



Central Park
Flower Valley



ZRICKS^{PHOT}



*The Roomy*TM

Fully Maintained Single/Double Suites



Central Park®

—..expect the world..—

Central Park is a real estate brand that has built an unrivalled expertise in creating concept living spaces. It is one of the forerunners of real estate today, with innumerable projects across hospitality, leisure, recreation, commercial, and high-end residential projects in some of the best locations in Gurgaon, Delhi and Goa. This dynamic brand's constant pursuit of excellence, commitment and building values for its customers is responsible for its growth and success over the years.

CENTRAL PARK FLOWER VALLEY
SECTOR 32- 33, SOHNA
SOUTH OF GURGAON

DEALERS NAME:

DEALERS MOBILE NO:

CONTENTS

Introduction – The Rooms

Floor Plans

Specifications

Price List

Payment Plan

Emi Calculation

Location Map



PRICE
LIST
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Central Park - III: The Room - Price List

Type	1 BHK Suite	2 BHK Suite
Size	77.76 sq. mtr.	110.37 sq. mtr.
	837 sq.ft.	1188 sq.ft.
Booking Amount	(₹) 3.60 Lakhs	(₹) 4.50 Lakhs
Down Payment Plan		
Size	BSP (₹)	
77.76 sq. mtr. (837 sq.ft.)	46,08,000/-	
110.37 sq. mtr. (1188 sq.ft.)	65,43,000/-	
Construction Linked Payment Plan		
Size	BSP (₹)	
77.76 sq. mtr. (837 sq.ft.)	52,39,000/-	
110.37 sq. mtr. (1188 sq.ft.)	74,31,000/-	
Flexi Payment Plan (35:30:35)		
Size	BSP (₹)	
77.76 sq. mtr. (837 sq.ft.)	56,34,000/-	
110.37 sq. mtr. (1188 sq.ft.)	79,97,000/-	
Possession Linked Payment Plan (35:65)		
Size	BSP (₹)	
77.76 sq. mtr. (837 sq.ft.)	58,27,000/-	
110.37 sq. mtr. (1188 sq.ft.)	82,65,000/-	
Subvention Payment Plan (15:80:5)		
Size	BSP (₹)	
77.76 sq. mtr. (837 sq.ft.)	60,40,000/-	
110.37 sq. mtr. (1188 sq.ft.)	85,75,000/-	

* 1 sq mtr - 10.764 sq ft

Prices subject to change

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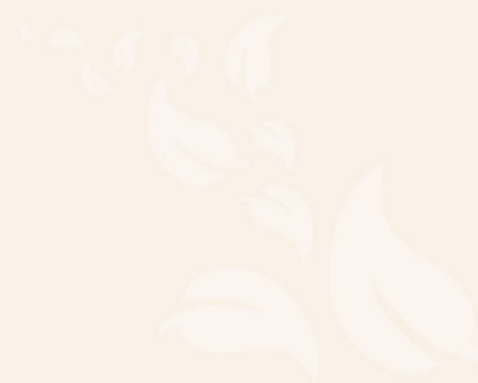
Central Park - III: The Room - Price List

Other Charges	
EDC/IDC	As applicable
PLC	As applicable
IFMS	Rs.50/- per Sq.ft.
Car Parking (Optional)	Rs.300000/- Each
Club Membership (Optional)	Rs.350000/-
Power Backup	@ Rs.25000/- per KW (Mandatory 3 KW)
Electricity Connection Charges	As per Actual



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* 1 sq mtr - 10.764 sq ft
Prices subject to change



PAYMENT PLAN

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Payment Plans - The Room

Down Payment Plan

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	₹3.60 Lacs OR ₹ 4.50 Lacs
Within 60 Days of Booking	95% of BSP Less Booking Amount + 100% EDC/IDC + 100% PLC + 100% Car Parking
Offer of Possession	5% of BSP + IFMS + Club Membership + Other Charges

