



imperia

Securing Smiles!
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presents

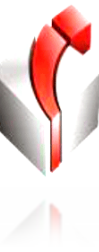


GURGAON 37C

THE ESFERA



our vision



Our vision is to bring you projects with world class amenities at affordable costs.

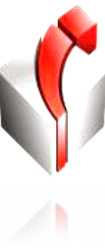
Projects that integrate residential, commercial and office spaces.

Idea is to create something unique, with a perfect harmony between man and nature.

Individual project is designed with present and future generations in mind.



the belief & strengths



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.

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

More than 2 million sq. ft. of space already leased out to Fortune 500 & Multinational companies.



we have delivered



25 years of delivery and trust by **IMPERIA**



248, Udyog Vihar, Phase - IV



A-25, Mohan Cooperative Industrial Area



A-28, Mohan Cooperative Industrial Area



A-43, Mohan Cooperative Industrial Area



D-1/3, Okhla Phase - II



B-61, Okhla Phase - I



B-64, Okhla Phase - I



E-44/12, Okhla Phase - II



B-235, Okhla Phase - I



A-193, Okhla Phase - I

Our Long Term Clients:



committed to green



- ❖ CLIMATICALLY APPROPRIATE DESIGN
- ❖ ENVIRONMENTALLY RESPONSIVE CONSTRUCTION
- ❖ GREEN INFRASTRUCTURE
- ❖ EQUIVALENT GREEN FOOTPRINT
- ❖ SHADED STREETS AND OPEN SPACES
- ❖ LANDSCAPED ECO-CELLS
- ❖ OUTDOOR SPACES AND SKY COURTS
- ❖ GREEN ECO-SCAPES AT ALL LEVELS
- ❖ COMPREHENSIVE WATER HARVESTING AND RECYCLING

- ❖ MICRO-IRRIGATION SYSTEMS FOR ECO-SCAPES
- ❖ INDIGENOUS, LOW IRRIGATION PLANTATION
- ❖ HYBRID WASTE MANAGEMENT SYSTEM
- ❖ INSULATED ROOF TOPS
- ❖ SOLAR HOT WATER SYSTEMS FOR COMMON FACILITIES
- ❖ EFFICIENT EXTERNAL LIGHTING
- ❖ EXTENDED PERIMETER WALLS & FENESTRATIONS FOR BETTER DAYLIT SPACES
- ❖ NATURALLY CROSS VENTILATED ROOMS
- ❖ BUILDING SHADING SYSTEMS FOR BEST INTERNAL THERMAL COMFORT



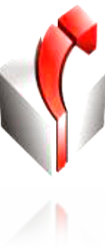
Imperia is a proud member of both-



Indian Green Building Council (Caring of Environment) and Griha (Developers of Green Nation)



project basics



Imperia's Esfera

Location – Sector 37C Gurgaon.

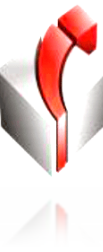
Area - 17 Acres (part of 40 acres, includes a hospital, a school and a hotel)

Tower & Flats - 10 & 702 respectively

Floors - G + 14.



about Esfera



According to us, home should be a space to recharge you with life. And that's why we don't make them structures but we create space where life breathes, happiness multiples, families come together and individual blossoms. Add to that the essential facilities and amenities to make life simple, easy, stress free and comfortable.

Nestled in the lap of nature, and just an arm's distance away from all the delights of gurgaon, this harmonious property will be undoubtedly one of the most admirable housing complexes in gurgaon, with a hotel, hospital and a school as a part of the development.

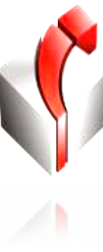
Esfera has a range of 2, 3 & 4 bedroom apartments to suit your budget perfectly. Each apartment is tastefully carved out to create adequate living space for the family as well as corner for individual pursuit. Like a study, or a small room to play your favourite musical instrument, or just a place to stretch and relax at the end of a tiring day.

For instance the recreation area, swimming pool, 100% power backup, 24 x 7 security and round the clock water supply to mention a few. And what makes it even more attractive is the green expanse that makes it green beauty spot amidst the massive concrete structures of gurgaon.

