li> <li>Wall paneling and false ceiling with lighting.</li> <li>Reception area</li> <li>Mail boxes for each flat</li> </ul>	<ul style="list-style-type: none"> <li>Stone/Tile flooring</li> <li>MS Railing on one side</li> <li>Walls will be plastered along with putty and painted with oil bound distemper in pastel shade. Ceiling shall be in white color</li> <li>Staircase shall have wall opening as required by Fire Department</li> <li>Only Fire Staircase shall have Fire Rated Doors as required.</li> <li>Lighting and Signage shall be provided on every floor landing</li> <li>Garbage Chute will be provided in the Main Staircase landing/mid landing</li> </ul>

<b>AREA</b>	External Finish	Water Supply
<b>DESCRIPTION</b>	Building shall be finished in a mix of textured and plain paint.	Supply of Filtered Drinking Water through Centralized Water Filtration Plant via underground tank and overhead tanks. Till such time supply of drinking water is not provided by HUDA/Municipal Corporation the Developer shall arrange to provide the same through water tankers. The cost for it shall be borne by all the allottee proportionately in addition to the Common Area Maintenance charges

## Lifts

2 Passenger Lifts & 1 Service Lift in each building of reputed make such as OTIS / SCHINDLER / KONE / or similar

## Lift Lobbies and Corridor (Typical Floor)

- Flooring in attractive designs of ceramic tiles/vitrified tiles.
- Wall to be finished in a mixed pattern of tiles/stone and texture paint.
- Ceiling shall be plastered and a coat of putty duly finished by white color oil bound distemper
- Ceiling lights shall be provided.
- Window opening in corridor shall be as per direction of the fire department.

# SPECIFICATIONS

AREA	Electric Connection & Power Back-Up	Additional Features
DESCRIPTION	<ul style="list-style-type: none"><li>• Each apartment at our luxury project in Gurugram shall be provided with suitable 3 phase electricity connections through state electricity Distribution Company. 8 KW for Type-A, 10 KW for Type-B, 10 KW for Type-C. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra.</li><li>• Power back up of 5 KW for Type A (2BHK + Study + 2Toilets), 7 KW for Type B (3BHK + 3 Toilets) and 9 KW for Type C (3 BHK+ 3 Toilets + Study/SQ + Toilet) and in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra.)</li></ul>	<ul style="list-style-type: none"><li>• Video door phone cum intercom shall be provided in all apartments</li><li>• Fiber to the Home network (FTTH) **</li><li>• Wi-Fi enabled Common Areas **</li><li>• Provision for Pipe Cooking Gas supply connection at an extra cost shall be made in each Apartment. Gas supply alongwith pipe cooking gas system maintenance shall be outsourced to a third party specialised vendor. Allottee shall be billed by the authorised gas vendor for recurring gas consumption as per his monthly consumption alongwith a fixed monthly cost for monthly maintainance by the Vendor. Please note supply of Gas facility may not be available until 50% of the Apartments are occupied in Phase I (Tower T2, T3, T4 &amp; T5) of the Project. **</li></ul>

\*\* Extra charges as applicable

**Structure:** | Earthquake Resistant RCC frame structure designed for Seismic Zone-4. Floor Slab to Floor Slab height to be 3150 mm. Design approved by IIT/NIT/ equivalent as specified by DTCP, Chandigarh.









## DISCLAIMERS FOR SPECIFICATIONS & FEATURES FOR NATURAL MATERIALS (WOODEN ELEMENTS/STONE ELEMENTS)

1. **Door Frames:** Door frames are made of solid hard wood. Solid hard wood, being a natural material, will vary in texture, knots and would have seasonal behaviour depending on the ambient temperature. Expansion and contraction are inherent to hard wood and may lead to minor surface cracks.
2. **Granite/Marble/Sandstone:** Granite/Marble/Sandstone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object, etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.
3. **Wall and Ceiling Cracks:** Due to large temperature variance between summer months and winter months, expansion and contraction take place in concrete and brick work. Due to such movements, sometimes, surface cracks would appear in the walls at the junction of RCC members and brick masonry. Such cracks could appear despite taking all engineering precautions.  
  
