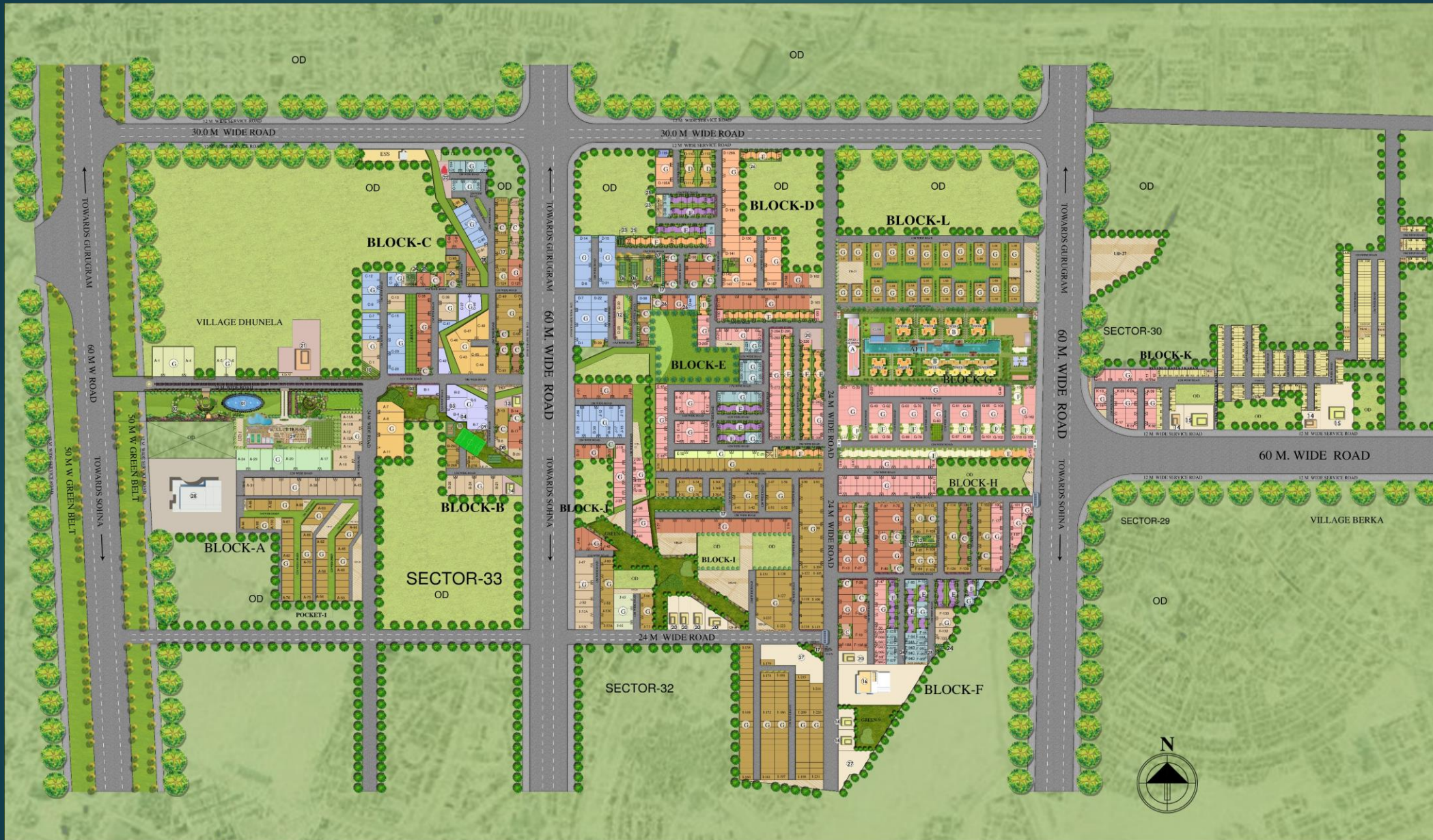


Central Park -The Orchard



LEGEND :-

PRODUCTS:

