



OWN A CENTRAL PARK HOME AT ₹9 LAKHS*

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





Actual Image - Sit Out Area

*L*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.

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.

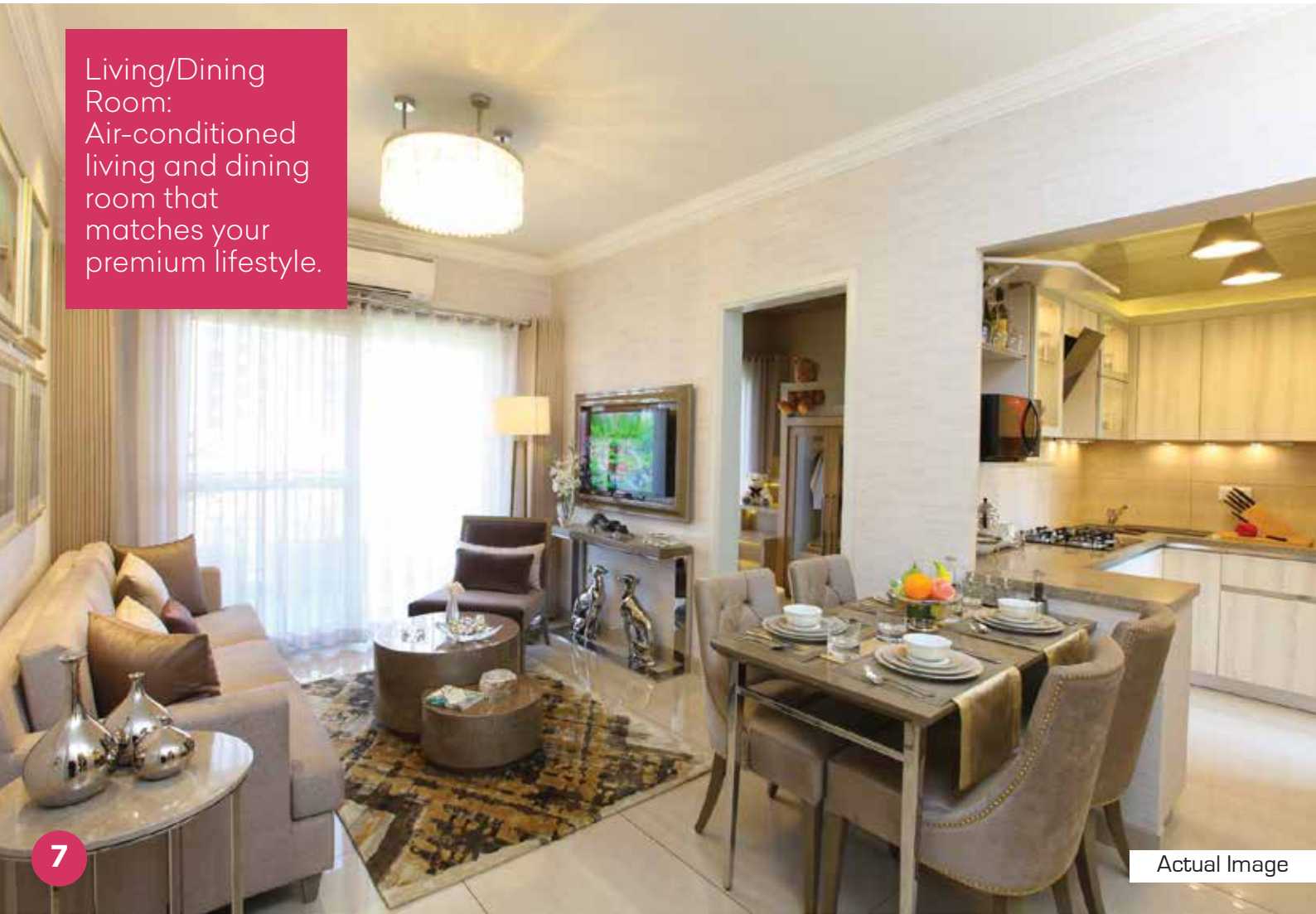
LIVE LIFE AS IT SUITS YOUR FANCY

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.



