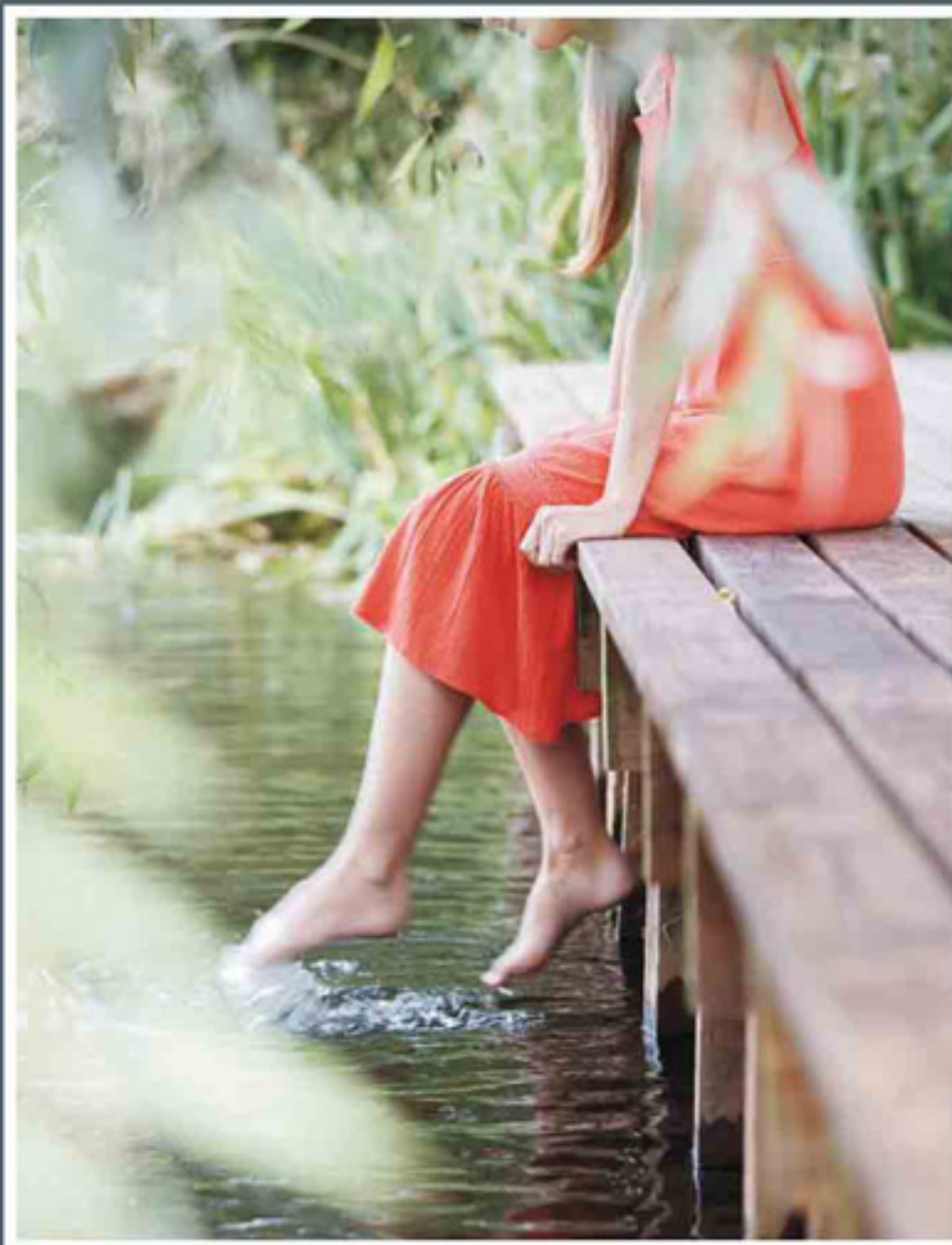




It's time to live life  
not rush through it.







It's time to stop and savour every moment  
of your success. It's time to celebrate  
every milestone. It's time to live that  
dream you had for your family. It's time to  
take it easy.



