

HRERA REGISTRATION NO. 23 OF 2024  
RC/REP/HARERA/GGM/796/528/2024/23 | DATE: 11.03.2024  
WEBSITE: WWW.HARYANARERA.GOV.IN



# ALBAN

## SALES OFFICE:

Unitech Trade Centre, Unit No: 501 - 508, 5<sup>th</sup> Floor, Sector - 43, Gurugram, Haryana - 122002  
0124-4274045, +91-9891996996 | [sales@pyramidinfratech.com](mailto:sales@pyramidinfratech.com) | [www.pyramidinfratech.com](http://www.pyramidinfratech.com) | [www.pyramidalban.com](http://www.pyramidalban.com)

DISCLAIMER - ALBAN is a Residential Group Housing Colony Project which is being developed on land measuring 4.525 acres (1.831 hectares) situated at Sector 71, in the revenue estate of Village Begampur Khatola, Sector 71, District Gurugram, Haryana. The Residential Group Housing Colony Project comprising of group housing flats is being developed, pursuant to License bearing 155 of 2023 dated 03.08.2023 and approved drawings vide Memo No "ZP-1844/JD(RA)/2024/1224 dated 11-01-2024" by the office of DTCP, Haryana, in favour of Pyramid Infratech Private Limited. The Project, ALBAN, is duly registered with HRERA - Gurugram, Haryana. Nothing contained herein constitutes an invitation to an offer, an offer, provisional, or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Company. All digital/printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes, and positions, and whatever facilities amenities are being shown, are merely artistic impressions. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to contact the relevant project office to understand the details regarding the Project and only after thorough understanding about the same and taking appropriate advice, take further decision regarding/in relation to the Project. The Companies and/or its directors, employees, are not liable for any consequence of any action taken by the viewer and for any direct, indirect, special, or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

Pyramid Infratech Private Limited.

Registered office: H- 38, Ground Floor, M2K White House, Sector - 57, Gurugram, Haryana - 122005, Tel: 0124-4274045, +91-9891996996  
CIN No.- U45400HR2008PTC038509. Email: [info@pyramidinfratech.com](mailto:info@pyramidinfratech.com) | [www.pyramidinfratech.com](http://www.pyramidinfratech.com) | [www.pyramidalban.com](http://www.pyramidalban.com)  
1 Hectare = 2.471 Acre, 1 Acre = 4046.86 sq.mtrs. or 4840 sq.yds., 1 sq.mtr. = 10.764 sq.ft.

The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, not accept any responsibility for any thereof. Distance is as per Google Maps.

HRERA REGISTRATION NO. 23 of 2024 RC/REP/HARERA/GGM/796/528/2024/23 | Date: 11.03.2024 website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



## GIVE THEM ANOTHER REASON TO LOOK UP.

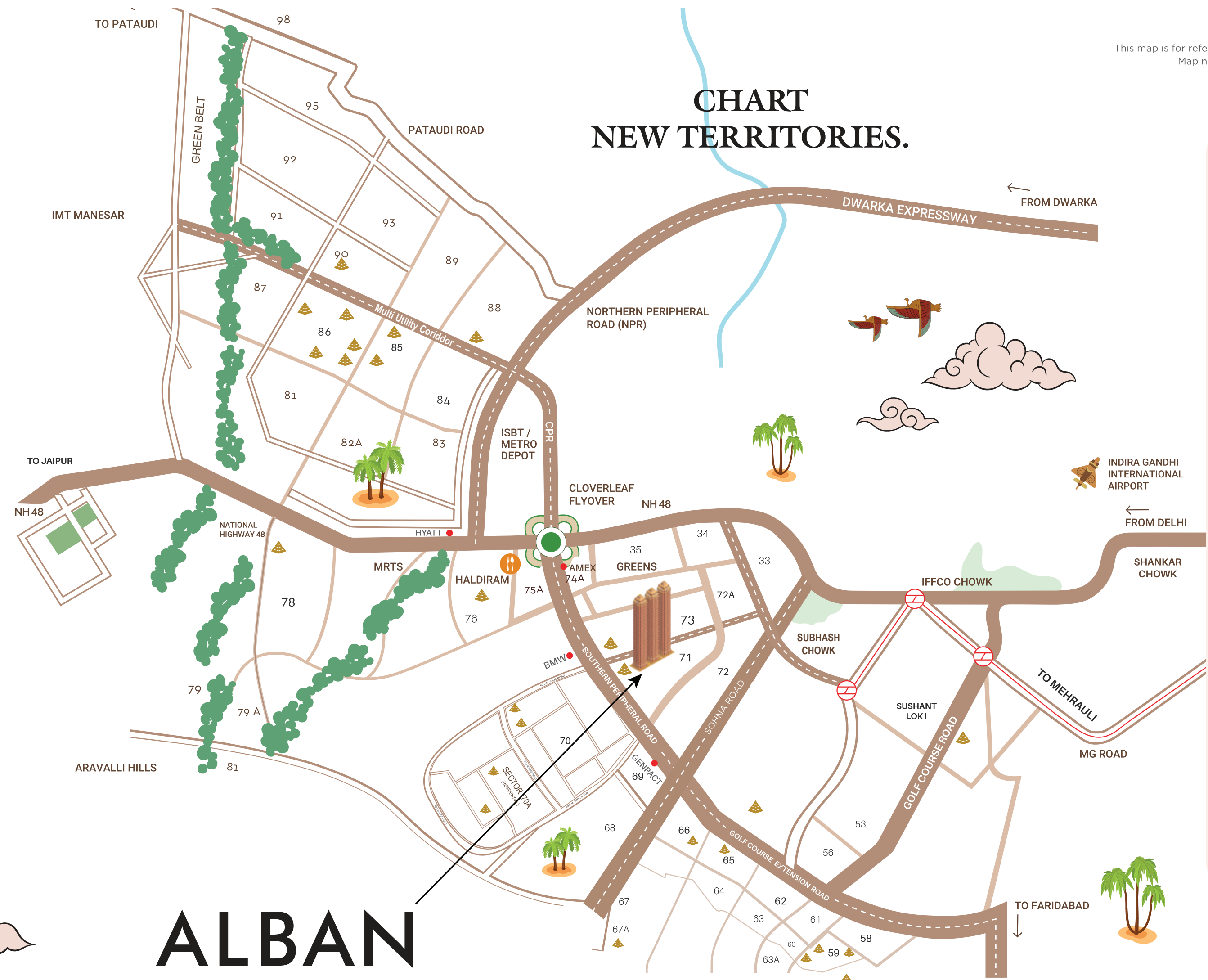
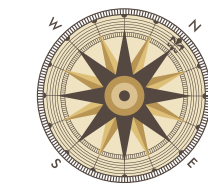
Alban stands as a testament to your discerning way of life.  
This multi-storey landmark offers amenities and wonders  
that the world covets, but a select few like you are used to.



