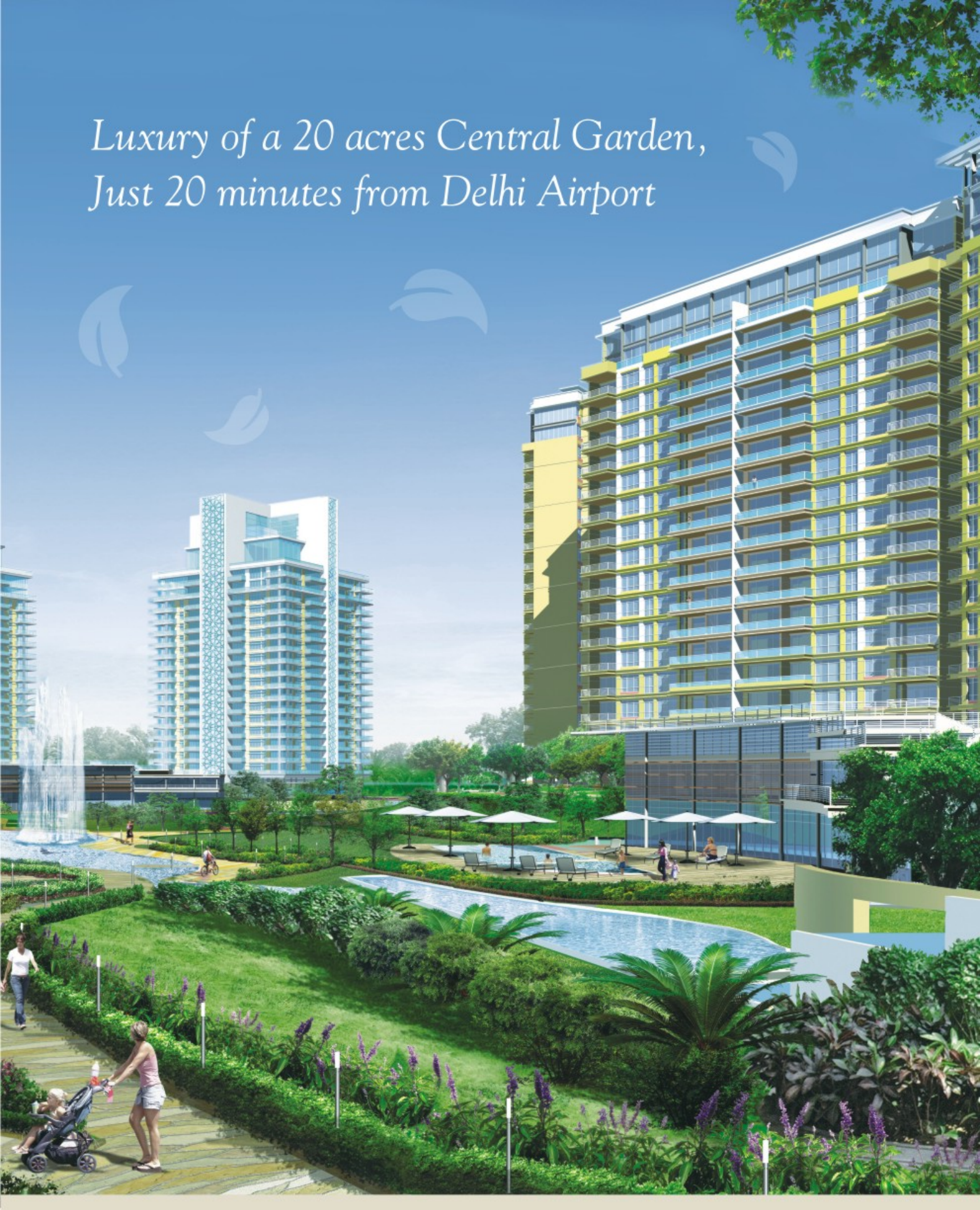
Luxury of a 20 acres Central Garden,
Just 20 minutes from Delhi Airport



Belgravia®
FLOOR PLANS

Central Park®
Prime Location. Premium neighbourhood



An international team of consultants creating a township of global standards.

central garden



BELAIR

BELLEVUE
Tower 1 - 6

BELGRAVIA
Tower 20 - 27

Master Planner

The world's largest architectural firm, HOK (Hellmuth, Obata & Kassabaum) International Limited, which has the distinction of designing the Dubai Marina.

