



## OWN A CENTRAL PARK HOME AT ₹9 LAKHS\*

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

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**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.



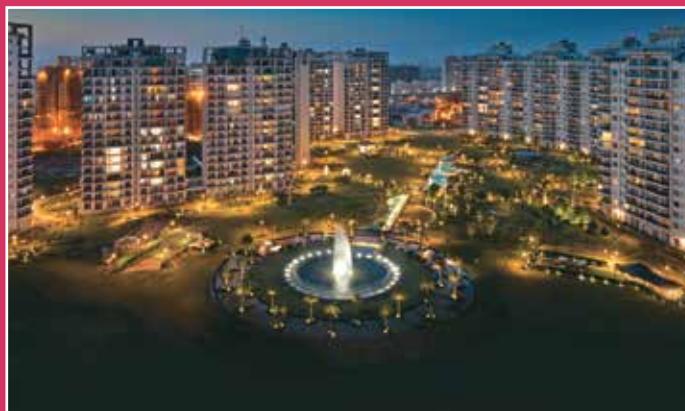
Central Park  
Golf Course Road, Gurugram



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





Actual Image - Sit Out Area

## 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.



Artistic Impression

*E*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.

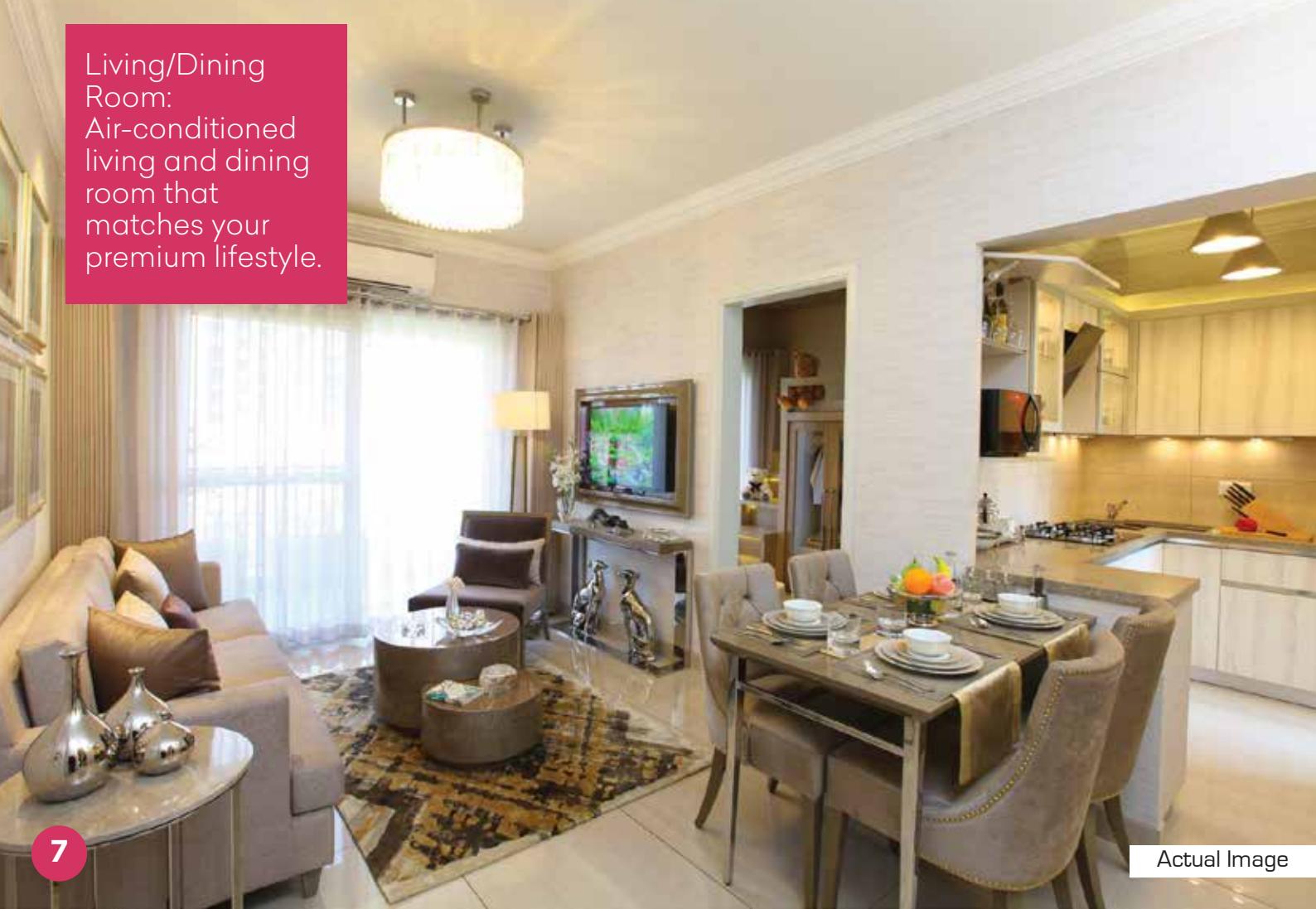
# LIVE LIFE AS IT SUITS YOUR FANCY

At Cerise Floors, you don't just live in luxury, your everyday life starts immersed in it. Each independent floor comes with an option of a private Party Terrace loaded with cane furniture and other accessories aptly suited for a gathering with friends or spending quality time with family over the weekend. It is one's own sanctuary for celebrating life everyday.



