





PROJECT: CENTRAL PARK, THE ORCHARD

PROMOTER 1: ST. PATRICKS REALTY PVT. LTD., SH. SHER JANG-SHER MOHAMMAD-WAHID KHAN-AKBAR AND OTHERS

PROMOTER 2: ST. PATRICKS REALTY PVT. LTD.

This is an artist's rendition & may undergo modifications.



BLOCK - L

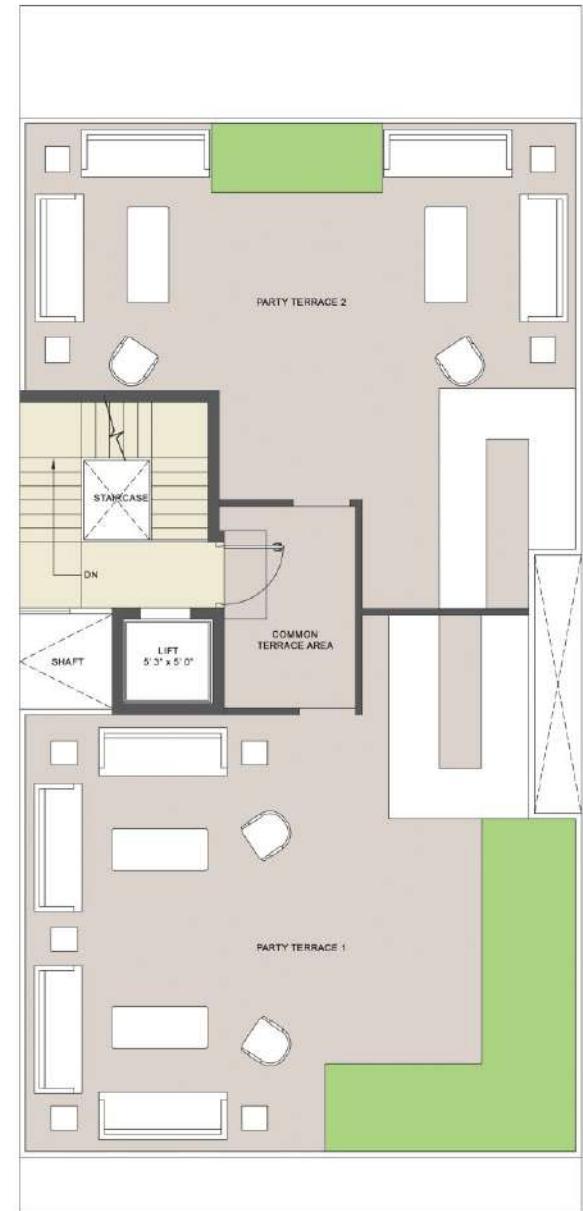
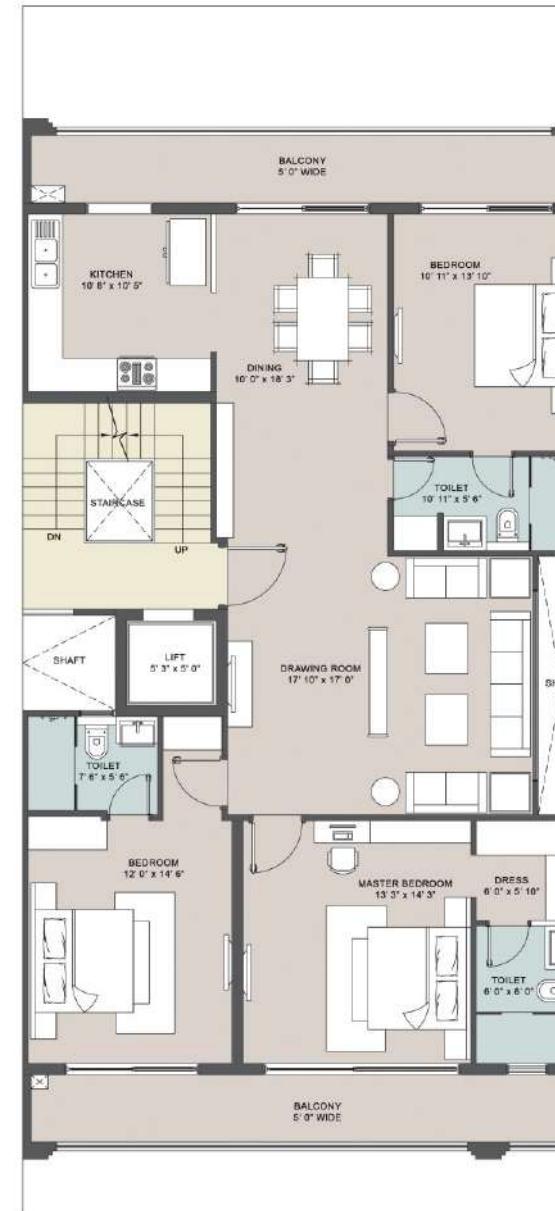
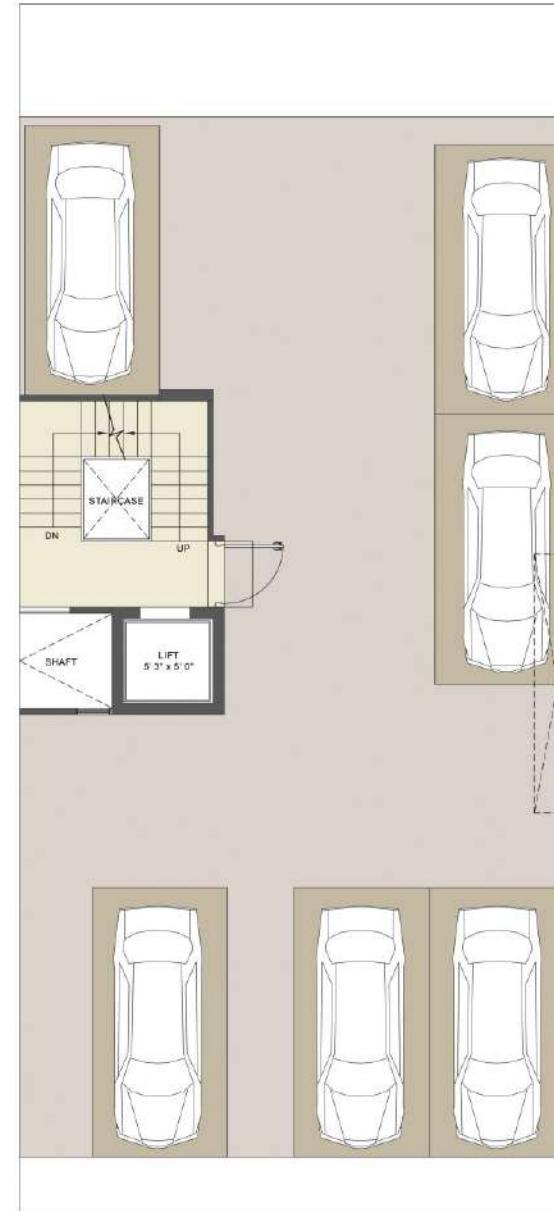
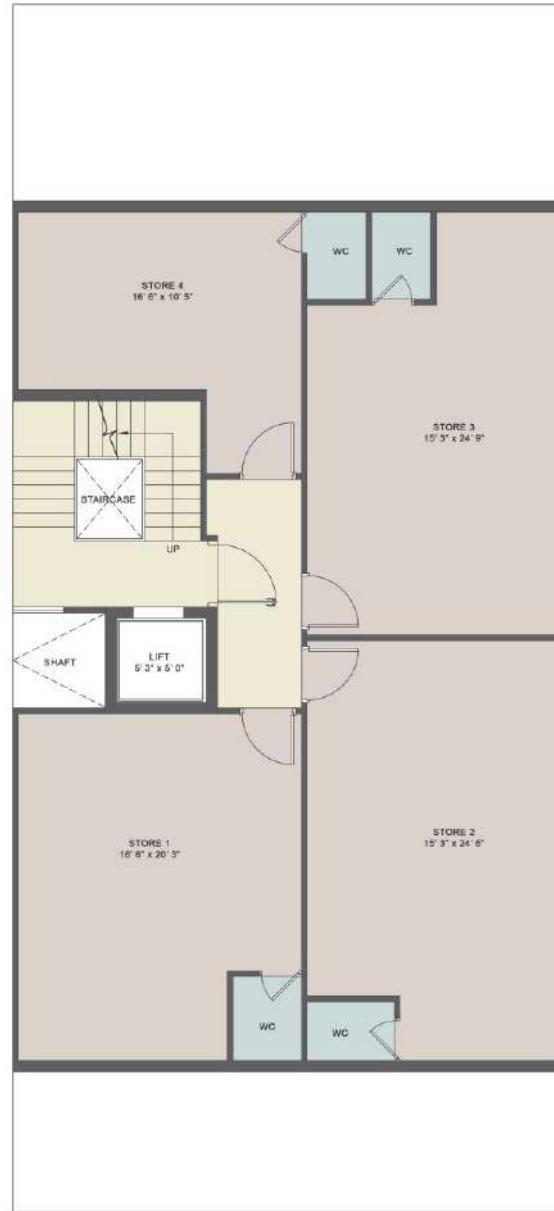




