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bptp

DOWNTOWN 66

Project Report

INCLUDES

- Configurations Available
- Location Analysis
- Investment Highlights
- Payment Plans
- Comparative Projects
- Micro - Market Analysis

SECTOR 66, GURUGRAM

HARERA/GGM/981/713/2025/84

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We are

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Built on the legacy and credibility of **The Times of India Group,** TOI Homes brings decades of trust, insight, and informed decision-making into the world of real estate. Through its ecosystem of influential brands, the Group has long shaped conversations and guided millions across India with clarity and reliability.

TOI Homes extends that same philosophy through a premium, research-backed real estate advisory experience, combining curated properties, market intelligence, and white-glove guidance tailored for discerning buyers and investors.

From luxury residences to investment opportunities, every recommendation is designed to simplify complex property decisions with transparency, confidence, and long-term value at its core. More than a brokerage, TOI Homes is your trusted real estate partner, delivering thoughtful guidance, personalised service, and a more refined ownership journey from discovery to decision.

Project Snapshot

LAUNCH August 2025	**POSSESSION** December 2031	**CURRENT** ₹22,000 / Sq. Feet*	**2030 EXPECTED** ₹33,397 / Sq. Feet*	**XIRR*** 18%*
CAGR 13.4%*	**FEATURING** 3 Towers, 531 Units	**PLOT SIZE** 4 Acres	**PAYMENT PLAN** 30 : 40 : 30, 10 : 90	**HOMELOAN** Available

Why TOI Recommends?

IDEAL FOR:

Mid-premium end-users and disciplined investors seeking corridor-backed appreciation with balanced liquidity and controlled downside risk over a 4-year horizon.

Large-format 3BHK configurations offer strong livability appeal and deeper liquidity compared to ultra-luxury inventory in the corridor.

At ₹22,000 PSF, pricing aligns with matured Dwarka Expressway benchmarks, while 75% leverage under a 11% CAGR assumption supports high-teen IRR potential without speculative growth dependency.

Sector 106 benefits from prime Dwarka Expressway positioning with seamless connectivity to Delhi, IGI Airport and upcoming commercial hubs, supporting sustained end-user demand.

RECOMMENDED CONFIGURATIONS

BUY FOR END USE
3 BHK
2106 sq ft

BUY TO SELL
3 BHK
2084 sq ft

BUY TO RENT
3 BHK
2084 sq ft

3 BHK

Luxury Residences

3 BHK - Type 1

Super Area - **2084 Sq. ft.**

Price per Sq. ft. - **₹ 22,000**

Indicative Price - **₹ 4.58 Cr**

3 BHK - Type 2

Super Area - **2106 Sq. ft.**

Price per Sq. ft. - **₹ 22,000**

Indicative Price - **₹ 4.63 Cr**

BPTP Gaia Residences offers well-sized 3 BHK layouts in the 2000–2200sq ft bracket, positioned in the mid-premium segment of Dwarka Expressway. The ticket size balances appreciation potential with liquidity comfort, making it suitable for both end-use and structured capital growth strategies.

Master Plan Overview

Land Area
4.23 Acres

Total No. of Units
504

Density
119 Units/Acre

Total No. of Towers
3

Open Spaces
70%+ Landscaped Greens

Access Road Width
16 m

Clubhouse Density
272 sq.ft./unit

Clubhouse Area
Central Club & Wellness Hub

BPTP Downtown 66 features a high-rise, low-core master plan comprising three standalone towers with four residences per floor. A centrally positioned 1.37 lakh sq.ft. amenity ecosystem, expansive landscaped zones, and ~150 m skyline towers create a premium residential environment while maintaining operational efficiency and long-term investment appeal.

Unit Plan Overview

Type
3 BHK + Study

Efficiency
59.5%

Saleable Area
2521 sq.ft.

Carpet Area
1,500 sq.ft.

Floor to Ceiling
3.6 meters

Utility Space
Available

Master Bedroom
Spacious Master Suite

Living/Dining Room
Open-plan Living & Dining

No. of Balconies
2 + Utility Balcony

Balcony Area
Wraparound Deck

The residences feature an efficient 3 BHK layout with dedicated study/family lounge options, expansive wraparound decks, utility space, and open-plan living areas. The floor plan emphasizes natural light, cross ventilation, and functional zoning to enhance premium family living.