Construction Linked Payment Plan

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	₹3.60 Lacs OR ₹ 4.50 Lacs
Within 45 days of booking	To complete 10% of BSP Less Booking amount
Within 90 days of Booking	15% of BSP
On Start of Excavation	7.50% of BSP + 25% EDC/IDC
On Start of Lower Basement roof slab	7.50% of BSP + 25% EDC/IDC
On Start of 1st Floor roof slab	5% of BSP + 25% EDC/IDC
On Start of 3rd Floor roof slab	5% of BSP + 25% EDC/IDC
On Start of 5th Floor roof slab	5% of BSP + 50% PLC
On Start of 7th Floor roof slab	5% of BSP + 50% PLC
On Start of 9th Floor roof slab	5% of BSP + 50% Car Parking
On Start of 11th Floor roof slab	5% of BSP + 50% Car Parking
On Start of 13th Floor roof slab	5% of BSP
On completion of super Structure	5% of BSP
On Completion of Flooring	7.50% of BSP
On Completion of Services	7.50% of BSP
At the time of offer of possession	5% of BSP + IFMS + Club Membership + Other Charges

Flexi Payment Plan (35:30:35)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	₹3.60 Lacs OR ₹ 4.50 Lacs
Within 45 days of booking	To complete 10% of BSP Less Booking amount
Within 90 Days of Booking	25% of BSP + 100% EDC/IDC
On Completion of Superstructure	30% of BSP + 100% PLC + 100% Car Parking
On Offer of Possession	35% of BSP + IFMS + Club Membership + Other Charges



Payment Plans - The Room

Possession Linked Payment Plan (35:65)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	₹3.60 Lacs OR ₹ 4.50 Lacs
Within 45 days of booking	To complete 10% of BSP Less Booking amount
Within 90 days of Booking	25% of BSP + 100% EDC/IDC + 100% PLC + 100% Car Parking
On Offer of Possession	65% of BSP + IFMS + Club Membership + Other Charges

Subvention Payment Plan (15:80:5)

Particulars	Amount (Rs.) / In Percentage (%)
Booking Amount	₹3.60 Lacs OR ₹ 4.50 Lacs
Within 45 days of booking	To complete 10% of BSP Less Booking amount
Within 90 Days of Booking	5% of BSP
Bank Subvention	80% of BSP + 100% EDC/IDC + 100% PLC + 100% Car Parking
On Offer of Possession	5% of BSP + IFMS + Club Membership + Other Charges

Note :-

1. All Taxes extra as applicable
2. BSP Refers to Basic Sales Price
3. PLC Refers to Preferential Location Charges
4. Development Charges (EDC + IDC) will be charged on pro-rated per unit as applicable to this Township. In case of any revision, the same would be recovered on pro-rata basis from the Applicant/Allottee.
5. Bank Subvention - No Pre EMI Till possession.*
6. Charges other than BSP payable at the time of offer of Possession shall interalia include Interest Free Maintenance Security, Power Backup, Electricity Connection Charges, Water Connection Charges, Club Membership, Stamp Duty, Registration Charges and all other Charges (if any)
7. Cheques/ Bank Drafts to be issued in favour of "St. Patricks Realty Pvt. Ltd." payable at Gurgaon. Outstaion cheques will not be accepted
8. Prices subject to revision at the sole discretion of the company

* T&C Apply

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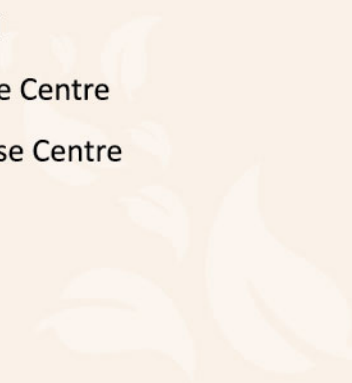
YOUR
OWN
ROOM
WITH 51
WELLNESS
FEATURES

The logo for Zricks.com is centered over the text. It features a stylized 'Z' composed of two overlapping triangles: a larger red one on top and a smaller grey one on the bottom. Below the 'Z' is the word 'ZRICKS' in a bold, red, sans-serif font, followed by '.COM' in a smaller, grey, sans-serif font.



