



SPACIOUS  
LIVING  
MEETS  
INTELLIGENT  
LIFESTYLE

*Clover Floors*

AT



*Central Park*<sup>®</sup>  
*Flower Valley*

Low Rise Airconditioned Intelligent Private Floors

# IT'S A MATTER OF TASTE

In your journey to the top, you constantly evolve, as a person and as a professional. With every passing day you develop a fondness for the finer things in life.

Everything you buy or own reflects your unique persona, be it the fancy car, the expensive watch or that rare wine in your collection, but a house speaks volumes about you and your journey till now. So go ahead, get a house at Clover Floors at Flower Valley and make a bold statement without saying a word.



# Clover Floors

Low Rise Airconditioned Intelligent Private Floors



ARTISTIC IMPRESSION

**Independent personal floors**

**Fully air conditioned 4 BHK spacious luxury floors**

**Part of Flower Valley Global Township**

**Fully equipped intelligent homes with voice & app control**

## HOMES OF TOMORROW, TODAY!



**Central Park introduces Clover Floors, 400 sq. yds. of spacious luxury floors**

The four leaved Clover has been a symbol of good luck for ages. Having written your own luck till now, Clover Floors is the perfect way to celebrate your good fortune.

The Clover Floors at Central Park Flower Valley is ready to set the new benchmark in luxury living with its unique range of intelligent homes.

A fine blend of technologies tailored to maximize your convenience and optimized space utilization makes Clover Floors, the smartest way of living.

If you thought you knew all about luxury living, think again.

# YOU HAVE THE FLOOR & MORE

Now your home will be your personal haven as Clover Floors offers you independent personal floors. That's not all, you also have the choice of owning the basement or part of the terrace. Besides this, you can park your cars at the covered stilt parking and take the elevator to your personal floor.

So go ahead and live life to the fullest, as these smart and spacious homes give you and your loved ones plenty of room to blossom.