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Lighting Analysis

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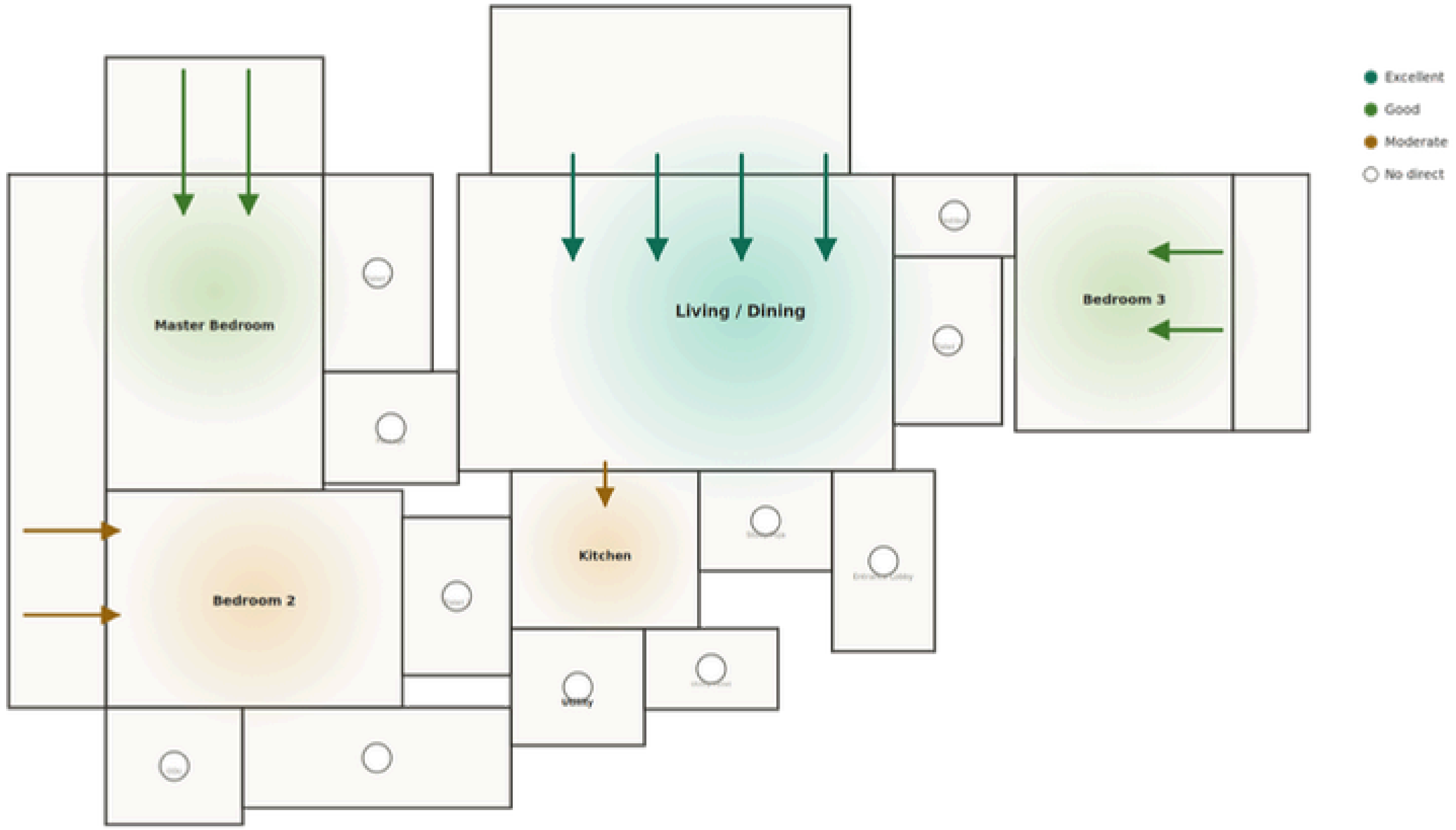
DESIGNED FOR 3BHK UNIT MEASURING 2,600 SQ. FT

1. Living/Dining gets the widest frontage in the unit, the main balcony's full run, and the most daylight of any room.

2. Master Bedroom and Bedroom 3 each get direct daylight through their own private balcony.

3. Bedroom 2 gets light too, but through the same shared balcony as the Master Bedroom, so it's a shallower catch than a room with its own private opening.

