





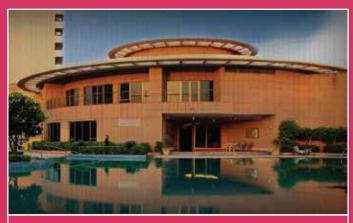
OWN A CENTRAL PARK HOME AT ₹9 LAKHS*

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

BOOK A CERISE FLOOR TO LIVE YOUR FUTURE LIFESTYLE FOR 2 DAYS AND 1 NIGHT AT THE ROOM IN GURUGRAM*

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



Aloft Aerocity, New Delhi





LIVING 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.

Home Loan Approved By









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





PRESENTING FULLY SERVICED CERISE FLOORS AT FLOWER VALLEY

Low Rise Air Conditioned Floors with Party Terrace and Elevator.



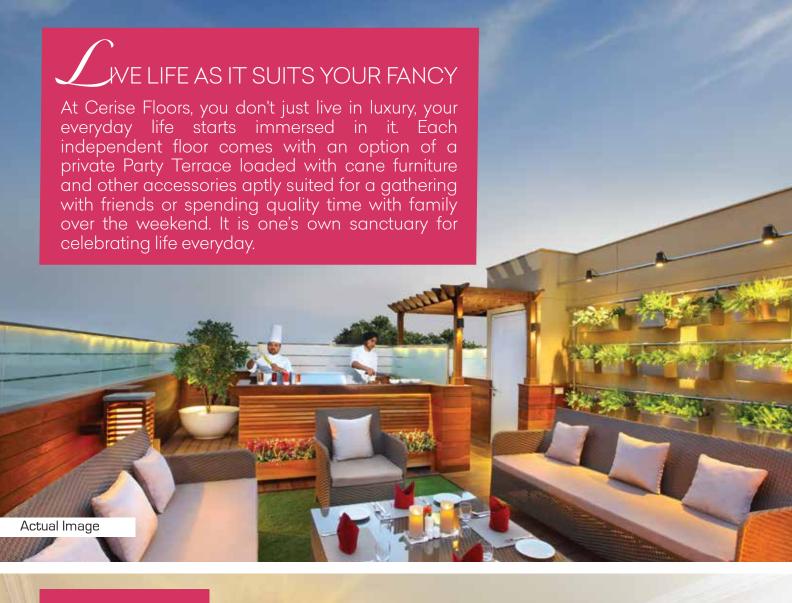
XQUISITE LUXURIES? WELL, THEY BEGIN TO NEVER END HERE



A sole home exists per floor in a stilt + 4 floors setting. Complemented with an elevator, private parking and an open-air party terrace, it's perfectly polite to be absorbed in your dreamlike life here

A fully modular kitchen greets you by effortless charm, which continues when you step in your Rain Shower for a nourishing bath. If there is a better way to live, it surely doesn't exist yet.

Strike the right balance between mind, body and soul with 45 wellness features.

















FIRST/ THIRD/FOURTH FLOOR PLAN 2 BHK + STUDY/KIDS AREA

Carpet Area: 658 sq. ft. Private Usable Area: 1210 sq. ft.



LEGENDS -

- 1. Living/Dining Room: 9'-9" x 15'-8"
- 2. Bedroom 1: 10'-4"x 12'-0"
- 3. Toilet 1: 6'-7"x 5'-3"
- 4. Bedroom 2: 10'-4" X 10'-0"
- 5. Toilet 2: 4'-7" x 7'-1"
- 6. Study/Kids Area: 8'-3" x 9'-1"

- 7. Kitchen: 8'-9" x 6'-6"
- 8. Nook
- 9. Stairs
- 10. Lift

SECOND FLOOR PLAN 2 BHK + STUDY/KIDS AREA

Carpet Area: 658 sq. ft. Private Usable Area: 1255 sq. ft.



→ LEGENDS

- 1. Living/Dining Room: 9'-9" x 15'-8"
- 2. Bedroom 1: 10'-4"x 12'-0"
- 3. Toilet 1: 6'-7"x 5'-3"
- 4. Bedroom 2: 10'-4" X 10'-0"
- 5. Toilet 2: 4'-7" x 7'-1"
- 6. Study/Kids Area: 8'-3" x 9'-1"

- 7. Kitchen: 8'-9" x 6'-6"
 - 8. Nook
 - 9. Stairs
- 10. Lift

PARTY TERRACE FLOOR PLAN

LEGENDS -

- 1. Party Terrace 1: 450 sq. ft.
- 2. Party Terrace 2: 400 sq. ft.



