



imperia

Securing Smiles!





Our **VISION**

Our vision is to bring you townships with world class amenities at affordable costs. Townships that integrate residential, commercial and office spaces.





The **BELIEF**

Imperia has from its very **inception** been a **real estate developer with a difference.**

We lay a strong emphasis on building a **leadership-driven organization** ensuring **evolution** of business from **generation to generation.**



Our **STRENGTHS**

Constantly coming up with **unique ventures** that mirror our customer's achievements, dreams and values

Already leased out **more than 10 lac sq. ft.** of commercial space to **Fortune 500 and Multinational companies.**



A 3D architectural rendering of several skyscrapers in shades of gray, viewed from a low angle looking up. The buildings are partially obscured by the text. In the bottom right corner, there is a small red 3D graphic element consisting of two overlapping rectangular blocks.

PROJECTS

DELIVERED

A – 25, MATHURA ROAD



**CLIENTS ASSOCIATED : Samsung,
Legrand, Siemens, Diesl,**

A – 28, MATHURA ROAD



CLIENT ASSOCIATED : APTRA

A – 43, MATHURA ROAD



**CLIENT ASSOCIATED : VOLTAS,
CITIBANK**



Videocon Tower, Gurgaon



CLIENT ASSOCIATED : VIDEOCON



A – 193, Okhla Phase 1



A – 1/1, OKHLA PHASE 1



A – 234, OKHLA PHASE 1



B-64, OKHLA PHASE 1



B - 60, OKHLA PHASE 1



B - 61, OKHLA PHASE 1



C – 62/2, OKHLA PHASE 2



D - 184, OKHLA PHASE 1



F – 23/1, OKHLA PHASE 2





G R E A T E R N O I D A

The H2O **CONCEPT**

The project is inspired by the **walk 2 work culture**. The project that's all encompassing includes **office, residential and lifestyle conveniences all under one roof.**



IMPERIA H2O HIGHLIGHTS

- Close Distance from proposed airport at Taj Expressway
- Close proximity with Noida, Ghaziabad & Faridabad
- Near to the proposed Formula One Racing Track & Night Safari
- Multi level Parking
- 70% Greenery
- Club along with Swimming pool
- 100% power back-up
- Abundant water supply
- 3 Tier Security
- Jogging Track
- Nature Park
- Convenient Shopping
- Gymnasium
- Food court
- World class Spa
- IT Management and support
- Wi-Fi Campus
- And Much More...





IMPERIA H2O

OFFICESPACES/SUI TES



IMPERIA H2O TOWERS

- Imperia Office Spaces spread over **15.5 lac sft** offer world class facilities to its patrons. Our 6 towers ie. **Cyber, Corel, Pearl, Emerald and Onyx** are magnificent structures built out of steel and glass façade ensuring a chic and modern feel.



Imperia Business Park

Product Verticals



G R E A T E R N O I D A



UNDIVIDED SPACE

- Dedicated to big IT/ITES Companies.
- Stable tenants
- Lowest investment ticket size in India.
- Centrally air conditioned Facility
- **Rs.5250** per sq ft.
- LOI already received from Reliance Telecom





IMPERIA H2O

OFFICE VARIANTS



The background features several stylized, 3D-rendered skyscrapers in various shades of gray, creating a sense of depth and perspective. The buildings are arranged in a way that suggests a city skyline. In the bottom right corner, there is a small, red, 3D-rendered graphic element that resembles a stylized arrow or a cluster of geometric shapes.

