

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 | www.pyramidinfratech.com | 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 | www.pyramidinfratech.com | 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



## GIVE THEM ANOTHER REASON TO LOOK UP.

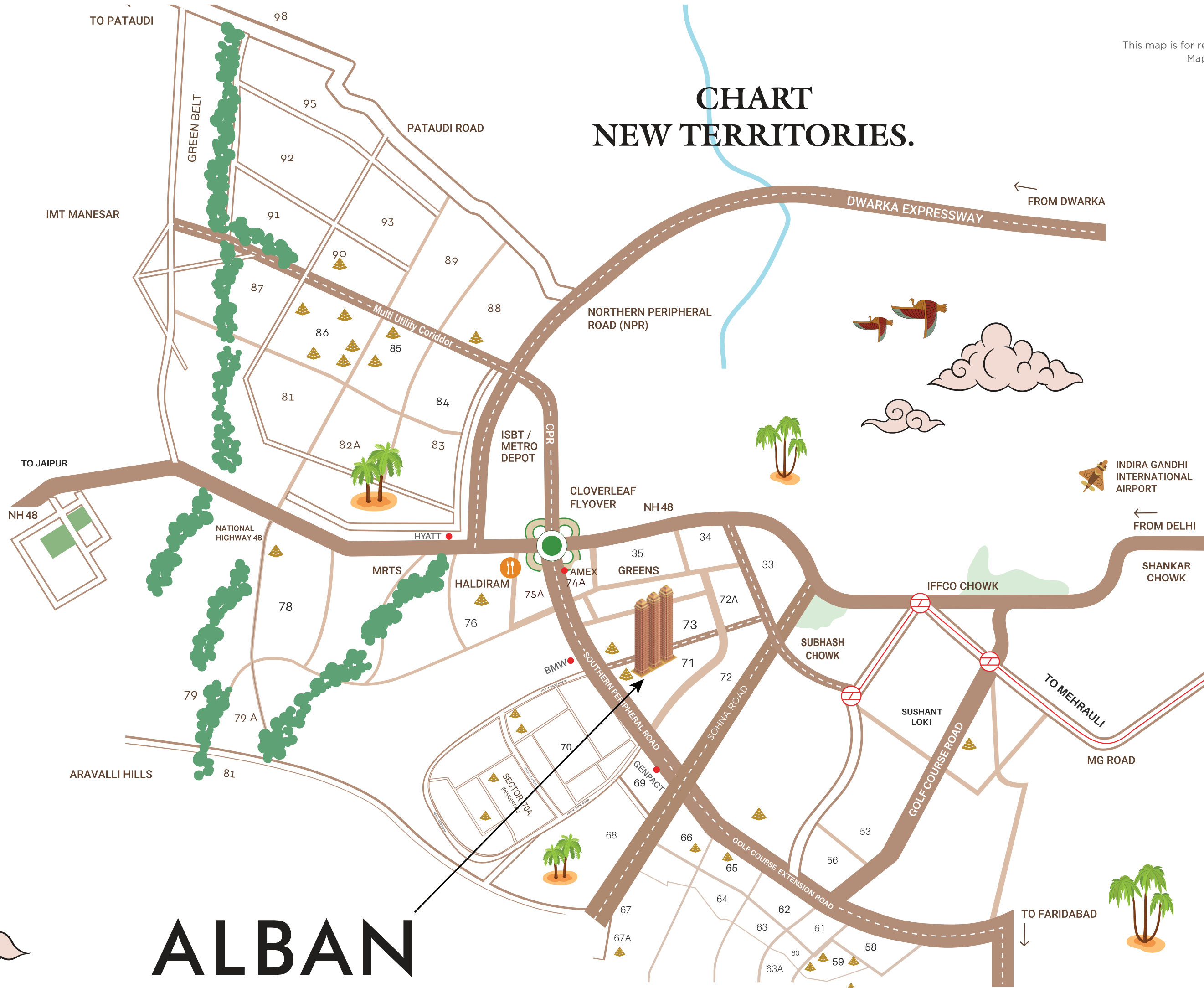
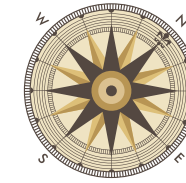
Alban stands as a testament to your discerning way of life.  
This multi-storey landmark offers amenities and wonders  
that the world covets, but a select few like you are used to.



