



Urban Homes II Extension

SECTOR 86, GURUGRAM



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

PYRAMIDINFRA TECH.COM



Designed by renowned architect

VIVEK SINGH RAO

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

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CUSTOMERCARE@PYRAMIDINFRA TECH.COM



COMFORT,
SAFETY
& MORE THAN
JUST A PLACE
TO LIVE



3 BHK Home at
Just 26/- Lacs

Subsidy upto Rs 2.67 Lakhs
under PMAY

BASIC SALE PRICE

Unit Cost Rs 4000* per sq ft.

Balcony Cost Rs 500* per sq ft.



PYRAMID
INFRA TECH PVT. LTD.



Urban Homes II Extension

Sector 86, Gurugram



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PYRAMID INFRATECH

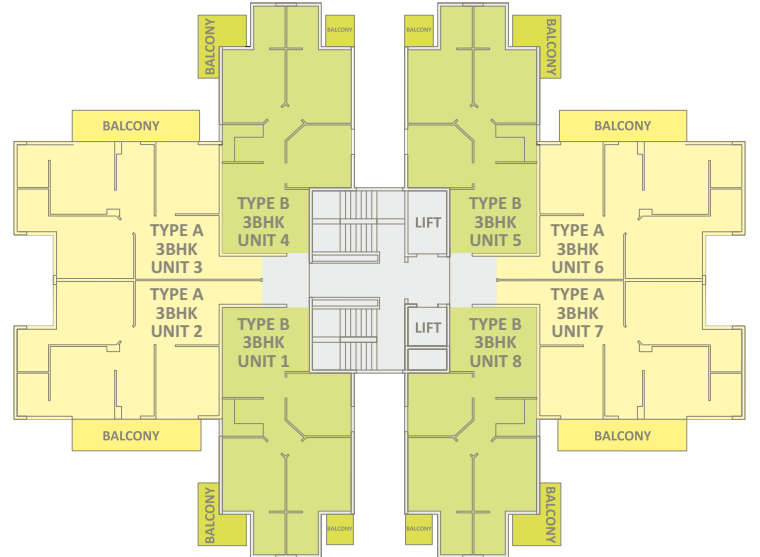
Pyramid Infratech Group positions itself as the name of reliability in the real estate segment especially in affordable housing. Distinguishing features that make Pyramid unique within the industry are its in-house framework right from procurement of land to designing to construction including backward 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 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, Sector 85, Sector 76 and Sector 67A at Gurugram, Haryana.

PEOPLE CENTRIC COMMITMENT TO QUALITY

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.



 Project Architect Firm:
RAO AND ASSOCIATE
• Architects • Engineers • Valuers
• Interior Designers • Vaastu Consultants