BUSINESS CABINS

BUSINESS CABINS

- Size 150 sq Ft
- Carpet area 8 ft * 12.5ft



Conference Room & Meeting Room on **every floor**



Reception Area



Cafeteria



Serviced Office

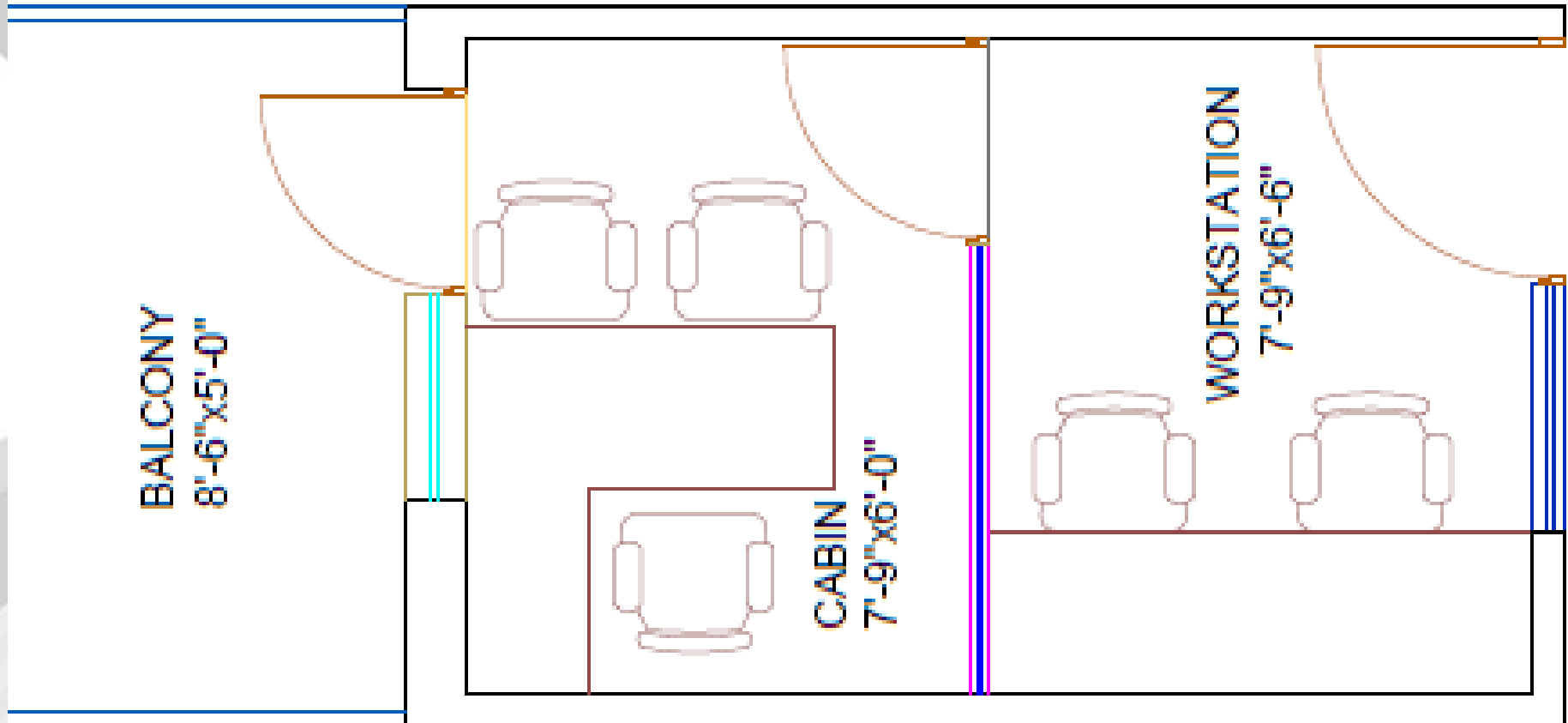


Business **Services**

- Photocopy
- **Fax**
- Housekeeping
- **Human Resource Solutions**
- Accounting Solutions
- **Secretarial services**
- Room Service



LAYOUT (150 Sq. ft.)





Price Plan

Just

**Rs. 10, 50,000 /- including
dedicated covered car parking**

300 Sq. FT. OFFICE SPACES@6250



NAP

- 300 Sq Ft of Business suite @ 6250/- Sq. Ft.
- Attach Bathroom
- Comprises of sofa cum bed
- Furniture is designed in a manner that it can take shape of and bedroom at same time



Day View (300 Sq. Ft.)