**Independent  
personal floors**

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

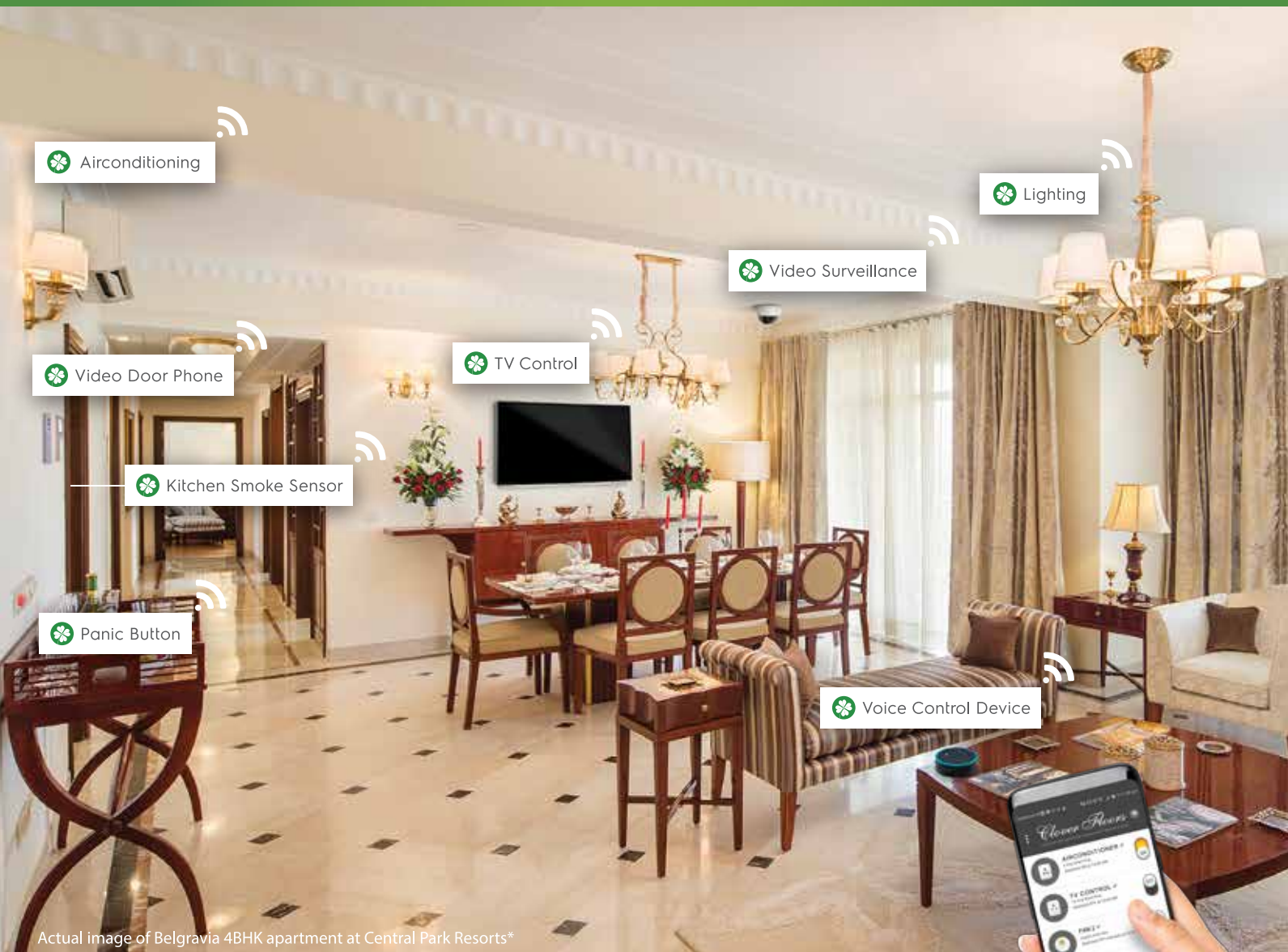


## HOMES CRAFTED FOR INDULGENCE.

The Clover Floors offer an array of 4 BHK homes spread across 400 sq. yds.

These spacious luxury floors come loaded with a host of technologies including a fully airconditioned home that ensures complete comfort 24x7. Besides this, the temperature of your homes can be set by your voice or a mobile app. When it comes to your comfort, Clover Floors leaves no stone unturned.

**Fully  
airconditioned  
4 BHK spacious  
luxury floors**



Actual image of Belgravia 4BHK apartment at Central Park Resorts\*

Experience the luxury of enhanced Safety & Security, Entertainment and Convenience with voice and app control at Clover Floors, Flower Valley.

- Fans
- Digital Lock
- Gas leakage detector for Kitchen
- Motion sensor for lighting in Toilets

**Fully equipped intelligent homes with voice & app control**

## INTELLIGENT HOMES FOR INTELLIGENT LIVING

Now let comfort and ease become your way of life with a host of advanced smart features that offer you a living experience like never before. Now control lights, ACs and much more with just your voice or a mobile phone App. So experience the joy and delight of intelligent living at Clover Floors.



ACTUAL IMAGES

**Part of  
Flower Valley  
Global Township**

## LIVE LIFE IN FULL BLOOM

At Flower Valley, luxury living manifests itself in a bouquet of the choicest seasonal flowers to create an ambience of serenity for you. Relish the embrace of unbridled opulence with a union of contemporary design and a host of services. With the upcoming Rajiv Chowk-Sohna Highway, Flower Valley will now be just 15 min away from Central Park Resorts. So come, savour the rush as you wake up each morning and witness your loved ones blossom at Flower Valley.





ACTUAL IMAGE



# IT'S A WONDERFUL LIFE AT CLOVER FLOORS



FLOWER VALLEY



ACTUAL IMAGE



ACTUAL IMAGE





## 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 or 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 the 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





ARTISTIC IMPRESSION



## 5 STAR HOSPITALITY SERVICES

Central Park is synonymous with great quality of life. Central Park Resorts, located at Sector-48, Sohna Road exemplifies the Central Park Way of Life. This lifestyle is delivered by an expert team of hospitality professionals that ensure service levels are maintained.

At Central Park Flower Valley, it is going to be even better.

- 24x7 Security • Laundry • Concierge • Housekeeping • Food & Beverage





STRIKE THE RIGHT  
BALANCE BETWEEN

MIND,  
BODY &  
SOUL.

In a city like Gurugram, wholesome living is a luxury. At Central Park Flower Valley, we have raised the bar for wholesome living with as many as 45 Wellness Features. Rejuvenate your mind, body and soul and never get bored with 45 wellness options right within the global township.