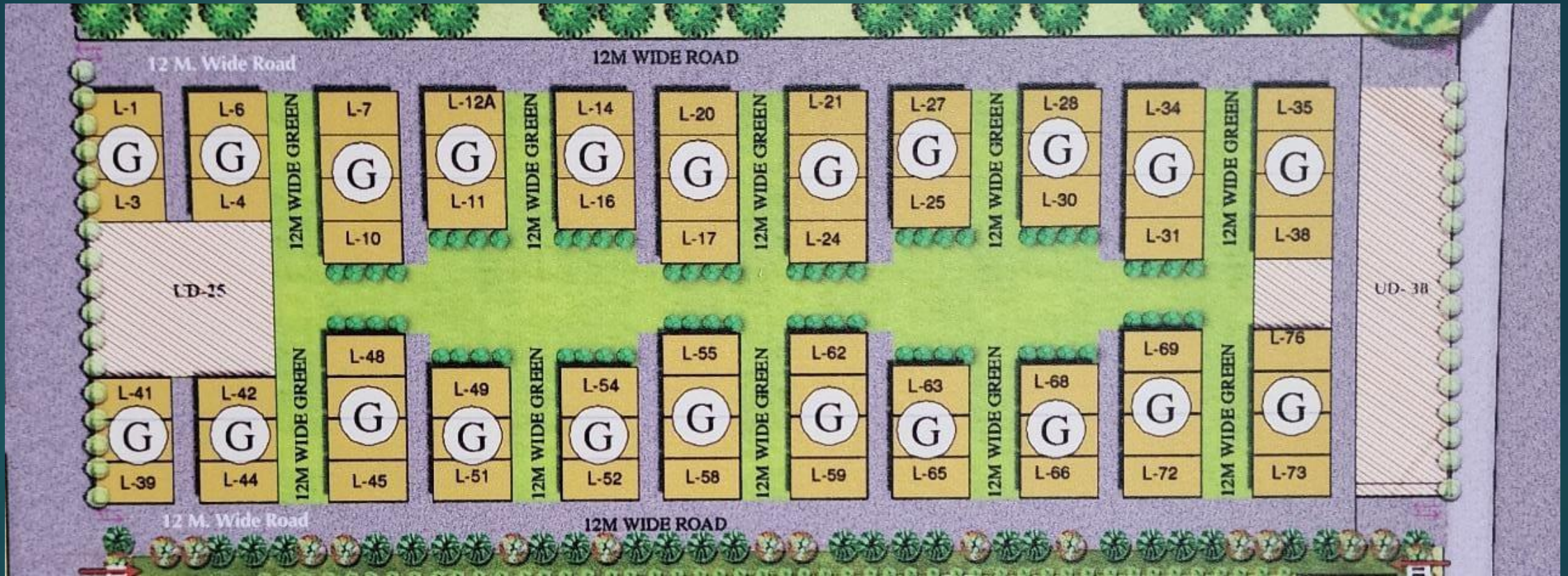
- A THE ROOM
- B AQUA FRONT TOWERS
- C FLEUR VILLAS
 - a. 250 SQ.YDS.
 - b. 300 SQ.YDS.
- D CLOVER FLOORS
 - a. 400 SQ.YDS.
- E FLAMINGO FLOORS
 - a. 180 SQ.YDS.
 - b. 193 SQ.YDS.
- F CERISE FLOORS
 - a. 180 SQ.YDS.
- G MIKASA PLOTS
 - a. 1000 SQ.YDS.
 - b. 966 SQ.YDS.
 - c. 830 SQ.YDS.
 - d. 700 SQ.YDS.
 - e. 500 SQ.YDS.
 - f. 400 SQ.YDS.
 - g. 375 SQ.YDS.
 - h. 300 SQ.YDS.
 - i. 280 SQ.YDS.
 - j. 250 SQ.YDS.
 - k. 193 SQ.YDS.
 - l. 180 SQ.YDS.

AMENITIES:

