

PROJECT REPORT
OF
PROJECT
INFINITY
AT
SECTOR-70
GURUGRAM

TO BE DEVELOPED BY PYRAMID DREAM HOMES LLP

By

Satija Puneet & Associates

Chartered Accountants



PUNEET SATIJA

PROPRIETOR

M.NO.536943

UDIN:

DATED: 02.03.2020

UDIN:-21536943
AAAAAA 9/107

1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	INFINITY		
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	4.3375 ACRES		
7.	Project Brief	AFFORDABLE GROUP HOUSING PROJECT INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.		
8.	Total Built-up Area	45291.830 SQ. MT.		
9.	Total Expected Sales	164.45 CRORE		
10.	Expected Completion by	24 TH September, 2025		
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	
11.2	In case of Group Housing/affordable housing- RESIDENTIAL UNITS			
	Tower No.		Apartment Type	
	No. of units			
	1-4		3BHK -TYPE A	
	232			
	1-4		3BHK -TYPE B	
	240			
5-6		1BHK -TYPE A		
104				
5-6		1BHK -TYPE B		
54				
5-6		1BHK -TYPE C		
54				



	Total Tower 6	Total Type 5	Total Unit 684
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

1.	Project Cost Detail					
	S.No.	Component			Estimated Cost	
	1.	Land Cost			13.64 CRORE	
	2.	Cost of Construction (Including Consultant Fees)			68.64 CRORE	
	3.	Cost of Construction of Community Facilities			0.60 CRORE	
	4.	Cost of infrastructure i.e. internal development			3.93 CRORE	
	5.	EDC, IDC and taxes, dues and other Expenses etc.			55.07 CRORE	
		Total Project Cost			141.88 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	3,73,459.22	684	Rs.4000/Sq. ft.	149.38 CRORE
		Balcony	62,018.71	684	500/Sq. Ft.	3.10 Crore
		Commercial	14078.55 Approx.	-	8500/Sq.ft.	11.97 CRORE
		Community facilities	4,245.47	NIL		NIL
		Garages	No.			
		Estimated total of sale proceeds				164.45 CRORE



		2.	Total cost of cost of the project	141.88 CRORE
		3.	Returns from the project	22.57 CRORE
3.	Financial resources			
	16.1	Equity by the promoters (OWN FUNDS)	2.00 CRORE	
	16.2	Loan or advances	30.00 CRORE	
	16.3	Others	-	
	16.4	Instalments from allottees	109.88 CRORE	
	Total			141.88 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	232	60.85 CRORE
	1-5		3BHK TYPE-B	59.946	240	62.83 CRORE
	6-7		1BHK TYPE-A	29.222	104	13.60 CRORE
	6-7		1BHK TYPE-B	31.319	54	7.55 CRORE
	6-4		1BHK TYPE-C	31.812	54	7.66 CRORE
3.	Details of Shopping Area					
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx		Total estimated sale value	
	TYPES NOT ASCERTAINED YET		1308.415		11.97 CRORE	
	TOTAL		1308.415 Sqm.		11.97 Crore	
4.	Parking details of the project					
	Sr. No.	Description	saleable Area	non-saleable Area	Total area	
	1.	Underground parking	-			
	2.	Stilt parking	-	610.146 Sq. Mtr.	610.146 Sq. Mtr.	



	3.	Covered parking	-		
	4.	Open parking (TWO WHEELERS)	-	7625.473 Sq, Mtr.	7625.473 Sq, Mtr.
	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

