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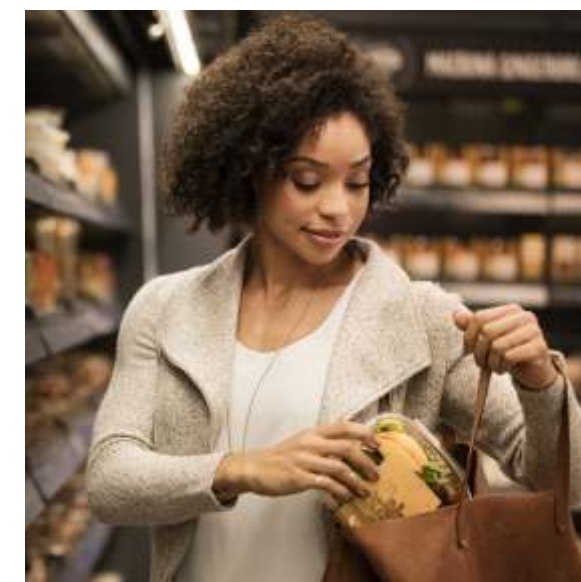


Project Architects:
VIVEK SINGH RAO
RAO AND ASSOCIATE
Architects and Planners
374, Udyog Vihar 4, Gurugram

Note:- The drawings given in this brochure is for preliminary purposes. Further the Promoter/Architect reserves the right to add / delete specifications mentioned, if so warranted by the circumstances.



An Abode of Peaceful Life



**PYRAMID
HEIGHTS**

Sector 85, Gurugram

***HRERA REGISTERED**





Overview

एकोहम बहुस्याम

Purpose Driven through Versatility

Our interests may be diversified. Our intent remains one.

PYRAMID INFRATECH Group positions itself as the name of reliability in Real Estate segment especially in Affordable Housing. Distinguishing features that makes 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 helps to control the cost but also helps to deliver quality products at an Affordable Rates.

PYRAMID has marked its footprints in real estate 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 and Sector 67A at Gurugram, Haryana. The motto of the company is "Quality, Timely Delivery & Excellence". The Group believes in holistic development of society - a society that's forward thinking yet deeply rooted in values, morals and traditions. We strive to deliver equal and quality access to affordable living. That's why we align our business interests seamlessly with social initiatives to propel India towards the prosperous future.

The modern fusion of lifestyle, comfort,
recreation and well being from our state-of-
the-art venture named as Pyramid Heights,
Where your passion for living blooms



“What you think, you become.
What you feel, you attract.
What you imagine, you create.”



Advantage Pyramid

LET GOOD THINGS HAPPEN!

To build, develop and maintain unique customer experiences through world-class real-estate concept living spaces, further strengthened by our customer centric focus. We achieve this by working with the best minds and professionals with a reputation for quality and a penchant for personal detailing. PYRAMID's mission is echoed and practiced by all internal and external stakeholders with the highest level of ethical, professional and qualitative standards.

SUPREME QUALITY

We deliver only the best in class with highest quality standards.

PEOPLE CENTRIC

We build to take one step ahead of the curve putting our customers at the driving seat.

ENVIRONMENT FRIENDLY

We build not only mega-structures but also keep the nature in mind.



Pyramid : Urban Homes
Sector 70A, Gurugram



Pyramid : Urban Homes II,
Sector 86, Gurugram



Pyramid : Urban 67A
Sector 67A, Gurugram



Pyramid Elite
Sector 86, Gurugram



Pyramid Fusion Homes
Sector 70A, Gurugram



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Pyramid Heights

Where your passion for living blooms

Pyramid Infratech, one of the reputed and trusted builder, has conceptualized this new property in Gurugram to bring an amazing realm to live better in order to ameliorate the lifestyle. Everything over here is well planned and the project is studded over the big area to accentuate its beauty in the most sterling way.

Conceived by an acclaimed architect Rao & Associates, Pyramid Heights is graciously donned by its boldly articulated Facade. While the Modern design is an expression of both urban and natural form, the result will be a vibrant addition to West Gurugram, Fondly known as New Age Gurugram and will create a benchmark for contemporary affordable living.

The Architecture of Pyramid Heights responds to both the city streets and the natural parks. Here, a blend of urban geometry and green gardens create a design in perfect harmony. Amidst this project offers 738 world class apartments of 1 & 2 bedrooms encompassed in 5 acres.

Matches modern aspirations | 1 & 2 bedroom apartments with excellent cross ventilation | 5 Years Free Maintenance | Maximum natural light inside the houses
Modern space management | Upto 90% Bank Finance | Balance between aesthetics & functionality | Easy Payment Plan spread over 3 Years



Endless Happiness



A Unique self-contained community

Soak in the good life...

