



**A BPTP development**

**CAPITAL Opportunity**

# About BPTP Ltd.

- Established in 2005 with the promoters engaged in real estate development since 1995.
- BPTP has developed one of the largest integrated townships in the NCR – **Parklands, Faridabad** which is now at the delivery stage.
- BPTP's customer base has increased **to 20000 (approx) customers from 2005 to 2010.**
- BPTP has already delivered IT / Commercial projects in Delhi, Gurgaon & Noida with a collective built – up area of over 1 million sq ft.
- CPI (real estate arm of CITI Group) & JP Morgan form a part of the company as equity partners at entity level.
- BPTP in a joint venture with Merill Lynch is developing a 6 lac sq ft commercial complex on NH – 8, Gurgaon.



J.P.Morgan



- Park Centra, Gurgaon is a 10 lac sq ft IT / ITES building on NH – 8.

- I Park, Gurgaon is a 6 lac sq ft commercial complex on NH – 8 in a JV with Merrill Lynch.





CAPITAL CITY  
Noida, India



- At 21.17 acres, the **integrated business district** is the first project of its kind in India
- **Fully paid up property thus ensuring zero risk to buyer.**
- Capital City offers state of the art Corporate suites which would provide services such as high speed elevators, double glazed windows, central air conditioning, video conferencing, Wifi internet, concierge desk, fitness centers etc.
- **Location – 0 kms from New Delhi**
- **Global standards for buildings and infrastructure** design, construction and Environment, Health & Safety.
- **Aesthetically designed based on principles of 'Vastu' and sustainable architecture**, including intelligent and energy efficient buildings.



- The only opportunity that is envisioned in India to be an international business district in a key location
- Integrated development of office, retail, hospitality and entertainment.
- **Central linkages through two Metro stations.**
- **State of the art Security systems** for the entire development.
- **Vibrant cultural centre and prominent retail** areas to complement workplace environment.
- Efficient traffic planning for seamless movement of vehicles, multiple entry and exit points, and extensive pedestrianisation.
- Professionally managed building management services.