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.



## 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

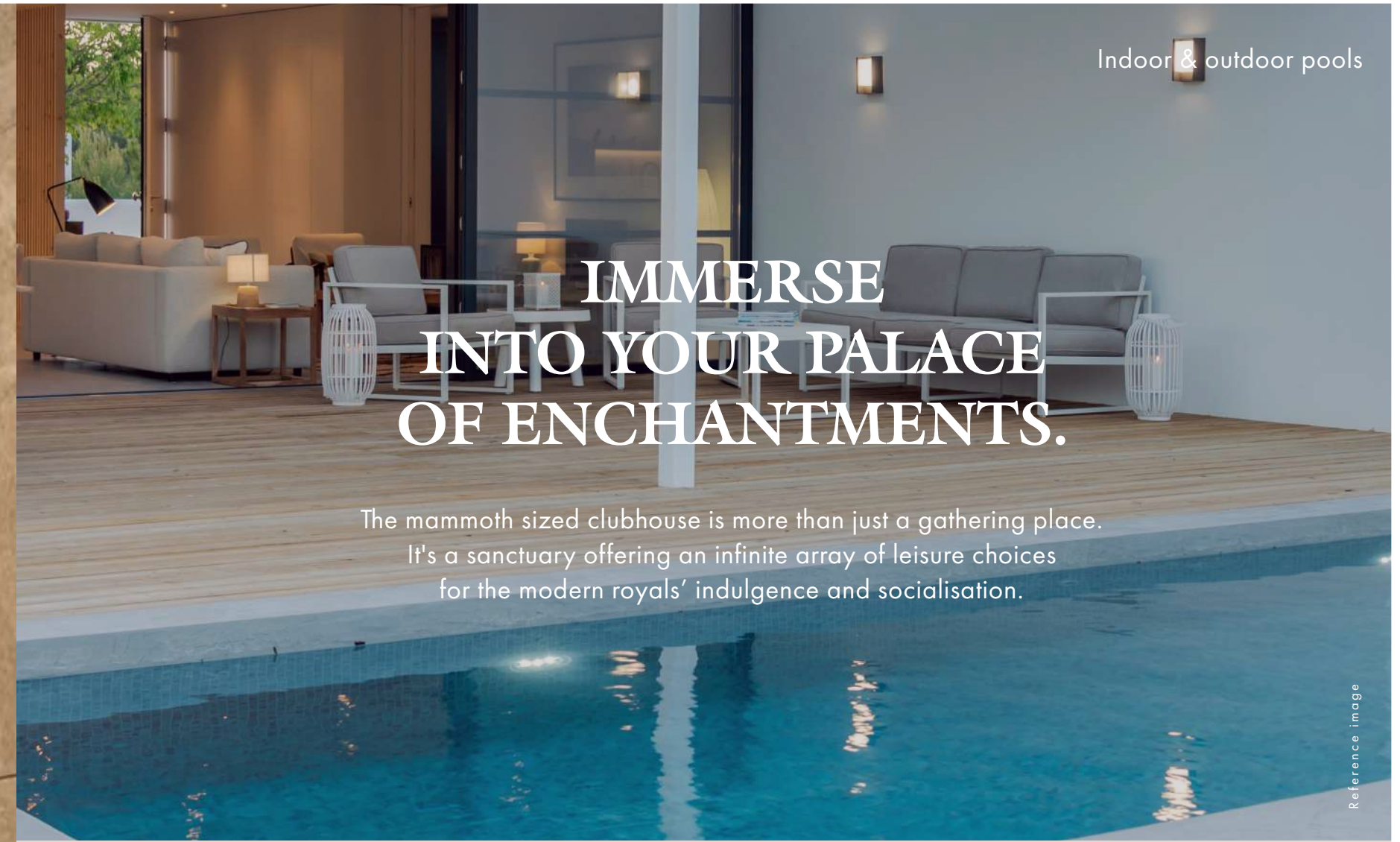
# ALBAN



# 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



Indoor & outdoor pools

# 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.

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.