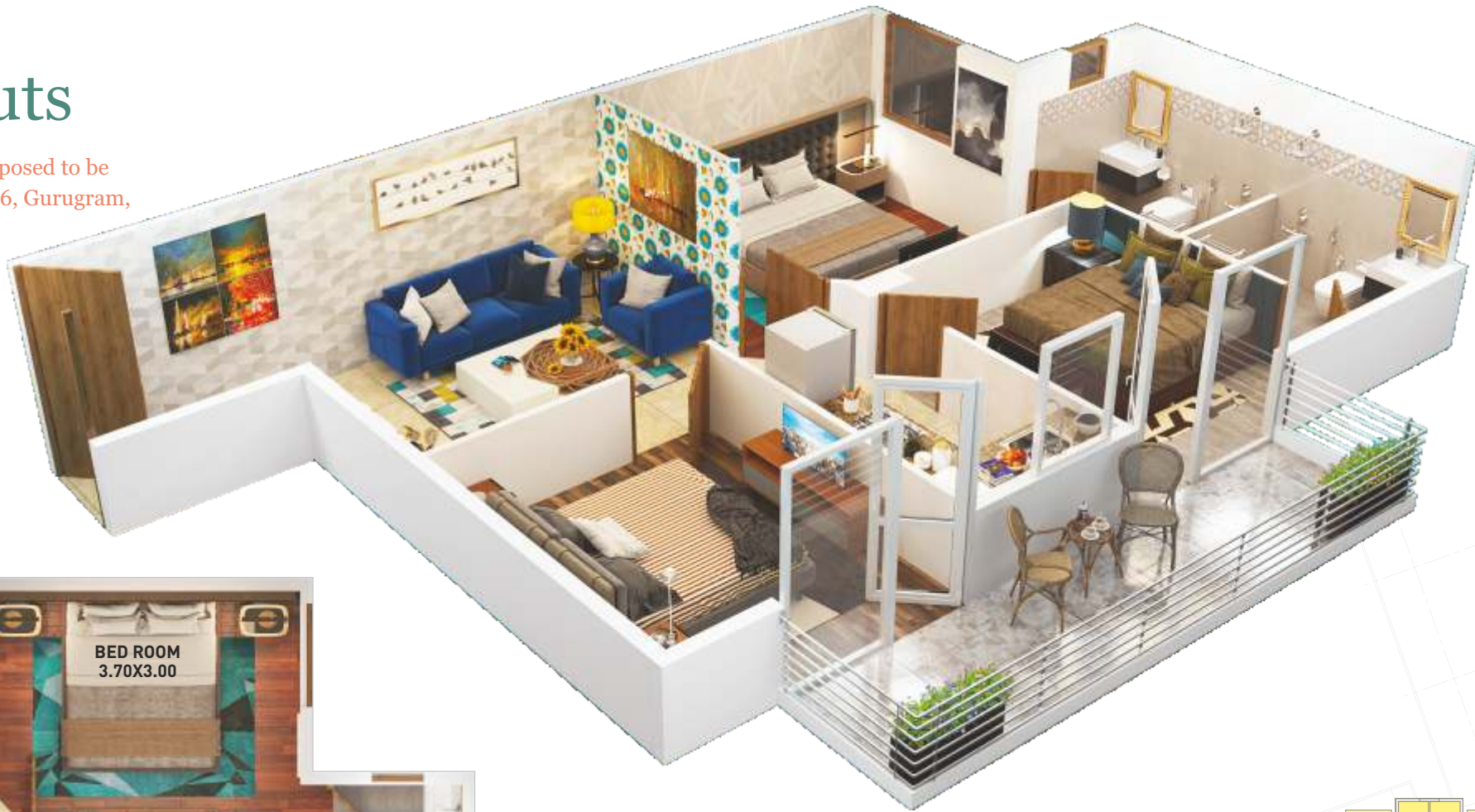
3 BHK TOWER
TYPICAL FLOOR PLAN

Prime Location In Sector 86, 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 Haldiram

Project Flat Layouts

Flat Layout in Affordable Group Housing colony proposed to be developed by Pyramid Infratech Pvt. Ltd. at Sector 86, Gurugram, Haryana

