



REALTY



# DOWNTOWN 66

The Pulse of Gurugram

# BPTP Legacy



## Strategic Focus

Portfolio driving growth in Residential, Commercial and Hospitality Sector



## Customer Centric Approach

Trusted by 25000+ families for premium , quality-driven spaces.

➤ **20 YEARS LEGACY**

➤ **25,000+ UNITS DELIVERED**

➤ **50+ MILLION SQ. FT. DELIVERED**

➤ **2,000+ ACRE LAND BANK ACROSS NCR**



## Market Leading Appreciation

Market Strategies ensuring growth and exceptional returns



## Experienced Leadership

100+ years of combined expertise driving success and innovation

# BPTP Track Record In Gurgaon

## Golf Couse Extension Road & NH-8 Micro Market

### Sector 70A - 1,372 Units (2.8 Mn sq. ft.)

Visionnaire  
 Astaire Garden Floor  
 Astaire Gardens Community Sites  
 Astaire Gardens Plots  
 Pedestal  
 Green Oaks  
 Green Oaks Community Site

**~115 Acres**

### Sector 61 - 270 Units (0.3 Mn sq. ft.)

Centra One **3.6 acres**

### Sector 57- 464 Units (1.0 Mn sq. ft.)

Freedom Park Life  
 Freedom Park Life  
 Community Sites

**~14 acres**

### Sector 66 - 461 Units (1 Mn sq. ft.)

Park Prime  
 Park Mansions  
 Park Prime Community Sites

**~11 acres**

### Sector 18 - (0.72 Mn sq. ft.)

Crest **4.54 acres**

### Sector 30 - (1.0 Mn sq. ft.)

Park Centra **5.1 acres**



# BPTP Track Record In Gurgaon

## Dwarka Expressway Micro Market

### Sector 102 - 1,166 Units (3.3 Mn sq. ft.)

- 102 Eden Estate I and II
- Amstoria Plots
- Amstoria Floors
- Amstoria Villa
- 102 Eden Estate – Community Sites
- Amstoria Community Sites

143 Acres

### Sector 37D - 2,046 Units (3.8 Mn sq. ft.)

- Spacio
- Terra
- Park Generations
- Park Serene
- Park Street
- 37D Community Sites

39 Acres

~335 Acres  
Delivered

1.20 Crore  
Sq. Ft.  
Delivered



# BPTP Delivered Projects - Capital Appreciation over the years



Project Name	Launch BSP (INR per sq. ft.)	Current BSP (INR per sq. ft.)
Astaire Gardens Plots	INR 30,000	INR 300,000
Amstoria Plots	INR 38,096	INR 300,000
Park Serene	INR 2,150	INR 12,000
Spacio	INR 2,463	INR 12,000
Park Generations	INR 3,552	INR 12,000
Freedom Park Life	INR 2,364	INR 16,000
Terra	INR 5,400	INR 13,500