4. Kitchen, utility, both extra toilets, passage, study/puja, entrance lobby and vestibule are unlit by design, standard for interior-facing service zones



BPTP Downtown 66's layout balances daylight access and thermal performance, providing naturally lit living spaces with efficiently planned internal service zones.

Ventilation Analysis

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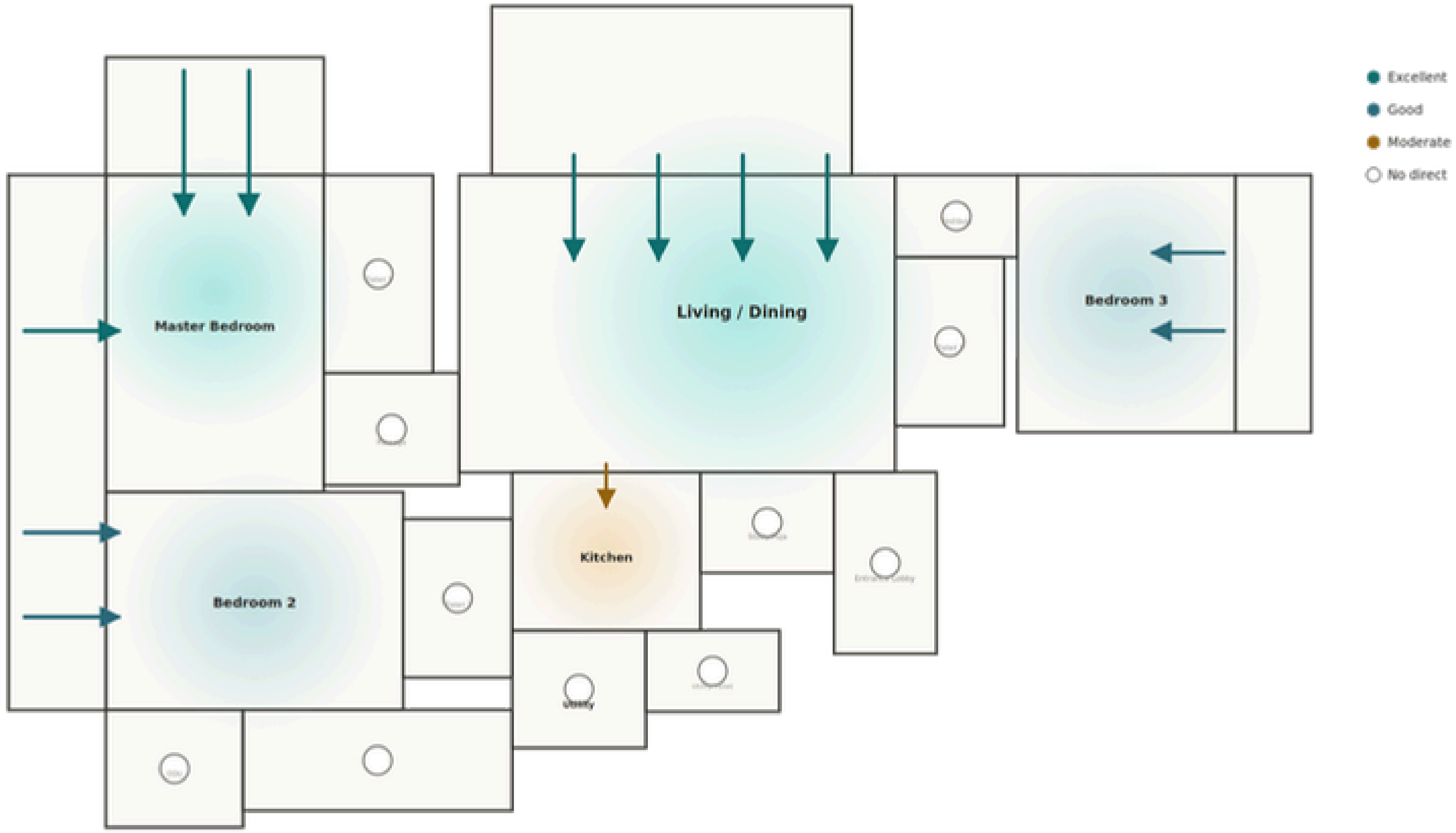
DESIGNED FOR 3BHK UNIT MEASURING 2,600 SQ. FT

1. Living/Dining pulls in the most air, the widest single opening in the unit, but it's one-sided with nowhere to push through.