This is an artist's rendition & may undergo modifications.

**TYPE - 1
STANDARD**

Carpet Area - 1351.00 sq.ft.
125.51 sq.m.

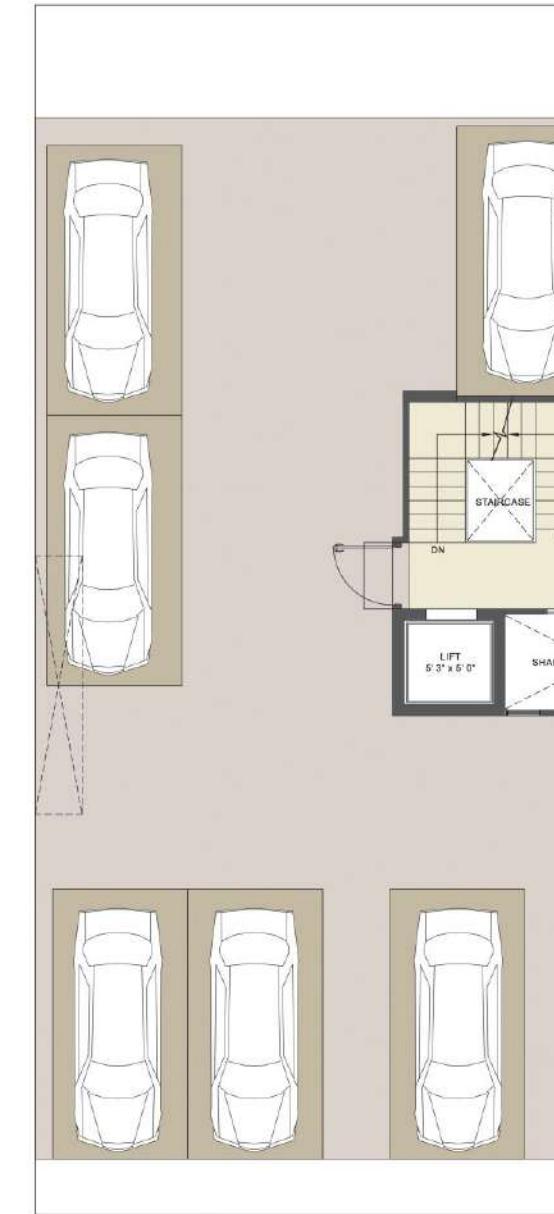


TYPE - 1
MIRROR

Carpet Area - 1351.00 sq.ft.
125.51 sq.m.



