

OWN AN AIR-CONDITIONED INDEPENDENT FLOOR AT ₹11.40 LAKHS*

(*INITIAL PAYMENT ONLY & NO EMI TILL POSSESION, UNDER SUBVENTION PLAN)

DELIVERED PROJECTS

5.5 MILLION SQ. FT. DELIVERED ACROSS LUXURY RESIDENTIAL SPACE.



Central Park Golf Course Road, Gurugram



Central Park Bellevue Sector 48, Gurugram



Central Park The Room Sector 48, Gurugram



Central Park Resorts Sector 48, Gurugram

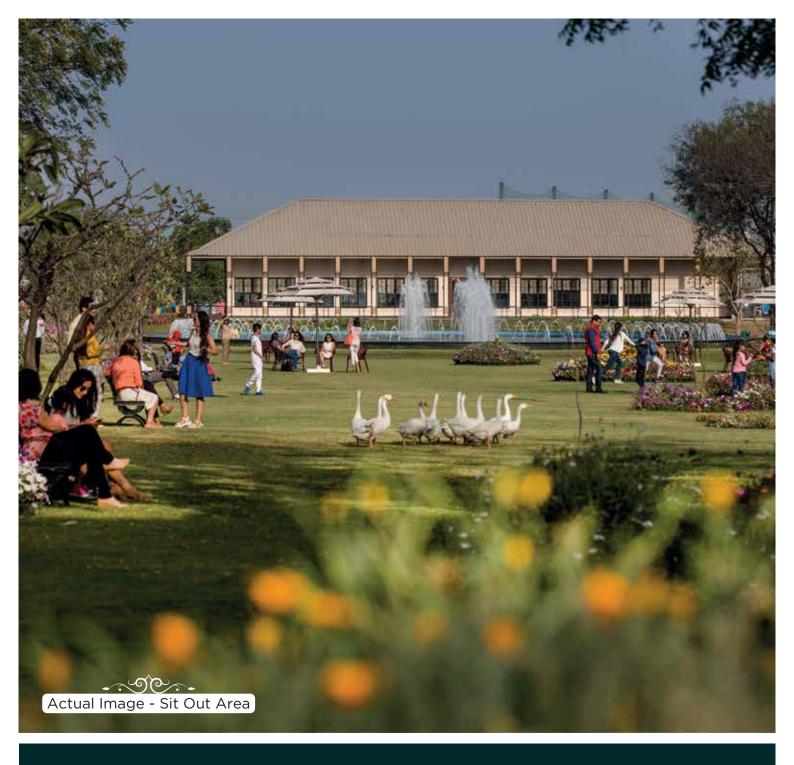


Le Meridien MG Road, Gurugram



Aerocity, New Delhi





/IVING WITH NATURE IS A LUXURY

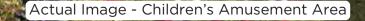
Flower Valley is a global premium township spread across acres of lush greenery with exquisite flora giving it a touch of spring throughout the year. The township is located amidst this treasure trove of nature with countless beautiful trees surrounding the premises, tucked just minutes away from the stress of the city. It provides all the luxuries and amenities you may need, nestled right within.

EXPERIENCE THE GOODNESS OF NATURE AND MODERN LIVING AT ONE PLACE

If you thought Flower Valley is all about beautiful scenery alone, then think again. You can enjoy sumptuous food at the Al Capone Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Amusement Area. The Flora Fountain with multiple flower lanes, makes you feel one with nature.

Flower Valley is India's first and only global township to have nine recreational academies:

- Golf Cricket Lawn Tennis Badminton
- Swimming Fitness Yoga Dance Acting







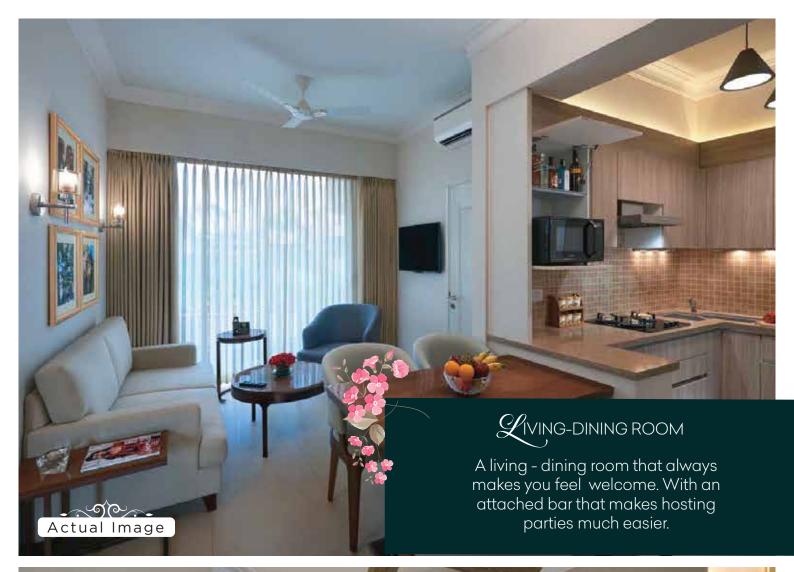
Waking up to sweet fragrance and cool breeze. The independent, air conditioned Flamingo Floors allows you to experience a deep relationship with nature.

Actual Image



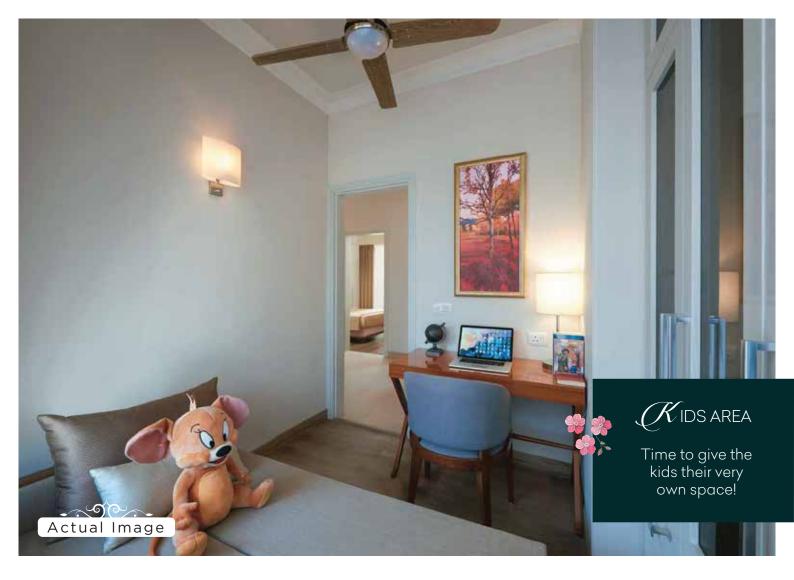
The manicured lawn of a ground floor Flamingo Floors apartment allows you to experience the freshness of nature.