2. Master Bedroom gets true cross-ventilation, its own balcony plus the shared balcony below it giving air a second path.

3. Bedroom 2 shares that same balcony as the Master Bedroom, one opening only, same as Bedroom 3.

4. Kitchen, utility, both extra toilets, passage, study/puja, entrance lobby and vestibule get no airflow, sealed off from any external opening.



BPTP Downtown 66's ventilation-focused layout enhances resident well-being by maximizing airflow and daylight in habitable spaces while efficiently isolating service areas for improved living quality.

Vaastu Analysis

DESIGNED FOR 3BHK UNIT MEASURING 2,600 SQ. FT

ROOM TYPE	IDEAL DIRECTION	DETECTED DIRECTION
Toilet	Northwest/West	Southwest, Northeast, Northwest
Bedroom	Southwest (Master)	West, Northeast, Southwest
Kitchen	Southeast	South
Balcony	Northeast	West, North, Northwest, South
Dressing Room	Northwest	Not Available
Utility	Southeast/Northwest	South

The unit demonstrates moderate Vastu compliance, with the master bedroom, kitchen, utility and one toilet positioned in favourable directions. However, the presence of toilets in the southwest and northeast, along with a northeast bedroom, indicates notable deviations from standard Vastu principles.

Specifications of Construction

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Kitchen

Tile dado up to 2' above counter with acrylic emulsion finish
Quartz/Marble/Granite countertop

Windows & Doors

UPVC/Aluminium glazed windows with clear/tinted coated glass
Flush doors with engineered plywood door frames

Lifts

Otis/Mitsubishi/KONE/Thyssenkrupp or equivalent lifts

Wall Finish

Acrylic emulsion/OBD finish for internal walls
Exterior-grade textured paint finish

Flooring

Premium vitrified/ceramic tiles or marble flooring
Laminated wooden flooring in bedrooms with tile/marble flooring in other areas

Bathrooms

Jaquar/Parryware/Hindware or equivalent sanitary ware
CP fittings with marble/quartz counter and mirror

