



## AFFORDABLE GROUP HOUSING



एकोहम बहुस्याम

**Purpose Driven through Versatility**

Our interests may be diversified. Our intent remains one.

## GROUP OVERVIEW

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.



**Pyramid : Urban Homes**  
Sector 70A, Gurugram



**Pyramid : Urban Homes II,**  
Sector 86, Gurugram



**Pyramid : Urban 67A**  
Sector 67A, Gurugram



**Pyramid Elite**  
Sector 86, Gurugram



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



Images and Photographs shown are an artistic illustration or impression of the project only and are indicative of the aspects of the development and construction.

# *A Home with a Difference*



## ADVANTAGE WITH US...

### 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 delivery 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.



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**CONTEMPORARY DESIGN OOZING OPULENCE  
AND LUXURY.**





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## PYRAMID FUSION HOMES

SECTOR 70A

- Introducing homes that provide a fresh breath of air
- Excellent connectivity to the Southern Periphery Road
- Gated Community 738 Units/7 Towers
- 2BHK Modern Apartments

- Convenient Shopping within the Complex
- Unmatched connectivity via the Sohna Road, Golf Course Ext. Road & NH 8
- Proximity to proposed Metro Station
- Designed by Acclaimed Architect- Vivek Singh Rao

# COMFORT, SAFETY & MORE THAN JUST A PLACE TO LIVE



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## KEY ADVANTAGES PROJECT DETAILS

- Haryana Affordable Housing Policy, 2013
- Interest Subsidy Under Pradhan Mantri Awas Yojana as per PMAY Guidelines
- Pocket Friendly Payment Plan
- Affluent Neighborhood
- World class schools, banks, ATMs and renowned hospitals are available in abundance in nearby locality
- Proximity to Proposed Metro Station
- Dedicated Commercial Space Inside Complex
- Sustainable Living, Free maintenance for a period of 5 years
- Well connected to NH-8 via SPR
- Sohna Road is in vicinity with numerous habitable residential projects & operational office space

**Proposed Site Plan On Popular Demand.  
New 5 Acre Project To Be Added In  
Premium Vicinity, Sec 70A, Gurugram**



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# PROJECT FLAT LAYOUTS

Flat Layout in Affordable Group Housing colony, proposed to be developed by PYRAMID INFRATECH PRIVATE LIMITED at Sector 70A, Gurugram, Haryana



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

# PROJECT FLAT LAYOUTS

Flat Layout in Affordable Group Housing colony, proposed to be developed by PYRAMID INFRATECH PRIVATE LIMITED at Sector 70A, Gurugram, Haryana



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



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



**3D VIEW  
2BHK - TYPE C**



**3D VIEW  
2BHK - TYPE D**

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



## LOCATION MAP

Sector 70 A is one of the most premium residential location in Gurugram. The serenity and tranquility of this posh area paired with modern facilities is a perfect mix for urban lifestyle. The proposed metro line near sector 70 A connects to all prime locations of Gurugram making it convenient for the residents.