Delivered projects demonstrate a capital appreciation of up to 1000%

# The Intersection of Luxury and Lifestyle



Global City

*20 mins*

DLF Cybercity

*30 mins*

IICC Yashobhoomi, Dwarka

*35 mins*

Airport and Aerocity

*40 mins*



# A Well-Connected Location



## CONNECTIVITY – ROAD NETWORK

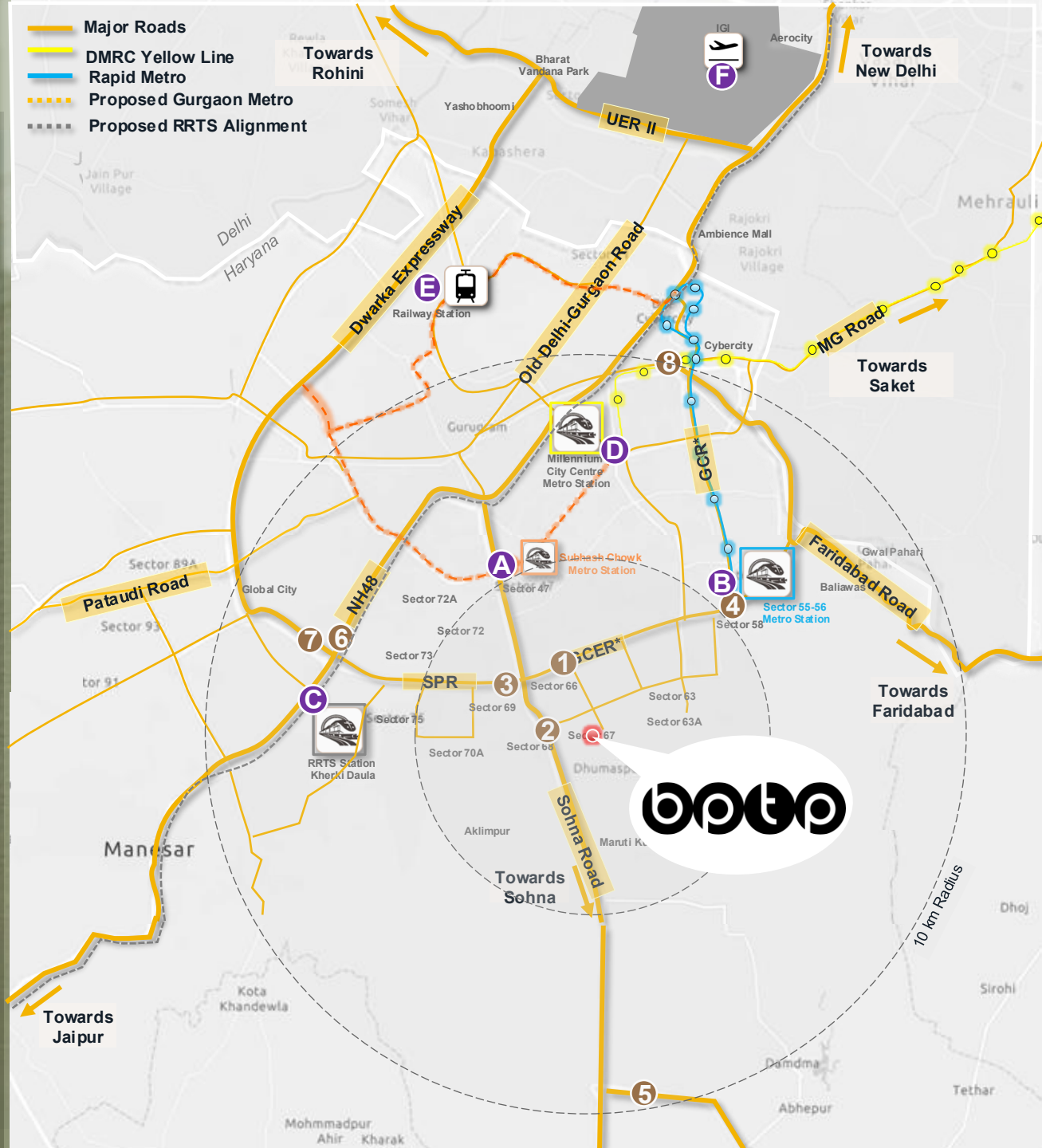
1	Golf Course Extension Road (GCER)	00 Min
2	Sohna Road	05 Min
3	Southern Peripheral Road (SPR)	08 Min
4	Golf Course Road (GCR)	15 Min
5	Delhi Mumbai Expressway	15 Min
6	National Highway 48	20 Min
7	Dwarka Expressway	20 Min
8	MG Road	25 Min

Strategically located within 25 minutes of all major roads within Gurgaon, offering excellent inter-state and intra-state connectivity

## CONNECTIVITY – PUBLIC TRANSPORT

A	Proposed Subhash Chowk Metro Station (GMRL)	15 Min
B	Sector 55-56 Metro Station (Rapid Metro)	20 Min
C	U/C RRTS Station ~ Kherki Daula	20 Min
D	Millennium City Centre Metro Station (DMRC)	25 Min
E	Gurgaon Railway Station	30 Min
F	Indira Gandhi International Airport (IGI)	40 Min

A prime connectivity hub offering seamless commutes via Metro and the upcoming Namoo Bharat (RRTS) network.



# Proximity to Retail Development



## Prominent Retail Development ~ Within 5km Radius

- A** AIPL Joy street 02 min
- B** Worldmark Gurgaon 05 min
- C** International Financial Centre 05 min
- D** AIPL Joy central 08 min
- E** Aria Mall 08 min
- F** M3M 65<sup>th</sup> Avenue 10 min
- G** to Ireo Grand View 12 min
- H** Elan Epic 15 min
- I** Reach 3 Roads 15 min
- J** Tapasya Grandwalk 15 min
- K** The Vensej Mall 15 min
- L** M3M Broadway 18 min
- M** M3M Cornerwalk 20 min

Approximately **40%** of Gurgaon's organized retail development is located within a 20-minute drive time

## Other Prominent Developments

- 1** 32nd Milestone 25 Min
- 2** DLF Cybercity 30 min
- 3** Ambience Mall 40 min
- 4** DLF Mall of Asia 30 min

Other prominent developments are located with 60 minutes drivetime. The concentration of these premium developments are creating a powerful lifestyle magnet centralizing luxury consumption across Gurgaon..



# Retail Brands Positioning ~ *Within 5km Radius*



Fashion & Apparel

## Fashion



## Specialty Apparel



Footwear & Jewellery

## Footwear



## Jewellery



Home & Lifestyle

## Lifestyle



Fine Dining and Restaurant

## Luxury Bars & Lounges



## Microbreweries & Taprooms



## Fine Dining



Golf Course Extension Road (GCER) has become the main spot for luxury shopping and living in Gurgaon. This corridor consolidates high-net-worth consumption by integrating flagship visibility with the "live-work-play" lifestyle of Gurgaon's most affluent residential cluster.