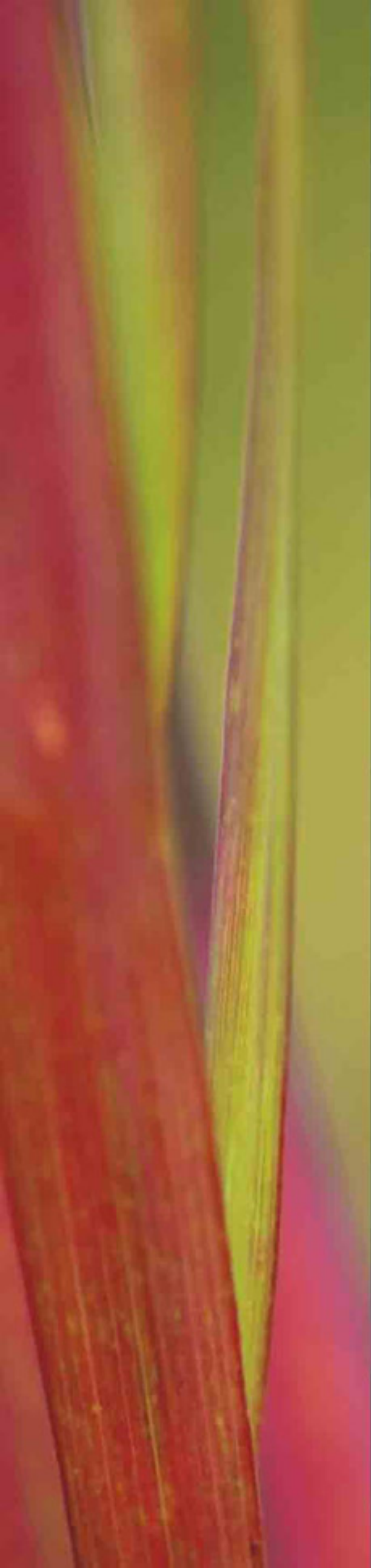
*because life is what happens to you  
when you are busy making other plans.*

A person is sitting in a field of tall, golden-brown grass. The person's right arm is extended, holding a white paper cutout of a house. The person is wearing a black watch on their right wrist. The background is a soft-focus field of grass under bright, natural light.

It's time to step in to  
astaire  
gardens

*A garden that nurtures a premium residential township with world class amenities for a truly inspired lifestyle.*







