



This isn't just another investment.
It's investing in your child.
BPTP Discovery Park. A kid-friendly property.

Authorized Sales Organizer



UC Estate Agency

9810437024







Special Scheme

NO EMI / Interest
For
2 Years

[New Launch]

Detail :-

Sector :	Sector - 80, Faridabad
Height:	G.F + 14 to G.F + 24
Land Area :	- 12 Acre
Location:	Near to Develop Sector (14, 15,) Opp. To HUDA Commercial Sector 79
Landmark:	Near BPTP " S " Block Sector 75
Possession:	-30 Months (Approx.)
Type:	Flat
Company Booking:	Open
Availability :	Limited Flats

Launching Rate :

S.No	Unit Type	AREA [Sq. Ft.]	Rate [Per Sq. Ft.]	Discount	Basic Sale Price (Rs.)	Net B.S.P	Booking Amount
1.	2 BHK + 2T	1120	Rs. 2845/- Per Sq. Ft.	Rs. 250/- Per Square Foot	Rs. 2595/- Per Sq. Ft.	29,06,400/-	Rs. 2,23,974/-
2.	3 BHK + 2T	1380			Rs. 2595/- Per Sq. Ft.	35,81,100/-	Rs. 2,75,969/-
3.	3 BHK + 3T	1625	Rs. 2750/- Per Sq. Ft.		Rs. 2500/- Per Sq. Ft.	40,62,500/-	Rs. 3,13,066/-
4.	3 BHK + Family Lounge (Duplex)	2440			Rs. 2500/- Per Sq. Ft.	61,00,000/-	Rs. 4,70,081/-

* Allied Charges : Development Charges (Rs.245/-) + Car Parking (2 Lacs) + Club Membership (0.75 Lacs) + PLC (if Applicable) + FMS (Rs.50/-)

Authorised Agent :

CHEQUES SHOULD BE ISSUED IN FAVOUR OF -
"B.P.T.P Ltd."

Payable at Delhi / New Delhi

Document Required :

- > Copy of PAN Card.
- > Photograph
- > Resident Proof

U.Choudhary [P] Ltd.

[An Ex-Service on Enterprise]

Ph: 9910087024, 9811096383

Head Off: No. 157-158, Sector 14 Market,
Faridabad, Haryana 121007

E-Mail :- info@choudhary.com

Web : www.bptp.asia



Call for Booking / Enquiry — U.Choudhary [P] Ltd. — Mobile # : 9810437024, 9810027024

[B].[P].[T].[P]

"DISCOVERY PARK" in sector 80 "Parklands"

Faridabad

Payment Plan

Payment Plan A - Down Payment with 10% rebate	
At the time of booking	7.5% of BSP #
within 45 Days of booking	77.5% of BSP + 100% of Allied Charges #
At the time of possession	5% of BSP + IFMS + Registration Charges + Stamp Duty

Payment Plan B - Construction linked installment plan	
Booking Amount	7.5% of BSP #
Within 75 Days from the booking	To Complete 15% of BSP
On Start of Excavation	10% of BSP
On Casting of Upper Basement Slab	10% of BSP + 20% Of Allied Charges
On Casting of 1st Floor Slab	10% of BSP + 20% Of Allied Charges
On Casting of 4th Floor Slab	10% of BSP + 20% Of Allied Charges
On Casting of 8th Floor Slab	10% of BSP + 20% Of Allied Charges
On Casting of 12th Floor Slab	10% of BSP + 20% Of Allied Charges
On Casting of 14th Floor Slab	10% of BSP
At the start of External Plaster	10% of BSP
At the time of offer of Possession	5% of BSP + IFMS + Registration Charges + Stamp Duty

PLC's	Heads	Charges
	Park / Corner (Duplex Only)	Rs. 75/- Per Sq. Ft.
	Landscape Facing	Rs. 50/- Per Sq. Ft.
	Ground to 2nd Floor	Rs. 100/- Per Sq. Ft.
	3rd to 5th Floor	Rs. 75/- Per Sq. Ft.

Document Required :

1. Photograph
2. Copy of Resident Proof
3. Copy of PAN No.
4. Cheque Should Be Issued In Favour of :

M/s B.P.T.P Ltd.

U.Choudhary [P] Ltd.

9910087024, 9811096383

inf@uchoudhary.com

DC : Development Charges

Rs. 245/- Per Sq. Ft.

Car Parking (Covered, CPC)

Rs 2,00,000/-

Club Membership Charges (OMC)

Rs.75,000/- per Family

IFMS

Rs. 50/- Per Sq. Ft.