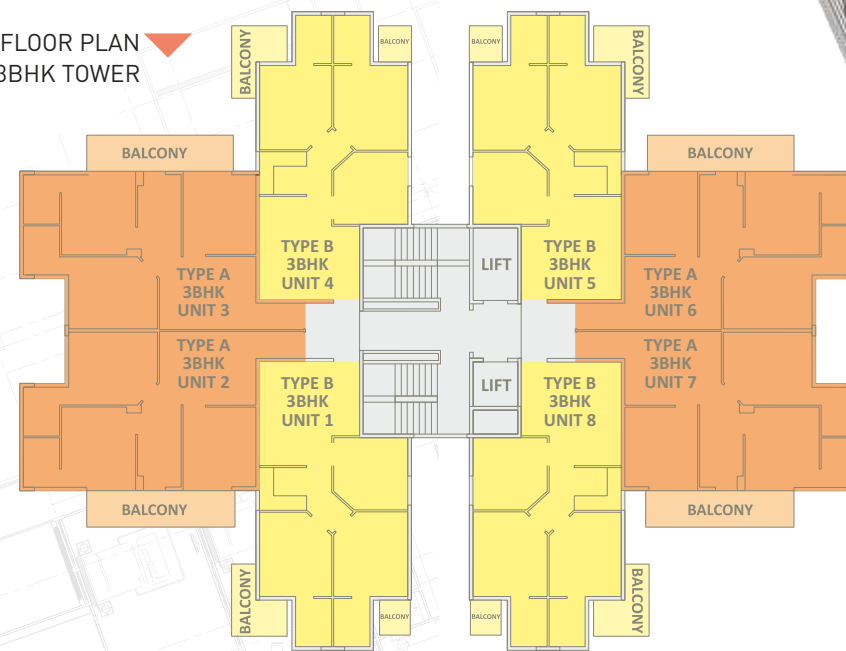


TYPE A FLOOR PLAN 3BHK

CARPET AREA = 643.65 SFT.
BALCONY AREA = 98.00 SFT.

