



*A world where  
time  
waits for you*

the esfera

SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY



# A life without rush

WHERE EVERYTHING  
IS LESS THAN  
**FEW MINS** *away.*



the esfera

SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY





1800 MNC s close by,  
so that you can have your  
morning coffee in peace.





Over 20 schools and  
8 universities in the  
neighborhood, so that your  
young ones catch those  
precious 20 minutes  
of extra sleep.

#### SCHOOLS & UNIVERSITIES

- The Shri Ram School • Heritage • DPS
- The Ryan International School
- Euro International
- Scottish High International School
- MDI • Amity Business School
- ICFAI Business School

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY





Several 5-star hotels  
and fine-dining  
restaurants right around  
the corner to tickle  
your taste buds.

#### HOTELS

- The Trident • Westin • Crowne Plaza
- Bristol • Radisson Blu Suites

#### RESTAURANTS

- Punjabi by Nature
- Turquoise Cottage
- Fresco • TGIF

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SECTOR - 37 C, GURGAON-DWARKA EXPRESSWAY





More than 5  
world-class hospitals  
within minutes,  
to keep your family  
in good health.

**HEALTH CARE**

- Medanta • Fortis • Artemis
- Max • Paras

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Bird Sanctuary,  
bio-diversity park  
and several  
Green belts, for  
weekend family outings

#### RECREATIONAL DESTINATIONS

- DLF Golf course
- Kingdom of Dreams
- Sultanpur Bird Sanctuary
- Fun 'N' Food Village
- Aapno Ghar Amusement Park
- Leisure Valley Park

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Over a dozen malls  
with multiplexes  
and food courts  
for that much needed  
retail therapy.

#### MALLS

- DLF Mega mall
- Galaxy
- Sahara Mall
- Gold Souk

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SECTOR - 37 C, GURGAON-DWARAKA EXPRESSWAY



# Stay Closer To Happiness

Strategically situated in  
Sector-37C along  
the Gurgaon-Dwarka  
Expressway



Map not to scale.

- Abetting 60 mtr & 24 mtr wide road
- 2 kms from Hero Honda Chowk
- 3 kms from NH - 8



- 2 minutes from proposed metro station • 20 mins from International Airport
- World Class Shopping Mall, Multi-Specialty Hospital and Hotels in close vicinity



# Everlasting Joy

- 40 acres of a mesmerizing urban
- 17 acres devoted to Residential Group Housing
- 10.14 acres to Residential Affordable Group Housing
- 7.55 acres to an IT Park
- 6 acres to a Commercial Enclave
- Find a World-Class School, a Mall and a Multi-Specialty Hospital right next door







## An eternity in every moment

- Clubhouse equipped with a gym, spa, swimming pool, Snooker and billiards tables, tennis, badminton, squash and basketball courts
- Exclusive lounge & Cards Room
  - Conference Room
- Artificial rock-climbing wall
  - Reading room
- Multi-cuisine restaurants
- Yoga and aerobics centre

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imperia  
Securing Smiles!





## Limitless delights at every corner

- Expansive landscaped gardens
- Inter-spread benches, canopies and gazebos
- In-house school and kindergarten
  - On call service for laundry
  - In-house grocery
  - Kids' play area
- In-house day care facilities and a jogging track
  - An amphitheatre
  - Leisure park
  - Power back-up

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# A well planned gated complex

## Legend

1. Main Entry Gate & Plaza/Exit
2. Check Post
3. Open Air Parking
4. Residential Tower 4BHK+Servant & 2BHK+Study
5. Residential Tower 3BHK+Servant & 2BHK+Study
6. Residential Tower 2BHK+Study & 3BHK
7. Luxury Apartments 4BHK+Servant
8. Clubhouse
9. Retail Outlet
10. Drop Off
11. Swimming Pool
12. Pool Deck
13. Landscaped Garden
14. Spa & Health Club
15. Walkways
16. Basketball Court
17. Badminton Court
18. Old Folk's Corner
19. Tot-lot & Children's Play Area