NOW GET  
**45**  
WELLNESS  
FEATURES



# BASEMENT FLOOR PLAN



Carpet Area (1451 SFT)

Super Area (1905 SFT)

# STILT FLOOR PLAN



# TYPICAL FLOOR PLAN 1<sup>st</sup> - 4<sup>th</sup> Floor



4 BHK + 4 Toilets + Utility : Carpet Area (1431 SFT)  
 Balcony Area (370 SFT)  
 Super Area (2350 SFT)

# TERRACE FLOOR PLAN



- Part 1 Terrace Area (695 SFT)
- Part 2 Terrace Area (485 SFT)
- Part 3 Terrace Area (475 SFT)



# CLASSIC SPECIFICATIONS



## CENTRAL PARK FLOWER VALLEY

400 Sq. Yards, Stilt +4 Floors - Low Rise Airconditioned Intelligent Private Floors with Elevator

Area	Particulars	Description
<b>Living / Dining Room</b>	Flooring	Vitrified Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
<b>Bedrooms</b>	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
	Wardrobe	One Wardrobe in every bedroom
<b>Kitchen</b>	Flooring	Anti-Skid Tiles / 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 without Chimney & Hob
<b>Toilets</b>	Flooring	Anti-Skid Tiles
	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	Fittings & Fixtures	Jaquar or Equivalent
<b>Utility</b>	Flooring	Ceramic Tiles
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
<b>Balcony</b>	Flooring	Anti-Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
<b>Staircase</b>	Flooring	Granite Flooring
	Wall	OBD Paint, MS Handrail with Hardwood Top
<b>Lift</b>	(5 Passenger Elevator with 7 Stops including Terrace & Basement)	
<b>Terrace</b>	Raw Terrace with reflective tiles on floor with parapet walls and internal partition walls of 1.1 m height	
<b>Basement</b>	Raw Basement with IPS Flooring	
<b>Air Conditioning</b>	Split Air Conditioning in All Rooms- 6 ACs	
<b>General</b>	Power Back-up	
	Windows - UPVC with Toughened Glass	
	High Quality Modular Switches	





# LUXURY SPECIFICATIONS



## CLOVER FLOORS

400 Sq. Yards, Stilt +4 Floors - Low Rise Airconditioned Intelligent Private Floors with Elevator

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<b>Bedrooms</b>	Flooring	Laminated Wooden Flooring	
	Ceiling	Oil Bound Distemper with Designer Cornice	
	Walls	POP Punning with Acrylic Emulsion Paint	
	Wardrobe	One Wardrobe in every bedroom	
<b>Kitchen</b>	Flooring	Anti-Skid Tiles / 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	
	Appliances	Refrigerator	
		Microwave	
		Fully Automatic Washing Machine	
Geyser and Exhaust Fan			
RO Water Purifier			
<b>Toilets</b>	Flooring	Anti-Skid Tiles	
	Ceiling	OBD/False Ceiling/MR Board	
	Walls	Ceramic Tiles	
	Fittings & Fixtures	Jaquar or Equivalent	
	Vanity	Vanity in all Toilets	
	Rain Shower	Rain Shower in Master Toilet	
	Electrical Appliances	Exhaust Fans and Geysers in all Toilets	
<b>Utility</b>	Flooring	Ceramic Tile	
	Wall	Oil Bound Distemper	
	Ceiling	Oil Bound Distemper	
<b>Balcony</b>	Flooring	Anti-Skid Tiles	
	Wall	Weather Proof External Texture Paint	
	Ceiling	Oil Bound Distemper	
<b>Staircase</b>	Flooring	Granite Flooring	
	Wall	OBD Paint, MS Handrail with Hardwood Top	
<b>Lift</b>	(5 Passenger Elevator with 7 Stops including Terrace & Basement)		
<b>Terrace</b>	Raw Terrace with reflective tiles on floor with parapet walls and internal partition walls of 1.1 m height. Provision for wet point in each partition		
<b>Basement</b>	Raw Basement with IPS Flooring. Provisions for wet point and Conduits for AC		