# Proximity to Workplaces



Approximately 40 Mn sq. ft. Ready Commercial spaces located within 15-20 Minute drive time along GCER, Sohna Road and SPR corridor.

## DISTANCE FROM PROMINENT OFFICE DEVELOPMENTS

<b>A</b> International Financial Centre	05 Min
<b>B</b> Bharti Worldmark	05 Min
<b>C</b> AIPL Business Club	05 Min
<b>D</b> Kore Tech Park	10 Min
<b>E</b> Spaze Palazzo	10 Min
<b>F</b> Capital Cyberscape	10 Min
<b>G</b> Capital Business Park	10 Min
<b>H</b> IREO Grand View	12 Min
<b>I</b> Pioneer Park	15 Min
<b>J</b> TRIL Intellion Park	15 Min
<b>K</b> Air India and BMW Training Centre	15 Min
<b>L</b> TRIL Intellion Edge	15 Min
<b>M</b> Candor Techspace	15 Min
<b>N</b> American Express Campus	20 Min
<b>O</b> DLF Corporate Park	25 Min
<b>P</b> TCS Campus	25 Min
<b>Q</b> One Horizon	25 Min
<b>R</b> DLF World Tech Park	25 Min
<b>S</b> One Qube	30 Min
<b>T</b> RMZ Infinity	30 Min
<b>U</b> DLF Atrium	30 Min
<b>V</b> DLF Cyberpark	30 Min
<b>W</b> DLF Cybercity	35 Min



# Quality Social Infrastructure



## HEALTHCARE

- A** Marengo Asia Hospital (Sector 56) 15 min
- B** Artemis Hospital (Sector 51) 18 min
- C** Medanta Medicity (Sector 38) 20 Min
- D** Paras Hospital (Sector 43) 20 Min
- E** Fortis Memorial Research Institute (Sector 44) 25 Min
- F** Max Superspecialty Hospital (Sushant Lok 1) 25 Min

*This corridor provides immediate access to over 2,000+ hospital beds and specialized trauma care*

## PROMINENT SCHOOLS

- 1** Heritage Xperiential Learning School (Sector 64) 04 Min
- 2** Sri Chaitanya Future Pathways Global School (Sector 64) 04 Min
- 3** The Shriram Millennium School (Sector 64) 06 min
- 4** St. Xavier's High School (Sector 49) 10 Min
- 5** GD Goenka (Sector 48) 20 min
- 6** Kunskapsskolan International School (Sector 70A) 20 min
- 7** Lancers International School (Sector 53) 30 Min

*The area boasts an elite educational hub, featuring premium international schools with world-class facilities*



# Prominent Hospitality Developments



- A** Hilton Gurugram (Sector 63) 05 Min
- B** Grand Hyatt (Sector 58) 10 min
- C** Holiday Inn Express (Sector 50) 15 Min
- D** Double Tree by Hilton (Sector 56) 20 Min
- E** Ramada by Wyndham (Sector 44) 25 Min
- F** Taj City Centre (Sector 44) 30 Min
- G** Courtyard by Marriott (Sector 27) 30 Min
- H** Park Plaza (Sector 43) 30 Min
- I** Crown Plaza (Sector 29) 30 Min
- J** The Westin (Sector 29) 30 Min
- K** Trident (Udyog Vihar) 35 Min
- L** Oberoi (Udyog Vihar) 35 Min
- M** The Leela (Sector 24) 40 Min
- N** Le Meridian (Sector 26) 40 Min

