COCO THE AMAARIO

FOR THE ROYALS OF TOMORROW

SECTOR 37D, DWARKA EXPRESSWAY, GURUGRAM

The Amaario has been registered via HARERA with registration number RC/REP/HARERA/GGM/820/552/2024/47 and is available on the website https://haryanarera.gov.in//under registered projects. || License No. no. 83 dated 05.04.2008 and no. 94 dated 24.10.2011 obtained by M/s Countrywide Promoters (P) Ltd, an associate company of M/s BPTP Limited|| Building Plan approved vide Memo No. ZP-437-Voll.-II/JD(RA)/2024/10823 dated 27.03.2024 || The Amaario, registered as a separate phase, having land admeasuring 4.76 Acres, is part of group housing colony/township being developed on combined land measuring 43.558 acres situated in Sector 37D, Gurugram || The terms of allotment/sale shall be subject to (a) application form, allotment letter, agreement for sale and /or conveyance deed; (b) licenses, building plan and other approvals; and (c) occupation certificate(s). Building plan and approvals are subject to cannot approve an approval are subject to an offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and no guarantee is given of such impressions to be in line with actual Project. All specifications and amenities, shall be as per the final agreement and subject to amendment as may be decided by the Developer, under the provisions of applicable laws or as directed by any competent authority.



OUR CORNERSTONES OF DISTINCTION

Our ethos rests on four majestic pillars

RESPONSIBILITY

MERGING FINANCIAL ACUMEN WITH EXCEPTIONAL SERVICE.

Eco-consciousness

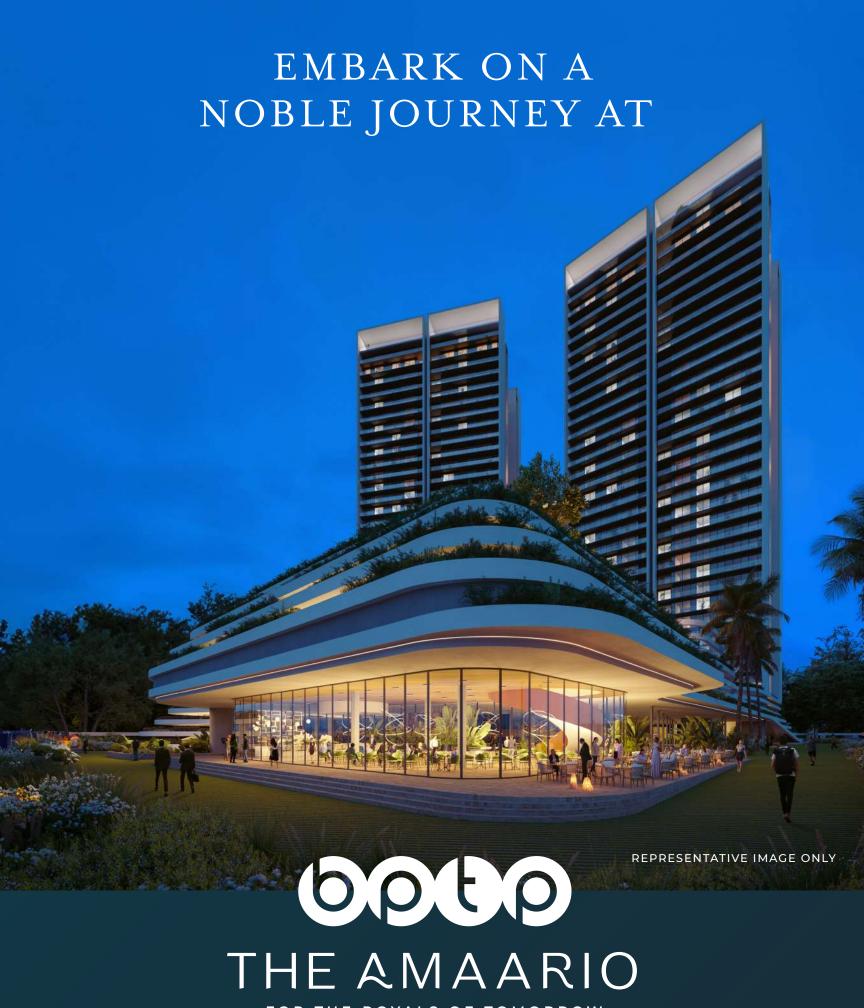
PRIORITIZING SUSTAINABILITY & ECO-AWARENESS IN OUR DESIGNS.