*It's time to sow seeds  
for the future.*

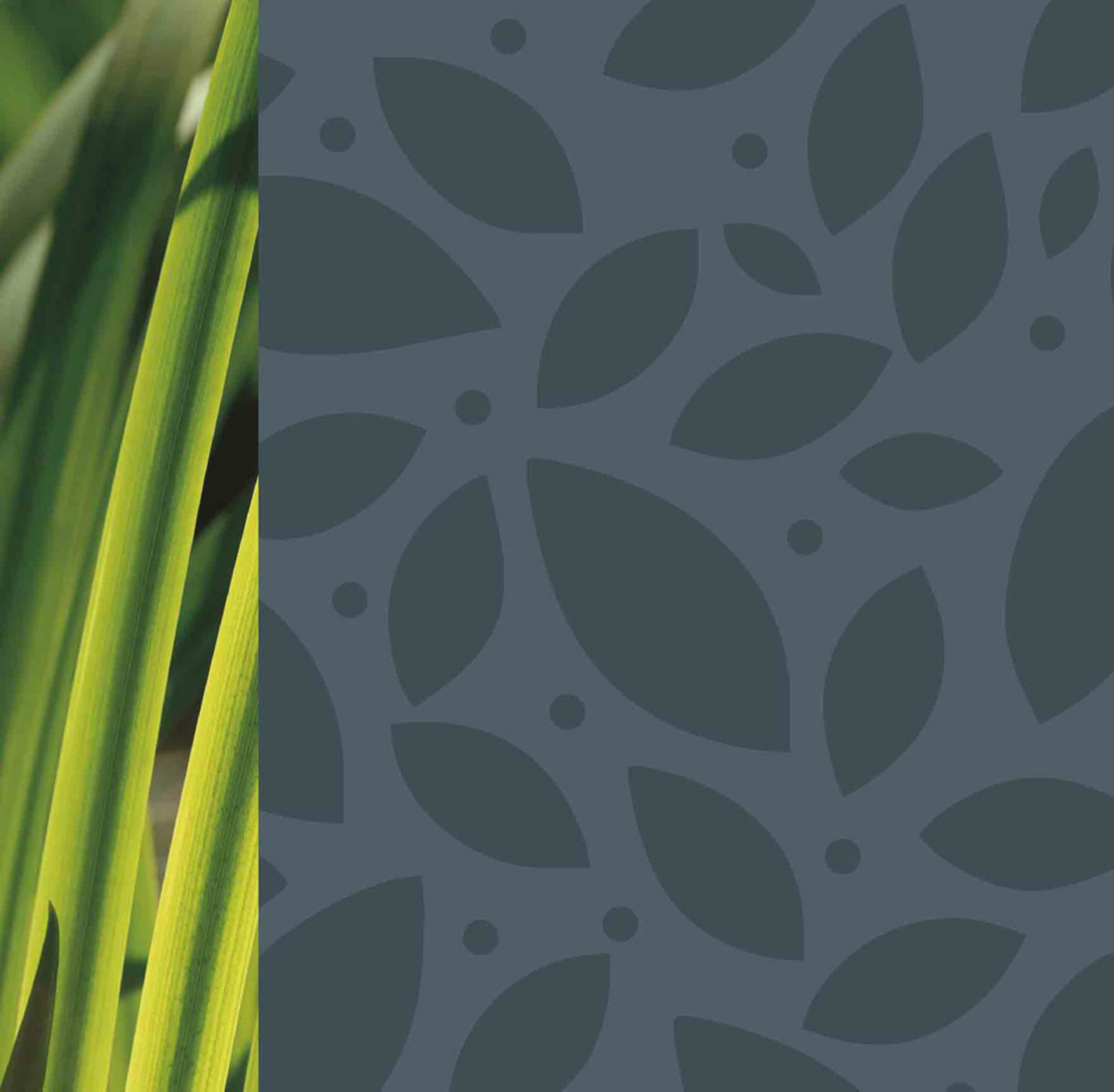




Artistic Impression



*Welcome to a world where you are close to everything; yet far away from it all. Where the seeds of life have been sown to nurture a township that blooms amidst beautifully landscaped greens, water bodies and a panoramic view of the Aravallis.*



It's time to see your  
family blossom.





**astaire**  
**gardens**

*is envisioned as a gated community spread across 102.20 Acres (413588.73 sq. mts.) a large landscape in the heart of Gurgaon. A self contained township comprising plots, floors and villas amidst wide open spaces, designed to be an oasis of tranquillity. So that you get to live life and not merely rush through it.*







# where laughter prevails

*Breathe easy and soak in the freshness; cherish the inspired views of life along an expansive Central Park with landscaped greens and water bodies. Feel the comfort of living within an environment that offers space as well as security for your family to grow.*



- *Landscaped gardens*
- *Recreational areas*
- *Children's park*
- *Convenient retail*
- *Streetscaping*



*Feel assured in a neighborhood designed around a secure environment with electronic surveillance, where state-of-the-art health care and education facilities are right at your doorstep.*



where well being  
is assured

- *State-of-the-art health care*
- *Schools and crèche*
- *24 x 7 civic facilities*
- *Community centre*
- *Perimeter Security*





*It's time to enjoy the fruits  
of hard work.*





# SANCTUARY

*Be it splendid family time or an indulgent active life style, Sanctuary 'the members only' luxury club & spa will create a tranquil world exclusively for you.*



*Inspired  
lifestyle*



SANCTUARY  
*'Member's only club'*

- *World class spa lounge*
- *Multi-cuisine restaurant & bar*
- *Ampitheatre*
- *Ultra modern health club*
- *Swimming pool*
- *Jogging tracks*







*Mind, body  
& soul*

*Allow the body and mind to unwind in our world class spa lounge, and watch time drift by. Come out feeling totally rejuvenated and ready to take on the world.*



SANCTUARY





*For the fitness conscious, our ultra modern health club will challenge you with its state-of-the-art, equipment and infrastructure. And if you have an added adrenalin rush, make the most of our indoor & outdoor sporting facilities.*



SANCTUARY



Living at Astaire Gardens



*Residences at Astaire Gardens have been developed along the lines of international community living, with lavish internal and external spaces blending into natural surroundings with ease. Living options include freehold plots, 'August' villas and 'Monet' floors, opening out to landscaped gardens, recreational areas and parks. Other amenities like schools, healthcare facilities, daily needs and convenient retail are all within walking distance.*









# Villas

## August Villas

*A beautiful amalgamation of eclectic architecture, materials and efficient design, the August Villas ooze grandeur and elegance.*

*Choice of villas range across 347 sq. yds. (290.13 sq. mts.) and 545 sq. yds. (455.68 sq. mts.)*

A detailed architectural rendering of a modern, multi-story villa. The building features light-colored stone or concrete cladding, large multi-paned windows, and a balcony with a glass railing. A man in a grey shirt and light trousers is carrying a child in a red shirt on his shoulders in the foreground. The scene is set against a backdrop of lush greenery, including a large palm tree on the left and various shrubs and flowers in the foreground. The sky is bright blue with a few white clouds and birds flying.

