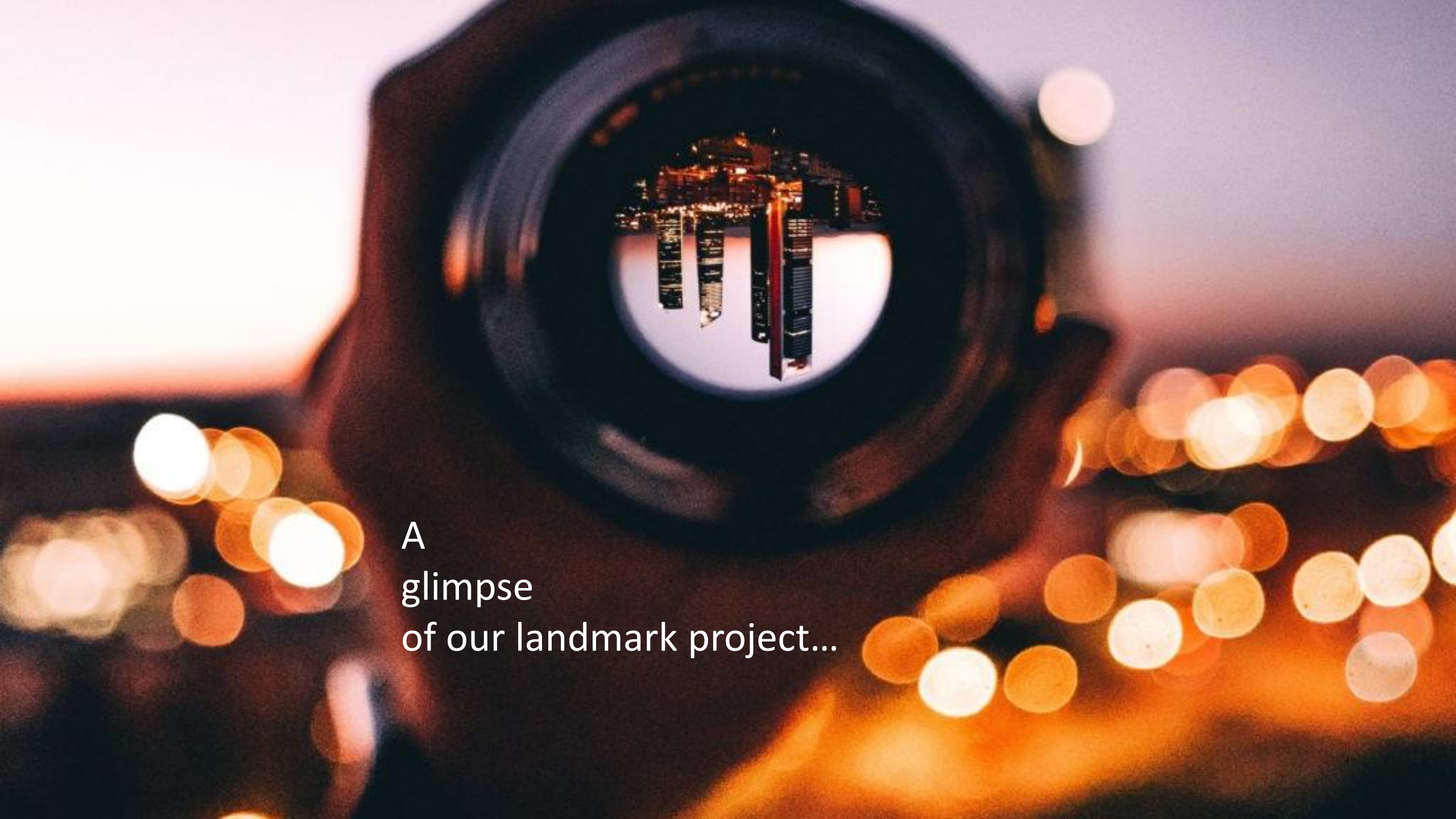




CENTRAL PARKTM
RESORTS



A close-up photograph of a camera lens. The lens is dark and circular, with a reflection of a city skyline at night visible inside. The background is filled with out-of-focus, warm-toned bokeh lights, creating a dreamy and artistic atmosphere.

