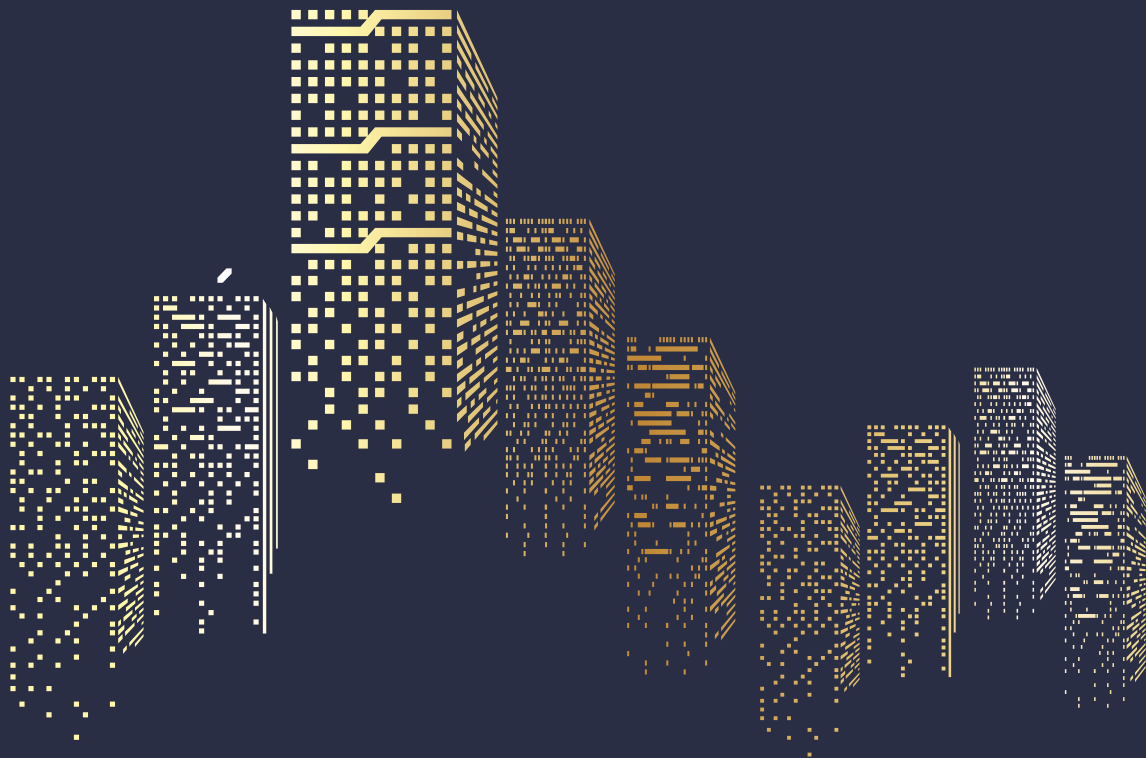


# M MIDTOWN

Refined Urban Living

Affordable Housing Sector 59, Gururgram



PYRAMID HOME DEVELOPERS LLP



## M MIDTOWN

In world cities like Gurugram and New Delhi, Midtown is the area where once older neighbourhoods have been transformed with great success to form a vibrant part of the city centre, with a high concentration of trendy residences, hotels, prime corporate offices, shops as well as fashionable dining and entertainment venues.

# ABOUT US

Pyramid Infratech Group positions itself as the name of reliability in the real estate segment especially in affordable housing. Distinguishing features that make Pyramid unique within the industry are its in-house framework right from procurement of land to designing to construction including backward integration. Our in-house activities not only help to control the cost but also helps to deliver quality products at Affordable Rates. Pyramid has marked its footprints in reale state segment within a very short time – span demonstrating its construction quality, innovation, customer satisfaction and on time project implementation of its on-going affordable housing projects situated at Sector 70A , Sector 86, Sector 67A, Sector 76 and Sector 85 at Gurugram, Haryana.

## THE *PROMISE*

We at Pyramid Infratech have committed to providing unmatched quality and timely delivery to our customers. We promise reliability in land, material and money.