## August Villas

545 sq. yds. (455.68 sq. mts.)

*These four side open villas come with extravagant front and back lawns, patios and terraces. An aesthetically crafted sunken courtyard provides a calm and serene environment; offers natural light and ventilation, enhancing functionality. The rear courtyard seamlessly blends into a large central park and amphitheater. A large master bedroom features separate 'his and her' bath and dresser. Equipped with high-end elevators (optional) and a private garage, August Villas are truly a masterpiece.*



Artistic Impression

# August Villas

Floor plan 545 sq. yds. (455.68 sq. mts.)

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



**SECOND FLOOR PLAN**



**BASEMENT PLAN**



Plot Size	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
	(In Sq. Yd.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Mtrs.)
<b>545 Sq. Yds. (455.68 Sq. Mtrs.)</b> (5 BHK + 2 UTILITY)	9092	844.7	3727	346.2	12819	1190.9

\* Areas are subject to change.





## August Villas

347 sq. yds. (290.13 sq. mts.)

*These two side open villas with large front and back lawns, are ideally located on a 24 meters wide proposed sector road. The villas have a large master bedroom with separate 'his and her' bath and dresser. Multi-level terraces and a beautifully crafted sunken courtyard, make August Villas a true connoisseur's delight.*

# August Villas

Floor plan 347 sq. yds. (290.13 sq. mts.)

## GROUND FLOOR PLAN



## FIRST FLOOR PLAN





### SECOND FLOOR PLAN



### BASEMENT PLAN



Plot Size	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
	(In Sq. Yd.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Mtrs.)
<b>347 Sq. Yds. (290.13 Sq. Mtrs.)</b> (4 BHK + UTILITY)	6749	627.0	2060	191.4	8809	818.4

\* Areas are subject to change.



# Floors

## Monet Floors

*Independent floors that offer complete privacy and the luxury of low rise living, worth celebrating each day. Spacious and airy interiors with natural light add to a sense of well being.*

*Choice of floors range across 196 sq. yds. (163.88 sq. mts.), 250 sq. yds. (209.03 sq. mts.), 350 sq. yds. (292.64 sq. mts) and 545 sq. yds. (455.68 sq. mts.)*



Artistic Impression



## Monet Floors

545 sq. yds. (455.68 sq. mts.)

*A design marvel, the three side open Monet Floors with large french windows provide you with abundant natural light and ventilation. The beautiful stone facades, add to your lifestyle statement. Monet floors come with adequate parking facilities and the option of high end elevators.*

# Monet Floors

Floor plan 545 sq. yds. (455.68 sq. mts.)

**GROUND FLOOR PLAN**



**FIRST/ SECOND FLOOR PLAN**



### BASEMENT PLAN



### TERRACE PLAN



Plot Size (In Sq. Yd.)	Floor	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
		(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)
545 Sq. Yd. (455.68 Sq. Mtrs.) (4BHK + UTILITY)	GF + BSMT	2334+2015=4349	404.0	1623	150.8	5972	554.8
	FF	2334	216.8	706	65.6	3040	282.4
	SF	2334	216.8	706	65.6	3040	282.4

\* Areas are subject to change.



Artistic Impression





## Monet Floors

**350/ 250/ 196 sq. yds.**

**(292.64/ 209.03/ 163.88 sq. mts.)**

*Eclectically designed Monet Floors are 2 side open. Large French windows bring in abundant natural light and ventilation. Three and four bedrooms options offer innovative use of space with interactive kitchens. Landscaped gardens and ample parking complete your world.*

# Monet Floors

Floor plan 350 sq. yds. (292.64 sq. mts.)