Residential Tower  
2BHK + Study & 3BHK

Residential Tower  
3BHK + Servant &  
2 BHK + Study

Residential Tower  
4BHK + Servant & 2BHK Study

Luxury Apartments 4BHK + Servant

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# Memories embedded forever

2, 3 & 4 Bedroom Apartments

24 x 7 MULTI-TIER SECURED ENTRANCE



VAASTU-COMPLIANT LAYOUT



24 HOUR WATER SUPPLY



VIEW OF GREENS FROM EACH APARTMENT



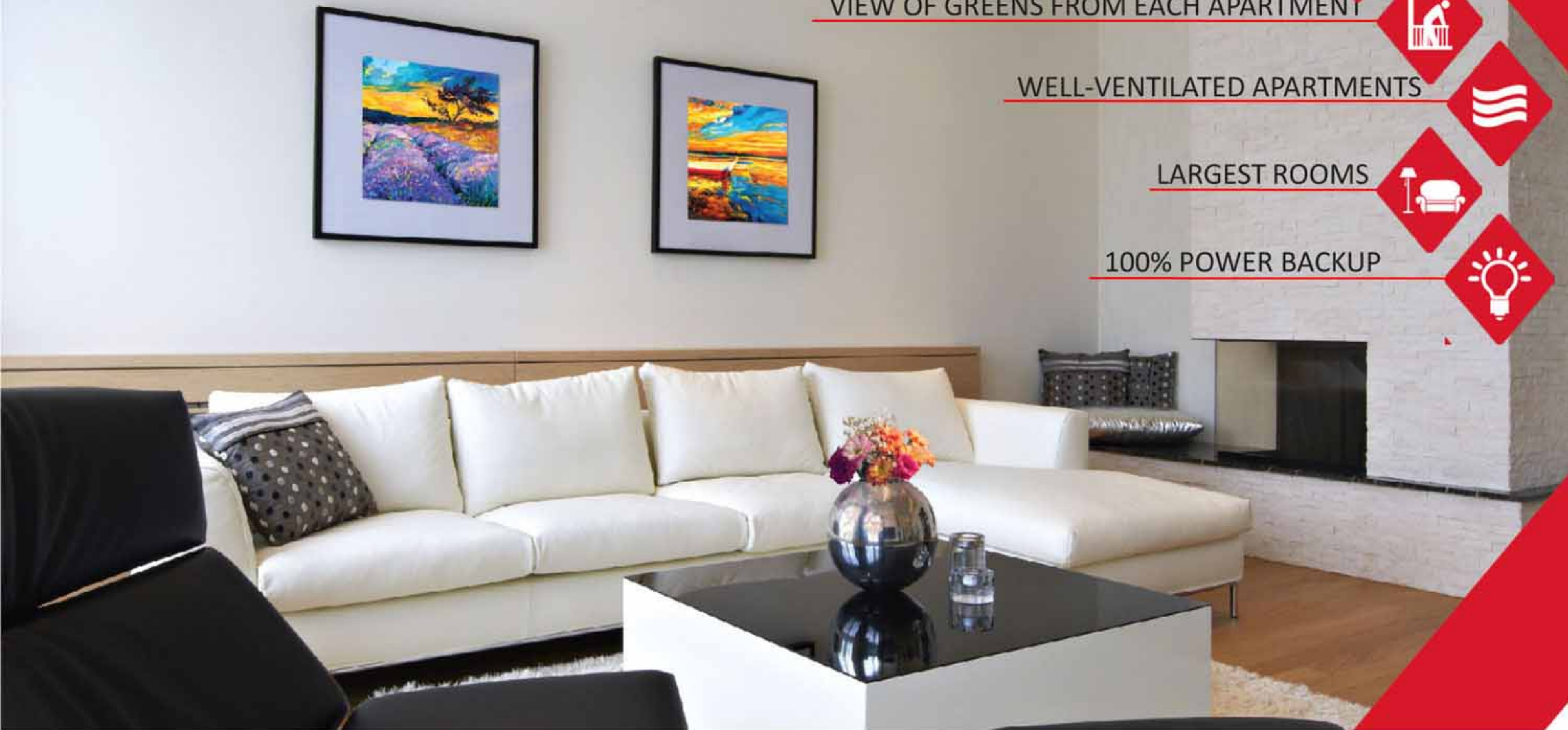
WELL-VENTILATED APARTMENTS



LARGEST ROOMS



100% POWER BACKUP