# Location – Sector 94, Noida



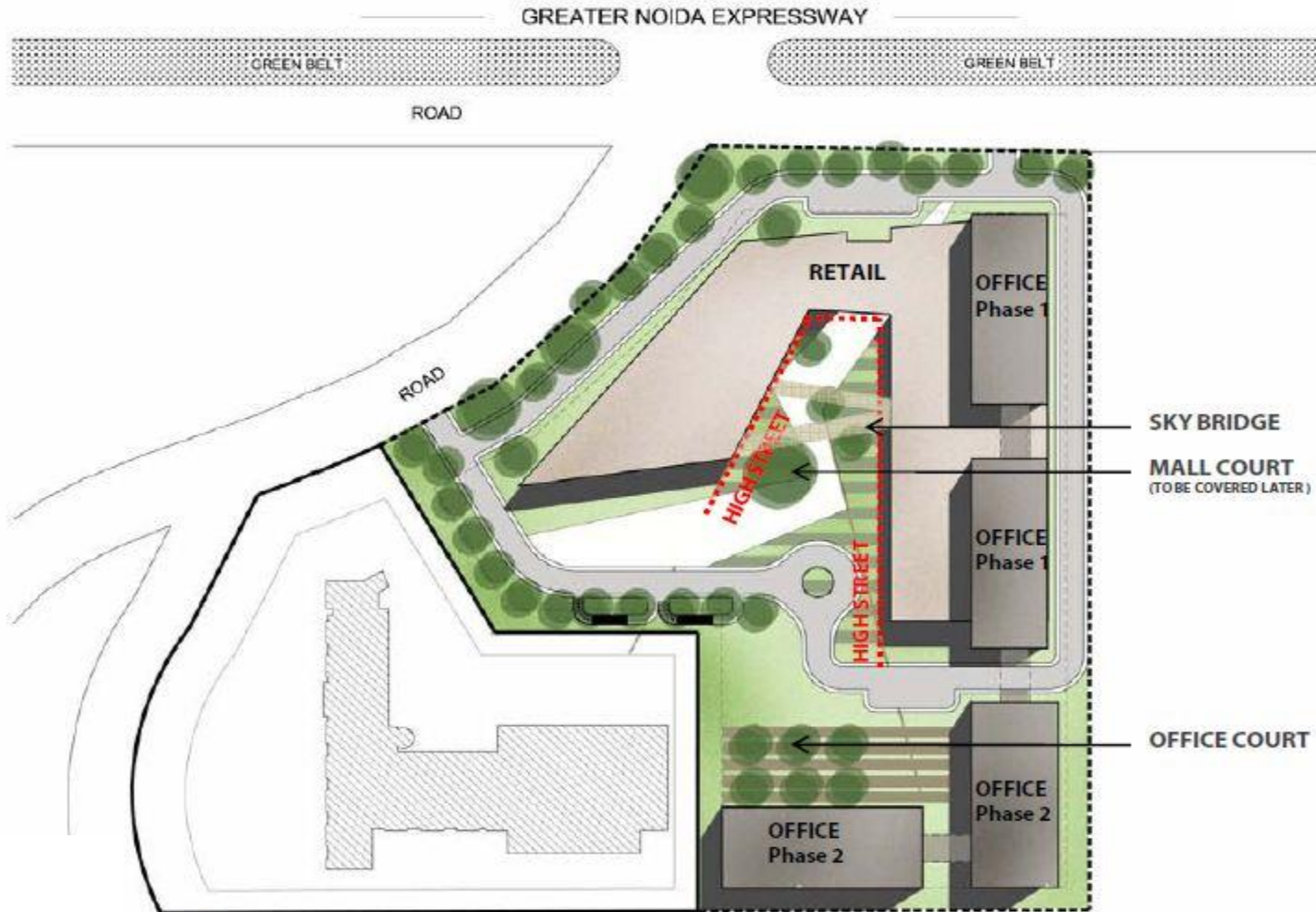
# Location



# Site