**GROUND FLOOR PLAN**



**FIRST/ SECOND FLOOR PLAN**



### BASEMENT PLAN



### TERRACE PLAN



Plot Size (In Sq. Yd.)	Floor	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
		(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)
350 Sq. Yd. (292.64 Sq. Mtrs.) (4BHK+3T)	GF + BSMT	1730 + 1427 = 3157	293.3	845	78.5	4002	371.8
	FF	1730	160.7	531	49.3	2261	210.1
	SF	1730	160.7	531	49.3	2261	210.1

\* Areas are subject to change.

# Monet Floors

Floor plan 250 sq. yds. (209.03 sq. mts.)

**GROUND FLOOR PLAN**



**FIRST/SECOND FLOOR PLAN**



### BASEMENT PLAN



### TERRACE PLAN



Plot Size (In Sq. Yd.)	Floor	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
		(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)
250 Sq. Yd. (209.03 Sq. Mtrs.) (3BHK+3T)	GF + BSMT	1390 + 1122 = 2512	233.4	564	52.4	3076	285.8
	FF	1390	129.1	405	37.6	1795	166.8
	SF	1390	129.1	405	37.6	1795	166.8

\* Areas are subject to change.

# Monet Floors

Floor plan 196 sq. yds. (163.88 sq. mts.)

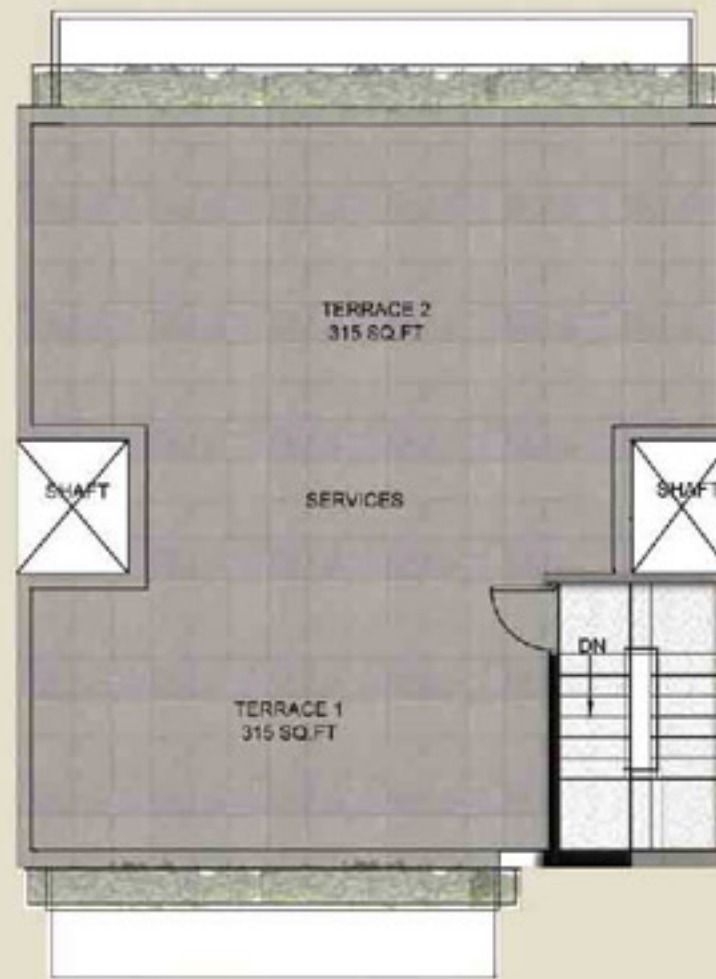
**GROUND FLOOR PLAN**



**FIRST & SECOND FLOOR PLAN**



### TERRACE FLOOR PLAN



Plot Size	Floor	Built-up Area		Terrace/ Lawn Area* (Approx.)		Total Usable Area	
		(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)	(In Sq. Ft.)	(In Sq. Mtrs.)
196 Sq. Yd. (163.88 Sq. Mtrs.) (3BHK+2T)	GF	1090	101.3	523	48.6	1613	149.9
	FF	1090	101.3	315	29.3	1405	130.5
	SF	1090	101.3	315	29.3	1405	130.5

\* Areas are subject to change.