# LUXURY SPECIFICATIONS

## CLOVER FLOORS

400 Sq. Yards, Stilt +4 Floors - Low Rise Airconditioned Intelligent Private Floors with Elevator

<b>Air Conditioning</b>	Split Air Conditioning in All Rooms- 6 ACs
<b>General</b>	Ceiling Fans in all the Bedrooms & Living/Dining
	One Television (40 inches)
	One Digital Locker
	Power Back-up
	Windows - UPVC with Toughened Glass
	High Quality Modular Switches
<b>Smart Home Features</b>	Following are the electrical points that would be connected to Home Automation central Gateway or HUB for app based control
	<ul style="list-style-type: none"> <li>Fan (All Bedrooms, Living, Dining and Kitchen)</li> </ul>
	<ul style="list-style-type: none"> <li>Airconditioners (Total 6 Nos. in Bedrooms, Living, Dining)</li> </ul>
	<ul style="list-style-type: none"> <li>Lights (2 Light points in each room with system capability for dimming the lights, lighting fixtures and bulbs shall not be provided)</li> </ul>
	<ul style="list-style-type: none"> <li>Video door phone at main entry door</li> </ul>
	<ul style="list-style-type: none"> <li>Digital Architecture for future scalability</li> </ul>
	<p><b>Automation Switches</b></p> <ul style="list-style-type: none"> <li>Touch switches shall be provided only for below mentioned items for which Automation is being provisioned. These include fans, 2 lights in each room and all ACs.</li> </ul>
<p><b>Alexa or Equivalent Units for voice based control</b></p> <p>1 Alexa Echo &amp; 1 Echo Dot</p>	

### Extra Additional Features which may be selected by customers at an additional cost:

- Panic Button (1 in each apartment) for Senior Citizens
- Gas Leakage Detector for Kitchen
- Door Intrusion Sensor
- Smoke sensor for Kitchen
- Motion sensors for lighting in toilets
- Digital lock on main entry door
- TV controls for all TVs
- Video surveillance using three cameras, one each in Living room, kitchen and main entrance



# EMI CHART

## CLOVER FLOORS



400 Sq. Yards, Stilt +4 Floors - Low Rise Airconditioned Intelligent Private Floors with Elevator

### EMI CALCULATION SHEET E.G. ₹ 1,00,000/-

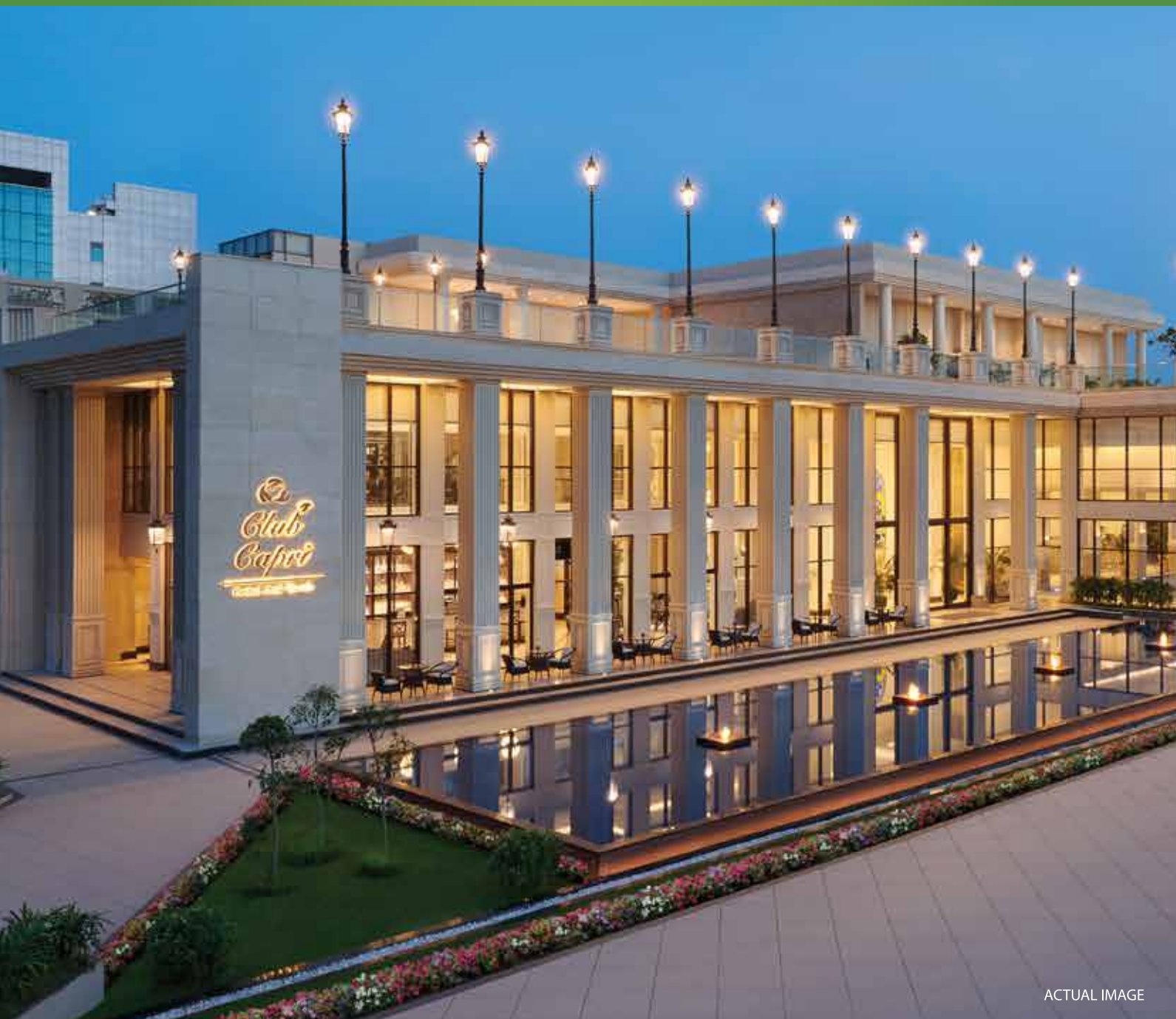
	10 Years	15 Years	20 Years	30 Years
ROI	EMI (₹)	EMI (₹)	EMI (₹)	EMI (₹)
8.60%	1245	991	874	776
8.65%	1248	994	877	780
8.70%	1251	996	881	783
8.75%	1253	999	884	787
8.80%	1256	1002	886	790
8.85%	1259	1005	890	793
8.90%	1261	1008	893	797
8.95%	1264	1011	897	801
9.00%	1266	1014	900	805
9.05%	1270	1017	902	808
9.10%	1272	1020	906	811
9.15%	1275	1023	909	815
9.20%	1278	1026	913	819
9.25%	1280	1029	916	823

