



**A BPTP development**

**CAPITAL Opportunity**

# Overview

- Operations started 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 18000 (approx) customers from 2005 to 2010.**
- 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 invested in the company as equity partners at entity level.
- BPTP in a joint venture with Merill Lynch is developing a 6.25 lac sq ft commercial complex on NH – 8, Gurgaon.



J.P.Morgan



## IT / Office Space completed



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

- I Park, Gurgaon is a 6.25 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

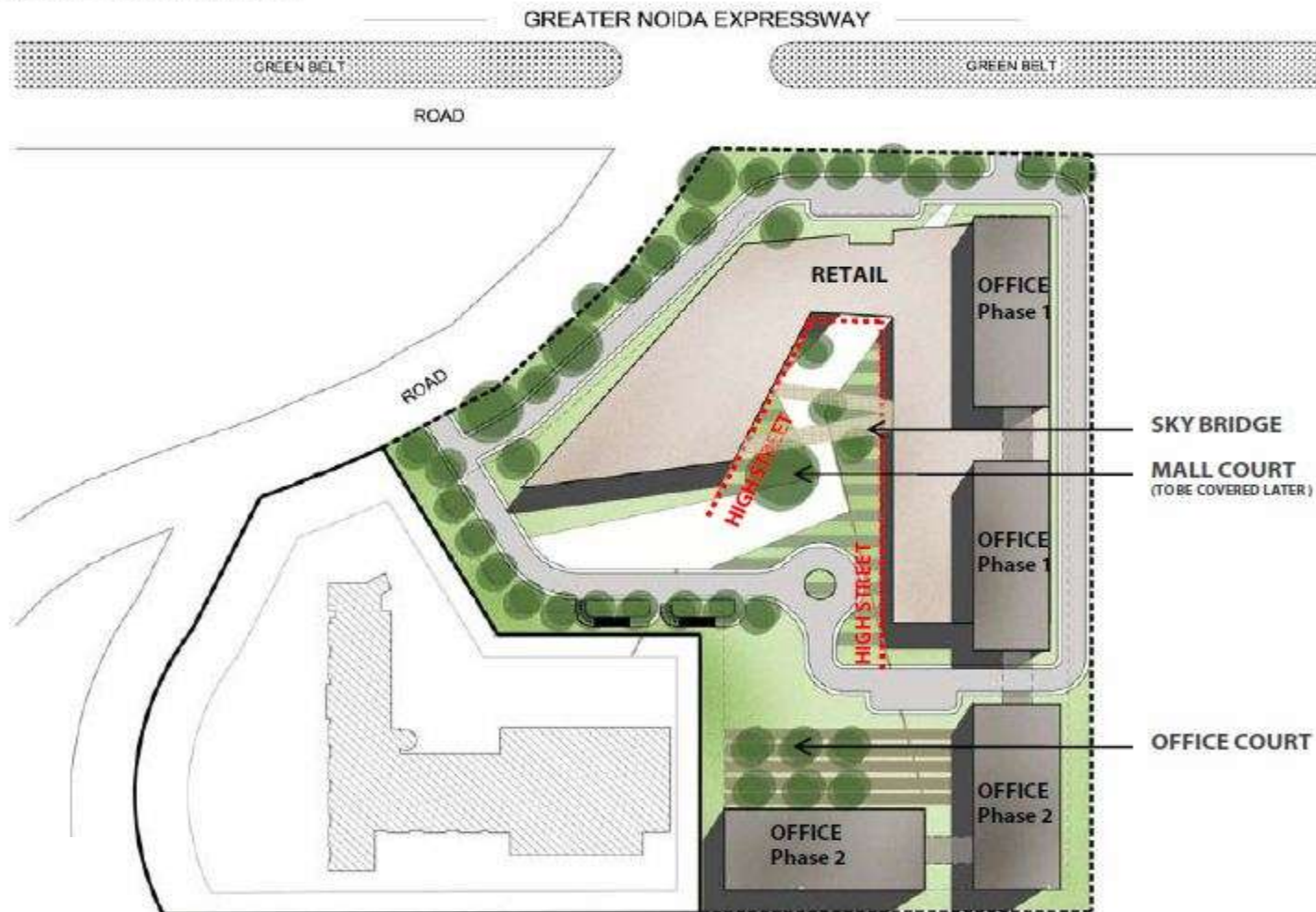




# Location







· SITE PLAN (PHASE 2)

