Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

HARERA/GGM/981/713/2025/84

Overview

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THE TIMES OF INDIA GROUP

LAUNCH July 2025	CURRENT ₹25,000 / Sq. Feet*	CAGR 8-12%*	FEATURING 3 Towers, 595 Units	PAYMENT PLAN CLP
POSSESSION October 2032	2030 EXPECTED ₹37,951 / Sq. Feet*	XIRR* 14 %*	PLOT SIZE 4.5 Acres	HOMELOAN Available

Disclaimer*

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Why TOI recommends?

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Ideal for: Premium end-users and long-term investors seeking spacious residences in a well-established Golf Course Extension Road micro-market.

Large 3, 3.5 and 4 BHK layouts with super areas up to 3,400 sq ft cater to the growing demand for spacious premium housing in the corridor.

Surrounded by premium developments and lifestyle hubs, creating consistent end-user demand and a well-established neighborhood ecosystem.

Situated on Golf Course Extension Road, the project benefits from strong connectivity to Sohna Road, NH-48 and major employment hubs in Gurugram.

Recommended Configurations

BUY FOR END USE
4 BHK
3400 sq ft

BUY TO SELL
3.5 BHK
2900 sq ft

BUY TO RENT
3 BHK
2500 sq ft

Configurations

CONFIGURATION	BUILT UP AREA (SQ FT)	SUPER AREA (SQ FT)	PRICE PER SQ. FT	INDICATIVE PRICE
3 BHK + SR	2,100	2,500	₹ 25,000	₹ 6.25 Cr
3.5 BHK + SR	2,340	2,900	₹ 25,000	₹ 7.25 Cr
4 BHK + SR	2,800	3,400	₹ 25,000	₹ 8.5 Cr

BPTP Downtown 66 offers well-sized luxury configurations ranging from 3 to 4 BHK residences with super areas up to 3,400 sq ft, catering to premium end-users seeking spacious layouts within the Golf Course Extension Road corridor.

Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	Risk-averse buyers and end-users	Payments align with project progress, reducing construction risk and improving cash flow management

The CLP structure aligns investor payments with construction progress, offering disciplined capital deployment while reducing execution and timing risk during the development cycle.

Investment Highlights

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CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,500 SQ. FT

₹ 6.25 Cr
(Value today)

₹ 1.56 Cr
(Down payment)

You

25%
Pay upfront

₹ 4.68 Cr
(Loan amount)

Bank

75%
Loan

4.06 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

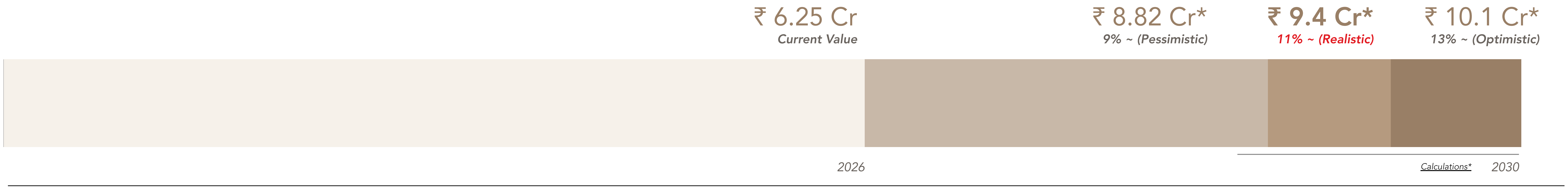
₹ 9.4 Cr*
Selling Price*

BPTP Downtown 66 targets balanced leveraged returns over a 4-year horizon, supported by strong retail demand from the Golf Course Extension Road residential catchment and the corridor's continued commercial expansion.