A
glimpse
of our landmark project...



CENTRAL PARKTM

Exceeding Expectations

We have not only achieved excellence in **quality deliveries....**
...but also delivered **highest ROI** with our bouquet of
services and lifestyle at Central Park Resorts.



CENTRAL PARK™
THE ROOM

Return on Investment

Central Park has upheld its trusted legacy
by exhibiting the highest ROI in Gurugram
for its customers.

The Room Return on Investment under Possession Linked Payment Plan (PLP)

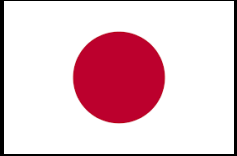
ROI : **281%**
Annual ROI : **70%**

STUDIO 837 SQ. FT.





We proudly announce
that more than 300
expats from over 20
nationalities are staying
with us.



Japanese



China



Korea



USA



UK



Canada



Key USP

We are also proud to be associated with some of the most reputed MNCs around the world as more than 80% of the expats are Japanese working with leading Japanese companies including:



Prevailing Lease Signed with Suzuki for 9 Years



Suzuki Rental for FY 2019-20

Suzuki Rental 3 years from now FY 2022-23

Expected Rental Case Study

The current rental (FY 2019-20) from Suzuki	INR 103.26 per sq. ft. per month
Rent after 3 years from Suzuki	INR 126.49 per sq. ft. per month
Annual rent after 3 years	INR 126.49x12= INR1,517 per sq. ft.
Capital Value for Bellavista Towers per sq. ft. as of date (FY 2019-20)	INR 18,150/-
Expected return at current capital value, after 3 years	INR (1517/18,150)x100=8.36%

Disclaimer: This graph indicates the existing leasing rental of 9 years in "The Room" at Sector48. The expected rental case study is only a projected calculation of expected rental and ROI on the capital value of Bellavista based on existing leasing rent in "The Room". The expected rental is dynamic and may vary as per prevalent market factors. Developer is not guaranteeing or assuring any leasing or rental return.

INTRODUCING
BELLAVISTA
TOWERS

THE FINEST OF JAPANESE LUXURY LIVING
IN GURUGRAM

BELLAVISTA TOWERS

We have curated unmatched Japanese experiences for our esteemed Japanese clientele to give them a **home away from home** experience.

Japanese Speaking Butler

Japanese
Community Bath

Authentic Japanese
Restaurant

Japanese Themed
Interior & Crockery

84000 Sq. Ft. of Club Across
5 Levels

Helipad on both
Towers

Sky Walk Connecting 2 Towers

Air Purification
System



BELLAVISTA TOWERS

- **Total no. of units – 359**
- **Total no. of floors – 32**
- **No. of units on each floor – 13**
- **Type:**
 - Studios – 165**
 - 1 BHK – 194**
- **Saleable Area:**
 - Studios – 1065 – 1217 Sq. Ft.**
 - 1 BHK – 1356 – 1607 Sq. Ft.**