Night View

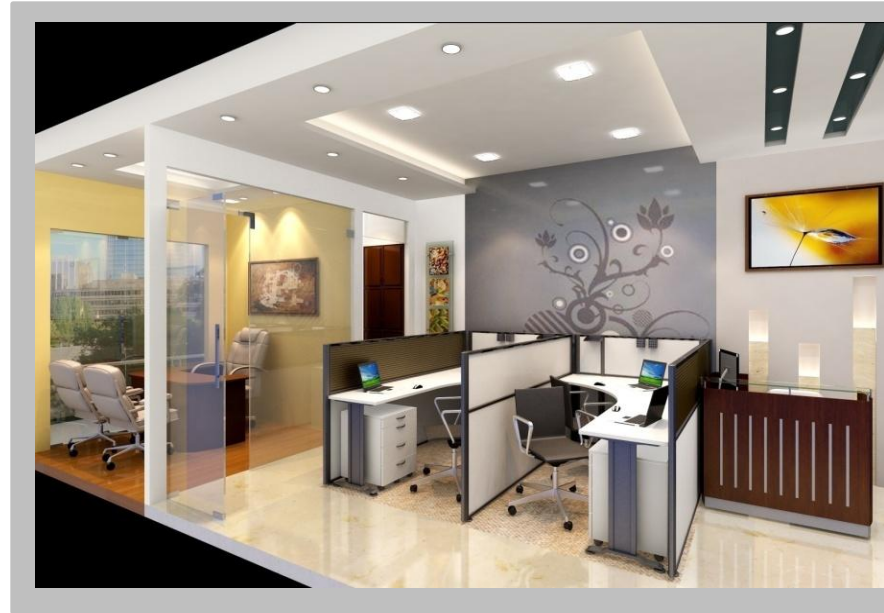


Room Service, Laundry and Housekeeping Services



Fully Furnished Business Suites

463 sq ft @ 6250 Psft
750 sq. ft. @ 6250 Psft
1000 sq. ft. @6250 Psft





UNFURNISHED OFFICE SPACES

**12% assured return with
bank guarantee for 5 Years**



UNFURNISHED OFFICE SPACES

- 500 sq ft @ 5250 Psft
- 750 sq. ft. @ 5250 Psft
- 1000 sq. ft. @ 5250 Psft



Furnished 2 **SUCCEED**

- Energy Efficient Air Conditioner
- Laptop with Intel Core Processor
- Personal Computer
- LCD Monitor & Key Board
- Director's Cabin - Director's Table, Director's Ergonomically Chair
- Specially Designed Visitor Chairs
- 4 Work Stations
- Reception Space
- Modular Staff Work Stations
- Designer light
- Indoor Plants
- Fax
- Well equipped Pantry with Cordless Electric Kettle, Fine Bone China
- Crockery, Modular Filling Cabinet, Water Filter, Refrigerator
- Adjustable Reading Glass Top
- Vitrified Flooring
- Rare Paintings
- Portable LED Table Lamp
- Spacious Book Shelf
- Designer False Ceilings
- Digital Cordless Phones
- Advance Printer System and Scanner
- Venetian Blinds
- Meeting Room on every floor



There's **MORE...**

- Ground Level Facilities - Conference Room, Food Court, ATMs
- Onsite Centre Manager to assist people
- Round-the-clock Maintenance Services
- Postage and Mail Delivery System
- CCTV Security System
- Terrace Garden
- Complete Power Back up