Disclaimer*

How your property could grow by 2030

CALCULATED FOR A 3 BHK UNIT MEASURING ON AVERAGE 2,500 SQ. FT



(Expected Price by 2030)

₹ 6.25 Cr
(Current Value)

₹ 25,000 PSF
(Current Value)

11%*
TOI Realistic CAGR
→
4 Years

₹ 9.4 Cr*
(Realistic Value by 2030)

₹ 37,951 PSF*
(Realistic Value by 2030)

₹ 3.15 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹6.25 Cr** is projected to grow to **₹9.4 Cr* by 2030**, appreciating by an estimated **₹3.15 Cr***.*

Disclaimer*

Nearby Projects

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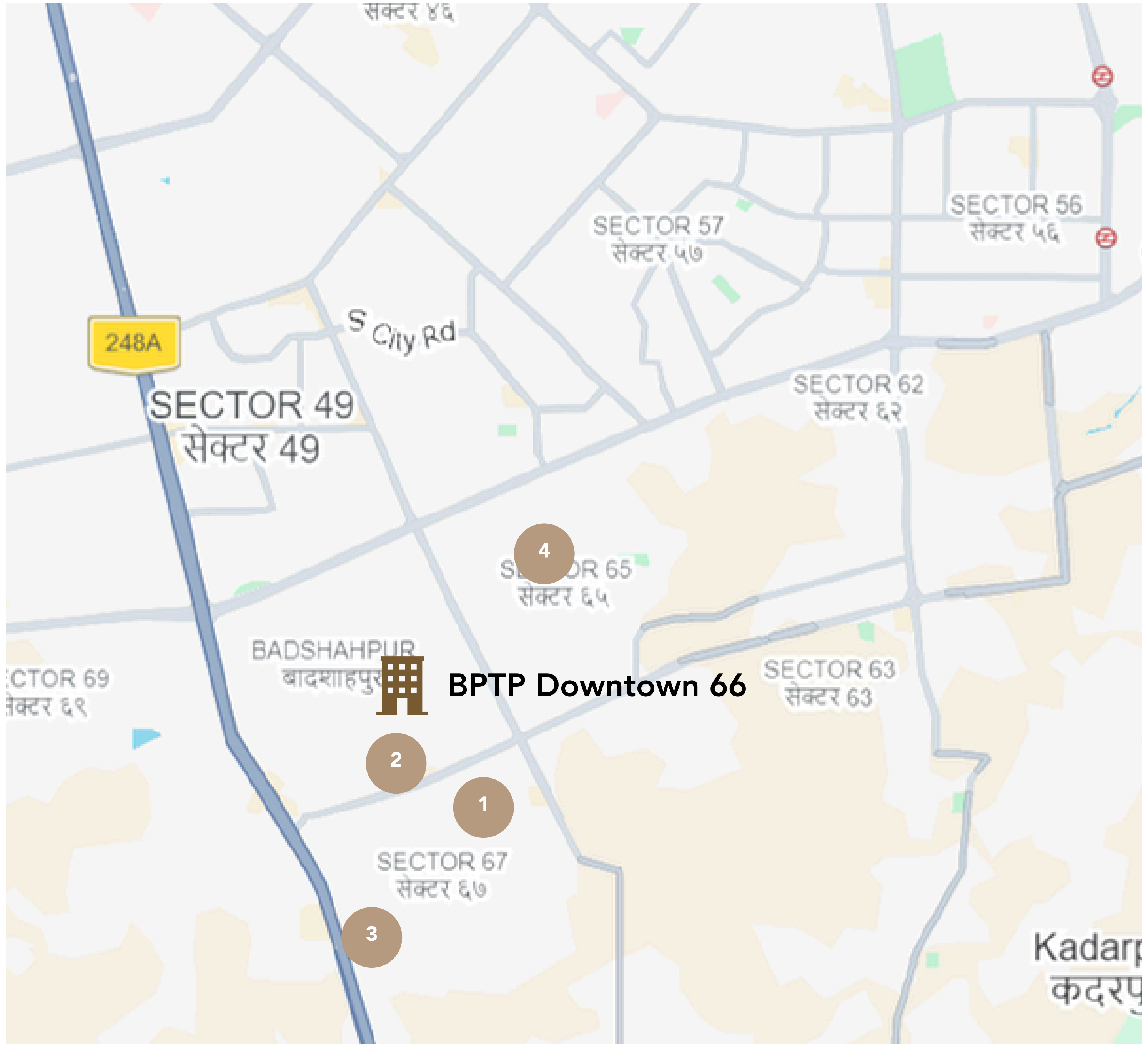