Note: The furnishing, finishing and color scheme as shown in the image are subject to change

# CHART NEW TERRITORIES.

This map is for reference only.  
Map not to scale.



# ALBAN



## HOSPITALS

- Medanta - The Medicity
- Fortis Memorial Research Institute
- Artemis Hospital
- Max Hospital
- Paras Hospital



## CONNECTIVITY

- Golf Course Extension Road
- IGI Airport
- NH 48
- Dwarka Expressway



## SCHOOLS

- Pathways World School
- GD Goenka Public School
- DPS International School
- St. Xavier's High School
- Ryan International School
- Amity International School



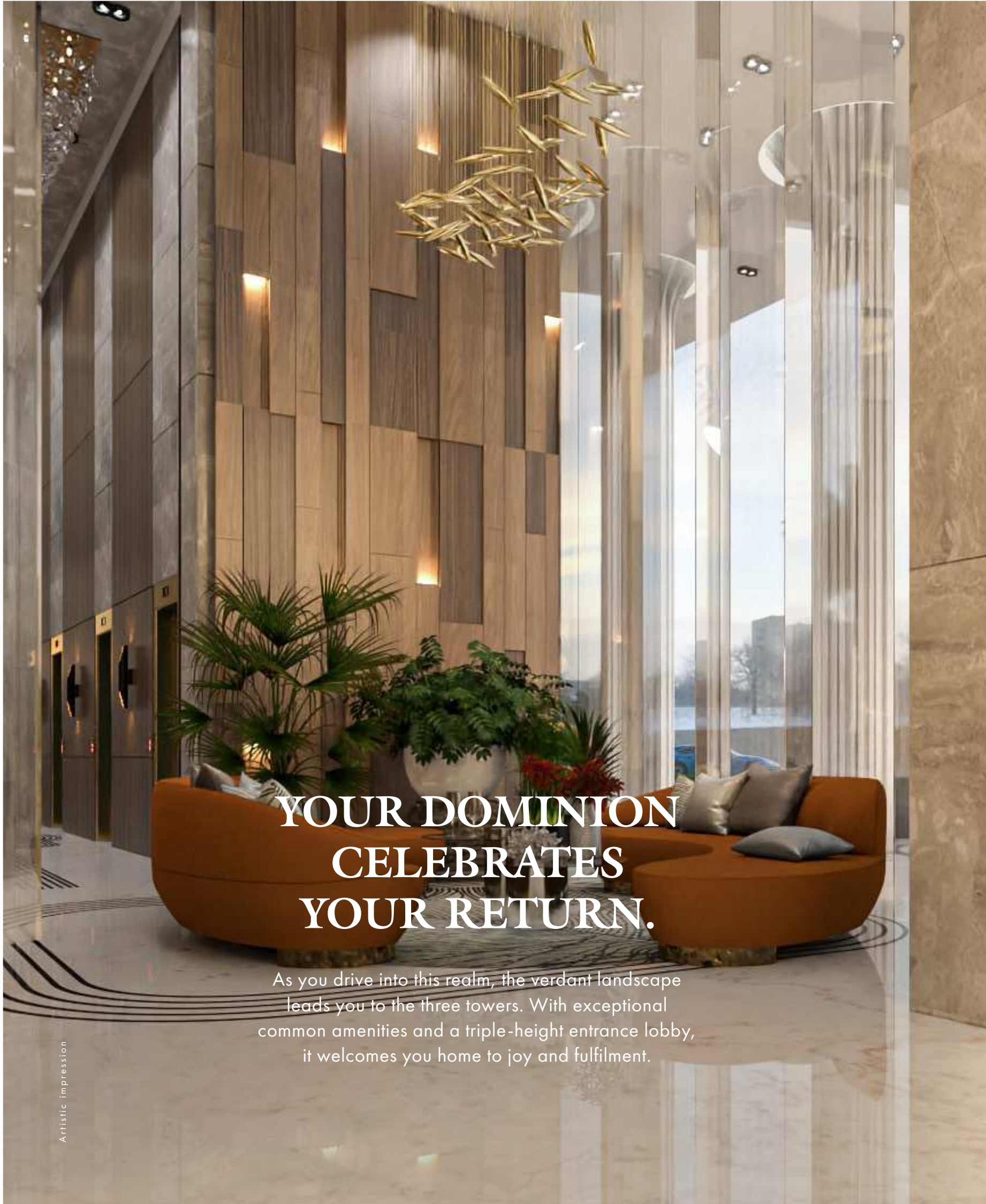
## HOTELS

- The Leela Ambience
- Hyatt Regency
- ITC Grand Bharat
- The Westin
- Radisson Blu
- Le Meridien
- The Oberoi