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STUDY

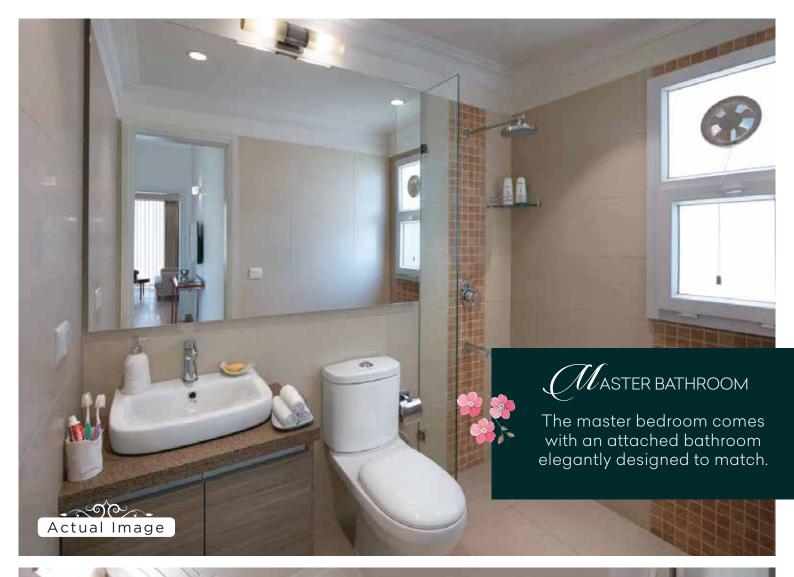
A special study-space gives you the luxury to work at leisure. Whether it's prepping for a meeting, or just sitting back and relaxing with a book.



Designed to be elegant and modular, with appliances built in to the structure itself. A separate washing and utility area adds a touch of subtlety and convenience.

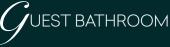
Actual Image





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An attached bathroom makes guests feel right at home.





A perfectly manicured back lawn allows you to take in the warm sun. All in the comfort of your home.

Explore NEW POSSIBILITIES WITH YOUR PRIVATE LOWER GROUND FLOOR

In addition to a beautiful lawn, Flamingo Floors gives you the luxury of a private lower ground floor. Enough room for pursuing personal interests and hobbies.

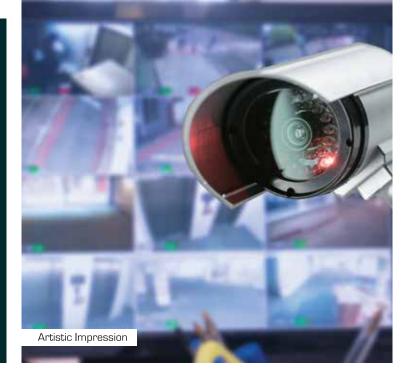
Artistic Impression







24x7 Security · Laundry · ConciergeHousekeeping · Food & Beverage











PAYMENT PLAN

Pay only 15% and no EMI till possession* under subvention plan. Following is the break-up of payment schedule:

SUBVENTION PLAN			
10%	Booking amount		
5%	Within 90 days of booking		
75%	Bank subvention		
10%	At the time of offer of possession		

Subvention Plan Price Range: ₹ 73.70 Lakhs To ₹ 1.19 Crores[#].GST as applicable extra. OTHER PAYMENT PLANS ARE ALSO AVAILABLE

Note: Loan arrangement/financing from Banks and HFCs is subject to individual eligibility, as per Banks/HFC's discretion.







FLAMINGO FLOORS - AIR CONDITIONED INDEPENDENT FLOORS				
SPECIFICATIONS- CLASSIC				
SL No	AREA		LOCATION	SPECIFICATIONS
1	DD 414/DIC/	1.a	Flooring	Vitrified Tiles
	DRAWING/ DINING	1.b	Wall	POP Punning with Acrylic Emulsion Paint
		1.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		2.a	Flooring	Laminated Wooden Flooring
2	BEDROOMS	2.b	Wall	POP Punning with Acrylic Emulsion Paint
2	BEDROOMS	2.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		2.d	Wardrobe	One Wardrobe in every bedroom
		3.a	Flooring	Laminated Wooden Flooring
3	STUDY	3.b	Wall	POP Punning with Acrylic Emulsion Paint
		3.c	Ceiling	Oil Bound Distemper with Designer POP Cornice
		4.a	Flooring	Anti Skid Tiles
4	KITCHEN	4.b	Kitchen	Semi Modular Kitchen
4		4.c	Wall	Tiles up to 2 Ft above the counter & rest Acrylic Emulsion Paint
		4.d	Ceiling	Oil Bound Distemper with Designer POP Cornice
		5.a	Flooring	Anti Skid Tiles
5	TOILETS	5.b	Wall	Ceramic Tiles up to 7'
3	TOILETS	5.c	CP Fittings & Fixtures	Jaguar or Equivalent
		5.d	Ceiling	OBD/False Ceiling/MR Board
	BALCONY	6.a	Flooring	Anti Skid Tiles
6		6.b	Wall	Weather Proof External Texture Paint
0		6.c	Ceiling	Oil Bound Distemper
		6.d	Balcony Railing	MS Railings in Front and Rear Balcony
	STAIRCASE	7.a	Flooring	Granite Flooring
7		7.b	Railing	Mild steel railing
		7.c	Wall	External Texture Paint
	CTUTT I	8.a	Split Air Conditioning	3 Nos. of 1.5 Tons in Both Bedrooms and Living Room, 1.0 Ton AC in Study Room
0		8.b	Internal Doors	Moulded panel/Flush doors
8	GENERAL	8.c	External Doors and Windows	UPVC With Toughened Glass
		8.d	Electrical Switches	High Quality Modular Switches

