



A LOCATION THAT'S THE FUTURE OF DELHI NCR.

ACCENTURE WIPRO TECHNOLOGIES EMETER ADOBE SYSTEMS SYNAPSE
AFFILIATED COMPUTER SERVICES BARCO BIRLASOFT CADENCE DESIGN
SYSTEMS CANON CONEXANT SYSTEM **2870 ACRES KNOWLEDGE PARK**
COWARE RESEARCH AND DEVELOPMENT DIALOGIC CORPORATION CANADA
TELECOMMUNICATION FISERV USA FREESCALE SEMICONDUCTOR USA
FUJITSU JAPAN IT SERVICES GAMELOFT FRANCE INTERACTIVE
ENTERTAINMENT **4TH LARGEST BPO HUB OF INDIA** ALSTOM
FRANCE ENGINEERING AUTOMOTIVE AXLES BAYER GERMANY MATERIAL
SCIENCE HONDA AUTOMOBILES YAMAHA MOTOR INDIA **NCR's MOST
WELL PLANNED CITY WITH OVER 1 MILLION POPULATION** NEW
HOLLAND AGRICULTURE MOSER BAER ASIAN PAINTS DENSO JAPAN
AUTOMOBILE PARTS DELPHI INDIA AUTOMOTIVE GRAZIANO TRASMISSIONI
ITALY HONDA POWER SAMTEL INDIA ELECTRONICS VIDEOCON
CONNECTED BY 5 EXPRESSWAYS LG ELECTRONICS SAMSUNG
NEW HOLLAND FIAT INDIA ACC CONCRETE LIMITED ECOTECH III KISAN
PETRO OILS FIREFOX BIKES GRAZIANOTRASMISSIONI INDIA CRESCENT
TECHNOLOGIES BAYER MATERIAL SCIENCE YAMAHA MOTORS DAEWOO
MOTORS SAMTEL COLOR VIDEOCON NTPC NETRA SAMSUNG CS ACADEMY
NOIDA **HOME TO WORLD's LARGEST MNC's** MOSER BAER
FACTORY SYNAPSE COMMUNICATIONS DENSO INDIA CADENCE DESIGN
SYSTEM CORBUS INDIA HIGLANCE LABORATORIES SPARTA INFOTECH INDIA
EXL NOIDA SEZ (OXYGEN) SAK INDUSTRIES SAPIENT TECHNOLOGIES
EVEREADY INDUSTRIES INDIA LG ELECTRONICS FACTORY PATNI COMPUTER
SYSTEMS TECH MAHINDRA (NSEZ) ST ERICSSON INDIA ALSTOM T&D INDIA
PRESENTING AN EVOLUTION IN OFFICE SPACES.

ONIX

WALK-TO-WORK OFFICES GR. NOIDA WEST

Your gateway to a *walk to work culture.*

<..... 60 Seconds Away>

<..... 60 Seconds Away>

ONYX
WALK-TO-WORK OFFICES GR. NOIDA WEST

Residential
Serviced Apartments
(Delivered. Leased to Leading Hotel chain)