As per structural design principles, structures are allowed to deflect in different allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behave differently in such situations, therefore, hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognised precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained.
4. **Normal Wear & Tear:** Equipments and products within the apartment and/or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the Manufacturer/Vendor of such products, then the rate of deterioration/degeneration would be faster. The Developer is not a manufacturer of such products directly, and hence, depends on the Warranty provided by the Manufacturer/Vendor of such products. The Warranty on all such products/equipments/materials shall be the warranty provided by the Original Equipment Manufacturer only.
5. **Vitrified Tiles and Ceramic Tiles:** Tiles are sourced from the tile manufacturing companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
6. **Door Shutters:** Door shutters are hollow core door shutters. The frame of the shutter is made of hard wood such as rubber wood, Canadian pine or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter, the top moulded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not used.
7. **Wall:** No tiles behind/below kitchen cabinets, Wall surface above the false ceiling may be left in its original bare condition.
8. **External Paints:** External plastered surface of the buildings are painted with suitable quality as decided by the Architects. Paints are manufactured from chemicals and specific grade of minerals/natural stone products. After application, this paint is exposed to weatheric conditions. Ultra violet rays and weatheric conditions will affect life and sheen of the product, and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
9. **Air Conditioning System:** Provision for Air Conditioner or fixing of Window/Split Air Conditioner in drawing, dining area & bedrooms is being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose..
10. **Glass:** Glass - plain/clear/frosted - is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
11. **Design Experts:** Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
12. Brick work, plaster and application of putty/POP over plastered surface are manual activities. Hence, despite all quality process in the job, undulation, out in plumb to certain extent cannot be avoided completely.
13. While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are subject to final survey.
14. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to Sell shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Agreement to Sell and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.



# HALLMARK OF THE CENTER COURT

EXPERTLY DESIGNED SITE LAYOUT WITH VERY LOW GROUND COVERAGE

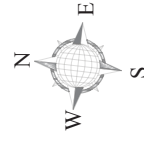




Artistic Image

**THE CENTRE COURT  
GURUGRAM**

**TOWER-2**

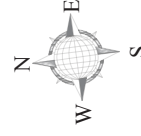
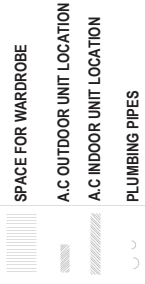


**Note:**

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

**THE CENTRE COURT  
GURUGRAM**

**TOWER-3**

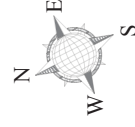
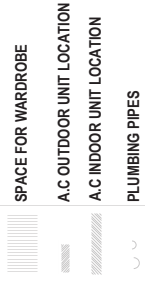


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- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

**THE CENTRE COURT  
GURUGRAM**

**TOWER-4**

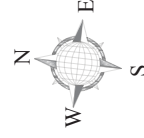
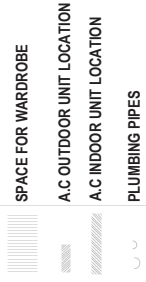