T&C Apply. # Price mentioned is subject to change without notice.

PAYMENT PLAN AND PROPOSED SPECIFICATIONS OF CLASSIC & LUXURY FLOORS

PAYMENT PLAN

Pay only 10% and no EMI till possession* under subvention plan. Following is the break-up of payment schedule:

SUBVENTION PLAN		
10%	Booking Amount	
75%	Bank subvention	
15%	At the time of offer of possession	

Subvention Plan Price Range: ₹ 81.7 Lakhs To ₹ 1.01 Crores#.GST as applicable extra.

OTHER PAYMENT PLANS ARE ALSO AVAILABLE

Low Rise Air Conditioned Floors With Party Terrace & Elevator					
Proposed Specifications - Classic Floors					
Area	Particulars	Description			
Living/Dining Room	Flooring	Vitrified Tiles			
	Ceiling	Oil Bound Distemper with Designer Cornice			
	Walls	POP Punning with Acrylic Emulsion Paint			
	Flooring	Laminated Wooden Flooring			
Deal	Ceiling	Oil Bound Distemper with Designer Cornice			
Bedrooms	Walls	POP Punning with Acrylic Emulsion Paint			
	Wardrobe	One Wardrobe in every bedroom			
	Flooring	Laminated Wooden Flooring			
Study/Kids Area	Ceiling	Oil Bound Distemper with Designer Cornice			
	Walls	POP Punning with Acrylic Emulsion Paint			
	Flooring	Anti Skid Tiles			
	Ceiling	Oil Bound Distemper with Designer Cornice			
Kitchen	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint			
	Cabinetry	Semi Modular Kitchen (Under the counter)			
	Flooring	Anti Skid Tiles			
	Ceiling	OBD/False Ceiling/MR Board			
Toilets	Walls	Ceramic Tiles			
	Fittings & Fixtures	Jaquar or Equivalent			
	Flooring	Anti Skid Tiles			
Balcony	Wall	Weather Proof External Texture Paint			
	Ceiling	Oil Bound Distemper			
	Flooring	Granite Flooring			
Staircase	Wall	External Texture Paint, MS Handrail with Hardwood Top			
	Flooring	Reflective Tiles			
	Furniture	Cane/Outdoor Furniture (4 Seats, 1 Table)			
Party Terrace	Appliances	Mist Fan			
	Wet Point	Dedicated Wet Point			
	Slab	Granite Slab/Counter			
Air Conditioning	Split Air Conditioning in All Rooms				
		5 Passenger Elevator with 6 Stops			
General	Power Back-up				
General	Windows - UPVC with Toughened Glass				

High Quality Modular Switches

Proposed Specifications - Luxury Floors				
Area	Particulars	Description		
Living/Dining Room	Flooring	Vitrified Tiles		
	Ceiling	Oil Bound Distemper with Designer Cornice		
	Walls	POP Punning with Acrylic Emulsion Paint		
	Flooring	Laminated Wooden Flooring		
Bedrooms	Ceiling	Oil Bound Distemper with Designer Cornice		
	Walls	POP Punning with Acrylic Emulsion Paint		
	Wardrobe	One Wardrobe in every bedroom		
	Flooring	Laminated Wooden Flooring		
Study/Kids Area	Ceiling	Oil Bound Distemper with Designer Cornice		
	Walls	POP Punning with Acrylic Emulsion Paint		
	Flooring	Vitrified Tiles		
	Ceiling	Oil Bound Distemper with Designer Cornice		
	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint		
	Cabinetry	Full Modular Kitchen with Chimney & Hob		
Kitchen		Refrigerator		
	Appliances	Microwave		
		Fully Automatic Washing Machine		
		Geyser and Exhaust Fan		
		RO Water Purifier		
	Flooring	Anti Skid Tiles		
	Ceiling	OBD/False Ceiling/MR Board		
	Walls	Ceramic Tiles		
Toilets	Fittings & Fixtures	Jaquar or Equivalent		
	Vanity	Vanity in both the Toilets		
	Rain Shower	Rain Shower in Master Toilet		
	Electrical Appliances	Exhaust Fans and Geysers in Both the Toilets		
	Flooring	Anti Skid Tiles		
Balcony	Wall	Weather Proof External Texture Paint		
	Ceiling	Oil Bound Distemper		