Pyramid Presence

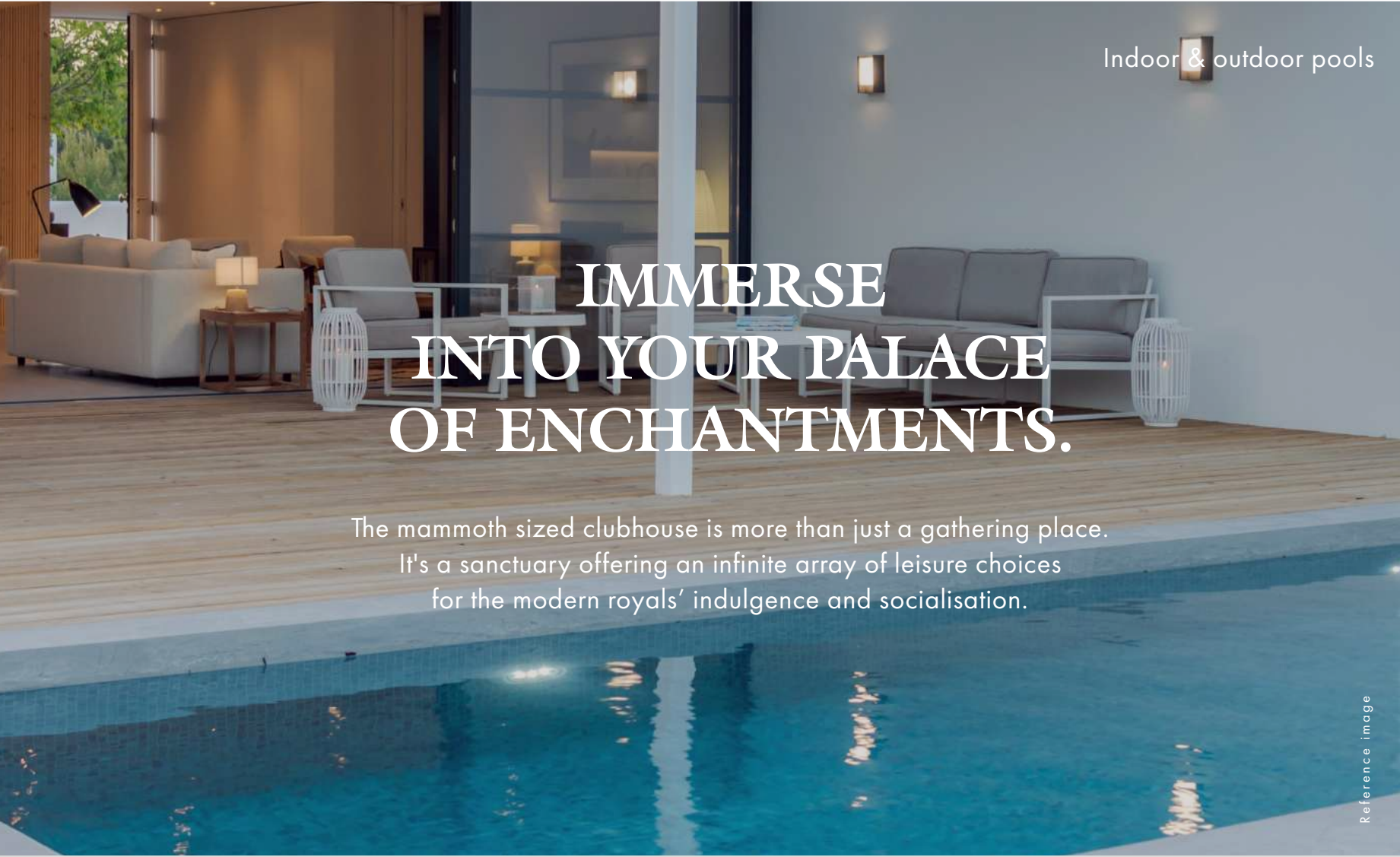
Disclaimer: Proposed metro station as per master plan 2031



# YOUR DOMINION CELEBRATES YOUR RETURN.

As you drive into this realm, the verdant landscape leads you to the three towers. With exceptional common amenities and a triple-height entrance lobby, it welcomes you home to joy and fulfilment.

Artistic Impression



# IMMERSE INTO YOUR PALACE OF ENCHANTMENTS.

The mammoth sized clubhouse is more than just a gathering place. It's a sanctuary offering an infinite array of leisure choices for the modern royals' indulgence and socialisation.