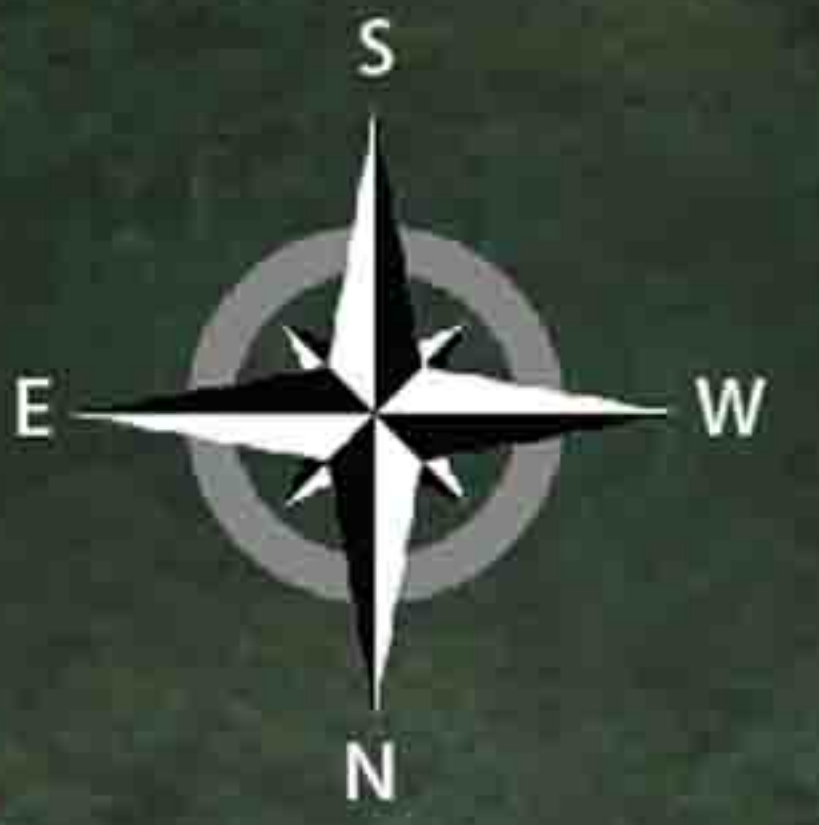


IT/ITES Office Spaces
(Under Construction)

imperia
H2O
Home to Office
GREATER NOIDA WEST

Retail
Premeria

Construction
Begins
April 2014



ENTRY ↑ ↓ EXIT

ENTRY ↑ ↓ EXIT



GREATER NOIDA WEST

A COMPLETE ECO-SYSTEM OF HOME, OFFICE & RETAIL.

OFFICES | Iconic office spaces that boast top-drawer amenities.

5 premium office towers that offer state-of-the-art work culture to support unique business functions. Designed to endorse a walk-to-work culture, these premium establishments present a bunch of opportunities right from Nap Suites to Fully Furnished Office Suites and Business Cabins to Virtual Spaces for a wide range of choice.



UNDIVIDED SPACES TO AVOID HINDRANCES IN INTERACTION.

Available from 100 sq. ft. onwards. Designed for next generation IT/ITES companies, centrally air-conditioned with superior accessibility and space utilization.



UNFURNISHED SPACES TO DESIGN YOUR OFFICE AS YOU DESIRE.

Available from 500 sq. ft. onwards. Independent Lockable spaces fully facilitated for all self-customized options. Efficient Floor plates with Meeting rooms accessible from lobbies on each floor.



BUSINESS CABINS TO LET YOU WORK IN PEACE.

Spread over a super area of 150 sq. ft. Furnished office spaces ideal for self-employed professionals, SME's and consultants.



FULLY FURNISHED OFFICES THAT COMBINE COMFORT AND WORK.

Available from 463 sq. ft. onwards. Ideal for growing businesses, these premium offices come loaded with Plug & Play features like staff work stations, laptop, scanner etc.



NAP SUITES SO YOU CAN REST THROUGH A HARD WORK REGIME.

Spread over a super area of 300 sq. ft. Fully furnished office suites with the flexibility to convert into a night suite. Ideal for long and unscheduled working hours.



70% Greenery



Convenient Shopping



3 Tier Security



Abundant Water Supply



Multi Cuisine Restaurants



Centrally Air-conditioned



100% Power Back-up

• Basement Parking • World Class Club Facilities • IT Management And Support • Wi-Fi Campus

RETAIL

A premium retail arena that caters a to modern lifestyle.

A High Street Shopping extravaganza in the heart of Greater Noida that reserves a never ending feast for your senses. Premeria features high-end Retail Outlets, state-of-the-art Multiplex, accompanied by a grand assortment of ambient exhibits and adrenaline boosting adventure sports.