Be it vital necessities, comfortable facilities, natural surroundings, or individual pursuits, at spacio-park serene there's enough space for everything.



specification



Wall Finish- Internal:

Living/Dining/Bed Rooms: Painted in pleasing shades of Oil Bound Distemper

Utility: Painted in Oil Bound Distemper

Lift Lobbies: Selected Marble/Granite Cladding

External Façade of Towers: Textured Paint Finish

Kitchen:

Flooring: Ceramic Tiles

Dado: Ceramic Tiles above working platform, rest Oil Bound Distemper

Platform: Granite Counter with single bowl stainless steel sink with drain board

Toilets:

Dado: Selected Ceramic Tiles

Floorings: Ceramic Tiles

Fittings: Granite/Marble Counter, white sanitary fixtures, contemporary styled CP Fittings

Flooring:

Living/Dining: Vitrified Tiles

Bed Rooms: Vitrified Tiles/ Laminated Wooden Flooring

Utility: Ceramic Tiles

Balcony: Anti Skid Ceramic Tiles

Terrace on roof: Anti Skid Ceramic Tiles

Lift Lobby: Selected Granite/Marble

Doors & Windows:

Windows: Powder Coated Anodized Aluminum Glazing

Doors: Seasoned hardwood frames with painted board shutters.

Electrical:

Electrical: Conduit Copper electrical wiring for all light and power points

Architects and The Developer reserve the right to alter the specifications and facilities for design improvement



our architects
architects of Dubai financial tower



dFA

Design **Forum** Of Architects

Design **Forum** Of Architects

DFA the design forum of architects is a consortium of reputed national and international architects working together to meet the challenges of the new emergent India.

The forum has as its principals the very best of the professionals, each having set blazing trails in their own rights. The forum believes that by coming together of like minded individuals and by seeing the 'building' as building a processes the only way to achieve professional excellence. By creating the right career opportunities for the young professionals the firm is rapidly building up a great team capable of surpassing international standards.

DFA believes in professional pride, in setting new standards, in building great teams, in virtues of meticulous diligence and above all in a higher purpose for all things we do. DFA believes in taking the arduous path of demanding goals to achieve a blissful tomorrow.

DFA today takes pride in having built some of the most prestigious projects in the world. The firm has over 20 million square feet of commissioned ongoing projects and is rapidly asserting itself as the front runner in most of the new projects being developed by the leading developers of the country.