Actual Image

Living/Dining Room:  
Air-conditioned living and dining room that matches your premium lifestyle.



Bedroom 1 & Bedroom 2:  
Beautifully designed  
and lavishly furnished,  
leaving you relaxed &  
rejuvenated.



Toilet 1 & Toilet 2:  
Attached to each bedroom,  
designed elegantly to suit  
your style.



Kitchen: Elegant and modular, equipped with all the necessities, at your service.



Study/Kids Area: A study for making those crisp presentations or a personal space for your kids, or just turn it into an extended living room. Options do make life easier.

Balcony: Breakfast, evening tea or just soak in the nature, it's your personal haven.





Elevator Access : Enter your personal floor in style from the Stilt Parking.

## 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"	7. Kitchen: 8'-9" x 6'-6"
2. Bedroom 1: 10'-4" x 12'-0"	8. Nook
3. Toilet 1: 6'-7" x 5'-3"	9. Stairs
4. Bedroom 2: 10'-4" X 10'-0"	10. Lift
5. Toilet 2: 4'-7" x 7'-1"	
6. Study/Kids Area: 8'-3" x 9'-1"	

## 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.



# 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

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

Subvention Plan Price Range: ₹ 81.7 Lakhs To ₹ 1.01 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.  
Scheme closes on 31<sup>st</sup> May, 2018

## 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
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
	Wardrobe	One Wardrobe in every bedroom
Study/Kids Area	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Kitchen	Flooring	Anti Skid Tiles
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	Tiles up to 2 Feet above the counter & rest Acrylic Emulsion Paint
	Cabinetry	Semi Modular Kitchen (Under the counter)
Toilets	Flooring	Anti Skid Tiles
	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	Fittings & Fixtures	Jaquar or Equivalent
Balcony	Flooring	Anti Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper
Staircase	Flooring	Granite Flooring
	Wall	External Texture Paint, MS Handrail with Hardwood Top
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
Air Conditioning	Split Air Conditioning in All Rooms	
General	5 Passenger Elevator with 6 Stops	
	Power Back-up	
	Windows - UPVC with Toughened Glass	
	High Quality Modular Switches	

## Low Rise Air Conditioned Floors With Party Terrace & Elevator

### 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
Bedrooms	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
	Wardrobe	One Wardrobe in every bedroom
Study/Kids Area	Flooring	Laminated Wooden Flooring
	Ceiling	Oil Bound Distemper with Designer Cornice
	Walls	POP Punning with Acrylic Emulsion Paint
Kitchen	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
	Appliances	Refrigerator
		Microwave
		Fully Automatic Washing Machine
		Geyser and Exhaust Fan
		RO Water Purifier
Toilets	Flooring	Anti Skid Tiles
	Ceiling	OBD/False Ceiling/MR Board
	Walls	Ceramic Tiles
	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
Balcony	Flooring	Anti Skid Tiles
	Wall	Weather Proof External Texture Paint
	Ceiling	Oil Bound Distemper

## 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 STAR HOSPITALITY SERVICES

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



Artistic Impression



Actual Image - 24x7Security



Artistic Impression



Artistic Impression



Artistic Impression

## Gurgaon: Tender allotted 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.

GURGAON (<https://www.hindustantimes.com/gurgaon/>)

Updated: Mar 21, 2018 22:54 IST



Dhananjay Jha (<https://www.hindustantimes.com/columns/dhananjay-jha>)  
Hindustan Times



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

New Gurugram-Mumbai expressway will begin from Rajiv Chowk in Gurugram. It will be built on the existing alignment up to the Sohna bypass. To be ready in three years- Nitin Gadkari" - Times Of India, April 17, 2018

## THE CENTRAL PARK FLYWAY

Central Park Flower Valley will be only 15 mins away from Central Park Resorts at Sector 48, Gurugram upon completion of the declared elevated 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 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

# AWARDS

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



WCRC  
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

## 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.

PROJECT Launch year		
	Launch year	Current Rate
CENTRAL PARK GOLF COURSE ROAD 2000	₹ 3000 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK BELLEVUE 2004	₹ 3000 per sq. ft.	₹ 9000* per sq. ft.
CENTRAL PARK RESORTS 2006	₹ 6500 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK THE ROOM 2010	₹ 5500 per sq. ft.	₹ 15000* per sq. ft.