Holistic wellness

WELLNESS AMENITIES AND BESPOKE EXPERIENCES TO CATER TO DIVERSE NEEDS.

One community

FOSTERING UNITY AND PROSPERITY, INSPIRING PROGRESS THROUGH OUR SPACES



FOR THE ROYALS OF TOMORROW

At The Amaario, opulence and sustainability merge to build a kingdom tailored for contemporary royalty, where luxury meets eco-consciousness and every detail exudes regal charm.

ROYAL PROPOSITIONS FOR THE ROYALS OF TOMORROW



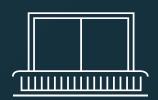
IGBC Platinum Pre Certified Rating



Twin tower low density project



7 lifts per tower



70 ft Long Skywalk in Every Apartment



Zone 5 construction



State-of-the-art amenities



One of the highest clubhouse to apartment ratios



Step into this palace of dreams, where opulence embraces responsibility and grandeur intertwines with purpose, all while fostering a legacy of greatness for generations to come.



Discover a majestic location in Gurugram's Sector 37D, near the Dwarka Expressway, with connectivity to CyberHub's cultural scene, the convenience of IGI Airport, the collaboration at Yashobhoomi Convention Centre and the region's future at Gurugram Global City that bring dreams to life.



Embark on a regal journey in this vibrant community offering direct access to the Dwarka Expressway, connectivity to NH8 via Hero Honda Chowk and thriving amenities like integrated schools, hospitals, shopping centers and daily conveniences within reach.

ALL THE SPLENDOUR, YOURS TO COMMAND.

Experience everyday conveniences with our thoughtful design and diverse amenities.

SCHOOLS CORPORATES

Delhi Public School Euro International School Suncity School Amex Headquarters Corporate Greens

HOSPITALS

ESIC Hospital
Signature Hospital
Medanta
Fortis

BANKS

HDFC Bank ICICI Bank Bank Of Baroda Axis Bank

SHOPPING

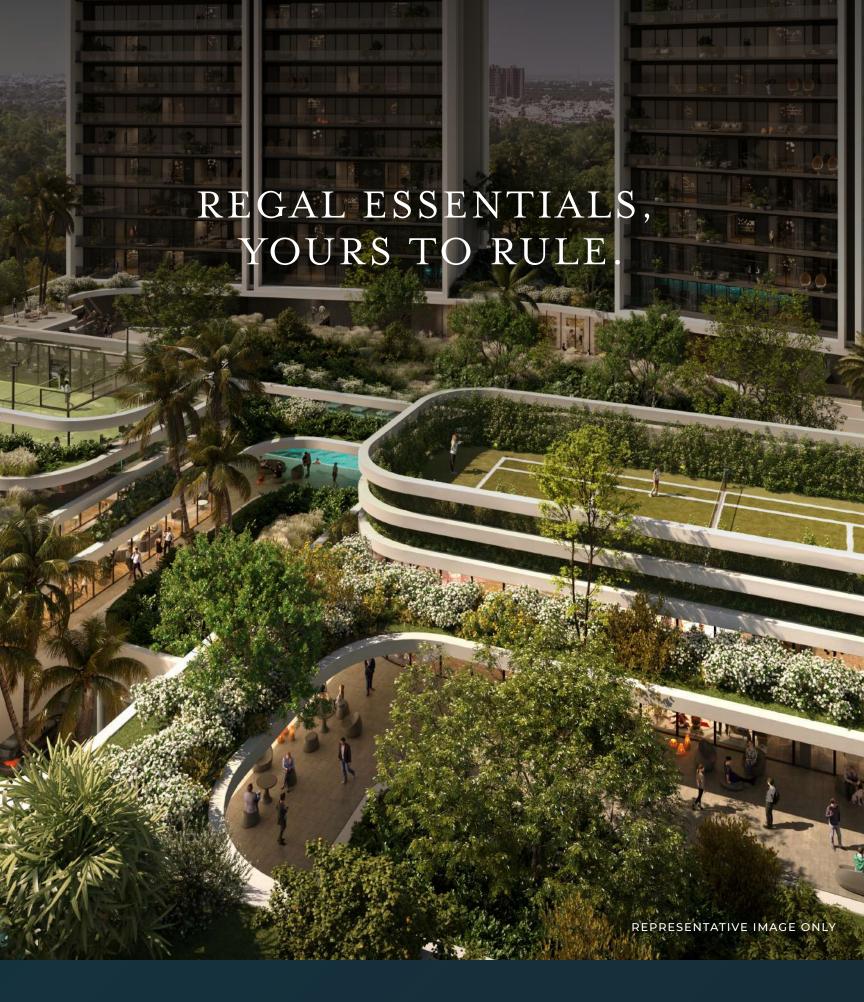
Conscient One Park Street Ocus Medley Esplanade Mall