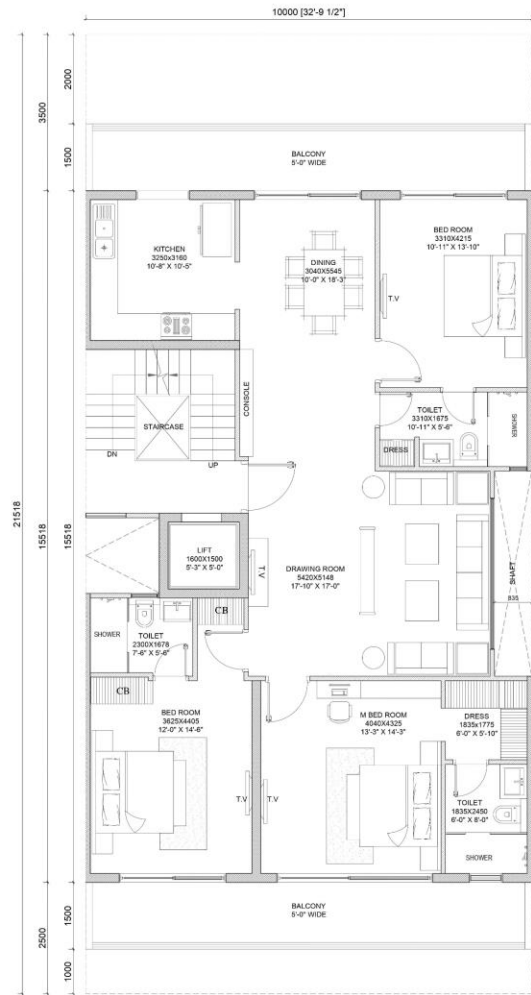
- 1. FLORA FOUNTAIN
- 2. FLORA FOUNTAIN GREENS
- 3. GOLF PUTTING & CHIPPING GREENS
- 4. VOLLEYBALL COURT
- 5. BASKETBALL COURT
- 6. TENNIS COURT
- 7. BADMINTON COURT
- 8. CRICKET NET PRACTICE ZONE
- 9. MINI FOOTBALL
- 10. STEP GARDEN
- 11. ROCK CLIMBING ZONE
- 12. PARK WITH KID'S PLAY AREA
- 13. CRECHE
- 14. NURSERY SCHOOL
- 15. PRIMARY SCHOOL
- 16. HIGH SCHOOL
- 17. VEGETABLE & MILK BOOTH
- 18. CHEMIST & ATM BOOTH
- 19. GAZEBOS WITH RETAIL SHOPS
- 20. NURSING HOME
- 21. HEALTH FACILITIES WITH DISPENSARY
- 22. RELIGIOUS BUILDING
- 23. PET PLAY AREA
- 24. PET PARK
- 25. TWO-WHEELER PARKING
- 26. BICYCLE PARKING
- 27. TAXI STAND
- 28. PROPOSED COMMERCIAL COMPLEX
- 29. FLOWER VALLEY CLUB
 - a. SPECIALITY RESTAURANT
 - b. JUICE BAR
 - c. BAKERY SHOP
 - d. FLORIST SHOP
 - e. DANCE & ACTING
 - f. YOGA
 - g. GYMNASIUM
 - h. BEAUTY SALON
 - i. SPA
 - j. STEAM & SAUNA
 - k. MASSAGE ROOM
 - l. BILLIARDS/SNOOKER
 - m. SQUASH COURT
 - n. TABLE TENNIS
 - o. SWIMMING POOL
 - p. TODDLER'S POOL
 - q. LIBRARY/READING ROOM
 - r. CARDS ROOM
 - s. BANQUET HALL
 - t. BUSINESS CENTRE
 - u. LOBBY LOUNGE

OD - OTHER DEVELOPMENTS

MASTER PLAN – CENTRAL PARK FLOWER VALLEY

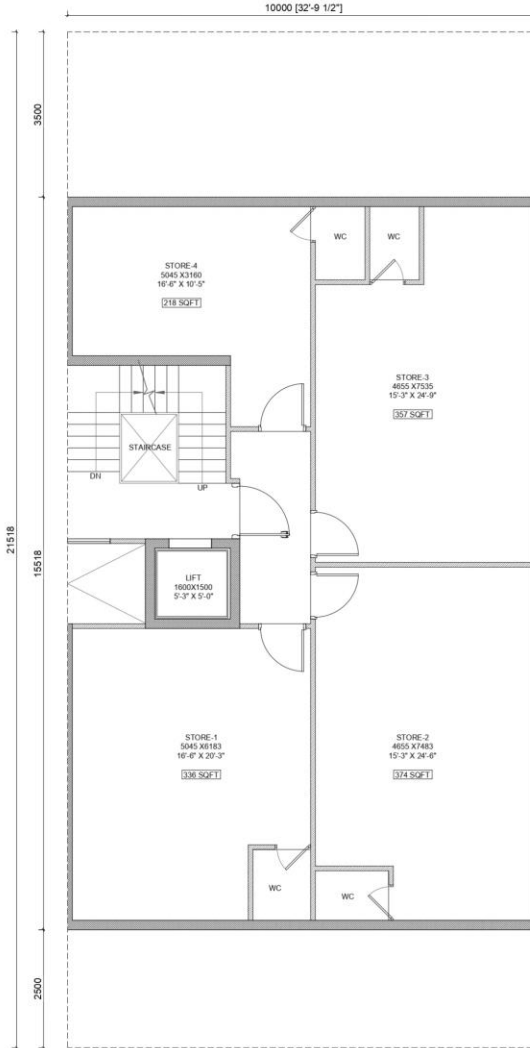


Floor Plan- Typical- 250 Sq.Yd.