LOAN APPROVED BY LEADING BANKS





*Central Park*<sup>®</sup>  
*Resorts*  
Live how the 99.99% don't!



ACTUAL IMAGE

## THE CENTRAL PARK WAY OF LIFE

Imagine waking up each morning amidst vast serene spaces, with a host of hospitality services and amenities that have set the benchmark in luxury living. At Central Park, opulence is more than just an expression it's an experience you live each day. Take for example the Club Capri at Central Park Resorts, a true union of unrivalled lavish experiences, it defines the Central Park Way of Life.



CENTRAL PARK RESORTS.  
WHERE INSPIRED LIVING STAYS.



ACTUAL IMAGE



ACTUAL IMAGE



ACTUAL IMAGE



# LOCATION MAP

**SOUTH OF GURGAON**  
WITHIN REACH

## LEGENDS

### EDUCATIONAL INSTITUTIONS

1. KR Mangalam University
2. GD Goenka World School
3. DPS Maruti Kunj
4. KIIT College of Engineering
5. JK Business School
6. Ryan International School
7. Jindal Public School

### LUXURY HOTELS

8. Gateway Resort by Taj
9. Westin Resort
10. Country Inn
11. Lemon Tree

### HEALTHCARE

12. Park Hospital
13. Artemis
14. Medicity

### RETAIL ZONES

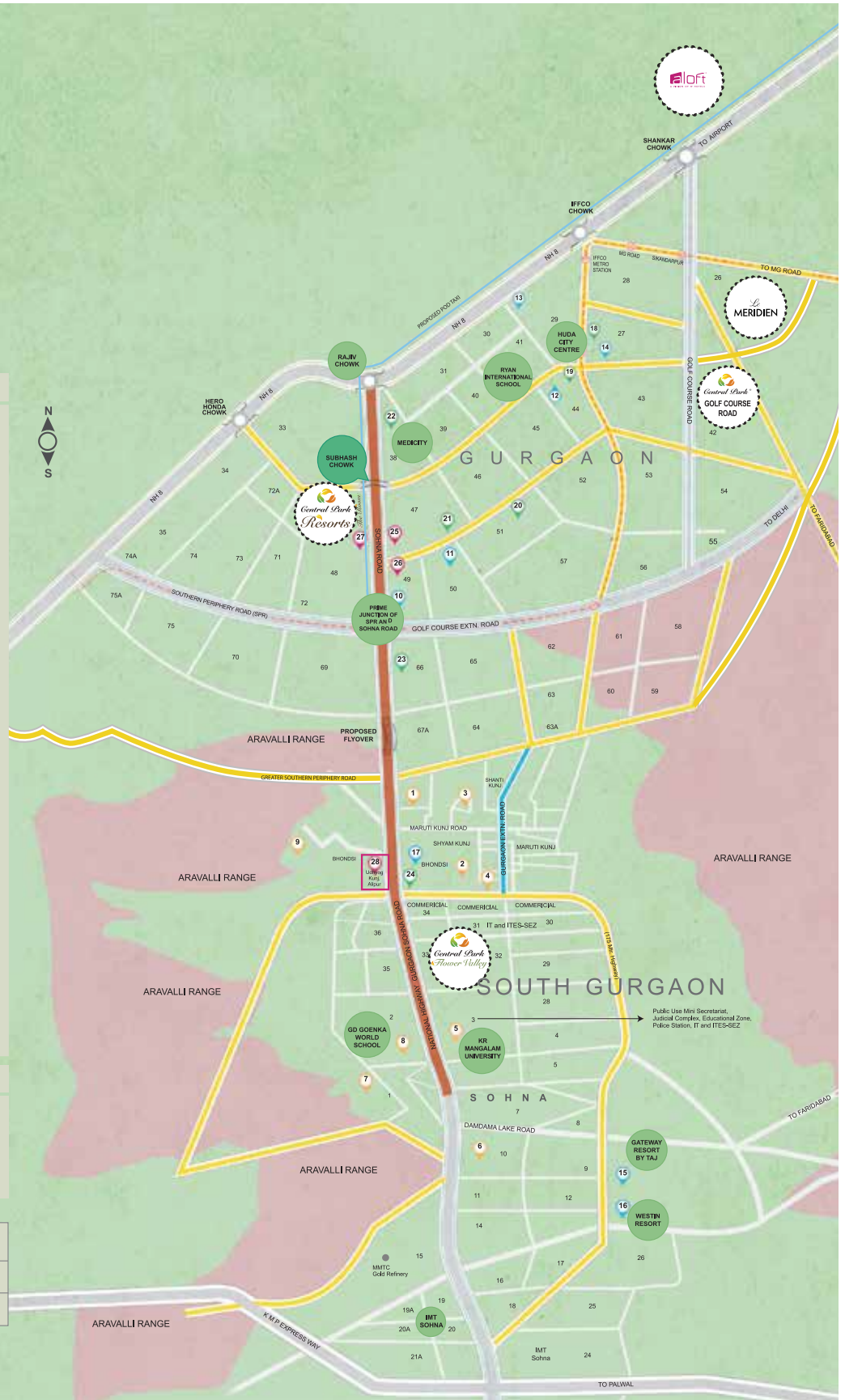
15. Big Bazaar
16. Shopper's Stop
17. Aditya Birla Group
18. Ascendas OneHub

## GROUP'S OTHER ASSETS

1. Aloft (Central Park Asset)
2. Le Meridien (Central Park Asset)
3. Central Park Golf Course Road
4. Central Park Resorts
5. Central Park Flower Valley

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
	Proposed Gurgaon Extn. Road
	Proposed 22.5 KM Elevated Corridor

Map not to scale





# 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 ENVIRONMENT, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, WITH 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 the premises. Many amenities are ready for you to experience.

## TRANSPORTATION & CONNECTIVITY

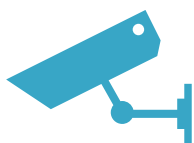


- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Station, Cyber Hub, Ambience Mall, Fortis/Max/Paras/Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking Delhi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

## 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 the 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 next destination for real estate in Gurugram. In 2-3 years, the horizon for Flower Valley looks steady in setting a benchmark for quality of life and value appreciation. Central Park Resorts has seen returns of over 200% and is considered one of Asia's best residential spaces.



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## LOCATION AND ACCESSIBILITY



Located in 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.

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## 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 5.5mn sq. ft. of premium office space will come up in IT SEZ alone.



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## 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 the township to be on 'Zero Vehicles on Ground Surface' principle, will lead to lower air, noise and traffic pollution.

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## 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 and premium integrated township.





## Reach Central Park Flower Valley from Central Park Resorts in just 15 mins, via the elevated Flyway.

The elevated flyway will start from Subhash Chowk and end beyond Badshahpur Village. The work will be completed before next assembly elections.'- Hindustan Times, 04 September 2018



**hindustantimes** Wednesday, Sep 12, 2018 |

### Highways authority set to expedite Sohna elevated road project

State PWD minister Rao Narbir Singh had announced that the work on this project will begin on September 21. NHAI officials said that they were working to ensure that the project work begins on this date.