The Room: 51 Wellness Features

1. Walking Track
2. Cycling Track
3. Jogging Track
4. Gymnasium
5. Yoga
6. Steam
7. Sauna
8. Jacuzzi
9. All Weather Pool
10. Aroma Baths
11. Hydraulic Baths
12. Mud Baths
13. Whirlpool Baths
14. Sun Baths
15. Head Massage
16. Foot Massage
17. Body Massage
18. Mud Therapy
19. Colon Therapy
20. Dance Therapy
21. Meditation Room
22. Art of Living Sessions
23. Open Air Restaurant - Organic Food
24. Herbal Parks
25. Organic Farming
26. Detoxification Diet Sessions
27. Naturopathy Centre
28. Physiotherapy Centre
29. Ayurveda Centre
30. Acupuncture
31. Acupressure
32. Hydrotherapy
33. Reflexology
34. Artificial Lake with Sit outs
35. Twin Fountains
36. Nature Walk
37. Hobby Centre
38. Reading Room
39. Juice Centre
40. Salad Bar
41. Reiki Healing Treatments
42. Badminton Courts
43. Basket Ball Courts
44. Tennis Courts
45. Squash Courts
46. Skating Rink
47. Golf Driving Range
48. Cricket Nets
49. Football Ground
50. Children Exercise Centre
51. Muscular Exercise Centre





The Room: Exclusive Amenities

1. Housekeeping Services
2. Chef on Call
3. Catering Services
4. Travel and Tour Services
5. Dedicated Innova Shuttle Service to common areas and nearby places
6. Concierge Desk
7. Car on Call
8. Babysitting services
9. Wi-Fi enabled complex
10. Panic Button for each Apartment
11. Laundry Services
12. 24hrs Doctor & Ambulance on Call
13. Car Washing
14. Car Breakdown Services
15. Designated Visitor and Resident Parking
16. Staff Bathrooms in Basement
17. Staff Mess in Basement



*Managed by Central Park Facility Management Services Pvt Ltd





The Room: Amenities

1. Clubhouse (50,000 sq ft approx)
2. Card Room
3. Children Play Area
4. Indoor Game Centre
5. Movie Theatre
6. Bar-be-que pits
7. Guest House
8. Banquet Hall
9. Convenience Store
10. 24 x 7 manned security and Power Back up
11. Multi Cuisine Restaurant
12. Pet Care Centre
13. Coffee Cafes
14. Bar Lounge
15. ATM Facility
16. Day Care Centre for Kids
17. Unisex Saloon
18. Business Centres
19. Medical Pharmacy Store
20. Sun Movement Designed Facade





PROPOSED
SPECIFICATIONS

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Proposed Specifications - The Room

S.N.	Description of Item	ITEM
1	Floor Tiles	High Quality Designer Vitrified Tiles
2	Corridor Flooring	High Quality Designer Vitrified Tiles
3	Air Conditioners	Split AC in Every Room
4	Door Frame with Shutter with Melamine Polish & Hardware	High Quality Completely Finished Laminated Door Frame with architrave along with teak finish laminated Shutter
5	CP Fitting & China Ware with Rain Shower	Jaquar / Kohler or Equivalent
6	Bathroom Wall & floor Tiles	
	a) Wall	High Quality Designer Ceramic Tiles
	b) Floor	Anti Skid Ceramic Tiles
7	Looking Mirror	High Quality Glass Mirror- 5mm Thick
8	Bedroom - Flooring	Laminated Wooden Flooring
9	Painting	
	a) Walls	Plastic Emulsion
	b) Ceiling	Oil Bound Distemper
10	Electric Fixture Lights , Fan Etc.	Fan & Lights in Every Room
11	Kitchen Cabinetary	Modular Kitchen with Laminated Shutters
12	Kitchen Equipments	
	a) Washing Machine	IFB/Bosch or Equivalent
	b) Dish Washer	IFB/Bosch or Equivalent
	c) Microwave	IFB or Equivalent
	d) Chimney	KAFF or Equivalent
	e) Hob	KAFF or Equivalent
	f) Refrigerator	IFB / Siemens or Equivalent
13	T.V.	one T.V. in Living Room
14	Geysers	Jaquar or Equivalent - 15 litre
15	Cupboard	Laminated Shutters and Carcase
16	RO water purifier	
17	Intercom	