A glimpse of the interiors



Executive Lounge









Studio











1 BHK







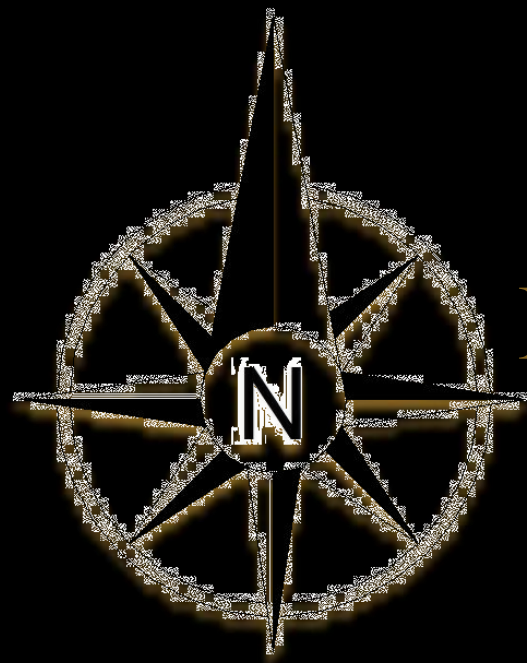




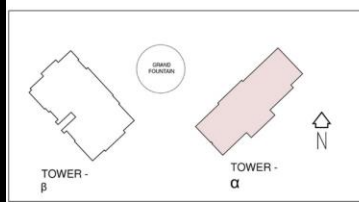
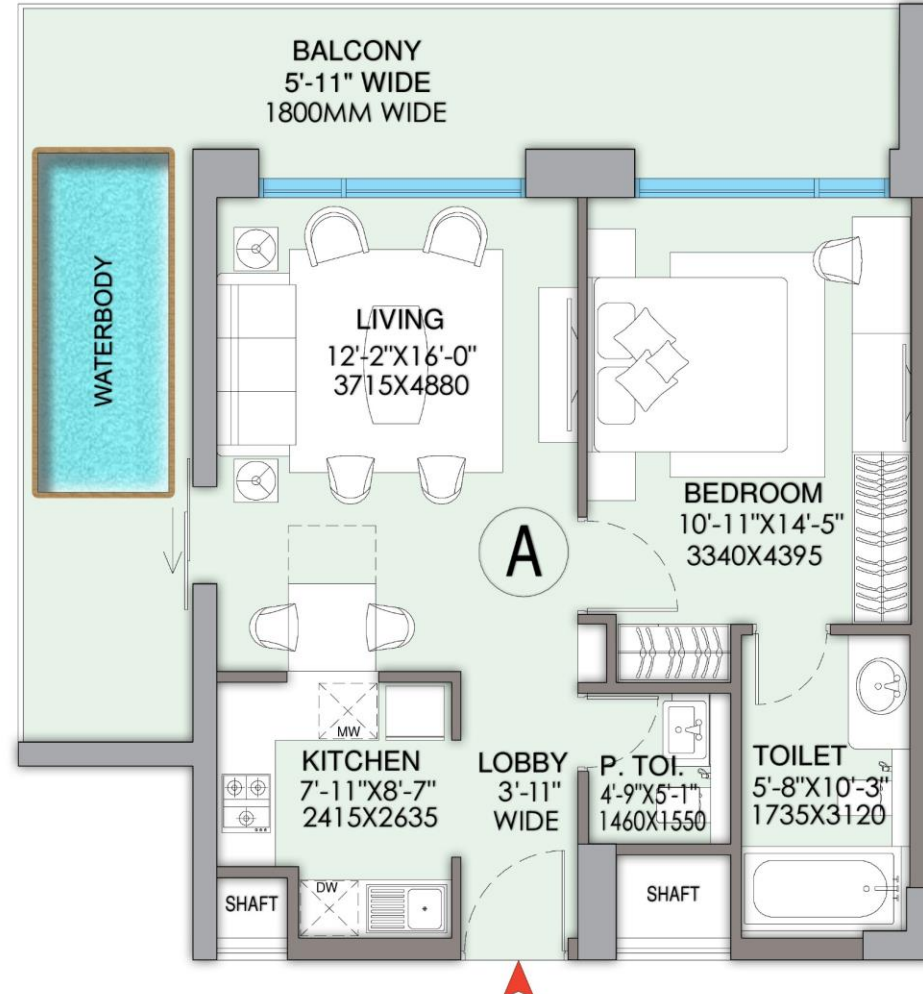
Lobby





