HARERA
GURUGRAM

NAME OF THE PROJECT/PHASE

IMPERIAL ESTATE

HARERA
GURUGRAM

DETAILED PROJECT INFORMATION FOR REGISTRATION OF PROJECT

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

HARERA
GURUGRAM

In terms of section 4 of the Real Estate Regulation and Development) Act, 2016, an application is required to be made by promoter along with the prescribed fee for registration of its real estate project and shall be inter alia accompanied with the prescribed documents. The Haryana Real Estate Regulatory Authority, Gurugram stipulates various compliances with respect to a real estate project at the time of registration to ensure the veracity and completeness of all the data and documents and therefore the Detailed Project Information (DPI) has been compiled for ready reference of the information submitted by the promoter/developer in respect of the real estate project.

Section 4(2) (m) of the Real Estate (Regulation and Development) Act, 2016 states that the authority may seek *"such other information and documents as may be prescribed."* The Detailed Project Information DPI assimilates information in a detailed and comprehensive manner.

The Haryana Real Estate Regulatory Authority, Gurugram has prepared the detailed project information which includes all the parameters required for analyzing the physical and financial status of the new and ongoing projects. It is a form from Part A to Part L, namely, Project proponents, Statutory approvals, Project details, Phase details (if phase applied for registration), Project land use related information, Project cost/sale proceeds details, Specification of construction, Registration fee, Details of separate bank account, Quarterly schedule of physical and financial progress, Additional details in case of ongoing projects, Details of projects launched by the promoter in last five years, Details of pending litigations.

Every part study each aspect of the project. The DPI also compares physical and financial data of whole project and phase. HARERA, Gurugram has also formed the regulations related to the opening of bank account. There are 3 accounts namely master account (100%), Separate RERA account (70%) and Free account (30%) which are mandatory for the promoter to open in the bank and HARERA, Gurugram keeps an eye on the transaction in these 3 accounts. DPI includes the specifications of construction along with the range of costing of the material used by the promoter. The annexures of the DPI are land related documents, license related documents, statutory approvals i.e., Environment clearance, AAI NOC, service estimates and plans, fire scheme approval, building plan approval, forest NOC etc.

For Pyramid Infratech Pvt. Ltd.

HARERA
GURUGRAM

NAME OF THE PROJECT
IMPERIAL ESTATE

From	To
Pyramid Infratech P Ltd H-38, M2K White House, Sector-57, Gurugram, HR-122001	The Haryana Real Estate Regulatory Authority, Gurugram - 122001

Subject: Detailed Project Information for registration of real estate project.

Sir,

Enclosed is the Detailed Project Information for registration of following real estate project/phase:

1.	Name of the whole project	IMPERIAL ESTATE
2.	Total licensed area of the project	5.04375 Acres
3.	Name of the promoter/applicant	PYRAMID INFRATECH P LTD
4.	Name of the license holder	HOME SURPRISE BUILDERS LLP

Detailed project report, along with annexures is submitted herewith for record of the authority. Index of the documents is enclosed.

Dated:

Seal and signature of the applicant/promoter

Mobile No.: 9811000240

E-mail Id: sunil@pyramidinfratech.com

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

INDEX

SR. NO.	PART	PARTICULARS	PAGE NO.
1.	A	Project proponents	4-7
2.	B	Statutory approvals	8-9
3.	C	Project details	10-13
4.	C1	Phase details (if phase applied for registration)	N/A
5.	D	Project land use related information	14-15
6.	E	Project cost/sale proceeds details	16-18
7.	F	Specification of construction	N/A
8.	G	Fee Details	20
9.	H	Details of separate bank account	21-22
10.	I	Quarterly schedule of physical and financial progress	23-26
11.	J	Additional details in case of ongoing projects	N/A
12.	K	Details of projects launched by the promoter in last five years	27
13.	L	Details of pending litigations	28

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

BRIEF OF THE PROJECT/ PHASE

1.	**Application for registration (for whole project/ phase)**		WHOLE PROJECT
2.	**Name of the project/phase (if phase is to be registered)**		IMPERIAL ESTATE
3.	(a)	**Total licensed area of the project**	5.04375 ACRES
	(b)	**Area applied for registration**	5.04375 ACRES
	(c)	**Date of very first license of the project[1]**	24.12.2021
4.	**Location of the project (Location of the project is to be given even if phase is to be registered)**		Revenue Estate of Village Palra, Sector-70A, District Gurugram
5.	**Status of the project (status of the project is to be given not of the phase even if phase is to be registered) (New/ Ongoing)**		New
6.	(a)	**Nature of the project**	Affordable Plotted Colony under DDJAY
7.	**Planning area** (based on development plan)		GURUGRAM-MANESAR URBAN COMPLEX-2031AD
8.	**Type of zone**		
9.	**Web address of the project on the website of the promoter**		www.pyramidinfratech.com
10.	**Email address for communication regarding project**		customercare@pyramidinfratech.com

For Pyramid Infratech Pvt. Ltd.

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[1] As per Haryana Real Estate (Regulation and Development) Rules, 2017 - Ongoing project means a project for which a license was issued for the development under the Haryana Development and Regulation of Urban Area Act, 1975 on or before the 1st May 2017 and where development works were yet to be completed on the said date.
Explanation – A project for which license was issued on or before 1st May 2017 and where development works were either pending or not yet started then those projects will be considered as an ongoing project.
In cases where the project is ongoing and the promoter is applying for the phase then the nature of the phase will also be considered as ongoing.
In cases where part of the project was issued part occupation certificate or complete occupation certificate then the area for which OC obtained will be considered as phase – 1 and the remaining area will be divided in other phases.