FLOOR PLAN



* 1 sq mtr - 10.764 sq ft

1 BHK SUITE SALEABLE AREA - 77.76 SQ. MTR. (837 SQ. FT.)





* 1 sq mtr - 10.764 sq ft

2 BHK SUITE SALEABLE AREA - 110.37 sq. mtr. (1188 sq. ft.)



PROFILING OF CUSTOMERS

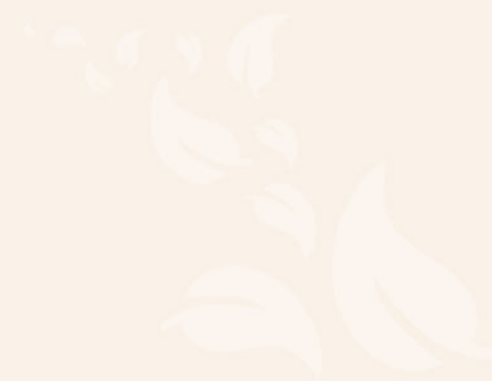


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Profiling of Salaried Customer

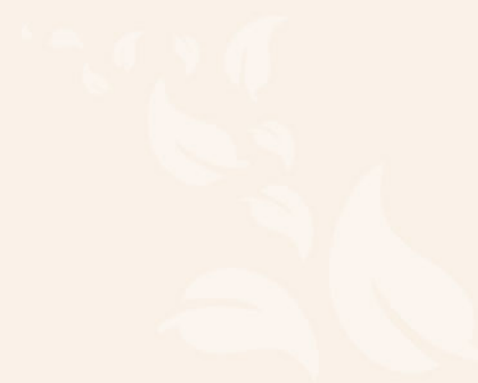
Purpose	Documents
Proof of Both Identity and Residence (any 1)	<ol style="list-style-type: none">1. Valid Passport2. Voter ID Card3. Aadhaar Card4. PAN Card with Allotment Letter
Proof of Income	<ol style="list-style-type: none">1. PAN Card2. Last 3 months' Salary Slips3. Last 6 months' Bank Statements, showing salary credits4. Latest Form-16 and IT returns
Other Documents	<ol style="list-style-type: none">1. Employment Contract / Appointment Letter in case current employment is less than 1 year old2. Last 6 months' Bank Statements showing repayment of any ongoing loans3. Passport size photograph of all the applicants / co-applicants to be affixed on the Application Form and signed across4. Cheque for processing fee
Property Related Documents	<ol style="list-style-type: none">1. Copy of the Allotment Letter / Buyer Agreement2. Receipt/(s) of Payment/(s) made to the developer





Profiling of Self Employed Customer

Purpose	Documents
Proof of Both Identity and Residence (any 1)	<ol style="list-style-type: none">1. Valid Passport2. Voter ID Card3. Aadhaar Card4. PAN Card with Allotment Letter
Proof of Income	<ol style="list-style-type: none">1. PAN Card2. Income Tax Returns along with computation of income for the last 3 Assessment Years3. Last 3 years' Balance Sheet and Profit & Loss Account Statements, with Annexures/Schedules (Points 2 & 3 should be of both the individual and the business entity and attested by a CA)4. Last 6 months' Current Account Statements of the business entity and Savings Account Statements of the individual
Other Documents	<ol style="list-style-type: none">1. Business Profile2. Latest Form 26 AS (Tax Credit Receipt)3. List of Directors and Shareholders with their individual shareholding certified by a CA / CS in case of the business entity being a company4. Memorandum and Articles of Association of the Company5. Partnership Deed in case of the business entity being a partnership firm6. Details of on-going loans of the individual and the business entity including the outstanding amount, instalments, security, purpose, balance loan term, etc.7. Passport size photograph of all the applicants / co-applicants to be affixed on the Application Form and signed across8. Cheque for processing fee
Property Related Documents	<ol style="list-style-type: none">1. Copy of the Allotment Letter / Buyer Agreement2. Receipt/(s) of Payment/(s) made to the developer





Profiling of NRI Customers

Personal Details Documents

- Valid passport copies for all the applicants
- Valid visa copies for all the applicants
- Power-of-Authority document signed by all the applicants
- Authority letter duly signed by all the applicants
- Copy of current overseas residential verification proof of all the applicants to the loan. (Driving license or bank statement showing overseas address or latest insurance premium receipt or utility bill)