The Pyramid Heights is for those who look for living in style at reasonable prices. These exclusive abodes are in perfect harmony with lush green vicinity in sector 85. Well designed multi-storeyed apartments is spread in an area of approx 5 acres of modern living. Located in sector 85 amongst the new residential sectors of gurugram with immediate proximity to major freeways offers superior access for the flat owners and provides strategic advantage to them.

The convenience of proximity to the premium corporate hub in the midst of hotels, water parks and entertainment centres around NH8 and the relaxed comfort of lush verdant environs. Pyramid Heights seamlessly blends state of the art modern comforts where the planning is in perfect harmony with the environment, thus enhancing beauty and privacy.

Basic amenities such as:

Supermart | Anganwadi | Children tot-lot | Children play area | Ample parking space and round the clock security all met within the complex



A World of Convenience

Right around the corner, Near everywhere you want to be

Nestled in the lively Sector-85, the apartments at Pyramid Heights have been thoughtfully designed with the idea of conveying feelings of comfort and absolute convenience. With a choice of 1 and 2 BHK apartment configurations on offer, the towers at Pyramid Heights feature well planned infrastructure and aesthetic outdoor landscaping. With easy accessibility and proximity to major roadways, basic social infrastructure such as healthcare and education facilities, this location is perfect for those looking for a little respite from the everyday bustle.