Landscaping Consultant

The world renowned Green Architects of Thailand

Interior Design

The world renowned Hirsch Bedner & Associates, USA.

Map : not to scale

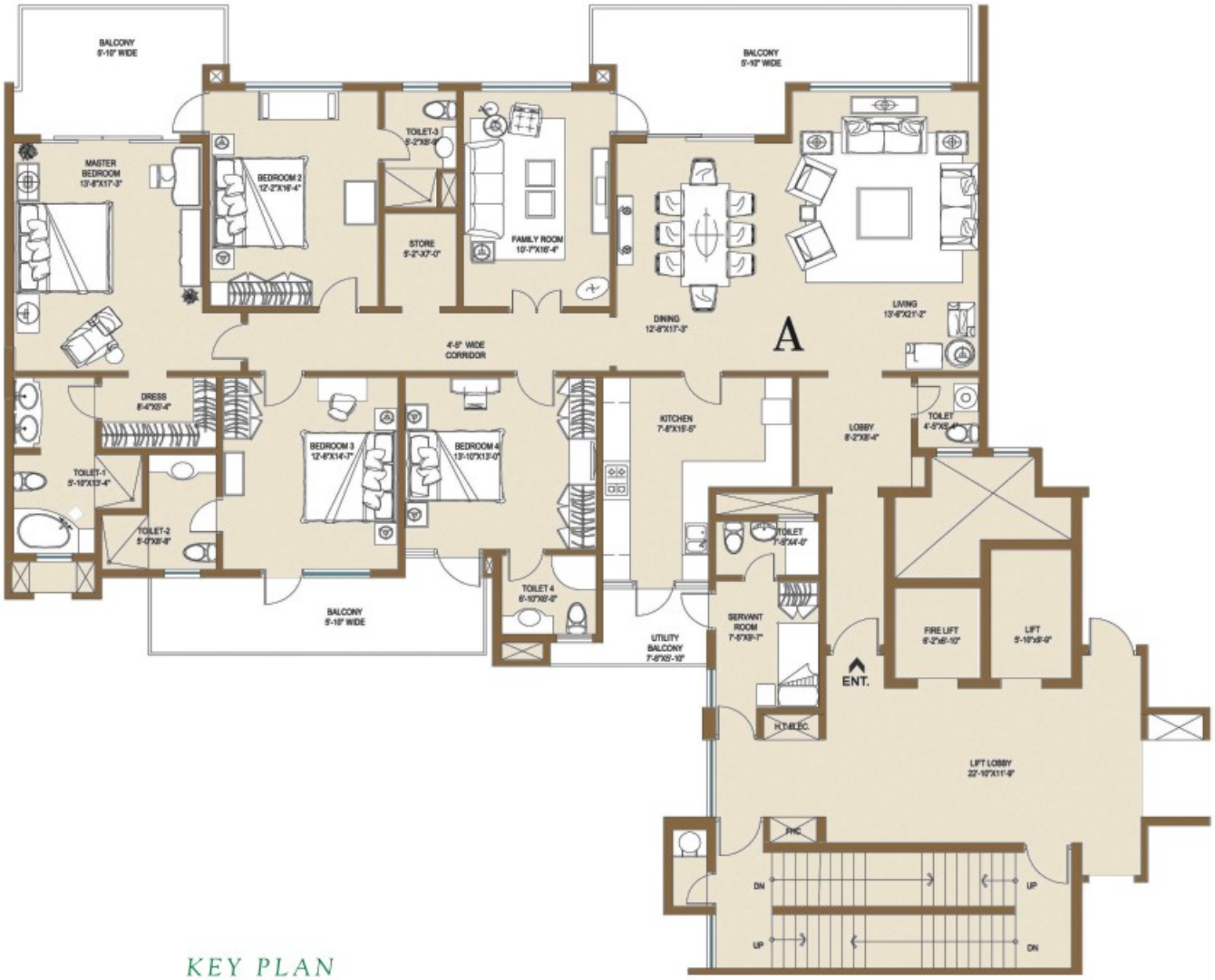


Central Park II is located in Sector 48, and is a 10 minute drive from the malls and the main business district of Gurgaon.

Distances

IGI Airport	20 minutes
Gurgaon Railway Station	15 minutes
Metro Station	10 minutes
IFFCO Chowk	10 minutes
Rajiv Chowk	5 minutes
Wedding Mall	2 minutes
City Centre	10 minutes
18 hole floodlit Golf course	10 minutes
Vasant Kunj	20 minutes
Dhaula Kuan	25 minutes
GD Goenka School	15 minutes
Shriram School	10 minutes
Management Development Institute (MDI)	10 minutes
Medicity	5 minutes
Artemis Hospital	5 minutes
Ambience Mall	15 minutes
Gold Souk Mall	10 minutes

Central Park I	10 minutes
Central Park Pullman *(5 star Hotel)*	10 minutes
Central Park Star Hotel *(IGI Airport-proposed)*	20 minutes
Central Park Star Hotel *(Faridabad Rd-proposed)*	15 minutes



KEY PLAN



Tower A Type A - Garden Facing 4 bedroom apartment

Approx. Super Area 3820 sq. ft.