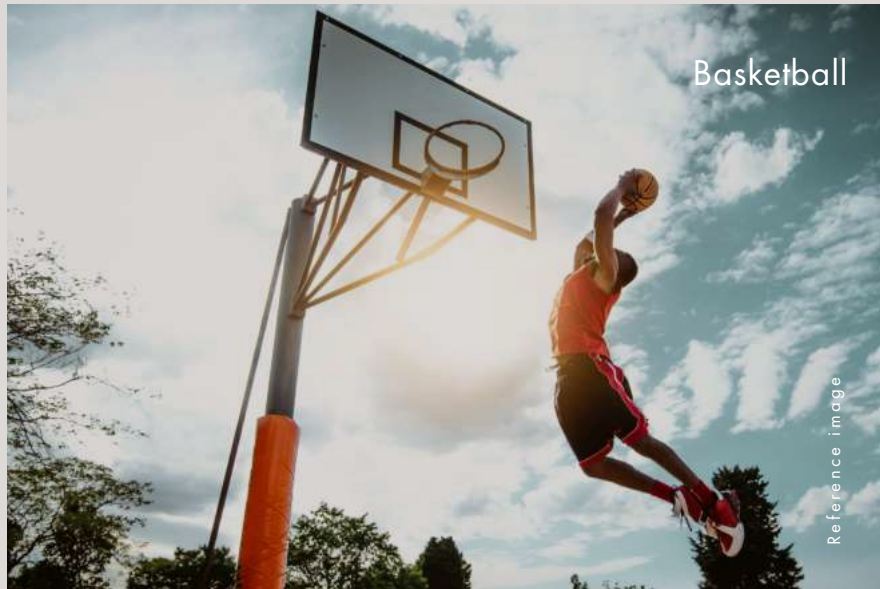
Indoor & outdoor pools

Reference Image



Tennis

Reference Image



Basketball

Reference Image



Cricket Nets

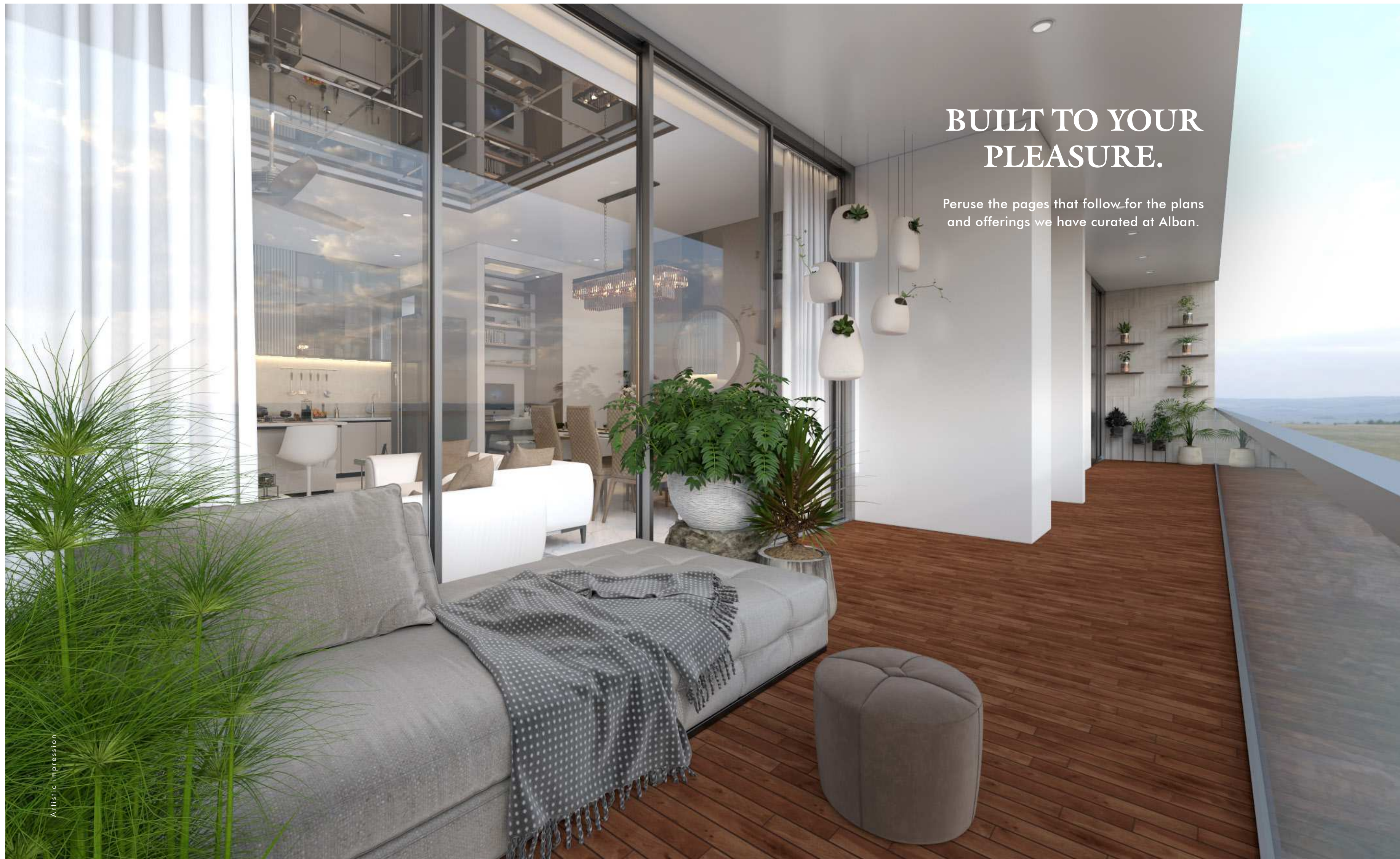
Reference Image



Squash

Reference Image

Note: The furnishing, finishing and color scheme as shown in the image are subject to change