Proposed Specifications

FLAMINGO FLOORS- AIR CONDITIONED INDEPENDENT FLOORS SPECIFICATIONS- LUXURY					
SL No	AREA		LOCATION	PROPOSED SPECIFICATION	
		1.a	Flooring	Premium Vitrified Tiles	
1	DRAWING/	1.b	Wall	POP Punning with Acrylic Emulsion Paint	
	DINING	1.c	Ceiling	Oil Bound Distemper with Designer POP Cornice	
		1.d	Pelmets	Specially designed pelmets with AC mounting provision	
		2.a	Flooring	Laminated Wooden Flooring	
2		2.b	Wall	POP Punning with Acrylic Emulsion Paint	
	BEDROOMS	2.c	Ceiling	Oil Bound Distemper with Designer POP Cornice	
		2.d	Wardrobe	One wardrobe in every bedroom	
		2.e	Pelmets	Specially designed pelmets with AC mounting provision	
		3.a	Flooring	Laminated Wooden Flooring	
		3.b	Wall	POP Punning with Acrylic Emulsion Paint	
3	STUDY	3.c	Ceiling	Oil Bound Distemper with Designer POP Cornice	
		3.d	Wardrobe	Wardrobe in Study Room	
		3.e	Pelmets	Specially designed pelmets with AC mounting provision	
		4.a	Flooring	Premium Vitrified Tiles	
		4.b	Kitchen	Modular kitchen with Built in Fridge (Above & below Counter both)	
4	KITCHEN	4.c	Wall	Premium Tiles upto 2 Ft above the counter & rest Acrylic Emulsion Paint	
		4.d	Ceiling	POP False Ceiling	
		5.a	Flooring	Anti Skid Tiles, Size 600 X 600 mm	
		5.b	Wall	Ceramic Tiles upto False Ceiling, Size 300 X 600 mm	
		5.c	Fittings & Fixtures	Jaguar/Hindware/Kohler or Equivalent	
5	TOILETS	5.d	Vanity Counter	One in each Toilet	
		5.e	Mirror	One in each Toilet	
		5.f	Ceiling	POP False ceiling	
		6.a	Flooring	Anti Skid Tiles	
		6.b	Wall	Weather Proof External Texture Paint	
6	BALCONY	6.c	Ceiling	Oil Bound Distemper.	
		6.d	Front and Rear Balcony Railing	MS Railings	
		7.a	Flooring	Granite Flooring	
		7.b	Railing	Mild steel railing with hardwood Top	
7	STAIRCASE	7.c	Main Door	Door with shutter	
		7.d	Wall	External Texture Paint	
	GENERAL		8.a	Split Air Conditioning	3 Nos. of 1.5 Tons one each in Both Bedrooms and Living Room, 1.0 Ton AC in Stud Room
		8.b	100% Power Back Up	Extra Cost as per company Policy.	
8		8.c	Internal Doors	High Quality Moulded Panel Doors with Imported Skin	
		8.d	External Doors and Windows	UPVC Door Windows with toughened glass	
		8.e	Modular Swithes	North-West or Equivalent	
		9.a	REFRIGERATOR	Built-in- Refrigerator	
		9.b	CHIMNEY	Faber or equivalent	
		9.c	НОВ	Faber or equivalent	
9	APPLIANCES	9.d	GEYSER 15 LTR	Jaquar, Racold , Bajaj or Equivalent in each Toilet	
		9.e	GEYSER 1 LTR	Bajaj or Equivalent in Kitchen	
		9.f	EXHAUST FAN	One in each Toilet & Kitchen	

Proposed Specifications

FLAMINGO FLOORS - AIR CONDITIONED INDEPENDENT FLOORS SPECIFICATIONS- LUXURY FULLY FURNISHED					
SL No	AREA	LOCATION		PROPOSED SPECIFICATION	
		Flooring	1.a	Premium Vitrified Tiles	
1 DRAWI 1 DINIY		Wall	1.b	POP Punning with Acrylic Emulsion Paint	
		Ceiling	1.c	Oil Bound Distemper with Designer POP Cornice	
		Pelmets	1.d	Specially designed pelmets with AC mounting provision	
	DRAWINICI	Curtains	1.e	Curtains-Main and Sheer alongwith hardware	
	DRAWING/		1.f	Sofa - 2 seater	
	Diving		1.g	Coffee Table	
		Furniture	1.h	Easy Chair	
			1.i	Dining Table	
			1.j	4 Nos. Dining Chairs	
			1.k	Side Tables - 2 nos	
		Flooring	2.a	Laminated Wooden Flooring	
		Wall	2.b	POP Punning with Acrylic Emulsion Paint	
		Ceiling	2.c	Oil Bound Distemper with Designer POP Cornice	
		Wardrobe	2.d	One wardrobe in every bed room	
2	BEDROOMS	Pelmets	2.e	Specially designed pelmets with AC mounting provision	
		Curtains	2.f	Curtains-Main and Sheer alongwith hardware	
			2.g	Bed with headboard and mattress	
		Furniture	2.h	2 nos. side tables	
			2.i	TV Console	
		Flooring	3.a	Laminated Wooden Flooring	
		Wall	3.b	POP Punning with Acrylic Emulsion Paint	
		Ceiling	3.c	Oil Bound Distemper with Designer POP Cornice	
		Wardrobe	3.d	Wardrobe in Study Room	
3	STUDY	Pelmets	3.e	Specially designed pelmets with AC mounting provision	
		Curtains	3.f	Curtains-Main and Sheer alongwith hardware	
			3.g	Study Table	
		Furniture	3.h	Study Chair	
			3.i	Sofa cum Bed	
		Flooring	4.a	Vitrified Tiles	
		Kitchen	4.b	Modular kitchen with Built in Fridge (Above & below Counter both)	
4	KITCHEN	Wall	4.c	Premium Tiles upto 2 Ft above the counter & rest Acrylic Emulsion Paint	
		Ceiling	4.d	POP False Ceiling	
		Flooring	5.a	Anti Skid Tiles, Size 600 X 600 mm	
		Wall	5.b	Ceramic Tiles upto False Ceiling, Size 300 X 600 mm	
		Fittings & Fixtures	5.c	Jaguar/Hindware/Kohler or Equivalent	
5	TOILETS	Vanity Counter	5.d	One in each Toilet	
		Mirror	5.e	One in each Toilet	
		Ceiling	5.f	POP False ceiling	
	BALCONY	Flooring	6.a	Anti Skid Tiles	
		Wall	6.b	Weather Proof External Texture Paint	
6		Ceiling	6.c	Oil Bound Distemper.	
		Front and Rear Balcony Railing	6.d	MS Railings	
	STAIRCASE	Flooring	7.a	Granite Flooring	
		Railing	7.b	Mild steel railing with hardwood Top	
7		Main Door	7.c	Door with shutter	
		Wall	7.d	External Texture Paint	
		Split Air Conditioning	8.a	3 Nos. of 1.5 Tons one each in Both Bedrooms and Living Room, 1.0 Ton AC in Stud Room	
		100% Power Back Up	8.b	Extra Cost as per company Policy.	
8	GENERAL	Internal Doors	8.c	High Quality Moulded Panel Doors with Imported Skin	
		External Doors and Windows	8.d	UPVC Door Windows with toughened glass	
		Modular Swithes	8.e	North-West or Equivalent	
	APPLIANCES	TV	9.a	40 inches LED TV- Sony/Samsung or Equivalent - 3 Nos	
		MICROWAVE	9.b	Microwave Oven	
		WASHING MACHINE	9.c	Fully Automatic Machine (5.5 kg Load)	
		REFRIGERATOR	9.d	Built-in-Refrigerator	
9		CHIMNEY	9.e	Faber or equivalent	
-		HOB	9.f	Faber or equivalent	
		GEYSER 15 LTR	9.g	Jaquar, Racold, Bajaj or Equivalent in each Toilet	
	-	GEYSER 1 LTR	9.g 9.h	Bajaj or Equivalent in Kitchen	
	1	OLIGER I LIR	2.11	Dajaj Or Equivalent III Kitenen	