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# Specifications

## 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





# Specifications

## 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





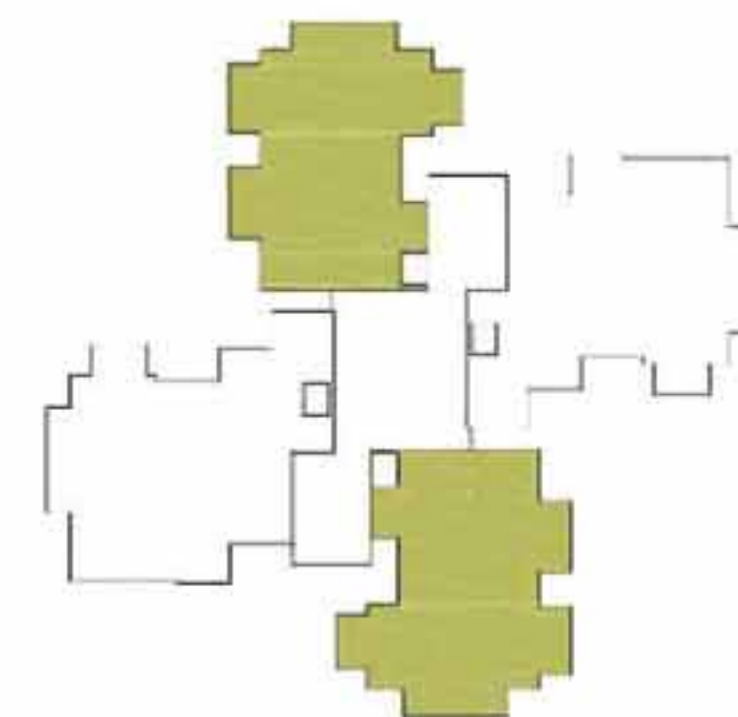
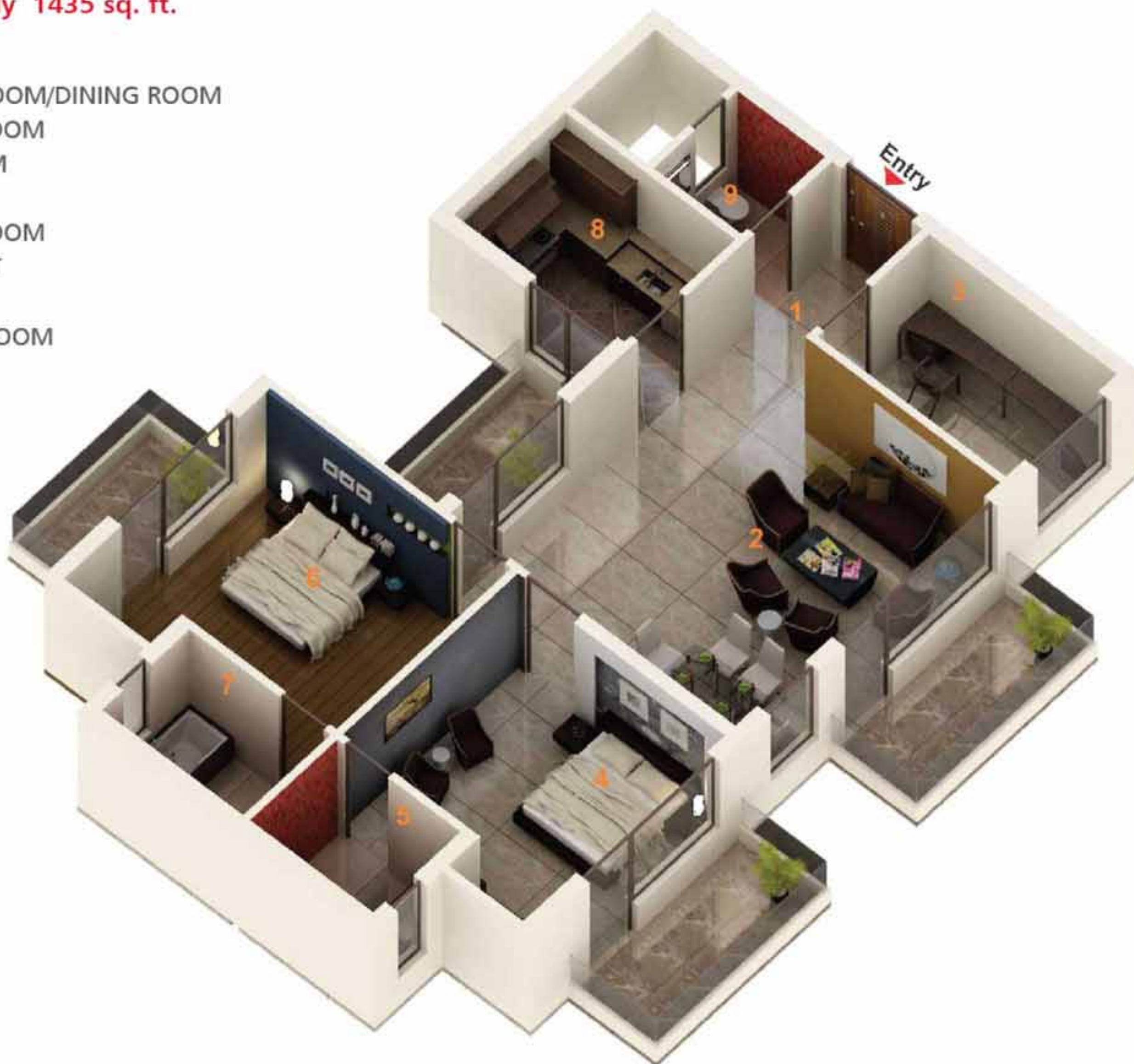
## Unit Plans