## BUILT TO YOUR PLEASURE.

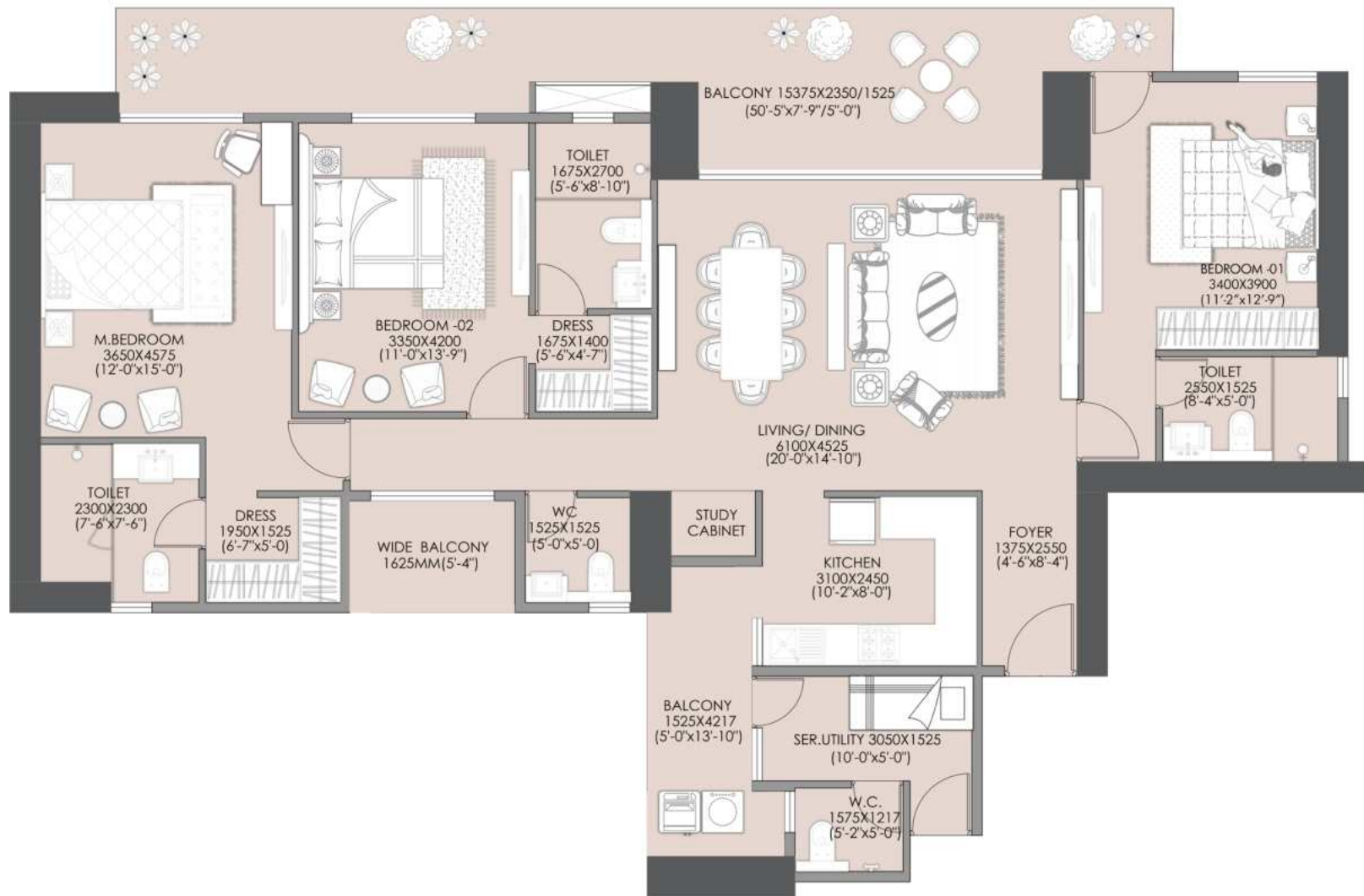
Peruse the pages that follow for the plans and offerings we have curated at Alban.

Artistic Impression

Note: The furnishing, finishing and color scheme as shown in the image are subject to change

## FLOOR PLANS

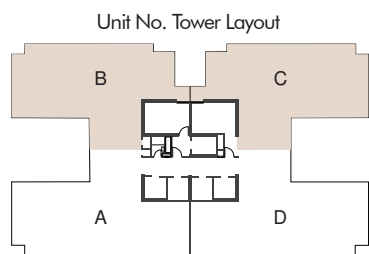
# UNIT TYPE - A



126.05 sq. mtr  
(1356.82 sq. ft)

36.70 sq. mtr  
(395.02 sq. ft)

220.73 sq. mtr  
(2375.97 sq. ft)