NAME OF THE PROJECT
IMPERIAL ESTATE

PART-A- PROJECT PROPONENTS					
1.	**Details of project proponents** (Details of promoter, license holder, collaborator, developer (BIP holder), third party right holder, authorised signatories, legal representatives, project consultants)				
	1.1	**Details of the applicant promoter**			
		1.1.1	Names of the applicant-promoter	PYRAMID INFRATECH P LTD	
		1.1.2	Legal capacity to act as applicant promoter	License holder	√
				Collaborator	
				Beneficial interest permission holder	
				Third party rights holder	
				Change of developer	
		1.1.3	Status of the promoter	Individual	
				Proprietorship firm	
				Partnership firm	
				Company	√
				Cooperative societies	
				Any other	
		1.1.4	Registered address	H-38, G.F., M2K White House, Sector-57, Gurugram, Haryana	
		1.1.5	Corporate/ office address	Unit No.501-508, Unitech Trade Centre, Sector-43, Gurugram, HR-122001	
		1.1.6	Local address	Unit No.501-508, Unitech Trade Centre, Sector-43, Gurugram, HR-122001	
		1.1.7	Contact details		
			Mobile No.	+91-9811000240	
			Landline No.	0124-4274045	
			E-mail	sunil@pyramidinfratech.com	
			Website	www.pyramidinfratech.com	
		1.1.8	**Note: -** If the licensee/ land owner is developing, marketing and conveying the project, then the license holder is the promoter.		

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

			If the licensee/ land owner and collaborator have entered into any irrevocable and registered collaboration agreement and license carries the name of collaborator (in this case both are promoters) and registration application and BBA shall be made by collaborator with land owner as conforming party. In this case collaborator is the applicant promoter. If the licensee/ land owner and collaborator (if any) and developer have entered into irrevocable and registered joint development, marketing, sale rights agreement after the license and developer is entering into sale agreement with the buyers, then in case BIP holder is applicant promoter and licensee and collaborator are the conforming parties and also co-promoters. If the licensee for the whole project has transferred the license to 3rd party and that party has applied for the registration, then that 3rd party is the promoter.		
1.2	**Details of the license holder(s)** (if project consists of more than one license, then license wise details of license holder be given)				
	1.2.1	(a)	License no.	107 of 2021	
		(b)	Name of the license holder(s)	PYRAMID INFRATECH P LTD	
		(c)	Area of the license	2.16875 ACRES	
1.3	**Details of the collaborator as per license, if applicable-**				
	1.3.1	Name of the collaborator		PYRAMID HOME DEVELOPERS LLP	
	1.3.2	Registration no. of the collaboration agreement		9585 & 9586 DATED 06.09.2019	
	1.3.3	Registering authority		SUB REGISTRAR, TEHSIL WAZIRABAD	
	1.3.4	Entry of collaboration agreement in revenue record		√	
	1.3.5	Terms of collaboration (tick mark and detail out the appropriate)			
	a.	**Sharing of revenue:** Sharing ratio between collaborator and land owner		√	
1.4	**Details of beneficial interest permission holder, if any- NA**				
1.5	**Contact details of authorised signatory**				
	1.5.1	Name		DINESH KUMAR	
	1.5.2	Designation		DIRECTOR	
	1.5.3	Mobile No.		9811000240	
	1.5.4	Landline No.		0124-4274045	

	1.5.5	E-mail	DINESH.S@PYRAMIDINFRATECH.COM
1.6	**Contact details of the person authorized to receive authority hearing notices and delivery at the email address shall be treated as deemed service**		
	1.6.1	Name	SUNIL KUMAR
	1.6.2	Address	H. No. 1499, Sector-52, Gurugram
	1.6.3	Designation	Authorized Representative
	1.6.4	Mobile No.	9811000240
	1.6.5	E-mail	sunil@pyramidinfratech.com
1.7	**Contact details of the legal representative if any (advocate appearing on behalf of the promoter) to receive authority hearing notices and delivery at the email address shall be treated as deemed service**		
	1.7.1	Name	Shrikant Kumar
	1.7.2	Address	C/o Pyramid Infratech Pvt Ltd H-38, M2K White House, Sector-57, Gurugram, Haryana-122002
	1.7.3	Designation	Legal Representative
	1.7.4	Mobile No.	9811000952
	1.7.5	E-mail	legal@pyramidinfratech.com
1.8	**Details of project consultants - Architect**		
	1.8.1	Name of Architect	VIVEK SINGH RAO
	1.8.2	Mobile No.	9811130867
	1.8.3	E-mail	raoarchitects@gmail.com
1.9	**Details of project consultants – Structural Engineer**		
	1.9.1	Name of Structural Engineer	MAQSUD E NAZAR
	1.9.2	Mobile No.	9818033181
	1.9.3	E-mail	Nnc.mail7@gmail.com
1.10	**Details of project consultants – Chartered Accountant**		
	1.10.1	Name of Chartered accountant	Sushil Wadhwa
	1.10.2	Mobile No.	9810094084
	1.10.3	E-mail	sushil@sushilwadhwa.com

	1.11	**Details of project consultants – MEP Consultant**		
		1.11.1	Name of MEP Consultant	V Consulting
		1.11.2	Mobile No.	9811858550
		1.11.3	E-mail	Vikramjietkukreja@vconsulting.co.in
	1.12	**Details of project consultants – Proof consultant**		
		1.12.1	Name of proof consultant	MOHD MIAN QUADRI
		1.12.2	Mobile No.	9990153598
		1.12.3	E-mail	nnc.mai7@gmail.com

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

PART – B – STATUTORY APPROVALS

1. Approvals/ NOCs from various agencies for connecting external services

Sr. No.	Facility	External/ connecting service to be provided by (Name the agency)	Approval no. and date
1.	Roads	Already Connected	
2.	Water supply	HSVP	Memo No. EE(Proj)/GMDA/2022/27
3.	Sewage disposal	HSVP	Memo No. 9047 dated 17/01/2022
4.	Storm water drainage	HSVP	Memo No. 9047 dated 17/01/2022
5.	Electrical Load availability	DHBVN	Memo No.Ch.038/Drg.-26B dated 05.01.2022

2. Details of statutory approvals.

2.1 Statutory approvals required prior to registration

Sr. No.	Particulars	Approval no.	Date	Valid upto	Remarks
1.	License approval	120 of 2021	24.12.2021	23.12.2026	
2.	Zoning plan approval	DRG. No. DTCP 8200	24.03.2022	23.12.2026	
3.	Approved Layout Plan	DTCP 8106	30.12.2021	23.12.2026	
4.	Environment clearance approval based on latest approved building plan	**NA**			

Note: In case of affordable housing environmental clearance is to be obtained within one year of license and before start of construction.

