



**ABL**  
ASCENT BUILDHOME DEVELOPERS LTD.



# HillCourt Residency

YOUR HOME TO PREMIUM LIVING

**1, 2 & 3 BHK  
SECTOR 91 GREATER BHIWADI**

Rera No. RAJ/P/2018/791





# ABOUT US

With our wings spread from over 2 decades, Ascent Buildhome Developers has successfully delivered multiple projects in the heart of Faridabad and Delhi NCR surfacing for thousands of homes and since then the company has been scaling new heights by each passing day. The group derives its strength and vigour from cutting edge professionals who have been redefining real estate from decades of experience across India and Middle East. Established under their dynamic working ABL is revolutionising the definition of premium living with HillCourt Residency.

ASCENT BUILDHOME DEVELOPERS LIMITED is committed to inspiring a better life, creating dream spaces and delivering values because for us the foundation of each home has to be **love, care, and values**.

Mastering projects one after another, ABL is bringing a trail of megaproject very soon in Rajasthan and Odisha.

## GREEN HOMES

Giving back to nature while giving best to you by channeling environment sustainability and attention to detail.

## ADVANCED EXPERTISE

Bringing the advanced conglomerate of architects, engineers, and best-in-class know-how to deliver stark quality homes.

## TRANSPARENCY & ASSURANCE

Providing absolute clarity and upholding high standards of delivery and reliability.

## CUSTOMER DRIVEN

Aim to ensure upmost level of customer satisfaction by providing highest standard of living at ease

## KEY HIGHLIGHTS

Legacy of 2 decades

6000 units to be delivered by 2025

40 Lakh Sq.ft. under construction across India

LIVE GRAND  
LIVE SAFE  
LIVE CONNECTED





## HOME TO 700 FAMILIES, HILLCOURT REDEFINES THE NEW AGE LIVING AT AFFORDABLE PRICES.

At HillCourt we ensure that you are cocooned in grandeur and quality with all the required and desired amenities, away from the noise of the bustling city, yet centrally placed with well-connected geography.

- ⌚ Proposed Schools & Hospitals
- ⌚ Railway at 2 Km
- ⌚ Proposed District Park & Shopping Centers
- ⌚ Chaupanki Industrial Area ast 2 Km
- ⌚ Khuskhera Industrial Area at 3 Km
- ⌚ Aravalli Hills View





In the lap of  
**Aravali hills,**  
awaits an oasis of  
**calm** and **comfort.**



Only for reference purpose. Actual image may differ.

## HILLCOURT AMENITIES

Experience a world of comfort with spacious independent homes and every conceivable amenity like a gym, swimming pool, indoor play area, jogging track, play court, and more, for a class apart standard-of-living.



Club House



Parking



CCTV Monitoring



24x7 Security



Jogging Track



Medical Stores



Departmental Stores



Swimming Pool



Kids Zone



Gymnasium



Open Gym



Yoga Room



Nature Park



Community Hall

# SITE PLAN

ABL aims to ensure best-in-class residence solutions with attention-to-detail, backed with innovation, extensive planning, meticulous designing and diligent understanding of the customer's need of the hour - **excellence and affordability** - exactly what we bring to you with HillCourt.

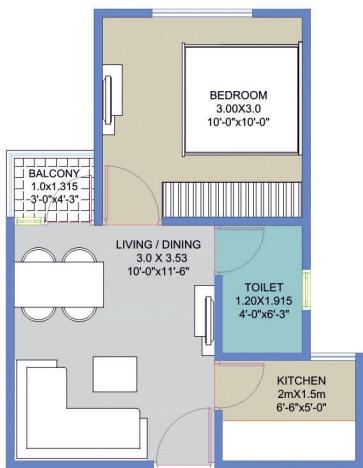
EVERYTHING  
YOU NEED AND  
SOME MORE



# UNIT PLAN

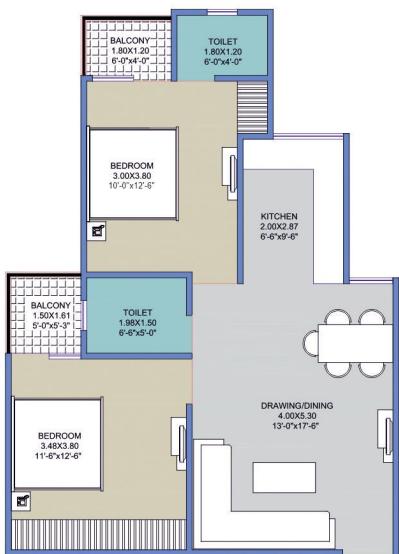
## 1 BHK

Built Up Area : 321.19 sq. ft.  
Super Area : 388.03 sq. ft.