Gurgaon: Tender alloted for Sohna Road elevated road, work to start soon

The elevated road would start from Subhash Chowk on Sohna Road and end near Badshahpur village.



Though the tender fixes a deadline of 25 months for construction of the corridor and the underpass at Subhash Chowk, the PWD minster said he expects the work to be completed in 15 months.(Sanjeev Verma/HT FILE PHOTO)

THE CENTRAL PARK FLYWAY

Fully serviced Cerise Floors will be only 15 mins away from fully serviced The Room at Sector 48, Gurugram upon completion of the declared elvated Flyway. The infrastructure project won't just cut down distance and travel time but is also bound to uplift South of Gurugram's novel position in the real estate sector.

REFUND POLICY

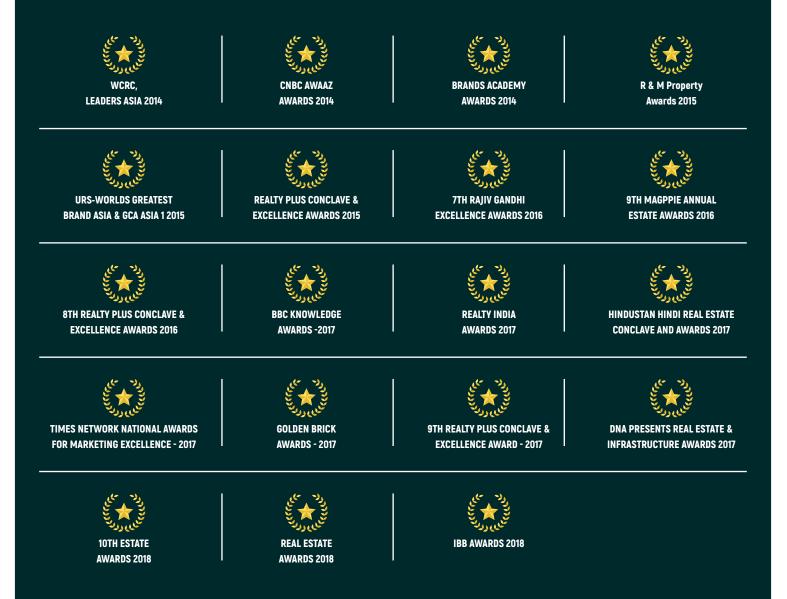
To reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on all new booking.



• Carpet Area: What we commit in the Apartment Buyer Agreement is what we guarantee • Specifications as per Apartment Buyer Agreement: The specifications we promise, is what we deliver without a compromise • Certificate for Design & Safety UPVC Glazing: The Design & Safety Certificate certifies that that UPVC glazing have been designed as per provisions prescribed in the National Building Code & Indian. Standard Code IS: 875 (Part 3) for wind pressure & safety from the earthquake of the intensity anticipated under Zone IV • Design & Safety Certificate for Structural Stability. • Safety of Mechanical, Electrical & Plumbing • Seepage Warranty.

AWARDS

Central Park has not only won confidence of its customers, but many accolades from the industry