### 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.



# 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.

### TRANSPORTATION & CONNECTIVITY

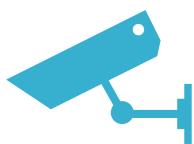


- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking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

### 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



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.



## 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

## LEGENDS

### EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Euro Kids School
- 8 GD Goenka World School
- 9 Pathways World School

### LUXURY HOTELS

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crowne Plaza
- 14 Park Plaza
- 15 Gateway Resort by TAJ
- 16 Westin Resort
- 17 Country Inn

### HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Artemis Hospital
- 21 Park Hospital
- 22 Medicity
- 23 Sanjeevani Hospital
- 24 Kabliji Hospital

### RETAIL ZONES

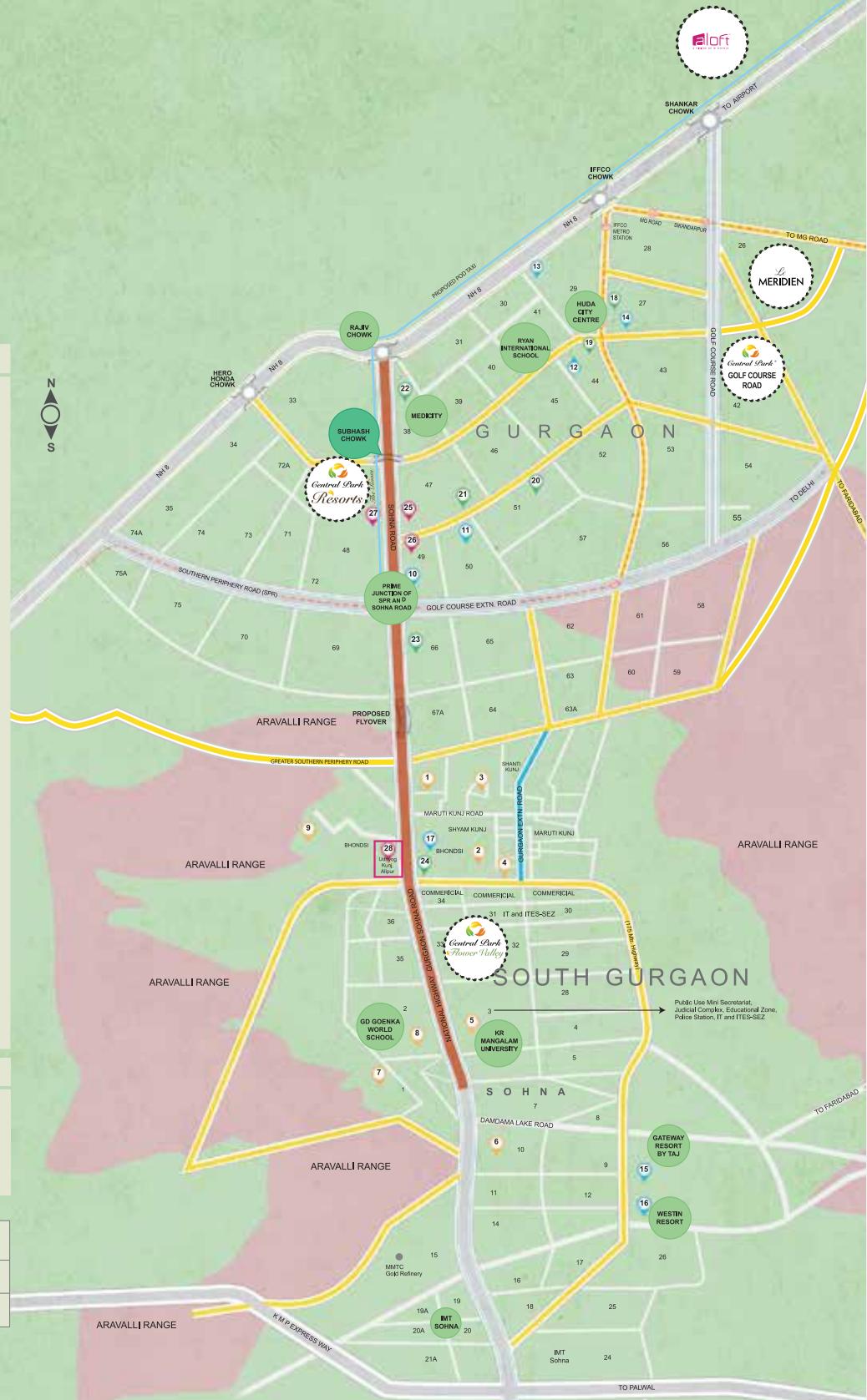
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