Plan



COMMERCIAL DEVELOPMENT

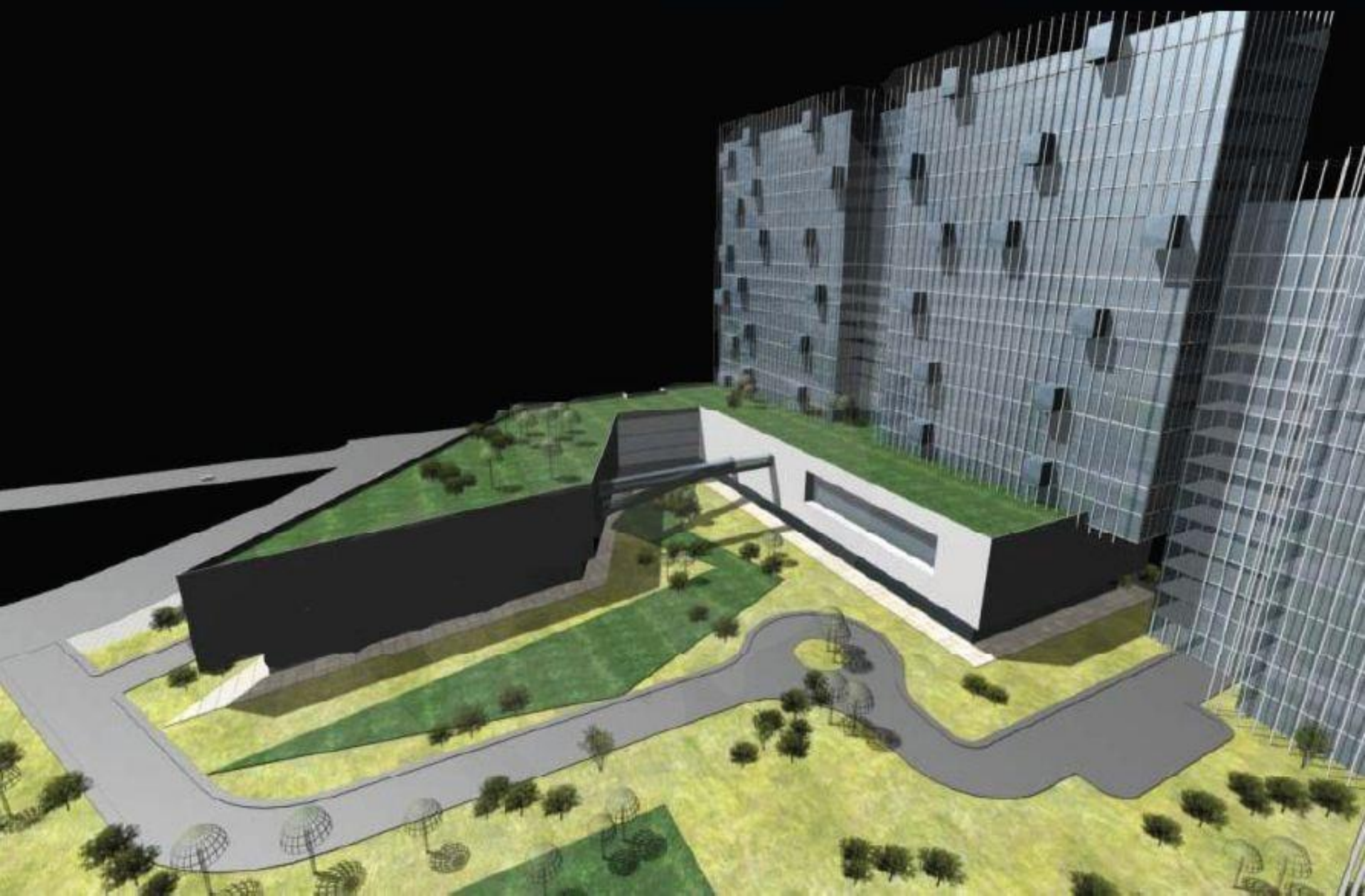


SITE PLAN (PHASE 2)



