

Frequently Asked Questions (FAQ's) for Capital City, Sec 94, Noida

1. What is the land area?
 - The project is built up on an area totaling 21.17 Acres at Sector 94, Noida
2. What is the Super Built-up area?
 - In total we have over 4.2 million sq. ft. comprising of
 - 2.1 Million sq. ft. of Commercial Office Space
 - 1 Million sq. ft. of Retail space
 - 0.7 Million sq. ft. of Hotel and Service Apartments
 - 0.4 Million sq. ft. of Premium Luxury Service Residences
3. What is the timeline for completion of Projects?
 - We have a completion period of 36 months.
4. What is the penalty clause, in case there is a delay in project completion and possession?
 - We have a grace period of 6 months and after that we will be paying the owner a penalty amount of Rs. 40/- per sq. ft. owned by him/her. (Usual Market standard is Rs. 15-20/- per sq.ft.)
5. Is the property Leasehold or Freehold?
 - BPTP has fully paid up the amount owed to the Noida authority and the Lease deed valid for 90 years is available on our website
6. Who are the project planners?
 - Our Master planner for Capital City is Robert A.M. Stern & Associates, Architects who are responsible for key global developments like Four Seasons Hotel in Downtown, New York and Comcast Center in Pennsylvania. Our Local planner is RSP India who are responsible for creating the campuses for Franklin Templeton in Hyderabad and Philips in Bangalore. Our traffic consultant is Jeevan Mithu, who were also the consultants for the Delhi Metro Rail Corporation.
7. What are the options available for Commercial Office space?
 - We have Bare shell options starting from 1,500sq.ft., 3,000 sq.ft. & above and Furnished options starting from 730 sq. ft. to 2, 500 sq. ft.
8. How much of the Bare shell space has been sold?
 - We have sold around 2,50,000 sq.ft. since our soft launch in May 2010.

9. How will the space be divided between Retail and Commercial?

- The upper basement plus Ground till the 3rd Floor will be used up for Retail, and 4th floor onwards will be Commercial. At the moment in Tower 1 we have availability from 4th till the 14th floor for Commercial office space.

10. Is the Retail option available for sale?

- We will only be offering retail areas for leasing purposes.

11. How many cars can the basements accommodate?

- We have 3 levels of basement for car parking and estimate a figure of 6, 000 cars that can be accommodated.

12. What are the current rates for the bare shell and fully furnished plus other charges?

- With effect from 25th November'10, our prices are:
 - Bare shell is available at Rs. 10,850/- per sq. ft.
 - Fully Furnished is available at Rs. 12,000/- per sq. ft.

Payment Plan	
Booking Amount	5 % of BSP
Within 30 days of the booking	5 % of BSP (To complete 10% booking amount)
Within 75 days of the booking	10 % of BSP
Within 120 days of the booking	10 % of BSP
On Casting of the Ground floor slab	10 % of BSP + 25 % of Car Parking Charges + 25 % of PLC
On Casting of the Third floor slab	10 % of BSP + 25 % of Car Parking Charges + 25 % of PLC
On Casting of the Sixth floor slab	10 % of BSP + 25 % of Car Parking Charges + 25 % of PLC
On Casting of the Ninth floor slab	10 % of BSP + 25 % of Car Parking Charges + 25 % of PLC
On Casting of the Twelfth floor slab	10 % of BSP
On Casting of the Top floor slab	10 % of BSP
At the time of offer of possession	10 % of BSP + IFMS + CRF

- Allied Charges
 - Right to use Car Parking slot**
 - 1st Basement Rs. 4,00,000/- per slot
 - 2nd Basement Rs. 3,50,000/- per slot
 - 3rd Basement Rs. 3,00,000/- per slot

» 1 parking slot mandatory for every 1000 sq. ft. area applied. For more than 1,000 sq. ft., 1 (one) car parking slot for every additional 1,000 sq. ft. or multiple thereof, has also to be applied.

ii. **PLC**

- Front Facing Rs. 500/- per sq. ft.
- Corner Units Rs. 500/- per sq. ft.
- Front Facing & Corner Units Rs. 750/- per sq. ft.

iii. **One Time Lease Rent** Rs. 901 per sq. ft.

» Calculation is based on proposed FAR of 4. In case the FAR of 4 is withdrawn or is not achieved or availed by the Company for any reason, whatsoever, the lease rent payable shall vary accordingly

iv. **Charges at the time of possession (*tentative)**

- Interest Free Maintenance Security Rs. 96/- per sq. ft.
- Capital Replenishment Fund Rs. 150/- per sq. ft.

13. When will the One Time Lease Rent be paid by the client? What is the maintenance charge expected on the Office space?

- The amount will be paid by the client to BPTP after February 2012.
- Maintenance charge for the Office space is expected @ Rs. 16 per sq. ft. per month.

14. Are there any Assured Returns schemes being offered?

- Yes at the moment we are offering an Assured return scheme on the Bare Shell option at a rate of Rs. 12,000/- per sq. ft. We assure the client a return of 11% till the time of possession. We also offer Guarantee of Rs. 90/- per sq. ft. /month after possession and on first lease which would be for a minimum of 3 years. Thus we offer a protection in case the rent is below Rs. 90/- per sq. ft and in case the rent is above, capitalized rent will be shared in 50:50 ratio.

15. What is the Floor Efficiency/Covered Area for Tower 1?

- For Bare shell options the efficiency is around 63% and for the furnished option the efficiency is 55%

16. Are there any Timely Payment Discounts (TPDs)?

- Yes BPTP is the only company in the market who offers Timely Payment Discounts (TPDs) of 5% on every payment installment occurring after the initial 10% booking amount.

17. Has BPTP tied up with any bank to facilitate loans to investors?

- This is under process.

18. What are the other features of the project?

- Energy Efficient Buildings
- Main gate access is on the Noida Expressway
- Sector 94 is 95 acres of commercial land, with Capital City in the front.

19. Who is the hotel operator for the areas allocated to Hotel property?

- We have tied up with Grand Hyatt which is Premium 5 star deluxe operator. The Grand Hyatt hotel will have 450 rooms and 250 service apartments.

20. When will the Residences be offered in the market?

- The layout and specifications for the residential space is still in its conceptual stage and will not be coming out anytime soon.

21. What are the location, Connectivity and Metro advantages of Capital City?

- Road Links
 - i. Less than 2 kms from Delhi, and is easily connected through the Kalindi Kunj Flyover
 - ii. 2-3 kms from Noida Toll Bridge
 - iii. Just at the beginning of the Greater – Noida Expressway
 - iv. Proposed new Kalindi Kunj Flyover which will run parallel to the existing flyover would ease the traffic flow coming from Delhi
- Metro Links
 - i. 1-2 kms from Sec 37 station
- Location
 - i. Corner plot of Sector 94 with road accessibility to Greater Noida Expressway

22. What is the size of Capital City vis-à-vis other Projects nearby like 3C's, WTT, AIMS Sanya, etc.?

- Size
 - i. Capital City : 21.17 acres
 - ii. 3 C's: 12.5 acres
 - iii. WTT: 3.5 acres
 - iv. AIMS Sanya: 6.5 acres



v. Wave One: 4.3 acres