2.2 Approvals either applied for or obtained prior to registration. (These approvals if applied, to be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)

1.	Airport height clearance	**NA**			
2.	Fire scheme	**NA**			

			approval				
		3.	Service plan estimates approval	Memo No. 9047 dated 17/01/2022			

2.3 Mandatory approvals if applicable and required before start of construction. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)

Sr. No.	Particulars	Approval no.	Date	Remarks
1.	Forest NOC	R47-AD8-XUW7	26.06.2021	
2.	Natural conservation zone NOC			AFFIDAVIT ENCLOSED
3.	Tree cutting permission/ NOC			AFFIDAVIT ENCLOSED
4.	Forest land diversion			AFFIDAVIT ENCLOSED
5.	Power Line shifting NOC			NA

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

PART-C- PROJECT DETAILS							
1.	Project details						
	1.1	Name of the project		IMPERIAL ESTATE			
	1.2	Location of the project		REVENUE ESTATE OF VILLAGE PARLA, SECTOR-70A, GURUGRAM, HR-122001			
	1.3	(a)	Whether project is to be implemented as whole project or in phases	WHOLE PROJECT			
		(b)	No. of phases	NA			
	1.4	Total licensed area of the project		5.04375 ACRES			
	1.5	Area for registration		5.04375 ACRES			
	1.6	Nature of the project		AFFORDABLE PLOTTED COLONY UNDER DDJAY			
	1.7	Status of the project to be given, not of the phase even if phase is to be registered (New/ Ongoing)		NEW			
	1.8	Licensing authority		Director, Town & Country Planning, Haryana			
	1.9	Total no. of license issued for the project along with validity					
		Sr. No.	License no.	Land area (in acres)	Date of issue	Valid upto	Renewed upto
		1.	120 OF 2021	5.02375 ACRES	24.12.2021	23.12.2026	
	1.10	Time schedule for completion of project as a whole					
		1.10.1	Date of construction first commencing in the project	NOT APPLICABLE			
		1.10.2	Date of sanction of building plan and validity	Date of approval	Validity upto		
				NOT REQUIRED			
		1.10.3	Date of issue of environment clearance and validity	NOT REQUIRED			
		1.10.4	Present stage of completion in percentage (in case of ongoing project)	NA			
		1.10.5	Date of completion of the project as per BBA	20.12.2026			
		1.10.6	Projected date of completion of the project as per REP-II	20.12.2026			
	1.11	Demarcation of the project land					
		1.11.1	Demarcation points of land under project i.e. coordinates of every				

			turning point of outer boundary							
			Points	Latitude	Longitude					
			A.	28°23'03.78" N	77°01'12.16" E					
			B.	28°23'01.81" N	77°01'12.19" E					
			C.	28°23'04.73" N	77°O1',13.63" E					
			D.	28°23'05.70" N	77°01',14.49" E					
			E.	28°23'05.62" N	77°01',14.61" E					
			F.	28°23'01.83" N	77°01',17.08" E					
			G.	28°23'01.08" N	77°01',17.09" E					
			H.	28°23'04.79" N	77°01',19.54" E					
			I.	28°23'03.83" N	77°01',19.55" E					
			J.	28°23'01.08" N	77°01',19.58" E					
			K.	28°23'01.43" N	77°01',19.58" E					
			L.	28°23'03.84" N	77°01',21.49" E					
			M.	28°23'01.75" N	77°01',21.53" E					
			N.	28°23'01.44" N	77°01',22.04" E					
			O.	28°23'01.76" N	77°01',22.04" E					
		1.11.2	Approach to the project							
			Sr. No.	Description	Existing		Proposed		Revenue rasta	
			(a)	Name	24 MTR WIDE ROAD		24 MTR WIDE ROAD			
			(b)	Width	24 MTR WIDE ROAD		24 MTR WIDE ROAD			
	1.12		Land area details of the whole project as per license and shajra plan							
		1.12.1	License No.							
			Sr. No.	Revenue Estate	Rect. No.	Killa No.	Area			
							K-M	Acre	Sq. mt.	
			1.	REVENUE ESTATE OF VILLAGE PALRA, SECTOR-70A, GURUGRAM	10	22/2/1/1	0-5	0.03125	126.46	
			2.			22/2/2min	2-14	0.3375	1,365.81	
			3.			23/1/1/2	0-12	0.075	303.51	
			4.			23/1/2	0-11	0.06875	278.22	
			5.			24/1/2	1-3	0.14375	581.73	

			6.		18	2	8-0	1	4,046.85
			7.			3	8-0	1	4,046.85
			8.			4/1	4-13	0.58125	2,352.23
			9.			4/2	3-7	0.41875	1,694.62
			10.			5/1	6-4	0.775	3,136.31
			11.			6/1	1-16	0.225	910.54
			12.			7/1/1	1-0	0.125	505.86
			13.			7/1/2	2-2	0.2625	1,062.30
			Total licensed area				**40-7**	**5.04375**	**20,411.30**

1.13	**Encumbrances on the land**			
	1.13.1	Non-encumbrance certificate regarding land.		
		(a)	No. and date	NA
		(b)	Revenue authority	NA
	1.13.2	**If the above answer is 'No', mention details** of encumbrances on land of the project including		
		(a)	Name of the party in whose favour encumbrance is created	CSL FINANCE PRIVATE LIMITED AND RAJASTHAN GLOBAL SECURITIES PRIVATE LIMITED
		(b)	Details of assets mortgaged	PROJECT LAND ADMEASURING 5.04375 ACRES
		(c)	Amount of loan borrowed	30,00,00,000/-
		(d)	Interest rate	16.75%
		(e)	Period of loan	48 MONTHS
		(f)	Date of filing prescribed form with registrar of companies for creation of charge	02.12.2020
		(g)	Date of sanction of loan	22.09.2020
		(h)	Schedule of disbursement of loan	
			Date	Amount
			30.09.2020	10,00,00,000/-
			28.09.2020	20,00,00,000/-
		(i)	Repayment schedule of loan	

				Date	Amount
				As per annexure attached	

1.14	**Litigation details on land title or otherwise if any on the project**						
	Sr. No.	**Case no. of date along with title**	**Complainant**	**Ground of the court case**	**Name of the Hon'ble Court**	**Present Status**	**Remarks**
	1.	NA					
	2.						