**SUPER SPECIALITY  
HOSPITAL  
7 KM**

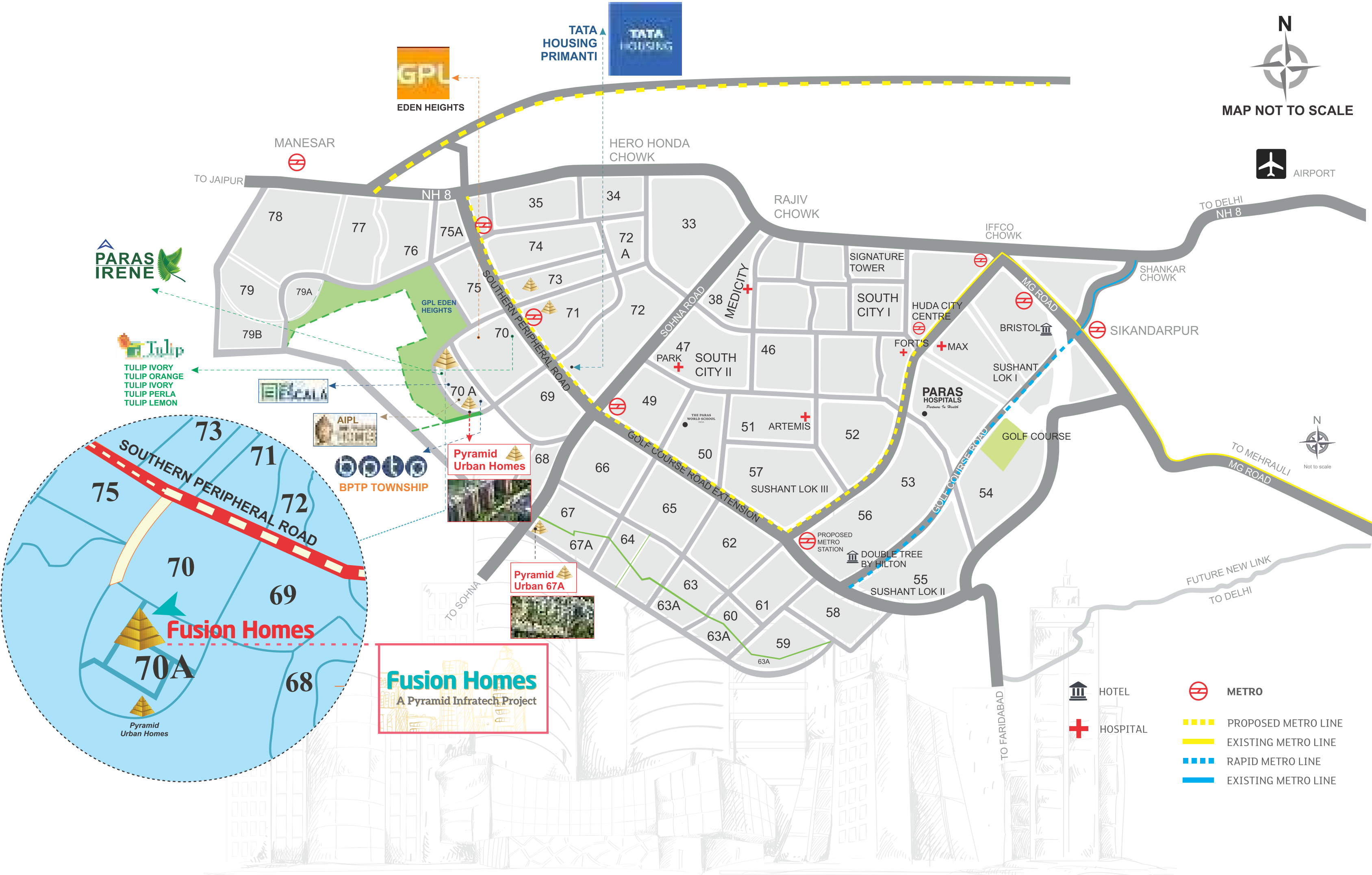
HUDA CITY  
CENTRE  
11.7 KMS

NEAREST  
SCHOOLS  
3 KMS

IFFCO  
CHOWK  
14 KMS

SOHNA  
ROAD  
3 KMS

INTERNATIONAL  
AIRPORT  
35 MIN.