HOTELS

Hyatt Regency Holiday Inn

CONVENTION CENTRE

IICC



Enjoy luxury living with a grand clubhouse, spacious apartments, high-speed lifts, ample parking and sustainable features including a provision for EV charging points.

A CLUBHOUSE OF NOBLE EXPERIENCES

Experience exclusive club amenities catering to discerning tastes.

SOCIAL & LEISURE AMENITIES

Immerse yourself in regal indulgence amidst our social and leisure amenities.

Covered Heated Pool

Kids Pool

Ballroom

Senior Citizen Room

Patisserie

Sports Bar & Restaurant

Indoor Kids' Play Area

30 Seater AV Room

Business Centre

Kids Day Care

SPORTS AND FITNESS

Explore athletic excellence with our sports and fitness facilities fit for nobility.

Rock Climbing
Outdoor Kids Play Area
Indoor Gym
Outdoor Gym
Squash Court
Padel Court
Pickleball Court





WELLNESS

Reclaim your inner serenity in our kingdom of wellness.

Salt Room
Spa
Yoga
Meditation Garden
Salon
Place of Worship

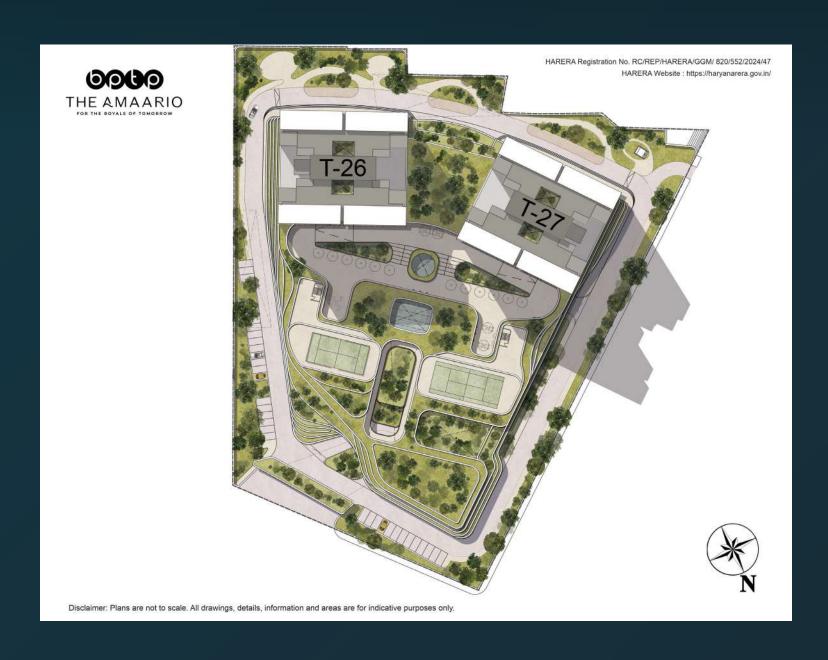


Discover harmonious living with Vastu-inspired design principles, ensuring every aspect of our community is aligned for prosperity and wellbeing.