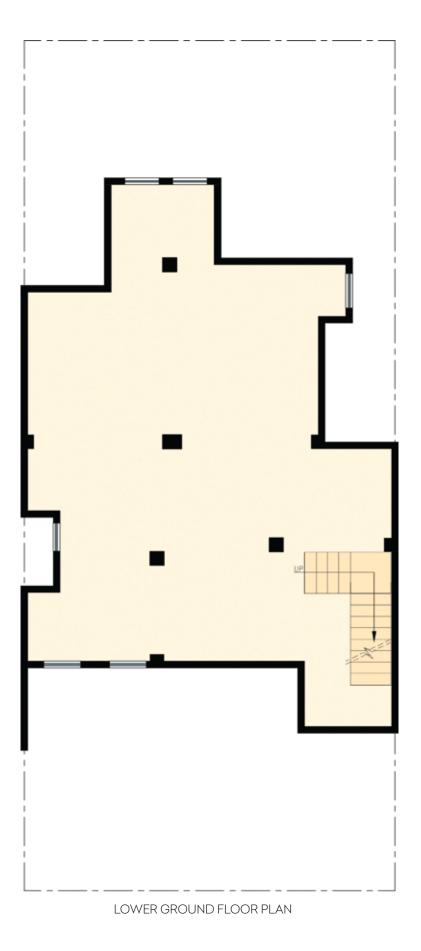






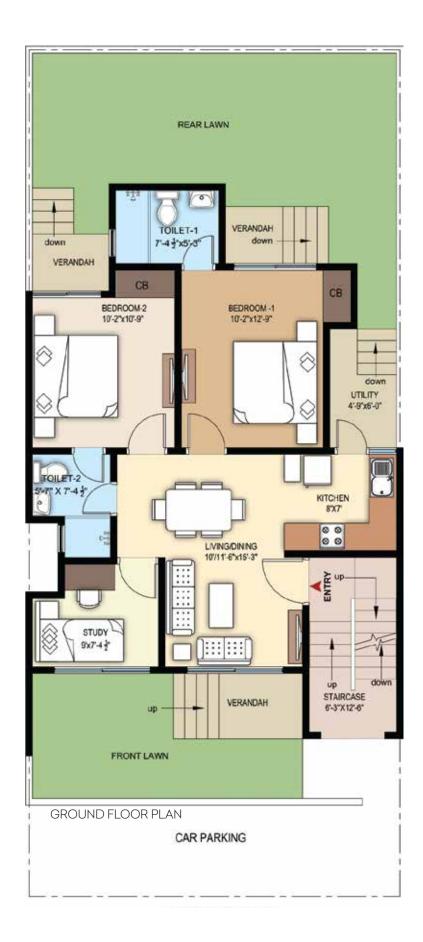
sq. yds. plat size





LOWER GROUND FLOOR CARPET AREA: 674 SFT (62.62 SQM) GROUND FLOOR CARPET AREA: 644 SFT (59.83 SQM) FRONT VERANDAH AREA: 15 SFT (1.36 SQM) REAR VERANDAH AREA: 70 SFT (6.56 SQM) FRONT LAWN & OPEN AREA: 158 SFT (14.7 SQM) REAR LAWN & OPEN AREA: 339 SFT (31.52 SQM) COMMON AREA: 415 SFT (38.55 SQM) TOTAL SUPER AREA: 2315 SFT (215.06 SQM)

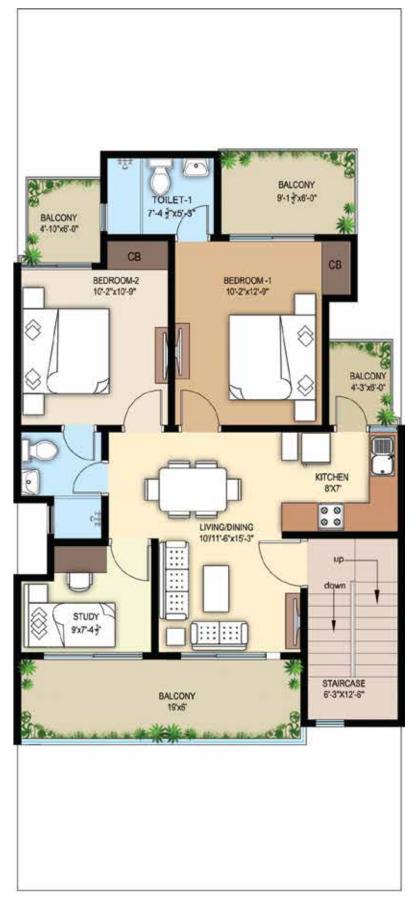






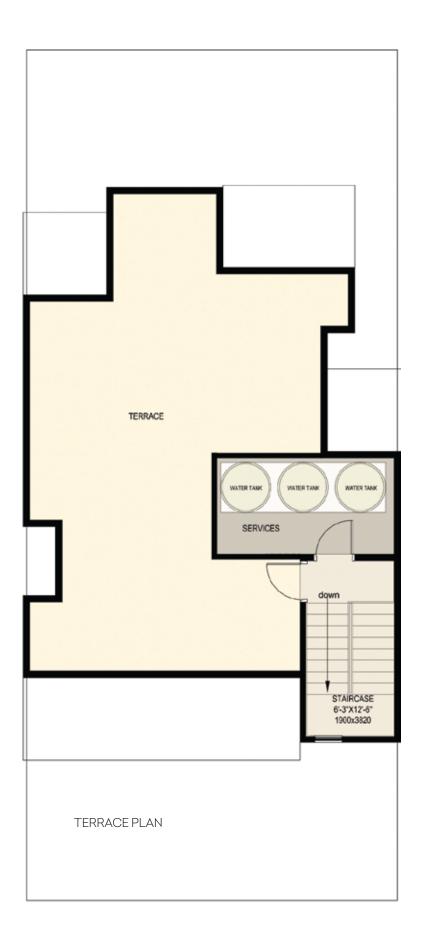
FIRST FLOOR PLAN

CARPET AREA 644 SFT (59.83 SQM) BALCONY AREA 233 SFT (21.65 SQM) COMMON AREA 216 SFT (20.06 SQM) SUPER AREA 1093 SFT (101.54 SQM)



SECOND FLOOR PLAN

SECOND FLOOR CARPET AREA: 644 SFT (59.83 SQM) TERRACE FLOOR AREA: 598 SFT (55.55 SQM) BALCONY AREA: 233 SFT (21.65 SQM) COMMON AREA: 216 SFT (20.06 SQM) TOTAL SUPER AREA: 1691 SFT (157.09 SQM)