**Note:**

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

**THE CENTRE COURT  
GURUGRAM**

**TOWER-5**



**Note:**

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

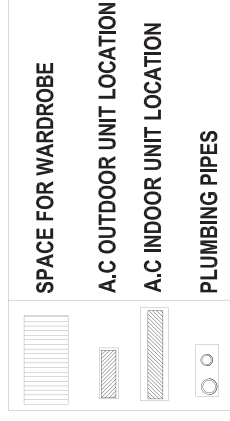
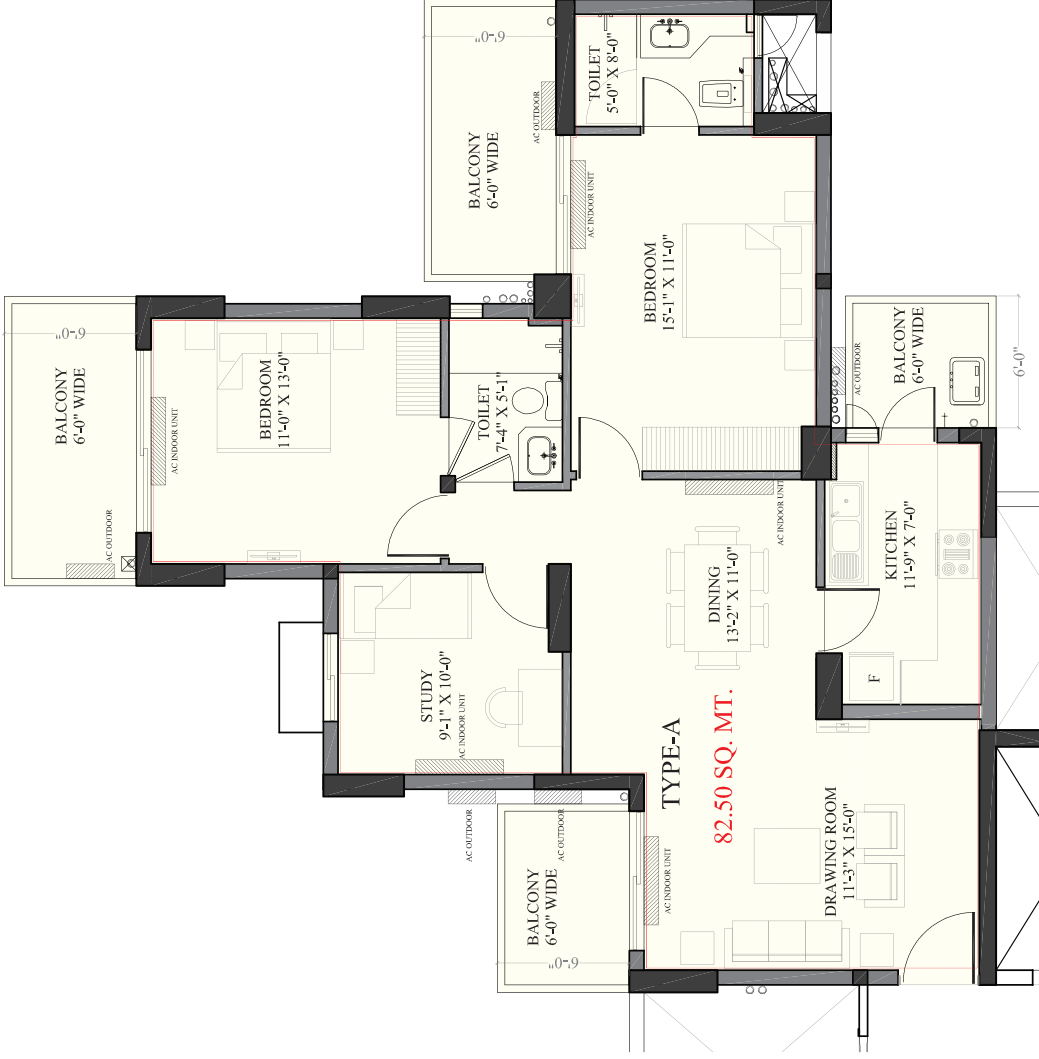


# THE CENTRE COURT GURUGRAM

## TYPE-A

2 BHK + STUDY + 2 TOILETS

AREA	SQ. M.	SQ. FT.
CARPET	82.50	888.03
BALCONY	22.29	239.93
BUILT UP / COVERED AREA	117.06	1260.03
SUPER BUILT-UP AREA	145.44	1565.00



### Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

# THE CENTRE COURT GURUGRAM

## TYPE-B 3 BHK + 3 TOILETS

AREA	SQ. M.	SQ. FT.
CARPET	100.00	1076.40
BALCONY	27.27	293.53
BUILT UP / COVERED AREA	142.10	1529.56
SUPER BUILT-UP AREA	177.50	1910.00

	SPACE FOR WARDROBE
	A.C OUTDOOR UNIT LOCATION
	A.C INDOOR UNIT LOCATION
	PLUMBING PIPES



### Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,Tv. in rooms & Washing machine in service balcony is for indicative purpose only.Refer to the specification for details.

