



# Imperial Court

**Sector 128, Noida**

INFOPACK

**MARKETED BY**



Better Option Propmart™

YOUR *real* ESTATE PARTNER

An ISO 9001:2008 Certified Company

---

## **List of contents**

- |    |                            |          |
|----|----------------------------|----------|
| 1. | Product brief              | Page 3   |
| 2. | Specifications             | Page 4   |
| 3. | Price list                 | Page 5-6 |
| 4. | Project Masterplan         | Page 7   |
| 5. | Unit Layout & Cluster plan | Page 8-9 |
| 6. | Construction Pictures      | Page 10  |
| 7. | Contact Us                 | Page 11  |

## PRODUCT BRIEF

**Imperial Court at Jaypee Greens Location:** Sector 128, Noida

**Towering testimony to the efficiency of modern lifestyle, The Imperial Court at Jaypee Greens Noida, is a rare combination of inspired architecture and resort-style amenities.**

**Your very own personal haven, these high-rise towers create a soothing ambience provided by the most surreal view of the landscaped greens permeating into your living room, dining room, study and master bedroom.**

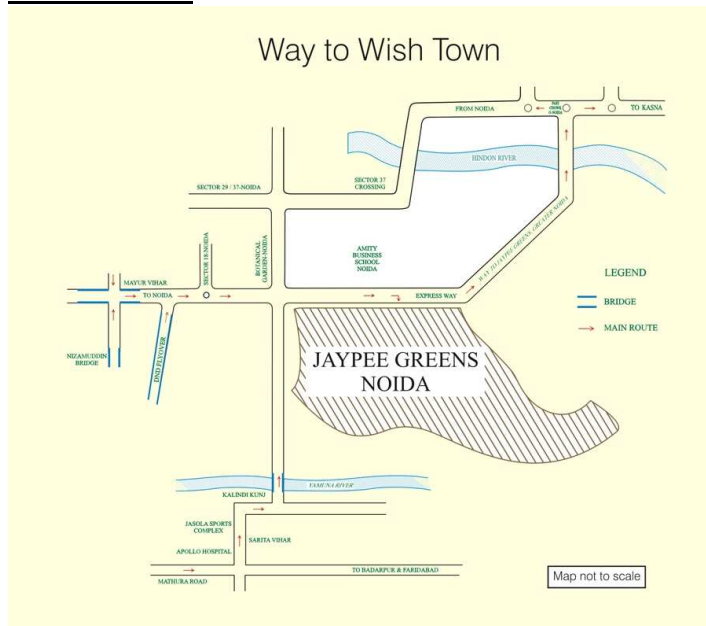
**The interiors of apartments are conceptualized and designed with materials that echo the new millennium with special stress on light pastel colors and clean polished surfaces in the living & dining rooms and warm intimate surfaces in the bedrooms.**

**The apartments have been designed for efficiency, demand minimal maintenance and come with their very own social clubs and world class facilities.**