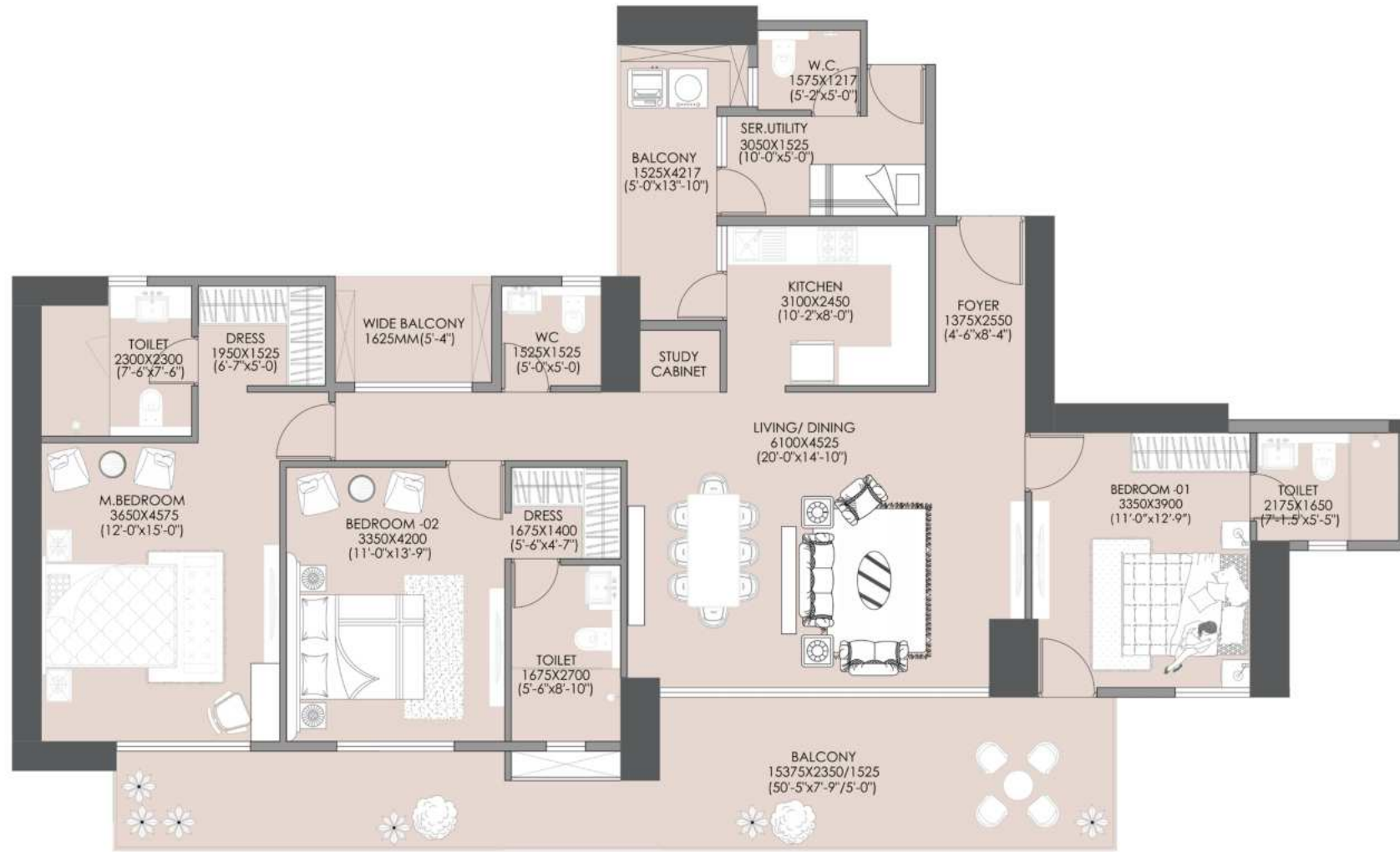


Tower 1/2/3

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## FLOOR PLANS

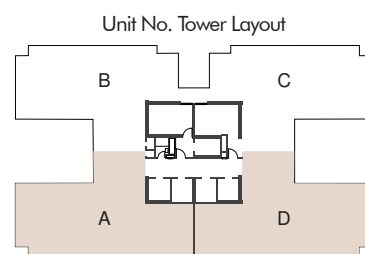
## UNIT TYPE - B



123.13 sq. mtr  
(1325.4 sq. ft)

39.49 sq. mtr  
(425.07 sq. ft)

219.26 sq. mtr  
(2360.15 sq. ft)