Financial Details Documents: For Salaried Individuals

- Work Permit Visa copy of Passport
- Agreed tenure for working in the company (Bond etc.)
- Copy of current appointment letter / Copy of salary certificate clearly mentioning the date of joining, current salary earned and designation held in the company
- Copy of previous appointment letters
- Last 3 months salary slip for fixed salary and last 4 months for variable salary
- Last 6 months bank statements clearly mentioning salary credits in the account

Financial Details Documents: For Self Employed Individuals (This profile is generally not entertained by banks as current business verification cannot be done by Indian Banks)

Copy of:

- Incorporation of business
- Income Proof -
 - Middle East: Last 2 years audited/C.A. certified P&L accounts
 - US & Canada: Last 2 years CPA compiled/reviewed/audited P&L accounts
 - Others: Last 2 years C.A. or equivalent certified/audited P&L accounts
- Partnership deed (in case of a partnership firm)
- MOA & AOA of the company (in case of a private ltd. company)
- Last 6 months bank statements in the company's name
- Last 6 months bank statements in individual's name
- Business profile and office address proof

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NRI Personal Guarantor Documents

- Passport & visa copies of the NRI Guarantor
- Current overseas address verification proof of the NRI Guarantor. (Driving license or bank statement showing overseas address or latest insurance premium receipt or utility bill)
- Current income documents of guarantor





For Self Employed (Proprietor)

1. Photograph for Applicant and Co-Applicant
2. Identity Proof for all Applicants and Co-Applicants (Pan Card)
3. Address Proof of Applicant and Co-Applicant.
4. Address Proof of Company
5. Company Profile on Company Letter Head.
6. Last 3 Years ITR, CA attested
7. Last 1 Year Bank Statement Required of Current and Saving Account.
8. SOA and Repayment Track Record of all Running Loans

For Partnership Firm

1. Photograph of Applicant and Co-Applicant
2. Identity Proof for all Applicants and Co-Applicants (Pan Card)
3. Address Proof of Applicant and Co-Applicant.
4. Pan Card of Company.
5. Address Proof of Company
6. Company Profile on Company Letter Head.
7. Partnership Deed
8. Last 3 Years ITR, CA attested
9. Last 1 Year Bank Statement Required of Current and Saving Account.
10. SOA and Repayment Track Record of all Running Loans

For Private Limited

1. Photograph for Applicant and Co-Applicant
2. Identity Proof for all Applicants and Co-Applicants (Pan Card)
3. Address proof of Applicant and Co-Applicant.
4. Pan Card of Company.
5. Address Proof of Company
6. Company Profile on Company Letter head.
7. MOA
8. List of Directors and Share Holding Pattern on Companies Letter Head
9. Last 3 Years ITR CA attested
10. Audit Report Required (if Applicable)
11. Last 2 Years VAT Return Required (if Applicable)
12. Last 1 Year Bank Statement Required of Current and saving Account.
13. SOA and Repayment Track Record of all Running Loans

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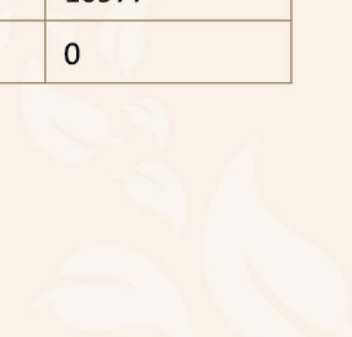
EMI
CALCULATIONS
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EMI Calculation for 20 Years on Principal Amount of Rs. 1,00,000

ROI 10% EMI Rs. 965

Year	Opening Balance	Amount Paid by Customer (EMI*12)	Interest Paid During the Year	Principal Paid During the Year	Closing Balance
1	100000	11580	9926	1655	98345
2	98345	11580	9752	1828	96517
3	96517	11580	9561	2019	94498
4	94498	11580	9349	2231	92267
5	92267	11580	9116	2464	89802
6	89802	11580	8858	2723	87080
7	87080	11580	8573	3008	84072
8	84072	11580	8258	3323	80750
9	80750	11580	7910	3671	77079
10	77079	11580	7525	4055	73024
11	73024	11580	7101	4479	68545
12	68545	11580	6632	4949	63596
13	63596	11580	6114	5467	58130
14	58310	11580	5541	6039	52091
15	52091	11580	4909	6671	45419
16	45419	11580	4210	7370	38049
17	38049	11580	3438	8142	29907
18	29907	11580	2586	8994	20913
19	20913	11580	1644	9936	10977
20	10977	11580	604	10977	0