# Specifications



## LIVING/DINING

*Wall Finish*  
*Flooring*

*Painted in pleasing shades of Oil Bound Distemper*  
*Imported Marble*



## BED ROOMS

*Wall Finish*  
*Flooring*

*Painted in pleasing shades of Oil Bound Distemper*  
*Designer/ Imported Vitrified Tiles/ Laminated Wooden*  
*Flooring*



## TOILETS

*Flooring*  
*Dado*  
*Fixtures &*  
*Fittings*

*Ceramic Tiles*  
*Selected Ceramic Tiles*  
*Granite/ Marble Counter, white sanitary fixtures,*  
*Contemporary styled CP Fittings*



## DOORS & WINDOWS

*Window*  
*Door*

*Powder Coated Anodized Aluminium/ Glazing/ UPVC*  
*Seasoned hardwood frames with painted board shutters*





## KITCHEN

*Flooring*

*Vitrified Tiles*

*Dado*

*Ceramic Tiles above working platform, rest Oil Bound Distemper*

*Platform*

*Granite Counter with Double bowl stainless steel sink with drain board*



## FACILITIES

*Electrical*

*Conduited electrical copper wiring for all light and power points*

*Power Back Up*

*Minimum 7.5 KVA*

*Air Conditioning*

*Split Air Conditioners in Living/Dining Area & Bedrooms*



## EXTERNAL SPACE

*Organised green landscaped areas.*

*Golf carts for internal movement of visitors.*

*Bar-be-que pits/Gazebos for parties.*

*Sitting areas, adequate street lighting and open area lighting.*

*External Façade- a combination of texture paint and stone cladding.*



## CLUB

*2 Acre Recreational Club with Indoor Heated Pool, Outdoor Pool and Kids' Pool, Jogging Tracks , Outdoor Games, Gymnasium, Multi Cuisine Restaurants, Convenient Shopping Centre, Business Centre, Banquet Hall, State- of- Art Theatre , Table Tennis, Badminton Court, Squash Court, Pool/ Billiards, High end Spa.*

*\*Architects and the developers reserve the right to alter the specifications and facilities.*