PREMERIA
GREATER NOIDA WEST



SERVICED APARTMENTS

Homes that enjoy unparalleled
Luxury Conveniences

Imperia H2O presents service apartments in the bustling location of Greater Noida. An ultramodern residential space, embellished with avant-garde amenities and infrastructure, matchless up to the highest standards managed by highly qualified manpower.

RESIDENCY



**STEP INTO A WORLD THAT MAGNIFIES YOUR
EVERY HOPE, DREAM AND ASPIRATION.**

ONYX
WALK-TO-WORK OFFICES / GR. NOIDA WEST

Imperia Onyx offers an Office environment you will enjoy walking into day after day, with state-of-the-art facilities that help you climb the corporate ladder effortlessly.

- Undivided office spaces • Available from 500 sq. ft. onwards
- Designed for next generation IT/ITES Companies • Elegant Glass Façade
- 5 star business lounge • Efficient Floor Plates for optimal space utilization
 - High Speed Elevators • Wi-Fi enabled campus • 3-tier Security
 - Ample Parking with easy access to the building entrance
- Unparalleled Facility Management Services • Concierge Services
- Centrally Air-conditioned • Access to the world class club house well equipped with gym, spa, pool and other recreational facilities
- Breakout Zones • Equipped with firefighting and safety provisions
- Banks and ATM Services • 24x7 available Maintenance Agency

Our Commitment to Green

Imperia Onyx caters to the highest standards of sustainable development with green facilities like:

- Leed Certified Building • Rain water harvesting
- Intelligent air conditioning • Lighting management • Double Insulated Glass Façade



