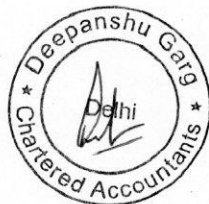


PROJECT REPORT
OF
PROJECT
PYRAMID – PRIDE
AT
SECTOR-76
GURUGRAM



1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	PYRAMID PRIDE					
2.	Location of the Project (attach location Map)	Village Kherki Doula, Sector-76, District – 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					
6.	Area of the Project	5.00 ACRES					
7.	Project Brief	AFFORDABLE GROUP HOUSING PROJECT INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.					
8.	Total Built-up Area	49011.761 SQ. MT.					
9.	Total Expected Sales	183.04 CRORE					
10.	Expected Completion by	24 TH February, 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	
		1-7		2BHK -TYPE A		354	
		1-7		2BHK -TYPE B		184	
1-7		2BHK -TYPE C		92			



	1-7	2BHK -TYPE D	92
	Total Tower 7	Total Type 4	Total Unit 722
11.3	In case of Group Housing/affordable housing- COMMERCIAL UNITS		
	Tower No.	Unit Type	No. of units
	Commercial Complex	TYPE A	12
		TYPE B	2
		TYPE C	8
		TYPE D	2
		TYPE E	14
		TYPE F	14
		TYPE G	2
		TYPE H	4
	Total Tower 7	Total Type 4	Total Unit 58

II. FINANCIAL DETAILS OF THE PROJECT

1.	Project Cost Detail					
	S.No.	Component				Estimated Cost
	1.	Land Cost				61.40 CRORE
	2.	Cost of Construction (Including Consultant Fees)				76.81 CRORE
	3.	Cost of Construction of Community Facilities				0.32 CRORE
	4.	Cost of infrastructure i.e. internal development				3.26 CRORE
	5.	EDC, IDC and taxes, dues and other Expenses etc.				13.86 CRORE
		Total Project Cost				155.65 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	4,24,193	722	Rs.4000/Sq. ft.	169.68 CRORE
		Balcony	72,200	722	500/Sq. Ft.	3.61 Crore



		Commercial	16,250 Approx.	58	6000/Sq.ft.	9.75 CRORE
		Community facilities	4,256	NIL		NIL
		Garages	No.			
		Estimated total of sale proceeds				183.04 CRORE
		2.	Total cost of cost of the project			155.65 CRORE
		3.	Returns from the project			27.39 CRORE
3.	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)			5.25 CRORE	
	16.2	Loan or advances			-	
	16.3	Others			-	
	16.4	Instalments from allottees			150.40 CRORE	
	Total			155.65 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 no./ name	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	Total estimated sale value
	1-7	2BHK TYPE-A	54.919	354	85.45 CRORE
	1-7	2BHK TYPE-B	53.933	184	43.63 CRORE
	1-7	2BHK TYPE-C	53.723	92	21.73 CRORE
	1-7	2BHK TYPE-D	55.605	92	22.48 CRORE
3.	Details of Shopping Area				
	TYPE OF UNIT		Total Area (in sq. mtrs.) / Approx		Total estimated sale value
	TYPE-A		267.18		2.33 CRORE
	TYPE-B		50.64		0.44 CRORE
	TYPE-C		226.96		1.98 CRORE



	TYPE-D	33.52	0.29 Crore		
	TYPE-E	281.82	2.46 Crore		
	TYPE-F	179.34	1.56 Crore		
	TYPE-G	29.342	0.25 Crore		
	TYPE-H	50.204	0.44 Crore		
	TOTAL	1119.02 Sqm.	9.75 Crore		
4.	Parking details of the project				
	Sr. No.	Description	saleable Area	non-saleable Area	Total area
	1.	Underground parking	-		
	2.	Stilt parking	-	791.139 Sq. Mtr.	791.139 Sq. Mtr.
	3.	Covered parking	-		
	4.	Open parking (TWO WHEELERS)	-	8,786.628 Sq. Mtr.	8,786.628 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