Master Plan



SOUTHERN PERIPHERY ROAD

60. MT WIDE SECTOR ROAD

24 MT. WIDE ROAD

24 MT. WIDE ROAD

60. MT WIDE SECTOR ROAD

COMMERCIAL

HIGH SCHOOL 6.5 ACS

TAX STAND

PROPOSED DEVELOPMENT

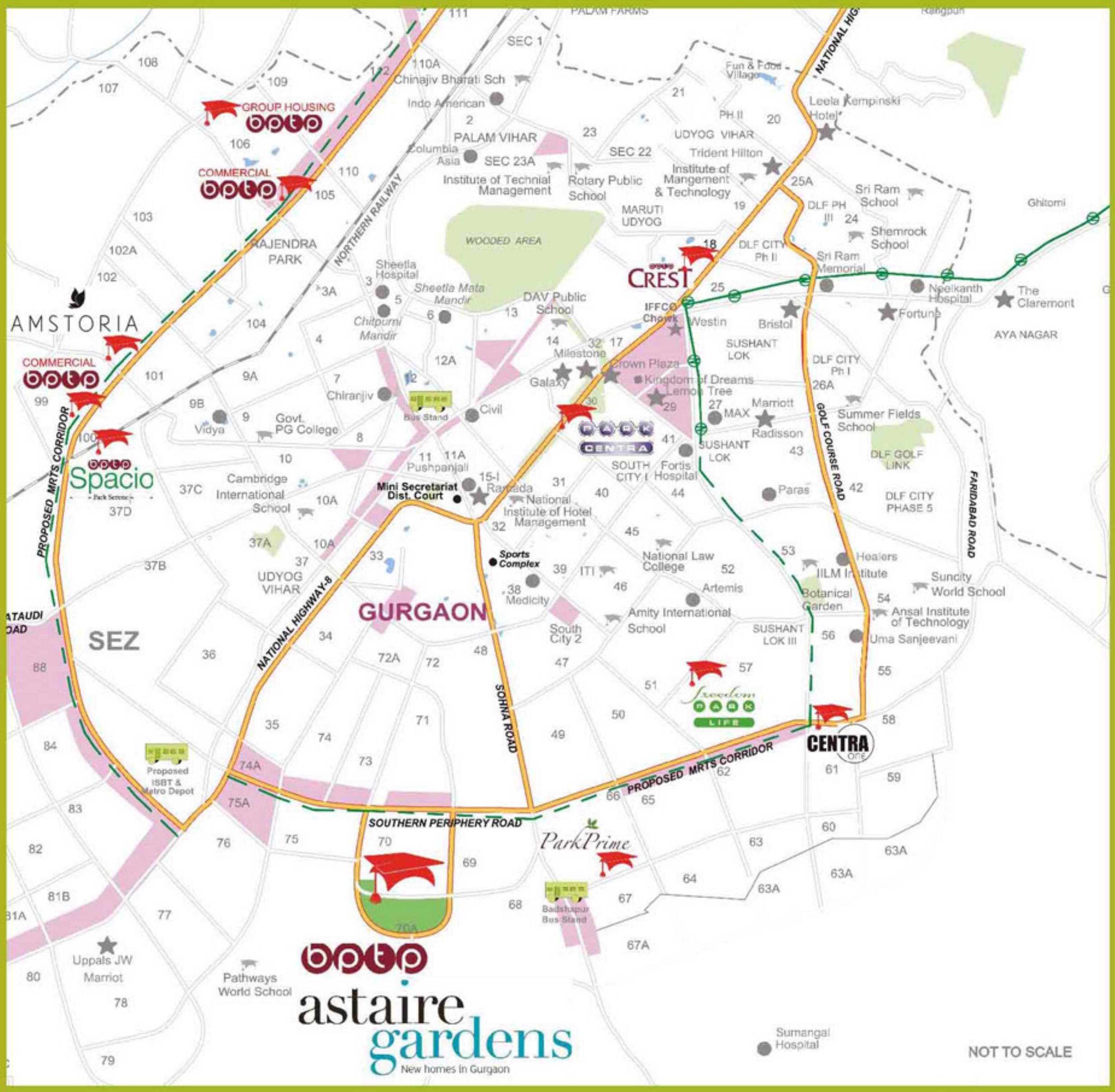
NOT TO SCALE



The visual representations shown in this brochure are purely conceptual meant for artistic impression and not a legal offering. The promoters/architects reserve the right to add/delete any details mentioned, if so warranted by the circumstances. All building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the Company or the Competent Authorities sanctioning plans.

*Nestled amidst serene and scenic surroundings, with a panoramic view of the Aravalli hills, Astaire Gardens are strategically located in close vicinity of Gurgaon's premium Golf Course Extension Road / SPR.*

*Location*



**astaire**  
gardens  
New homes in Gurgaon

NOT TO SCALE

*Easily accessible from NH-8 and the Golf Course Extension Road, Astaire Gardens is strategically linked to all the commercial and business hubs of Gurgaon. Within 30 minutes driving distance from the International airport; it is close to everything you need and yet far away from it all.*

*Connectivity*



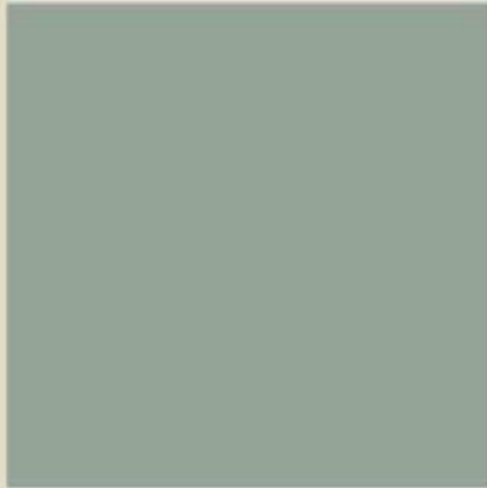
**Gurgaon**

**astaire  
gardens**


Sector 70A | Gurgaon

Map not to scale

# About **bptp**







*BPTP is the largest real estate company in Gurgaon-Faridabad-NOIDA market in terms of the number of apartments launched and sold, and the 3rd largest real estate development company in terms of the sq. ft. launched and sold\*.*

*BPTP offers residential and commercial real estate products ranging from integrated townships, plotted development, group housing consisting of high rise and low rise apartments and villas to other commercial properties including district and convenience retail and commercial centres, IT and cyber parks and IT SEZs.*

*We intend to continue to focus on providing our customers with a superior home buying experience. With sustainable growth and high standards of corporate governance as a focus of our company, we intend to build investor confidence. We have also attracted global investors like CPI, J.P. Morgan and Merrill Lynch to invest in the company.*

*\*Source: PropEquity, January 2005 to July 2009.*



b p t p



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1 Sq.Mtr =10.764 Sq.ft