KEY PLAN

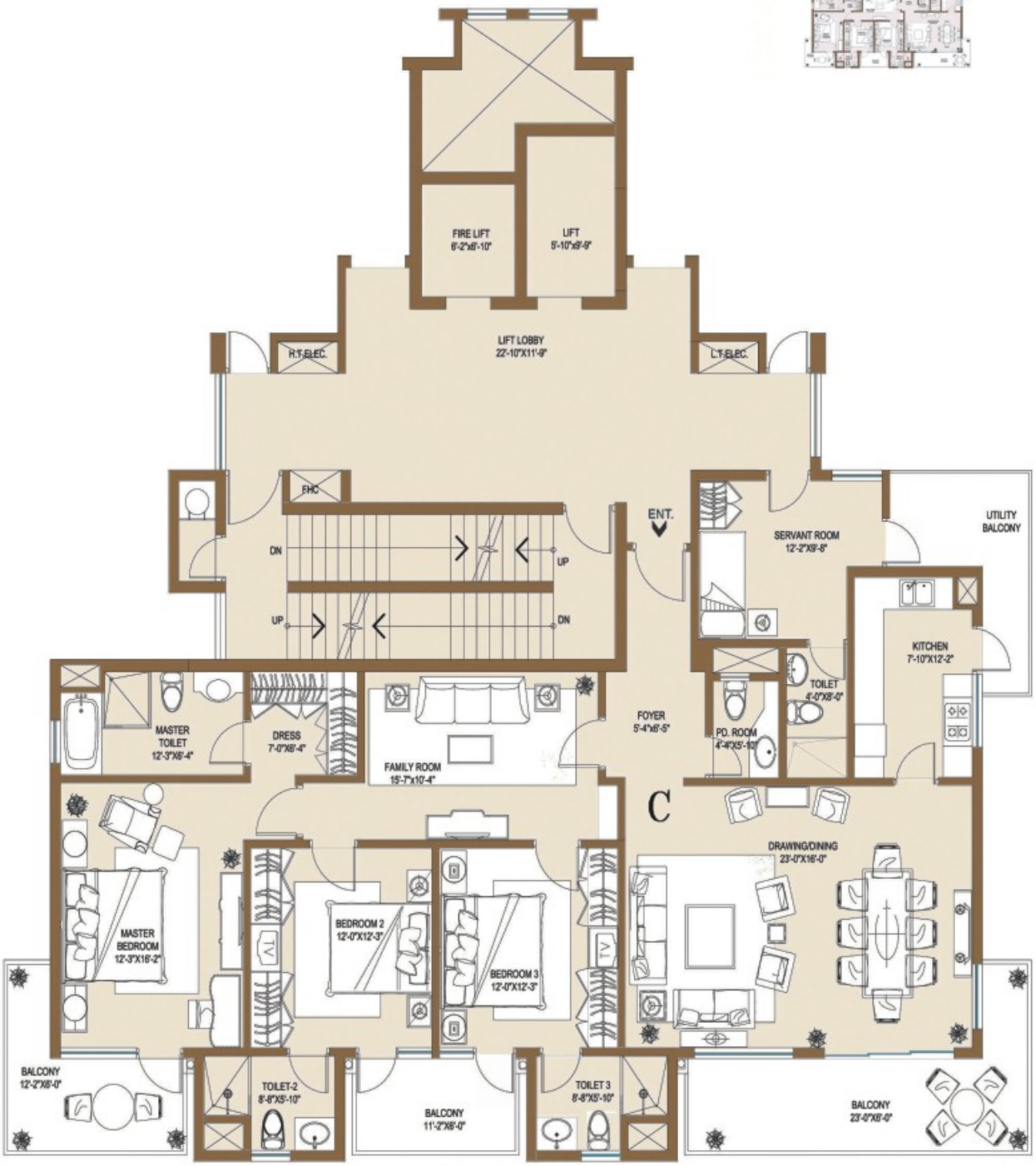


Tower A Type B - Garden Facing 4 bedroom apartment

Approx. Super Area 3820 sq. ft.

KEY PLAN





Tower A Type C - Front Facing 3 bedroom apartment

Approx. Super Area 2590 sq. ft.





Actual photograph of Belgravia apartment at Central Park II



KEY PLAN



Tower B Type A - Garden Facing 3 bedroom apartment

Approx. Super Area 2350 sq. ft.



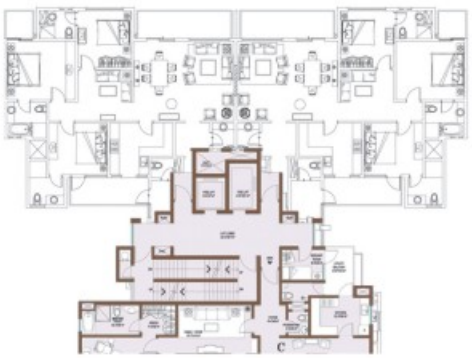
KEY PLAN



Tower B Type B - Garden Facing 3 bedroom apartment

Approx. Super Area 2350 sq. ft.

KEY PLAN





Tower B Type C - Front Facing 3 bedroom apartment

Approx. Super Area 2550 sq. ft.





Actual photographs of Belgravia apartment at Central Park II

APARTMENT FEATURES*

1. Main door is provided with magic eye and a video phone (optional). All internal doors including door frames are made of solid hard wood with a polished finish.

2. Main door enters into the Foyer (which includes the Guest Powder Room), before opening into the Living and Dining Room.

3. Dining Room and Master Bedroom open onto a double depth balcony (applicable in 4 BR apartment).

4. All balconies are free of air-conditioning units. The apartment is fitted with VRV air-conditioning system (energy efficient when compared to split system. Condensing unit is placed in the utility balcony which is accessible from the servant entrance door.

5. All rooms have access to balconies with non skid floor tiles.

6. All rooms enjoy abundant natural light and cross ventilation.

7. Spacious kitchen with cabinetry and built in appliances. Wet garbage disposable grinder under the sink in the kitchen. Kitchen opens into the utility balcony and servant quarter.