Low Rise Air Conditioned Floors With Party Terrace & Elevator

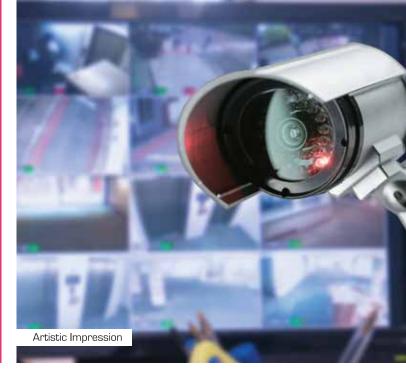
Low Rise Air Conditioned Floors With Party Terrace & Elevator

Proposed Specifications - Luxury Floors

Area	Particulars	Description			
Staircase	Flooring	Granite Flooring			
	Wall	External Texture Paint, MS Handrail with Hardwood Top			
Air Conditioning	Split Air Conditioning in All Rooms				
General	5 Passenger Elevator with 6 Stops				
	Ceiling Fans in all Bedrooms, Living/Dining & Study/Kids Area				
	One Television				
	One Digital Locker				
	Video Door Bell				
	Power Back-up				
	Windows - UPVC with Toughened Glass				
	High Quality Modular Switches				
Proposed Specifications - Party Terrace					
Party Terrace	Flooring	Reflective Tiles			
	Furniture	Cane/Outdoor Furniture (4 Seats, 1 Table)			
	Appliances	Mist Fan			
	Wet Point	Dedicated Wet Point			
	Slab	Granite Slab/Counter			

5 TAR HOSPITALITY SERVICES

- 24x7 Security Laundry Concierge
- Housekeeping Food & Beverage













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

Central Park is a real estate brand that has an unrivalled expertise in creating concept living spaces. After delivering luxury residential spaces in Gurugram, the brand is now spreading to Delhi, Noida and Goa. As a dynamic brand, Central Park is one of the forerunners in real estate today, having delivered 5.5 million sq. ft. (5.10 Lakhs Sq Mtrs) across luxury residential space. To further 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











URS-WORLDS GREATEST BRAND ASIA & GCA ASIA 1 2015



REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2015



7TH RAJIV GANDHI EXCELLENCE AWARDS 2016



9TH MAGPPIE ANNUAL ESTATE AWARDS 2016



8TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2016



BBC KNOWLEDGE AWARDS -2017



REALTY INDIA AWARDS 2017



HINDUSTAN HINDI REAL ESTATE **CONCLAVE AND AWARDS 2017**



TIMES NETWORK NATIONAL AWARDS **FOR MARKETING EXCELLENCE - 2017**



GOLDEN BRICK AWARDS - 2017



9TH REALTY PLUS CONCLAVE & EXCELLENCE AWARD - 2017



DNA PRESENTS REAL ESTATE & INFRASTRUCTURE AWARDS 2017



AWARDS 2018

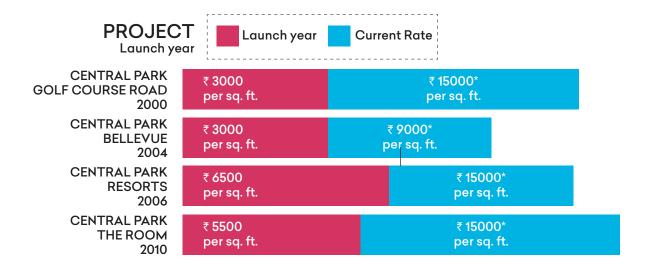






HAPPINESS HAS FOUND A NEW HOME. IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting 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)



GLOBAL PREMIUM TOWNSHIP

- LIVABILITY INDEX –

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 | Access Cards | 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.

Central Park Resorts has seen returns of over 200% and considered one of Asia's best residential spaces.

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







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.

LOCATION MAP



GLIMPSE OF OTHER FLOWER VALLEY ASSETS











HRERA No: 95 OF 2017

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



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

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.