

CLEAN INITIATIVE

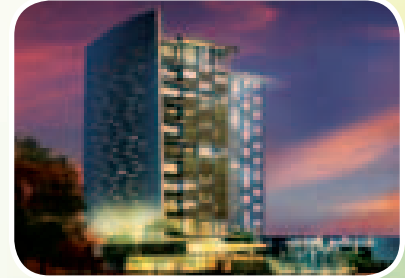
NEWSLETTER OF CLEAN DEVELOPERS PVT. LTD.

Central
PARK
PREMIUM APARTMENTS



Central Business Park

MORE ON 2



Central Business Park at Thapathali crossing, the heart of Kathmandu's Central Business District, amazingly connects the business network all around the twin cities of Lalitpur and Kathmandu.

Construction Progress

MORE ON 4



The construction progress at site was satisfactory during the period with momentum picking up after monsoon. All below the ground activities were completed which included challenging protection work along the edges and heavy reinforcement works.

Editorial

Dear Members of the Central Park Family

The Future has Arrived – it is not just a tag line but our effort to bring futuristic buildings as your pride. The promoters of Central Park present their next project - Central Business Park at the busiest crossing in town, Thapathali. As a privileged member of central park family, we offer early booking concessional pricing for interested ones.

Central Park's construction progress reached the next stage with completion of all below the ground activities. Orchid is now the tallest structure in the vicinity and has touched 11th floor, Jasmine 2nd floor, Tulip 1st floor and Lily basement level. We got to keep speedy work during the dry period.

Real estate market appears stagnant mainly driven by continued liquidity fears in Banking system. Nonetheless the never tiring love of the Nepalese for property drove sales of projects with quite a few launches during the period.

Happy Reading !

You ought to know...

Strategic Buy: JP Morgan's real estate asset management arm has acquired the London headquarters of law firm Allen & Overy llp for \$882 million, in Oct. 2010

THE FUTURE HAS ARRIVED



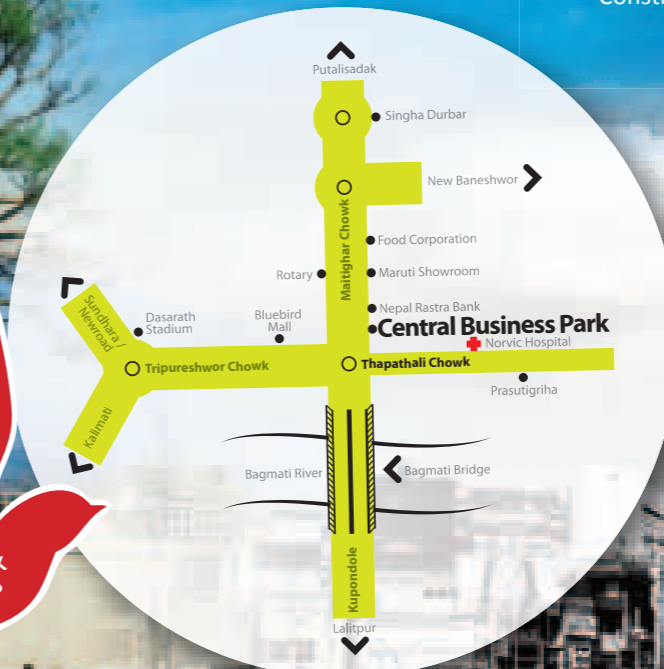
OWN YOUR EXCLUSIVE OFFICE AT THAPATHALI

Available for sale on 'Freehold' basis, this 10 storey centrally air-conditioned office building is spread over 5 ropanies catering to the elite corporate world with amenities of global standards.

The project is surely to be the talk of the town as it has been designed by RSP Consultants Singapore, who settle for nothing but the best.

WHAT'S ON OFFER:

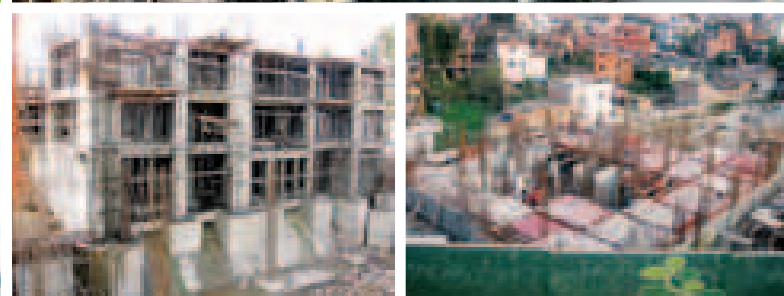
- "Own it", office complex available on 'freehold' sale basis.
- Centrally Air conditioned
- Business Center, Cafeteria and fitness center
- Abundant organized multi-level parking for 150 cars
- 24x7 power backup
- Hi-speed passenger elevators
- Advanced security & firefighting systems
- Luxurious lobby and washroom finishes
- High ceiling and large column free spaces
- State-of-the-art building management system
- Large floor plates and central corridors
- Green Sustainable and Energy Efficient Building
- Government approved project
- Craftily designed by RSP Design Architects Singapore
- Construction completion in next 20 months



Construction Progress

The construction progress at site was satisfactory during the period with momentum picking up after monsoon. All below the ground activities were completed which included challenging protection work along the edges and heavy reinforcement works.

Orchid reached 11th floor with three more to go. From the Chabahil and Dhumbarahi area, Orchid appears huge and draws sure shot attention of passerbys. Brick work and internal plaster work has completed upto 7th floor. The outside plaster



work has commenced. We expect to complete Orchid in less than a year now.

Jasmine reached the 2nd floor and with casting of slab of each floor in less than a month, we expect to complete the structure by late next year. Simultaneous brick work has started in ground floor to accelerate parallel finishing works. Tulip reached 1st floor with completion of water tanks and other services area. Lily's basement is nearing completion with critical indoor swimming pool and other recreational structures.

The labour force increased after festive season and is expected to gain momentum further. However, the construction industry is facing shortage of skilled labor due to mass migration of labors.

The construction quality and workmanship was under strict monitoring of ARCOP and our team.

DESIGN: SURROUND NEPAL - 4302627

CENTRAL PARK PREMIUM APARTMENTS

THE TEAM:

Project Manager: Clean Energy Development Bank Limited
Architects: ARCOP Associates, New Delhi (in association with Le Group ARCOP, Canada)
Landscape: M Paul Friedberg & Partners, New York
Sustainability/Energy Solutions: Triodos Bank, The Netherlands, Environmental Design Solutions, Delhi
Finance Partners: Siddhartha Bank, Prime Bank, Nepal Bank, Machhapuchchhre Bank
Civil Contractor: Sharma & Company, Nepal