Alongwith Service Tax, as applicable + Allied Charges include : PLC + DC + CPC + OM

B.P.T.P " DISCOVERY Park " - CALCULATION

S.No.	Unit Type	Area	B.S.P	Inaugural Discount	Net B.S.P	Net B.S.P	Discount 5% ² [A]	OTHER CHARGES					Total Cost of FLAT	Booking * Amount
								CP	DC	IFMS	CNC	Total [CP+DC+IFMS +CNC]	Net BSP + Other Charges - [A]	
								Rupees	p.s.f	p.s.f	Rupees	Rupees	Rupees	
1	3 BHK + 2T	1120	2845	250	2595	2906400	134320	200000	245	50	75000	605,400	3,377,480	223974
2	3 BHK + 2T	1380	2845	250	2595	3581100	165555	200000	245	50	75000	682,100	4,097,645	275969
3	3 BHK + 3T	1625	2750	250	2500	4062500	189625	200000	245	50	75000	754,375	4,627,250	313066
4	3 BHK + Family Lounge (Duplex)	2440	2750	250	2500	6100000	291500	200000	245	50	75000	994,800	6,803,300	470081

IFMS	:	Interest Free Maintenance Security
CNC	:	Club Membership Charges
DC	:	Development charges
CP	:	Car Parking
P.S.F	:	Per Square Feet
B.S.P	:	Basic Sale Price

Document Required :

1. Photograph
2. Copy of Resident Proof

2. Copy of PAN No.
4. Cheque Should Be Issued In Favour of :

* M/s B.P.T.P Ltd. *

Allied Charges include: PLC + DC + CPC + CM

* Alongwith Service Tax, as applicable

\$ On Time, 5% Discount on Every Installment

\$ Timely Payment Discount (TPD)

Registration Charges + Stamp Duty are extra

**Contact
For
Bookings / Enquiry**

U.Choudhary [P] Ltd.

9 8 1 0 4 3 7 0 2 4

9 8 1 0 0 2 7 0 2 4

info@uchoudhary.com

2 BHK + 2 Toilets
1120 sq. ft.
(Towers A,B,C,D,E,F,G,H)



Authorized Sales Organizer



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1 Sq.Mtr.=10.76 Sq. Ft.

2 BHK + 2 Toilets
(Corner Block Unit)
1120 sq. ft.

(Towers A,B,D,E)



Authorized Sales Organizer



UC Estate Agency

9810437024

1 Sq.Mtr.=10.76 Sq. Ft.

3 BHK + 2 Toilets
 1380 sq. ft.
 (Towers C,F,G,H)



Authorized Sales Organizer



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1 Sq.Mtr.=10.76 Sq. Ft.

3 BHK + 3 Toilets
1625 sq. ft.
(Towers J,K)



Residential

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1 Sq.Mtr.=10.76 Sq. Ft.

3 BHK + Family Lounge + S.Q.
Lower Level Plan
2440 sq. ft.
(Towers L & M)



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1 Sq.Mtr.=10.76 Sq. Ft.

3 BHK + Family Lounge + S.Q.
Upper Level Plan
2440 sq. ft.
(Towers L & M)



Foreman

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1 Sq.Mtr.=10.76 Sq. Ft.



SITE PLAN



SPECIFICATIONS



STRUCTURE
Earthquake resistant RCC framed construction.

TOWER ENTRANCE LOBBY
Air-conditioned entrance lobby
Selected Marble/Granite cladding/Acrylic Emulsion.

SECURITY
24*7 security/ Gated complex.



LIVING/DINING
Wall Finish: Painted in pleasing shades of Oil Bound Distemper
Flooring: Vitrified Tiles.



BEDROOMS
Wall Finish: Painted in pleasing shades of Oil Bound Distemper.
Flooring: Laminated wooden flooring.
Bathroom: Anti-slip Ceramic Tiles.



KITCHEN
Flooring: Ceramic Tiles/Vitrified Tiles.
Dado: Ceramic tiles 2 feet above working platform, rest Oil Bound Distemper.
Platform: Granite Counter with single bowl stainless steel sink with drain board.



BATHROOM
Dado: Selected Ceramic Tiles up to 7 feet in door level and rest in Oil Bound Distemper.
Flooring: Anti-slip Ceramic Tiles.
Fittings: Granite/Marble Counter, white sanitary fixtures and contemporary styled CP Fittings.



DOORS & WINDOWS
Windows: Aluminium/UPVC
Doors: Seasoned hardwood frames with painted board shutters.
Main Door: Hardwood.



EXTERNAL AREAS
Organised green landscaped areas.
Kids park, Jogging and walking track.
Golf carts for internal circulation of visitors.
Bar-be-que pits/ Gasbox for parties.
Sitting areas, Adequate street lighting and open area lighting.



FACILITIES
Electrical: Conduit Copper electrical wiring for all light and power points.
Lifts: High capacity lifts.
Power Backup: 2 BHK: 3 KVA, 3 BHK: 5 KVA, Duplex: 7 KVA.



CLUB
Recreational Club with Swimming Pool & Kids Pool,
Tennis Courts, Squash Court, Pool/Billiards, Table Tennis, Badminton Courts,
Cricket Nets and Basketball Court.



SHOPPING
Convenient shopping centre for all your day-to-day needs.

The developer reserves the right to amend/ alter the area, layout, elevations, specifications & amenities. Elevation, photographs/ images used in the brochure are purely artistic in nature & tend to change with/ without prior notice.



Paradeep

