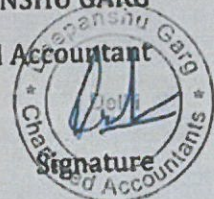


**PROJECT REPORT  
OF  
PROJECT  
URBAN HOMES-II EXTENSION  
AT  
SECTOR-86  
GURUGRAM**

**TO BE DEVELOPED BY PYRAMID INFRATECH P LTD**

**By**

**DEEPANSHU GARG**  
**Chartered Accountant**



**M.NO.549336**

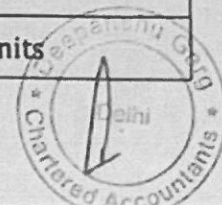
**DATED: 20.07.2020**

**UDIN: 20549336AAAAAU5365**

# 1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	URBAN HOMES-II EXTENSION
2.	Location of the Project (attach location Map)	Revenue Estate of Village Badha, Sector-86, Gurugram, Haryana.
3.	Name of the Promoter	PYRAMID INFRATECH PRIVATE LIMITED
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	1.5 ACRES
7.	Project Brief	AFFORDABLE GROUP HOUSING PROJECT INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.
8.	Total FAR	13287.276 SQ. MT.
9.	Total Expected Sales	53.17 CRORE
10.	Expected Completion by	15 <sup>TH</sup> November, 2023

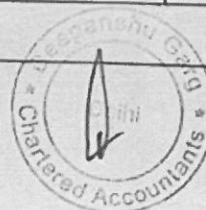
11.	Description of units in the project to be registered						
	11.1	In Case of Ploted Colony					
		Plot Type		Size of plots (sq. mtrs.)		No. of plots	
		NA		NA		NA	
		Total No. of blocks (if any)				Total No. of plots	
	11.2	In case of Group Housing/affordable housing- RESIDENTIAL UNITS					
		Tower No.		Apartment Type		No. of units	
		11-12		3BHK -TYPE A1		92	
		11-12		2BHK -TYPE B1		96	
		Total Tower 2		Total Type 2		Total Unit 188	
11.3	In case of Group Housing/affordable housing- COMMERCIAL UNITS						
	Tower No.		Unit Type		No. of units		



	<b>NOT PREPARED YET</b>		
	<b>Total Tower -</b>	<b>Total Type -</b>	<b>Total Unit -</b>

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

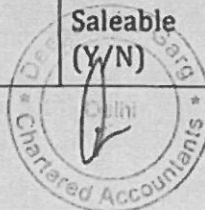
1.	Project Cost Detail						
	S.No.		Component			Estimated Cost	
	1.		Land Cost			8.92 CRORE	
	2.		Cost of Construction (Including Consultant Fees)			25.75 CRORE	
	3.		Cost of Construction of Community Facilities			-	
	4.		Cost of infrastructure i.e. internal development			1.38 CRORE	
	5.		EDC, IDC and taxes, dues and other Expenses etc.			10.20 CRORE	
			Total Project Cost			46.25 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		1,21,116	188	Rs.4000/Sq. ft.	48.45 CRORE
		Balcony		16,249	188	500/Sq. Ft.	0.81 Crore
		Commercial		4,598.52 Approx.	-	8500/Sq.ft.	3.91 CRORE
		Community facilities		4,274	NIL		NIL
		Garages		No.			
		Estimated total of sale proceeds					53.17 CRORE
		2.	Total cost of cost of the project				46.25 CRORE
		3.	Returns from the project				6.92 CRORE
3.	Financial resources						



16.1	Equity by the promoters (OWN FUNDS)	15.00 CRORE
16.2	Loan or advances (Temporary)	-
16.3	Secured Loans from Financial Institutions	-
16.4	Instalments from allottees	31.25 CRORE
<b>Total</b>		<b>46.25 CRORE</b>

### **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
	11		3BHK TYPE-A1	59.797	92	24.13 CRORE
	12		3BHK TYPE-B1	59.946	96	25.13 CRORE
3.	Details of Shopping Area					
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx	Total estimated sale value		
	TYPES NOT ASCERTAINED YET		427.37 Sq. Mtr.	3.91 CRORE		
	TOTAL		427.37 Sqm.	3.91 Crore		
4.	Parking details of the project					
	Sr. No.	Description	saleable Area	non-saleable Area	Total area	
	1.	Underground parking	-			
	2.	Stilt parking	-	307.88 sq. mt.	307.88 sq. mt.	
	3.	Covered parking	-			
	4.	Open parking (TWO WHEELERS)	-	956.22 SQ. MT.	956.22 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