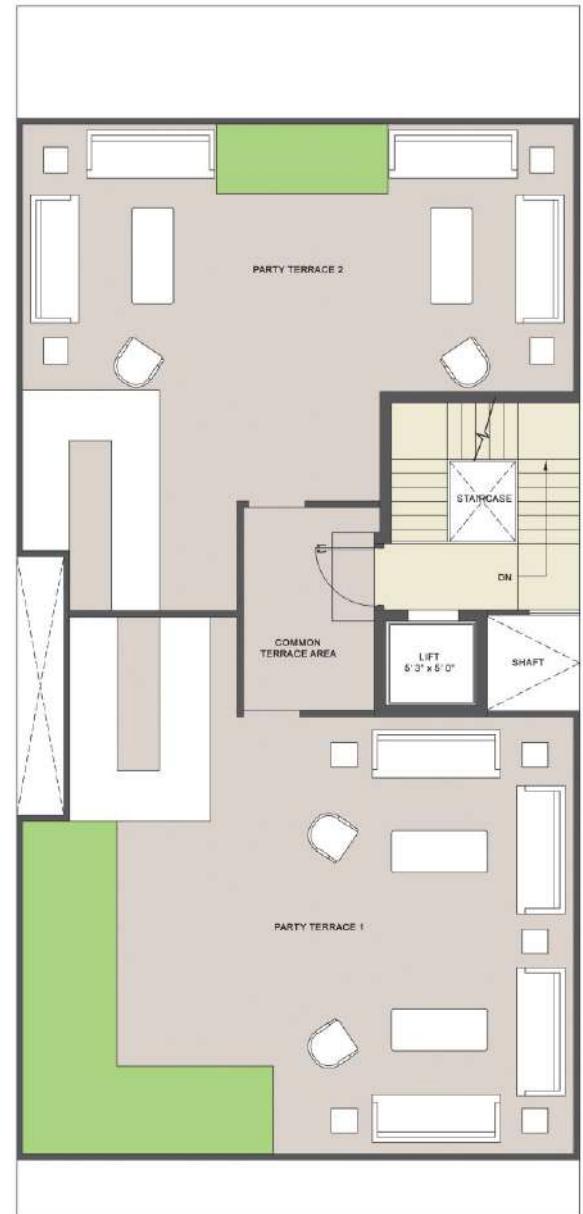
Basement Floor



Stilt Floor



Typical Floor



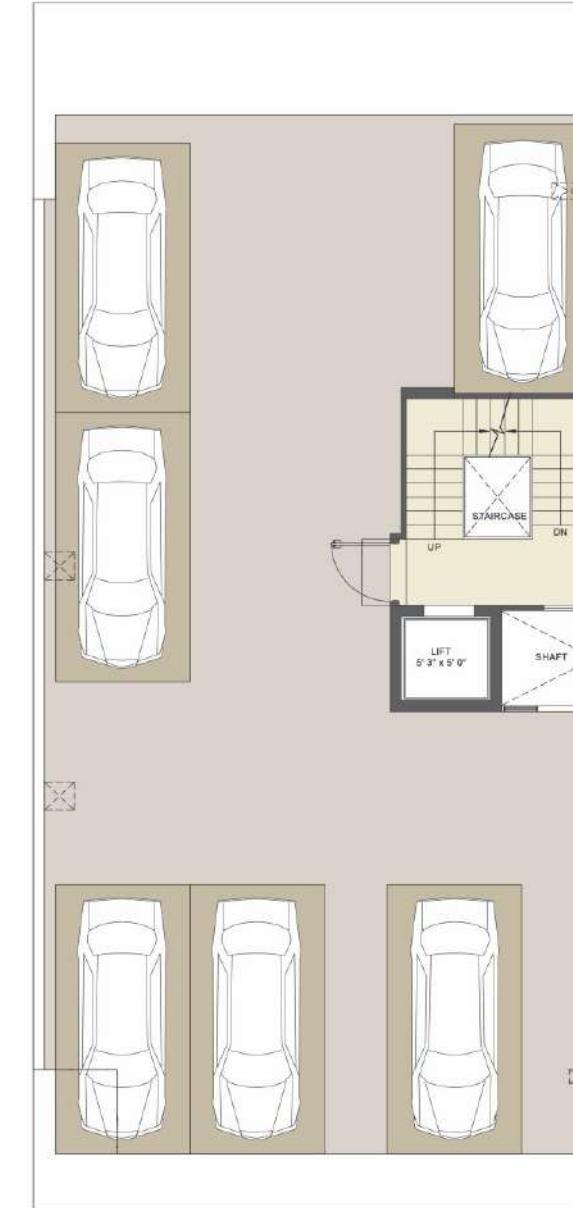
Terrace Floor

TYPE - 1A
STANDARD CORNER

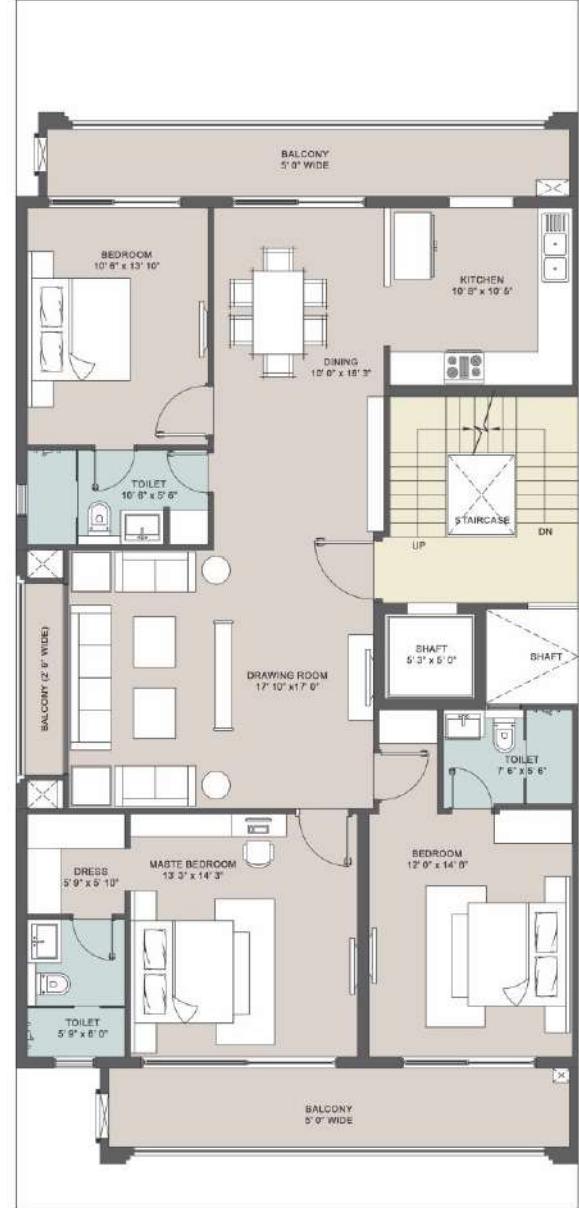
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



