

PROJECT REPORT  
OF  
PROJECT  
PYRAMID ALTIA  
AT  
SECTOR-70  
GURUGRAM

TO BE DEVELOPED BY PYRAMID DREAM HOMES LLP

By

Satija Puneet & Associates

Chartered Accountants

FRN-032679N



PUNEET SATIJA

PROPRIETOR

M.NO.536943

UDIN: 20536943AAAAABV9710

# 1. BASIC INFORMATION OF THE PROJECT

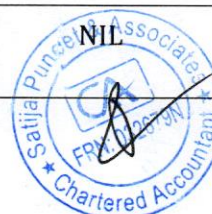
1.	Name of the Project	PYRAMID ALTIA					
2.	Location of the Project (attach location Map)	Revenue Estate of Village Badshahpur, Sector-70, Gurugram, Haryana.					
3.	Name of the Promoter	PYRAMID DREAM HOMES LLP					
4.	Address of the Promoter	H-38, M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA-122002					
5.	Nature of the Project	AFFORDABLE GROUP HOUSING COLONY					
6.	Area of the Project	5.5625 ACRES					
7.	Project Brief	AFFORDABLE GROUP HOUSING PROJECT INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.					
8.	Total Built-up Area	54,518.74 SQ. MT.					
9.	Total Expected Sales	200.77 CRORE					
10.	Expected Completion by	10 <sup>TH</sup> September, 2024					
11.	Description of units in the project to be registered						
	11.1	In Case of Ploted Colony					
		Plot Type		Size of plots (sq. mtrs.)		No. of plots	
		NA		NA		NA	
		Total No. of blocks (if any)				Total No. of plots	
	11.2	In case of Group Housing/affordable housing- RESIDENTIAL UNITS					
		Tower No.		Apartment Type		No. of units	
		1-5		3BHK -TYPE A		290	
		1-5		3BHK -TYPE B		300	
6-7		1BHK -TYPE A		112			



	6-7	1BHK -TYPE B	58
	6-7	1BHK -TYPE C	58
	Total Tower 7	Total Type 4	Total Unit 818
11.3	In case of Group Housing/affordable housing- COMMERCIAL UNITS		
	Tower No.	Unit Type	No. of units
	<b>NOT PREPARED YET</b>		
	Total Tower -	Total Type -	Total Unit -

## **II. FINANCIAL DETAILS OF THE PROJECT**

1.	Project Cost Detail					
	S.No.	Component				Estimated Cost
	1.	Land Cost				52.32 CRORE
	2.	Cost of Construction (Including Consultant Fees)				77.27 CRORE
	3.	Cost of Construction of Community Facilities				0.44 CRORE
	4.	Cost of infrastructure i.e. internal development				4.54 CRORE
	5.	EDC, IDC and taxes, dues and other Expenses etc.				39.74 CRORE
		Total Project Cost				174.31 CRORE
2	Project Sale proceeds					
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
		Component	Area Sq. ft.	No.	Rate /Sq. ft.	Estimated sale proceeds
		Plots	NIL	NIL	NIL.	NIL
		Apartments	4,54,711	818	Rs.4000/Sq. ft.	181.88 CRORE
		Balcony	63,354	818	500/Sq. Ft.	3.17 Crore
		Commercial	18,493 Approx.	-	8500/Sq.ft.	15.72 CRORE
		Community facilities	4,274	NIL		NIL





		Garages	No.		
		Estimated total of sale proceeds			200.77 CRORE
		2.	Total cost of cost of the project		174.31 CRORE
		3.	Returns from the project		26.46 CRORE
3.	Financial resources				
	16.1	Equity by the promoters (OWN FUNDS)		3.24 CRORE	
	16.2	Loan or advances		18.66 CRORE	
	16.3	Others		-	
	16.4	Instalments from allottees		152.41 CRORE	
	Total			174.31 CRORE	

### **III. DETAILS OF UNITS OF THE PROJECT**

1.	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony					
	Block No.	Plot type	Plot size	No. of units	Total estimated sale value	
2.	Details of Apartments for Group Housing, Commercial and Cyber Park/IT					
	Tower name	no./	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	Total estimated sale value
	1-5		3BHK TYPE-A	59.797	290	76.06 CRORE
	1-5		3BHK TYPE-B	59.946	300	78.53 CRORE
	6-7		1BHK TYPE-A	29.222	112	14.38 CRORE
	6-7		1BHK TYPE-B	31.319	58	07.98 CRORE
	6-4		1BHK TYPE-C	31.812	58	08.10 CRORE
3.	Details of Shopping Area					
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx		Total estimated sale value	
	TYPES NOT ASCERTAINED YET		1718.685		15.72 CRORE	
	TOTAL		1718.685 Sqm.		15.72 Crore	
4.	Parking details of the project					
	Sr. No.	Description	saleable Area	non-saleable Area	Total area	
	1.	Underground parking	-			



	2.	Stilt parking	-	730.35 Sq. Mtr.	730.35 Sq. Mtr.
	3.	Covered parking	-		
	4.	Open parking (TWO WHEELERS)	-	11,747.352 Sq. Mtr.	11,747.352 Sq. Mtr.
	5.	Independent garages	-	N/A	N/A
<b>5.</b>	<b>Details of Additional Facilities</b>				
	Sr. No.	Facility	Description	Saleable (Y/N)	Transferred to the association of Allottees (y/n)
	1.	Anganwari / Community Centre	Anganwari / Community Centre	N	Y