1.15	**Land title search report by an advocate with minimum 10 years of experience**		
	(a)	Name of advocate	ANURAG RAGHAV
	(b)	Bar Enrolment No.	P-1320A/2003
	(c)	Date of certification	14.01.2022

1.16	**Floor area details of the project and the phase**		
	1.16.1	**Floor area sanctioned for the whole project as per sanctioned building plan**	**Commercial**
			NA
	1.16.2	**Floor area of the project achieved so far, if any**	**Commercial**
			NA
	1.16.3	**Balance floor area in the total project to be achieved**	**Commercial**
			NA

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

PART – D – PROJECT LAND USE RELATED INFORMATION

1. Land utilization details - allocation of whole project licensed land in various land uses and activities.

Sr. No.	Land Usage			For the project	
				Acres	Sq. mt.
1.	Area under Residential plots			2.9023	11,744.97
2.	Area under roads and pavements			0.5642	2,283.19
3.	Area under commercial units			0.1891	765.42
4.	Area under parks, green belts, playgrounds and open spaces			0.4066	1,645.33
5.	Area under community facilities				
	4.1	Hospital/ dispensary			
	4.2	community centre		0.5045	2,041.64
	4.3	Schools and other related community building			
	4.4	Police post			
	4.5	Fire station			
	4.6	Maintenance office			
	4.7	Infrastructure sites			
		4.7.1	Electric sub-station	0.0247	99.96
		4.7.2	Sewerage treatment plant	0.1112	450.01
		4.7.3	Under Ground Tank	0.0494	199.91
		4.7.4	Rain water harvesting system	-	-
6.	Open parking area				
7.	Any other utility / facility				
	1.	Area for Milk & Vagitable booth		0.0068	27.52
	2.	Area under Sector Roads & Green Belts		0.2850	1,153.35
8.	Balance area not included above				
9.	Total licensed area			5.04375	20,411.30

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

2.	**Area statement and no. of units in the project and phase, if phase is to be registered**

PLOTTED COLONY

2.1 Area statement of the project and phase, if phase is to be registered

Sr. No.	Descriptions	For project	
		Acres	Sq. mt.
1.	**Total licensed area**	5.04375	20,411.30
2.	**Ground coverage**	2.90284	11,747.348
3.	**Residential saleable area** (in general case FAR - 1.75 and in case of TOD FAR - 3.5)	2.90225	11,744.98
4.	**Area to be transferred to government for circulation roads (free of cost)**	0.131	530.63

2.2 Details of units (if project is taken up in phases then phase wise)

Sr. No.	Block	Type of unit	Plot area (in sq. mtrs.)	No. of units	Total Plot area
1.	Type A	Residential Plot	149.97	49	7,348.58
2.	Type-B	Residential Plot	149.88	23	3,447.33
3.	Type-C	Residential Plot	73.01	13	949.07
				85	11,744.98

3 Parking details of the project and phase, if phase is to be registered

3.1 Parking details

Sr. No.	Description	No. of saleable units	No. of non-saleable units	Total area
2.	Stilt parking			
3.	Covered parking			
4.	Open parking			
5.	Independent garages			

For Pyramid Infratech Pvt. Ltd.

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PART – E – PROJECT COST/SALE PROCEEDS DETAILS

1. Project cost details (in lacs)

Sr. No.	Component				Amount in lacs
					Whole project
1.	**Total land cost**				**2832.51**
	(a)	**Land cost as per registration**			2,690.59
	(b)	**Conversion charges** (as per LOI)			45.84
	(c)	**License fee** (as per LOI)			96.08
2.	**External Development Charges,** (provide calculation as per LOI)				
	Type		**Area under component (acre)**	**Interim rates of EDC (lacs)**	**563.573**
			Project		
	Residential		4.942875	104.0963	514.535
	Commercial		0.100875	486.13	49.038
3.	**Internal Development Works** (provide calculation as per LOI)				**103.90125**
	Type		**Area under component** (acre)	**Interim rates of IDW** (lacs)	
	Commercial		**5.04375**	**50**	
4.	**Infrastructure Development Charges** (as per LOI)				-
5.	**Cost of construction** (apartment + commercial units)				-
6.	**Cost of construction of community facilities**				
	Type		**Area (sqm.)**	**Rate (per sqm.) Total**	
	Total				-
7.	**Other costs**				
	1.	**Administrative cost**			2448.00
	2.	**Interest to financial institutions**			-

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

		3.	**Renewable**	-
		4.	**Taxes**	646.80
		5.	**Cess**	-
		6.	**Any other (excluding marketing and selling expenses)**	1826.17
	8.	**Total** (1+2+3+4+5+6+7)		**8420.95**

2.	**Internal development works**				
	Sr. No.	**Name of the facility**		**Estimated cost**	
				For project as a whole	
	1.	**Services**			
		i.	Internal roads and pavements	58.64	
		ii.	Water supply system	99.32	
		iii.	Storm water drainage	37.86	
		iv.	Sewerage system	63.54	
		v.	Street lighting	9.29	
		vi.	Play grounds and parks	3.98	
		vii.	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	104.48	
		xvi.	**Sub-Total** [(i) to (xv)]	**377.11**	
	2.	**Community buildings to be constructed and transferred to RWA or competent authority – N.A**			
	3.	**Community building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority** (estimated cost to be indicated if promoter intends to construct)- **N.A**			
	4.	**Total cost of IDW** (1+2+3)		**377.11**	
	5.	**Total project cost** (8+4)		**8694.17**	
		Area in acres		**5.04375**	
		Internal development cost per acre		**74.77 lakhs**	
		Internal development cost per acre as per the norms		**50.00 lakhs**	
	6.	**Estimate of cost of construction**			
		Sr. No.	**Description**	**For project as a whole**	**For phase to be registered**
		6.1	**Total floor area in sq. mtr.**	-	

For Pyramid Infratech Pvt. Ltd.