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Urbana (Sector 67)	2013–14	₹9,000 – ₹10,500	₹22,000 – ₹26,000
2 AIPL Joy Street (Sector 66)	2016–17	₹10,000 – ₹11,500	₹24,000 – ₹28,000
3 Elan Town Centre (Sector 67)	2018–19	₹12,000 – ₹14,000	₹26,000 – ₹32,000
4 M3M 65th Avenue (Sector 65)	2021–22	₹18,000 – ₹20,000	₹22,000 – ₹25,000
BPTP Downtown 66 (Sector 66)	**2025**	**₹22,000**	**₹22,000**

HISTORIC METRICS

8 - 11%
Long-Term CAGR
(20 Years)

10 - 16%
Recent YoY Price Growth
(5 Years)

40 - 75%
Avg. Price Increase
(5 Years)

Sector 66 on the Golf Course Extension Road corridor has evolved into a prime mixed-use commercial hub with strong catchment from luxury residential sectors (63–67). Historical performance of nearby high-street retail projects indicates consistent appreciation and increasing rental demand, positioning BPTP Downtown 66 within a stable long-term commercial investment micro-market.

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Similar Projects

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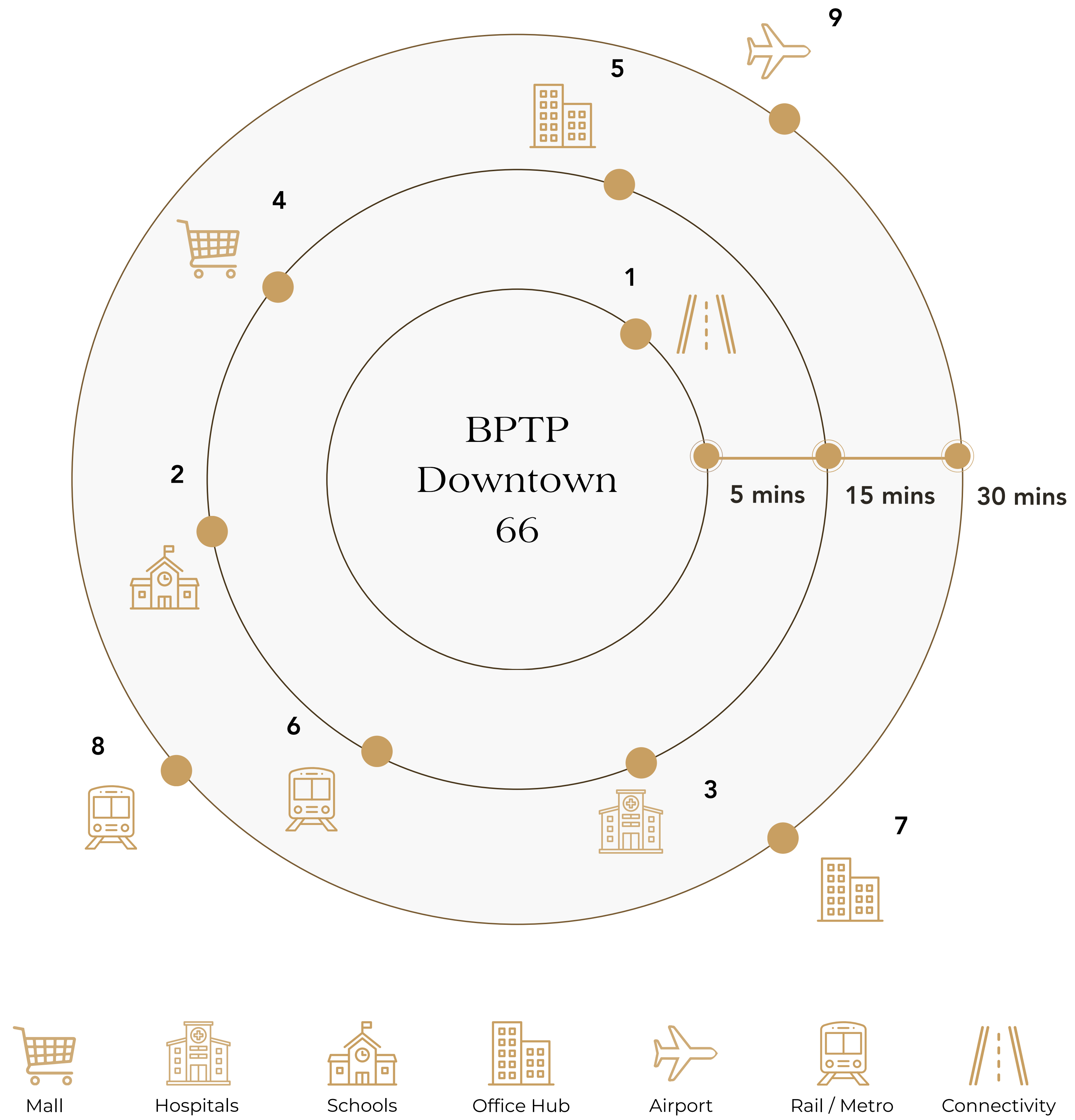
Project	BPTP Downtown 66	M3M Urbana	Elan Town Centre	M3M 65th Avenue	AIPL Joy Street