**GURGAON** Updated: Sep 09, 2018 03:51 IST

Abhishek Behl  
Hindustan Times



The elevated corridor is part of a plan to decongest Sohna road. (Sanjeev Verma/HT PHOTO)

To ensure that the work on Sohna elevated road project from Subash Chowk to Badshahpur and expansion of the remaining part of the highway begins at the earliest,

## REFUND POLICY

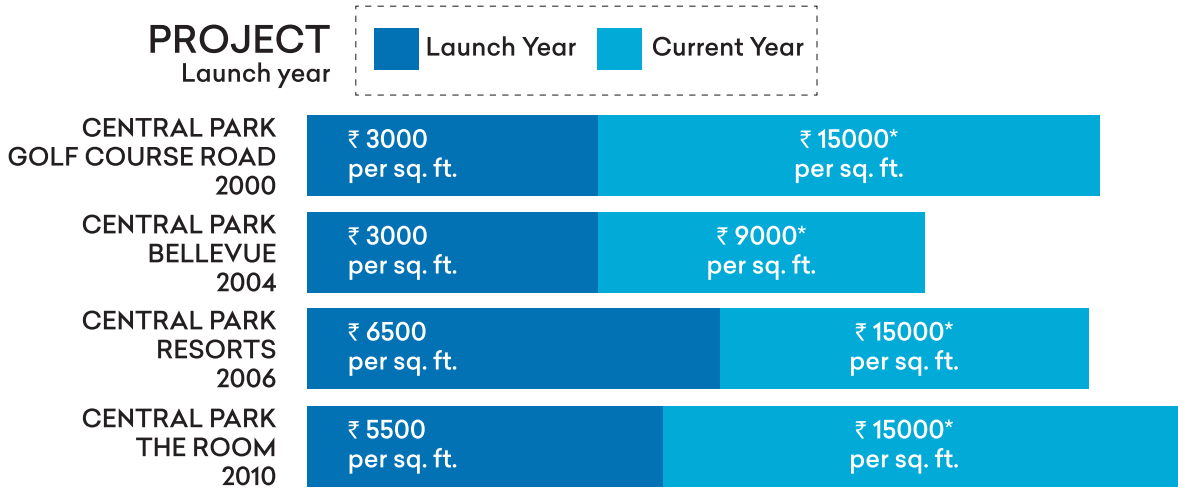
To reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on all new bookings.



- 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 of Design & Safety UPVC Glazing: The Design & Safety Certificate certifies that UPVC glazing has 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

## 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 also exceed them.



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



ROI : **230%**  
Annual ROI : **58%**  
4BHK 3931 SQ. FT.  
(Green Facing Unit)



ROI : **226%**  
Annual ROI : **56%**  
3BHK 2464 SQ. FT.  
(Green Facing Unit)



ROI : **213%**  
Annual ROI : **36%**  
3BHK 2187 SQ. FT.  
(Green Facing Unit)



ROI : **238%**  
Annual ROI : **60%**  
3BHK 2647 SQ. FT.  
(City Facing Unit)