floor plans & sizes



2BHK + Study
1435 Sqft



floor plans & sizes



3BHK + Servant
1650 Sqft

3bhk+Ser.
Saleable Area : 1650 sqft



floor plans & sizes



3BHK + Study + Servant
1850 Sqft

(3BHK+SERV.+STUDY)
SALEABLE AREA - 1850 SQ.FT



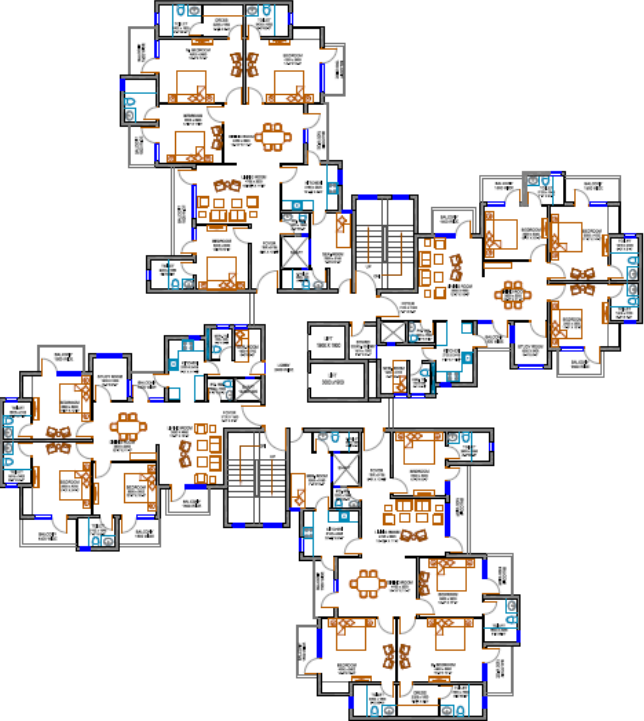
floor plans & sizes



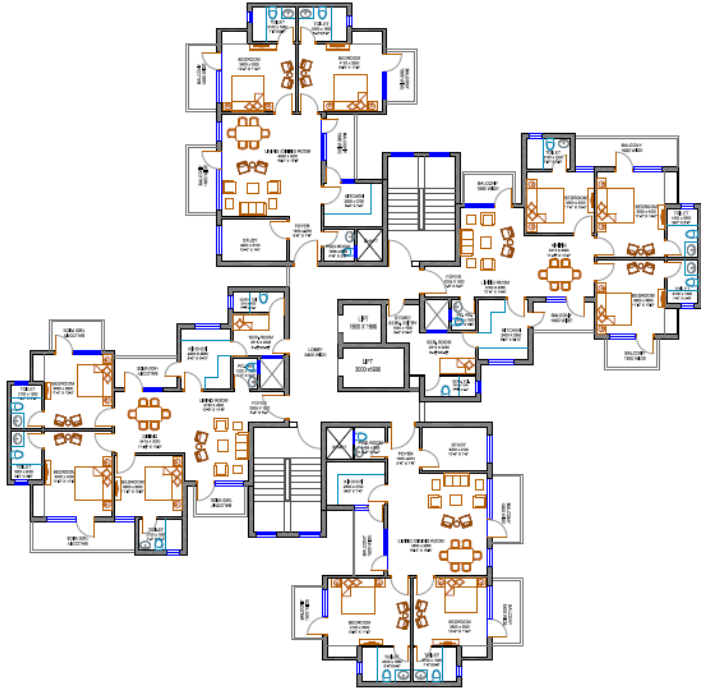
4BHK + Servant
2400 Sqft



tower plans



TOWER A - LAYOUT PLAN
(3BHK+SERV,+STUDY &
4BHK+SERV.)



TOWER B - LAYOUT PLAN
(3BHK+SERV. &
2BHK+STUDY)



price and payment plan



Price List

Basic Sale Price(BSP) Rs.3750/- per sq.ft

Other Charges

Development Charges(DC)** 375/- per sq.ft

PLC(Preferential Location Charges):-

Corner 100/- per sq. ft.

Corner + Club or Park Facing 150/- per sq. ft.

Park Facing 100/- per sq. ft.

Ground Floor 150/-per sq. ft

1st Floor 100/-per sq. ft

2nd/3rd/ 4th Floor 75/-per sq. ft

Reserved Covered Parking 250000/- per slot

IFMS 50/- per sq ft

Club Membership Charges 100000/- per family

FFC, PBIC & ECC 100/- per sq ft

Construction Linked Payment Plan

Booking Amount 10% of BSP

Within 45 days of Booking 10% of BSP

At bhoomi puja 10% of BSP + 50% of PLC + 50% of DC

On Casting of GF Slab 7.5% of BSP+50% of PLC + 50% of DC

On Casting of 3rd Floor Slab 7.5% of BSP + CPC

On Casting of 5th Floor Slab 7.5% of BSP+ Club Membership Charges

On Casting of 7th Floor Slab 7.5% of BSP

On Casting of 9th Floor Slab 7.5% of BSP

On Casting of 11th Floor Slab 7.5% of BSP

On Casting of 13th Floor Slab 5% of BSP

On Casting of Top Floor Slab 5% of BSP

On start of Masonary Work* 5% of BSP

On start of Cladding 5% of BSP+FFC,PBIC&ECC

time of offer OF Possession 5% of BSP+ IFMS+ Registration charges+ Stamp Duty

*This installment & subsequent installments may not come in the same order in which they are mentioned depend on development/construction at site.

**Development Charges" or "DC" shall mean the amount charged by the Company from the Applicant(s) towards the internal and external development works within the Group Housing Colony including but limited to the payment of External Development Charges (EDC) and Infrastructure Development Charges (IDC) as presently charged and or as may be demanded in future by the HUDA, DTCP or the Government of Haryana including interest thereon as payable, any other charge demanded by the Govt. authorities in future and the cost of such other development works as may be undertaken by the Company within the Group Housing Colony that are not charged specifically elsewhere.



thank you from **Imperia** family



GURGAON 37C



THE ESFERA

the new self sufficient world in India's fastest growing city