Developer	*BPTP Ltd.*	M3M India	Elan Group	M3M India	Advance India Projects Limited
Location	*Sector 66, Gurugram*	Sector 67, Gurugram	Sector 67, Gurugram	Sector 65, Gurugram	Sector 66, Gurugram
Project Type	*High-Street Retail*	Mixed-Use Commercial	High-Street Retail	Mixed-Use Commercial	Retail & Food Street
Launch Year	*2025*	2013–14	2018–19	2021–22	2016–17
Handover Timeline	*2032*	Delivered	Delivered	2024–25	Delivered
Launch Price (₹/sq ft)	*₹25,000*	₹9,000–₹10,500	₹12,000–₹14,000	₹18,000–₹20,000	₹10,000–₹11,500
Current Price (₹/sq ft)	*₹25,000*	₹22,000–₹26,000	₹26,000–₹32,000	₹22,000–₹25,000	₹24,000–₹28,000
CAGR (Since Launch)	*New Launch*	~10–12%	~11–13%	~5–7%	~10–12%
Project Density	*Medium*	Medium	Medium	Medium	Medium
Retail Mix	*Retail + F&B + Entertainment*	Retail + Offices	Retail + Restaurants	Retail + Offices	Retail + Dining
Ideal For	*Commercial investors*	Long-term retail investors	F&B and retail investors	Retail + office investors	Retail and dining investors
Key USP / Highlights	*Premium high-street retail*	Established commercial hub	Strong F&B destination	Integrated commercial hub	Popular retail & food street