IMPERIA , SECTOR – 37 C - GURGAON	
Super Areas (in Sq.ft.)	Type
1435	2 Bedroom + Study
1650	3 Bedroom + Ser. Qtr
1850	3 Bedroom + Study + ser Qtr
2400	4 Bedroom + Ser Qtr



**2BHK + Study 1435 sq. ft.**

1. FOYER
2. LIVING ROOM/DINING ROOM
3. STUDY ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. KITCHEN
9. POWER ROOM

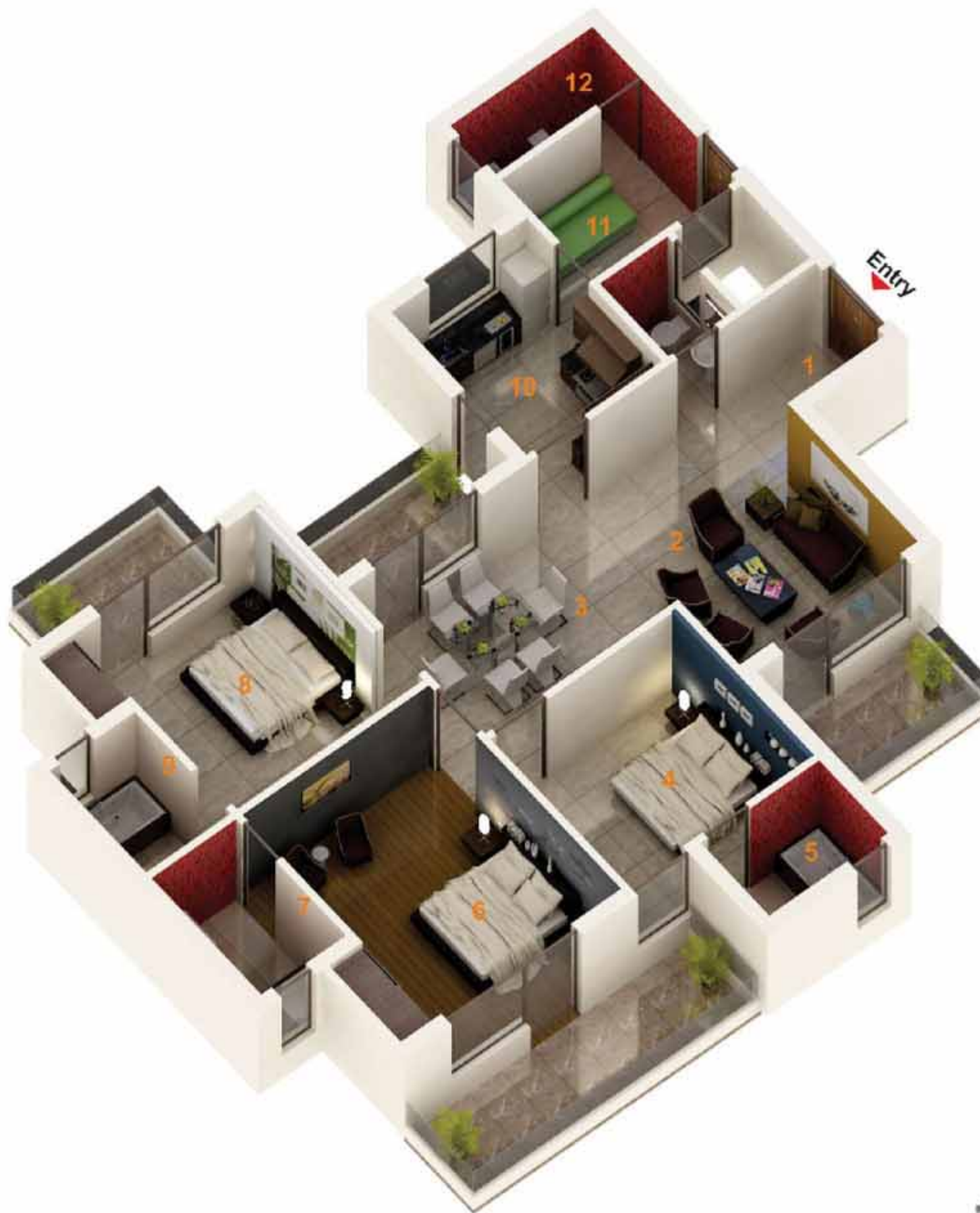


Tower - C, D & E

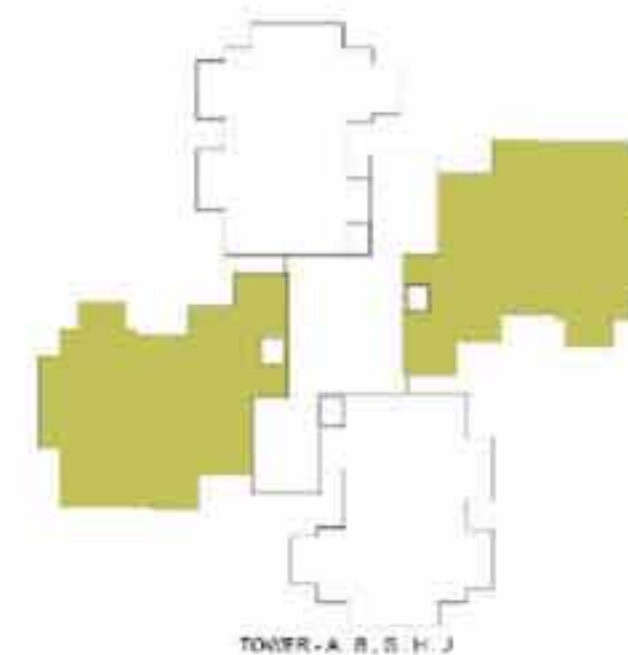


**3BHK+SERV. 1650 sq. ft.**

1. FOYER
2. LIVING ROOM
3. DINING ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. BEDROOM
9. TOILET
10. KITCHEN
11. SERV. ROOM
12. SERV. TOILET
13. PD. ROOM



Sale Area: 1650 sq. ft.