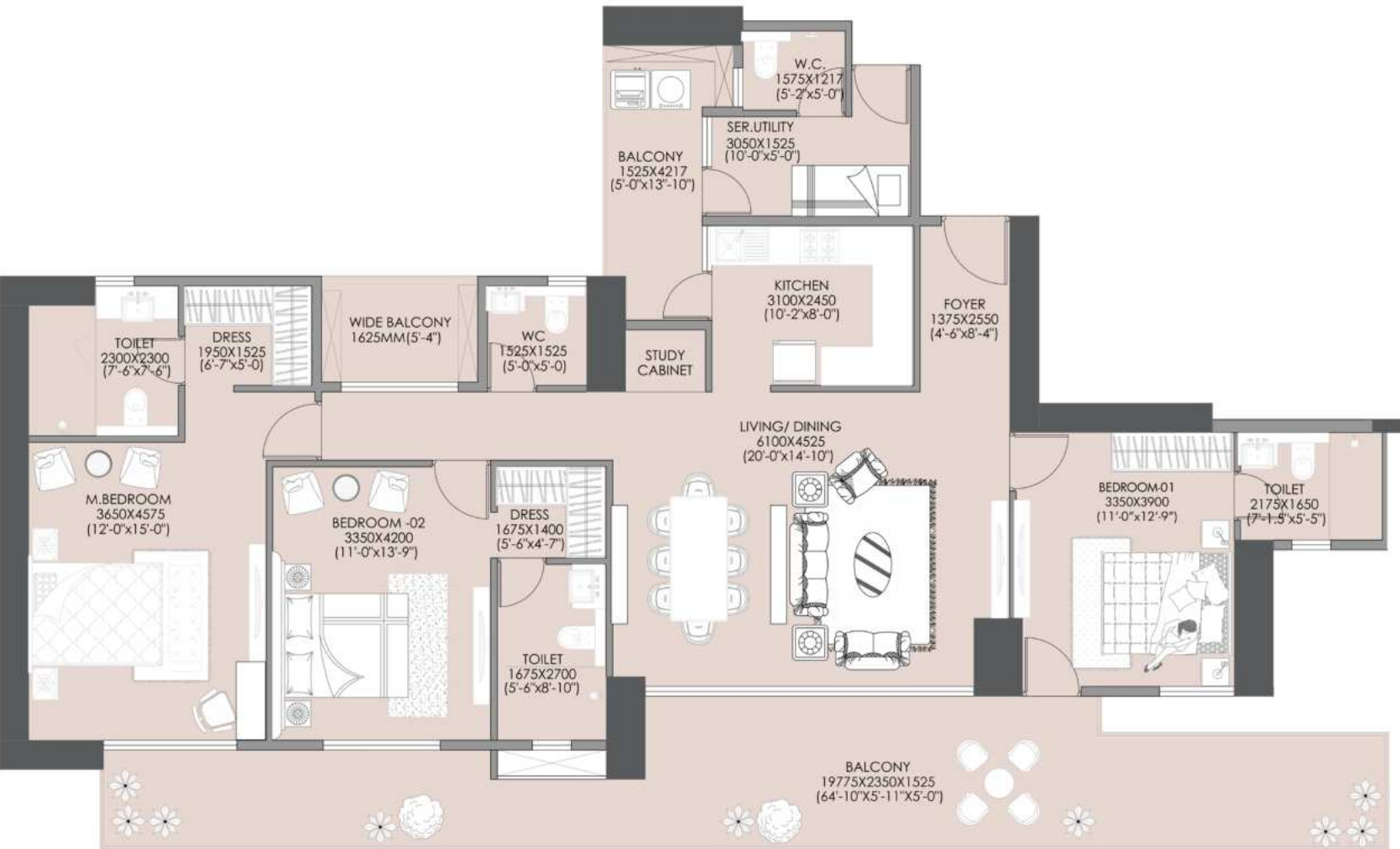


Tower 1/2/3

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# FLOOR PLANS

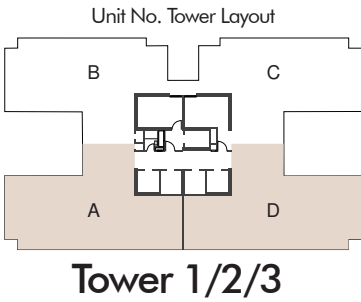
## UNIT TYPE - C



**Carpet area**  
123.13 sq. mtr  
(1325.4 sq. ft)

**Balcony area**  
47.41 sq. mtr  
(510.32 sq. ft)

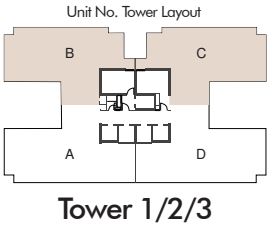
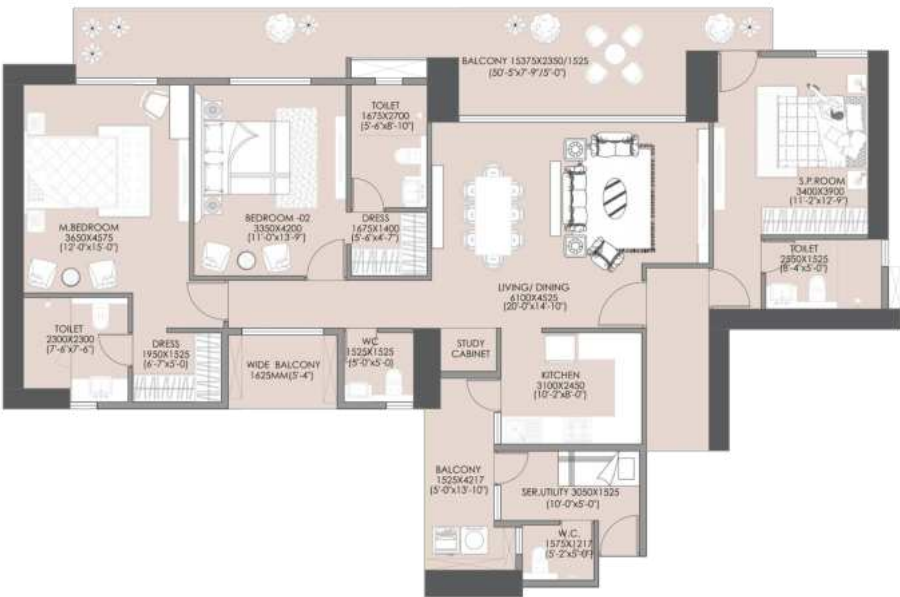
**Saleable area**  
227.18 sq. mtr  
(2445.40 sq. ft)



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# FLOOR PLANS

## UNIT TYPE - D

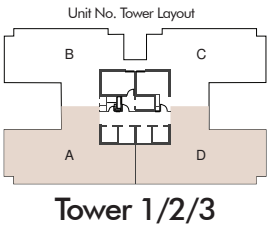


**Carpet area**  
120.05 sq. mtr  
(1292.27 sq. ft)

**Balcony area**  
36.70 sq. mtr  
(395.02 sq. ft)

**Saleable area**  
211.97 sq. mtr  
(2281.73 sq. ft)

## UNIT TYPE - E



**Carpet area**  
117.44 sq. mtr  
(1264.12 sq. ft)

**Balcony area**  
39.49 sq. mtr  
(425.07 sq. ft)

**Saleable area**  
210.95 sq. mtr  
(2270.69 sq. ft)

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# SPECIFICATIONS

## Living/ Dining/ Foyer/ Family Lounge

|          |                                      |
|----------|--------------------------------------|
| Flooring | Imported Stone/Engineered Stone/Tile |
| Walls    | Acrylic Emulsion/OBD Paint           |
| Ceiling  | Acrylic Emulsion/OBD Paint           |

## Master Bedroom

|          |                                 |
|----------|---------------------------------|
| Flooring | Laminated Wooden Flooring/Tiles |
| Walls    | Acrylic Emulsion/OBD Paint      |
| Ceiling  | Acrylic Emulsion/OBD Paint      |

## Master Toilet

|                     |                                          |
|---------------------|------------------------------------------|
| Flooring            | Stone/Tiles                              |
| Walls               | Tiles/Stone/Acrylic Emulsion/OBD Paint   |
| Ceiling             | False Ceiling/Acrylic Emulsion/OBD Paint |
| Counter             | Stone/Engineered Stone                   |
| Fittings & fixtures | CP Fittings & Chinaware Fixtures         |