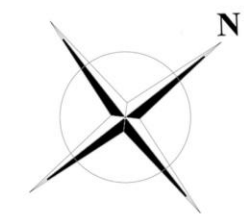


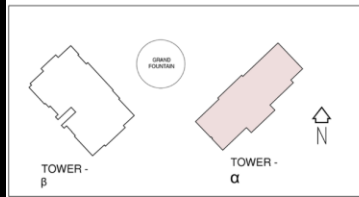
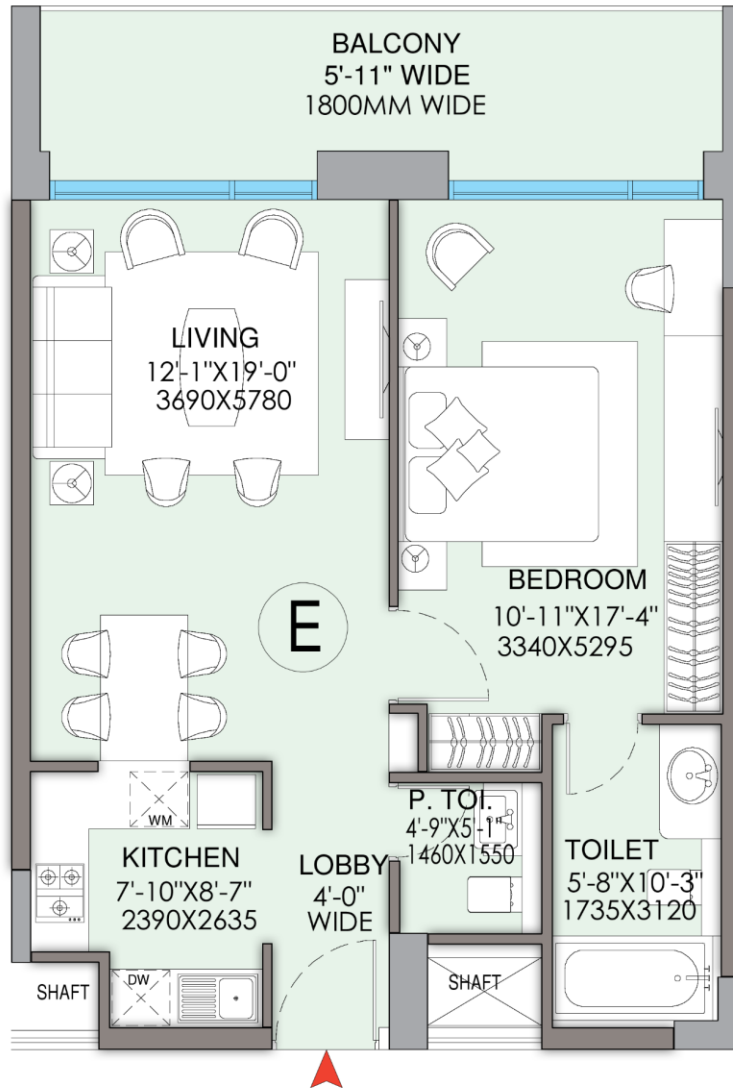
FLOOR PLANS



CP BELLA-VISTA

UNIT-A (TOWER ALFA)
1BHK CORNER - UNIT PLAN

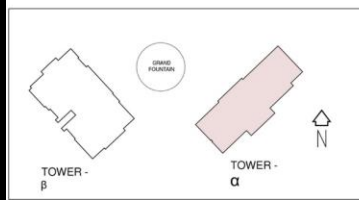




CP BELLA-VISTA

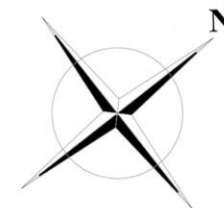
UNIT-E (TOWER ALFA)
1BHK- UNIT PLAN

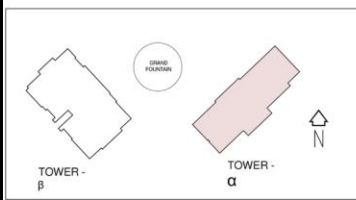
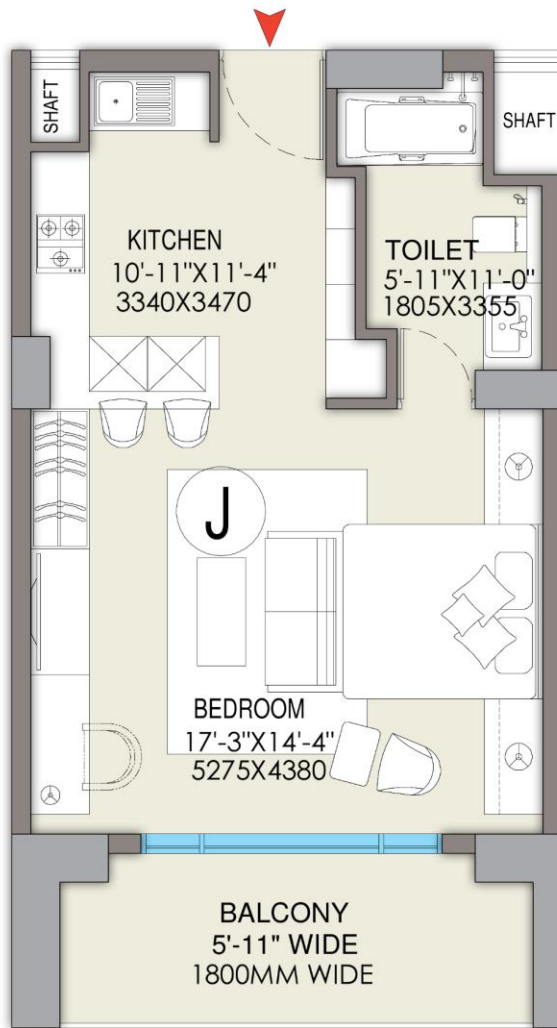