EMI Calculation for 15 Years on Principal Amount of Rs. 1,00,000

ROI 10% EMI Rs. 1075

Year	Opening Balance	Amount Paid by Customer (EMI*12)	Interest Paid During the Year	Principal Paid During the Year	Closing Balance
1	100000	12895	9864	3032	96968
2	96968	12895	9546	3349	93619
3	93619	12895	9195	3700	89919
4	89919	12895	8808	4087	85832
5	85832	12895	8380	4515	81317
6	81317	12895	7907	4988	76329
7	76329	12895	7385	5510	70818
8	70818	12895	6808	6087	64731
9	64731	12895	6170	6725	58006
10	58006	12895	5466	7429	50577
11	50577	12895	4688	8207	42370
12	42370	12895	3829	9066	33303
13	33303	12895	2880	10016	23288
14	23288	12895	1831	11065	12223
15	12223	12895	672	12223	0





EMI Calculation for 10 Years on Principal Amount of Rs. 1,00,000

ROI 10% EMI Rs. 1322

Year	Opening Balance	Amount Paid by Customer (EMI *12)	Interest Paid During the Year	Principal Paid During the Year	Closing Balance
1	100000	15858	9724	6134	93866
2	93866	15858	9082	6777	87089
3	87089	15858	8372	7486	70603
4	70603	15858	7588	8270	71333
5	71333	15858	6722	9136	62197
6	62197	15858	5765	10093	52105
7	52105	15858	4709	11149	40955
8	40955	15858	3541	12317	28638
9	28638	15858	2251	13607	15031
10	15031	15858	827	15031	0



SOHNA
IS NOW
SOUTH OF
GURGAON

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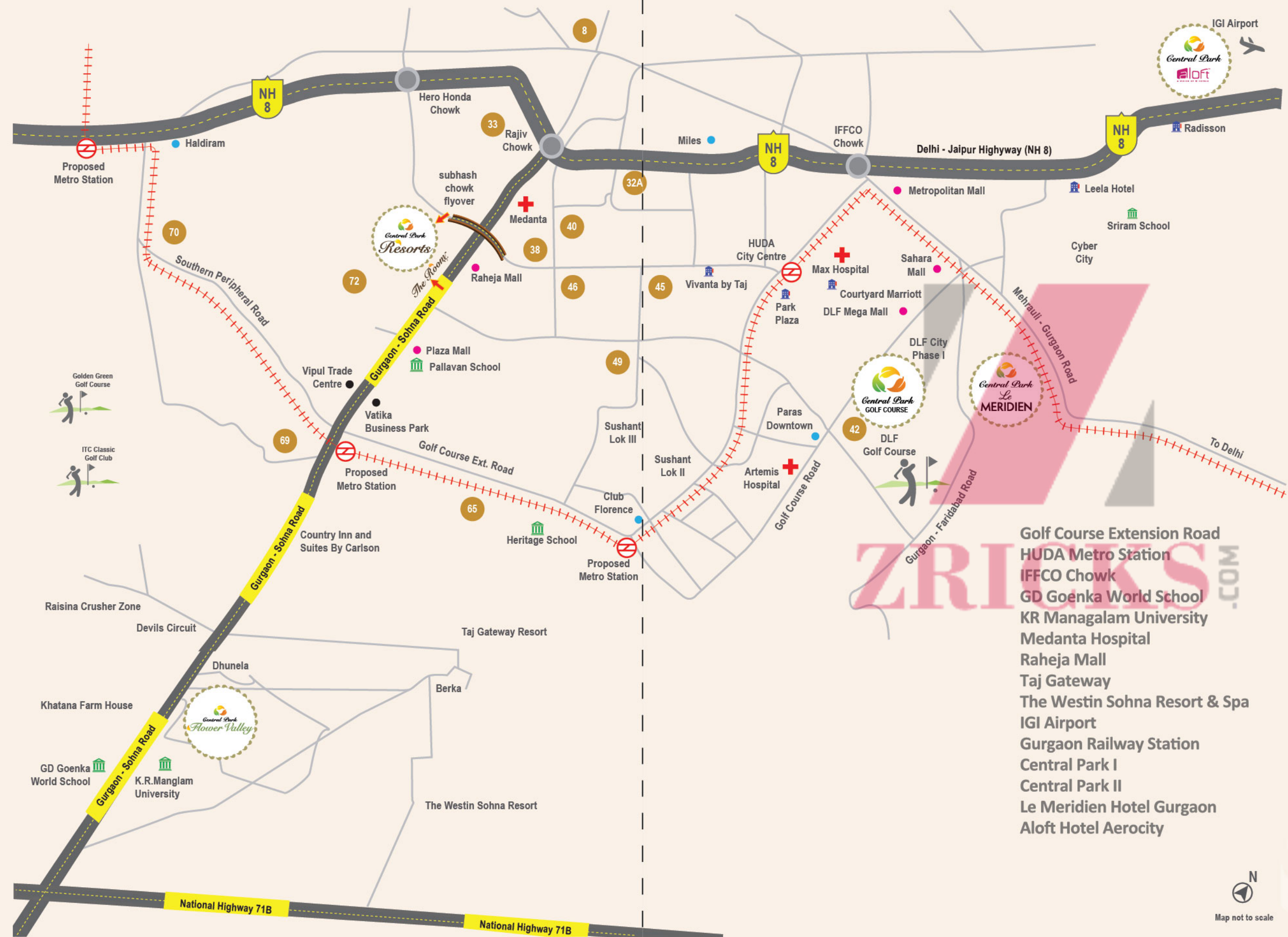
Sohna is now South of Gurgaon