## Other Bedrooms

|          |                                 |
|----------|---------------------------------|
| Flooring | Laminated Wooden Flooring/Tiles |
| Walls    | Acrylic Emulsion/OBD Paint      |
| Ceiling  | Acrylic Emulsion/OBD Paint      |

## Other Toilet

|                     |                                          |
|---------------------|------------------------------------------|
| Flooring            | Stone/Tiles                              |
| Walls               | Tiles/Stone/Acrylic Emulsion/OBD Paint   |
| Ceiling             | False Ceiling/Acrylic Emulsion/OBD Paint |
| Fittings & fixtures | CP Fittings & Chinaware Fixtures         |

## Kitchen

|                     |                                  |
|---------------------|----------------------------------|
| Flooring            | Anti Skid Tile                   |
| Walls               | Tiles/Acrylic Emulsion/OBD Paint |
| Ceiling             | Acrylic Emulsion/OBD Paint       |
| Counter             | Stone/Engineered Stone           |
| Modular Kitchen     | Hob, Chimney, Microwave Oven     |
| Fittings & fixtures | CP Fittings, Double Bowl SS Sink |

## Balconies & Terraces

|          |                           |
|----------|---------------------------|
| Flooring | Tiles                     |
| Walls    | Exterior Paint            |
| Ceiling  | Exterior Paint            |
| Railing  | RCC/Glass/Aluminium/MS/SS |

## Servant/Utility Room

|          |           |
|----------|-----------|
| Flooring | Tiles     |
| Walls    | OBD Paint |
| Ceiling  | OBD Paint |

## External Door/Window

|                       |                             |
|-----------------------|-----------------------------|
| External Door windows | Glass/UPVC/Aluminium Frames |
|-----------------------|-----------------------------|

## Frame And Door Shutter

|                |                          |
|----------------|--------------------------|
| Internal Doors | Wood/Engineered Wood/WPC |
|----------------|--------------------------|

## Air-conditioning

|    |                                   |
|----|-----------------------------------|
| AC | VRF/VRV System with Hi-wall Units |
|----|-----------------------------------|

## Electrical Switches

|                     |                                     |
|---------------------|-------------------------------------|
| Electrical switches | Modular Switches with Copper Wiring |
|---------------------|-------------------------------------|

## Smart Features

|              |                         |
|--------------|-------------------------|
| Digital Lock | Smart Lock at Main Door |
|--------------|-------------------------|

## Conversion Scale

|                   |
|-------------------|
| 1 feet = 304.8 mm |
|-------------------|

Marble/Granite being natural material has inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations in specified materials may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant shall not have any right to raise objection in this regard.

EXCLUSION: Ac in Servant / Utility Room / Kitchen.

# A LEGACY OF COMMITMENTS AND DELIVERIES

## COMMERCIAL

### Delivered



Pyramid Square 70A, Sector 70A



Pyramid Square 86, Sector 86



Pyramid Square 67A, Sector 67A

### OC/CC Applied



Fusion Plaza, Sector 70A



Pyramid Square 85, Sector 85



Elite Plaza, Sector 86



Pride Plaza, Sector 76

### Ongoing



Altia Plaza, Sector 70



Infinity Plaza, Sector 70



Midtown Plaza, Sector 59



Grand Vista, Sector 73

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## RESIDENTIAL

### Delivered



Urban Homes, Sector 70A



Urban Homes II, Sector 86



Urban 67A, Sector 67A



Urban Homes II Extension, Sector 86



Spring Valley, Sector 35, Sohna

### OC/CC Applied



Fusion Homes, Sector 70A



Pyramid Heights, Sector 85



Pyramid Elite, Sector 86



Pyramid Pride, Sector 76



Imperial Estate, Sector 70A



Palm County, Sector 78

### Ongoing



Altia, Sector 70



Infinity, Sector 70



Midtown, Sector 59



Sector 22-33, Rewari

# MASTER PLAN

## Landscape Legend

1. Entry
2. Exit
3. Entry/exit
4. Entry Water Feature
5. Boundary Wall
6. Guard Room
7. Drive Way
8. Main Drop Off I
9. Main Drop Off II
10. Landscape Island At Drop Off
11. Feature Wall
12. Water Body
13. Terminalia Courts
14. Landscape Pocket Gardens In Front
15. Feature Pavilion
16. Lily Pond
17. Monds
18. Landscape Courts At Stilt Area
19. Commercial Entry Plaza
20. Drop Off At Banquet
21. Landscape Island At Banquet Drop Off
22. Screen Planting
23. Entry Plaza For Banquet
24. Ramp To/from Basement
25. Parking
26. Connecting Pathway
27. Lounge Area Water Feature
28. Landscape Court Under Staircase
29. Landscape Plaza
30. Landscape Edges Along Building

31. Spill Over Plaza For Banquet
32. Central Lawn
33. Parterre Garden
34. Landscape Corridor
35. Raised Pavillion
36. Amphitheater
37. Jogging Track
38. Pool Lawn
39. Swimming Pool
40. Kids Pool
41. Pool Loungers
42. Pool Deck
43. Outdoor Kitchen/buffet
44. Facility Block
45. Surprise Fountain
46. Kids Play Area
47. Banquet Lawn
48. Celebration Deck
49. Lawn Tennis Court
50. Cricket Pitch
51. Basketball Court
52. Yoga And Meditation
53. Open Gym
54. Aromatic Garden
55. Butterfly Garden
56. Pet Park
57. Peripheral Buffer Green
58. School / Ews
59. Commercial

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