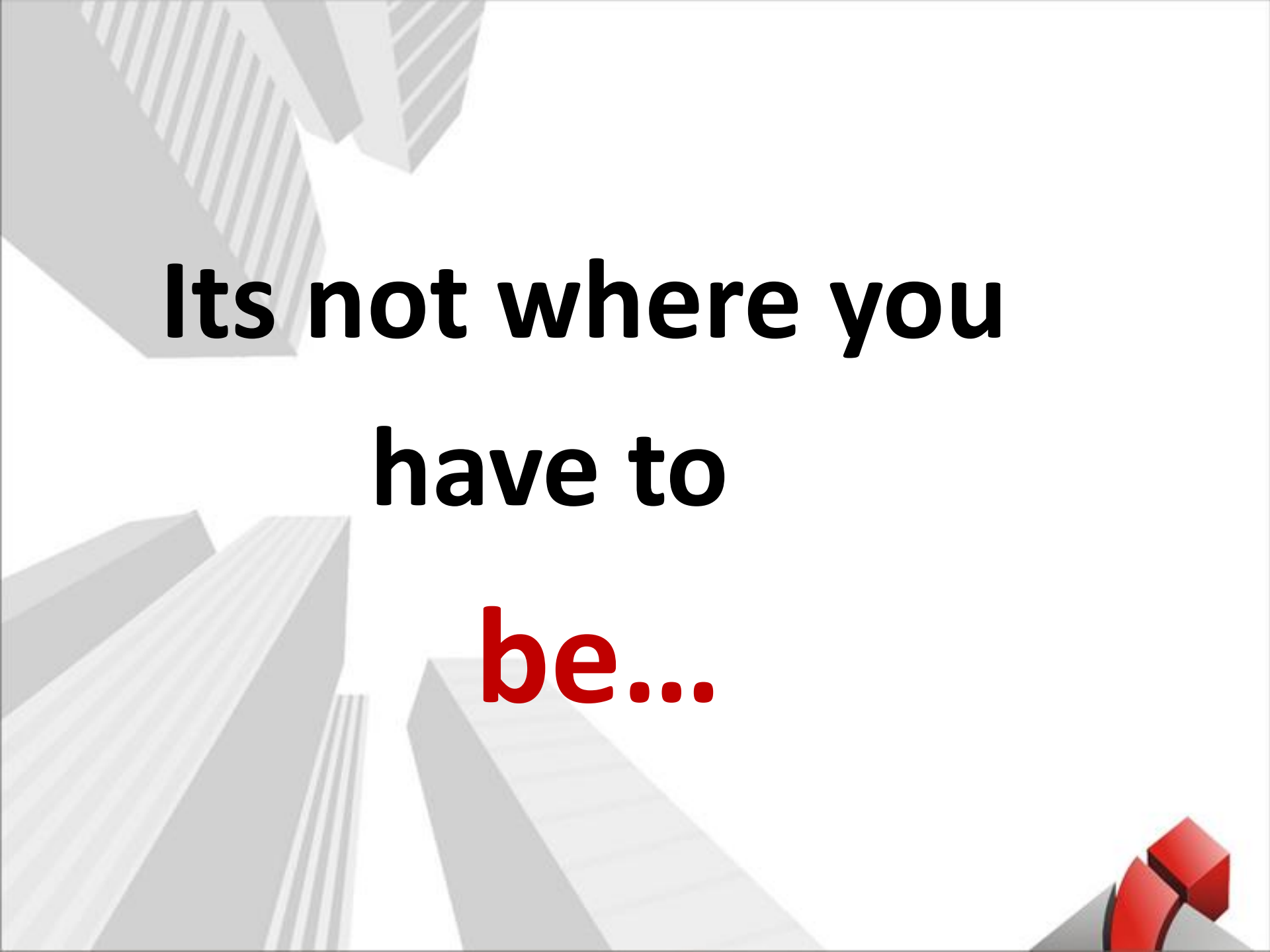
A 3D architectural rendering of several skyscrapers in shades of gray, viewed from a low angle looking up. The buildings are stylized with vertical lines representing windows. In the bottom right corner, there is a small red 3D graphic element consisting of two overlapping rectangular blocks.