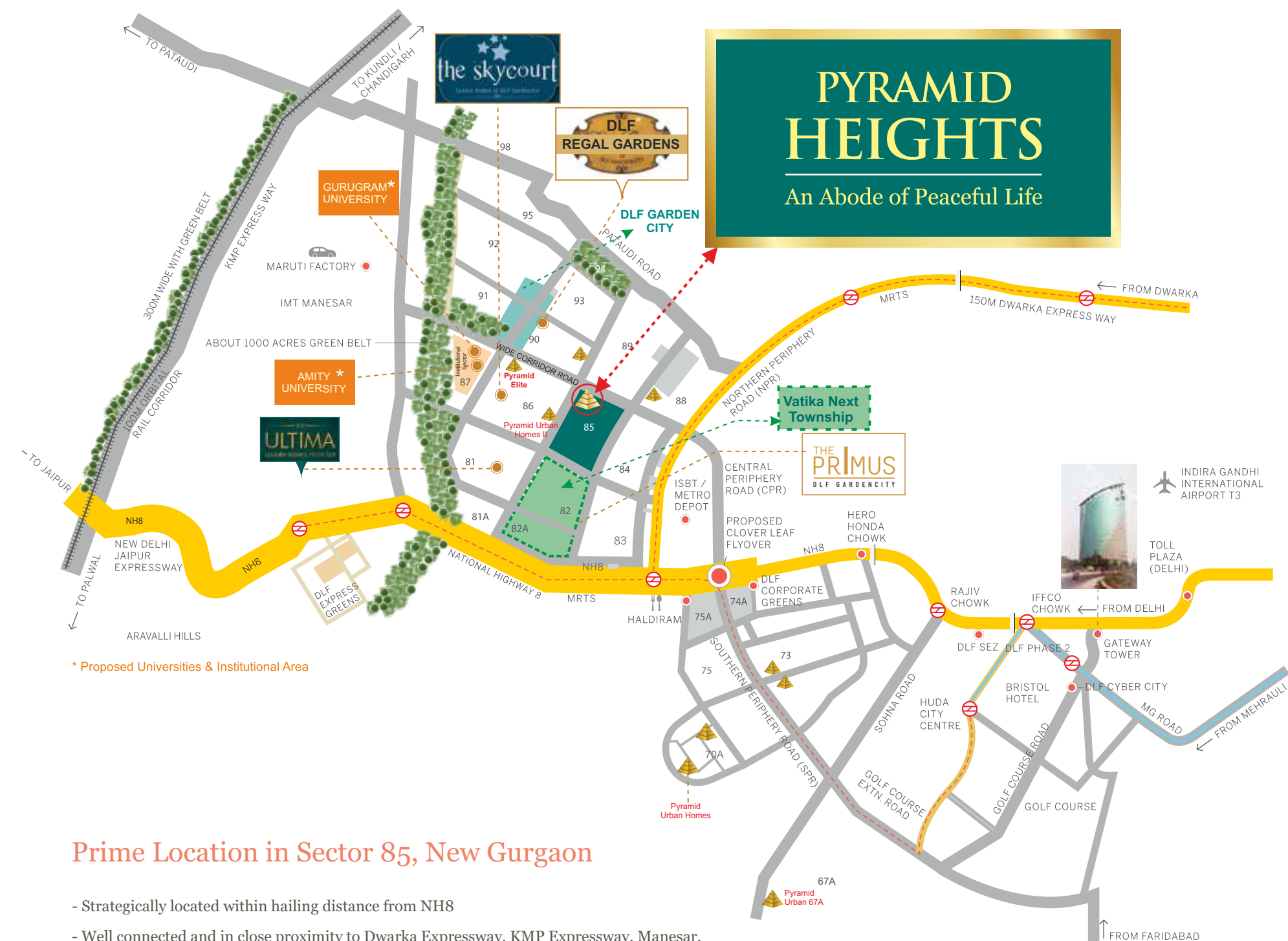


Business and Convenience go together



Location Map

You're Never Far From The Things That Matter



Prime Location in Sector 85, New Gurgaon

- Strategically located within hailing distance from NH8
- Well connected and in close proximity to Dwarka Expressway, KMP Expressway, Manesar,
- RIL SEZ, IGI and Domestic airport
- Easy accessibility to proposed Metro station and ISBT
- In close proximity to already operational known industries such as Maruti, Honda, GIVO, Tilda etc.
- Approx 10 min drive from Haldirams

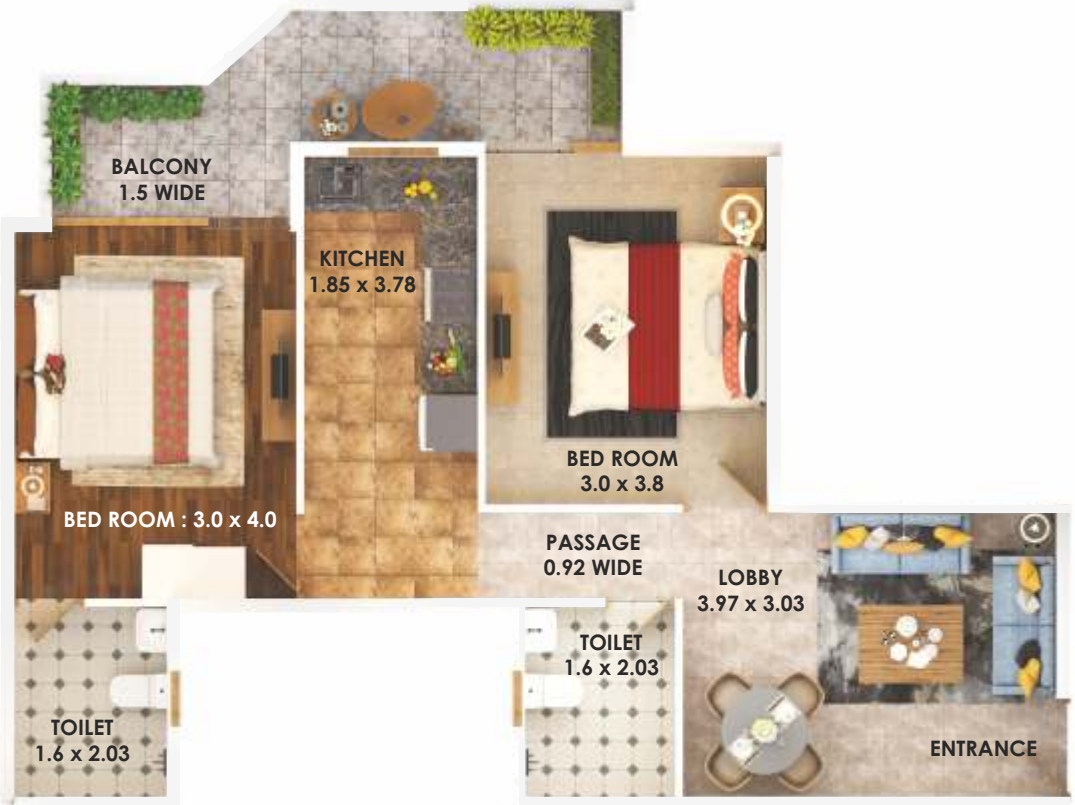


Project Flat Layouts

Flat Layout in Affordable Group Housing colony proposed to be developed by PYRAMID INFRATECH PRIVATE LIMITED at Sector 85, Gurugram, Haryana

TYPE A
FLOOR PLAN 2BHK
CARPET AREA = 591.15 SFT.
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- A Sit-out Balcony



NOTE: ALL THE EXTERIOR/ INTERIOR FINISHES/ FIT-OUTS SHOWN IN THE TENTATIVE LAYOUT/VIEWS ARE NOT PART OF THE ACTUAL SPECIFICATIONS.
ALL SIZES & DIMENSIONS ARE IN METERS





TYPE C
FLOOR PLAN 2BHK
 CARPET AREA = 578.27 SFT.
 BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- A Sit-out Balcony



TYPE D
FLOOR PLAN 2BHK
 CARPET AREA = 598.53 SFT.
 BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 2 Toilets
- Lobby
- Kitchen
- A Sit-out Balcony



NOTE: ALL THE EXTERIOR/ INTERIOR FINISHES/ FIT-OUTS SHOWN IN THE TENTATIVE LAYOUT/VIEWS ARE NOT PART OF THE ACTUAL SPECIFICATIONS. ALL SIZES & DIMENSIONS ARE IN METERS

TYPE A
FLOOR PLAN 1BHK

CARPET AREA = 358.76 SFT.
BALCONY AREA = 100 SFT.