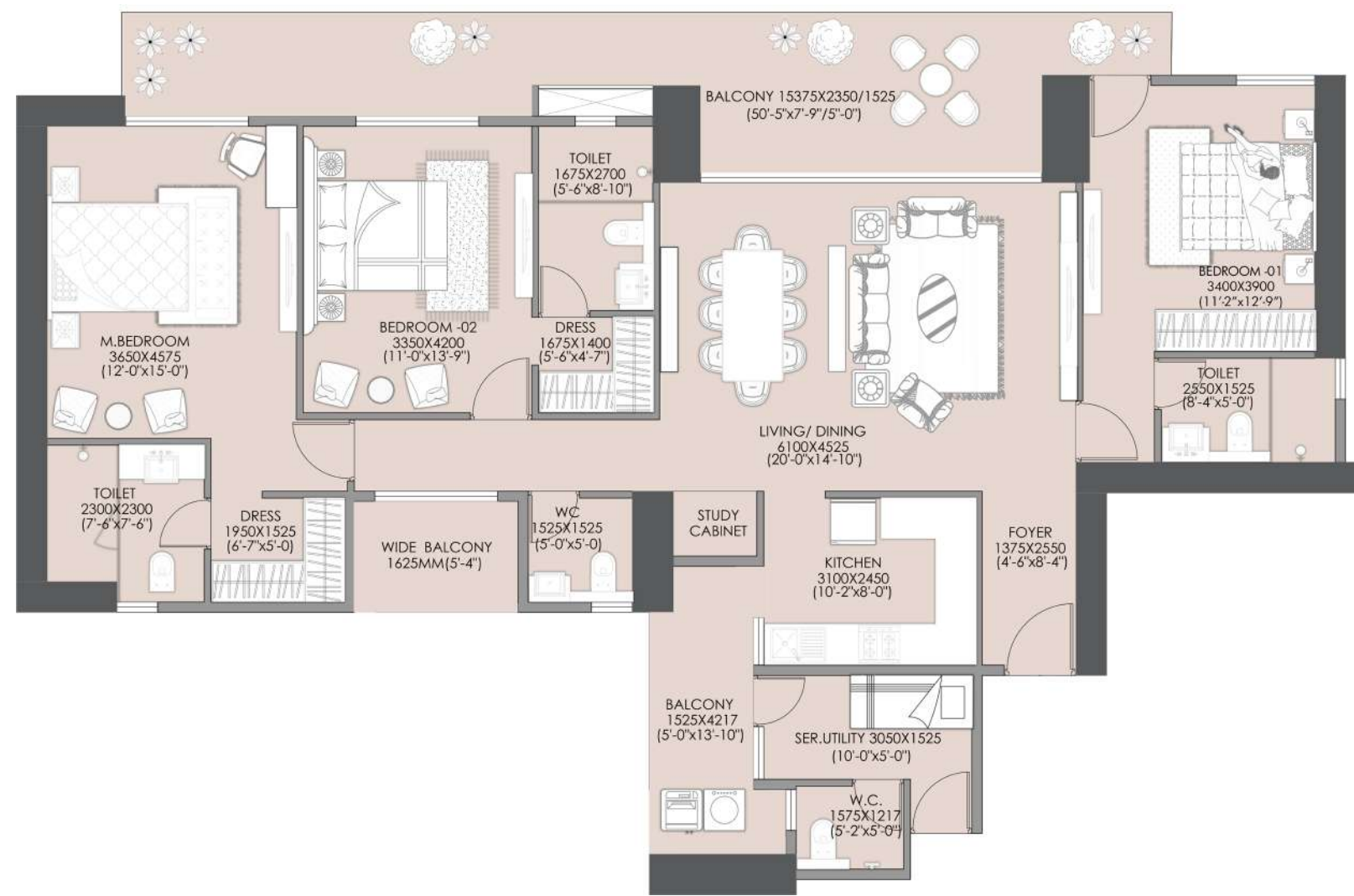
Peruse the pages that follow for the plans and offerings we have curated at Alban.