CP BELLA-VISTA

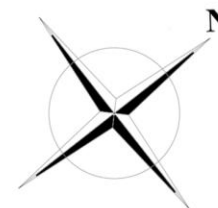
UNIT-H (TOWER ALFA)
STUDIO CORNER - UNIT PLAN

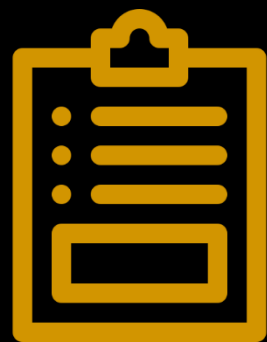




CP BELLA-VISTA

UNIT-J (TOWER ALFA)
STUDIO - UNIT PLAN





SPECIFICATIONS



Fully furnished Studio
and 1 BHK Apartments.



Executive lounge on
each floor with butler
room.



Fully Air- conditioned &
Fully Automated rooms.



Modular Wardrobes &
Kitchen Cabinets.



Balcony with Glass
railing.



State of the art club
with world class
amenities.



24x7 security.





Price List

STUDIO			
Particulars	PLP	CLP	DP
All Inclusive Price (BSP, Car Parking 1 No., 5KV Power Backup, ECC & WCC	18039	16676	15654
EDC/IDC	111	111	111
Total Without GST	18150	16787	15765
GST @ 5%	902	834	783
Total With GST	19052	17621	16548

1BHK			
Particulars	PLP	CLP (-8%)	DP (-14%)
All Inclusive Price (BSP, PLC, Car Parking 1 No., 5KV Power Backup, ECC & WCC	20039	18516	17374
EDC/IDC	111	111	111
Total Without GST	20150	18627	17485
GST @ 5%	1002	926	869
Total With GST	21152	19553	18354

Payment Plans

POSSESSION LINKED PAYMENT PLAN (39:61)

S.No.	Time When Due	Details Of Payment
1	Booking Amount	Rs. 11 Lacs (Lumpsum)
2	Within 45 Days of Booking	To Complete 10% of COP Less Amount Paid
3	Within 90 Days of Booking	29% of COP
4	On Offer of Possession	61% of COP

DOWN PAYMENT PLAN (10:80:10)

S.No.	Time When Due	Details Of Payment
1	Booking Amount	Rs. 11 Lacs (Lumpsum)
2	Within 45 Days of Booking	To Complete 10% of COP Less Amount Paid
3	Within 90 Days of Booking	80% of COP
4	On Offer of Possession	10% of COP

CONSTRUCTION LINKED PAYMENT PLAN

S.No.	Time When Due	Details of Payment
1	Booking Amount	Rs. 11 Lacs (Lumpsum)
2	Within 45 Days of Booking	To Complete 10% of COP Less Amount Paid
3	On the start of Construction	15% of COP
4	On Completion of Upper GF -2 Floor Slab	7.5% of COP
5	On Completion of 5th Floor Slab	7.5% of COP
6	On Completion of 10th Floor Slab	7.5% of COP
7	On Completion of 15th Floor Slab	7.5% of COP
8	On Completion of 20th Floor Slab	7.5% of COP
9	On Completion of 25th Floor Slab	7.5% of COP
10	On Completion of Super Structure frame work	10% of COP
11	On Completion of Flooring work	10% of COP
12	At the time of Offer of Possession	10% of COP

Thank You!