Air Conditioning

VRV/VRF air conditioning in living, dining, kitchen & bedrooms

Water Storage

UPVC/RCC water storage system
Supreme/Prince/Finolex/Astral or equivalent make

Facilities Nearby

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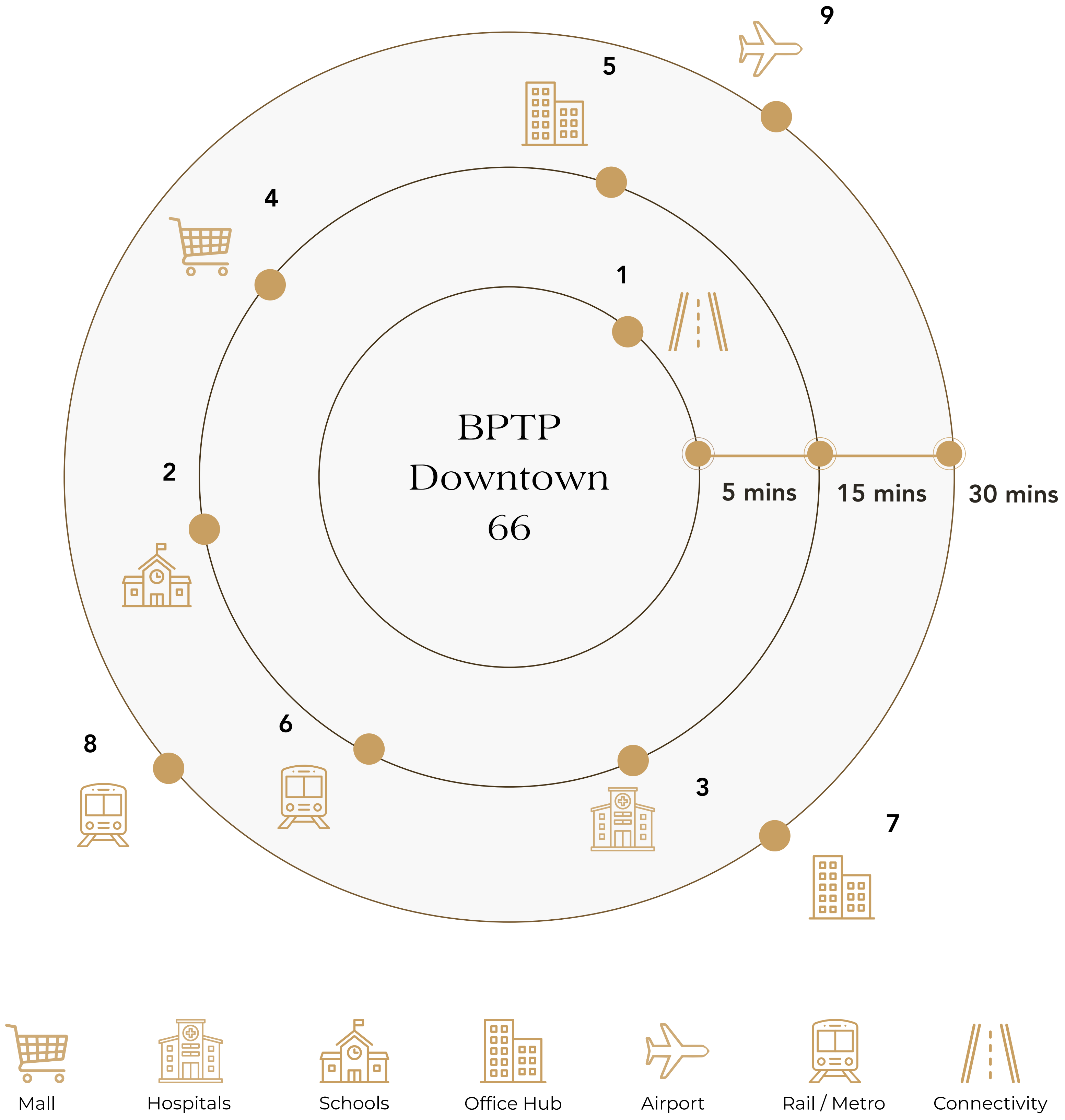
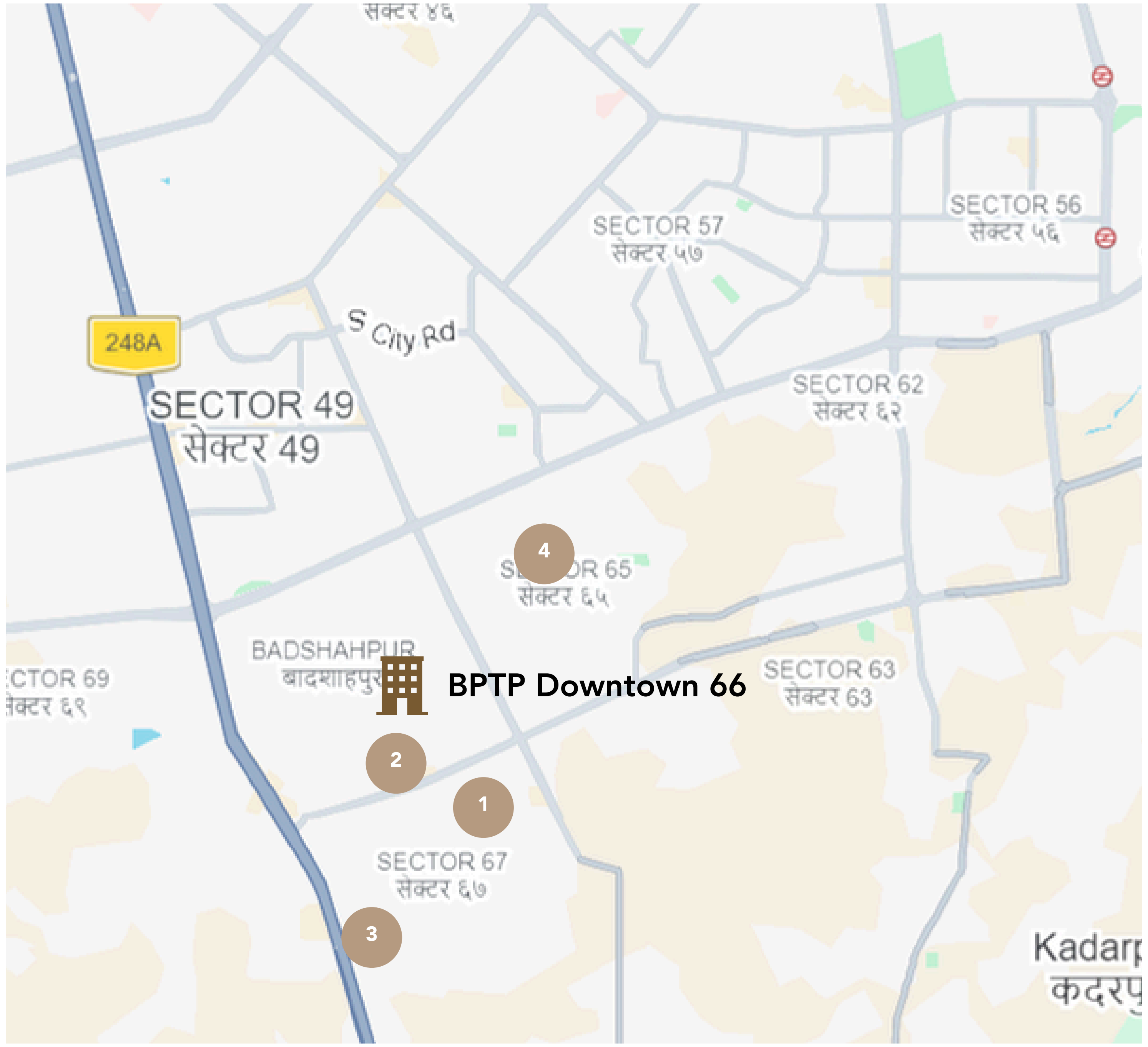
1		Golf Course Extension Road	0.5 Km
2		St Xavier's High School	3 Km
3		Artemis Hospital	4 Km
4		Good Earth City Centre	5 Km
5		AIPL Business Club	6 Km
6		Huda City Centre Metro	7 Km
7		Cyber City Gurgaon	14 Km
8		Gurgaon Railway Station	16 Km
9		IGI Airport	18 Km