Apartment	Area
4 BHK	3440 sq ft

**Number of floors:** G+33



**Project Masterplan – Jaypee Wish Town**

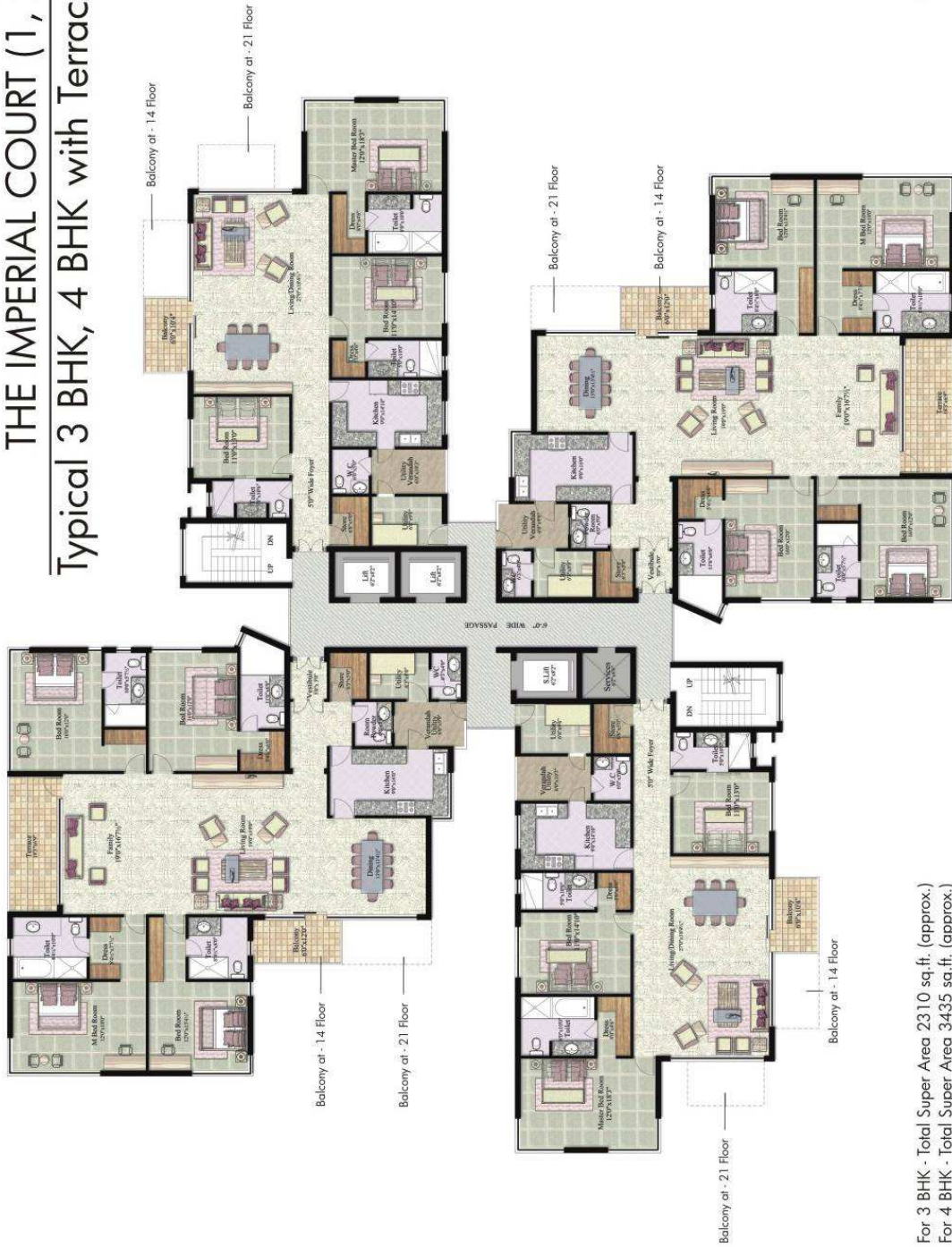


**Imperial Court  
Towers 1, 2, 3  
Sector 128, Noida**

# THE IMPERIAL COURT (1, 2, 3)

## Typical 3 BHK, 4 BHK with Terrace Apartment

### CLUSTER PLAN – 4 BHK – 3440 SQ FT



5, 12, 19, 26 Floor Plan  
(1sq.ft. = 0.0929 sq.mt.)

For 3 BHK - Total Super Area 2310 sq.ft. (approx.)  
For 4 BHK - Total Super Area 3435 sq.ft. (approx.)

\* Balconies at locations as indicated.  
\* The Floor Plans are merely indicative in nature & are subject to change as deemed appropriate by the relevant statutory authority and/or by the Company.

# THE IMPERIAL COURT (1, 2, 3)

## Typical 4 BHK with Terrace Apartment

### UNIT LAYOUT – 4 BHK – 3440 SQ FT



Balcony at - 14 Floor

Balcony at - 21 Floor

Total Super Area 3435 sq.ft. (approx.)  
(1sq.ft. = 0.0929 sq.mt.)

\* Balconies at locations as indicated.  
\* The Floor Plans are merely indicative in nature & are subject to change as deemed appropriate by the relevant statutory authority and/or by the Company.

