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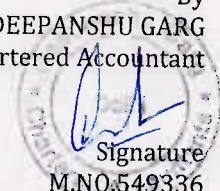
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**PROJECT REPORT
OF
PROJECT
MIDTOWN
AT
SECTOR-59
GURUGRAM**

TO BE DEVELOPED BY PYRAMID HOME DEVELOPERS LLP

By
DEEPANSHU GARG
Chartered Accountant



M.NO.549336

UDIN: 20549336AAAAAN4895

DATED: 12.03.2020

1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	MIDTOWN		
2.	Location of the Project (attach location Map)	Revenue Estate of Village Ullawas & Behrampur, Sector-59, Gurugram, Haryana.		
3.	Name of the Promoter	PYRAMID HOME DEVELOPERS 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	5.6972 ACRES		
7.	Project Brief	AFFORDABLE GROUP HOUSING PROJECT INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.		
8.	Total Built-up Area	6704.462 SQ. MT.		
9.	Total Expected Sales	214.10 CRORE		
10.	Expected Completion by	15 TH December, 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	
	1-8	2BHK -TYPE A	404	
	1-8	2BHK -TYPE B	210	
	1-8	2BHK -TYPE C	105	
	1-8	2BHK -TYPE D	105	
	Total Tower 7	Total Type 4	Total Unit 824	
11.3	In case of Group Housing/affordable housing- COMMERCIAL UNITS			
	Tower No.	Unit Type	No. of units	

	NOT PREPARED YET		
	Total Tower -	Total Type -	Total Unit -

II. FINANCIAL DETAILS OF THE PROJECT

FINANCIAL DETAILS OF THE PROJECT						
1.	Project Cost Detail					
	S.No.	Component				Estimated Cost
	1.	Land Cost				46.95CRORE
	2.	Cost of Construction (Including Consultant Fees)				85.47 CRORE
	3.	Cost of Construction of Community Facilities				0.47 CRORE
	4.	Cost of infrastructure i.e. internal development				4.39 CRORE
	5.	EDC, IDC and taxes, dues and other Expenses etc.				50.22 CRORE
		Total Project Cost				187.50 CRORE
2	Project Sale proceeds					
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
		Component	AreaSq. ft.	No.	Rate/Sq. ft.	Estimated sale proceeds
		Plots	NIL	NIL	NIL.	NIL
		Apartments	4,84,121	824	Rs.4000/Sq. ft.	193.65 CRORE
		Balcony	85,997	824	500/Sq. Ft.	4.29 Crore
		Commercial	19,008 Approx.	-	8500/Sq.ft.	16.16 CRORE
		Community facilities	4,274	NIL		NIL
		Garages	No.			
		Estimated total of sale proceeds				
		2.	Total cost of cost of the project			187.50 CRORE
	3.	Returns from the project			26.60 CRORE	
3.	Financial resources					
	16.1	Equity by the promoters(OWN FUNDS)			3.10 CRORE	
	16.2	Loan or advances (Temporary)			15.00 CRORE	
	16.3	Secured Loans from Financial Institutions			36.00 CRORE	
	16.4	Instalments from allottees			133.40 CRORE	
	Total			187.50 CRORE		
III. DETAILS OF UNITS OF THE PROJECT						

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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 no./ name	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	Total estimated sale value
	1-8	2BHK TYPE-A	54.919	404	97.63 CRORE
	1-8	2BHKTYPE-B	53.933	210	49.83 CRORE
	1-8	2BHKTYPE-C	53.723	105	24.82 CRORE
	1-8	2BHKTYPE-D	55.605	105	25.67 CRORE
3.	Details of Shopping Area				
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx	Total estimated sale value	
	TYPES NOT ASCERTAINED YET		1766.499	16.16CRORE	
	TOTAL		1766.499 Sqm.	16.16 Crore	
4.	Parking details of the project				
	Sr. No.	Description	saleable Area	non-saleable Area	Total area
	1.	Underground parking	-		
	2.	Stilt parking	-	903.096 sq. mt.	903.096 sq. mt.
	3.	Covered parking	-		
	4.	Open parking(TWO WHEELERS)	-	9745.253 SQ. MT.	9745.253 SQ. MT.
	5.	Independent garages	-	N/A	N/A
5.	Details of Additional Facilities				
	Sr. No.	Facility	Description	Saleable (Y/N)	Transferred to the association of Allottees (y/n)
	1.	Anganwari / Community Centre	Anganwari / Community Centre	N	Y