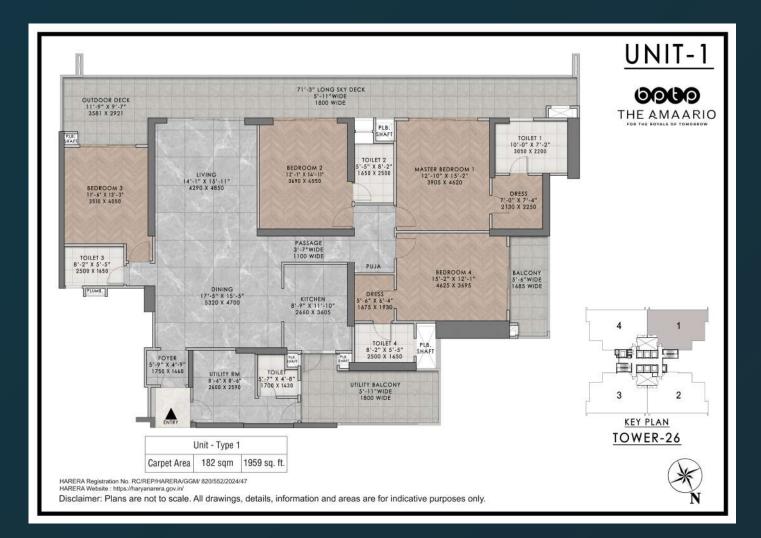


We are setting unparalleled standards for mindful living with IGBC Platinum Pre-Certification Rating for reduced emissions, cost savings, environmental sustainability and enhanced health & wellbeing.

SITE PLAN



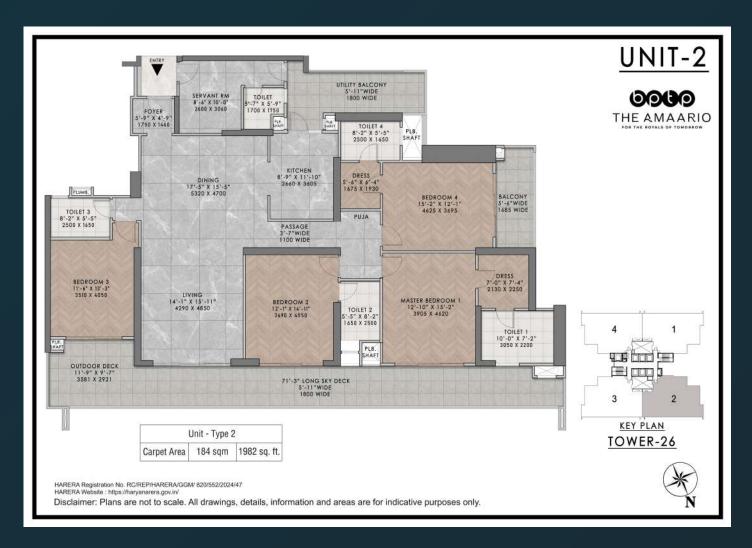
4BHK + Utility Room



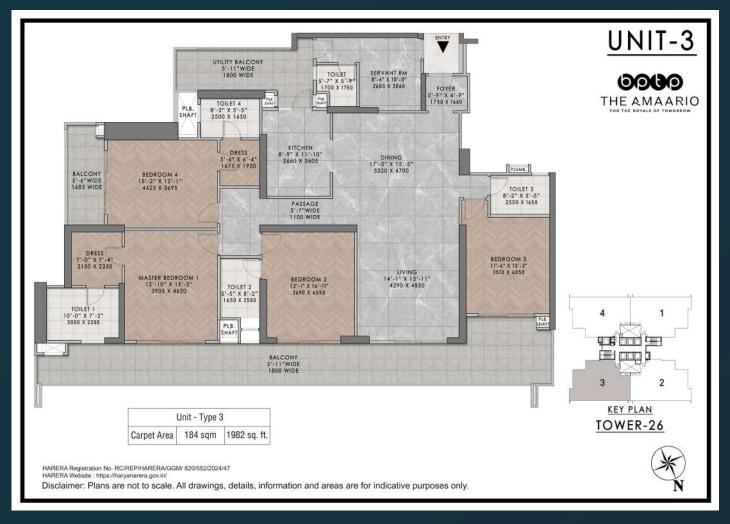
*Furniture not included.