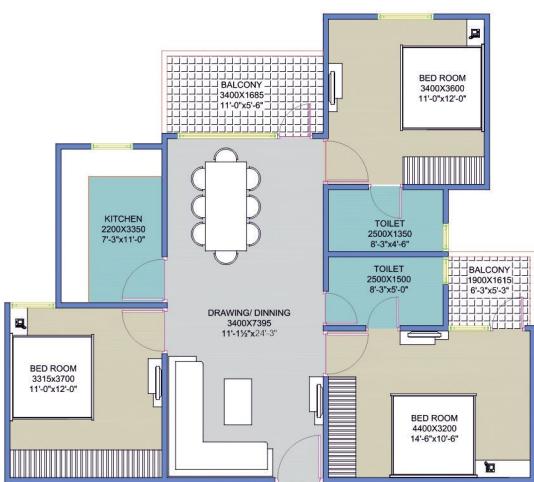
## 2 BHK

Built Up Area : 732.92 sq. ft.  
Super Area : 916.11 sq. ft.



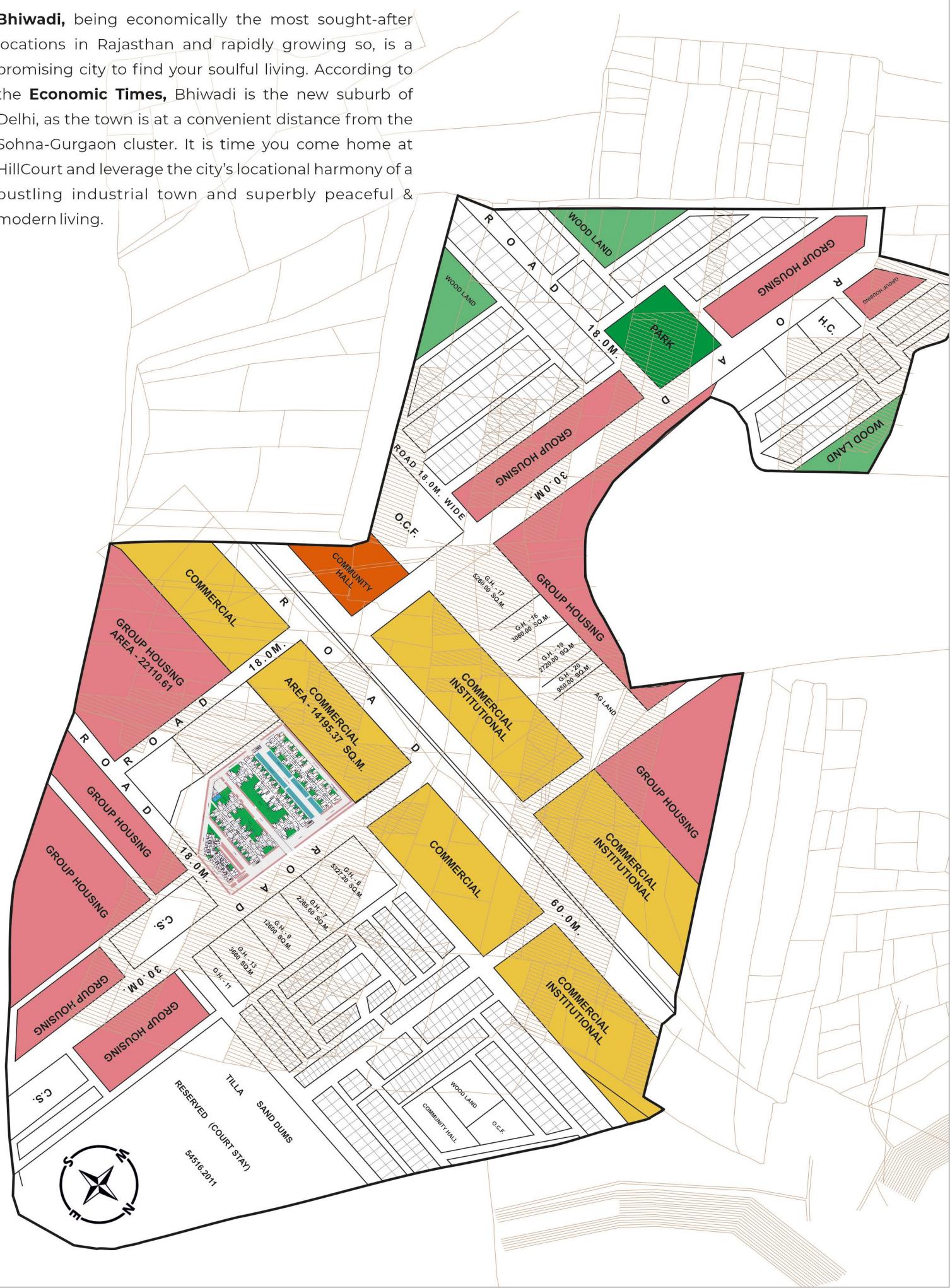
## 3 BHK

Built Up Area : 1028.71 sq. ft.  
Super Area : 1285.85 sq. ft.