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		6.2	Per sq. mtr. cost of construction			-
		6.3	Total cost of construction (in lacs.)			-
	7.	Sale proceeds and returns of the project and phase if applicable				
		7.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds			
					For the project as a whole	
			Component	Average Rate	Area (sq. m.)	Estimated sale proceeds (INR in Lakhs)
			Residential	80,000/-	11,744.98	9,395.98
			Commercial	1,00,000/-	500.00	500.00
			Estimated total sale proceeds		9,895.98	
		7.2	Total cost (as per serial no. 5)		8,694.17	
	8.	Return from the project (7.1-7.2)			1,201.81	
	9.	Financial resources of the project and phase				
		Sr. No.	Description			For project (amount in crores)
		9.1	Equity by the promoters			7.00
		9.2	Loan or advances			-
			9.2.1	From financial institutions/banks		-
			9.2.2	From other sources		10.94
		9.3	Others			-
		9.4	Instalments from allottees before completion (sold inventory instalments)			69.00
		Total				86.94

For Pyramid Infratech Pvt. Ltd.

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NAME OF THE PROJECT
IMPERIAL ESTATE

PART – F – SPECIFICATION OF CONSTRUCTION – NOT APPLICABLE

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

PART – G –FEE DETAILS						
1.	Details of registration fee, processing fee and late fee					
	1.1	Fee to be paid				
		Registration fee		4,64,374.00/-		
		Processing fee		2,04,121.00/-		
		Late fee				
	1.2	A.	Fee deposited (through demand draft)			
			DD no.	Dated	Amount	Issuing branch
			289733	25.03.2022	4,64,374/-	KOTAK MAHINDRA BANK SECTOR-54, GURUGRAM BRANCH
			289732	25.03.2022	2,04,121/-	KOTAK MAHINDRA BANK SECTOR-54, GURUGRAM BRANCH
			Total amount paid		6,68,495/-/-	
		B.	Fee deposited (through online payment) -NA			
			RTGS/ NEFT No.	Date	Amount	
	1.3	Deficit fee				
2.	Bank details of HARERA for online payments					
	2.1	Bank name and address	ICICI BANK LIMITED SCO – 59 & 60, Old Judicial Complex, Near More Chowk, Sector – 15, Gurugram - 122001			
	2.2	IFSC Code	ICIC0001031			
	2.3	Bank account no.	103101002050			
	2.4	Bank branch code				

For Pyramid Infratech Pvt. Ltd.

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PART – H – DETAILS OF SEPARATE BANK ACCOUNT					
1.	**Details of Master bank account of the project where all sale proceeds from allottees shall be deposited. This A/c no. is to be intimated to allottees for depositing due payments to the promoter. Monies realised by promoter from allottees has to be deposited in this A/c only and in no other A/c. Account A-MASTER BANK A/C-No Lien A/C, no other proceeds shall be deposited.**				
	1.1	**Name of the bank account holding entity**		PYRAMID INFRATECH PRIVATE LIMITED	
	1.2	**Bank account no.**		57500000914480	
	1.3	**PAN No. of the bank account holding entity**		AAECP8801B	
	1.4	**Bank/ Bank account details**			
		1.4.1	Bank and branch address	HDFC BANK, One Horizon Center, Gurgaon	
		1.4.2	IFSC code	HDFC0009382	
		1.4.3	MICR code	110240514	
		1.4.4	Branch code	009382	
2.	**Details of Separate RERA compliant bank account of the project if implemented in one go otherwise details of RERA bank account of the phase to be registered be given, where 70% of the proceed will be deposited (withdrawals for land cost and cost of construction only after incurred and paid and no loan and no lien) – Account B-SEPARATE RERA COMPLIANT BANK A/C- No Lien A/C**				
	2.1	**Name of the bank account holding entity**		PYRAMID INFRATECH PRIVATE LIMITED	
	2.2	**Bank account no.**		57500000914493	
	2.3	**PAN no. of the bank account holding entity**		AAECP8801B	
	2.4	**Bank/ bank account details**			
		2.4.1	Bank branch address	HDFC BANK, PIONEER URBAN SQUARE SECTOR 62, Gurgaon	
		2.4.2	IFSC code	HDFC0009382	
		2.4.3	Branch code	009382	
	2.5	**Authorized person ordinarily operating the bank account**			
		2.5.1	Name	BRAHM DUTT	DINESH KUMAR
		2.5.2	Designation	DIRECTOR	DIRECTOR
		2.5.3	Address	H.NO.552, SECTOR-52, GURUGRAM	B-2/7, DLF PHASE-I, GURUGRAM
		2.5.4	Mobile no.	9811000244	9811000245

For Pyramid Infratech Pvt. Ltd.

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		2.5.5	E-mail- id		BRAHM@PYRAMIDINFRATECH.COM	DINESH.S@PYRAMIDINFRATECH.COM
		2.5.6	Aadhaar no.		2669 3455 3068	2502 8299 2055
		2.5.7	Board resolution for authorizing bank account operation			
			(a)	Resolution no.	04	
			(b)	Resolution date	09th MARCH 2022	
3.	**Details of Promoter Free bank account of this project where 30% amount shall be deposited after depositing 70% amount realised from the allottees in RERA bank account of the project – Account C- PROMOTER'S FREE BANK A/C**					
	3.1	**Name of the bank account holding entity**			PYRAMID INFRATECH PRIVATE LIMITED	
	3.2	**Bank account no.**			57500000914517	
	3.3	**PAN No. of the bank account holding entity**			AAECP8801B	
	3.4	**Bank/ bank account details**				
		3.4.1	Bank branch address		HDFC BANK, PIONEER URBAN SQUARE SECTOR 62, Gurgaon	
		3.4.2	IFSC code		HDFC0009382	
		3.4.3	Branch code		009382	
4.	**Bank loans to be deposited in the Promoter Free bank A/C where lien may be created and where 30% amount realised from the allottees is deposited.**					
	4.1	**Bank/ bank account details**				
		4.1	Bank and branch address		HDFC BANK, PIONEER URBAN SQUARE SECTOR 62, Gurgaon	
		4.2	IFSC code		HDFC0009382	
		4.3	MICR code		110240514	
		4.4	Branch code		009382	
		4.5	Account in which disbursement made		1611192818 KOTAK MAHINDRA BANK, IFSC-KKBK000261	
		4.6	Account from which repayment shall be made		57500000914517	

*Affidavit/ indemnity bond from the financial institution undertaking to abide by the provision of RERA to be submitted alongwith.