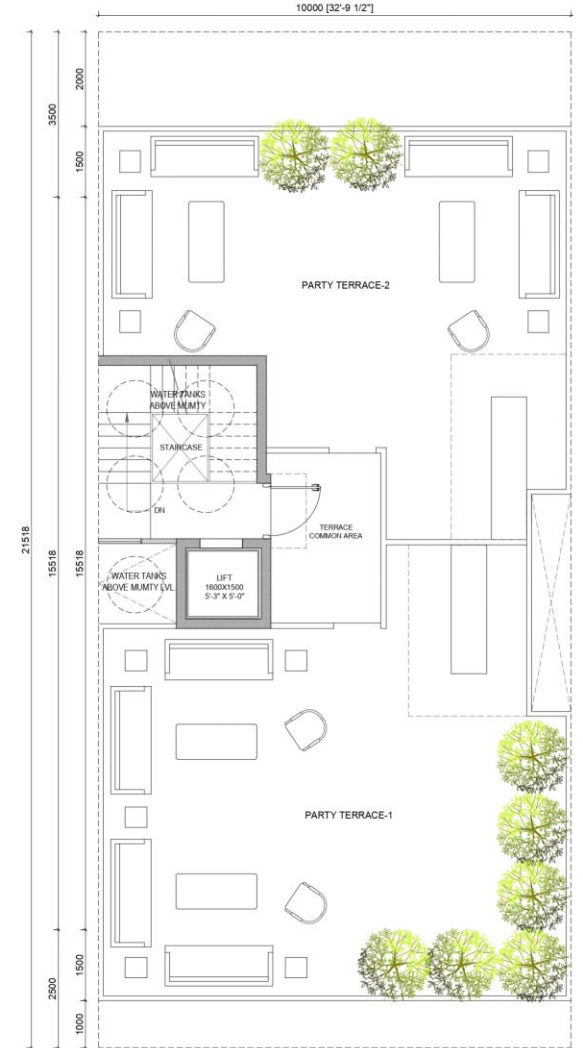


TYPICAL FLOOR PLAN

Saleable Area (sq ft)	2129
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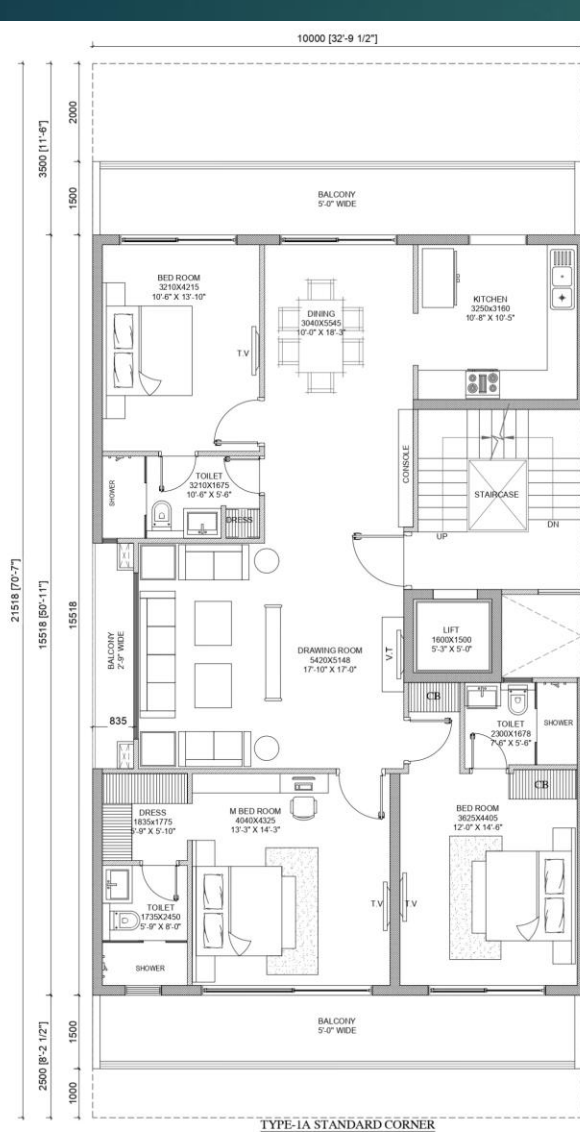
TYPE-1 STANDARD
BASEMENT PLAN