**CONSTRUCTION PICTURES**



**Pricelist for Imperial Court Apartments**

**Apartments Price (PSF) : Rs. 6,400/-**

**Booking Amount 10% of BSP**

**Other Applicable Charges:**

S.No	Payment Head	Charges / Rate
1	Internal Development Charges	Rs. 75.00 psf
2	Electric Sub Station Charges	Rs. 40.00. psf
3	Social Club Membership	Rs. 1.00 Lac
4	Car Parking	One reserved basement car parking space compulsory with any apartment.
	<u>Basement Car Parking</u>	
	1. First car park @ Rs 4.00 Lac for basement parking	
	2. Subsequent parking spaces @ Rs 5.00 Lac for basement parking.	
5	Interest Free Maintenance Deposit	Rs. 105.00 psf
6	Maintenance Advance for one year	Rs. 2.50 per sq. ft. per month
7	Floor wise Preferential Location Charges	➤ 6 <sup>th</sup> – 12 <sup>th</sup> Floor @ Rs. 30.00 psf. ➤ 13 <sup>th</sup> – 18 <sup>th</sup> Floor @ Rs. 60.00 psf ➤ 19 <sup>th</sup> – 24 <sup>th</sup> Floor @ Rs. 90.00 psf ➤ 25 <sup>th</sup> – 32 <sup>nd</sup> Floor @ Rs. 120.00 psf

**Notes :**

1. The Basic Prices are for the indicated Super area and are not inclusive of charges for the reserved car parking slot, land development charges, electric sub-station charges.
2. The Preferential Location Charges (PLC), wherever applicable shall be charged extra.
3. Additional amounts towards Stamp Duty, Registration Charges, and legal / miscellaneous expenses etc., shall be payable by the Allottee at the time of offer of possession.
4. Maintenance charges as per maintenance agreement shall be payable by the allottee separately.
  - a. The one time Maintenance deposit @ Rs. 105.00 per sq. ft. of super area shall be payable extra before handing over possession of the premises to the allottee.
  - b. Maintenance Advance for the 1<sup>st</sup> one year @Rs.2.50/- per sq.ft. of super area per month shall be payable.
5. Areas are indicative only.
6. Exact super area of Apartment shall be calculated at the time of handing over possession of property as constructed. Increased / decreased area shall be charged proportionately as per the sale price.
7. The super area means the covered area of the demised premises inclusive of the area under the periphery walls, area under columns and walls within the demised premises, half of the area of the wall common with the other premises adjoining the demised premises, cupboards, plumbing / electric shafts of the demised premises, total area of the balconies, 100% of the terrace area, and proportionate share of the common areas like common lobbies, lifts, common service shafts, staircases, machine room, mumty, electric sub station and other services and other common areas etc.
8. The other terms and conditions shall be as per the Application Form, Standard Terms and Conditions and the Allotment Letter of the Company.
9. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
10. Club Membership Fee of Rs. 1 lac is payable by the Allottees at the time of offer of possession.
11. Government Taxes as applicable from time to time shall be payable by the allottee in addition to the sale price as stated above

**Imperial Court – Payment Plans:**

**(A) Construction Linked:**

S.No	Payment due on	% age	Other Applicable Charges
1	Earnest Money	10%	
2	On or before 2 months of the Application	10%	PLC + IDC
3	On Commencement of Foundation	10%	
4	On laying of upper basement slab	10%	
5	On laying of 4 <sup>h</sup> floor Roof Slab	10%	
6	On laying of 9 <sup>th</sup> floor Roof Slab	7%	
7	On laying of 14 <sup>th</sup> floor Roof Slab	7%	
8	On laying of 18 <sup>th</sup> floor Roof Slab	7%	
9	On laying of 22 <sup>th</sup> floor Roof Slab	6%	
10	On laying of 27 <sup>th</sup> floor Roof Slab	6%	
11	On laying of top floor Roof Slab	6%	
12	On completion of internal plaster & flooring within the Apartment	6%	
13	On Offer of Possession	5%	Social Club + Car Park + IFMD + Maintenance Advance+Electric Sub Station
	<b>Total</b>	<b>100%</b>	

**Notes**

1. Installments under S. No. 4 - 13 may run concurrently with those under S. No. 1 - 2 based on the physical progress of Work at site.
2. The demand letter for Installments at S. No. 4 to 13 shall be sent in advance providing for payment period of up to 15 days.