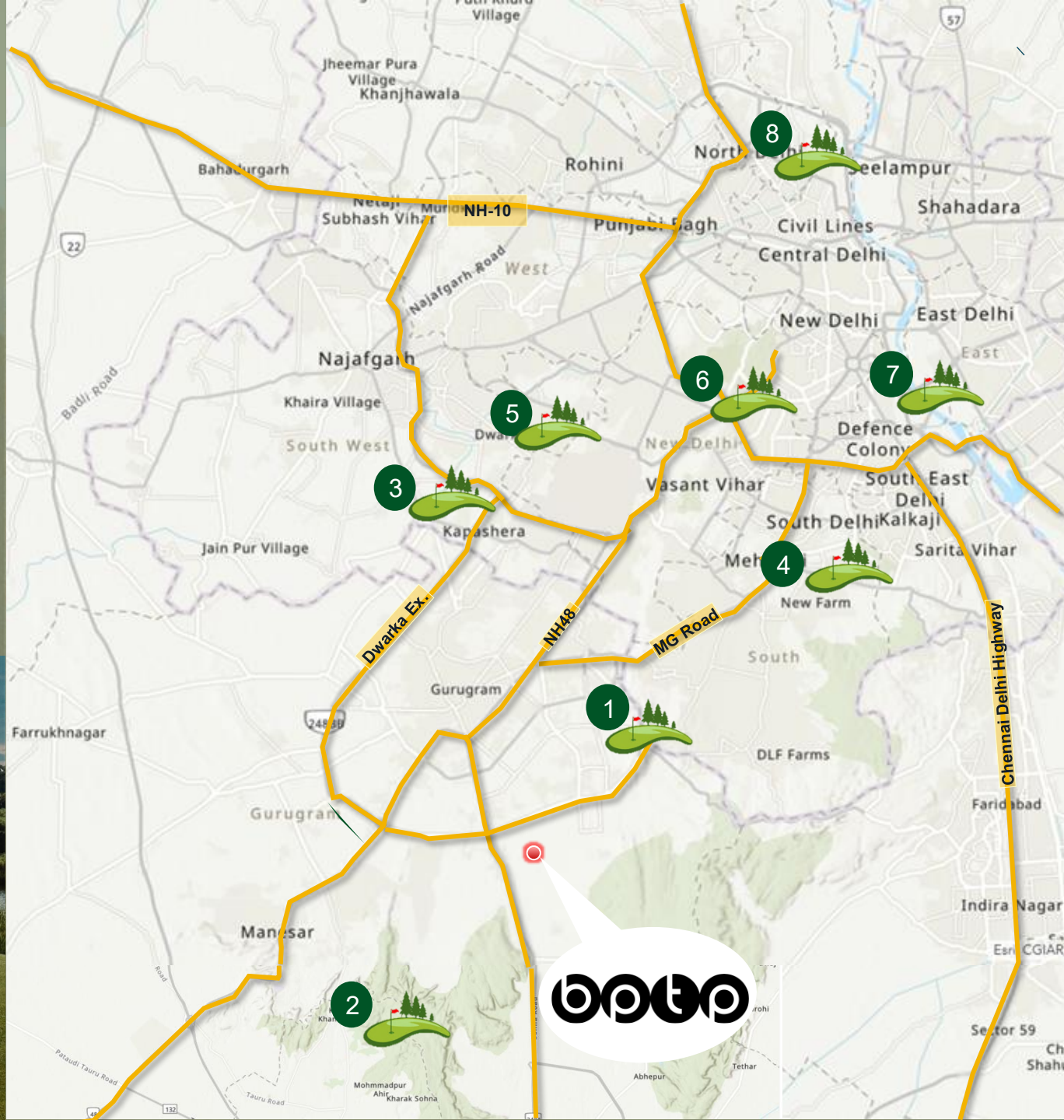
The corridor offers immediate proximity to premium hospitality and mixed-use developments, creating a high-yield investment ecosystem.