TERRACE PLAN

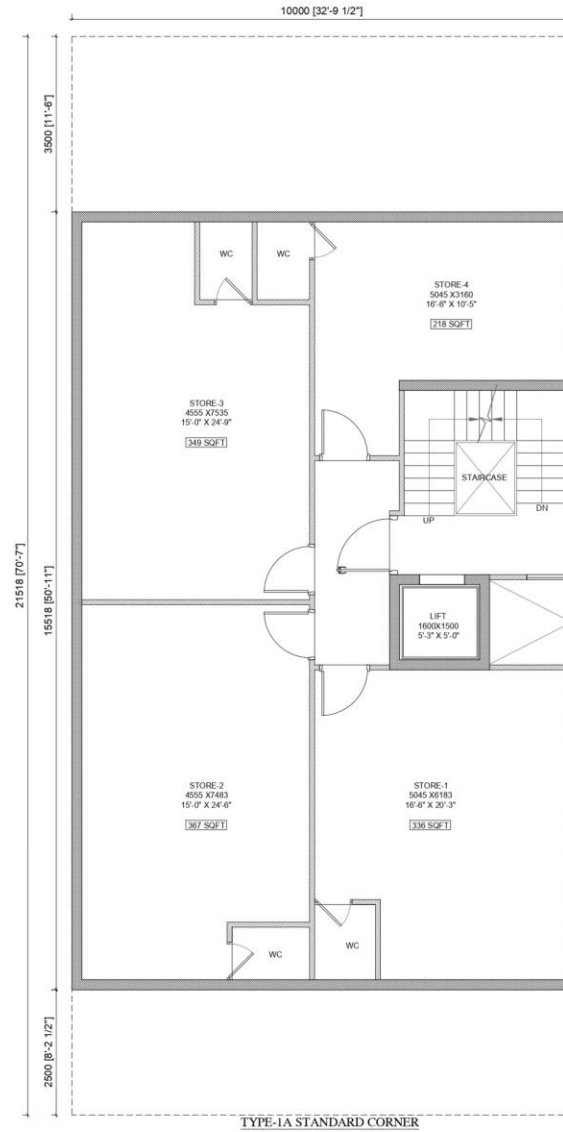
Type-1 Terrace			
Party Terrace	Area	Area	Area
Party Terrace-1	85	85	85
Party Terrace-2	85	85	85
Party Terrace-3	85	85	85
Total Area	255	255	255

Floor Plan- Corner- 250 Sq.yd.