Artistic Impression

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

# FLOOR PLANS

## UNIT TYPE - A



**Carpet area**

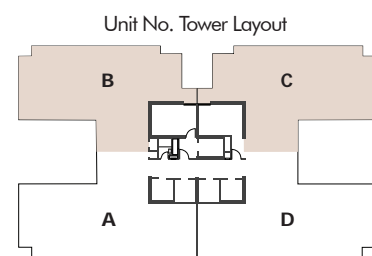
126.05 sq. mtr  
(1356.82 sq. ft)

**Balcony area**

36.70 sq. mtr  
(395.02 sq. ft)

**Saleable area**

220.73 sq. mtr  
(2375.97 sq. ft)

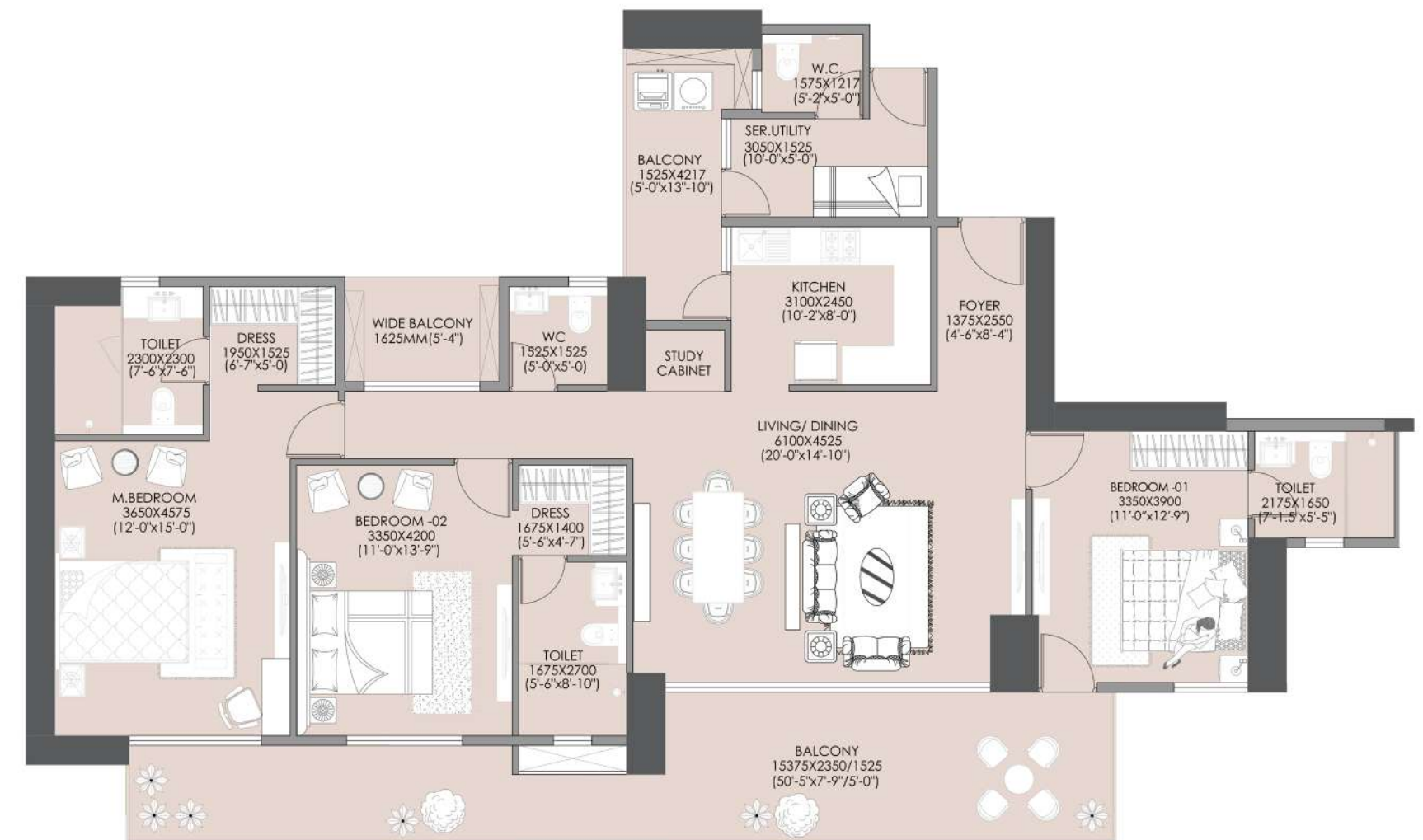


Tower 1/2/3

Note: All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, gather thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Some floor plans will be mirror images of above indicative typical floor plans. Saleable Area includes Carpet Area, Balcony, Passage, Shaft, Lift Lobby, Staircase, Entrance Lobby, Mumty, Lift Machine Room, UGT, OHT, Guard Room, Meter Room, STP, ESS, Changing Room, Common Toilets, Common Facilities etc.

# FLOOR PLANS

## UNIT TYPE - B



**Carpet area**

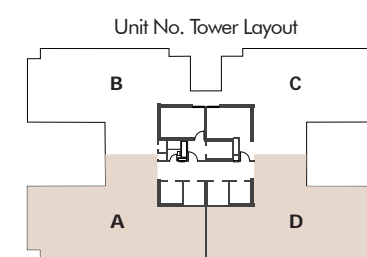
123.13 sq. mtr  
(1325.4 sq. ft)

**Balcony area**

39.49 sq. mtr  
(425.07 sq. ft)

**Saleable area**

219.26 sq. mtr  
(2360.15 sq. ft)