**Its not just a
Building....**

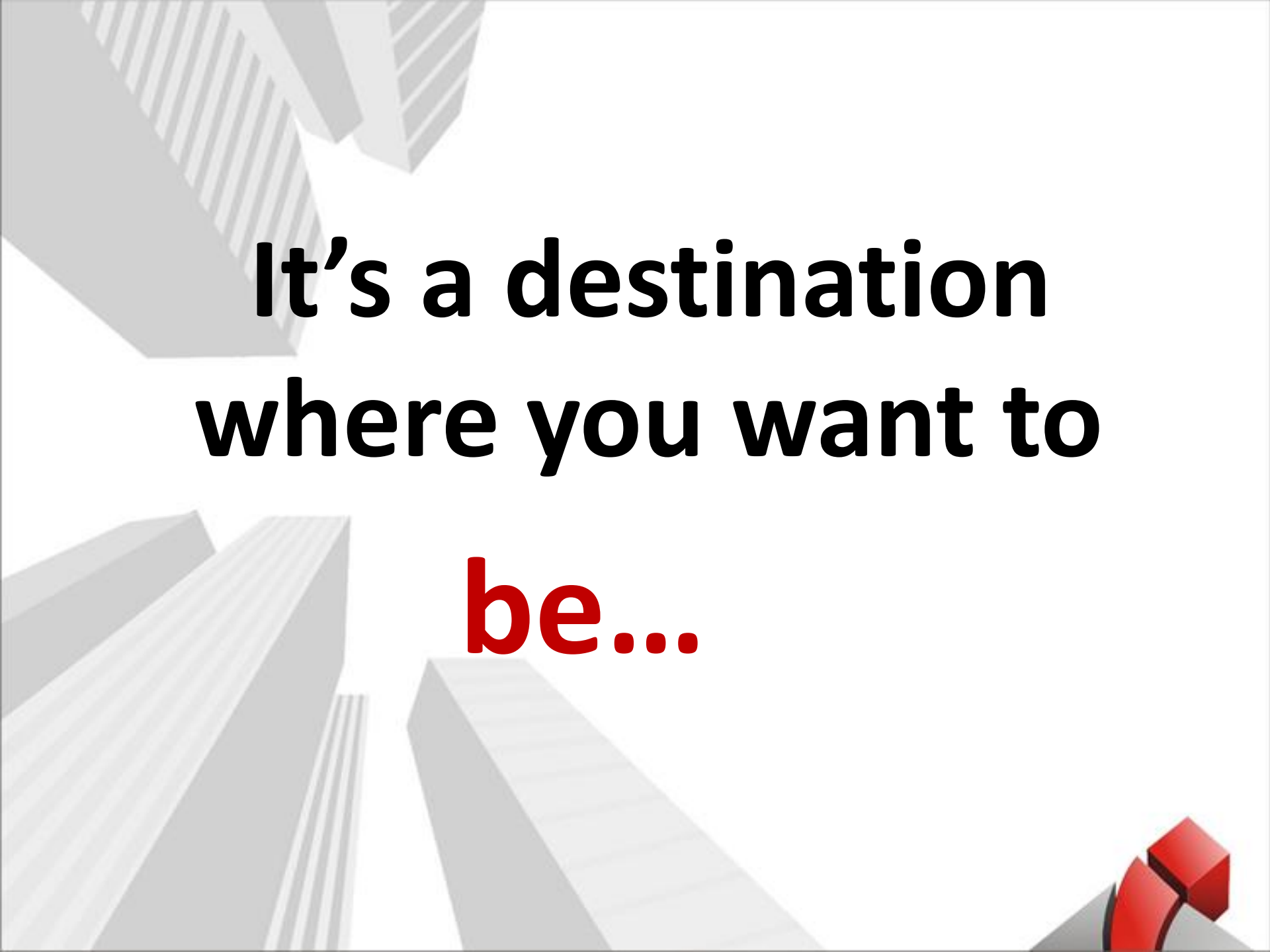


**Its not just an
office..**



The background features several stylized 3D buildings in shades of gray, some with vertical lines. In the bottom right corner, there is a red 3D arrow pointing upwards and to the right.

**Its not where you
have to
be...**

The background features several stylized, 3D-rendered buildings in various shades of gray. Some buildings are in the foreground, while others are in the background, creating a sense of depth. The buildings have a grid-like pattern on their facades.

**It's a destination
where you want to**

be...

A small, 3D-rendered red arrow is located in the bottom right corner of the image. The arrow is pointing upwards and to the right, with a slight shadow beneath it.

VERDENT GREEN SPACES



Golf Driving Range



TRINKLING FOUNTAINS



COFFEE LOUNGE



FOOD COURT



FASHION



FINE DINING



BAR LOUNGE



GYMNASIUM



SWIMMING POOLS



POOL AND BILLIARDS



CARD ROOM



TABLE TENNIS



CHESS



INDOOR GAMES



CRECHE



PLAY SCHOOL



Glamour in Office Building ?

- It helps in employee retention.
- It enhances productivity.
- Improves work environment.
- Productive usage of breaks.
- Enhances creativity of employees.
- Market appreciates the address value.