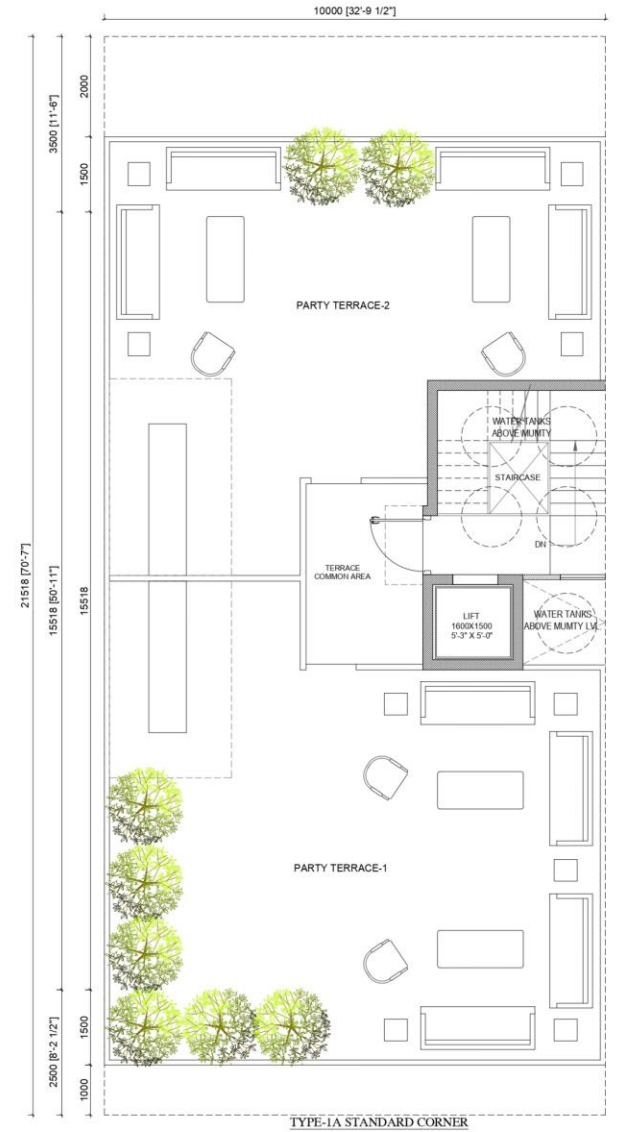


TYPICAL FLOOR PLAN

Saleable Area (sqft)	2129
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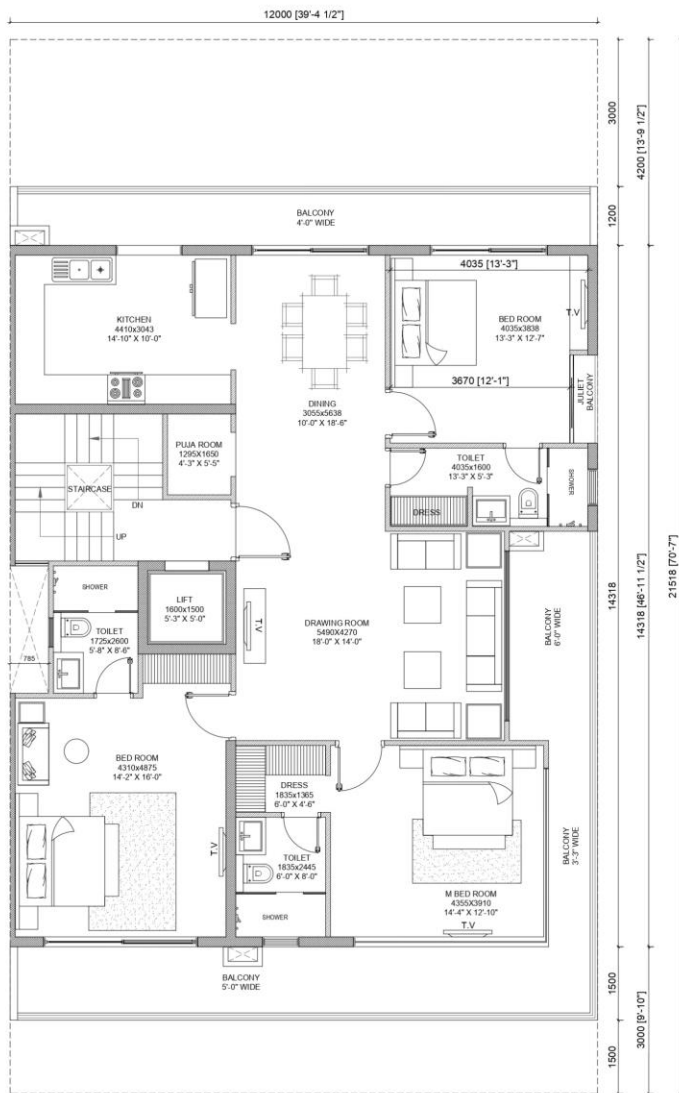
BASEMENT PLAN



TERRACE PLAN

Type-1A Terrace		
Party Terrace	sqm	Area in sqft
Party Terrace-1	86.66	930
Party Terrace-2	88.66	954
Total Area	175.32	1884