What truly distinguishes us from the rest in the industry is our constant endeavour to deliver innovation, unparalleled concepts, multi-dimensional realty solutions and high service standards.

**PYRAMIDINFRA TECH.COM**

# THE *MIDTOWN* EXPERIENCE

Let your Journey to a modernistic Quality Lifestyle Begin Here...



Welcome to Pyramid Midtown. Life and energy permeate the entire development, including modern spaces such as Midtown, bringing together nature, community and exciting new ways of urban living. Situated in sector 59, Midtown enjoys a premium location in the heart of Gurugram. A location where life extends beyond the home to embrace the everyday.

The residential component of Pyramid Midtown, is an exclusive collection of modern city homes. Midtown residents will enjoy the flexibility of living, working and entertaining at home, as well as networking, innovating, and relaxing. This is truly an integrated and vibrant urban lifestyle of the future.

**Amenities around the perimeter**

- |                 |                       |
|-----------------|-----------------------|
| Jogging Track   | Yoga Lawn             |
| Outdoor Fitness | Senior Citizen Corner |
| Kids Play area  | Badminton Court       |
| Maze Garden     |                       |

# THE *PROJECT* HIGHLIGHTS

- New Residential Project in Gurgaon
- Located in Sector 59, Gurgaon
- 2 BHK Affordable Modern Apartments
- Adjoining Golf Course Extension Road
- Premium Vicinity with best Amenities
- 25 Mins from IGI Airport Delhi
- Easy accessibility & conveniently connected to NH8
- Adjoining posh, well-planned sectors
- Apartments Starting Just Rs. 24 Lakhs\*

## SITE PLAN *MIDTOWN*





# GOLF COURSE EXTENSION ROAD GURUGRAM

## A Coveted Location

A location where life extends beyond the home to embrace the everyday. Here, residents will experience all the modern facilities with majestic views of the Aravallis in the south and serene greens in the north.

With world-class shopping destinations, international hotels within the 500mtrs, state-of-the-art hospitals and educational establishments. Pride resides here. Elegance belongs here.