Disclaimer*

Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

Facilities Nearby



1	Golf Course Extension Road	0.5 Km
2	St Xavier's High School	3 Km
3	Artemis Hospital	4 Km
4	Good Earth City Centre	5 Km
5	AIPL Business Club	6 Km
6	Huda City Centre Metro	7 Km
7	Cyber City Gurgaon	14 Km
8	Gurgaon Railway Station	16 Km
9	IGI Airport	18 Km

Builder Profile

bptp

Real estate developer known for residential, commercial and integrated townships in NCR. It has established a strong presence in Gurugram, Faridabad & Noida through large-scale master-planned communities and strategically located urban projects.

Noida, Uttar Pradesh & Faridabad

2003	2.5 K+	65+	50 M+	20+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

TERRA 37D, GURUGRAM

PARK SERENE RWA

amstoria

Spacio Park Serene

astaire gardens

Rating Matrix

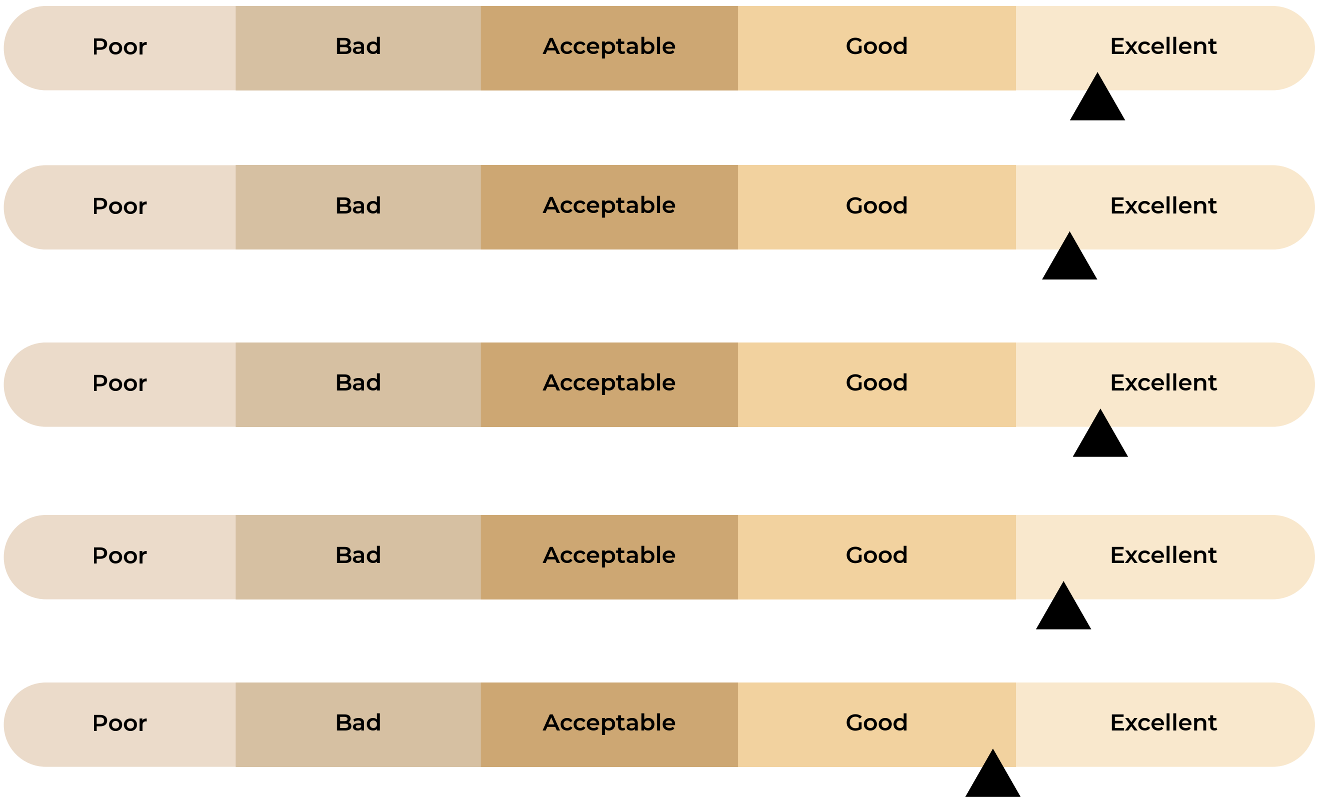
Brand Equity

Delivery Record

Financial Strength

Project Quality

Pricing Power



Project Scorecard

Parameter	Rating
Product Quality & Planning	★★★★★
Developer Credibility	★★★★☆
Location Advantage	★★★★★
Liquidity	★★★★☆
Pricing Discipline	★★★★☆
Investment Stability	★★★★★

BPTP Downtown 66 benefits from a prime Golf Course Extension Road location and strong residential catchment, positioning it as a competitive luxury housing option within a mature Gurugram micro-market.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Controlled
Regulatory / Policy Changes	Low	Low	Contained
Execution & Delivery Risk	Medium	Medium	Balanced
Liquidity During Construction	Low	Medium	Stable
Opportunity Cost of Capital	Low	Medium	Acceptable
Interest Rate Risk	Low	Medium	Balanced
Rental Yield Volatility	Medium	Low	Moderate

The project presents a moderate risk profile supported by a mature micro-market and strong residential demand, though execution timelines and capital lock-in should be monitored by investors.

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Strengths

Located in Sector 66 on Golf Course Extension Road, a well-established residential corridor with strong connectivity to Sohna Road and NH-48.

Surrounded by premium residential developments, creating a strong end-user catchment for long-term demand.

Offers modern amenities and large clubhouse facilities aimed at the luxury housing segment.

Good connectivity to employment hubs such as DLF Cyber City and business districts in Gurugram.

Balanced entry pricing aligned with delivered peer benchmarks

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