**Entrance Lobby
& Reception for Guests**

Meeting Rooms



Large Conference Rooms

Cafes & Bistros



Green Building Features

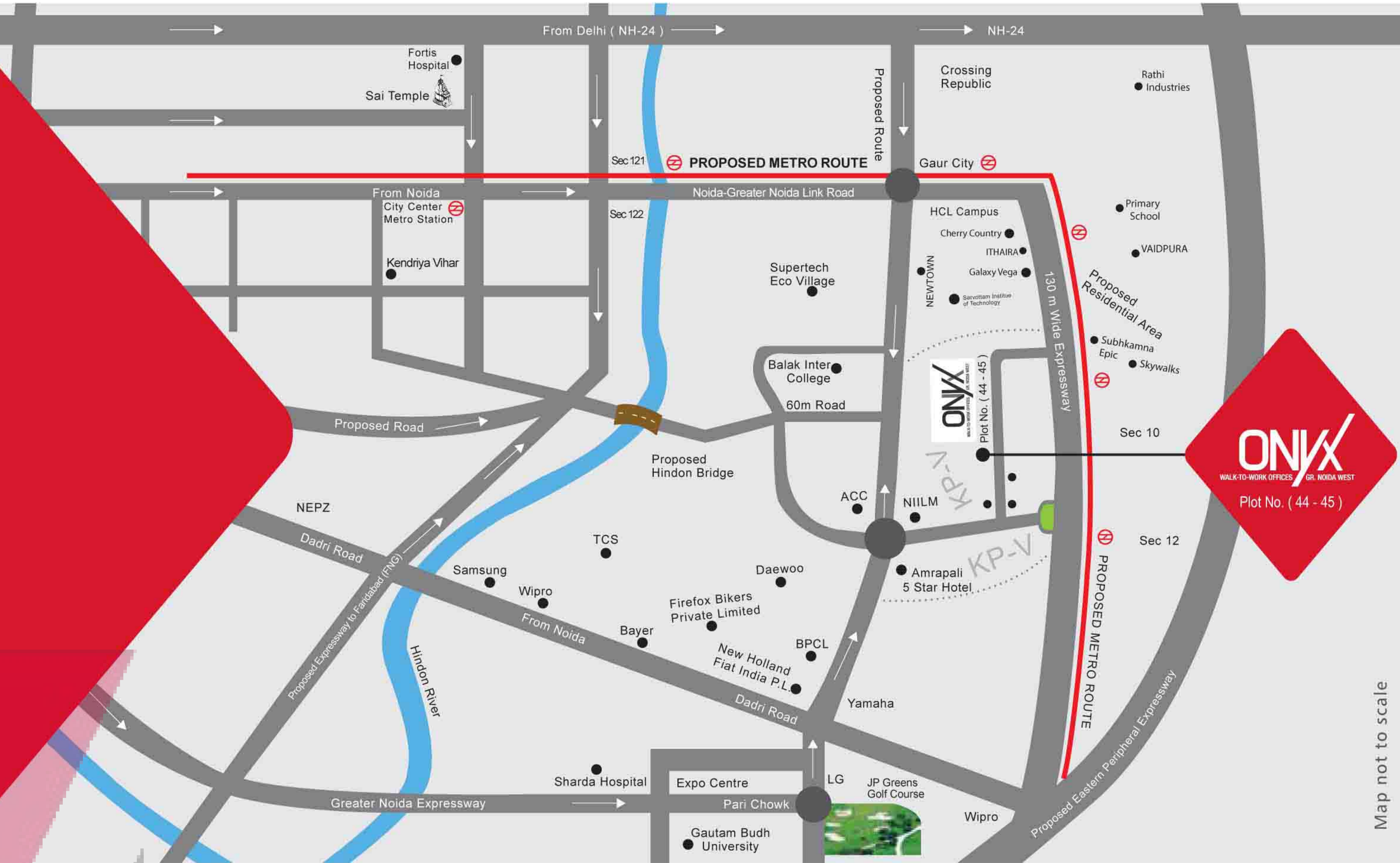


In a Land of Opportunity.

Being developed on 20,000 hectares of land, underground cabling and an ultra-efficient drainage system, Greater Noida encompasses everything that one hopes to find in a world class metropolitan. The city offers a wealth of civic amenities and infrastructural facilities that complement the splendour of plush suburban neighbourhoods.

KNOWLEDGE PARK: The largest office hub in NCR
 Knowledge Park is witnessing a very high-speed growth. The main attribute of this location is how it will interlink with Noida, Ghaziabad, Faridabad & Delhi through different routes.

- 2870 acres Knowledge Park • NCR's most well planned city with a population of over 10 lakhs.
- Connected by 5 expressways • Home to world's largest MNC's



ONIX
 WALK-TO-WORK OFFICES IN NOIDA WEST
 Plot No. (44 - 45)

Map not to scale



Buddh International F1 Circuit - 25 mins



Close to renowned MNC's



Connected with 5 Expressways



Near proposed Metro Station

CONNECTED TO THE WORLD

- Noida Sector-18 / City Centre: **20 mins**
- Pari Chowk, Gr. Noida: **15 mins**
- Night Safari: **25 mins**
- Next to NH-24 & 15 mins from Yamuna Expressway
- Ghaziabad Railway Station: **16 kms**
- Nizamuddin Railway Station: **25 kms**



