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gurgaon



# Overview

- BPTP is the no. 1 real estate development company in the NCR in terms of number of units launched and sold and number 3 in terms of the sq. ft. launched and sold during the period from 2009 – 2010 (source: Prop Equity).
- As of December 2, 2009, we had 17 Ongoing Projects and 40 Forthcoming Projects
- **Land Bank** - Land Reserves amounts to an aggregate of 1,860.77 acres in NCR.



- **Investors**

Citigroup Property Investors (CPI) picked up an equity stake of 5.89% in BPTP Limited by investing Rs. 322.50 cr. **(USD 80 million)** in 2007.

Merrill Lynch invested Rs. 1122.1 million **(USD 27 million)** in a subsidiary of BPTP to develop an IT project in Gurgaon i.e. iPark on NH 8

HVIHL, an affiliate of J.P. Morgan Chase Banks, invested **Rs. 2,150 million** in BPTP Ltd. in July 2008.

- **Research Report**

Prop-equity declares BPTP as No. 1 in terms of the number of units sold in the NCR and No. 3 in terms of market share in the NCR based on absorption in square feet.





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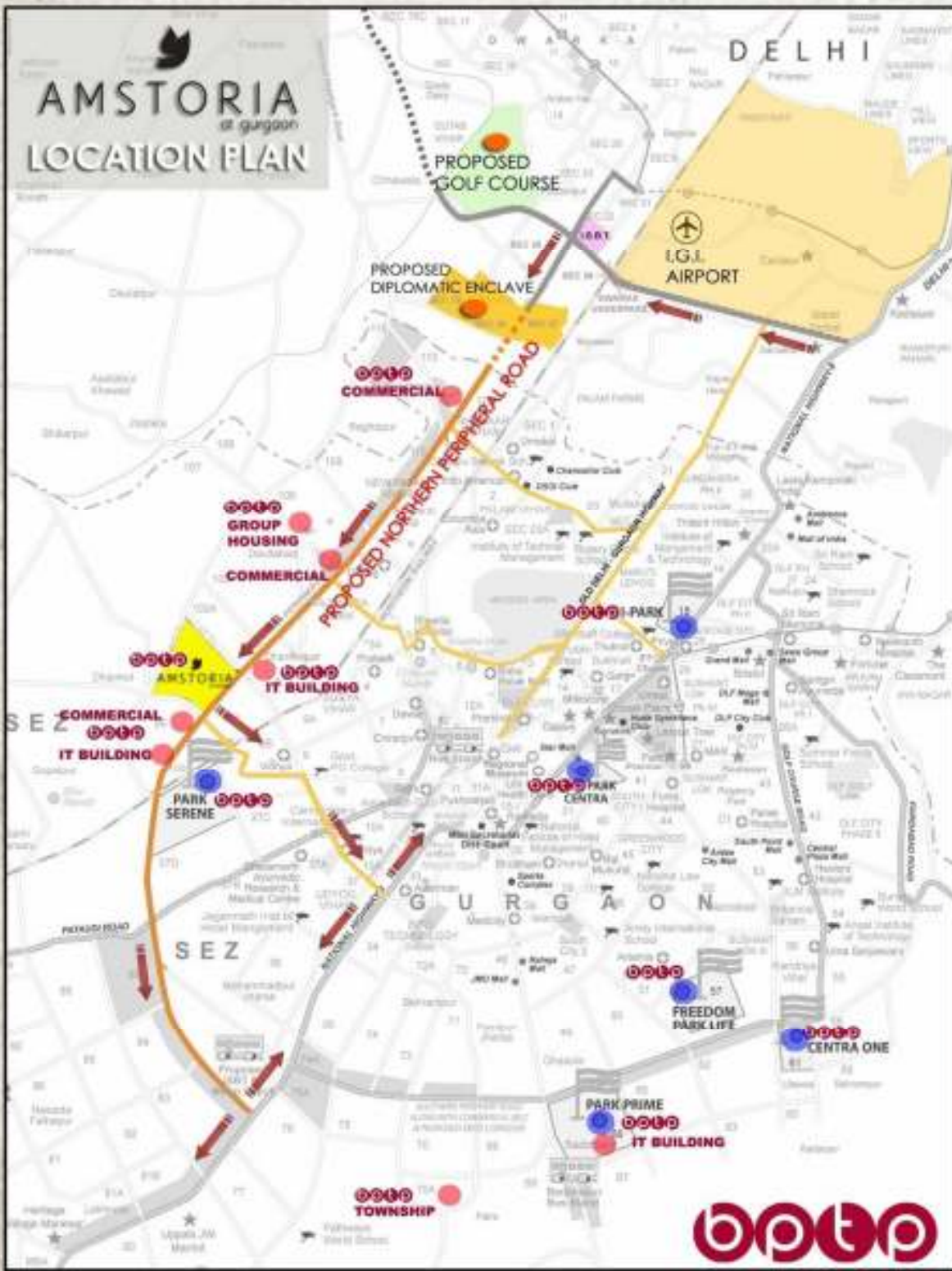
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## Strategic Benefits

- **Location** – Strategically located on 150 Meter wide expressway. This is being touted as the new growth corridor in Gurgaon and thus the NCR.
- **Neighborhood** – Diplomatic Enclave (**Embassy Area**). The region shall house more than 35 embassies along with The American School.
- **Just 7 km** (approx) from the International Airport via signal free 150 mtr. wide expressway
- **Water level** in this region is higher as compared to other locations in Gurgaon.