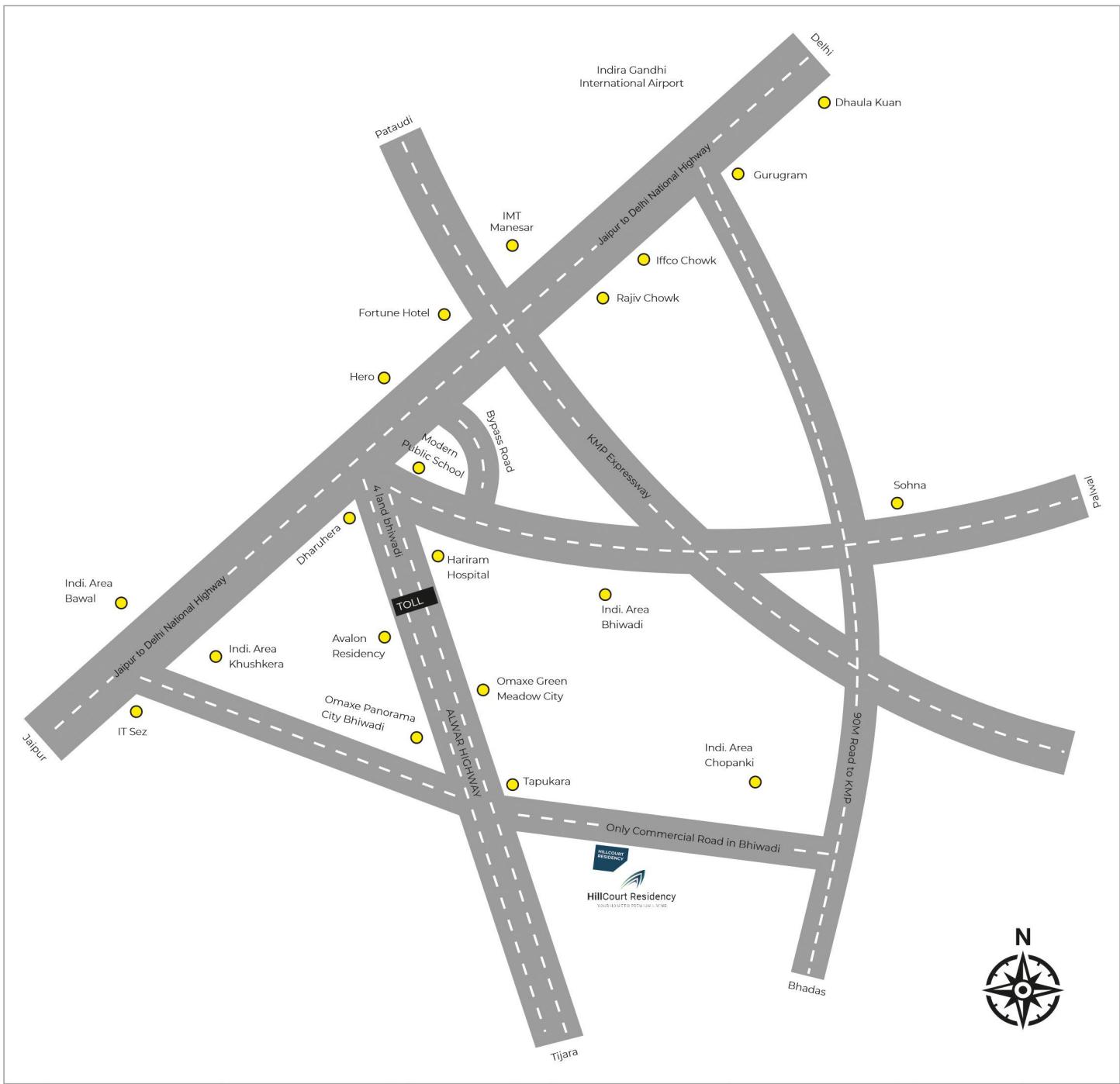
# BHIWADI MASTER PLAN

**Bhiwadi**, being economically the most sought-after locations in Rajasthan and rapidly growing so, is a promising city to find your soulful living. According to the **Economic Times**, Bhiwadi is the new suburb of Delhi, as the town is at a convenient distance from the Sohna-Gurgaon cluster. It is time you come home at HillCourt and leverage the city's locational harmony of a bustling industrial town and superbly peaceful & modern living.



# LOCATION MAP

**HillCourt** is located amidst well-inhabited area with plenty of existing schools, hospitals, shopping centres and many future developments. The location as well is properly interlinked with multiple modes of connectivity. The place is also well attracted with two major industrial hubs, namely Chaupanki Industrial Area and Khuskhera Industrial Area.



## SCHOOLS

Delhi Public School International	6 Km
City Public School	15 Km
Cambridge School	15 Km

## MEDICAL FACILITIES

Anjuman Hospital	3 Km
City Hospital & Trauma Centre	5 Km
Balaji Multispeciality Hospital	13 Km