Note: In the eventuality of projects where total receivables are less than the cost of completing the project at any stage then onwards 100% amount may be ordered to be deposited in separate RERA compliant bank A/C till situation is eased.

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

PART – I –QUARTERELY SCHEDULE OF PHYSICAL AND FINANCIAL PROGRESS

1. Quarterly schedule of physical progress plot wise (in case of plotted colony)

Block wise

Sr. No.	Particulars	No. of plots	Estimated no. of plots for which laying down of services complete till the date of application	Tentative completion date	year	Apr-June	July - Sep	Oct-Dec	Jan-Mar
1.	Type-A	49	0	15.03.2026	2022	5%	5%	5%	5%
					2023	5%	5%	5%	5%
					2024	5%	5%	5%	5%
					2025	10%	10%	10%	10%
2.	Type- B	23	0	15.03.2026	2022	5%	5%	5%	5%
					2023	5%	5%	5%	5%
					2024	5%	5%	5%	5%
					2025	10%	10%	10%	10%
3.	Type-C	13	0	15.03.2026	2022	5%	5%	5%	5%
					2023	5%	5%	5%	5%
					2024	5%	5%	5%	5%
					2025	10%	10%	10%	10%
Total plots		28							

Infrastructure

Services	Tentative completion date	year	Apr-June	July-Sept	Oct – Dec	Jan-Mar
Roads and Pavements	15 OCTOBER 2026	2024	5%	5%	5%	5%
		2025	5%	5%	10%	10%
		2026	25%	25%		
Water Supply	15 OCTOBER 2026	2024	5%	5%	5%	5%
		2025	5%	5%	10%	10%
		2026	25%	25%		
Sewerage	15 OCTOBER 2026	2024	5%	5%	5%	5%
		2025	5%	5%	10%	10%

For Pyramid Infratech Pvt. Ltd.

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			2026	25%	25%		
	Electrification	15 OCTOBER 2026	2024	5%	5%	5%	5%
			2025	5%	5%	10%	10%
			2026	25%	25%		
	Storm Water drainage	15 OCTOBER 2026	2024	5%	5%	5%	5%
			2025	5%	5%	10%	10%
			2026	25%	25%		
	Street Light	15 OCTOBER 2026	2026	40%	40%	20%	
	STP	15 OCTOBER 2026	2024	5%	5%	5%	5%
			2025	5%	5%	10%	10%
			2026	25%	25%		
	Underground tank	15 OCTOBER 2026	2024	5%	5%	5%	5%
			2025	5%	5%	10%	10%
			2026	25%	25%		
	Electrical sub station	15 OCTOBER 2026	2025	5%	5%	15%	15%
			2026	25%	25%	10%	

4. Statement of quarterly estimated expenditure [inr (in lacs)]

Items of expenditure ⇨ / Quarter ⇩	Land cost expen-diture (1)	External development charges (2)	Infrastructure development charges (3)	Internal development works (4)	Cost of construction (5)	Cost of construction of community facilities (6)	Others cost (7)	Total expenditure during the quarter (8)	Cumulative cost (9)
Up to date of submission of application for registration	141.92	141.00		-			379.29	662.21	662.21
Apr-Jun 2022	103.91	-		-			103.36	207.27	869.48
Jul-Sep 2022	98.66	-		-			113.32	211.98	1,081.46
Oct-Dec 2022	295.97	70.47		-			115.34	481.78	1,563.24
Jan-March 2023	-	-		25.62			115.37	140.99	1,704.23
Apr-Jun 2023	295.97	70.47		37.52			115.42	519.38	2,223.61
Jul-Sep 2023	-	-		52.26			118.32	170.58	2,394.19
Oct-Dec 2023	295.97	70.47		54.62			118.53	539.59	2,933.79
Jan-March 2024	295.97	70.47		58.42			214.52	639.38	3,573.17
Apr-Jun 2024	295.97	70.47		49.42			240.14	656.00	4,229.18
Jul-Sep 2024	295.97	70.22		30.42			254.54	651.15	4,880.33

For Pyramid Infratech Pvt. Ltd.

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	Oct-Dec 2024	428.61	-		24.20			265.52	718.33	5,598.66
	Jan-Mar 2025	288.82	-		24.44			261.59	569.61	6,168.27
	Apr-Jun 2025		-		20.19			364.36	384.55	6,552.82
	Jul-Sep 2025		-		-			364.36	364.36	6,917.18
	Oct-Dec 2025		-		-			364.36	364.36	7,281.54
	Jan-Mar 2026		-		-			364.36	364.36	7,645.90
	Apr-Jun 2026	-	-		-			364.36	364.36	8,010.26
	Jul-Sep 2026	-	-		-			364.36	364.36	8,374.62
	Oct-Dec 2026	-	-		-			319.55	319.55	8,694.17
	Total	**2,837.76**	**563.57**		**377.11**			**4,920.97**	**8,694.17**	

5. Statement of quarterly estimated sources of funds for the project (if project is implemented in one go), otherwise, for the phase applied for registration – [INR (in Lacs)]

Items of Sources of funds ⇨ / Quarter ⇩	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration				700.00	700.00	700.00
Apr-Jun 2022	247.40				247.40	947.40
Jul-Sep 2022	234.90				234.90	1,182.30
Oct-Dec 2022	704.70				704.70	1,887.00
Jan-March 2023	-				-	1,887.00
Apr-Jun 2023	704.70				704.70	2,591.70
Jul-Sep 2023	-				-	2,591.70
Oct-Dec 2023	704.70				704.70	3,296.40
Jan-March 2024	704.70				704.70	4,001.10
Apr-Jun 2024	704.70				704.70	4,705.80
Jul-Sep 2024	704.70				704.70	5,410.50
Oct-Dec 2024	1,020.50				1,020.50	6,431.00
Jan-Mar 2025	704.70				704.70	7,135.70
Apr-Jun 2025	704.70				704.70	7,840.40
Jul-Sep 2025	704.70				704.70	8,545.10
Oct-Dec 2025	704.70				704.70	9,249.80
Jan-Mar 2026	704.70				704.70	9,954.50
Apr-Jun 2026	141.48				141.48	10,095.98

For Pyramid Infratech Pvt. Ltd.