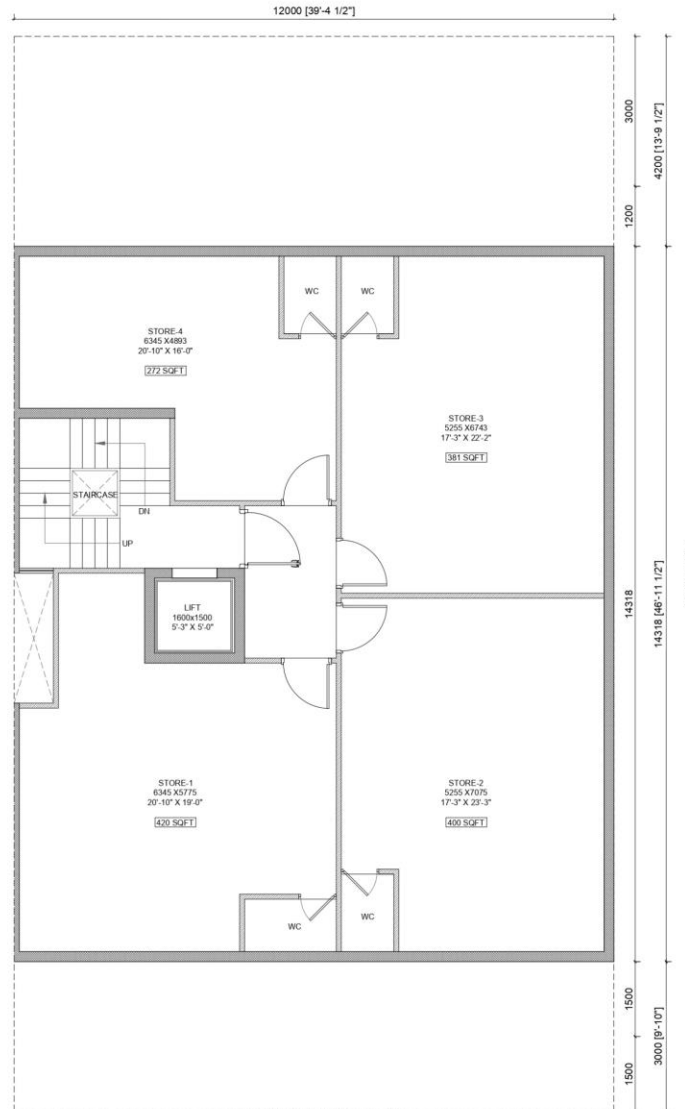
Typical Floor Plan- 308 sq.yd.



TYPE-2 STANDARD CORNER

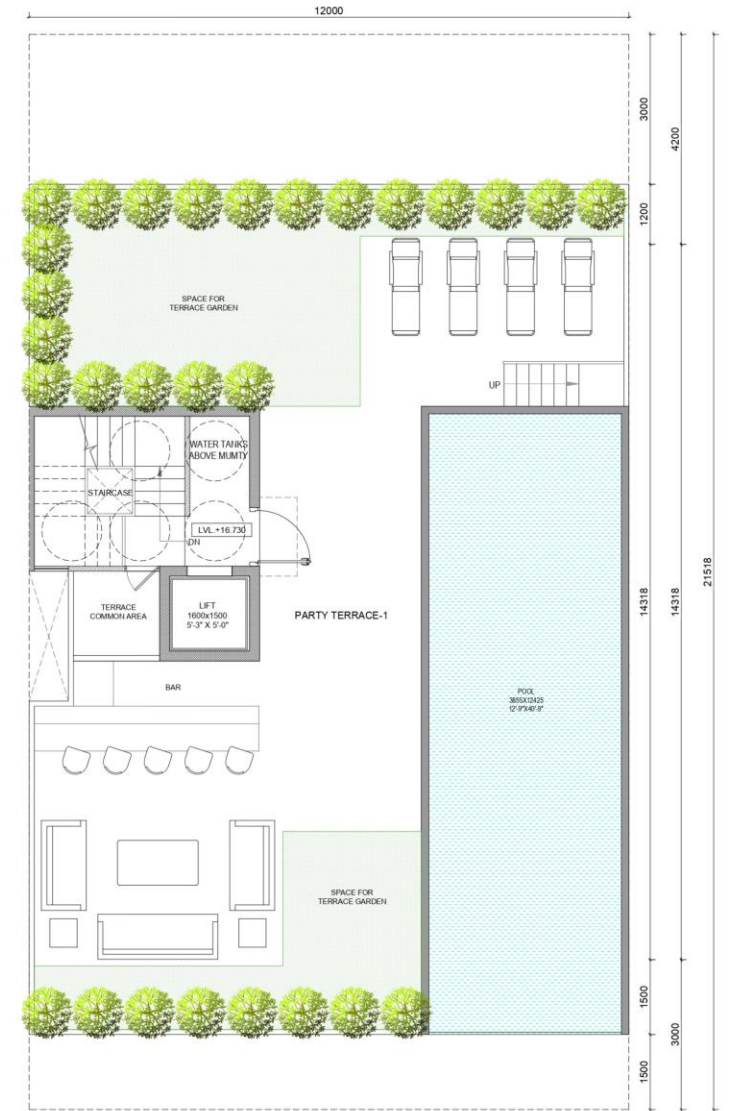
TYPICAL FLOOR PLAN

Saleable Area (sft)	2333
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TYPE-2 STANDARD CORNER