Actual Image

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



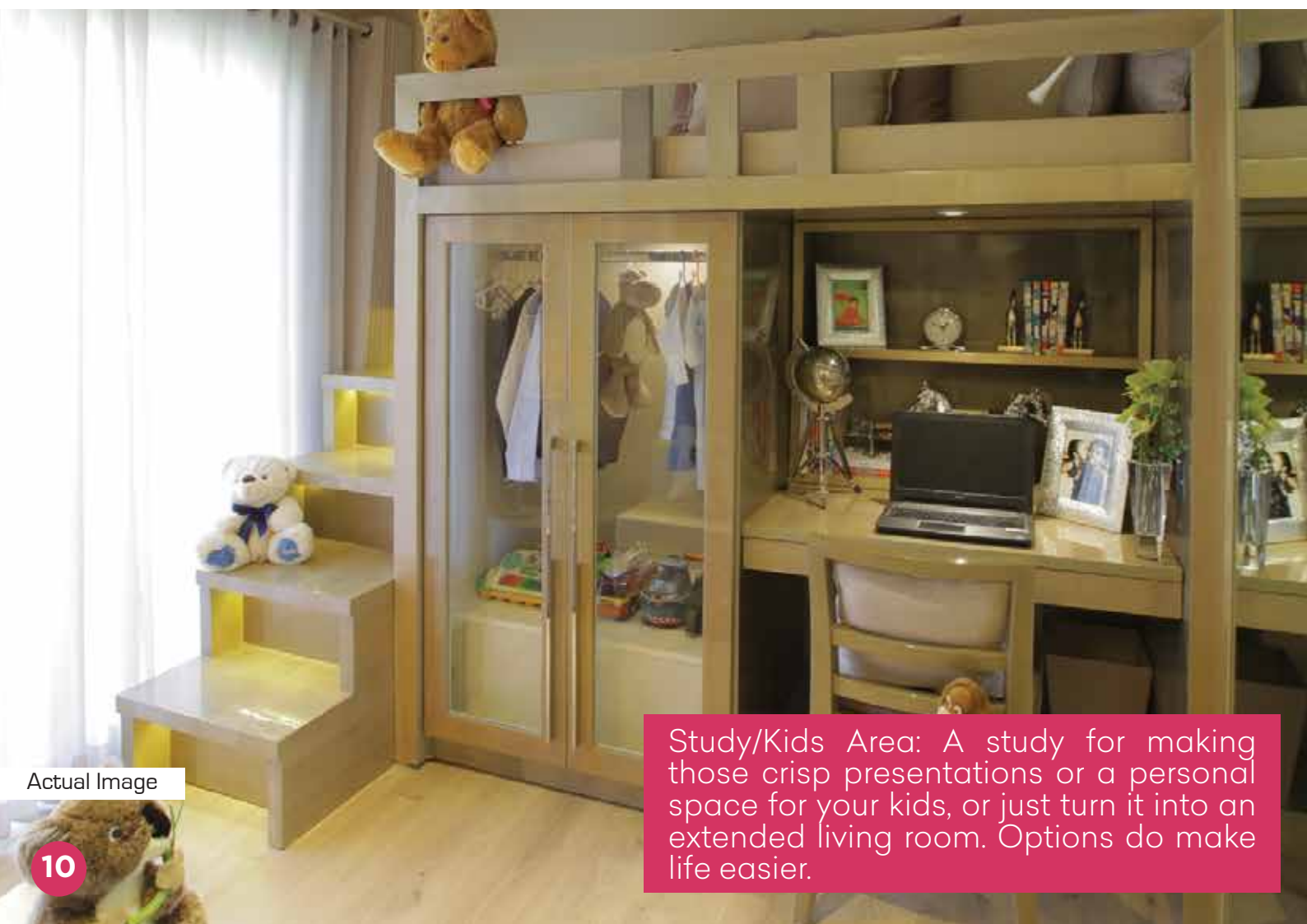
Toilet 1 & Toilet 2:
Attached to each bedroom,
designed elegantly to suit
your style.



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



Actual Image



Actual Image

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" | 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" | |

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

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 31st May, 2018

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

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/](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)

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 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 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



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 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



10TH ESTATE
AWARDS 2018



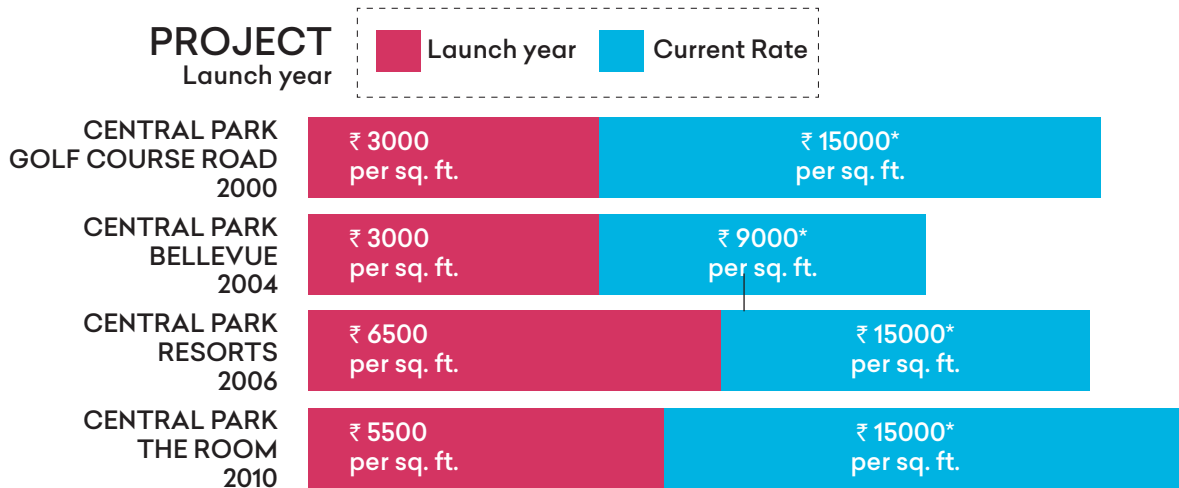
REAL ESTATE
AWARDS 2018



IBB 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)



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)



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.



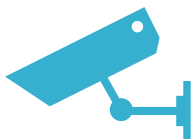
IDENTITY AND CULTURE

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

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.

LOCATION MAP

LEGENDS

EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIIT 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 Medcity
- 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)

Map not to scale



GLIMPSE OF OTHER FLOWER VALLEY ASSETS

Mikasa Plots
BUILD YOUR DREAM HOME



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

Artistic Impression

HRERA No: 95 OF 2017

WWW.CENTRALPARK.IN      

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.