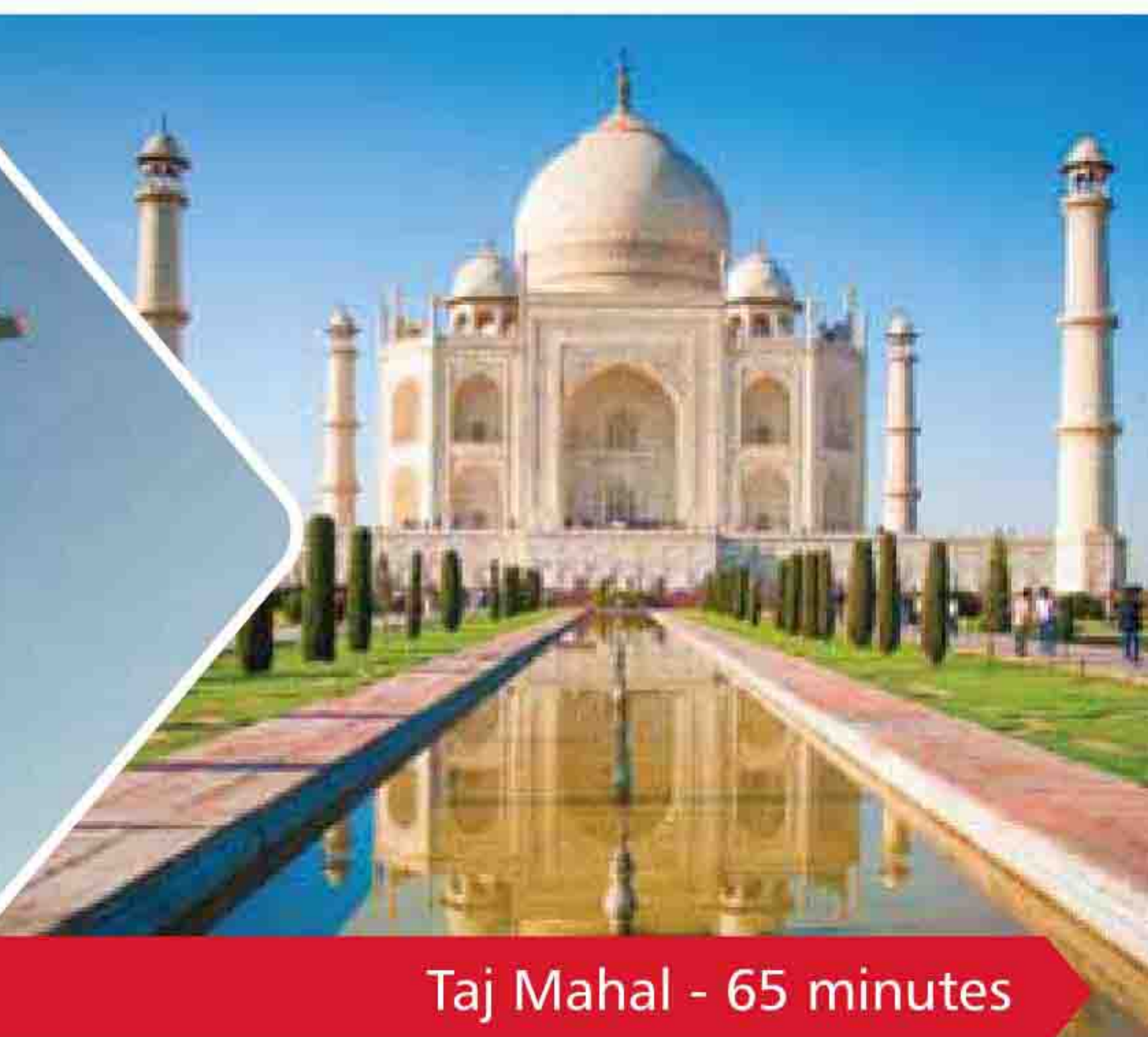
Amity University / Mahamaya Flyover - 20 mins



DND/Akshardham - 25 Mins



IGI Airport - 44 Kms



Taj Mahal - 65 minutes

When the
demands of life are
neverending...

Be it your wife's birthday gift that you forgot.
Or the TV that just stopped working.
Or it could be your child's unexpected school tour.
Or funds for her higher education.
What about security for your retirement years.
Or healthcare for your aging parents.

Life is a series of never-ending demands.
The question is, how well prepared
are you to meet them.



ZRICKS



Make sure the returns on your investment are

Unlimited

Welcome to a world of security. With Imperia's host of investment plans, you can now be prepared for anything and everything that life demands from you. Plans that offer you the highest returns. A legacy that promises security for your capital. And Projects that are in high-growth locations so that you can be rest assured of Capital Gains and high liquidity. At Imperia, we ensure your family will always have a reason to smile.

Live
UNLIMITED
PLAN

The highest return investment plan that takes care of your short and long term needs.

Joy
UNLIMITED
PLAN

A step-up plan for higher returns on your investments.

Growth
UNLIMITED
PLAN

The ideal small investment plan to secure your retirement years.

Future
UNLIMITED
PLAN

A "One Investment = Two Assets" investment plan that gives you both - an Office and a Home.