### SCHOOLS

Heritage School  
DPS International School  
St. Xaviers

### MEDICAL FACILITIES

Artemis Hospital  
Paras Hospital  
Medanta - The Medicity

### CONNECTIVITY

Golf Course Road  
Metro Station  
Sohna Road  
IGI Airport

### SHOPPING & EATRIES

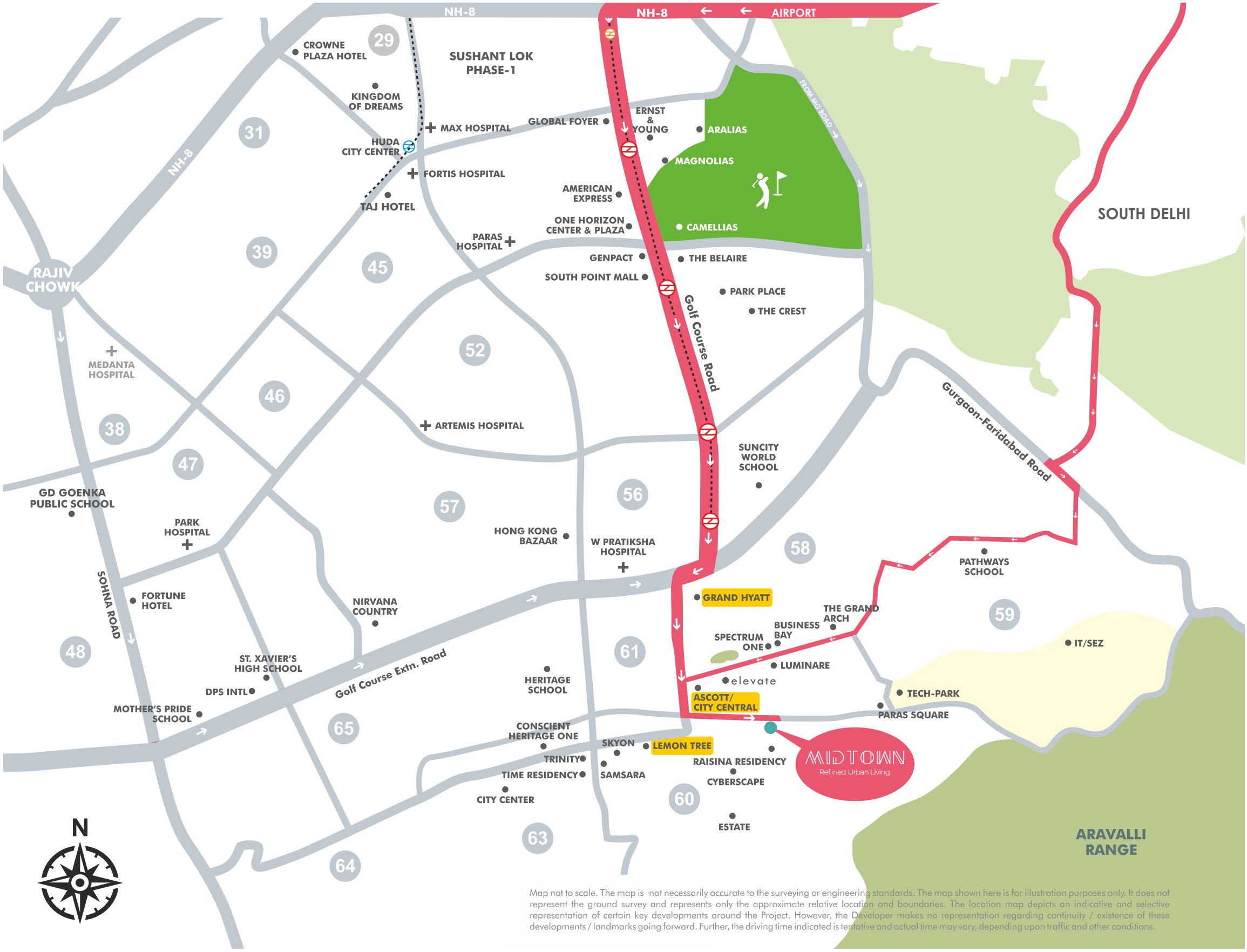
Spencers  
Double Tree by Hilton  
Starbucks

### OFFICES

Samsung, American Express &  
One Horizon Center  
Aricent, Aon Hewitt & Genpact

### HOTELS

Grand Hyatt  
Ascott  
Lemon Tree



Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity / existence of these developments / landmarks going forward. Further, the driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.



# FLAT LAYOUTS

## TYPE A FLOOR PLAN 2BHK

CARPET AREA = 591.15 SFT.  
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- Balcony



# FLAT LAYOUTS

## TYPE C FLOOR PLAN 2BHK

CARPET AREA = 578.27 SFT.  
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- Balcony



## TYPE B FLOOR PLAN 2BHK

CARPET AREA = 580.54 SFT.  
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- Balcony



## TYPE D FLOOR PLAN 2BHK

CARPET AREA = 598.53 SFT.  
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- Balcony



# TENTATIVE PROJECT SPECIFICATION

|                                  |  |
|----------------------------------|--|
| DRG. / LOBBY FLOORING            | TILES / IPS  |
| DRG. / LOBBY WALL CEILING FINISH | OIL BOND DISTEMPER/ COLOUR WASH  |
| BEDROOMS FLOORING                | TILES / IPS  |
| BEDROOM WALL CEILING FINISH      | OIL BOND DISTEMPER / COLOUR WASH   |
| TOILETS WALL FINISH              | TILES / COLOUR WASH  |
| TOILETS FLOORING                 | TILES / IPS  |
| KITCHEN FLOORING                 | TILES / IPS  |
| KITCHEN PLATFORM                 | STONE / TILES  |
| KITCHEN WALL FINISH              | TILES UP TO 2 FEET HIGH ABOVE COUNTER AND OIL BOND DISTEMPER / COLOUR WASH IN BALANCE AREA                     |
| FIXTURE AND FITTINGS             | SINGLE BOWL STAINLESS STEEL SINK   |
| BALCONY FLOORING                 | TILES / IPS  |
| WINDOW                           | HARDWOOD / MS Z-SECTION / FIBER / COMPOSITE  |
| DOOR FRAME / DOORS               | HARDWOOD / M.S / FIBRE DOOR FRAMES WITH FLUSH DOOR SHUTTER / COMPOSITE DOOR- SHUTTER / FIBRE DOOR SHUTTER ETC. |
| COMMON AREA FLOORING             | STONE / TILES / IPS / STAIRCASE FLOORING   |
| LIFT LOBBY                       | STONE / TILES / IPS  |
| CHINAWARE                        | STANDARD FITTING   |
| ELECTRICAL                       | ISI MARK PRODUCTS FOR WIRING, SWITCHES AND CIRCUITS  |
| SECURITY                         | GATED COMPLEX  |