- 3 Bedrooms
- 2 Toilets
- Kitchen & Lobby
- 2 Sit-out Balconies

TYPICAL FLOOR PLAN OF 3BHK TOWER

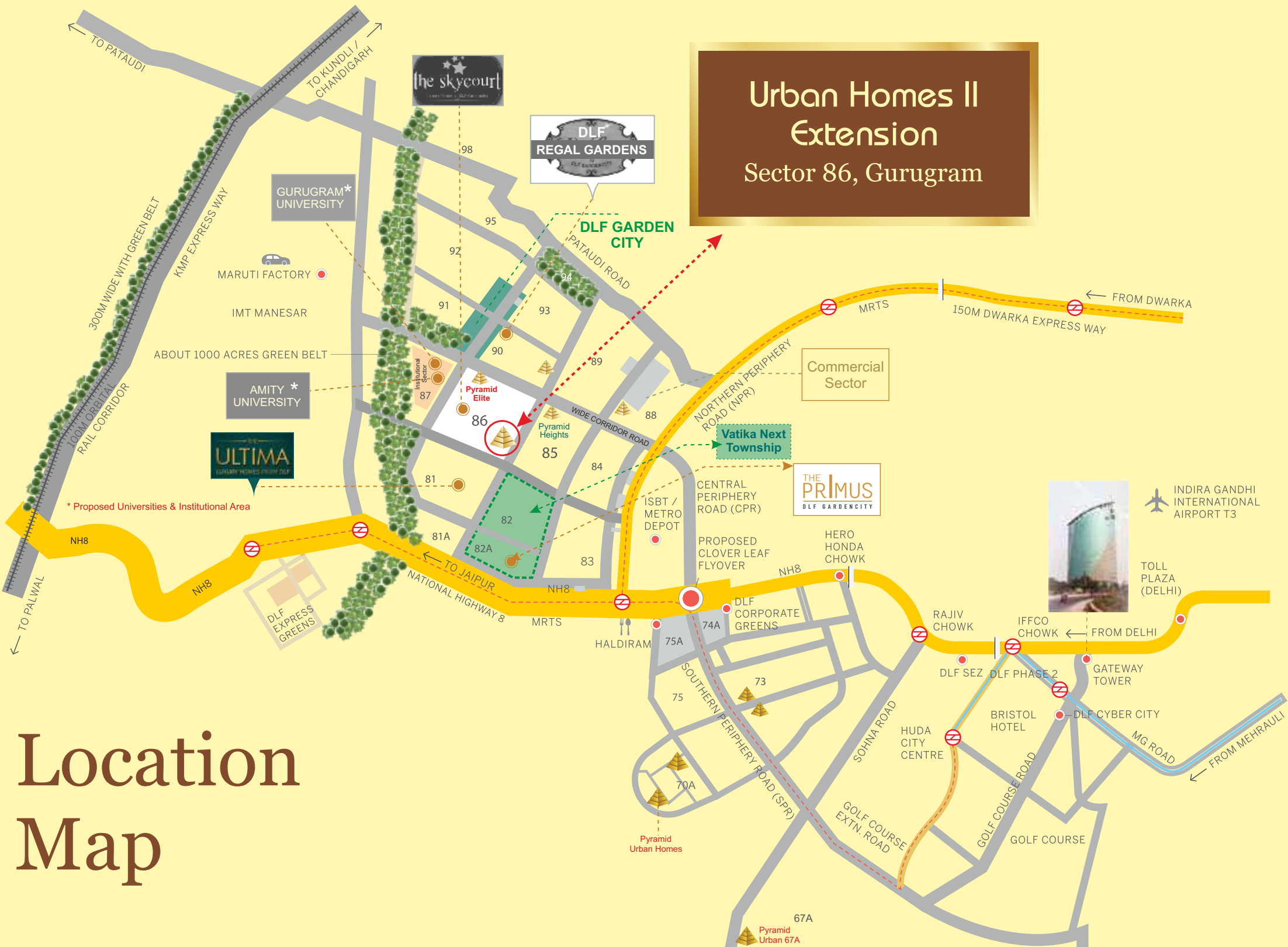


TYPE B FLOOR PLAN 3BHK

CARPET AREA = 645.25 SFT.
BALCONY AREA = 75.40 SFT.

- 3 Bedrooms
- 2 Toilets
- Kitchen & Lobby
- 2 Sit-out Balconies





Location Map

Tentative Project Specification

LOBBY FLOORING	TILES / IPS
LOBBY WALL CEILING FINISH	OIL BOND DISTEMPER/ COLOUR WASH
BEDROOM FLOORING	TILES / IPS
BEDROOM WALL CEILING FINISH	OIL BOND DISTEMPER / COLOUR WASH
TOILETS WALL FINISH	TILES UPTO 4 FEET & OBD / COLOUR WASH IN BALANCE AREA
TOILETS FLOORING	TILES / IPS
KITCHEN FLOORING	TILES / IPS
KITCHEN PLATFORM	STONE / TILES / IPS
KITCHEN WALL FINISH	PLASTER / TILES UP TO 2 FEET HIGH ABOVE STONE/TILE COUNTER AND OBD / COLOUR WASH IN BALANCE AREA
FIXTURE AND FITTINGS	SINGLE BOWL STAINLESS STEEL SINK CP / PVC / PTMT FITTINGS
BALCONY FLOORING	TILES / IPS
WINDOW	HARDWOOD / MS Z-SECTION / FIBER / COMPOSITE / ALUMINUM FRAME
DOOR FRAME / DOORS	FRAME - HARDWOOD / M.S / FIBER / COMPOSITE DOORS - COMPOSITE / FIBER / ALUMINUM / FLUSH DOOR ETC.
COMMON AREA FLOORING	STONE / TILES / IPS
LIFT LOBBY	STONE / TILES / IPS
CHINAWARE	STANDARD FITTING
ELECTRICAL	ISI MARKED 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 Sale Price
Within 15 days of issuance of allotment letter	20% of Total Sale Price
Within 6 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 18 months of issuance of allotment letter	12.5% of Total Sale Price
Within 24 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 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. UBII EXT A/C

Project Details

PARTICULARS	DETAILS
PROJECT AREA	1.5 Acres
LOCATION	SECTOR 86
NUMBER OF FLATS	188
NUMBER OF TOWERS	2
NUMBER OF FLOORS (TOWERS WISE)	Tower 11 - G+14, Tower 12 - G+8
SALE PRICE (ON CARPET AREA)	4000/- PSF (Additional cost of Rs. 500/- PSF on Balcony) + GST etc.

Apartment Details

3 BHK UNIT TYPE	TOTAL FLATS	CARPET AREA IN SQ. FT.	BALCONY AREA IN SQ. FT.	*SALE PRICE (₹)	BOOKING AMOUNT
TYPE A	92	643.65	98.00	26,23,600	1,31,180
TYPE B	96	645.25	75.40	26,18,700	1,30,935

*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.