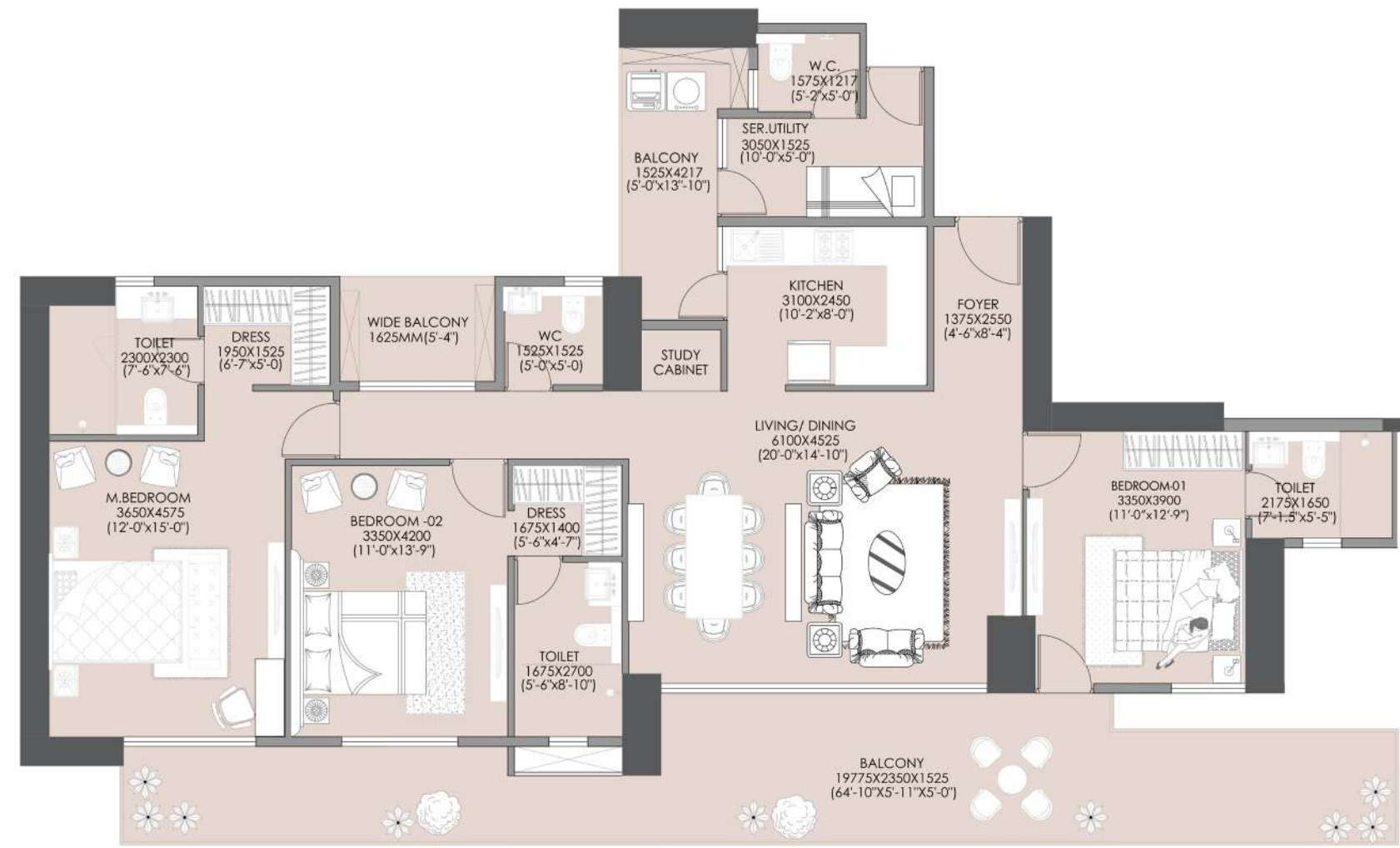


Tower 1/2/3

Note: All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, gather thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Some floor plans will be mirror images of above indicative typical floor plans. Saleable Area includes Carpet Area, Balcony, Passage, Shaft, Lift Lobby, Staircase, Entrance Lobby, Mumty, Lift Machine Room, UGT, OHT, Guard Room, Meter Room, STP, ESS, Changing Room, Common Toilets, Common Facilities etc.

# FLOOR PLANS

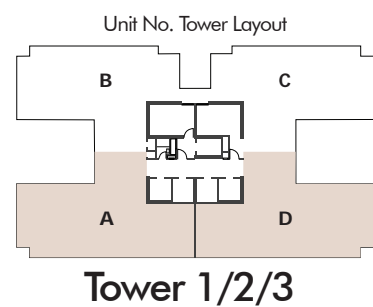
## UNIT TYPE - C



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

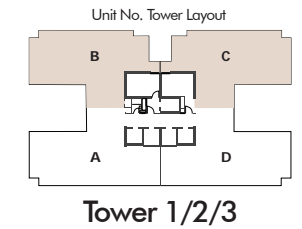
**Balcony area**  
47.41 sq. mtr  
(510.32 sq. ft)

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



# FLOOR PLANS

## UNIT TYPE - D

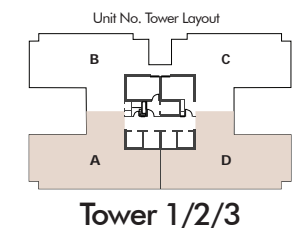


**Carpet area**  
120.05 sq. mtr  
(1292.27 sq. ft)

**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)

Note: All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, gather thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Some floor plans will be mirror images of above indicative typical floor plans. Saleable Area includes Carpet Area, Balcony, Passage, Shaft, Lift Lobby, Staircase, Entrance Lobby, Mumty, Lift Machine Room, UGT, OHT, Guard Room, Meter Room, STP, ESS, Changing Room, Common Toilets, Common Facilities etc.

Note: All information, images and visuals, drawings, plans or sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, gather thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Some floor plans will be mirror images of above indicative typical floor plans. Saleable Area includes Carpet Area, Balcony, Passage, Shaft, Lift Lobby, Staircase, Entrance Lobby, Mumty, Lift Machine Room, UGT, OHT, Guard Room, Meter Room, STP, ESS, Changing Room, Common Toilets, Common Facilities etc.