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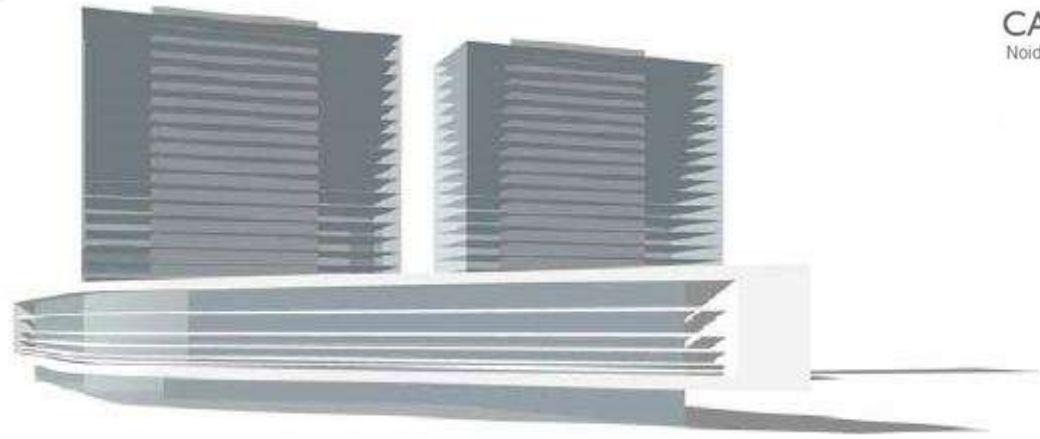
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| <u>Unit Area</u><br>(in sq ft) | <u>Basic Sale Price</u><br>(in Rs. / sq ft) | <u>Booking Amount</u> |
|--------------------------------|---|-----------------------|
| 611                            | 10500                                       | 4 lacs                |
| 844                            | 10500                                       | 6 lacs                |
| 917                            | 10500                                       |                       |
| 1265                           | 10500                                       | 10 lacs               |
| 1339                           | 10500                                       |                       |
| 3000 sq ft or above            | 10000                                       | 20 lacs               |

## **Please Note:**

- A timely payment discount of 5% will be allowed **(on 90% of Basic Sale Price)** on installments paid within the due date. This discount is valid on bookings logged in the month of April 2010.

## Payment Plan

| <b>Booking Amount</b>                           | <b>611 sq ft – 4 lacs / 844 &amp; 917 sq ft – 6 lacs / 1265 &amp; 1339 sq ft – 10 lacs / 3000 sq ft or above – 20 lacs</b> |
|---|--|
| <b>Within 45 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</b>  |
| <b>On casting of basement raft</b>              | <b>10% of BSP + 25% of Car Parking Charges + 25% of PLC</b>  |
| <b>On casting of 4<sup>th</sup> floor slab</b>  | <b>10% of BSP + 25% of Car Parking Charges + 25% of PLC</b>  |
| <b>On casting of 10<sup>th</sup> floor slab</b> | <b>10% of BSP + 25% of Car Parking Charges + 25% of PLC</b>  |
| <b>On casting of 15<sup>th</sup> floor slab</b> | <b>10% of BSP + 25% of Car Parking Charges + 25% of PLC</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 + IFMS + Capital Replacement Fund</b>  |

### Please Note:

- Lease Rent is payable by customers in February 2012 as per the policy of Noida Authority.



- **Car Parking**

- 1<sup>st</sup> Basement Rs. 400,000/- per slot
- 2<sup>nd</sup> Basement Rs. 350,000/- per slot
- 3<sup>rd</sup> Basement Rs. 300,000/- per slot

- » 1 parking slot mandatory with each unit & minimum 1 parking slot mandatory per 1000 sq ft.
- » Rs. 50000/- discount on car parking for all bookings logged in the month of April 2010.

- **PLC**

(For units up to 3000 sq ft)

- Front Facing Rs. 1000/- sq ft
- Corner Units Rs. 1000/- sq ft
- Front Facing & Corner Units Rs. 1250/- sq ft

(For units over 3000 sq ft)

- Front Facing Rs. 500/- sq ft
- Corner Units Rs. 500/- sq ft
- Front Facing & Corner Units Rs. 750/- sq ft

- **Charges at the time of possession**

- Lease rent
  - » Annually **2.5% as per total premium in lease deed**
  - » One time **27.5% as per total premium in lease deed**
- IFMS Rs. 96/- sq ft
- Capital Replacement Fund Rs. 150/- sq ft



## **BPTP LIMITED**

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"BPTP Limited proposes, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial public offer of its equity shares and has filed a Draft Red Herring Prospectus ("DRHP") with the Securities and Exchange Board of India ("SEBI"). The DRHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) as well as on the websites of the book running lead managers at [www.idfcsski.com](http://www.idfcsski.com) and [www.jpmypl.com](http://www.jpmypl.com). Investment in equity shares involves a high degree of risk and for details relating to the same, please refer to the section titled "Risk Factors" of the DRHP. The equity shares of BPTP Limited have not been and will not be registered under the U.S. Securities Act 1933, as amended ("U.S. Securities Act"), or any state securities laws in the United States and may not be offered or sold in the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act. This announcement has been prepared for publication in India and may not be released in the United States. This announcement does not constitute an offer for sale of securities in any jurisdiction, including the United States. BPTP Limited does not intend to register any portion of the offering in the United States or to conduct a public offering of equity shares or any other securities in the United States."