Investors **Delight**

- Imperia H2O Office Suits will become the most sought after business address in the country.
- Corporates and Investors will throng to get to this address.
- It will have an unprecedented appreciation and rental value.



Ensuring Profits

12% assured return

with

bank guarantee

for 5 Years



Price LIST.....

CATEGORY A : Fully Furnished Office Suites

- Basic Sale Price (BSP). : Rs. 6250 /-psft
- Inaugural Discount : Rs. 250/- psft
- Additional Discount for First 200 Units : Rs.250/- Psft
- Net Effective Price for 1st 200 Units : Rs. 5750/-Psft

CATEGORY : Virtual/IT Office Space

- Basic Sale Price (BSP) : Rs. 5,250.00/ -Psft
- Inaugural Discount : Rs. 250/-psft
- Net Effective Price : Rs. 5000/- psft
- Covered Parking : Rs. 2, 00,000/-
- Club Membership : 50000
- Other charges as per application form

CATEGORY : Lockable Space

- Basic Sale Price (BSP) : Rs. 5,550.00/ -Psft
- Inaugural Discount : Rs. 250/-psft
- Net Effective Price : Rs. 5,250/- psft



Price List (NAP)

Basic Sale Price (BSP)	: Rs. 6,250.00/ -Psft
Inaugural Discount	: Rs. 250/-psft
Net Effective Price	: Rs. 6000/- psft

Covered Car Parking and Club Membership is Mandatory with every unit.

Covered Parking	: Rs. 2, 00,000/-
Club Membership	: Rs. 75,000/-



IMPERIA H2O RESIDENCY

- Ultra Luxury fully furnished Studio Serviced Apartments
- 425 sq. ft and 750 sq. ft
- 3700 Per sq.ft
- 20% appreciation already in last six months



IMPERIA RESIDENCY RETAIL

- Five Star Shopping Complex.
- Top Line Luxury Brands.
- Dedicated to clients coming in and out of luxury studio apartments and Imperia business park.
- 6600 per sq ft.



IMPERIA H2O ARCADE

- Mall cum Cineplex
- Hypermarket
- Food Court



IMPERIA H2O **ARCADE**

Launching Shortly

- Shops Upper Ground Floor – 18 ft Height @ 7500 PSFT
- Ground Floor @ 8500 PSF
- ATM @ 25 lacs (200 sq ft)

Payment PLAN

PAYMENT PLAN 'A' – DOWN PAYMENT

- | | | |
|-----------------------------|-----|--------------------------|
| At the time of booking | 10% | |
| • Within 30 days of booking | | 90% |
| • At the time of possession | | PLC + 100% Other Charges |

12% assured return for 60 months with BANK GUARANTEE

PAYMENT PLAN 'B' – Flexi

- | | | |
|------------------------------------|-----|--------------------------|
| • At the time of booking | 10% | |
| • Within 30 days of booking | | 40% |
| • 12 months of booking | 30% | |
| • Within next 24 months of booking | | 20% |
| • At the time of possession | | PLC + 100% Other Charges |

11% assured return for 60 months with BANK GUARANTEE

PAYMENT PLAN C – CLP

At the time of booking	10%
Within 30 days of booking	15%
At the time of Excavation	10%
On completion of Basement Roof	10%
On completion of Second Floor Roof	10%
On completion of Fourth Floor Roof	10%
On completion of Sixth Floor Roof	10%
On completion of Ninth Floor	10%
On completion of Top Floor Roof	5%
On completion of Flooring	5%
At the time of possession	5% of Sale Value+ Other Charges+ PLC, Wherever applicable

INVESTMENT

- 12% Assured returns with bank guarantee. Indeed, the golden investment opportunities.
- Higher profits - Return on Investment (ROI)
- Low risk
- Superior financing terms
- Greater flexibility
- Value-added investment management