# Major Golf Courses

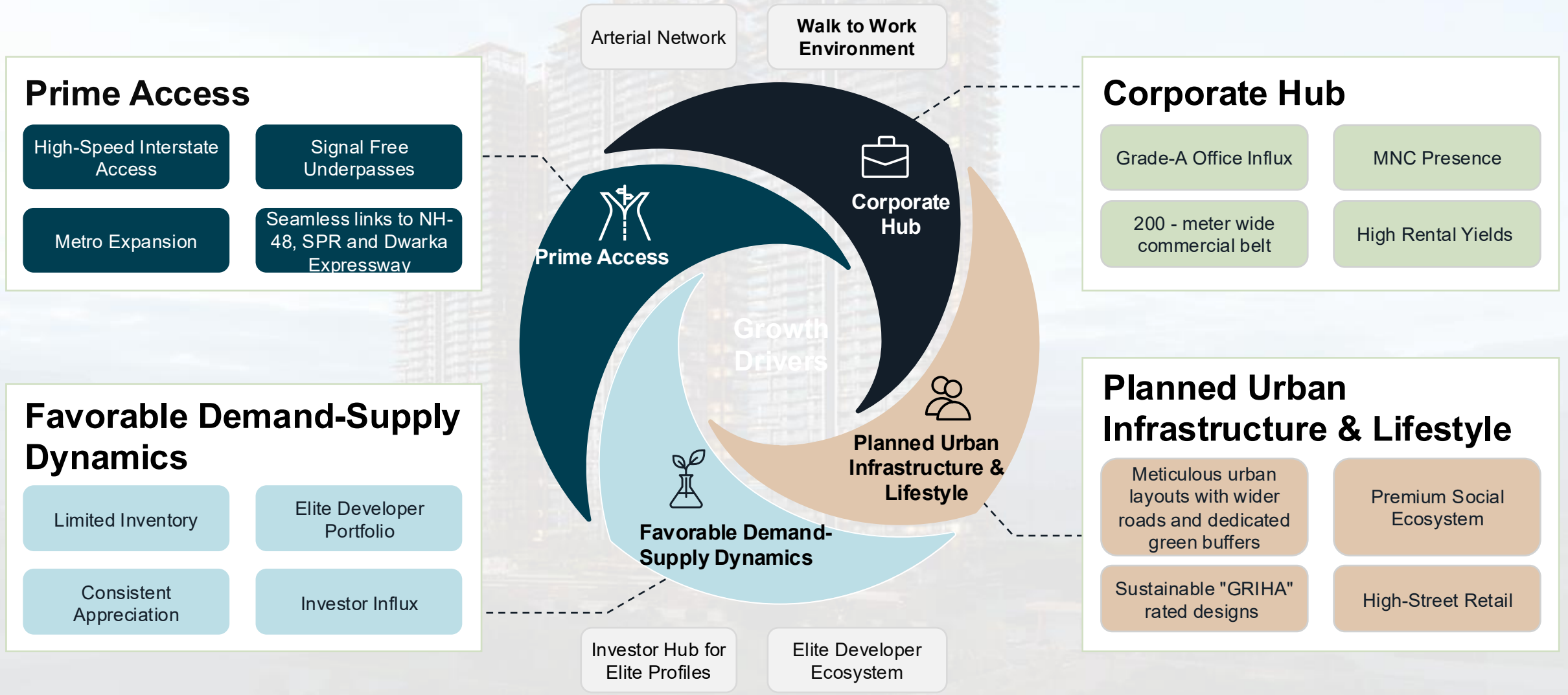


S.No	Attributes	Distance From the Project Location
1	DLF Golf and Country Club	11.7 km
2	ITC Golf & Country Club	20.3 km
3	BSF Golf Course	21.0 km
4	Qutab Golf Club	27.5 km
5	Dwarka DDA Golf Course	28.5 km
6	Army Golf Club	30.5 km
7	Delhi Golf Club	39.5 km
8	Bhalswa Golf Course	51.0 km



# Golf Course Extension Road

## Attractiveness of the Micromarket



ABOUT

# *Downtown 66*

Golf Course Extension Road



4.23  
acres

**Total  
Area**

3

**Iconic  
Towers**

4  
units

**Per Floor**

~85 ft

**Running  
Balcony  
Length**

2 BHK/  
3BHK+Study+SQ/  
3BHK+Family  
Lounge+SQ

**Configurations**

1.35 Lakh  
Sq. Ft.

**Club &  
landscaped  
amenities**





Artistic Rendition of Tower Lobby

# A LANDMARK PROJECT IN A LANDMARK LOCALE

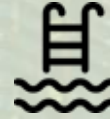
## Project Highlights



### Luxury High-Rise Living

Eclectic mix of modern architecture taking inspiration from traditional Indian design, with luxury specifications

- 6 Lifts per Tower
- Glass & Metal Façade
- High End Finishes
- Premium Material Selection with International Quality
- Global Design Consultants
- Sustainability - IGBC Platinum Pre-certification
- Safety - Zone V Construction – Designed for Zone 5 forces



### Design and Sustainability

**1.35 lakh sq. ft.** of world class amenities & surrounding greens

Three swimming pools (including kids pool), landscaped gardens, dedicated sports facilities, and 24/7 security.

- Holistic Living
- Well Designed Ecosystem
- Podium Concept with ~0.2km covered pathway around the project
- Social, Emotional & Physical wellbeing focused amenities for all generations





Artistic Rendition of Podium View



Artistic Rendition of Podium Walk



# A LANDMARK PROJECT IN A LANDMARK LOCALE

World-class Amenities



## Health & Wellness



Gym



Reflexology  
Corner



Meditation  
Pavilion



Vitality Pool



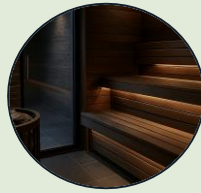
Yoga / Zumba  
Room



Treatment  
Room & Foot  
Massage



Indoor  
Heated Pool



Sauna



Turkish  
Hammam



Rain Therapy



Pilates (Part of  
Gymnasium)