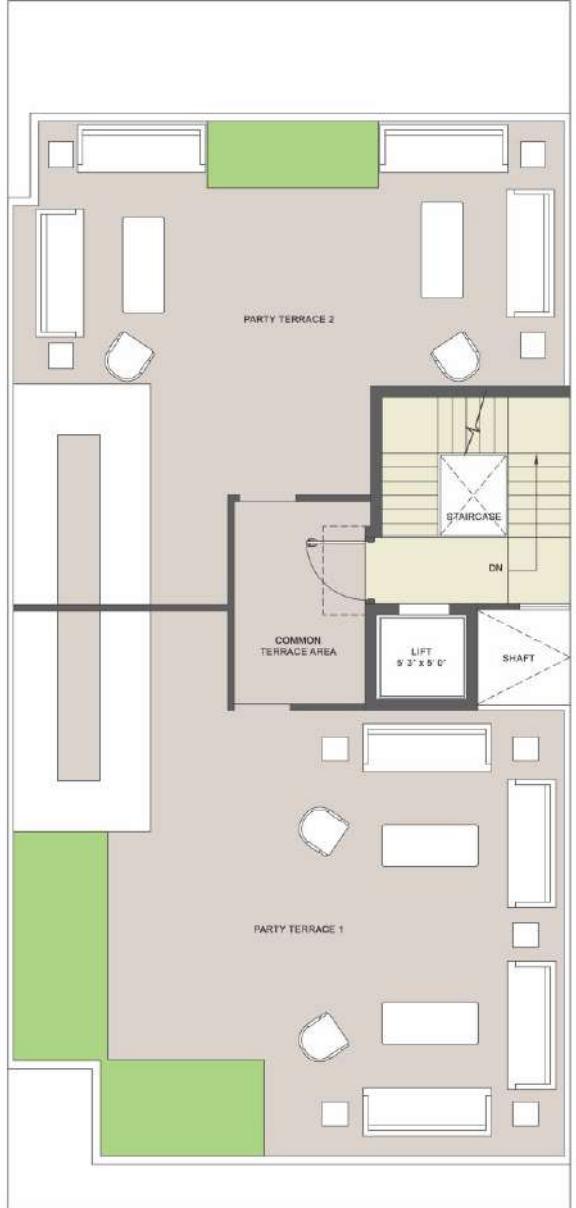
Basement Floor



Stilt Floor



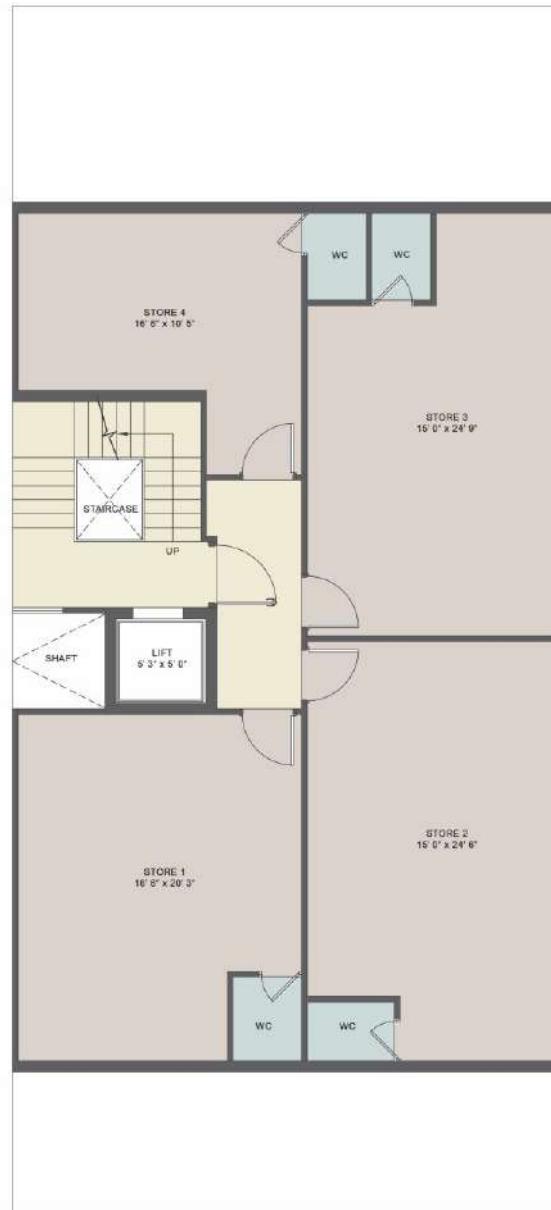
Typical Floor



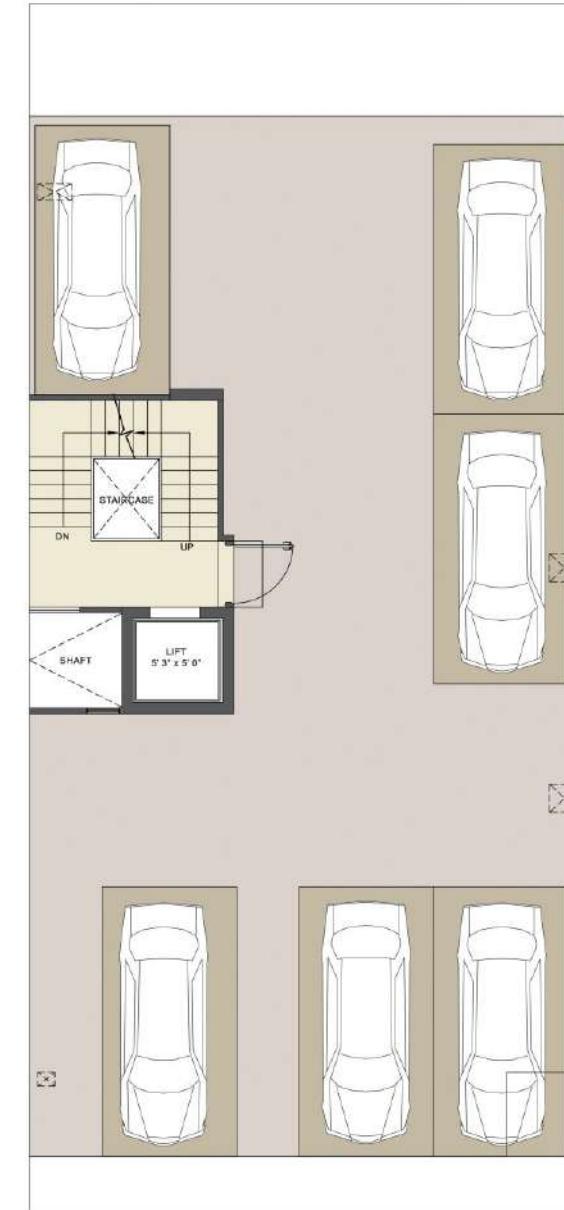
Terrace Floor

TYPE - 1A
MIRROR CORNER

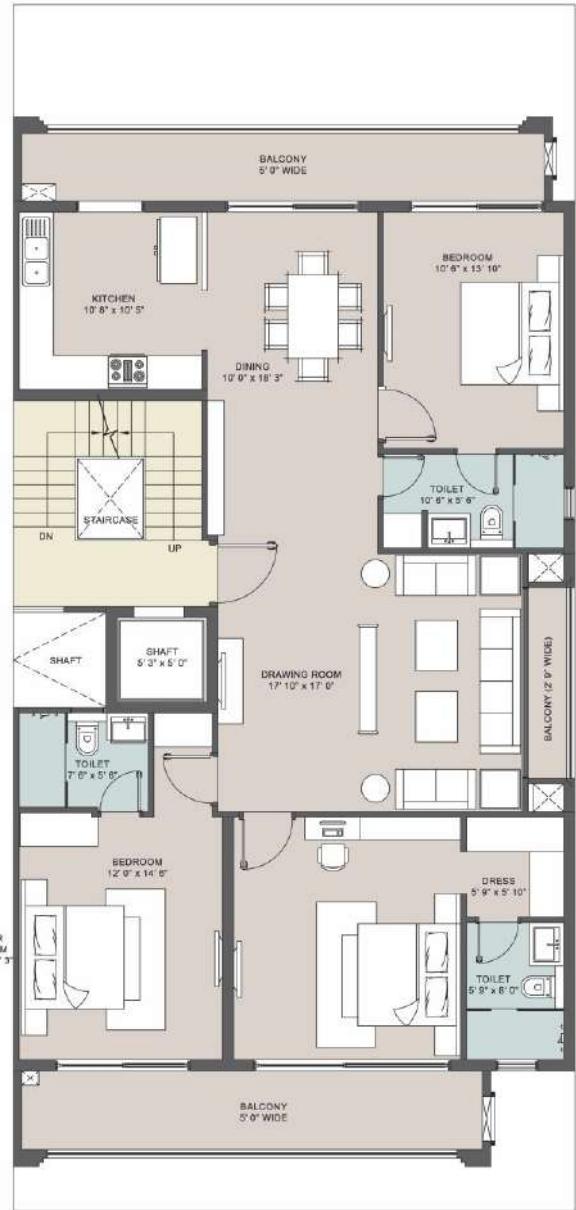
Carpet Area - 1340.00 sq.ft.
124.49 sq.m.