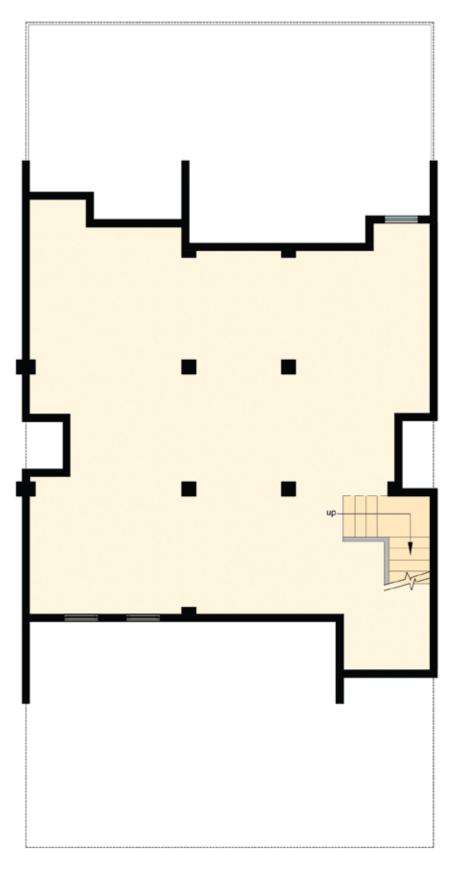






sq. yds. plat size





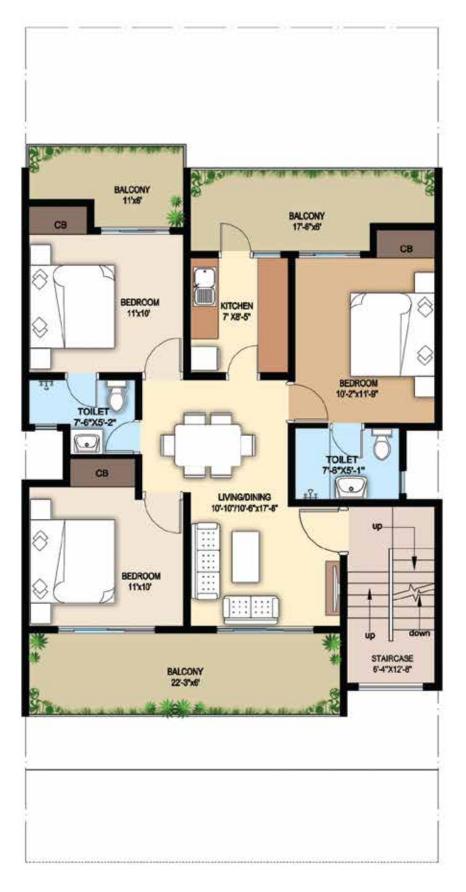
LOWER GROUND FLOOR PLAN

LOWER GROUND FLOOR CARPET AREA: 730 SFT (67.82 SQM) GROUND FLOOR CARPET AREA: 700 SFT (65.03 SQM) FRONT VERANDAH AREA: 29 SFT (2.72 SQM) REAR VERANDAH AREA: 79 SFT (7.39 SQM) FRONT LAWN & OPEN AREA: 178 SFT (16.5 SQM) REAR LAWN & OPEN AREA: 332 SFT (30.86 SQM) COMMON AREA: 467 SFT (43.38 SQM) TOTAL SUPER AREA: 2515 SFT (233.64 SQM)



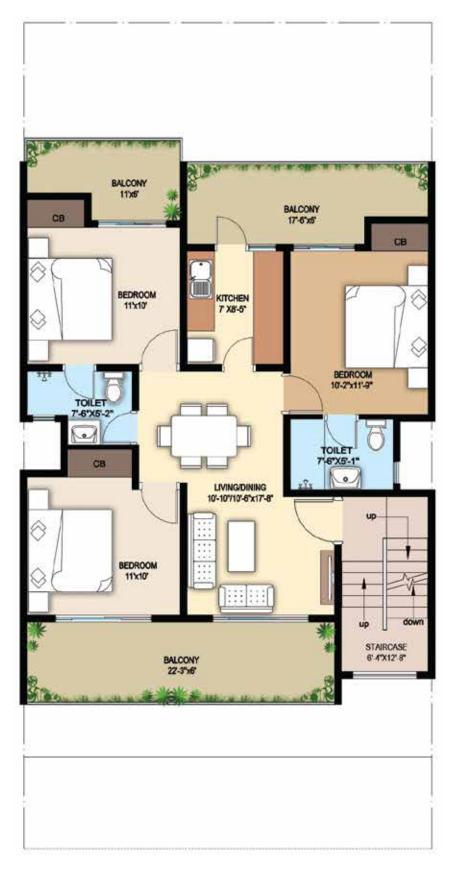
GROUND FLOOR PLAN





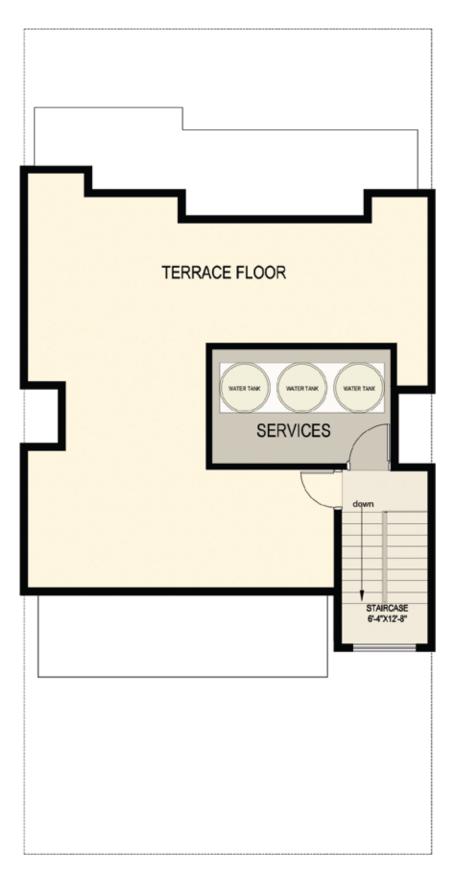
FIRST FLOOR PLAN

CARPET AREA 700 SFT (65.03 SQM) BALCONY AREA 279 SFT (25.92 SQM) COMMON AREA 251 SFT (23.31 SQM) SUPER AREA 1230 SFT (114.26 SQM)