Disclaimer: \*Specifications and layouts mentioned in the brochure are tentative and subject to change.

# PAYMENT PLAN

| PARTICULARS                                      | INSTALLMENTS        |  |                     |
|--|---------------------|--|---------------------|
| At the time of Application                       | 05% of Total Cost   | Within 18 months of issuance of allotment letter | 12.5% of Total Cost |
| Within 15 days of issuance of allotment letter   | 20% of Total Cost   | Within 24 months of issuance of allotment letter | 12.5% of Total Cost |
| Within 6 months of issuance of allotment letter  | 12.5% of Total Cost | Within 30 months of issuance of allotment letter | 12.5% of Total Cost |
| Within 12 months of issuance of allotment letter | 12.5% of Total Cost | Within 36 months of issuance of allotment letter | 12.5% of Total Cost |

# PROJECT DETAILS

| PARTICULARS                      | DETAILS   |
|----------------------------------|---|
| PROJECT AREA                     | 5.6972 Acres  |
| LOCATION                         | SECTOR 59   |
| NUMBER OF FLATS                  | 824   |
| NUMBER OF TOWERS                 | 8   |
| NUMBER OF FLOORS ( TOWERS WISE ) | Tower 1,2,3,4,7,8 - G+14, Tower 5 - G+7, Tower 6 - G+6          |
| SALE PRICE (ON CARPET AREA)      | 4000/- PSF (Additional cost of 500/- PSF on Balcony) + GST etc. |

## Eligibility Criteria:

Any person can apply, however, the PMAY beneficiaries which include their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana under “Pradhan Mantri Aawas Yojna-Housing for All” programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have choice to retain only one flat. All such applicants shall submit an affidavit to this effect.

# APARTMENT DETAILS

| 3 BHK UNIT TYPE | TOTAL FLATS | CARPET AREA IN SQ. FT. | BALCONY AREA IN SQ. FT. | *SALE PRICE ( ) | BOOKING AMOUNT |
|-----------------|-------------|------------------------|-------------------------|-----------------|----------------|
| TYPE A          | 404         | 591.15                 | 100.00                  | 24,14,600       | 1,20,730       |
| TYPE B          | 210         | 580.54                 | 100.00                  | 23,72,160       | 1,18,608       |
| TYPE C          | 105         | 578.27                 | 100.00                  | 23,63,080       | 1,18,154       |
| TYPE D          | 105         | 598.53                 | 100.00                  | 24,44,120       | 1,22,206       |

\*GST as applicable on basic sale price is payable. Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.

## \*Note-

- Area is tentative and is subject to change as allowed under Affordable Housing Policy, 2013
- Final price of the flat will be based on actual area handed over to the allottee.
- Cheque/DD in favour of PYRAMID INFRA TECH PVT. LTD. A/C MIDTOWN



# MIDTOWN

Refined Urban Living

## PYRAMID HOME DEVELOPERS LLP

Designed by renowned architect



**VIVEK SINGH RAO**

RAO AND ASSOCIATE  
Architects and Planners  
374, Udyog Vihar 4, Gurugram

### CORPORATE OFFICE

217-A & 217-B, 2ND FLOOR, SUNCITY BUSINESS TOWER,  
GOLF COURSE ROAD, SECTOR-54, GURUGRAM

**+91-9911971197, 0124-4274045**

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**PYRAMIDINFRA TECH.COM**