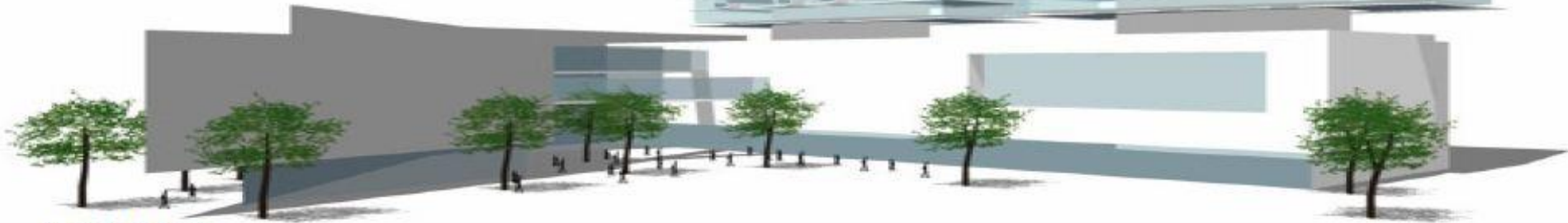
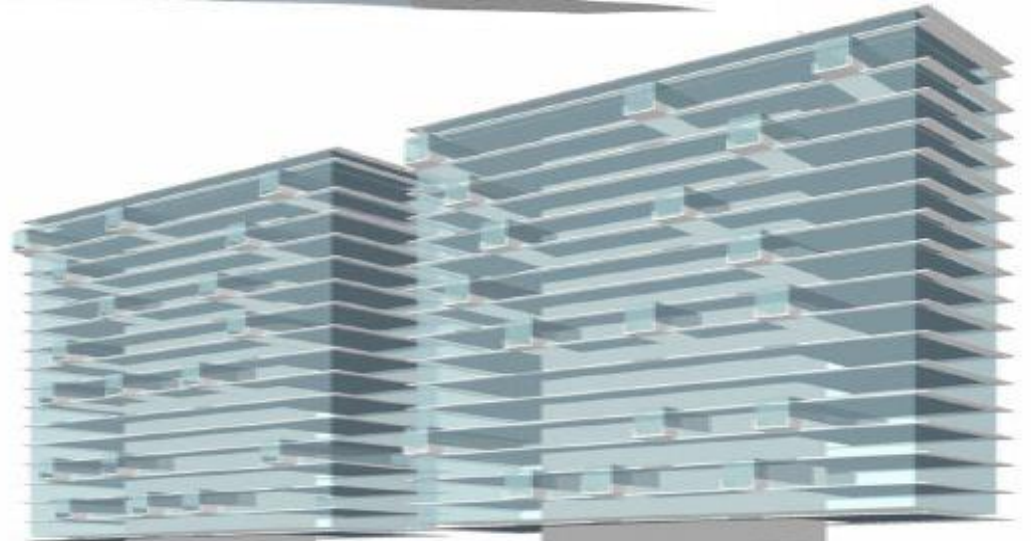
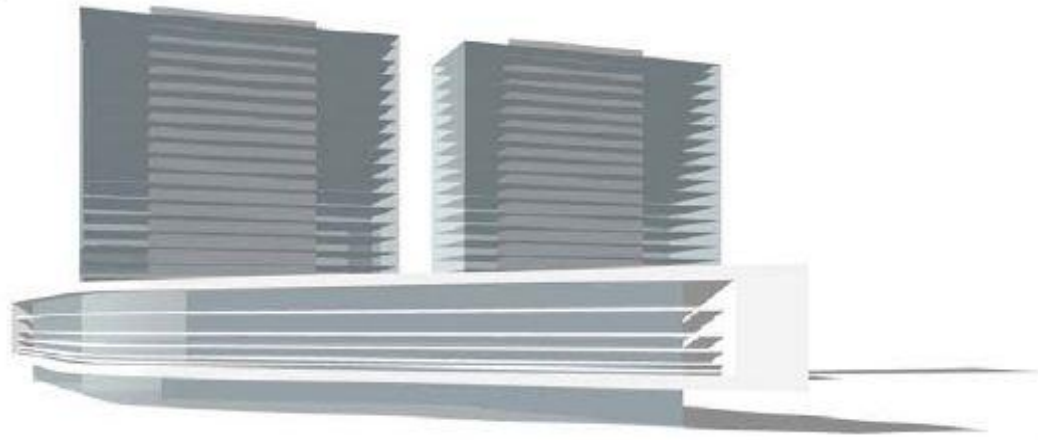
# View







COMMERCIAL DEVELOPMENT





# Capital City – Unit Area & Payment Plan



<u>Unit Area (in sq ft)</u>	<u>Booking Amount</u>
500	4 lacs
750	
1000	6 lacs

## Payment Plan

<u>Booking Amount</u>	<u>As mentioned above</u>
<b>Within 90 days of booking</b>	<b>Complete 20% of BSP</b>
<b>At the time of allotment</b>	<b>10% of BSP</b>
<b>At start of excavation</b>	<b>10% of BSP + 25% of Allied Charges</b>
<b>On casting of 2<sup>nd</sup> basement slab</b>	<b>10% of BSP + 25% of Allied Charges</b>
<b>On casting of 2<sup>nd</sup> floor slab</b>	<b>10% of BSP + 25% of Allied Charges</b>
<b>On casting of 4<sup>th</sup> floor slab</b>	<b>10% of BSP + 25% of Allied Charges</b>
<b>On casting of 8<sup>th</sup> floor slab</b>	<b>10% of BSP</b>
<b>On casting of top floor slab</b>	<b>10% of BSP</b>
<b>At the time of offer of possession</b>	<b>10% of BSP</b>

**Please Note: IFMS, Lease Rent and Capital Replacement Fund etc to be charged at the time of possession. 1 year lock-in on sale / transfer of unit.**

- **Car Parking**

- 1 parking slot mandatory for 500 & 750 sq ft
- 2 parking slots mandatory for 1000 sq ft

- **PLC**

- Landscape Facing, Podium Facing & Mall Facing
- Corner Units
- Podium Facing, Mall Facing & Corner Units

- **Charges at the time of possession**

- One time lease rent
- IFMS
- Capital Replacement Fund



**BPTP LIMITED**