I go wherever
my heart takes me
and thanks to
my investment
I always find a way.



Live UNLIMITED PLAN

The ideal plan for you, if you

- Want to invest lump sum money at HIGHEST assured returns
- Don't want your money put to risk in a share market
- Want more than what Bank FDs or PPF or Govt. Bonds or Mutual funds are offering
- Want to create long-term wealth in form of a capital asset for life-long rental income
- Are retired and want to add to your monthly pension income

The highest return investment plan that takes care of your short and long term needs.

70%
RETURNS
IN 6 YEARS

- Unlockable Office Spaces in multiples of 500 sq.ft. • Earn 14% p.a. Assured Returns till offer of possession
- Plus Rs. 20,000/- p.mth. guaranteed pre-lease rental - for another 3 years post offer of possession
- PDCs given every year in advance • Flexi 50-25-25 investment option also available with 12% p.a. Assured Returns

1 100% Down Payment Plan

Virtual Offices	
Size (sq.ft.)	500
BSP (Rs.)	5250
AR Rate (p.a.), paid monthly	14%
AR Period	till offer of possession
Pre-lease Rental (per month)	@ Rs. 40/- p.sq.ft.
Pre-lease Rental Period	for 36 months from end of AR period

2 Flexi 50-25-25 plan also available @ 12% p.a. AR

Virtual Offices	
Size (sq.ft.)	500
BSP (Rs.)	5250
AR Rate (p.a.), paid monthly	12%
AR Period	till offer of possession
Pre-lease Rental (per month)	@ Rs. 40/- p.sq.ft.
Pre-lease Rental Period	for 36 months from end of AR period

MAX
YOUR DREAMS
14% P.A. RETURNS*

IMPORTANT T&C • AR payable on money received from the date of Builder Buyer Agreement and on subsequent installments from date of receipt of such installment. • This is a time-bound payment plan and no demand notes will be raised. Buyer has to pay within stipulated time as per payment plan annexed in the Builder Buyer Agreement • All AR will stop in case of default on any installment beyond due date, and no AR will be paid for period of default (incl. for payment recd.) even after the default is corrected. • In case of continuing default (non-payment of any installments for over 90 days), 20% of total BSP + all Brokerage paid + all AR paid till date will be deducted as Earnest money • All calculations are on BSP only. Other charges apply. For detailed T&C, please refer to the Application Form and the Builder Buyer Agreement.

*Terms and conditions apply. 1 sq.ft. = 0.092 sq.mtr.

We thought hard about where to invest our money. And now we don't have to think twice about where to spend it.



Joy

UNLIMITED PLAN

The ideal plan for you, if you

- Want to invest in installments.
- Are a Mid-Senior level Executive or Sales Manager looking to invest you bonus.
- Want to convert your FDs for the highest returns.
- Are dissatisfied with the low / negative returns of the Mutual funds.
- Want to create long-term wealth in form of a capital asset that can give you life-long rental income.

A step-up plan for higher returns on your investments.

- Unlockable Office Spaces in multiples of 500 sq.ft.
- Pay 35% now and Balance in half yearly installments
- Get monthly Assured Returns @ 10% p.a.
- Plus pre-lease rental per month @ Rs 40/- p.sq.ft. for 36 months from end of AR period
- Prepay the future installments and step up your returns to up to 12% p.a.

Step-up your AR by pre-paying installment # 1-5

You can decide to pre-pay any future installment anytime during the 30 month payment period. For every 6-month advancement you make, we upgrade your AR against that installment by 0.5% p.a. for balance period. So you could increase 10% AR to 10.5 / 11 / 11.5 / 12% depending upon pre-paying 6/12/18/24 months in advance respectively.