- 1 Bedrooms
- 2 Toilets
- Kitchen & Lobby
- A Sit-out Balcony



TYPE E
FLOOR PLAN 2BHK

CARPET AREA = 525.75 SFT.
BALCONY AREA = 100 SFT.

- 2 Bedrooms
- 3 Toilets
- Lobby
- Kitchen
- A Sit-out Balcony



TYPE B
FLOOR PLAN 1BHK

CARPET AREA = 307.64 SFT.
BALCONY AREA = 100 SFT.

- 1 Bedroom
- 2 Toilets
- Lobby & Kitchen
- A Sit-out Balcony



NOTE: ALL THE EXTERIOR/ INTERIOR FINISHES/ FIT-OUTS SHOWN IN THE TENTATIVE LAYOUT/VIEWS ARE NOT PART OF THE ACTUAL SPECIFICATIONS.
ALL SIZES & DIMENSIONS ARE IN METERS

Tentative Project Specification

Project specifications of flats in affordable group housing colony proposed to be developed by Pyramid Infratech Private Limited at sector 85, Gurugram, Haryana

| | |
|--|---|
| Drawing Room / Lobby Flooring | Tiles / IPS |
| Drawing Room / Lobby Wall ceiling finish | OBD / Color wash |
| Bedrooms Flooring | Tiles / IPS |
| Bedrooms wall ceiling finish | OBD / Color wash |
| Toilets Walls finish | Tiles upto 4 feet and OBD/ color Wash in balance area |
| Toilets flooring | Tiles / IPS |
| Kitchen Flooring | Tiles / IPS |
| Kitchen Wall finish | Tiles upto 2 feet high above Stone/ Tile counter and OBD/ Color wash in balance area. |
| Fixtures & fittings | Single bowl Steel Sink & CP / PVC / PTMT fittings |
| Balcony Flooring | Tiles / IPS |
| Window | Hardwood / MS Z-section/ Fiber/ Composite / Aluminum / Frame Windows etc. |
| Door Frame / Doors | Frame - Hardwood/ MS / Fiber |
| | Doors - Composite / Fiber / Aluminum / Flush Door etc. |
| Common Area flooring | Stone/ Tiles/ IPS |
| Lift Lobby | Stone/ Tiles/ IPS |
| Chinaware | Standard Fittings |
| Electrical | ISI marked products for wiring, switches and circuits |
| Security | Gated complex |

*Note : Selection of specifications from above will be at the discretion of the developer and applicable to all units under the project.

Project Details

| PARTICULARS | DETAILS |
|----------------------------------|---|
| PROJECT AREA | 5.025 Acres |
| LOCATION | SECTOR 85 |
| NUMBER OF FLATS | 738 |
| NUMBER OF TOWERS | 7 |
| NUMBER OF FLOORS (TOWERS WISE) | Tower 1 to 6 - G+14, Tower 7 - Commercial on Ground & 1st Floor, followed by Residential on 2 nd , 3 rd & 4 th Floor |
| SALE PRICE (ON CARPET AREA) | RS. 4000/- PSF (Additional cost of Rs. 500/- PSF on Balcony) + GST etc. |
| COMPLETION | 4 YEARS |

Apartment Details

| 2 BHK | 1 BHK | TOTAL FLATS | CARPET AREA In Sq. Fts. | BALCONY AREA (APPROX) in Sq. Fts. | CARPET AREA *4000 + BALCONY AREA *500 | BOOKING AMOUNT |
|--------|--------|-------------|----------------------------|--------------------------------------|--|----------------|
| TYPE A | - | 348 | 591.15 | 100 | 24,14,600 | 1,20,730 |
| TYPE B | - | 180 | 580.54 | 100 | 23,72,160 | 1,18,608 |
| TYPE C | - | 090 | 578.27 | 100 | 23,63,080 | 1,18,154 |
| TYPE D | - | 090 | 598.53 | 100 | 24,44,120 | 1,22,206 |
| TYPE E | - | 006 | 525.75 | 100 | 21,53,000 | 1,07,650 |
| - | TYPE A | 021 | 358.76 | 100 | 14,85,040 | 74,252 |
| - | TYPE B | 003 | 307.64 | 100 | 12,80,560 | 64,028 |

Payment Plan

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

*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 INFRATECH PVT. LTD. A/C HEIGHTS
- 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.

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.