



AMSTORIA  
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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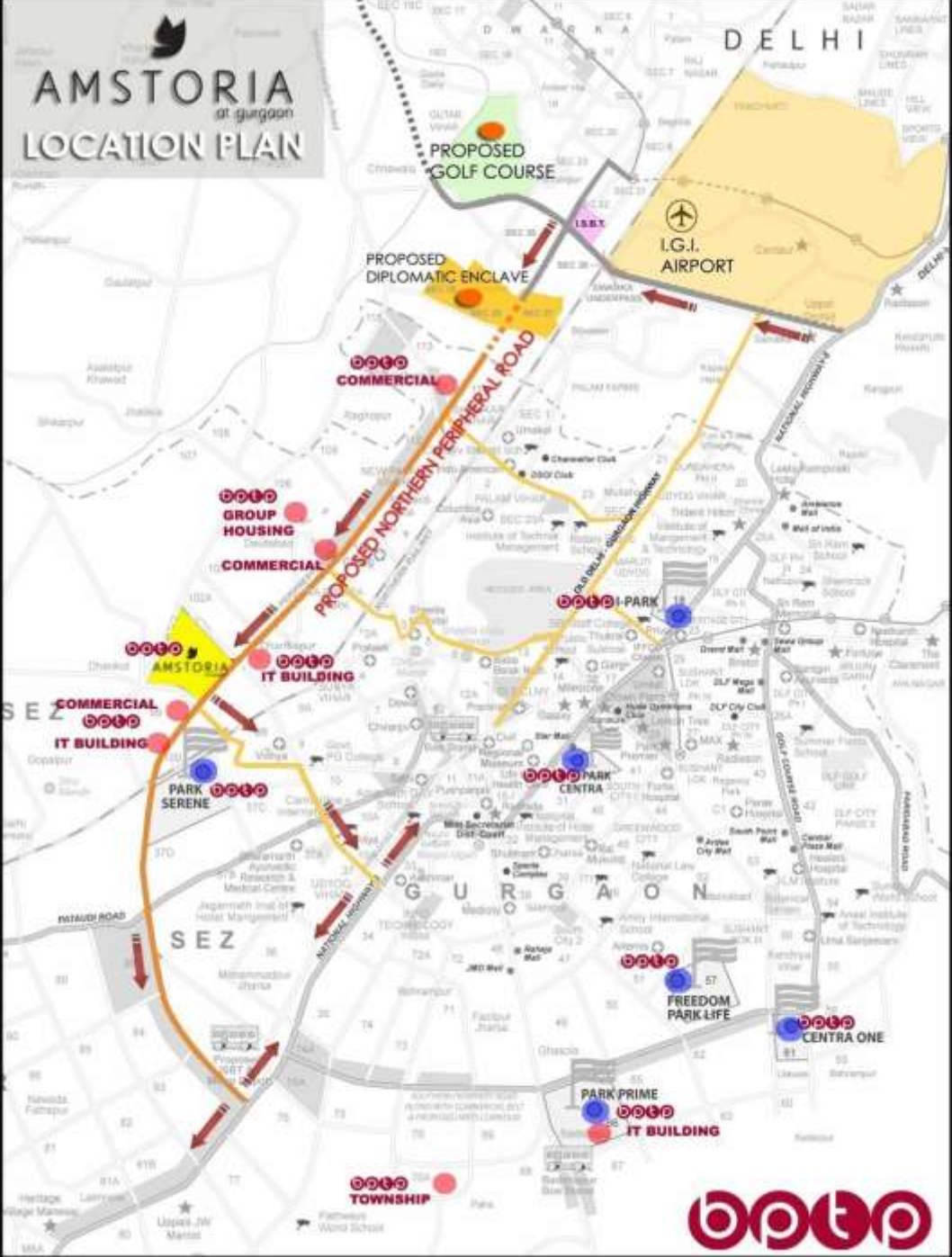
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## Strategic Benefits

- **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



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75 MT. WIDE SECTOR ROAD

D

SECTOR- 102

SECTOR- 102A

24m WIDE SECTOR ROAD

24m WIDE SECTOR ROAD

60 MT. WIDE SECTOR ROAD

B

C

A

E

OPEN SPACE



24m WIDE SERVICE ROAD

24 MT. WIDE ROAD

24 MT. WIDE ROAD

24 MT. WIDE ROAD

24m WIDE SECTOR ROAD

24 MT. WIDE ROAD

24 MT. WIDE ROAD

12 MT. WIDE SERVICE ROAD

150 MT. WIDE NORTHERN PERIPHERAL ROAD

PROPOSED GROUP HOUSING

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

GROUP HOUSING

GROUP HOUSING

RECREATION

RECREATION

RECREATION

RECREATION

RECREATION

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RECREATION



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 CITY OF ASTORIA



# 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.





# Horizontal Layout



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Plot Area: 875 sq. ft.

Room	Built-up Area (sq. ft.)	Carpet Area (sq. ft.)	Total Usable Area (sq. ft.)
Living	265	235	500
Bed	385	355	740
Kitchen	145	125	270
Bath	200	180	380
Staircase	120	100	220
<b>Total</b>	<b>1115</b>	<b>995</b>	<b>1915</b>

2 BHK (1115 sq. ft.)  
1 BHK (995 sq. ft.)  
\* Areas are subject to variation.



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## Clubhouse

- A large club house of approx. 1.5 lac sq. ft. being designed by Mr. Alan Barr, who has designed Planet Hollywood Hotel in Las Vegas.





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## Payment Options

- **Payment Schemes:** Four very attractive options to choose from:
- A) A **construction linked payment plan** wherein a buyer makes payments while his dream house is being made.
- B) **Down-payment Plan.**
- C) **Bank Interest Subvention scheme**
- D) **Self Funding Scheme:**





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## Subvention & Self Funding Scheme

### Subvention Scheme Option 1.

<b>Booking Amount</b>	<b>10 % of BSP</b>
	10 % of BSP (From the Customer)
Within 90 days of Booking	35% of BSP (From the Bank)
	5% of BSP (From the Customer)
Within 12 months of Booking	25% + 100% of Additional Charges (From the Bank)
Within 15 months of Booking	5% of BSP (From the Customer)
On offer of Possession	10% of BSP + IFMS + Stamp Duty + Registration Charges & Administrative Charges

### Self Funding Scheme Option 2.

<b>Booking Amount</b>	<b>35% of BSP</b>
Within 12 months of Booking	15% of BSP + 100% of Additional Charges
On offer of Possession	50% of BSP + IFMS + Stamp Duty+ Registration Charges & Administrative Charges

\* Option 1 is subject to bank loan clearance of an individual and interest on the bank loan till October, 2012 will be borne by the company.





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