STEP-UP YOUR RETURNS

Payment Stage	Due (month)	Min. Payment against BSP	Amt. Payable	AR payable on installment if paid alongwith:						
				Booking	DBA	INSTL. 1	INSTL. 2	INSTL. 3	INSTL. 4	INSTL. 5
Booking	0	10%	2,62,500	-						
BBA	1.5	25%	6,56,250		10.0%	10%				
Installment 1	6	12.5%	3,28,125		10.5%	10.5%	10%			
Installment 2	12	12.5%	3,28,125		11.0%	11.0%	10.5%	10%		
Installment 3	18	12.5%	3,28,125		11.5%	11.5%	11.0%	10.5%	10%	
Installment 4	24	12.5%	3,28,125		12.0%	12.0%	11.5%	11.0%	10.5%	10%
Installment 5	30	12.5%	3,28,125		12.0%	12.0%	12.0%	11.5%	11.0%	10.5%
On possession	36	2.5%	65,625							10%

(*Installments have to be paid sequentially, e.g. you can't pay 4th installment before you have paid 3rd or 2nd installment.)

IMPORTANT T&C • AR payable on money received from the date of Builder Buyer Agreement and on subsequent installments from date of receipt of such installment. • This is a time-bound payment plan and no demand notes will be raised. Buyer has to pay within stipulated time as per payment plan annexed in the Builder Buyer Agreement. • All AR will stop in case of default on any installment beyond due date and no AR will be paid for period of default (incl. for payment recd.) even after the default is corrected. • In case of continuing default (non-payment of any installments for over 90 days), 20% of BSP + all Brokerage paid + all AR paid till date will be deducted as Earnest money. • All calculations are on BSP only. Other charges apply. For detailed T&C, please refer to the Application Form and the Builder Buyer Agreement.

*Terms and conditions apply. 1 sq.ft. = 0.092 sq.mtr.

We finally found an investment that lets us build a big future without having to make big installments.



Growth

UNLIMITED PLAN

The ideal plan for you, if you

- Are an individual with small monthly / quarterly savings.
- Want to invest small amounts at highest returns.
- Are dissatisfied with the low / negative returns of SIP Mutual funds.
- Don't want your money put to risk of share market.
- Want to create long-term wealth in form of a capital asset that can give you life-long rental income.

The ideal small investment plan to secure your retirement years.

- Unlockable Office Spaces in multiples of 500 sq. ft.
- Invest in small quarterly installments
- Earn 11% p.a. Assured Returns till offer of possession
- Plus Rs. 20,000/- p.mth. guaranteed pre-lease rental - for another 3 years post offer of possession

Virtual Offices

Size (sq.ft.)	500
BSP (Rs.)	5250
AR Rate (p.a.), paid monthly	11%
AR Period	till offer of possession
Pre-lease Rental (per month)	@ Rs. 40/- p.sq.ft.
Pre-lease Rental Period	for 36 months from end of AR period

Less than
₹45,000
p. mth.

Stage	Period (mth from booking date)	Min. Payment against BSP	Amt Payable
Booking	0	10%	2,62,500
Builder Buyer Agreement	1.5	10%	2,62,500
Installment 1	6	10%	2,62,500
Installment 2	9	10%	2,62,500
Installment 3	12	10%	2,62,500
Installment 4	15	5%	1,31,250
Installment 5	18	5%	1,31,250
Installment 6	21	5%	1,31,250
Installment 7	24	5%	1,31,250
Installment 8	27	5%	1,31,250
Installment 9	30	5%	1,31,250
Installment 10	33	5%	1,31,250
Installment 11	36	5%	1,31,250
On possession		10%	2,62,500

MINI INSTALLMENTS MAX RETURNS

IMPORTANT T&C • AR payable on money received from the date of Builder Buyer Agreement and on subsequent installments from date of receipt of such installment. • This is a time-bound payment plan and no demand notes will be raised. Buyer has to pay within stipulated time as per payment plan annexed in the Builder Buyer Agreement. • All AR will stop in case of default on any installment beyond due date and no AR will be paid for period of default (incl. for payment recd.) even after the default is corrected. • In case of continuing default (non-payment of any installments for over 90 days), 20% of BSP + all Brokerage paid + all AR paid till date will be deducted as Earnest money. • All calculations are on BSP only. Other charges apply. For detailed T&C, please refer to the Application Form and the Builder Buyer Agreement.