THE MOST AMAZING OFFER

75%

MONEY BACK IN

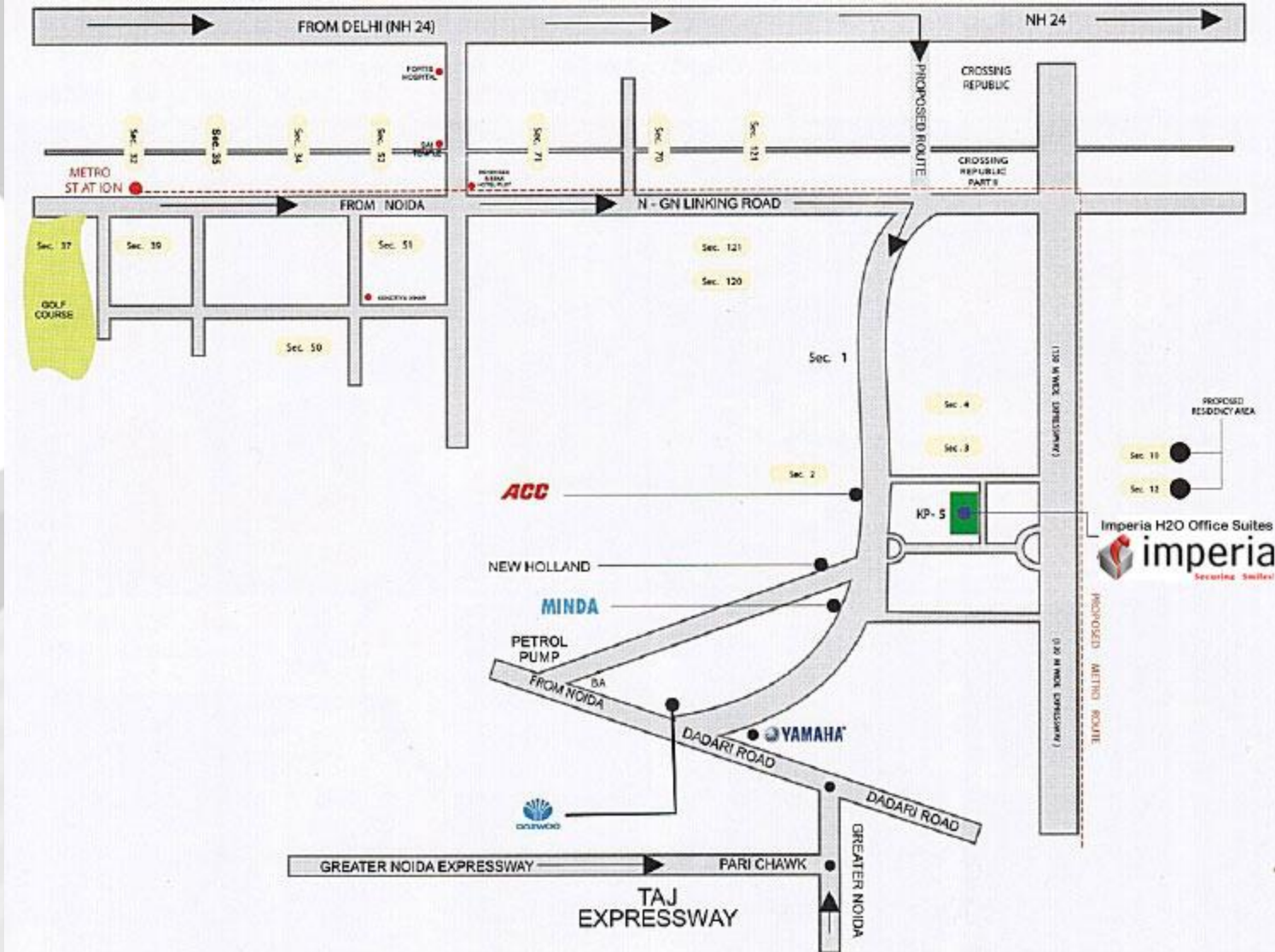
5 YEARS

Project **ADVANTAGES**

- Superior location
- Eco-friendly environment
- Detailed planning
- Safety management
- Efficient usage of land
- Flexible payment options
- Extendable lease periods



Winning LOCATION



Vision to accomplish



Imperia Business Park

Projects in Pipeline

- Fully furnished office suites on golf course extension road
- An absolutely innovative shopping center in Sec – 62, Gurgaon.
- Residential multistory project on Noida Expressway and Gurgaon Dwarka Expressway





Reach **US**

A – 25

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