Locker Room

## Sports & Recreation



Padel Court



Pickleball Court



Indoor Badminton



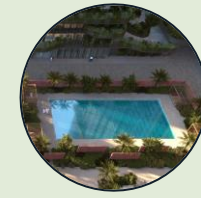
Squash



Boxing Station



Rock Climbing  
Wall



Outdoor  
Swimming Pool



Pool Tables



Air Hockey



Foosball



Table-tennis



Chess





# A LANDMARK PROJECT IN A LANDMARK LOCALE

## Project Highlights



### Leisure & Social



Musical Garden



Reading Zone



Juice Bar Counter



Fine Dining with PDR



Sports Bar



AV Room



Whiskey / Karaoke Lounge



Outdoor Dining Space

### Community & Convenience Business



Card Room



Business Centre



Pavilion Seating



Ballroom / Banquet



Senior Citizen Zone



Pre-function Hall







# A LANDMARK PROJECT IN A LANDMARK LOCALE

## Project Highlights



### Kids' Learning & Development Zones



Kid's Play Zone



Kid's Pool



Art, Pottery Clay Modelling



Dance Studio



Coaching Centre



Kids Reading zone



Robotics Lab



Cookery



Music Studio



Reference Image



# A LANDMARK PROJECT IN A LANDMARK LOCALE

## Consultants & Partners



Aedas Singapore  
Principal Architect &  
Interior Designer



Green Tree  
Green Building  
Consultant



Landscape  
Consultant



Structural  
Consultant



Sanelac  
MEP Consultant



Geocon  
Geotechnical  
Consultant



Procion Consultant  
MEP



RWDI  
Wind Tunnel  
Consultant



BES Consultants  
Façade Consultant



Dhrupad  
Traffic Consultant



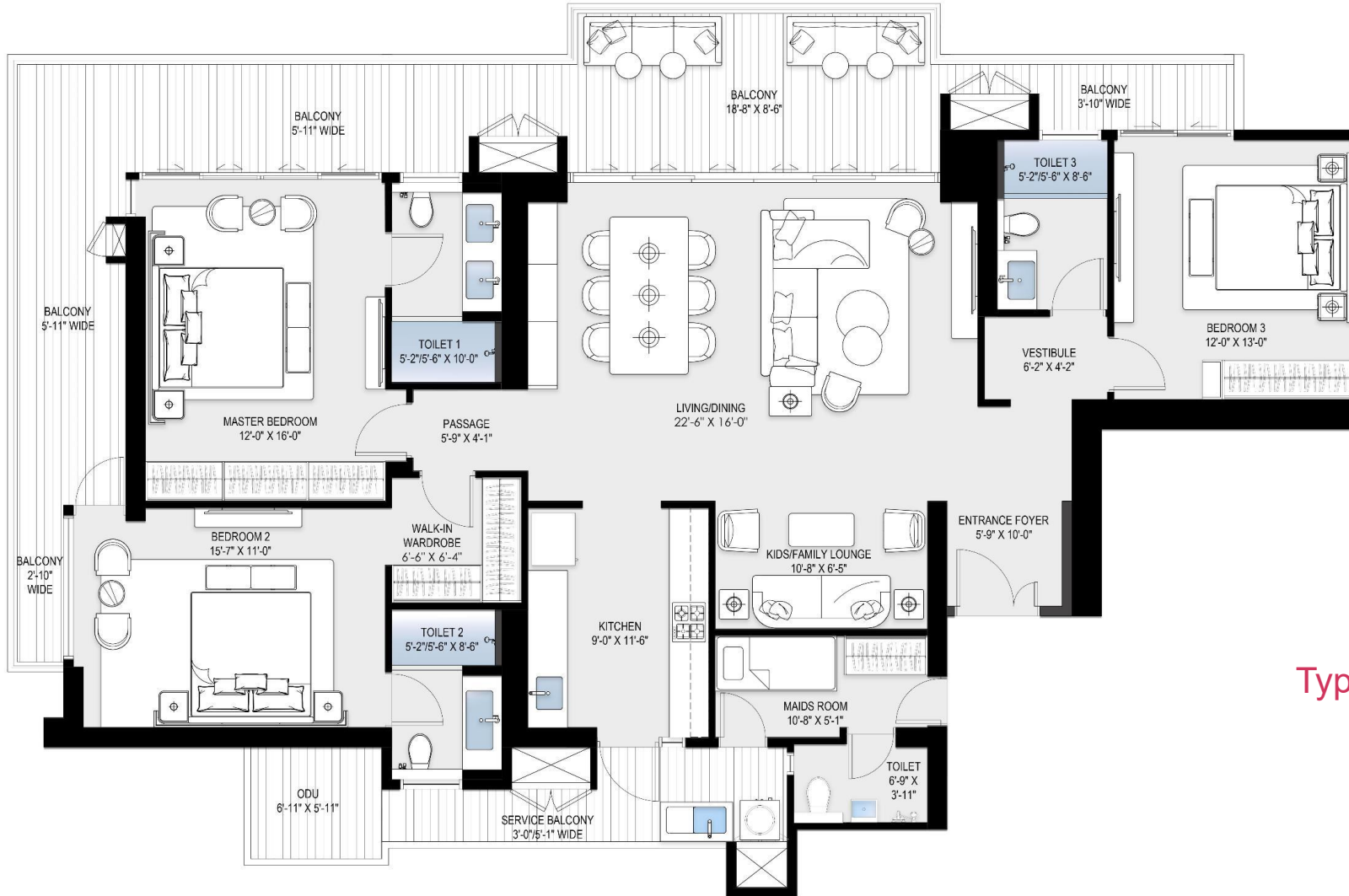
End Point  
Signage & Graphics  
Consultant