# 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
---	--	--	---

All information, images and visuals, drawings, plans and sketches shown in this brochure are only an architect's impression, representative images or artistic renderings and are not to scale.

## RESIDENTIAL

Delivered

 Urban Homes Urban Homes, Sector 70A	 Urban Homes-II™ Urban Homes II, Sector 86	 URBAN-67A Urban 67A, Sector 67A
 Urban Homes II Extension Sector 86, Gurugram Urban Homes II Extension, Sector 86	 Spring Valley YOUR HOME. YOUR WAY. SECTOR 35, SOUTH OF GURUGRAM Spring Valley, Sector 35, Sohna	

OC/CC Applied

 Fusion Homes A Pyramid Infratech Project Fusion Homes, Sector 70A	 PYRAMID HEIGHTS Sector 85, Gurugram *RERA REGISTERED Pyramid Heights, Sector 85	 PYRAMID ELITE live a brighter life Pyramid Elite, Sector 86
 PYRAMID PRIDE YOUR PERSONAL ABODE SECTOR 76 - GURUGRAM Pyramid Pride, Sector 76	 Imperial Estate LUXURY LIVING Imperial Estate, Sector 70A	 PALM COUNTY SECTOR - 78 Palm County, Sector 78

Ongoing

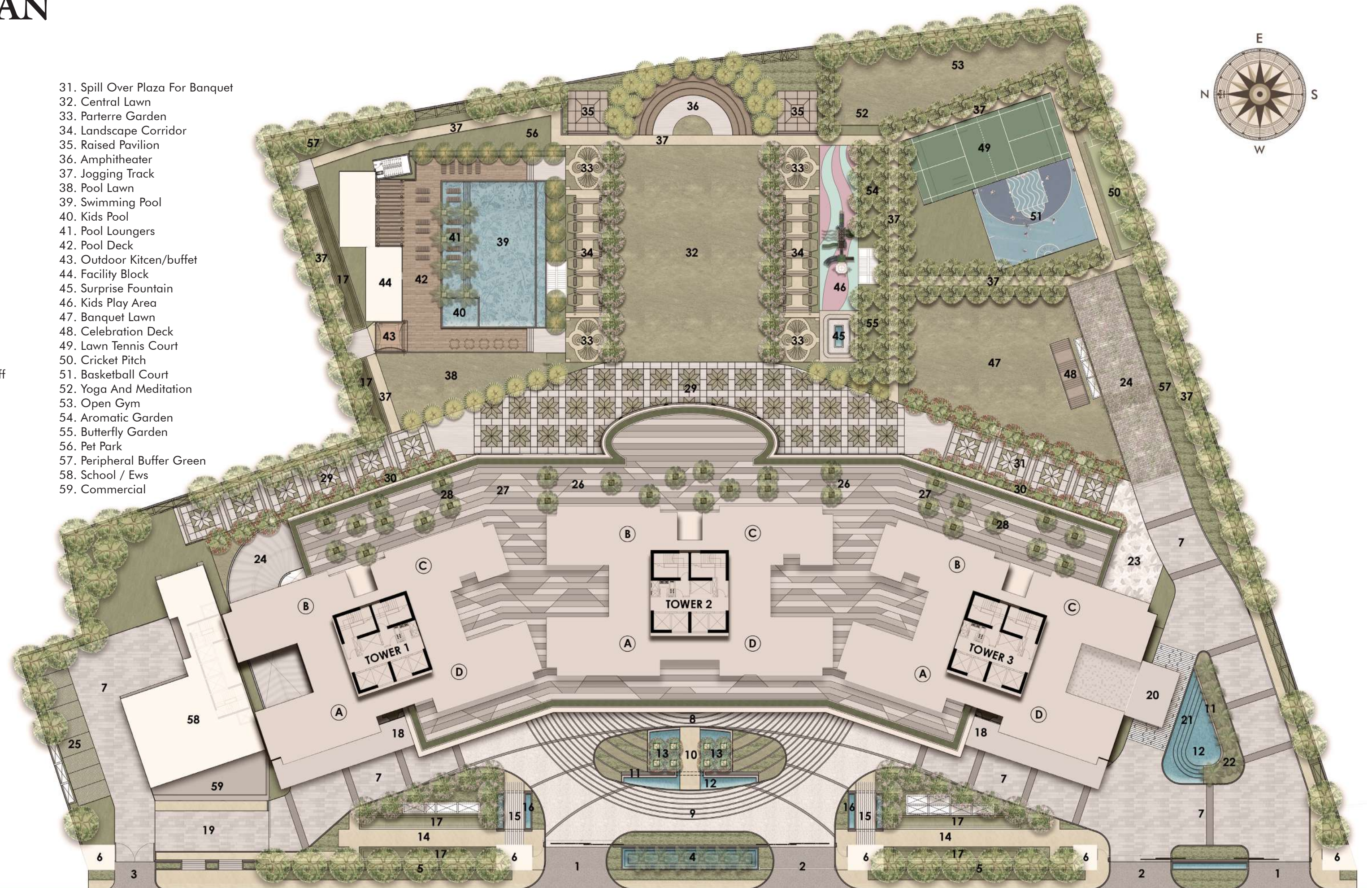
 Altia by PYRAMID Life Doesn't get any better than this. SECTOR 70, GURUGRAM Altia, Sector 70	 INFINITY Sector 70, Gurugram Infinity, Sector 70	 MIDTOWN Refined Urban Living Affordable Housing Sector 59, Gurugram Midtown, Sector 59	 Emerald Estate Sector 22-33, Rewari
---	---	--	---