## WITH MANY OPTIONS

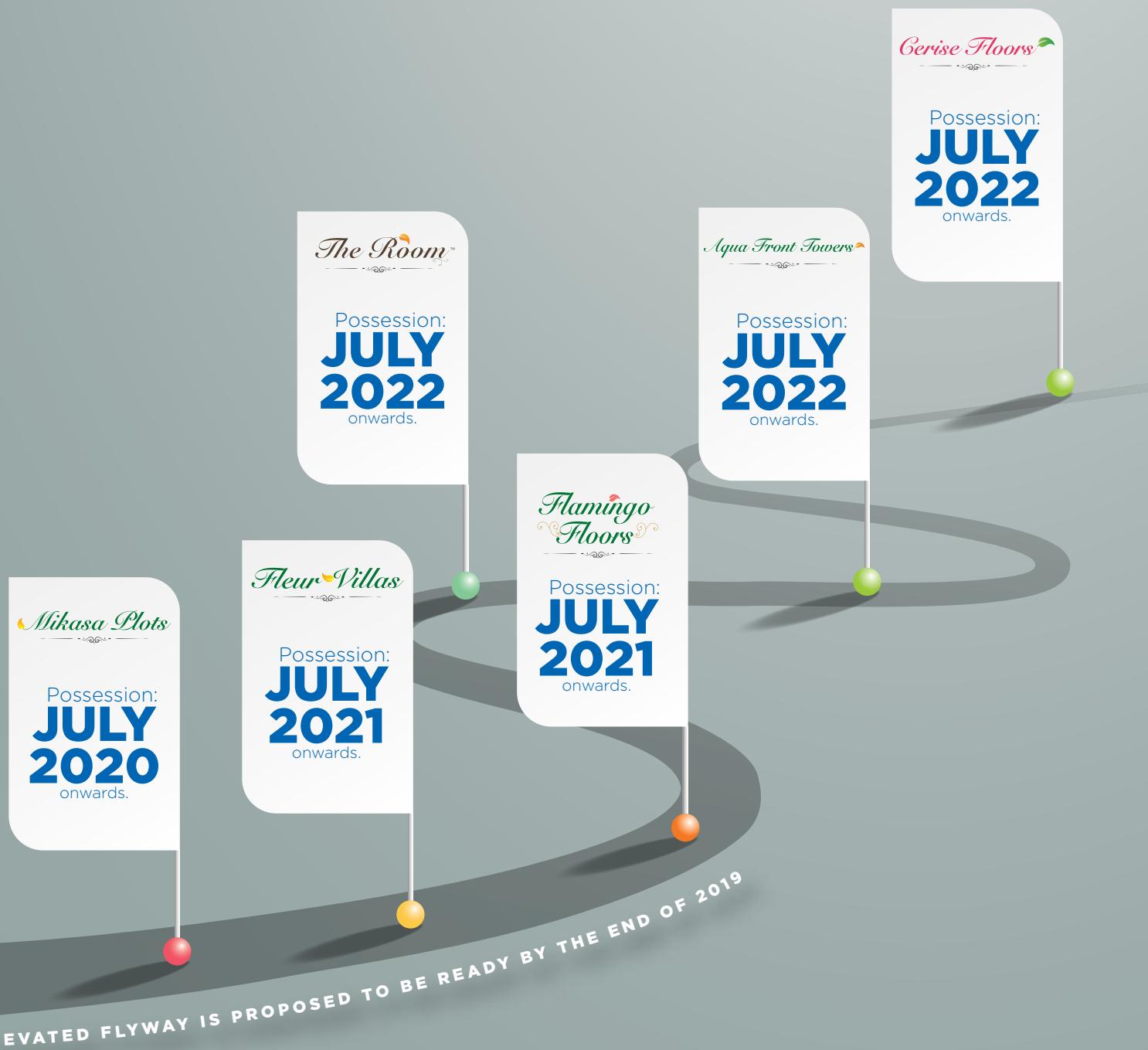
- 1 Aloft (Central Park Asset)
- 2 Le Meridien (Central Park Asset)
- 3 Central Park Golf Course Road
- 4 Central Park Resorts
- 5 Central Park Flower Valley

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
Blue	
Yellow	

Map not to scale



# DELIVERING ON PROMISES



# GLIMPSE OF OTHER FLOWER VALLEY ASSETS



*The Room*™

FULLY MAINTAINED SINGLE/DOUBLE SUITES



Artistic Impression

*Flamingo Floors*™

INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING





*Aqua Front Towers*   
HIGH END LIVING

Artistic Impression



*Fleur Villas*  
CHOICEST OF EXPANDABLE VILLAS

**FOR SALES, CONTACT:  
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