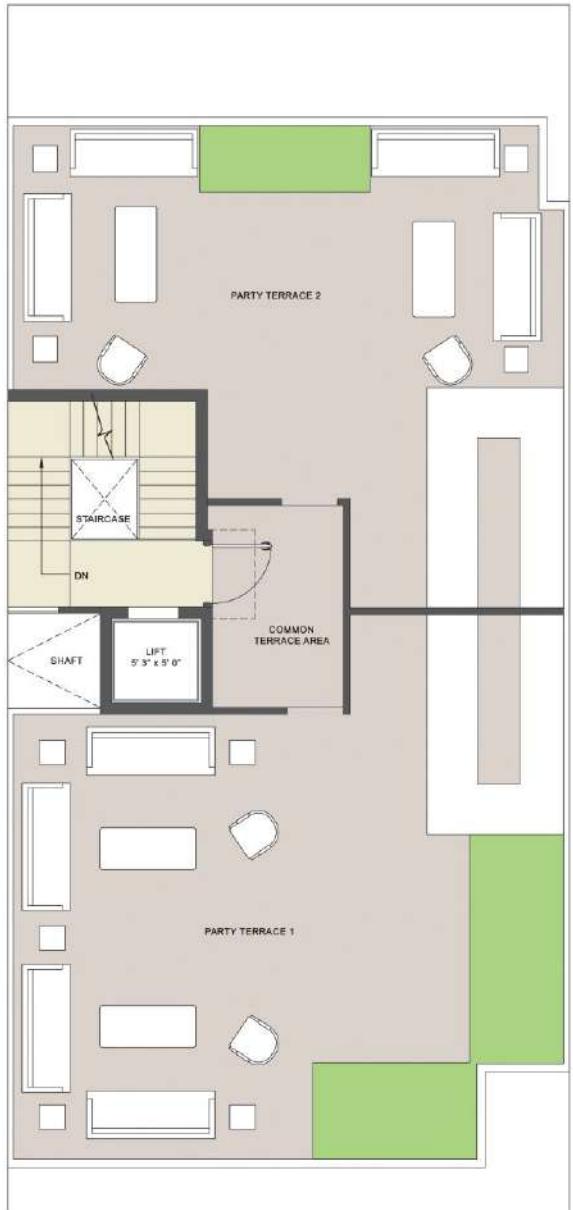
Basement Floor



Stilt Floor



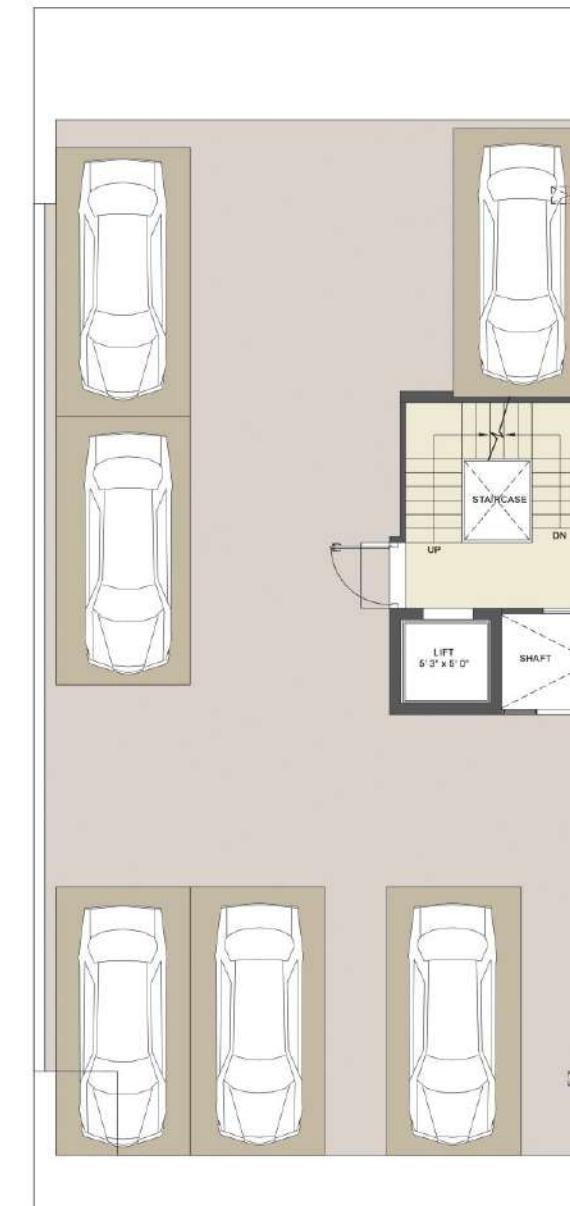
Typical Floor



Terrace Floor

TYPE - 1B
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



Basement Floor

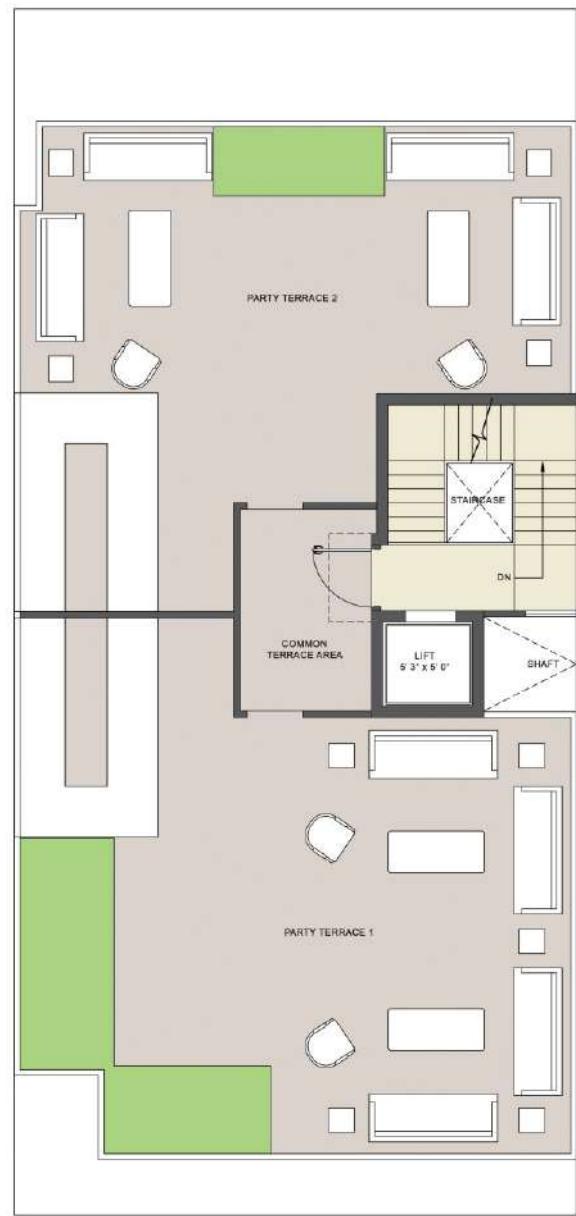
Stilt Floor

1st & 3rd Floor

2nd & 4th Floor

TYPE - 1B
DUPLEX STANDARD CORNER

Carpet Area - 2671.00 sq.ft.
248.14 sq.m.