TOWER - A, B, E, H, J  
Tower - C, D & E

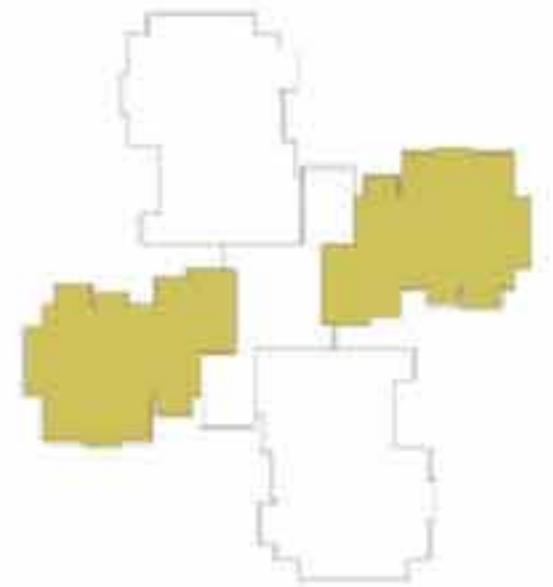


**3BHK+SERVANT+STUDY 1850 sq. ft.**

1. FOYER
2. LIVING ROOM
3. DINING ROOM
4. BEDROOM
5. TOILET
6. M. BEDROOM
7. M. TOILET
8. BEDROOM
9. TOILET
10. STUDY
11. KITCHEN
12. SERV. TOILET
13. SERV. ROOM
14. PD. ROOM



Sale Area: 1850 sq. ft.



Tower - A & B

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**4BHK+SERVANT 2400 sq. ft.**

1. FOYER
2. BEDROOM
3. TOILET
4. LIVING ROOM
5. DINING ROOM
6. BEDROOM
7. TOILET
8. M. BEDROOM
9. M. TOILET
10. DRESS
11. BEDROOM
12. TOILET
13. KITCHEN
14. SERV. ROOM
15. SERV. TOILET
16. PD. ROOM



Sale Area: 2400 sq. ft.



Tower - A & B





imperia  
Securing Smiles!

# Smiles UNLIMITED

- The name behind some of the most prestigious projects in Delhi NCR - for over 25 years!
- We build eco-systems that encompass residential, commercial and office spaces.
- Have built projects as varied as IT parks, residential complexes and shopping malls.
- Our dedication and foresight have created a highly satisfied investor base of over 4000 customers and over 100 leasing clients



## Price List

Unit Size Rates	(CLP & PLP) Rates	(Subvention Plan)
1435 sq ft	5500	5800
1650 sq ft	5500	5300
1850 sq ft	5500	5300
2400 sq ft	4750	5050

## SUBVENTION SCHEME

Pay 20% of total cost of flat now and NO EMI till possession\*\*\*

## 30-70 PLAN

30 % of BSP & DC within 2 months

Rest of 70% of BSP & additional charges at possession\*\*\*

## FINANCE AVAILABLE FROM LEADING BANKS



### Terms And Conditions:

- Prices indicated above are subject to revision at the discretion of the Company. Price ruling on the date of booking and accepted by the Company shall be applicable.
- All Cheques/DD to be drawn in favour of "Imperia Structures Ltd." payable at Delhi.
- Registry, Stamp Duty/Service Tax/VAT or any kind of taxes (if any) etc. will be payable by the Allottee/Buyer/Owner as per Govt. norms as applicable from time to time till the ownership of the Unit/Area.
- The Owner/User shall enter into a Maintenance Agreement to be executed separately with the Maintenance Agency for the common maintenance and shall pay the charges/deposit directly to the Maintenance Agency.