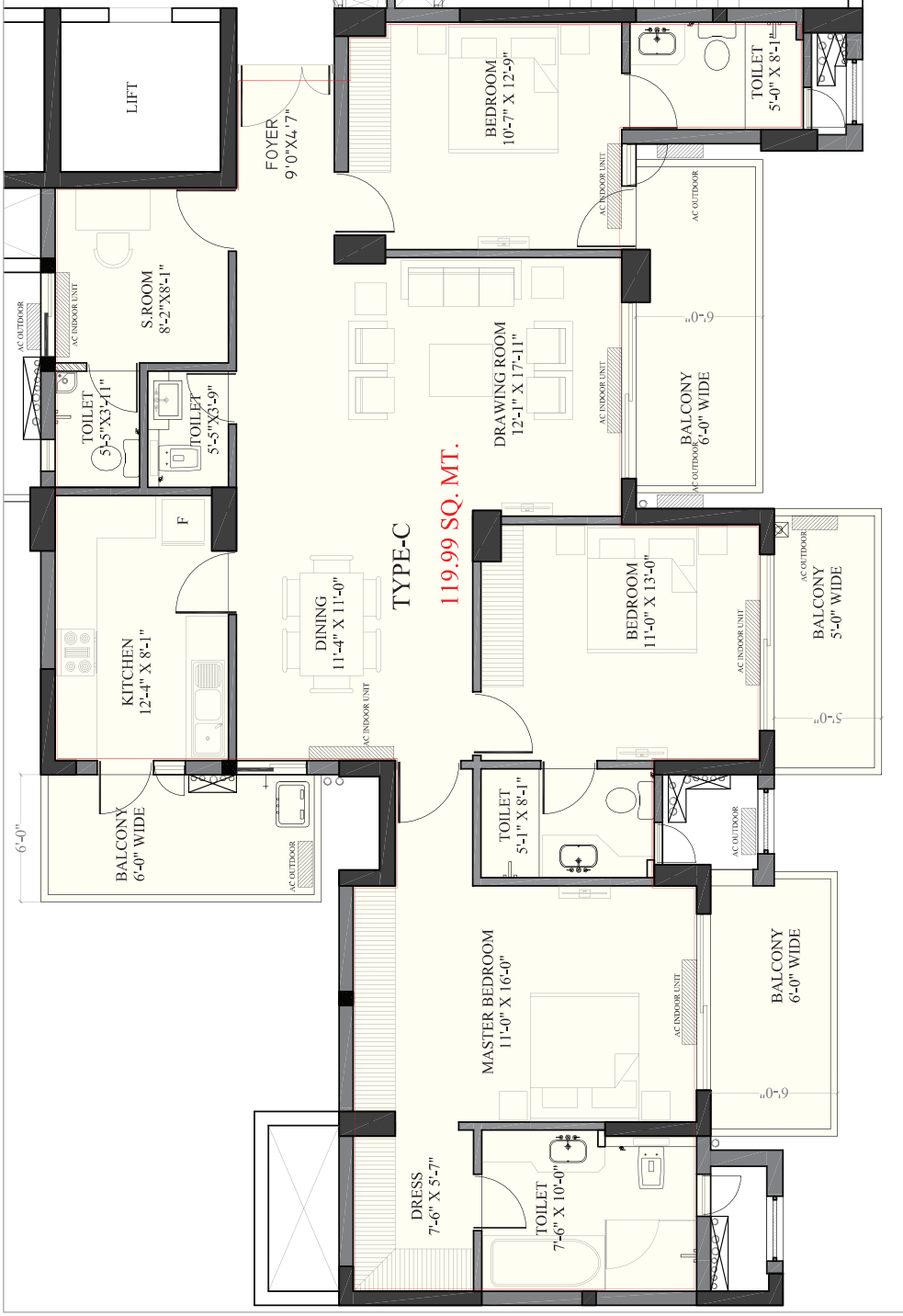
# THE CENTRE COURT GURUGRAM

## TYPE-C

3 BHK + 3 TOILETS +  
STUDY/SERVANT ROOM + TOILET

AREA	SQ. M.	SQ. FT.
CARPET	119.99	1291.57
BALCONY	27.64	297.52
BUILT UP / COVERED AREA	164.64	1772.18
SUPER BUILT-UP AREA	202.13	2175.00

	SPACE FOR WARDROBE
	A.C. OUTDOOR UNIT LOCATION
	A.C. INDOOR UNIT LOCATION
	PLUMBING PIPES



### Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
- The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
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- Location of Refrigerator, Hob etc. in the Kitchen, Tv. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.

