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**PROJECT REPORT
OF
PROJECT
IMPERIAL ESTATE
AT
SECTOR-70A
GURUGRAM**

**AN AFFORDABLE PLOTTED COLONY UNDER DDJAY TO BE DEVELOPED BY PYRAMID
INFRA TECH PRIVATE LIMITED**

By

DEEPANSHU GARG

Chartered Accountant

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M.NO.549336

UDIN: 22549336AJCVXR5676

DATED: 17.05.2022

1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	IMPERIAL ESTATE		
2.	Location of the Project (attach location Map)	Revenue Estate of Village Palra, Sector-70A, 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	AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA		
6.	Area of the Project	5.04375 ACRES		
7.	Project Brief	An Affordable Plotted Colony on a land admeasuring 5.04375 Acres situated at Sector-70A, Gurugram having following key specifications: 1. Secure Gated Community 2. Community Facility Area 3. Attractive Plot Sizes 4. 24x7 Security with network of CCTVs 5.Decoratives Paver Roads 6. Kids Play Area 7. Environment Friendly Grass Concrete Paver side walks 8. Power Backup Provisions 9. Electricity Load of 5 KV per Plot as per DHBVN Norms 10. Designer Light Poles with Electricity Saving LED Lamps 11. Sewage Treatment Plant 12. Option to Build 4 Independent Floors		
8.	Total Saleable Area	11,744.98 Sq. Mtr. – Residential 500.00 Sq. Mtr. – Commercial		
9.	Total Expected Sales	9,895.98 LAKHS		
10.	Expected Completion by	20 TH December, 2026		
11.	Description of units in the project to be registered			
	11.1	Residential Ploted Colony		
		Plot Type	Size of plots (sq. mtrs.)	No. of plots
		Type-A	149.97	49

		Type-B	149.88	23	
		Type-C	73.01	13	
		Total No. of Types	3	Total No. of plots	85
	11.2	Commercial Units			
		Type.	Area (in Sq. Mtr.)	No. of units	
		A	500	NOT Known	

II. FINANCIAL DETAILS OF THE PROJECT

1.	Project Cost Detail					
	S.No.	Component				Estimated Cost
	1.	Land Cost (Incl. Conversion Charges & License Fees)				2832.51 Lakh
	4.	Cost of infrastructure i.e. internal development				573.95 Lakh
	5.	EDC, IDC and taxes, dues and other Expenses etc.				5029.00 Lakh
		Total Project Cost				8435.46 Lakh
2	Project Sale proceeds					
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
		Component	Area Sq. Mtr.	No.	Rate /Sq. Mtr.	Estimated sale proceeds
		Plots	11,744.98	85	80,000/Sq. Mtr.	9395.98
		Commercial	500	1	1,00,000/Sq.ft	500.00 Lakh
		Estimated total of sale proceeds				9895.98
		2.	Total cost of cost of the project			8435.46 lakhs
		3.	Returns from the project			960.52 lakhs
3.	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)			700.00	
	16.2	Loan or advances			1094.00	
	16.3	Others			-	
	16.4	Instalments from allottees			6641.46	
	Total			8435.46		

III. DETAILS OF UNITS OF THE PROJECT

1.	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony				
	Plot type	Plot size (in Sq. Mtr.)	No. of units	Total Area (In Sq. Mt.)	Total estimated sale value
	Type-A	149.97	49	7,348.58	5,878.86
	Type-B	149.88	23	3,447.33	2,757.87
	Type-C	73.01	13	949.07	759.25
			85	11,744.98	9,395.98
2.	Details of Shopping Area				
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx	Total estimated sale value	
	TYPES NOT ASCERTAINED YET		500	500.00 Lakhs	
	TOTAL		500	500.00 Lakhs	
3.	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

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