# Payment Plan

Basic Sale Price As Per Company

## CONSTRUCTION LINKED PLAN

	Tower A,B & E	Tower C & D	Tower F	Tower G & H
Booking Amount	10% of BSP	10% of BSP	10% of BSP	10% of BSP
Within 45 Days of Booking	10% of BSP	10% of BSP	10% of BSP	10% of BSP
At Bhoomi Pujan	10% of BSP + 50% of PLC + 50% of Development Charges	10% of BSP + 50% of PLC + 50% of Development Charges	10% of BSP + 50% of PLC + 50% of Development Charges	10% of BSP + 50% of PLC + 50% of Development Charges
On Start of Casting of Basement Slab	7.5% of BSP +50% of PLC + 50% of Development Charges	7.5% of BSP +50% of PLC + 50% of Development Charges	10% of BSP +50% of PLC + 50% of Development Charges	7.5% of BSP +50% of PLC + 50% of Development Charges
On Start of Casting of 1st Floor	7.5% of BSP + Car Parking Charges	7.5% of BSP + Car Parking Charges	10% of BSP + Car Parking Charges	7.5% of BSP + Car Parking Charges
On Start of Casting of 3rd Floor	7.5% of BSP + Club Membership Charges	5% of BSP + Club Membership Charges	10% of BSP + Club Membership Charges	7.5% of BSP + Club Membership Charges
On Start of Casting of 5th Floor	7.5% of BSP	5% of BSP	10% of BSP	7.5% of BSP
On Start of Casting of 7th Floor	5% of BSP	5% of BSP	7.5% of BSP	7.5% of BSP
On Start of Casting of 9th Floor	5% of BSP	5% of BSP	7.5% of BSP	7.5% of BSP
On Start of Casting of 11th Floor	5% of BSP	5% of BSP	-	5% of BSP
On Start of Casting of 14th Floor	5% of BSP	5% of BSP	-	5% of BSP
On Start of Casting of 17th Floor	5% of BSP	5% of BSP	-	-
On Start of Casting of 20th Floor	-	5% of BSP	-	-
On Start of Masonry Work	5% of BSP	5% of BSP	5% of BSP	5% of BSP
On Start of Outside Painting	5% of BSP + FFC,PBIC & EEC	5% of BSP + FFC,PBIC & EEC	5% of BSP+ FFC, PBIC & EEC	5% of BSP + FFC,PBIC & EEC
At the time of Offer of Possession	5% of BSP + IFMS + Registration Charges + Stamp Duty	5% of BSP + IFMS + Registration Charges + Stamp Duty	5% of BSP+ IFMS + Registration Charges + Stamp Duty	5% of BSP + IFMS + Registration Charges + Stamp Duty



## FLOOR PLC

	Tower A, B & E	Tower C & D	Tower F	Tower G & H
1st Floor	₹125/- per sq. ft. or ₹ 1345/- per sq. mtr.	₹125/- per sq. ft. or ₹1345/- per sq. mtr.	₹125/- per sq. ft. or ₹1345/- per sq. mtr.	₹125/- per sq. ft. or ₹1345/- per sq. mtr.
2nd Floor	₹100/- per sq. ft. or ₹ 1076/- per sq. mtr.	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	₹100/- per sq. ft. or ₹1076/- per sq. mtr.
3rd Floor	₹80/- per sq. ft. or ₹ 861/- per sq. mtr.	₹80/- per sq. ft. or ₹861/- per sq. mtr.	₹80/- per sq. ft. or ₹861/- per sq. mtr.	₹80/- per sq. ft. or ₹861/- per sq. mtr.
4th Floor	₹70/- per sq. ft. or ₹ 753/- per sq. mtr.	₹70/- per sq. ft. or ₹753/- per sq. mtr.	₹70/- per sq. ft. or ₹753/- per sq. mtr.	₹70/- per sq. ft. or ₹753/- per sq. mtr.
5th Floor	₹60/- per sq. ft. or ₹ 646/- per sq. mtr.	₹60/- per sq. ft. or ₹646/- per sq. mtr.	₹60/- per sq. ft. or ₹646/- per sq. mtr.	₹60/- per sq. ft. or ₹646/- per sq. mtr.
6th Floor	₹50/- per sq. ft. or ₹ 538/- per sq. mtr.	₹50/- per sq. ft. or ₹538/- per sq. mtr.	₹50/- per sq. ft. or ₹538/- per sq. mtr.	₹50/- per sq. ft. or ₹538/- per sq. mtr.
8th Floor	-	-	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	-
9th Floor	-	-	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	-
10th & 11th Floors	-	-	-	₹75/- per sq. ft. or ₹807/- per sq. mtr.
12th & 13th Floors	₹75/- per sq. ft. or ₹807/- per sq. mtr.	-	-	-
14th & 15th Floors	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	₹75/- per sq. ft. or ₹807/- per sq. mtr.	-	₹100/- per sq. ft. or ₹1076/- per sq. mtr.
16th and above Floors	-	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	-	-