TYPE 2

4BHK + Domestic Help Room



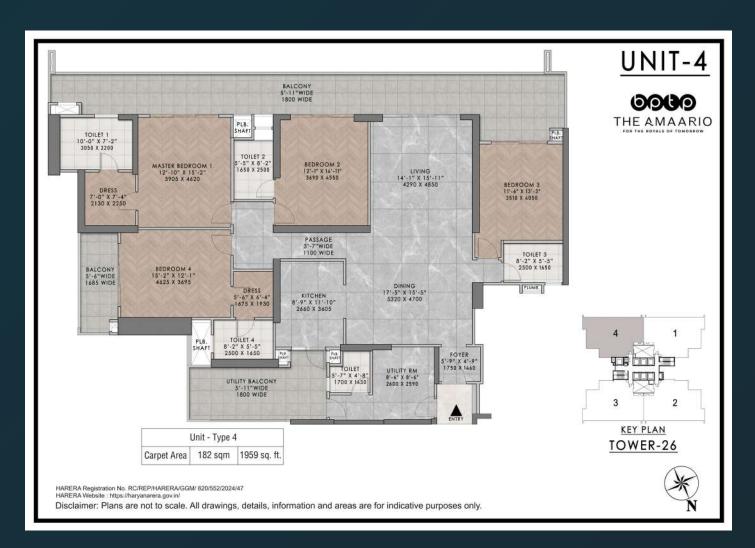
4BHK + Domestic Help Room



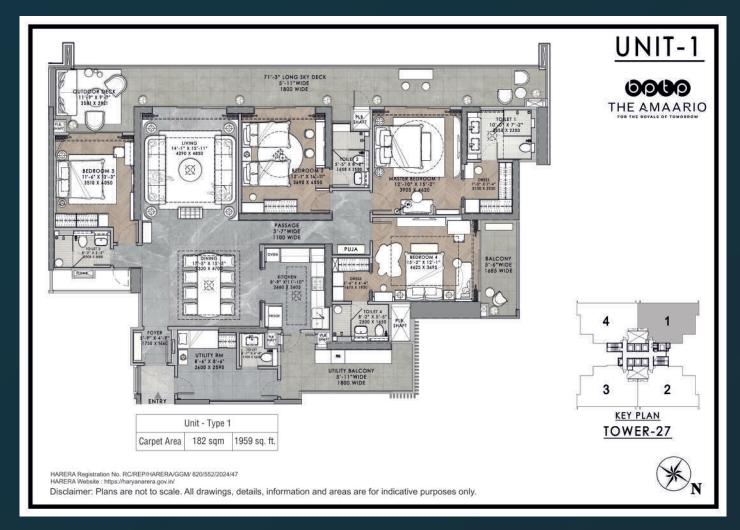
*Furniture not included.