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Jul-Sep 2026	500.00				500.00	10,595.98
Oct-Dec 2026					-	10,595.98
Total	**9,895.98**			**700.00**	**10,595.98**	

6. Statement of net cash flow (for the project if project is implemented in one go, otherwise, for the phase applied for registration) - [INR (In Lacs)]

Particulars ⇨ Quarter ⇩	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Repayment loan principal	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Up to date of submission of application for registration	662.21	700.00		37.79	**37.79**
Apr-Jun 2022	207.27	247.40		40.13	77.92
Jul-Sep 2022	211.98	234.90		22.92	100.84
Oct-Dec 2022	481.78	704.70		222.92	323.76
Jan-March 2023	140.99	-		-140.99	182.77
Apr-Jun 2023	519.38	704.70		185.32	368.08
Jul-Sep 2023	170.58	-		-170.58	197.50
Oct-Dec 2023	539.59	704.70		165.11	362.61
Jan-March 2024	639.38	704.70		65.32	427.93
Apr-Jun 2024	656.00	704.70		48.70	476.62
Jul-Sep 2024	651.15	704.70		53.55	530.17
Oct-Dec 2024	718.33	1,020.50		302.17	832.34
Jan-Mar 2025	569.61	704.70		135.09	967.42
Apr-Jun 2025	384.55	704.70		320.15	1,287.57
Jul-Sep 2025	364.36	704.70		340.34	1,627.91
Oct-Dec 2025	364.36	704.70		340.34	1,968.25
Jan-Mar 2026	364.36	704.70		340.34	2,308.59
Apr-Jun 2026	364.36	141.48		-222.88	2,085.72
Jul-Sep 2026	574.36	500.00		-74.36	2,011.36
Oct-Dec 2026	319.55	-		-319.55	1,691.81
Total	8,904.17	10,595.98		1,691.81	

For Pyramid Infratech Pvt. Ltd.

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Note: - Add and Delete the columns according to your particulars.

PART – K –DETAILS OF PROJECTS LAUNCHED BY THE PROMOTER IN LAST FIVE YEARS					
Sr. No.	**Project Name/ Location/ Type/ Address/ HARERA Registration No.**	**Area in Acres/ Floor area in Sq. mtrs.**	**Committed date of handing over of possession / Actual date of handing over the possession**	**Completion Status (physical in % terms)**	**Completion Status (financial expenditure in % terms)**
1.	URBAN-67A	9.83125 ACRES	12.02.2022	98%	99%
2.	PYRAMID FUSION HOMES	5.11875 ACRES	29.08.2023	67%	84%
3.	PYRAMID ELITE	5.6875 ACRES	29.08.2023	58%	80%
4.	PYRAMID HEIGHTS	5.025 ACRES	09.10.2023	64%	83%
5.	PYRAMID PRIDE	5.00 ACRES	09.10.2023	58%	75%
6.	URBAB HOMES-II EXTENSION	1.5 ACRES	31.01.2025	78%	87%

*Please indicate if any project/ sister company of the promoter has been referred to CIRP under the IBC 2016.

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

PART – L –DETAILS OF PENDING LITIGATIONS				
Sr. No.	**Case no. and date**	**Title**	**Name of the Hon'ble Court**	**Present status**
1.	There is no any litigation in respect of proposed project is pending as on the date of application.			

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

NAME OF THE PROJECT
IMPERIAL ESTATE

STATUS OF NECESSARY DOCUMENTS ANNEXED WITH THE DPI					
FOLDER – A					
1.	**License related documents**				
	Sr. No.	**List of documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	License with renewal copies, if any	A1	√	
	2.	LOI	A2	√	
	3.	LC-IV & LC-IVA	A3	√	
	4.	BIP/COD (if applicable)	A4	NA	
	5.	Collaboration agreement (if applicable)	A5	√	
	6.	Project report along with brochure of current project and project photos	A6	√	
2.	**Land related documents**				
	1.	Sale deed	A7	√	
	2.	Mutation copy	A8	√	
	3.	Jamabandi copy	A9	√	
	4.	Aks-shajra	A10	√	
	5.	Information to revenue department	A11	√	
	6.	Land title search report	A12	√	
	7.	Non-encumbrance certificate	A13	NA	
	8.	Prescribed form ROC	A14	√	
	9.	REP-II Notarised	A15	√	
3.	**Statutory approvals**				
	Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	Environment clearance approval	A15	NA	
	2.	Airport height clearance	A16	NA	
	3.	Fire scheme approval/sanction letter	A17	NA	
	4.	Building plan approval letter (BR-III)	A18	NA	
	5.	Service plans and estimates approval/ sanction letter only	A19	√	
	6.	Electrical load availability connection	A20	√	
	7.	Forest NOC	A21	√	

For Pyramid Infratech Pvt. Ltd.

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	8.	Natural conservation zone NOC	A22	√	AFFIDAVIT ENCLOSED
	9.	Tree cutting permission/ NOC	A23	√	AFFIDAVIT ENCLOSED
	10.	Forest land diversion	A24	√	AFFIDAVIT ENCLOSED
	11.	Power line shifting NOC	A25	√	AFFIDAVIT ENCLOSED
	12.	HUDA construction water NOC	A26	√	
	13.	Sewerage connection NOC	A27	√	
	14.	Mining permission	A28	NA	

For Pyramid Infratech Pvt. Ltd.