Part of ambitious Sohna Master Plan 2031 this hotspot is India's city of future and houses some of Gurgaon's most admired infrastructures

- Above 500 acres of affluent residential and commercial development.
- Proposed 1500 acres area for industrial model township by HSIIDC.
- Proposed by 135 km (KMP) – Kundli Manesar Palwal – expressway passing by the southern side of Sohna.
- Proposed 150 mtr. connecting existing golf course extension road to South Gurgaon.
- Approximately 37 kms from Indira Gandhi International Airport.
- Proposed Dedicated Freight Corridor (DFC) passing by the south – eastern side of Sohna town.
- Over 4000 acres of reserved green & open space at the foothills of Aravalis with Damadama Lake in close vicinity.
- Gold refinery (MTC – PAMP) among top 5 in the world at Sohna, Gurgaon spread approx. 10 acres.
- Approx. 20 mins drive to best hospitals like Medanta, Artemis, Fortis, Max, Paras and many more.
- Best 3 to 5 star hotels in approx. 15 -20 mins drive like Country Inn, Westin, Crown Plaza, Taj Gateway & many more .
- Education hubs – GD Goneka World School, Amity University, Ansal University, KR Manglam University, & many more.
- Business hubs – IMT by HSIIDC, Cyber City, Golf Course Road, Sohna Road, Golf Course Extension Road, MG Road & many more.
- Retail and entertainment hubs – ILD / Raheja / Omaxe / SRS malls with anchor stores like Shoppers Stop, Big Bazaar, multiplex & food courts etc.
- Just 10 minutes drive from Golf Course Extension Road and Sohna Road.
- Enjoy all Modern infrastructure at half the budget of Gurgaon
- The area has several reputed educational institutes which are operational since several years.
- Extension of Metro from Huda City Centre already planned for Sohna Road.
- Fresher and Cleaner living environment at the foothills of Aravalis
- The upcoming Badshahpur flyover to further reduce access time.

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LOCATION ADVANTAGES

- 10 minutes
- 20 minutes
- 25 minutes
- 2 minutes
- 2 minutes
- 20 minutes
- 15 minutes
- 05 minutes
- 10 minutes
- 40 minutes
- 30 minutes
- 20 minutes
- 15 minutes
- 25 minutes
- 40 minutes

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Map not to scale