ATN  
BOH and Kitchen  
Consultant

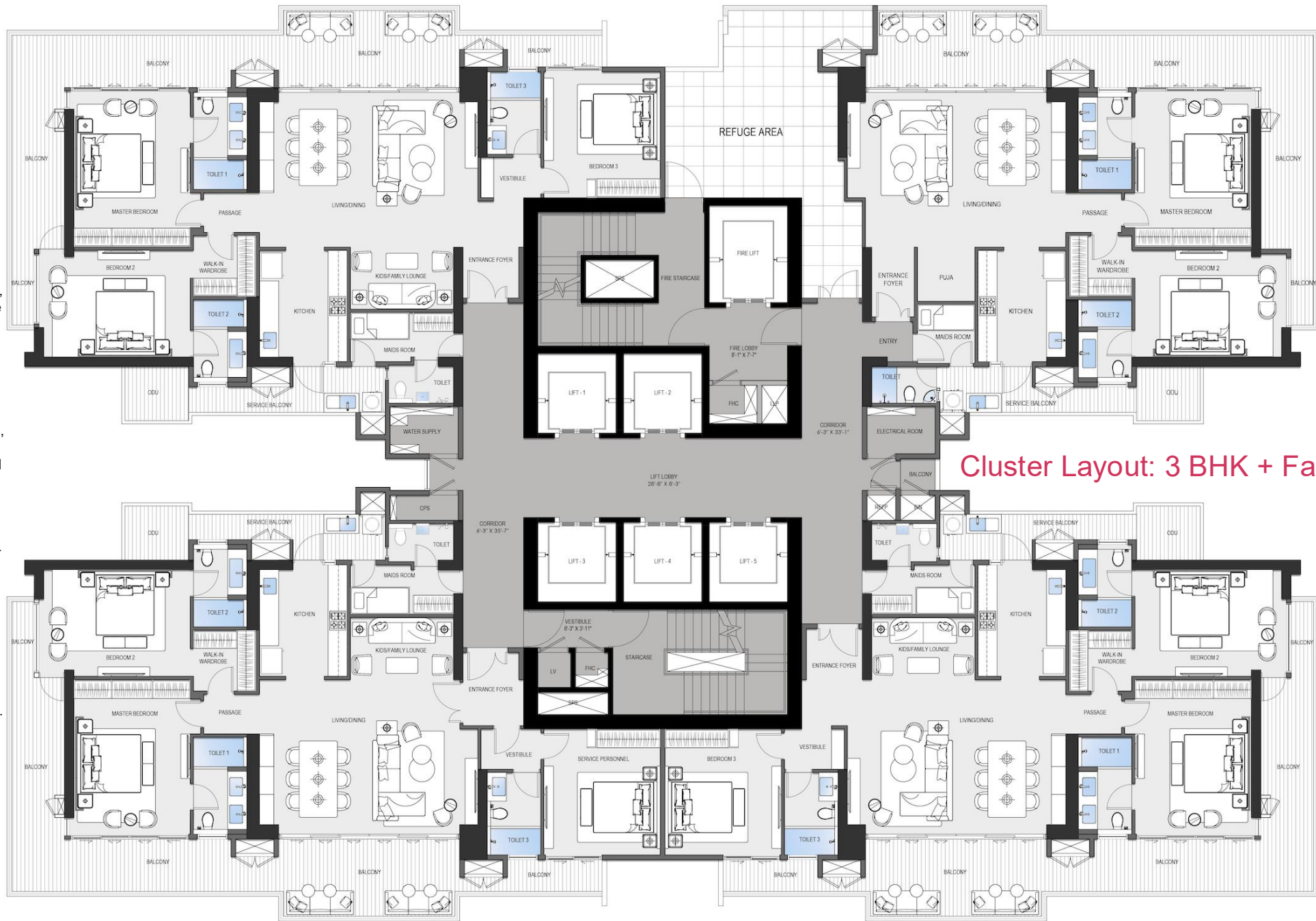


# DOWNTOWN 66



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Typical Layout: 3 BHK + Family Room + SQ