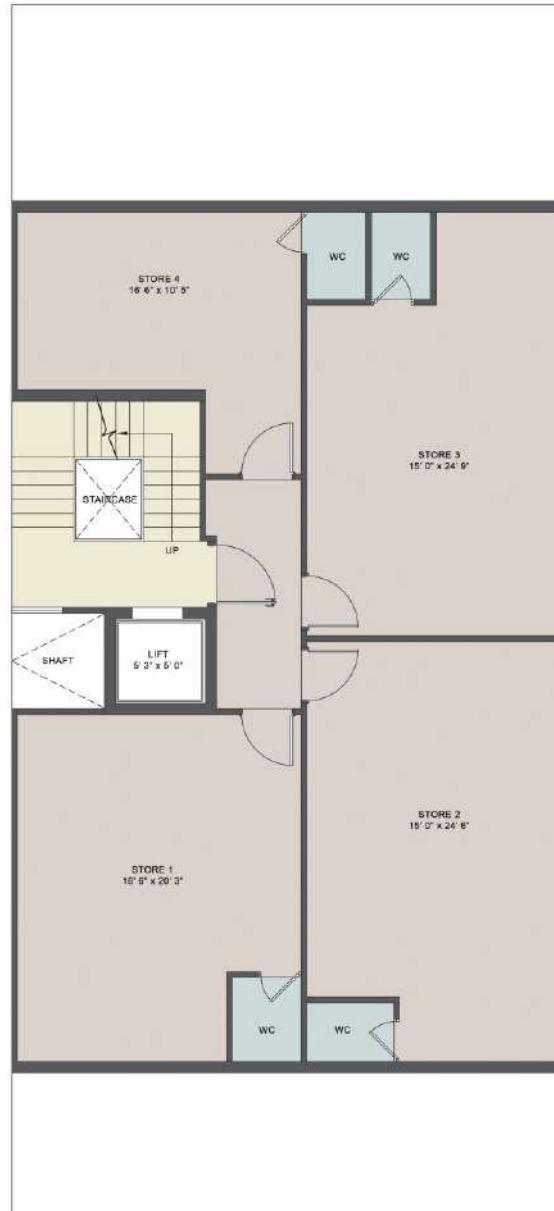


Terrace Floor

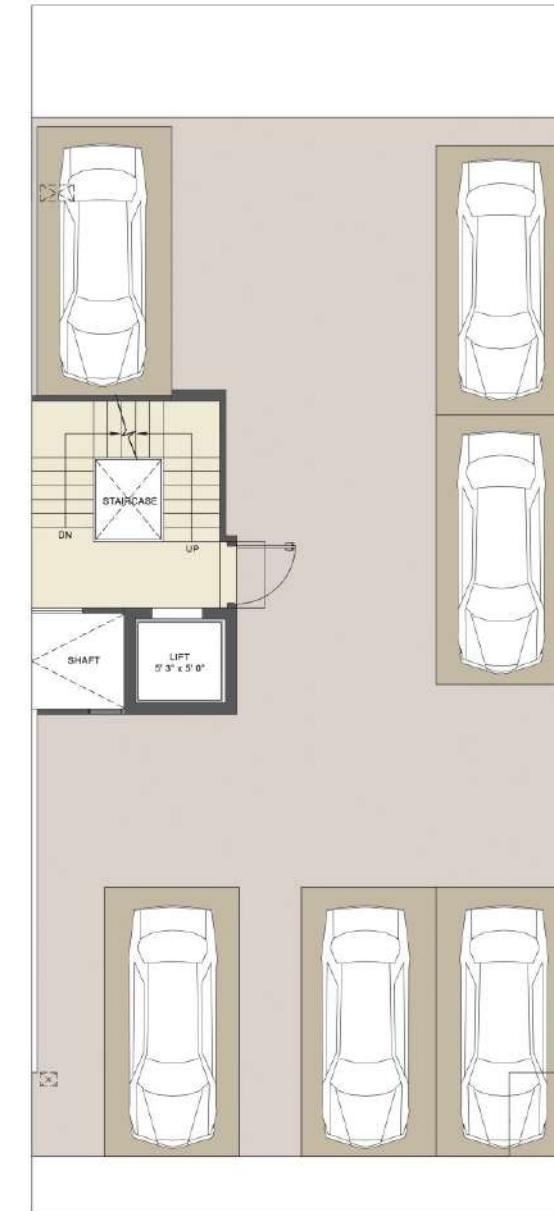


TYPE - 1B
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



Basement Floor



Stilt Floor



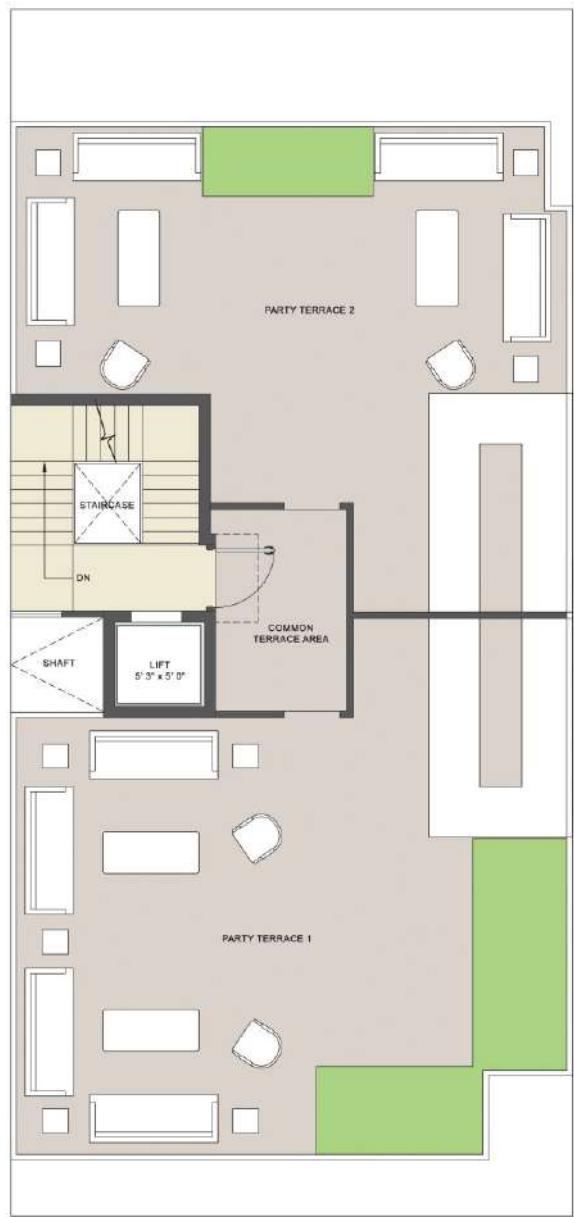
1st & 3rd Floor



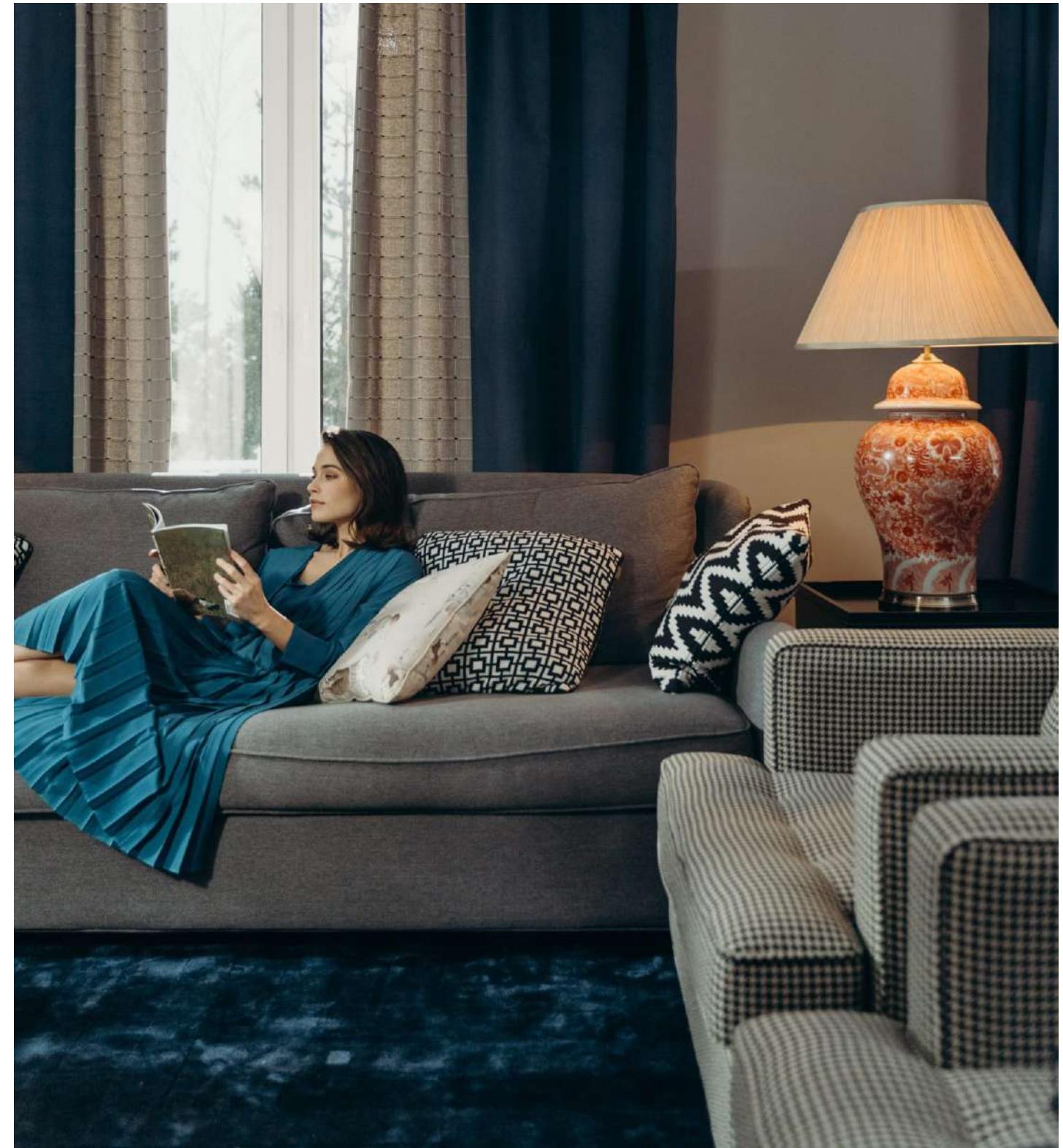
2nd & 4th Floor

TYPE - 1B