TYPE 4

4BHK + Utility Room



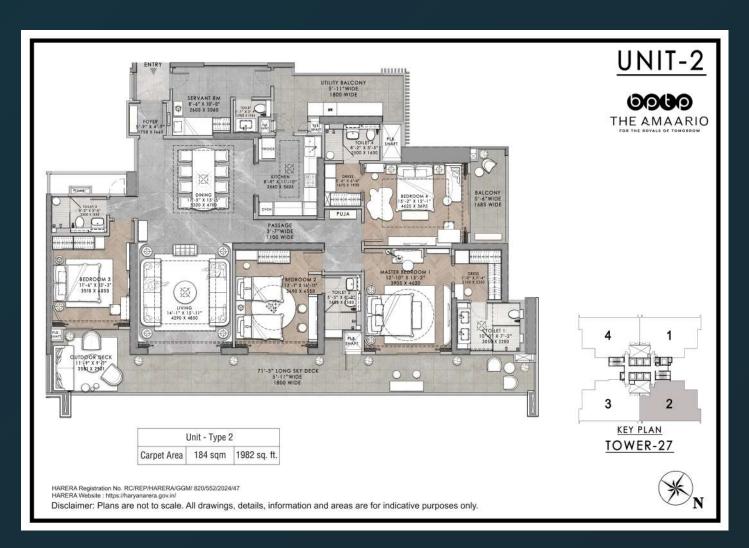
4BHK + Utility Room



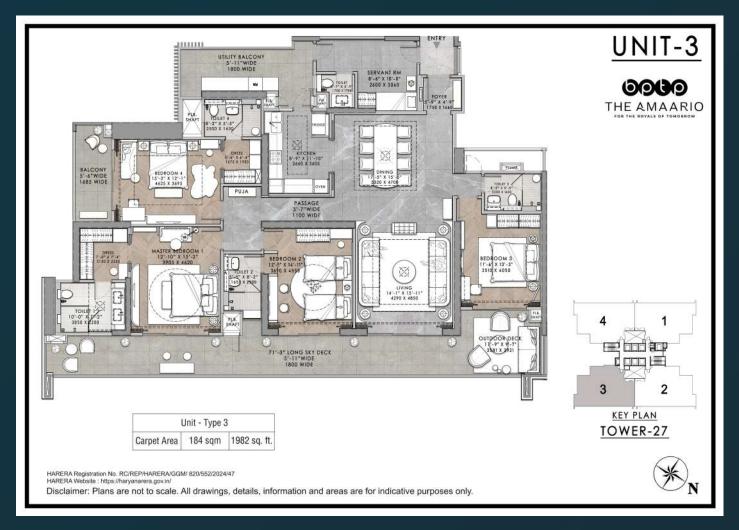
*Furniture not included.

TYPE 2

4BHK + Domestic Help Room



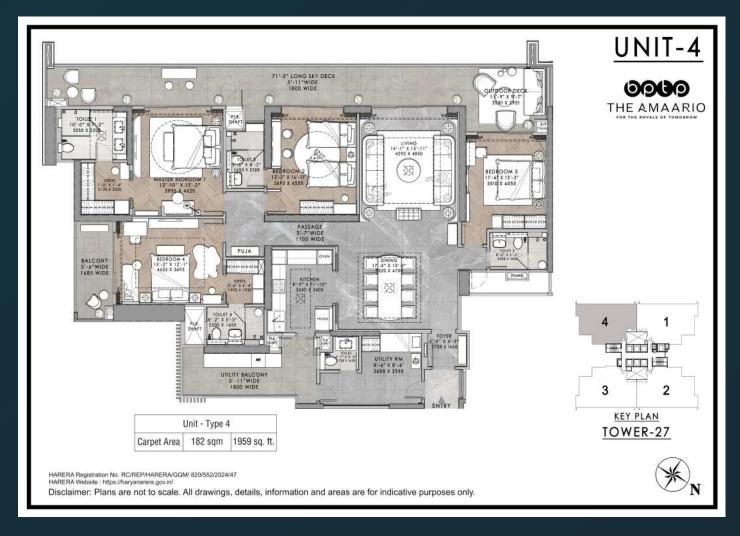
4BHK + Domestic Help Room



*Furniture not included.

TYPE 4

4BHK + Utility Room



THE AMAARIO FLEXI PAYMENT PLAN

OFFER VALID TILL 31st MAY 2024

S.No	Milestone	Billing %
1	At the time of Booking	10%
2	Within 60 Days From date of booking	15%
3	Within 120 Days From date of booking	10%
4	On casting of 33rd Floor Roof Slab	35%
5	On Application of OC	25%
6	On Offer Of Possession	5%

THE AMAARIO CONSTRUCTION LINKED PLAN

S.No	Milestone	Billing %	Remarks
1	At the time of Booking	10%	Complete booking amount
2	Within 90 Days	20.0%	OF TSV
3	Completion of tower basement area /9 months whichever is later	7.50%	OF TSV
4	Completion of Podium floor slab/15 months whichever is later	7.50%	OF TSV
5	Completion of 10th Floor Roof Slab	10.0%	OF TSV
6	Completion of 24th Floor Roof Slab	10.00%	OF TSV
7	Completion of 33rd Floor Roof Slab	10.00%	OF TSV
8	On Application of OC	20%	OF TSV
9	ООР	5%	OF TSV

SPECIFICATIONS

- 1. For better safety, structure designed for India's highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- 2. Air-Conditioned apartments, with energy efficient VRV / VRF system (Cooling & Heating).
- 3. Air-Conditioned Entrance Halls and Main passenger Lift Lobbies.
- 4. Use of treated water from STP for flushing and horticulture.
- 5. Provision of energy efficient heat pumpgeyser for domestic water heating / Geysers in toilet and Kitchen

APARTMENT SPECIFICATIONS:

Living/Dining/Lobby/Passage

2111116/ 2111116/ 2000/ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Floor	Imported Marble / Engineered Wood / Hard Wood / Vitrified Tiles.	
Walls	Acrylic Emulsion paint	
Ceiling	Acrylic Emulsion paint	

Bedrooms

Floor	Laminated Wooden Flooring / Engineered Wood
Walls	Acrylic Emulsion paint
Ceiling	Acrylic Emulsion paint
Wardrobe	Modular wardrobes.