SECOND FLOOR PLAN

SECOND FLOOR CARPET AREA: 700 SFT (65.03 SQM) TERRACE FLOOR AREA: 624 SFT (57.97 SQM) BALCONY AREA: 279 SFT (25.92 SQM) COMMON AREA: 251 SFT (23.31 SQM) TOTAL SUPER AREA: 1854 SFT (172.24 SQM)

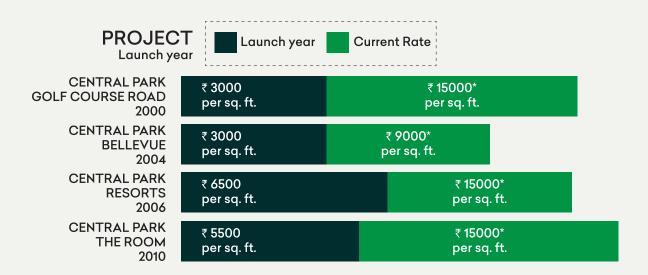


TERRACE PLAN

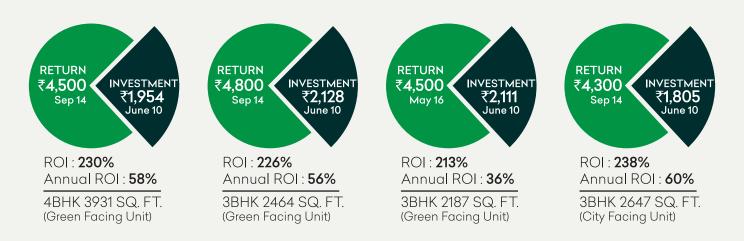


HAPPINESS HAS FOUND A NEW HOME. IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting the highest ROI in Gurugram for its customers. As a company, Central Park has always sought to deliver concept living landmarks to its partners, associates and end consumers. We are thankful for your continued support and faith in us. Here's hoping to not just meet your expectations in the future, but exceed them.



Resort Apartments* Return on Investment under Possession Linked Payment Plan (PLP)



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



EMI Calculation sheet e.g. Rs 100000/- 10 Years

Rate of Interest	EMI
8.25%	1227
8.30%	1229
8.35%	1232
8.40%	1235
8.45%	1237
8.50%	1240
8.55%	1243
8.60%	1245
8.65%	1248
8.70%	1251
8.75%	1253

EMI Calculation sheet e.g. Rs 100000/- 15 Years

Rate of Interest	EMI
8.25%	970
8.30%	973
8.35%	976
8.40%	979
8.45%	982
8.50%	985
8.55%	988
8.60%	991
8.65%	994
8.70%	996
8.75%	999

EMI Calculation sheet e.g. Rs 100000/- 20 Years

Rate of Interest	EMI
8.25%	852
8.30%	855
8.35%	858
8.40%	862
8.45%	865
8.50%	868
8.55%	871
8.60%	874
8.65%	877
8.70%	881
8.75%	884

GLOBAL PREMIUM TOWNSHIP

LIVABILITY IS DEFINED AS THE SUM TOTAL OF FACTORS THAT ADD UP TO A COMMUNITY'S QUALITY OF LIFE INCLUDING THE BUILT AND NATURAL ENVIRONMENTS, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, AND CULTURAL, ENTERTAINMENT AND RECREATION POSSIBILITIES.



IDENTITY AND CULTURE

Flower Valley is a Global Premium Township nestled in the backdrop of the Aravallis amidst lush greenery, exquisite flora and water bodies. A development based on the concept of flowers blooming in all seasons. It aims to provide a cosmopolitan lifestyle with world class academies, club facilities, multi cuisine restaurant, spa, socializing hubs, all within premises. Many amenities are ready for you to experience.

EDUCATION & HEALTH



The Township has renowned institutions within close proximity, ensuring easy access to quality education and premium healthcare. 7 world class institutes, 3 well-known schools & 3 hospitals are within close vicinity. Moreover, in a radius of 25 kms, there are 21 renowned hospitals & 15 reputed schools.



SAFETY AND SECURITY

The Township is equipped with 3-tier security. CCTVs I Access Cards I Security Guards

HOUSING AND INCLUSIVENESS

With 837.57 acres of current and upcoming projects, Sohna is developing as the destination next for real estate in Gurugram. In 2-3 years, the horizon for Flower Valley looks steady in setting a benchmark on quality of life and value appreciation.





LOCATION AND ACCESSIBILITY

Located on sector 32 & 33 of Sohna, right on the main Sohna Road which has been upgraded to a National Highway status- NH248A. Gurgaon Railway station:28km | Nearest Airport :IGI Airport | IMT Sohna:6 km Cyber City:32km | Sohna Road office hub: 15 km Upcoming 22.5 km elevated corridor & underpass on NH248A will make Flower Valley almost like an extension of Central Park Resorts

ECONOMY AND EMPLOYMENT

Close proximity to both the hubs of Sohna Road and Golf Course Extension Road, coupled with the presence of the Industrial belt of Manesar/Bhiwadi, IT SEZ-AOG, MMTC Gold refinery & upcoming IMT Sohna, makes it an attractive location going forward. More than 5.5 mn sq ft of premium office space will come up in IT SEZ alone.





REDUCED POLLUTION

Flower Valley aims to provide a healthy environment by planting thousands of trees and flowers lanes across the township. Solid waste management, Waste water management and high focus on several parts of township to be on 'Zero Vehicles on Ground Surface' principle, will lead to lower air, noise and traffic pollution.

TRANSPORTATION & CONNECTIVITY



- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking Delhi to Mumbai passes close to the south-eastern side of Sohna.
- Proposed road connectivity with sector 32-33 from Golf Course Extension Road.