DUPLEX MIRROR CORNER

Carpet Area - 2671.00 sq.ft.
248.14 sq.m.



Terrace Floor

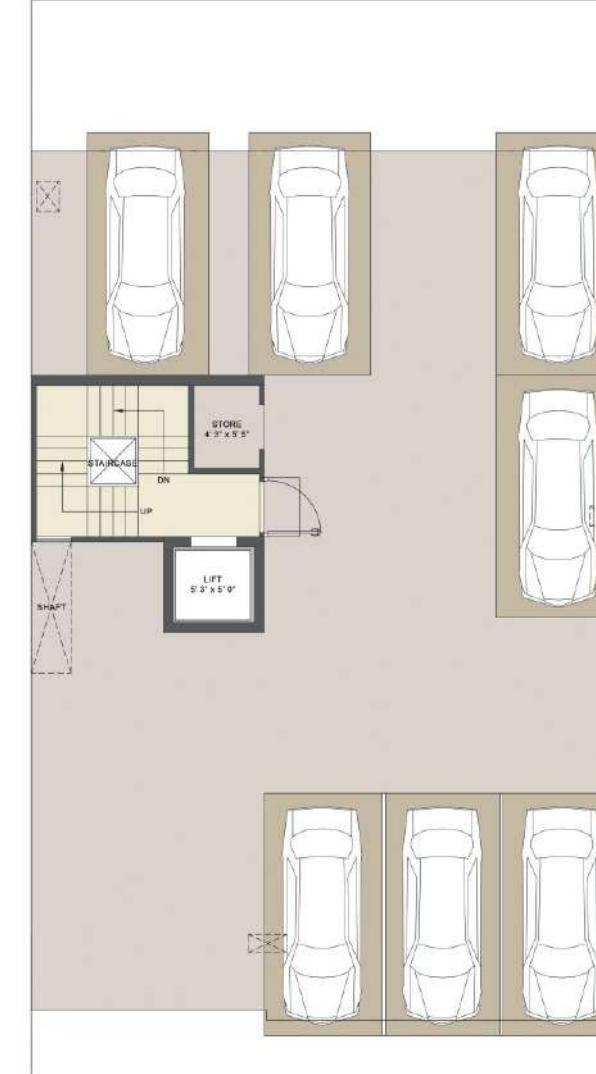


TYPE - 2
STANDARD CORNER

Carpet Area - 1455.00 sq.ft.
135.17 sq.m.



Basement Floor



Stilt Floor



Typical Floor



Terrace Floor

TYPE - 2
MIRROR CORNER

Carpet Area - 1455.00 sq.ft.
135.17 sq.m.