I have given her everything at every step. And now I've found an investment that does the same for her future.



Future

UNLIMITED PLAN

The ideal plan for you, if you

- Are looking at investing over Rs 1 Crore
- Are looking to add to your wealth and mid-term Capital Appreciation
- Planning to build assets for your children - a home to stay and an office of their own
- Want to create long-term wealth that can give you life-long rental income

A "One Investment = Two Assets" investment plan that gives you both - an Office and a Home.

**ONE INVESTMENT =
HOME +
OFFICE**

Virtual Offices	
Size (sq.ft.)	2000
BSP (Rs.)	5250
Pre-lease Rental (per month)	@ Rs. 40/- p.sq.ft.
Pre-lease Rental Period	for 36 months after possession
Mirage	
Size (sq.ft.)	1350

Stage	Period (mth from booking date)	For Office Space			For Mirage	Total
		Total BSP	Min. Payment against BSP	Amt Payable	Amt Payable	
Booking	0	1,05,00,000	10%	10,50,000	4,25,250	14,75,250
BBA	1.5	1,05,00,000	90%	94,50,000	-	94,50,000
On possession		1,05,00,000	0%	-	-	-

*All calculations are on BSP only. Other charges apply.

Mirage imperia
Homes At Sports City, Yamuna E-way

AT JAYPEE SPORTS CITY

- World-Class Clubhouse • Serene lake view
- Close to F1, International Cricket Stadium, Hockey Stadium and Golf Course • Malls, Hotels, Multi-specialty Hospital, MNCs, Schools and Colleges in close proximity • 20 mins from Sector-18, Noida
- 35 mins from South Delhi • 2 hours from Taj Mahal



OVER
25
YEARS

OF DELIVERING ON COMMITMENTS

*Creating a world of
unlimited
happiness.*



imperia

Securing Smiles!

For over 25 years, we have been tirelessly working to make dreams come true. Be it commercial or residential spaces, our endeavour is to ensure an absolute peace of mind for our clients. With our PAN India presence and ISO 9001:2008 Certification, not only have we leased out over 2 million square feet of office space to leading MNCs, including Fortune 500 companies, we have successfully delivered over 20 projects in prime locations of Delhi NCR.

ZIRCKS



ONGOING 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

SOME OF OUR LEASING CLIENTS



AND MANY MORE.

M O R E T H A N 2 0 P R O J E C T S D E L I V E R E D



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



B-61, OKHLA PHASE-I



D-1/3, OKHLA PHASE-II



B-64, OKHLA PHASE-I



B-235, OKHLA PHASE-I



C-62/2, OKHLA PHASE-II



D-184, OKHLA PHASE-I



F-23/1, OKHLA PHASE-II



PLOT No. 7, SECTOR 125 NOIDA

ZRICKS
AND MORE .COM



Imperia Structures Ltd.

Corp. Office: A-25, Mohan Co-operative Industrial Estate, New Delhi-110044
T: (+91) 11 4646 9999 | W: www.imperiastructures.com | E-mail: response@imperiastructures.com

Branch Office: CDR Complex, 2nd floor, Sector-15, Noida-201301

Site Office: Plot No. 44-45, Knowledge Park – V, Greater Noida West

Regional Offices:

Patna: Kanak Braj Complex, 2nd Floor, Boring Road, Patna

Lucknow: Shalimar Square, 1st Floor, Office No. A -103, 126/31, B.N. Road, Lal Bagh, Lucknow

Kanpur: 203, 2nd Floor, Gopala Chamber, Opp. PPN Market, The Mall Road, Kanpur

Ranchi: 5th Floor, Sheetal Samundra Complex, Circular Road, Lalpur, Ranchi

Allahabad: 2nd Floor, Shiv Mahima Complex, MG Road, Civil Lines, Allahabad (Opp. Big Bazaar)

Srinagar: Exchange Road, Near BSNL, Lal Chowk, Srinagar