**(B) Down Payment Plan:**

S. No	Payment due on	% age	Other Applicable Charges
1	Earnest Money	10%	
2	On or before 1 month of the Application	85%	PLC + IDC
3	On offer of possession	5%	+ Car Park + IFMD +Electric Sub Station
	<b>Total</b>	<b>100%</b>	Maintenance Advance + Social Club

**Note:**

*Down Payment Discount: @ 13.5%*

**SPECIFICATIONS OF THE IMPERIAL COURT**

Welcome to a world where comfort is no longer confined to the four walls of your home, but transcends conventional boundaries and enriches every aspect of your life.

Structure Floor	Earthquake Resistant RCC frame structure with masonry infill
Living/ Dining/ Foyer	Marble/ Imported Tile Flooring
Bedrooms/ Study	Laminated wood flooring
Workers Room	Ceramic Tiles
Lift Lobby	Combination of selected stones
Walls	
External	Combination of Stone/ Texture Paint
Internal	Acrylic Emulsion/ Texture Paint
Ceilings	Acrylic Emulsion/ Texture Paint; POP Cornice/Gypsum board painted ceilings as per design
Doors/ Windows	
Internal	Veneered flush/ Skin molded door shutters with high quality fixing mechanisms
External	UPVC/ Anodized/ Powder coated Aluminum glazing
Woodwork	Factory manufactured, pre-assembled wardrobes in bedrooms
Bathrooms	<ul style="list-style-type: none"><li>• High Quality vanity counter, fixtures and fittings</li></ul>
	<ul style="list-style-type: none"><li>• Imported tiles on flooring and on walls (7' height in shower area; 3 ½' in balance areas)</li></ul>
	<ul style="list-style-type: none"><li>• Vanity, Water Closet, shower area</li></ul>
	<ul style="list-style-type: none"><li>• Jacuzzi in master bathroom of 3 Bedroom and 4 Bedroom apartments</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• Imported tile flooring</li></ul>
	<ul style="list-style-type: none"><li>• 2' high dado in decorative tiles</li></ul>
Security	<ul style="list-style-type: none"><li>• Door Phones &amp; Intercom in apartment</li></ul>
	<ul style="list-style-type: none"><li>• CCTV in Lobby and Basement for surveillance</li></ul>
	<ul style="list-style-type: none"><li>• 24 Hour manned security on entrance gates</li></ul>
Landscaping	Landscaped common areas to preserve and enhance the natural characteristics of site
Water supply	Water supply through underground supply lines/ overhead tanks
	<ul style="list-style-type: none"><li>• High quality modular kitchen with granite worktop and back splash</li></ul>
Air-conditioning	Individual split type units as per design
Ventilation	Exhaust fans provided in kitchen and bathrooms. All external doors and part of external windows are openable
Utilities and Facilities	
Sewage water	Soiled water drainage into main sewer outside property
Storm drainage	Storm water drainage system integrated with rainwater harvesting
Fire protection	Fire detection/ sprinkler system as per fire safety norms
Main Electrical Supply	Electrical wiring in concealed conduits with modular switches and power back up
Telephone/ Data	<ul style="list-style-type: none"><li>• Telephone cable pre-wired into all rooms</li></ul>
	<ul style="list-style-type: none"><li>• Cabling for internet access as per design</li></ul>
Services	Maintenance for common area on chargeable basis



Authorized Channel Partner



Better Option Propmart™

YOUR *real* ESTATE PARTNER

An ISO 9001:2008 Certified Company

Head Office: 8<sup>th</sup> Floor, MSX II, Alpha Commercial Belt, Greater Noida (UP), India  
Mobile: +91 9650791023 / 4 / 5. Phone +91 120 4505555

BOP Flagship Studio: 1<sup>st</sup> Floor, G-7, Sector 18, Noida (UP), India  
Phone +91 120 4195555

E-mail:sg@bopgroup.in Website: [www.jaypee-imperialcourt.com](http://www.jaypee-imperialcourt.com)

The brochure is conceptual and not a legal offer & gives only a bird's-eye view of the project. The content in this brochure, including the buildings, elevations, area, designs, layouts, specification, etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Jaypee Greens or the competent authorities, statutory and otherwise.