Kitchen

Ritchell	
Walls	Tiles / Lacquered Glass / Stone up-to 2' above counter & Acrylic
	Emulsion paint in balance area
Floor	Anti-skid Tiles / Marble / Vitrified tiles
Ceiling	Acrylic Emulsion paint
Counter	Granite / Marble / Engineered stone
Fittings/ Fixtures	CP fittings, Single bowl sink with drainboard SS Sink, Provision for
	Exhaust Fan.
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher,
	Under counter RO, all of reputed make.

Balcony

Floor	Tiles
Ceiling	Exterior grade Paint
Railing	Glass / SS / MS

Toilets

Walls	Tiles / Stone / Acrylic Emulsion Paint.
Floors	Marble / Granite / Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Marble / Granite / Engineered Stone

Fixture / Accessories	Glass Shower-partition (7' Ht.) , Vanity, Exhaust Fan , Tower Rail / Ring, Toilet Paper Holder, all of standard make.
Sanitary ware / CP	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-Hung
Fittings	WCs

Plumbing

CPVC piping for water supply & UPVC piping for RWP, Soil waste & Vent

Fire Fighting System

Fire Fighting system with Sprinklers, smoke detection system etc.

Utility/Servant

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion Paint
Toilet	Flooring & Walls in tiles/ plaster/ mirror/ cladding, Conventional CP fittings and Chinaware

Doors

Internal Doors	Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors.
External Doors	Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors. (2Hr. Fire Rated)

External Glazing

Windows / External	Single / Double glass unit with clear glass UPVC / Aluminium
Glazing	Frames. UPVC / Aluminium Frames with Clear Frosted Glass in
	Toilets.

Electrical Fixtures / Fittings

Modular switches and copper wiring. Exhaust fan in toilets and Kitchen. Home Automation for selected services as per design.

Power Back-up

1.	For each apartments load should not exceeding 9 KVA

DG capacity shall be at 70% of the load factor of individual apartment and 70% overall diversity for total diversified load of apartments as well as diversified load of common areas.

Common Areas

Security System

Secured Gated Community with access Control at entrances. CCTV surveillance.

Passenger Lift Lobby

Lift Lobby Floors	Tile / Marble / Granite / Engineered Stone
Lift Lobby Walls	Combination of Marble / Acrylic Emulsion Paint / Wallpaper / Veneer/ Films / Mirror