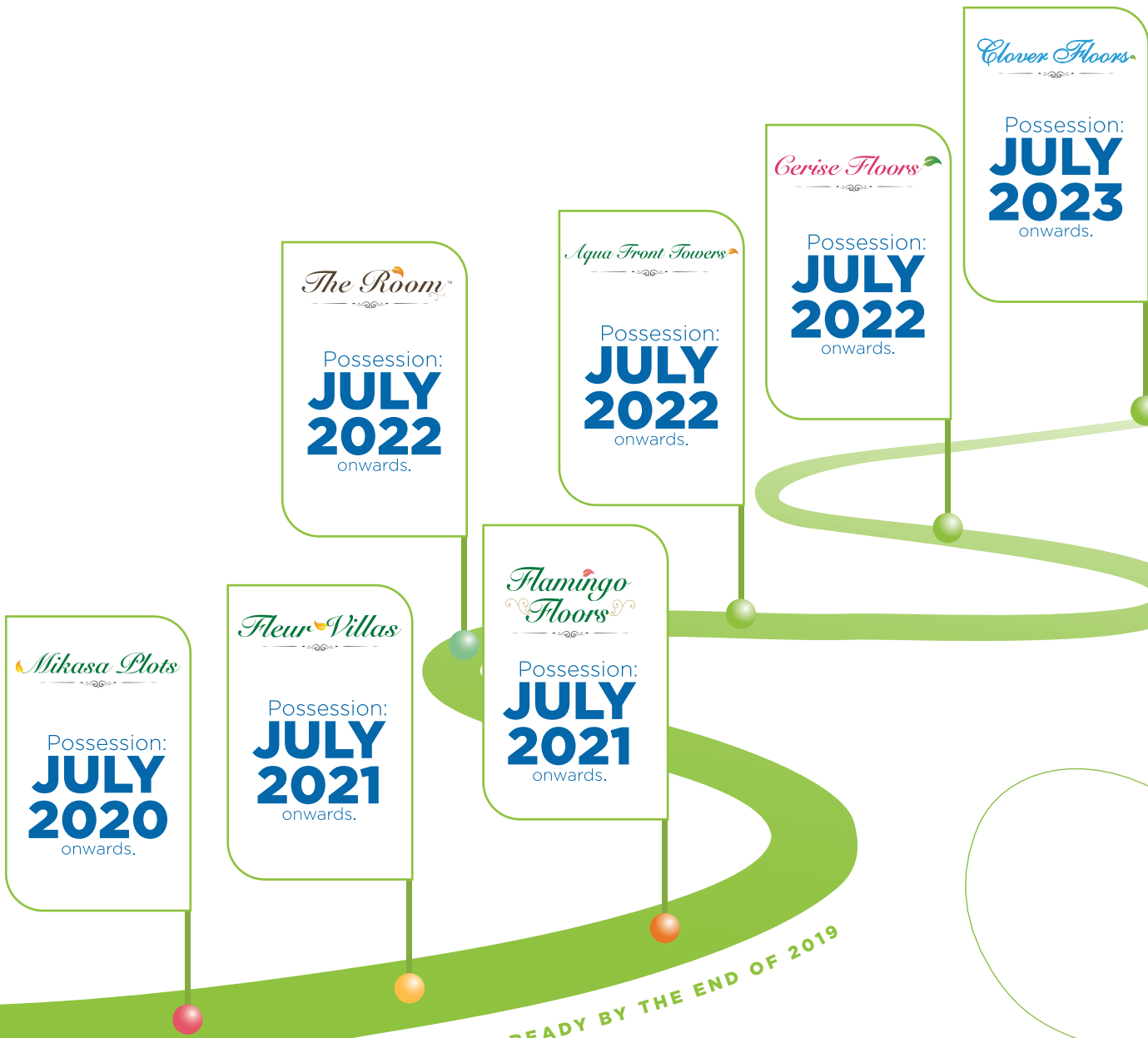
### The Room Return on Investment under Possession Linked Payment Plan (PLP)

ROI : **281%**  
Annual ROI : **70%**  
STUDIO 865 SQ. FT.





## DELIVERING ON PROMISES



ELEVATED FLYWAY IS PROPOSED TO BE READY BY THE END OF 2019



# AWARDS

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



Wrcr  
Leaders Asia, 2014



Cnbc Awaaz  
Awards, 2014



Brands Academy  
Awards, 2014



R & M Property  
Awards, 2015



Urs-worlds Greatest  
Brand Asia & Gca Asia 1, 2015



Realty Plus Conclave &  
Excellence Awards, 2015



7th Rajiv Gandhi  
Excellence Awards, 2016



9th Magpie 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



10th Estate  
Awards, 2018



Real Estate  
Awards, 2018



IBB Awards, 2018



Asia Real Estate Excellence  
Awards, 2018



BAM Awards, 2018



National Awards for  
Marketing Excellence, 2018



Environment Friendly  
Developer by Siddhi, 2018



Foxglove Awards, 2018



The Golden Brick National Awards-Dubai, 2018



*Central Park*®

—.. expect the world ..—



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



FOR SALES, CONTACT:  
+91 954 0000 194

WWW.CENTRALPARK.IN 

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

Clover Floors are Independent Floor units in Basement + Stilt + 4 Floors configuration to be constructed on designated plots in Central Park Flower Valley which is an integrated development of land comprised of land parcels under different licences (54 & 84 of 2014 & 28 of 2016) presently aggregating to about 139 acres situated in Villages Dhunela and Berka Tehsil Sohna Gurgaon. \*Picture of the apartment interior with smart features shown in the brochure, is that of a 4 BHK Belgravia Apartment 3931 Sq. ft. Super Area, in Central Park Resorts Sect 48 Gurugram, for illustration purposes only. The smart features shown in the apartment are illustrative and will be provided in Clover Floor units subject to the allottees opting for it at an additional cost. Travel time given has been estimated based on completion of infrastructure planned by the Government on Sohna road. 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 or legal binding of the part of the Company. Loan arrangement from leading banks and HFCS is subject to eligibility of the borrower. 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. 1acre= 4840 square yards or 4046.873 square meter. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.

HRERA No: 95 OF 2017