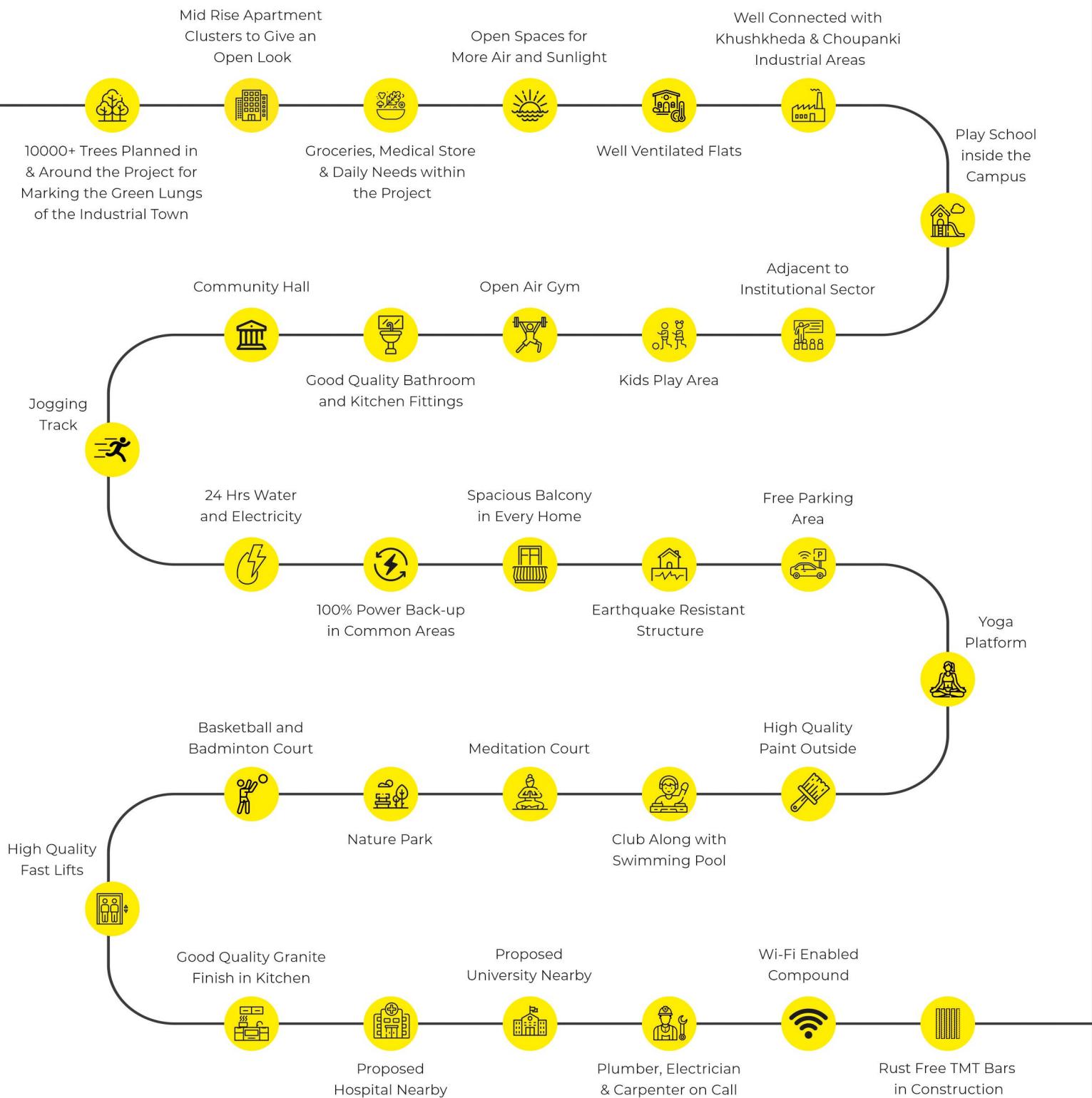
## CONNECTIVITY

Railway Station	2 Km
Proposed Cargo Airport	3 Km
Chaupanki Industrial Area	2 Km
Khuskhera Industrial Area	3 Km

# PROJECT HIGHLIGHTS

The location of HillCourt Residency would be of great advantage owing to the proximity to Industrial Area and upfront connectivity with national highway. Besides, the residents will also enjoy a superb connectivity of roads linking railway, retail & shopping destinations, multi-speciality hospitals and schools. Within the premises be ready to experience the best of ambience and facilities covering nothing but best.

## CONVENIENCE WITHIN YOUR WORLD



# PROJECT SPECIFICATIONS

## Project Approvals

Under Rajasthan Housing Board | Rera No. RAJ/P/2018/791

## Coloniser/ Developer

Ascent Buildhome Developers Ltd

## Location

G15, Tapukara-Chopanki Road, Sector 91 Greater Bhiwadi, Rajasthan

## Provisions

Project Area: 4.68 Acres

## Apartment Details

Type	Built up Area		Super Area	
	(SQ.MT.)	(SQ.FT.)	(SQ.MT.)	(SQ.FT.)
Category 1 - 1BHK	29.84	321.19	36.05	388.03
Category 2 - 2BHK	68.09	732.92	85.11	916.11
Category 3 - 3BHK	95.57	1028.71	119.46	1285.85

## Payment Terms

**(I) With application:** Booking amount i.e., 5% of cost of flat

**{II} On allotment:** Additional 20% of cost of flat

**{III} Balance 75% of the total cost to be paid as per policy.**

No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.

## Eligibility

- (1) The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- (2) Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed sector or any licenced sector in any of the Urban areas of Haryana & Rajasthan, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
- (3) Any applicant can make only one application. Any successful applicant under Pradhan Mantri Awas Yojana policy shall not be eligible for allotment of any other flat under this policy in any other sector. In case, he/she is successful in more than one sector, he/she will have choice of retaining only one flat.

## Applications Procurement

Applications can be procured & submitted at : Ascent Buildhome Developers Ltd, 393 V-John Tower, Phase-3 Udyog Vihar, Gurugram, Haryana 122016 by paying an application fee of Rs. 1000/- You can also collect the application from the project site.