BASEMENT PLAN



TYPE-2 STANDARD CORNER

TERRACE PLAN

Type-2 Terrace		
	sqm	Area in sqft
Party Terrace		
Party Terrace-1	180.07	1938

Duplex Layout



Payment Plan

Possession Linked Plan	
On Booking	21,00,000/-
Within 30 Days of Booking	To complete 10% of COP
Within 90 Days of Booking	To complete 25% of COP
On Completion of Super Structure	25% of COP
On application of OC	25% of COP
On offer of possession	25% of COP + 100% other Charges

Specification

ULTRA LUXURY SPECIFICATION		
AREA	LOCATION	SPECIFICATIONS
ENTRANCE LOBBY	Walls/ Ceiling	Plastic Emulsion Paint
	False Ceiling	POP False ceiling
	Floors	Italian Marble Flooring
	Doors	Hardwood door frame & door shutter
LIVING	Walls/ Ceiling	Plastic Emulsion Paint
	False Ceiling	POP False ceiling
	Floors	Italian Marble Flooring
	Windows	UPVC/Aluminium Double Glass Unit (DGU)/Door/Window with Toughened glass
KITCHEN	Walls	2'-0" high Marble /quartz/tiles above counter/Plastic Emulsion Paint / Cabinets
	Ceilings	Plastic Emulsion Paint
	False Ceiling	POP False Ceiling
	Cabinetry	Washing Machine , Refrigerator , Dishwasher , Microwave Chimney & Hob, Geyser and Exhaust Fan
	Floors	Italian Marble Flooring
BEDROOM	Walls	Plastic Emulsion Paint
	False Ceiling	POP False ceiling
	Floors	Italian Marble Flooring
	Doors	Hard wood door frame shutter
	Windows	UPVC/Aluminium Double Glass Unit (DGU)/Door/Window with Toughened glass
TOILET	Walls	7'-3" high Marble Dado with Plastic Emulsion paint
	Ceilings	Plastic Emulsion Paint
	False Ceiling	POP False ceiling
	FLOORS	Italian Marble Flooring
	Door	Door shutter
Others	1. Vanity with counter. 2. CP and Sanitary Fittings. 3. Pre Heated Flooring in all Washroom 4. Shower Cubicals	
BALCONY	Walls	Texture paint
	Ceilings	Oil bound distemper
	Floors	Anti skid Vitrified tiles
	Others	Glass railing with Toughened Glass and SS/Wooden handrail.
EXTERNAL FACADE	Walls	Texture paint
OTHER SPECIFICATIONS		
ELECTRICAL	Modular switches & Sockets Copper wiring, Exhaust system in Kitchen and Toilets	
AIR CONDITIONING SYSTEM	Air conditioning units of adequate capacities with air purification system / VRV / VRFT / with Purification system	
SECURITY	Multi Tiers Security System i/c CCTV brands like Panasonic/honeywell/Hikvision/CP plus in Lift	
DOOR HARDWARE	Premium locks with handles	
ELEVATORS	High Speed Elevators of brands like Mitsubishi/ Fuji/ Hitachi/ Schindler	
General	Panic Button in Master Bedroom	
	Front door 8 ft height double door (Teakwood) with brass handle	
	One Digital Lock at the entrance+ , Video Door Bell	
	Air conditioning in washrooms	
	Fully done up kitchen with equipment (premium brands) Siemens Miele Or Equivalent	
	TOTO , Grohe or equivalent with wall mounted 4 fixtures in master BR toilet at least	
	NERI Lights in Central Park Area	
	Club has lawn Tennis , Badminton Court Covered , Squash Court , SPA , Salon	
	Lift Mitsubishi or Equivalent	
	Electric vehicle charging points in stilt area	
	Windows height would be floor to Ceiling	
	Servent Rooms with AC	
	Balcony doors would be slider with slider net at both balconies / Double glazed doors	
	Centralized music system with smart home concept. Hidden Speakers (Bose or equivalent)	
	Front Balconies have company fitted lights to have symmetry	
	Switches of legrand / GM or equivalent	
	Louvers - Sun curtain in all balcony	
Home Automation		