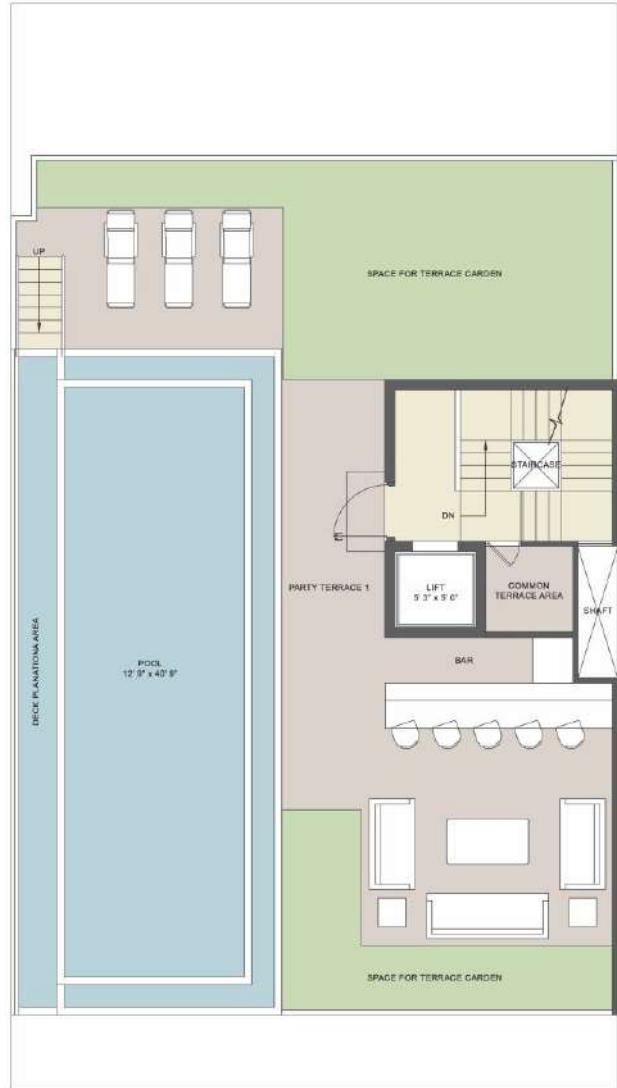
Basement Floor



Stilt Floor



Typical Floor



Terrace Floor



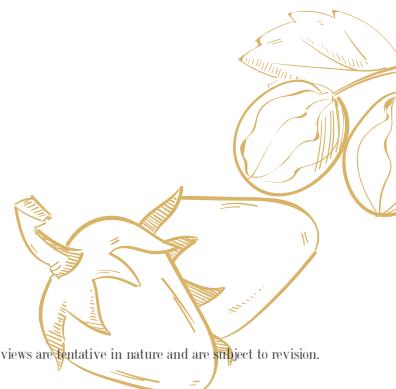
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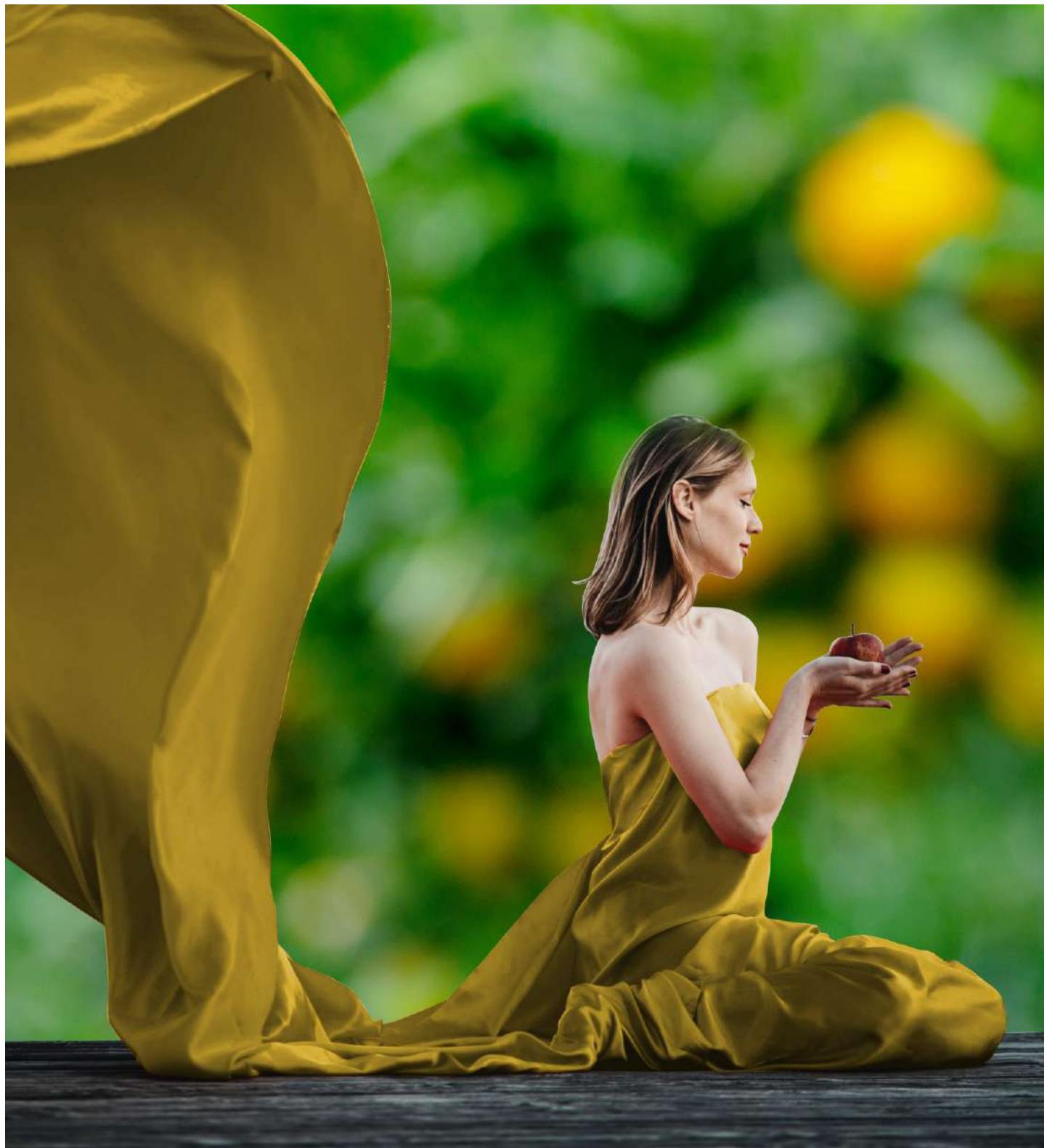
ULTRA LUXURY SPECIFICATIONS

Entrance Lobby	Walls / Ceiling False Ceiling Floors Doors	Plastic emulsion paint POP false ceiling Italian marble flooring Hardwood door frame & door shutter
Living	Walls/Ceiling False Ceiling Floors Windows	Plastic emulsion paint POP false ceiling Italian marble flooring UPVC/Aluminium double glass unit (DGI)/door/window with toughened glass
Kitchen	Walls Ceilings False Ceiling Cabinetry Floors	2'-0" high marble/quartz/tiles above counter/plastic emulsion paint/cabients Plastic emulsion paint POP false ceiling Washing machine, refrigerator, dishwasher, microwave, chimney & hub, geyser and exhaust fax Italian marble flooring
Bedroom	Walls False Ceiling Floors Doors Windows	Plastic emulsion paint POP false ceiling Italian marble flooring Hard wood door frame shutter UPVC/Aluminium double glass unit (DGU)/Door/Window with toughened glass
Toilet	Walls Ceilings False Ceiling Floors Door Others	Full hight marble upto false ceiling Plastic emulsion paint POP false ceiling Italian marble flooring Door shutter 1. Vanity with counter 2. CP and sanitary fittings 3. Pre heated flooring in all washroom (only on request) 4. Shower cubicles
Balcony	Walls Ceilings Floors Others	Texture paint Oil bound distemper Anti skid vitrified tiles MS railing with wooden handrail
External Facade	Walls	Texture paint

OTHER SPECIFICATIONS

Electrical	Modular switches and sockets copper wiring, an exhaust system in kitchen and toilets
Air Conditioning System	Air conditioning units of adequate capacities with air purification systems/VRV/VRFT/ with purification system
Security	Multi-tiers Security System I/C CCTV brands like Panasonic/Honeywell/Hikvision/CP plus or equivalent in Lift Lobby
Door Hardware	Premium locks with handles
Elevators	High speed elevators of brands like Mitsubishi/Fuji/Hitachi or equivalent
General	<ul style="list-style-type: none"> • Panic button in the master bedroom • Front door 8' height door (teakwood) with brass handle, wardrobes in all bedrooms • One digital lock at the entrance, a video door phone • Fully done-up kitchen with equipments (premium brands) Siemens, Miele or equivalent • Jaquar, TOTO, Grohe or equivalent with wall mounted 4 fixtures in master toilet • NERI lights in the Central Park area • Club has lawn tennis, covered badminton court, squash court, SPA, saloon, restaurant, gym, swimming pool • Lift - Mitsubishi or equivalent • Electric vehicle charging points in the stilt area • Full height window • Servant rooms with AC • Balcony doors would be slider with slider net at both balconies/double glazed doors • Centralized music system with smart home concept and hidden speakers (premium brands) • Front balconies have company fitted lights to have symmetry • Legrand, GM or equivalent switches • Home Automation • Duplex - Jacuzzi & Michael Angelo Marble





Artistic Impression



CENTRAL PARK[®]

Site Office:

Central Park Flower Valley, Sector - 32/33, Sohna, Gurugram, Haryana - 122 102

Corporate & Registered Office:

The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram, Haryana - 122018
| Website: www.centralpark.in

Central Park Flower Valley (CPFV) is an integrated development of land parcels developed under different licenses bearing no. 54 of 2014, 28 of 2016, 7 of 2020 and 104 of 2021 situated in villages Dhunela and Berka, Tehsil Sohna and Dist. Gurugram and duly registered under RERA vide registration no. 95 of 2017, 11 of 2020, 37 of 2022 and 16 of 2023. Central Park The Orchard are Independent Residential Floors comprised in buildings (Stilt + 4 Floors) to be constructed on separate designated plots in the Residential Plotted Colony. Images shown are pictorial conceptualization and an attempt to replicate the project, however actual may differ. The Hospitality Services are indicative and at the sole discretion of the Company. 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. CIN: U45200HR2008PTC037964. <https://haryanareraj.gov.in>. The layout, building plans, and specifications of buildings and floors are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plastic thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.