# AMSTORIA at gurgaon LOCATION PLAN



# AMSTORIA Gurgaon



UPCOMING DWARKA EXPRESSWAY



- LEGEND:
- 1000 SQ. YARD
  - 495 SQ. YARD
  - 303 SQ. YARD
  - 250 SQ. YARD
  - 225 SQ. YARD

MASTER PLAN



## Salient Features



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- Cluster Living – on the lines of Malcha Marg & Golf Links
- Lower density living experience.
- Seamless traffic movement inside the township.
- 100% power-backup.
- Fully built township & gated development.
- A colossal, state – of – the – art club spread over 150,000 square feet with a breathtaking view of the lake.





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## Concept

- G+2 development spread over **108 acres**
- **Central Garden Court** – provides natural light & ventilation in every room.
- Boundary less homes – offer more openness.
- All the units get a share of the basement that can be used as office, store, library, study, gym etc.
- VRV / VRFT , modular kitchen, imported marble flooring, elevators, shower cubicles in toilets, 100% power backup, round the clock water supply sum up the internal specs of the unit.



# Design Concept



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# Horizontal Layout



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Room	Build-up Area (sq.ft)	Carpet Area (sq.ft)	Total usable Area (sq.ft)
GR	4500	3244	3244
FR	1873	507	2380
SR	2421	507	2928
GR+FR+SR	8794	3758	3758
GR+FR+SR+ST	10,767	3,758	3,758

\* BASED ON APPROX. DIMENSIONS



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## Payment Options

- **Payment Schemes:**

A) A **construction linked payment plan** wherein a buyer makes payments while his dream house is being made.

B) **Down-payment Plan.**



# CLP & Down Payment



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## **Construction Linked Payment Plan**

Booking Amount	10% of BSP
Within 90 days of Booking	10% of BSP
At the Start of Construction	10% of BSP + 50 % of DC
On Casting of Basement Roof Slab	10% of BSP + 50% of DC
On casting of Ground Floor Roof Slab	10% of BSP + 50% of PLC
On casting of First Floor Roof Slab	10% of BSP + 50% of PLC
On casting of Second Floor Roof Slab	7.5% of BSP + Club Membership
On Completion of brick work	7.5% of BSP
On Completion of Internal Flooring	7.5% of BSP
On Completion of External Plastering	7.5% of BSP
On offer of Possession	10% of BSP + IFMS + PBIC+ Stamp Duty Registration Charges & Administrative Charges

## **Down Payment Plan (With 10% rebate)**

Booking Amount	10% of BSP.
Within 90 days of Booking	80% of BSP + 100% of Additional Charges #
On offer of Possession	10% of BSP + IFMS + PBIC+ Stamp Duty Registration Charges & Administrative Charges

# Pricelist - Floors



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## AMSTORIA *Country Floors*

### Price List

Plot Size (In Sq.Yds)	Floor	Built-up Area (In Sq.ft)	Lawn/Terrace Area (In Sq.ft)	Total Usable Area (In Sq.ft)	Basic Sale Price with Standard Specification* (In Lacs)	Basic Sale Price with Deluxe Specification* (In Lacs)	Inaugural Discount (In Lacs)	DC (In Lacs)
250(3 BHK)	GF	1770	614	2384	81.4	96	Nil	3.83
	FF	1770	377	2147	75.9	90.5	Nil	3.83
	SF	1770	377	2147	70.4	85	Nil	3.83
303(3 BHK)	GF	1999	648	2647	95.98	112.28	4.37	4.65
	FF	1999	436	2435	89.38	105.68	4.06	4.65
	SF	1999	436	2435	82.78	99.08	3.76	4.65
495(4/3 BHK + Utility)	GF	3560	1814	5374	167.97	190.67	15.27	7.59
	FF	2873	607	3480	136.51	159.21	12.41	7.59
	SF	2833	607	3440	119.57	142.27	10.87	7.59
579(4 BHK + Utility)	GF	3712	1997	5709	174.62	197.52	15.87	8.88
	FF	2979	714	3693	162.52	185.42	14.77	8.88
	SF	2979	714	3693	150.42	173.32	13.67	8.88

**Note :**

1. PLC - 24 Mtr road - 5%, Two side open - 10%, Park Facing - 5% and Corner - 10%
2. Club Membership - Rs. 2,00,000/- per family
3. PBIC - Rs. 20,000/- per KVA.
4. Service tax as applicable.

All the charges applicable as per the standard Floor buyer's agreement.

\*Please refer brochure for detail about standard/deluxe specification.

# Pricelist - Villas



Price List

Plot Size (In Sq.Yds)	Built-up Area (In Sq.ft)	Lawn/Terrace Area (In Sq.ft)	Total Usable Area (In Sq.ft)	Basic Sale Price with Standard Specification* (In Lacs)	Basic Sale Price with Deluxe Specification* (In Lacs)	Inaugural Discount(In Lacs)	DC (In Lacs)
250(4 BHK + Utility)	5202	654	5856	231	276.3	21	11.5
495(6 BHK + Utility)	10043	2163	12206	430.65	498.95	39.15	22.77
1109(6 BHK + Utility)	14855	4923	19778	898.43	1012.23	81.67	51.01

**Note :**

1. PLC - 24 Mtr road - 5%, Two side open - 10%, Park Facing - 5% and Corner - 10%
2. Club Membership - Rs. 2,00,000/- per family.
3. PBIC - Rs. 20,000/- per KVA.
4. Service tax as applicable.



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