Nearby Projects - Map View

1	M3M Urbana (Sector 67)
2	AIPL Joy Street (Sector 66)
3	Elan Town Centre (Sector 67)
4	M3M 65th Avenue (Sector 65)
	BPTP Downtown 66 (Sector 66)



Nearby Projects

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*	TOTAL GROWTH %	YOY GROWTH (CAGR %)
M3M Urbana (Sector 67)	2013–14	₹9,000 – ₹10,500	₹22,000 – ₹26,000	1.46	0.64
AIPL Joy Street (Sector 66)	2016–17	₹10,000 – ₹11,500	₹24,000 – ₹28,000	1.42	0.37
Elan Town Centre (Sector 67)	2018–19	₹12,000 – ₹14,000	₹26,000 – ₹32,000	1.23	0.55
M3M 65th Avenue (Sector 65)	2021–22	₹18,000 – ₹20,000	₹22,000 – ₹25,000	0.24	0.08
BPTP Downtown 66 (Sector 66)	**2025**	**₹22,000**	**₹22,000**	-	-

METRICS

CORRIDOR AVERAGE PRICE

₹ 24900

MICRO MARKET CAGR

12.6%*

DISCOUNT PERCENTAGE

26%*

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.

Payment Plans

PAYMENT PLAN	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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₹ 6.63 Cr (Value Today)

₹ 1.66 Cr (Down Payment)

25%*
Pay Upfront

₹ 4.97 Cr (Loan Amount)

75%* *Loan*	**4.31 L*** *Pay Monthly*
20 Years *Loan Duration*	**8.5% P.A.** *Interest Rate*

18%*	**7.08 Years**	**₹ 14.21 Cr***
XIRR	Holding Period	Selling Price

With a 75% loan structure, Downtown 66 delivers an 18% true XIRR over a 7.08-year horizon, balancing capital efficiency with lower leverage risk.