Service Lift Lobby

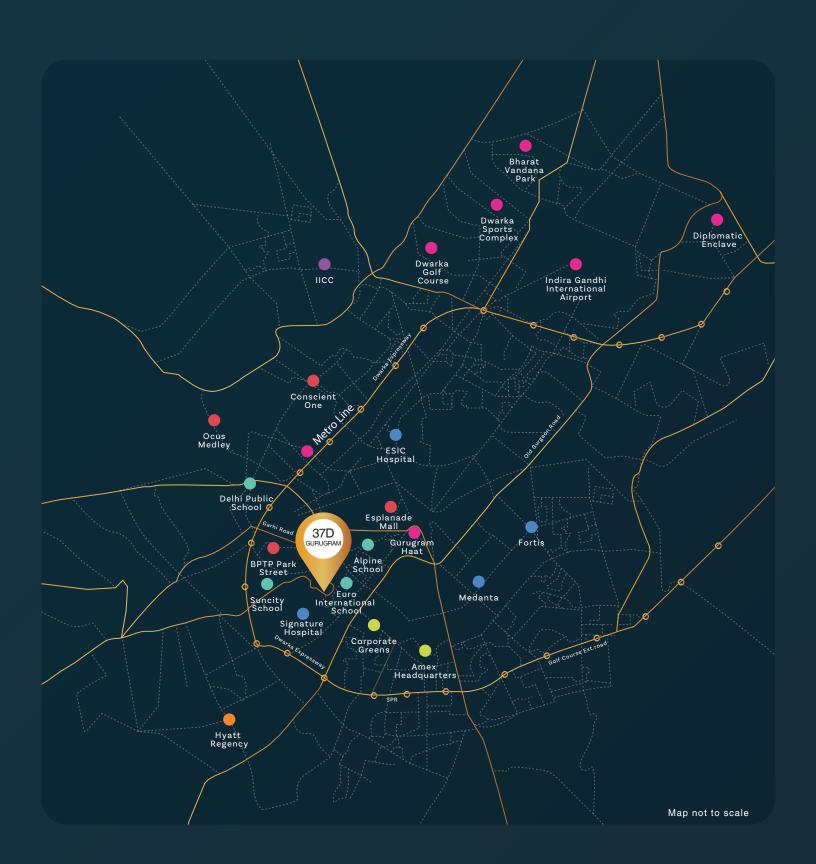
Lift Lobby Floors	Tile / Stones / IPS

Lift Lobby Walls	Flat Oil Paint / OBD / Acrylic Emulsion Paint
Staircases	
Floor	Tile / Indian Stone / Granite
Walls	Flat Oil Paint / OBD

Conversion Scale 1 feet = 304.8 mm

DISCLAIMER: Marble / Granite being natural material have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the **Promoter** or Competent Authority. Marginal variations may be necessary during construction. The extent / number / variety of the equipment's / appliances and their make / brand thereof are tentative and liable to change at sole discretion of the **Promoter.** Applicant shall not have any right to raise objection in this regard.

CONVENIENCE FIT FOR ROYALTY



♦ SCHOOLS

- Delhi Public School
- Euro International School
- Suncity School
- · Alpine School

♦ HOSPITALS

- · Signature Hospital
- ESIC Hospital
- Medanta
- Fortis

◆ SHOPPING

- BPTP Park Street
- Conscient One
- Ocus Medley
- Esplanade Mall

◆ CONVENTION CENTER

· IICC

◆ EVERY ROAD LEADS TO ROYALTY

- Dwarka Golf Course
- Bharat Vandana Park
- Dwarka Sports
 Complex
- Gurugram Haat
- Metro Line
- IGI Airport
- Diplomatic Enclave

◆ CORPORATES

- Amex Headquarters
- Corporate Greens

◆ HOTELS

• Hyatt Regency

BUILDING LEGACIES. BUILDING DREAMS.

For two decades, BPTP has built legacies fit for royalty.

50 million sq. ft. delivered*

50 projects completed*

25,000 valued customers*

2,500 acres of land bank across NCR*

A MAJESTIC NEW BEGINNING STARTS HERE.



COME HOME TO

THE AMAARIO

FOR THE ROYALS OF TOMORROW

Where sustainability meets luxury to craft a lifestyle fit for modern monarchs.



9319-69-3737

sales@bptp.com www.bptp.com

Disclaimer:

The Amaario has been registered via HRERA with registration number RC/REP/HARERA/GGM/ 820/552/2024/47 and is available on the website https://haryanarera.gov.in/ under registered projects. || License No. no. 83 dated 05.04.2008 and no. 94 dated 24.10.2011 obtained by M/s Countrywide Promoters (P) Ltd, an associate company of M/s BPTP Limited|| Building Plan approved vide Memo No. ZP-437-Voll.-II/JD(RA)/2024/10823 dated 27.03.2024 || The Amaario is part of group housing colony/ township being developed on combined land measuring 43.558 acres situated in Sector 37D, Gurugram || The terms of allotment/sale shall be subject to (a) application form, allotment letter, agreement for sale and /or conveyance deed; (b) licenses, building plan and other approvals; and (c) occupation certificate(s). Building plan and approvals are subject to change and revision.

Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and no guarantee is given of such impressions to be in line with actual Project. All specifications and amenities, shall be as per the final agreement and subject to amendment as may be decided by the Developer, under the provisions of applicable laws or as directed by any competent authority.