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**PROJECT REPORT  
OF  
PROJECT  
GRAND VISTA  
AT  
SECTOR-73  
GURUGRAM**

A COMMERCIAL PLOTTED COLONY TO BE DEVELOPED BY PYRAMID INFRATECH PRIVATE LIMITED

By

DEEPANSHU GARG

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Chartered Accountant

DEEPANSHU GARG

M.NO.549336

UDIN: 22549336AJCQNA8530

DATED: 17.05.2022

## 1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	GRAND VISTA		
2.	Location of the Project (attach location Map)	Revenue Estate of Village Begumpur Khatola, Sector-73, Gurugram, Haryana.		
3.	Name of the Promoter	PYRAMID INFRATECH PRIVATE LIMITED		
4.	Address of the Promoter	H-38, G.F., M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA-122002		
5.	Nature of the Project	COMMERCIAL PLOTTED COLONY		
6.	Area of the Project	2.16875 ACRES		
7.	Project Brief	A COMMERCIAL PLOTTED COLONY ON A LAND ADMEASURING 2.16875 ACRES SITUATED AT SECTOR-73, GURUGRAM HAVING BELOW MENTIONED SPECIFICATIONS: 1. ABUTTING 124 ACRES OF TOWNSHIP. 2. CONSTRUCTION ALLOWED UPTO G+3 WITH BASEMENT. 3. ADEQUATE SURFACE CAR PARKING FACILITY. 4. 100% POWER BACKUP AND PROVISION FOR INDIVIDUAL AC UNIT 5. THIS IS GOING TO BE THE NEXT GROWTH CORRIDOR. 6. PLANNED AS PEDESTRIAN PARADISE. 7. 28 LIMITED ADDITION SCO PLOTS. 8. LOW MAINTENANCE		
`8.	Total Saleable Area	3069.20 SQ. MT.		
9.	Total Expected Sales	6,252.33 LAKHS		
10.	Expected Completion by	15 <sup>TH</sup> December, 2026		
11.	Description of units in the project to be registered			
	11.1	Commercial Plotted Colony		
		Plot Type	Size of plots (sq. mtrs.)	No. of plots
		Type-A	121.668	11
		Type-B	100.650	5
		Type-C	102.30	12

		Total No. of Types	3	Total No. of plots	28
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## **II. FINANCIAL DETAILS OF THE PROJECT**

1.	Project Cost Detail							
	S.No.		Component			Estimated Cost		
	1.		Land Cost (Incl. Conversion Charges and License Fees)			1,167.10 Lakhs		
	2.		Cost of infrastructure i.e. internal development			340.74 Lakhs		
	3.		EDC, IDC and taxes, dues and other Expenses etc.			4,035.66 Lakhs		
		Total Project Cost					5,543.50 Lakhs	
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
		Commercial Plotted Colony		33037		28	18,925/Sq.ft.	6,252.33 Lakh
		Estimated total of sale proceeds						6,252.33 Lakh
		2.		Total cost of cost of the project			5,543.50 Lakh	
		3.		Returns from the project			708.82 Lakh	
3.	Financial resources							
	16.1		Equity by the promoters (OWN FUNDS)			500.00 Lakhs		
	16.2		Loan or advances			3300.00 Lakhs		
	16.3		Others			-		
	16.4		Instalments from allottees			1743.50 Lakh		
	Total					5,543.50 Lakh		

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

<b>1.</b>	<b>Details of Plots of the Commercial Plotted Colony</b>				
	Type of Commercial Plot	Plot Area (Sq. Mtr.)	No. of Plots in each category	Total Saleable Area (Sq. Mtr.)	Total estimated sale value (in Lakhs)
	Type-A	121.670	11	1338.35	2,726.38
	Type-B	100.650	5	503.25	1,025.18
	Type-C	102.30	12	1227.60	2,500.77

			28	3069.20	6,252.33
<b>2.</b>	<b>Details of Additional Facilities</b>				
	<b>Sr. No.</b>	<b>Facility</b>	<b>Description</b>	<b>Saleable (Y/N)</b>	<b>Transferred to the association of Allottees (y/n)</b>
	1.	Anganwari / Community Centre	<b>Anganwari / Community Centre</b>	<b>N</b>	<b>Y</b>

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