8. Spacious bedrooms fitted with imported wardrobes and with en-suite bathrooms.

9. Warm color and high density laminated wooden flooring in all bedrooms.

10. All external windows and door frames are made of UPVC to ensure high level of sealing so that the house remains dust free.

11. High quality polished brass door knobs and door handles. The hinges on the wooden doors are made of brass with stainless steel pin and washers.

12. Windows have provision for fixing double curtain rails by owner. All external openings are made of convenient sliding windows or hinged windows

13. Bathrooms have imported marble flooring & cladding mixed with Indian marble.

14. Imported bathroom fittings & fixtures from the leading suppliers of the world. 3 litre and 5 litre water discharge WC's to ensure water conservation.

15. 'His' & 'Her' wash basins, bath tub and shower stall in master bathroom.

16. All bathrooms have shower cubicles and wooden vanity counters with drawers.

17. Natural light in all bathrooms. Ergonomically placed health faucets and toilet roll holders.

18. Study room can be converted into a Puja room (only in 4 BR apartment).

19. In the servant quarter, the main door & bathroom door is a flush door with hardwood frame. Access of the servant can be limited up to the servant quarter or up to the kitchen by the master of the house. Servant quarter bathroom has glazed tile finish.

SPECIFICATIONS & FINISHES

Entrance Lobby

Walls - Plastic emulsion paint
Ceiling - Plastic emulsion paint
False ceiling - POP / Gypsum board
Floor - Italian / Imported / Indian Marble
Doors - H/W door frame with panelled shutter

Powder Room

Walls - 3'6" dado in Italian / Imported / Indian marble and plastic emulsion paint on remaining areas.
Ceiling - Plastic emulsion paint
False ceiling - POP / Gypsum board
Floor -Italian / Imported / Indian Marble
Doors - H/W frame with panelled shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window
Others - Italian / Imported / Indian marble counter
White sanitary fixtures, Imported CP fittings

Living / Dining Room

Walls & Ceiling - Plastic emulsion paint
Floor -Italian / Imported / Indian Marble
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window

Bedrooms & Family Room

Walls & Ceiling - Plastic emulsion paint
Floor - Laminated flooring
Doors - H/W frame with panelled shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window

Bathrooms

Walls - 7' high Dado with Italian /Imported / Indian marble and plastic emulsion paint on remaining areas.
Ceiling - Plastic emulsion paint
Floor - Italian / Imported / Indian Marble
Doors - H/W frame with panelled shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window

Master Bathroom - 4 fixture bathroom, Italian/ Imported / Indian Marble counter, bathtub, shower area. White sanitary fixtures & Imported CP fittings
Other Bathrooms - Imported / Indian marble counter
White Sanitary fixtures, Imported CP fittings

Kitchen

Walls - 2' high vitrified tiles above counter, Plastic emulsion paint on remaining areas.
Ceiling - Plastic emulsion paint
Floor - Vitrified tile
Doors - H/W frame with panelled shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window
Others - Granite counter with SS sink and CP fittings

Lift Lobbies

Walls - Granite / Indian Marble cladding near lift doors, rest Plastic emulsion paint
Ceiling - Plastic emulsion paint
Floor - Granite / Indian marble with matching border
Doors - SS finished lift doors
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window

Servant / Utility Room

Walls & Ceiling - Oil bound distemper
Floor - Ceramic tiles
Doors - H/W frame with panelled shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window

Balcony / Utility Balcony

Walls - Texture Paint / Plastic emulsion paint
Ceiling - Plastic emulsion paint / Oil bound distemper
Floor - Non-slip cement tiles
Others - Enamel painted MS Railing

Staircases

Walls & Ceiling - Oil bound distemper
Floor - Exposed concrete steps / risers / floor
Doors - H/W frame with fire resistant flush door shutter
Windows - UPVC / Anodized aluminium framed
6 mm glass glazed hinged / sliding window
Others - Enamel painted MS Railing and handrail

External Facade

Walls - Sandstone / tiles on the stilt columns,
Permanent texture finish at upper level

Project financing available from all the leading banks (PNB, HDFC, SBI, Axis Bank, Indiabulls, LIC Housing Finance Ltd.)