# Ashiana

The art of home

## Project Office:

The Center Court  
Sector 88-A  
Next to Amira Rice Mill  
Gurugram, Haryana 122505

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[sales@ashianalandcraft.com](mailto:sales@ashianalandcraft.com)

**Ashiana Landcraft Realty Pvt. Ltd.**  
(Formerly Known as Viroma Developers Pvt. Ltd.)

## Corporate Office:

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District Centre Jasola  
New Delhi 110025

Tel: +91 11 4056 4056  
Fax: +91 11 4056 4040  
Email: [sales@ashianalandcraft.com](mailto:sales@ashianalandcraft.com)

## Regd Office:

5F, Everest, 46/C Chowringhee Road,  
Kolkata 700 071, West Bengal  
CIN: U45400WB2014PTC201892t

**Call: 8287 100 100**

## Disclaimer:

- The Project named "The Center Court Phase 1 (Tower 2/3/4/5)" is a part of Total Licensed Project "The Center Court" located at Sector 88A, Gurugram, being developed by the Developer M/s Ashiana Landcraft Realty Pvt. Ltd under a registered Joint Development Agreement with "M/s Brock Developers Pvt. Ltd, M/s Vatika Ltd and others, having been issued license by the Directorate of Town & Country Planning (DTCP), Haryana vide license No. 46 of 2013 dated 08-06-2013 transferred in the name of M/s Brock Developers Pvt. Ltd. vide order No LC-2802-JE (VA)/2014/8001-8011 dated 23-04-2014. The Building Plans were approved via Memo No. ZP-928/AD(RA)/2013/1915 dated 22-01-2014 and revised via Memo No. ZP-928/AD(RA)/2015/10491 dated 18-06-2015. Total number of dwelling units in the Total Licensed Project is 753 Nos, EWS units 134 Nos, Nursery school 2 Nos, Community Building and shops.
- The HRERA registration number is 46 of 2017 dated 11-08-2017 issued via Memo No. HRERA(Reg.)339/2017/260 for Project "The Center Court Phase - I (Tower 2/3/4/5).
- All the Approvals can be checked at the Head Office of the Company.
- The Project has availed construction finance from PNB Housing Finance Ltd.
- The Company is only selling the apartments under phase wise construction (The Center Court Phase - I) and not the Project Land. The right of Buyer, in the common areas, facilities and amenities, will be limited to usage rights as per declaration deed to be filed in the due course of time and as per Apartment Buyer Agreement.
- The external infrastructure facilities such as Sector Roads, Electricity Supply, Drinking Water, trunk storm water drainage are to be developed by various Government agencies/ departments. If there is any delay or inconvenience due to non availability of external infrastructure the company shall not be responsible for the same.
- Changes may happen in the layout of amenities/ common area services if instructed by Competent Authorities such as DTCP, Ministry of Environment, State Pollution Control Board, Central Ground Water Authority, HUDA, Electricity Supply Agency, Fire Department etc.
- The information and contents provided herein are subject to change within the provisions of Real Estate (Regulation & Development) Act 2016 and other Acts, Rules and norms of the state government.
- The Company is retaining its right to additional FAR under TOD, TDR, GREHA etc. subject to the prevailing government norms.
- Images of people, animals, trees, plants and art & artifact as shown herein are for indicative purpose only and are not a part of the offering. Please refer to the specifications and amenities statement in the Prospectus/ Brochure/ Application Form/ Agreement to Sale for details before investing.
- The Computer generated rendering/ images of apartments, buildings, amenities are as per architectural design and intent. However, there can be variation in colour and texture of the actual material used.
- Please read and pursue the terms and conditions of the Application Form, Draft Apartment Buyer Agreement, Building Sanction Plans, All approvals before tendering your booking.