CAGR Build-up: Parameter Basis

	Project Score	Total Score
CONNECTIVITY - GOOD **Metro: 600 m** (Huda City Centre Metro) **Airport: 18 km** (IGI Airport) **Highway: 0.5 km** (Golf Course Extension Road)	22.5	30
DEVELOPER TIER - EXCELLENT **Tier Rating: Tier 4** (Based on developer track record and delivery history)	25	25
LAUNCH STATUS - EXCELLENT **Launch to Possession: 73 Months** (July 2026 → Aug 2032) **Delay Adjustment: 0 Months** (No delay applied)	25	25
INFRASTRUCTURE PIPELINE - EXCELLENT Gurugram Metro – HUDA City Centre to Cyber City, including Sector 72A SPR Elevated Corridor – NH-48 to Vatika Chowk	20	20

Micro-market CAGR **12.1%** → Adjustment **1.30%** → Final CAGR **13.4%**

Total Score: **92.5/100**

How your Property could Grow by 2032

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CALCULATED FOR 3BHK UNIT MEASURING 2,550 SQ. FT

Sector Base Rate		Project Score		
12.1%*	+	**92.5/100** → adjustment +1.3%	=	**~13.4%*** Projected CAGR over 7.08 Years

Today		By Exit	Estimated Gain in 7.08 Years
₹ 6.63 Cr	13.4% 7.08 Years → TOI Realistic CAGR	**₹ 16.43 Cr**	**₹ 7.59 Cr** Conservative: ₹ 14.48 Cr* (11%) Optimistic: ₹ 18.60 Cr* (15%)

₹ 6.63 Cr Current Value

₹ 14.48 Cr* 11% ~ (Pessimistic)

₹ 16.43 Cr* 13% ~ (Realistic)

₹ 18.60 Cr* 15% ~ (Optimistic)

(Expected Price by 2032) 2026 Calculations* 2032

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Rental Yield Potential

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CALCULATED FOR 3BHK UNIT MEASURING 2,550 SQ. FT

POSSESSION YEAR PRICE: ₹ 14.21 CR

RENTAL YIELD : 2.1%*

POSSESSION DATE: 28-AUG-2032

	Pessimistic	*Realistic*	*Optimistic*
Annual Rent	**₹ 29.98 L**	**₹ 29.98 L**	**₹ 37.09 L**
Monthly Rent	**₹ 1.91 L**	**₹ 2.50 L**	**₹ 3.09 L**

*Calculations**

By possession in 2032, the property's value is projected to grow from ₹6.63 Cr to ₹14.21 Cr, with an estimated monthly rental income of ₹2.50 L (₹29.98 L annually) at a 2.1% rental yield - creating a compelling opportunity for both capital appreciation and passive income.

Similar Projects

PROJECT	BPTP DOWNTOWN 66	SMARTWORLD THE EDITION	M3M GOLF ESTATE	TRUMP RESIDENCES GURGAON	SMARTWORLD SKY ARC
Developer	BPTP Ltd.	Smartworld Developers	M3M India	Smartworld Developers & Tribeca	Smartworld Developers
Location	Sector 66, Golf Course Ext. Road	Sector 66, Golf Course Ext. Road	Sector 65, Golf Course Ext. Road	Sector 69, SPR	Sector 69, SPR
Project Area	~4.25 Acres	~10.7 Acres	~56 Acres	~8 Acres	~14 Acres
Launch Year	2026	2023	2010	2025	2024
Handover Timeline	Oct 2032	~2027	Ready to Move	~2030	~2029
Launch Price (₹/sq ft)	~₹20,000	~₹18,500	~₹9,000	~₹24,000	~₹16,500
Current Price (₹/sq ft)	~₹27,900	~₹22,500	~₹21,000	~₹28,000	~₹20,000
Project Density	~119 Units/Acre	~52 Units/Acre	~16 Units/Acre	~50 Units/Acre	~50 Units/Acre
Clubhouse	Luxury Clubhouse	Premium Clubhouse	Resort-style Clubhouse	Ultra-luxury Clubhouse	Luxury Clubhouse

Builder Profile

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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.