# MASTER PLAN

## Landscape Legend

- |  |                                  |
|--|----------------------------------|
| 1. Entry                                 | 31. Spill Over Plaza For Banquet |
| 2. Exit                                  | 32. Central Lawn                 |
| 3. Entry/exit                            | 33. Parterre Garden              |
| 4. Entry Water Feature                   | 34. Landscape Corridor           |
| 5. Boundary Wall                         | 35. Raised Pavillion             |
| 6. Guard Room                            | 36. Amphitheater                 |
| 7. Drive Way                             | 37. Jogging Track                |
| 8. Main Drop Off I                       | 38. Pool Lawn                    |
| 9. Main Drop Off II                      | 39. Swimming Pool                |
| 10. Landscape Island At Drop Off         | 40. Kids Pool                    |
| 11. Feature Wall                         | 41. Pool Loungers                |
| 12. Water Body                           | 42. Pool Deck                    |
| 13. Terminalia Courts                    | 43. Outdoor Kitcen/buffet        |
| 14. Landscape Pocket Gardens In Front    | 44. Facility Block               |
| 15. Feature Pavillion                    | 45. Surprise Fountain            |
| 16. Lily Pond                            | 46. Kids Play Area               |
| 17. Monds                                | 47. Banquet Lawn                 |
| 18. Landscape Courts At Stilt Area       | 48. Celebration Deck             |
| 19. Commercial Entry Plaza               | 49. Lawn Tennis Court            |
| 20. Drop Off At Banquet                  | 50. Cricket Pitch                |
| 21. Landscape Island At Banquet Drop Off | 51. Basketball Court             |
| 22. Screen Planting                      | 52. Yoga And Meditation          |
| 23. Entry Plaza For Banquet              | 53. Open Gym                     |
| 24. Ramp To/from Basement                | 54. Aromatic Garden              |
| 25. Parking                              | 55. Butterfly Garden             |
| 26. Connecting Pathway                   | 56. Pet Park                     |
| 27. Lounge Area Water Feature            | 57. Peripheral Buffer Green      |
| 28. Landscape Court Under Staircase      | 58. School / Ews                 |
| 29. Landscape Plaza                      | 59. Commercial                   |
| 30. Landscape Edges Along Building       |                                  |

Note: All information, images and visuals, drawings, plans of sketches shown in this brochure are only an architects impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/Company, gather thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project. Some floor plans will be mirror images of above indicative typical floor plans



84 METER