ADDITIONAL FEATURES / AMENITIES

Air Conditioning

The apartment will have VRV all weather air conditioning unit with temperature control feature fo suitable capacity as recommended by consultants and have wall mounted evaporating units in living and dining rooms - 2 nos, bedrooms - 1 no. each, family room – 1 no., study – 1 no.

Wardrobes

All bedrooms will have spacious and suitably designed wardrobes.

Kitchen

The Kitchen will be provided with cabinetry, appliances such as refrigerator, gas burner, exhaust hood, microwave, dish washer, washing machine and waste grinder. The apartment with super area of 3820 sq. ft (approximately) may have an oven in addition to the standard appliances. The guarantees and warrantees of the appliances will be honoured by the Supplier to the Owners.

** The actual apartment will have similar or equivalent quality of fixtures and fittings as shown in Belgravia show apartment.*

- *wi-fi enabled complex*
- *convenient shopping*
- *parks & play areas*
- *jogging & walking trails of 4.5 km long*
- *club houses*
- *tennis courts*
- *all weather temperature control swimming pool*
- *full service spa*
- *mediterranean restaurant*
- *contemporary cafe*
- *state of the art gymnasium*
- *24 hour full generator back up*
- *vehicular parking in basements only*
- *fire safety systems*

Security Systems

Security at several stages - periphery, gates and lobby level with the use of closed circuit camera monitors and RFID (Radio Frequency Identification Device) system.

The Owner / Collaborator / Architect reserve absolute right to change / revise / delete / omit any detail, specification, material, design, drawing, layout, finishes etc. as they deem fit without any notice. The offer is subject to the terms and conditions, Apartment Buyer Agreement and other related documents. The offer may be withdrawn / cancelled by the Owner / Collaborator at any given time without notice. This publication should not be construed in any way as a legal offering. The Owner / Collaborator further reserve absolute right to withdraw, change, omit, delete, add, revise any terms and conditions. Please refer to latest publications for current information as terms and conditions, design, specification etc. may be revised from time to time by the Owner / Collaborator. The Owner / Collaborator shall not be responsible for any decision made by the buyer, therefore, they are requested to ascertain all the facts at their end before making any decision in this regard. The accessories shown in the sample apartment do not form a part of standard specifications. In case any manufacturer of imported fittings / fixtures / wardrobes / kitchen cabinets / appliances, set up manufacturing facility in India, then such items will be procured locally and will not be imported. Wood, granite and marble are natural products and will tend to have variations in tonality, colour and characteristics. The pictures shown here are artistic renderings and therefore do not represent in any manner the proposed building, apartment, surroundings etc.

About Central Park

Central Park group has been involved in infrastructure development & real estate projects for last three decades. Presently, projects worth US$ 2 billion are under the various stages of implementation. A professional team of more than 1,500 is directly involved in shaping up the various projects, dedicated to deliver high quality end products across the country.

The real estate arm of the group, Sweta Estates Private Limited (SEPL) has inducted equity participation from Ashmore Investment Management Ltd, a UK-based private equity fund. The market cap of the real estate entity has been valued at approximately Rs 6,000 cr.

- *SEPL is a zero debt company.*
- *The largest contiguous group housing society project in Gurgaon region at Sector- 48, Sohna Road with the development of 47.5 acres of land parcel*
- *5 million sq ft under development IT SEZ in the heart of Noida*
- *6 hospitality projects under planning & development stage in NCR & western India region*

Projects

Central Park I - Delivered 2007
Sector 42, Gurgaon

Central Park II
Sector 48, Sohna Road, Gurgaon
Bellevue - Ready for Possession
Belgravia - Fit - outs in December 2010

Pullman Central Park - Opening December 2010
5 Star Hotel, M. G. Road

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