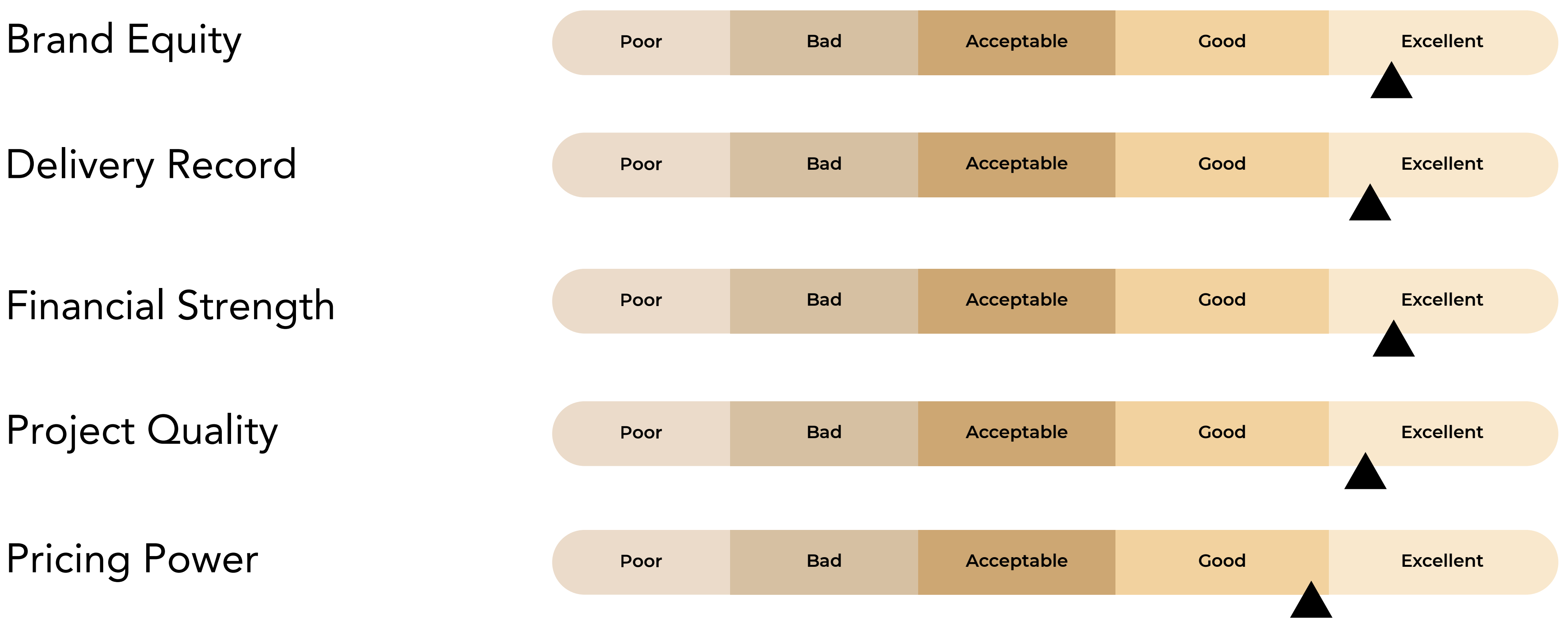
Noida, Uttar Pradesh & Faridabad

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



Project Scorecard

Parameter	Rating
Location & Connectivity	★★★★☆
Project Density / Livability	★★★☆☆
Developer Credibility	★★★★★
Pricing / Value Positioning	★★★★★
Growth Potential	★★★★☆
Rental Yield	★★★☆☆

*Calculations**

BPTP Downtown 66 stands out as a premium address that combines strong connectivity, modern livability, and long-term appreciation potential in an established growth corridor.

Property Risk Matrix

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Risk	Impact	Probability	Overall
Construction & Delivery Risk	High	Low	Moderate
Pricing Risk	Medium	Low	Low
Timeline Exposure Risk	Medium	High	Elevated
Infrastructure Dependency Risk	Medium	Low	Low
Micromarket Risk	Medium	Very Low	Low
Regulatory Risk	Low	Low	Minimal

*Calculations**

BPTP Downtown 66 carries a relatively balanced risk profile, with low regulatory and micro-market risks complemented by manageable execution-related exposure.

Strengths

Prime Sector 106 positioning along Dwarka Expressway with improving airport and CBD connectivity

Mid-ticket 3BHK configuration strength, ensuring stronger liquidity pool

Corridor maturity advantage, reducing early-stage infrastructure risk

Structured mid-teen leveraged IRR potential under 11% CAGR modelling

Balanced entry pricing aligned with delivered peer benchmarks

Why Buyers Trust

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Dedicated Property Advisory

Research-backed guidance tailored around your lifestyle, investment goals, and long-term priorities.

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Transparent assistance across verification, agreements, registration, and compliance for a seamless transaction experience.

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End-to-end support across financing, documentation, and lending solutions through trusted banking partners.

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