## PREFERENTIAL LOCATION CHARGES

	Tower A & B	Tower C, D & E	Tower F	Tower G & H
Corner	₹200/- per sq. ft. or ₹2153/- per sq. mtr.	₹200/- per sq. ft. or ₹2153/- per sq. mtr.	₹125/- per sq. ft. or ₹1345/- per sq. mtr.	₹125/- per sq. ft. or ₹1345/- per sq. mtr.
Road Facing	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	-	-	-
Green Facing	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	₹75/- per sq. ft. or ₹807/- per sq. mtr.	₹75/- per sq. ft. or ₹807/- per sq. mtr.
Club Facing	-	₹100/- per sq. ft. or ₹1076/- per sq. mtr.	-	-

## ADDITIONAL CHARGES

IFMS ( Interest Free Maintenance Security )	₹100/- per sq. ft. or ₹1076/- per sq. mtr.
Development Charges	₹375/- per sq. ft. or ₹4036/- per sq. mtr.
FFC, PBIC & EEC	₹150/- per sq. ft. or ₹1614/- per sq. mtr.
Club Membership	₹1,00,000/-
Car parking	₹3,50,000/-





# Achievements UNLIMITED

- **Focus : Delivery**, mapped to customer needs.
- **Focus : Leasing** for life-long returns
- Delivering projects on time in sync with the needs of a fast developing NCR.
- World-class amenities. Always at absolutely reasonable prices.
- Worked tirelessly to create a lifestyle where its residents and investors live relaxed.





# Trust

## UNLIMITED

- **A zero-debt company** – we back our projects with our own funds.
- **ISO 9001:2008 certification** : Sustained ability to deliver innovative projects without compromising on quality.
- Have **already leased over 2 million sq. ft. to leading MNC's** and fortune 500 companies.
- **Ensuring lifelong returns for our investors** – have already leased 500 studio apartments at H2O Residency to a global operator brand . Home Like Hotels
- And pre-leased the Coral Tower at H2O to the Reliance Group.
- Imperia has a pan-India presence for doorstep customer service



More than 20 projects delivered



A-1/1, OKHLA PHASE-I



A-25, MATHURA ROAD



A-28, MATHURA ROAD



A-43, MATHURA ROAD



A-248, GURGAON



B-60, OKHLA PHASE-I



## Some of our leasing clients

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And many more.



## On Going Projects



**BYRON**  
Sector 62,  
Golf Course Ext. Road, Gurgaon



**ELVEDOR**  
Commercial Development  
at Sec 37 C, Gurgaon



**MIRAGE**  
Homes at Sports City,  
Yamuna Expressway



**THE ESFERA**  
Sector 37 C,  
Gurgaon-Dwarka Expressway



Exclusively marketed by:



**Madhyam**  
a perfect link

**Madhyam Buildtech Pvt. Ltd.**

Email: [info@madhyam.co.in](mailto:info@madhyam.co.in), Website: [www.madhyam.co.in](http://www.madhyam.co.in)

**SMS: MEL TO 56677**

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Our Presence: Gurgaon | Noida | Faridabad | New Delhi | Bhiwadi | Mathura | Meerut | Chandigarh | Dehradun | Solan