Cluster Layout: 3 BHK + Family Room + SQ

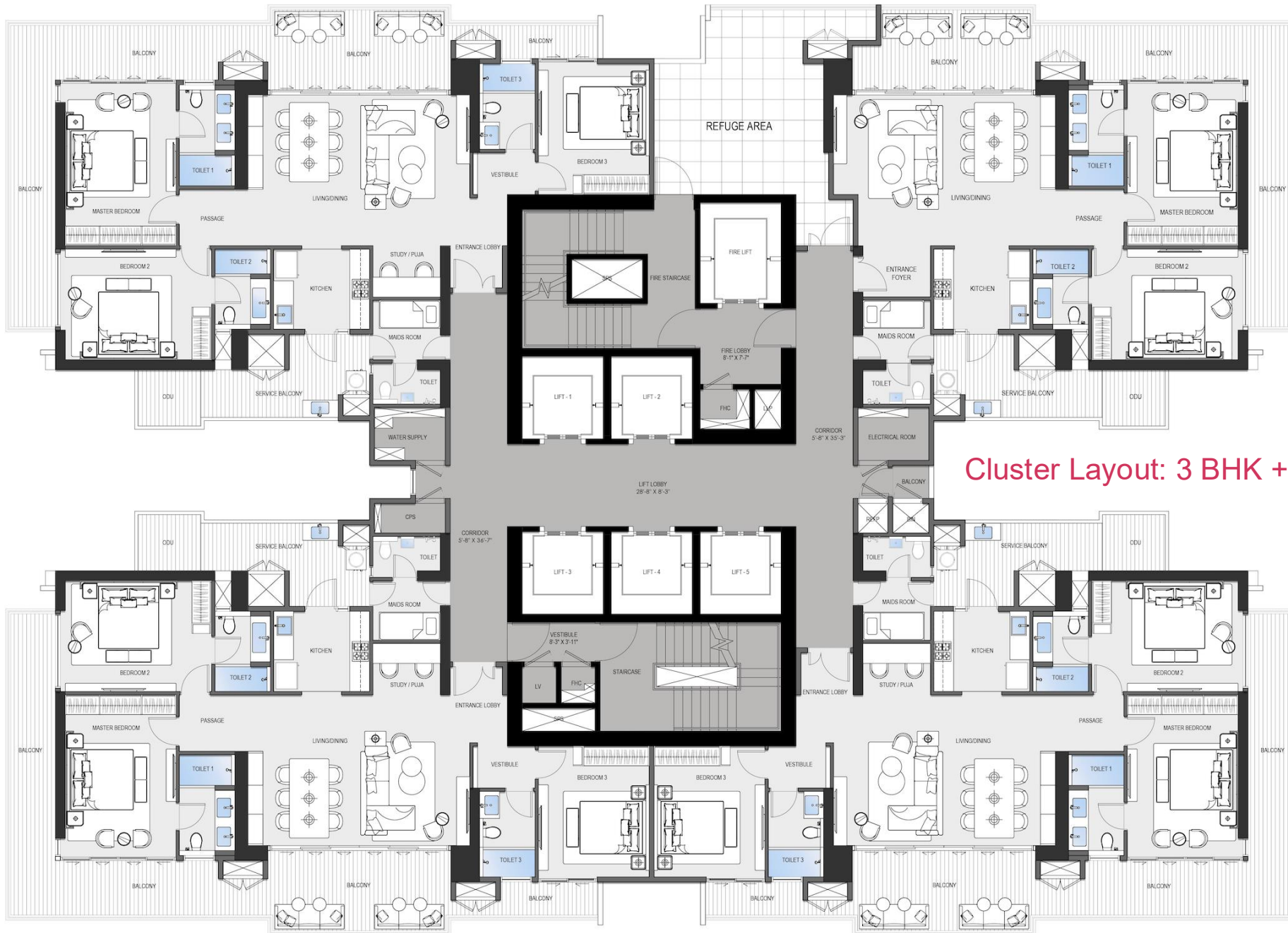
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Typical Layout: 3 BHK + Study + SQ

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Cluster Layout: 3 BHK + Study + SQ

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# Thank You

Disclaimer - Downtown-66 (“Project”) is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/981/713/2025/84 dated 19.09.2025. The details for the aforesaid Project including approved layout plans are available on the website [www.haryanarera.gov.in](http://www.haryanarera.gov.in) License No. 73 of 2024 dated 28.06.2024 and 31 of 2008 dated 18.02.2008|Building plans are approved by the competent authority as per applicable regulations. The allotment/sale is subject to application form, allotment letter, agreement for sale and/or conveyance deed; licenses, sanctioned building plans, other approvals, and occupation certificate(s)|Nothing contained herein constitutes an offer or invitation to offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature whatsoever. Recipients are advised to use their discretion in relying on the information/data described/shown therein | All information, designs, dimensions, facilities, visuals, drawings, plans, sketches, images, specifications, amenities, furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, shades, sizes and colour of the tiles and other details and recreational areas shown are merely artistic impressions for illustrative purposes only and may differ from actuals. Also heights mentioned are approximate and not to scale. All specifications and amenities shall be as per the final agreement executed with the Promoter. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers/ recipients are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any unit(s) in the Project.