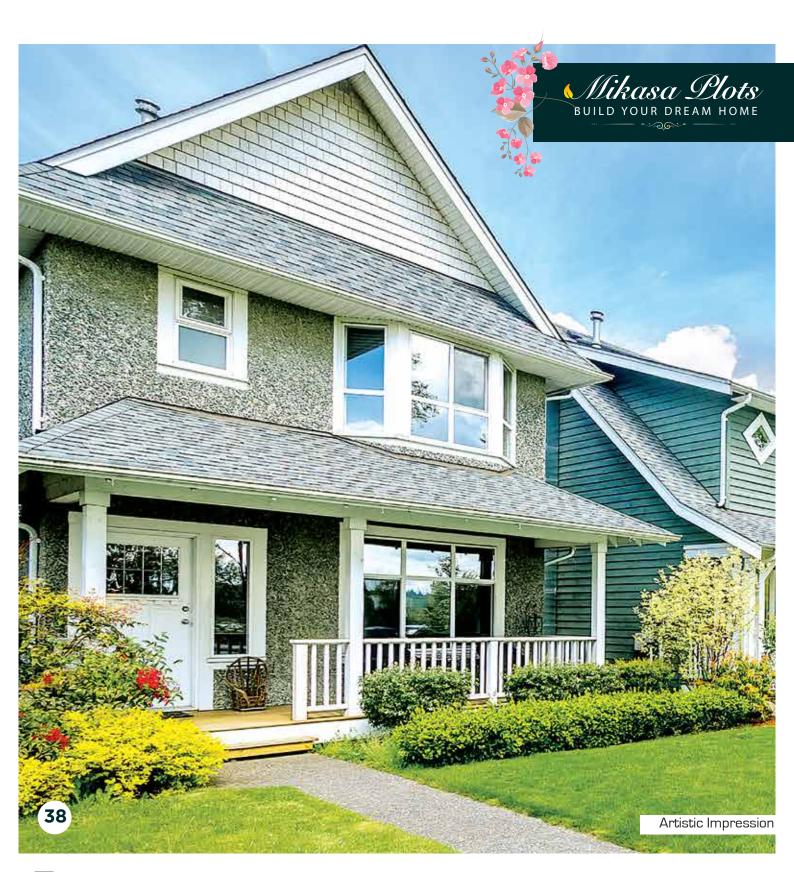
MIXED LAND USE AND OPEN SPACES

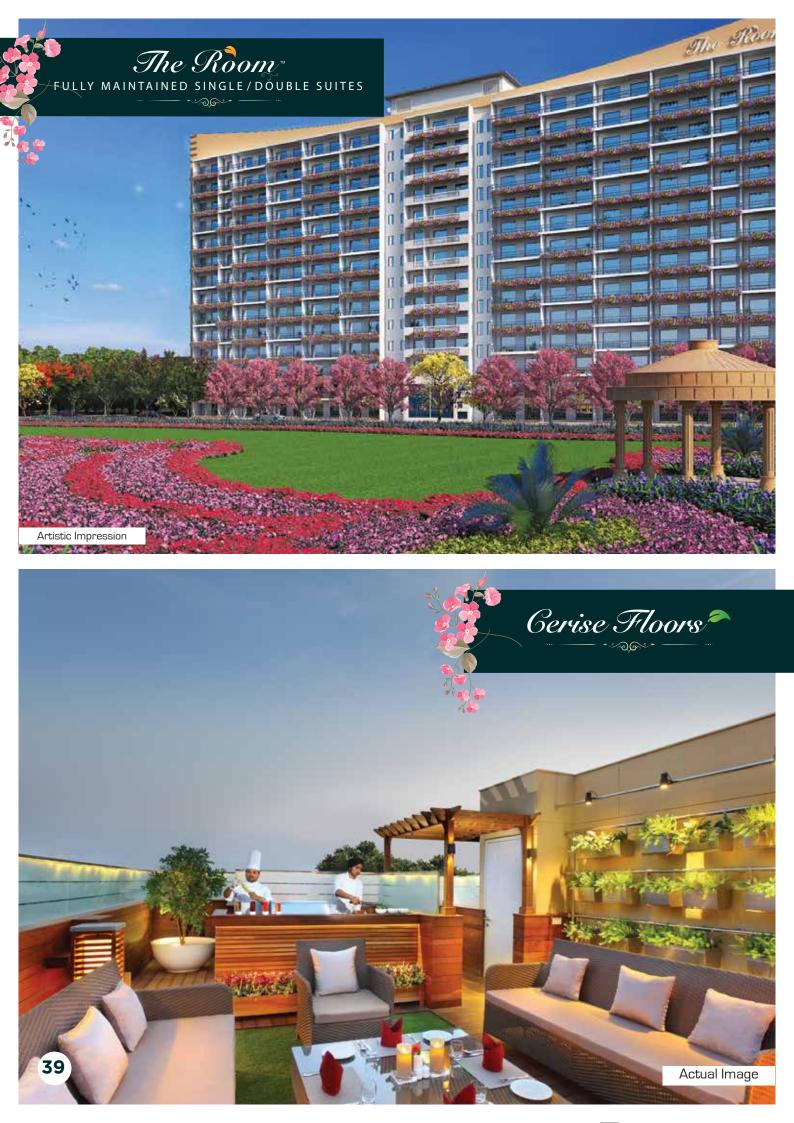
An open expansive garden, flower lanes, water bodies, play areas, walking/jogging tracks and open green spaces dot the landscape. A mix of plots, low rise, midrise, group housing, commercial (retail & office) makes it a truly global, premium integrated township.





GLIMPSE OF OTHER FLOWER VALLEY ASSETS









HRERA No: 95 OF 2017

FOR SALES, CONTACT: +91 954 0000 297/ 954 0000 194

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

Disclaimer: Cerise Floors (licenses no 54/2014 and 28/2016) are Independent Floors being constructed on designated plots in the Residential Plotted Colony Central Park Flower Valley being developed on land admeasuring about 128.4583 acres in sectors 29, 30, 32 & 33 Sohna, District Gurugram. RERA registration for the Residential Plotted Colony is 95 of 2017. Layout Plan and Building Plans have been approved by the concerned authorities. The approvals can be checked at the office of the Company/Website. Images shown in this Brochure are a pictorial conceptualization and an attempt to replicate the project. However the actual may differ. Home furnishings, furniture and gadgets are not a part of our offering. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the Company/nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This Brochure is not a legal offering and does not form a part of any agreement or legal binding of the part of the Company. The ROI figures mentioned in the brochure are derived from market information for Belgravia and The Room apartments & are not to be acted upon without independent verification. 1 acre=4840 square yards or 4046.873 square meters. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.