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FOLDER B

4.	**Details of the project proponents**					
	III.	**Details of promoter in case of a Company**				
		Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
		1.	Copy of MOA and AOA	B1	√	
		2.	Copy of address proof of the company	B2	√	
		3.	Copy of PAN Card	B3	√	
		4.	Copy of TAN	B4	√	
		5.	Copy of GST Certificate	B5	√	
		Details of the Chairman				
		1.	Copy of address proof of business	B6	√	
		2.	Copy of PAN Card	B7	√	
		3.	Copy of Aadhaar Card	B8	√	
		4.	Copy of Passport	B9	√	
		Details of the Managing Director				
		1.	Copy of address proof of business	B10	√	
		2.	Copy of PAN Card	B11	√	
		3.	Copy of Aadhaar Card	B12	√	
		4.	Copy of Passport	B13	√	
		Details of the Director				
		1.	Copy of address proof of business	B14	√	
		2.	Copy of PAN Card	B15	√	
		3.	Copy of Aadhaar Card	B16	√	
		4.	Copy of Passport	B17	√	
		Details of the company secretary				
		1.	Copy of address proof of business	B18	√	
		2.	Copy of PAN Card	B19	√	
		3.	Copy of Aadhaar Card	B20	√	
		4.	Copy of Passport	B21	√	

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

		Details of the Chief Financial Officer				
		1.	Copy of address proof of business	B22	√	
		2.	Copy of PAN Card	B23	√	
		3.	Copy of Aadhaar Card	B24	√	
		4.	Copy of Passport	B25	√	
		Details of the Authorized signatory				
		1.	Copy of address proof of business	B30	√	
		2.	Copy of PAN Card	B31	√	
		3.	Copy of Aadhaar Card	B32	√	
		4.	Copy of Passport	B33	√	
	VII.	**Details of project consultants**				
		Details of architect				
		Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
		1.	Copy of address proof of business	BI	√	
		2.	Copy of PAN Card	BII	√	
		3.	Copy of Aadhaar Card	BIII	√	
		4.	Copy of Passport	BIV	√	
		Details of Structural Engineer				
		1.	Copy of address proof of business	BV	√	
		2.	Copy of PAN Card	BVI	√	
		3.	Copy of Aadhaar Card	BVII	√	
		4.	Copy of Passport	BVIII	√	
		Details of Chartered Accountant				
		1.	Copy of address proof of business	BIX	√	
		2.	Copy of PAN Card	BX	√	
		3.	Copy of Aadhaar Card	BXI	√	
		4.	Copy of Passport	BXII	√	
	VIII.	**Details of registered agents**				
		Details of agents-N.A.				
		Sr.	**Documents**	**Folder Name**	**Tick mark if**	**Remarks**

		No.			provided	
		1.	Copy of PAN Card	B1	√	
		2.	Copy of Aadhaar Card	B2	√	
		3.	Copy of Passport	B3	√	

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

FOLDER C

5.	Various plans to be annexed					
	Sr. No.	**List of plans**		**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	Layout plan		C1	√	
	2.	Demarcation plan		C2	√	
	3.	Zoning plan		C3	√	
	4.	Building plans including following				
		4.1	Site plan	C4	NA	
		4.2	Floor plan	C5	NA	
		4.3	Apartment plans	C6	NA	
		4.4	Elevation plan	C7	NA	
		4.5	X-section plan	C8	NA	
		4.6	Structural plan	C9	NA	
		4.7	Parking plan	C4	NA	
	5.	Service plans and estimates				
		5.1	Service estimates	C10	APPLIED	
		5.2	Roads and pavement plan	C11	APPLIED	
		5.3	Electricity supply plan	C12	APPLIED	
		5.4	Water supply plan	C13	APPLIED	
		5.5	Sewerage plan	C14	APPLIED	
		5.6	Solid waste management plan	C15	APPLIED	
		5.7	Storm water drainage plan	C16	APPLIED	
		5.8	Street light plan	C17	APPLIED	
		5.9	Landscape plan	C18	APPLIED	
		5.10	10% land transferred to the govt. for community facility (if applicable)	C19	APPLIED	
	6.	Copy of superimposed demarcation plan on approved layout plan		C20	APPLIED	
	7.	PERT Chart/ project progress chart		C21	APPLIED	
	8.	Approved fire scheme plans		C10	APPLIED	

For Pyramid Infratech Pvt. Ltd.

Authorised Signatory

FOLDER D

6.	**Financial documents**				
	Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	CA certificate for non-default in payment of debts and liabilities as on date in the given format	D1	√	
	2.	Copy of annual report of last three financial years	D2	√	
	3.	Copy of approval letter obtained from banks for home loan tie-up	D3	√	
	4.	Details of assets mortgaged/charged to the bank	D4	√	
	5.	ROC statement showing detail of charge on the project	D5	√	
	6.	Loan sanction letter from the financial institution	D6	√	
	7.	Repayment schedule of the bank loan	D7	NA	
7.	**Separate bank account documents**				
	Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	Copy of PAN Card of the account holder	D8	√	
	2.	Copy of address proof of the person operating the account	D9	√	
	3.	Copy of Aadhaar Card of the person operating the account	D10	√	
	4.	Copy of Board Resolution for authorizing bank account operation	D11	√	
	5.	Affidavit of promoter regarding arrangement with the bank of master account	D12	√	
8.	**Fee Details documents**				
	Sr. No.	**Documents**	**Folder Name**	**Tick mark if provided**	**Remarks**
	1.	Copy of demand draft/ bankers cheque	D13	√	
9.	**Allottee related draft documents**				
	A.	**New Allottees**			

NAME OF THE PROJECT
IMPERIAL ESTATE

Sr. No.	Document	Folder Nam	Tick mark if provided	Remarks
1.	Application form	D15	√	As specified by the authority
2.	Allotment letter	D16	√	As specified by the authority
3.	Builder buyer agreement	D17	√	As prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017/ additional details to be incorporated if specified by the authority
4.	Conveyance deed	D18	√	As specified by the authority
5.	Payment receipt	D19	√	As specified by the authority

For Pyramid Infratech Pvt. Ltd.

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