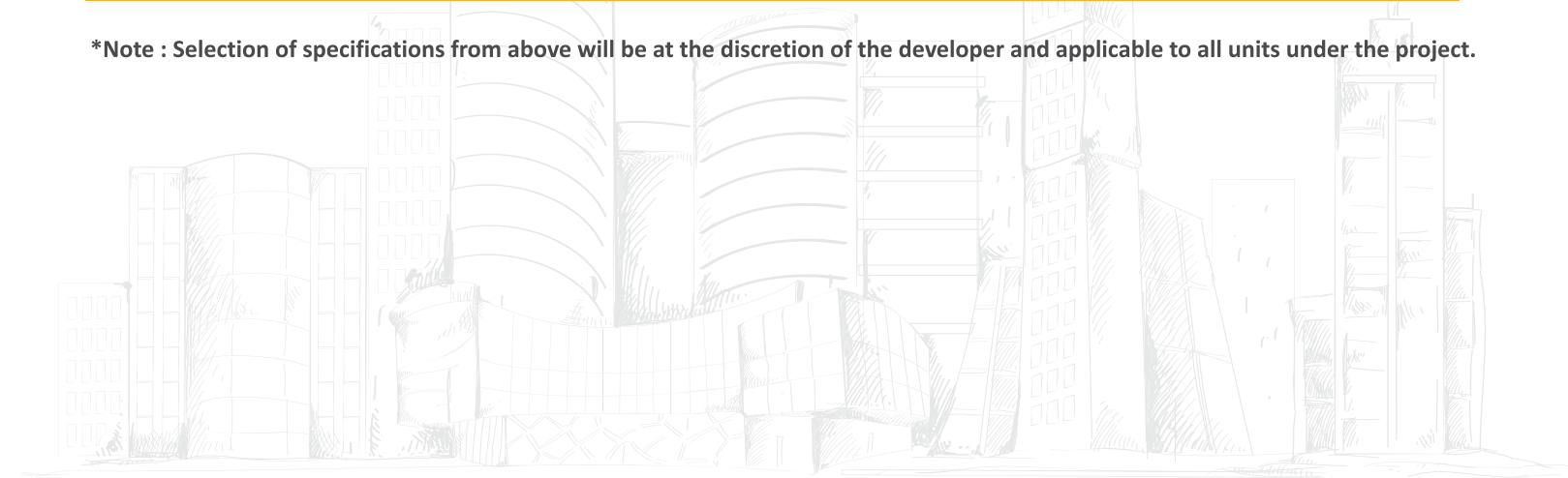
DOMESTIC  
AIRPORT  
45 MIN

# PROJECT SPECIFICATIONS

Project specifications of flats in Affordable Group Housing Colony, proposed to be developed by PYRAMID INFRATECH PRIVATE LIMITED at Sector 70A, 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 fittings
Balcony Flooring	Tiles / IPS
Window	Hardwood / MS Z-section/ Fiber/ Composite / Aluminum etc.
Door Frame / Doors	Frame - Hardwood/ MS / Fiber / Aluminum etc.
	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	5.11875 ACRES
LOCATION	SECTOR 70A
NO. OF FLATS	738 Units
NO. OF TOWERS	7, Tower 1& Tower 3 to 7 - G+14, and Tower 2 - G+3
SALE PRICE (ON CARPET AREA)	RS. 4000/- PSF (Additional cost of Rs. 500/- PSF on Balcony) + GST
COMPLETION	4 YEARS

## Eligibility Criteria:

Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended 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

2 BHK	TOTAL FLATS	CARPET AREA in Sq. Fts.	BALCONY AREA (Approx.) in Sq. Fts.	CARPET AREA *4000 + BALCONY AREA *500	BOOKING AMOUNT
TYPE A	362	591.15	100	24,14,600	1,20,730
TYPE B	188	580.54	100	23,72,160	1,18,608
TYPE C	94	578.27	100	23,63,080	1,18,154
TYPE D	94	598.53	100	24,44,120	1,22,206

# PAYMENT PLAN

PARTICULARS	INSTALLMENTS
At the time of Application	5% 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 worked out based on actual area handed over to the allottee.
- Currently GST@8% of basic sale price is applicable. Any change in the GST rate or any fresh tax levy will be accordingly be made applicable to the allottee.



**PYRAMID**<sup>TM</sup>  
INFRATECH PVT. LTD.



#### Corporate Office:

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**Project Architects:**  
**VIVEK SINGH RAO**

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

**"DISCLAIMER :** This brochure is purely conceptual and not a legal offer and gives only a conceptual view of the project. The contents in this brochure, including the buildings, elevations, area, designs, layouts, specifications, amenities etc. are tentative and are merely indicative in nature and are subject to variations and modifications by the company or the competent authorities, statutory or otherwise. Images and Photographs shown are an artistic illustration or impression of the project only and are indicative of the aspects of the development and construction."