# SALIENT FEATURES

<b>DRAWING ROOM</b>	
Floor Walls Ceiling	Superior Quality Vitrified Tile Flooring & Skirting Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
<b>MASTER ROOM</b>	
Floor Walls Ceiling	Superior Quality Vitrified Tile Flooring & Skirting Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
<b>OTHERS BED ROOMS</b>	
Floor Walls Ceiling	Superior Quality Vitrified Tile Flooring & Skirting Plaster with Oil Bond Distemper Plaster with Oil Bond Distemper
<b>KITCHEN</b>	
Kitchen Counter Top Floor Walls  Ceiling Fitting/Fixture	Kota Stone/Marble stone Antiskid Ceramic Tiles Ceramic Tiles till 7'-0" high where no Counter and till 2'-0" above the Counter Balanced wall painted with OBD Plaster with Oil Bond Distemper ISI Marked CP Fittings & Stainless Single Bowl Sink with Drain Board
<b>BALCONIES</b>	
Floor Walls Ceiling Railing	Antiskid Ceramic Tiles External Finish in Balconies Walls Exposed Concrete Colour Paint Parapet with coping/M.S. Railing
<b>TOILETS</b>	
Floor Walls Ceiling Fitting/Fixture	Antiskid Ceramic Tiles Ceramic Tiles upto 7'-0" high Flash Ceiling with Grid Panels ISI Marked Chromium Plated Fittings & Sanitaryware of Reputed Make
<b>DOORS &amp; WINDOWS</b>	
Main Door  Internal Doors  Others Door & Windows	Hard Wood Frame, Hard Wood Architrative and Flush Shutter Door with Laminate Front Side  Hard Wood Door Frames and Flush Shutter Doors with Painted Finish on Both Sides  UPVC / Aluminium
<b>ELECTRICAL</b>	
Wiring Switches/Sockets Structure	Copper Wiring ISI Marked Switches & Sockets Earthquake resistance RCC framed structure
<b>COMMON AREAS (LOBBY)</b>	
Floor Walls & Ceiling	Vitrified Tiles Plaster with Oil Bond Distemper
<b>STAIRCASE</b>	
Cements Concrete for Treads and Risers Plaster with Oil Bond Distemper for Walls & Ceiling MS Handrail Railing	
<b>LIFTS</b>	
2 Lifts (15 Passenger Capacity & 8 Passenger Capacity) in all Towers	

# PAYMENT FEATURES

## PAYMENT FEATURES

S. NO.	TIME OF PAYMENT	PERCENTAGE OF AMOUNT PAYABLE
01	At the time of submission of application for booking	5%
02	At the time of allotment (within 30 days of booking)	20%
03	On DPC Casting	10%
04	On 1st Floor Slab Casting	10%
05	On 3rd Floor Slab Casting	10%
06	On 5th Floor Slab Casting	10%
07	On 9th Floor Slab Casting	10%
08	At the time of starting external work	5%
09	At the time of starting electrical work	5%
10	At the time of starting internal plaster work	5%
11	At the time of starting flooring work	5%
12	At the time of possession	5%



# PRADHAN MANTRI AWAS YOJANA



The Pradhan Mantri Awas yojana (PMAY) is a "Credit Linked Subsidy Scheme" (CLSS) designed to provide upfront interest subsidy on principal outstanding of upto Rs. 2.67 lacs on home loans. This Scheme was announced by our Honourable Prime Minister, Shri Narendra Modi with the vision of 'Housing For All' by the year 2022.

## FEATURES

1. Upfront interest subsidy benefit on principal outstanding.
2. Interest subsidy will be available for a maximum loan tenure of 20 years or the loan tenure availed by the borrower whichever is lower.
3. There is no cap on the loan amount or on the cost of property.
4. The Net Present Value (NPV) of the interest subsidy will be calculated at the discount rate as per the financial institution.
5. The additional loan beyond the specified limits, if any to be at non-subsidized rate.

## SCHEME DETAILS

Scheme Type	Eligibility Family Income (Rs.)	Subsidy calculated on max. loan of	Interest Subsidy (%)	Max. Subsidy (Rs.)	Women Ownership
EWS/LIG	EWS-Rs. 0 to Rs. 3,00,000 LIG- Rs. 3,00,001 to Rs. 6,00,000	Rs. 6,00,000	6.5	2.67 Lakh	Mandatory*
MIG - I	Rs. 6,00,001 to Rs. 12,00,000	Rs. 9,00,000	4	2.35 Lakh	Non Mandatory
MIG - II	Rs. 12,00,001 to Rs. 18,00,000	Rs. 12,00,000	3	2.30 Lakh	Non Mandatory

All banks and housing financing companies are ready to disburse the loans and credit the subsidy to the beneficiaries as per the eligibility.



# 'HOME SWEET HOME'





393 VI-JOHN TOWER PHASE-3,  
Udyog Vihar, Gurugram, Haryana 122016

**For Enquiry & Contact:**

+91 80006 99362, 1800-258-6313

[info@hillcourt.in](mailto:info@hillcourt.in) | [hillcourt.in](http://hillcourt.in)

Rera No. RAJ/P/2018/791