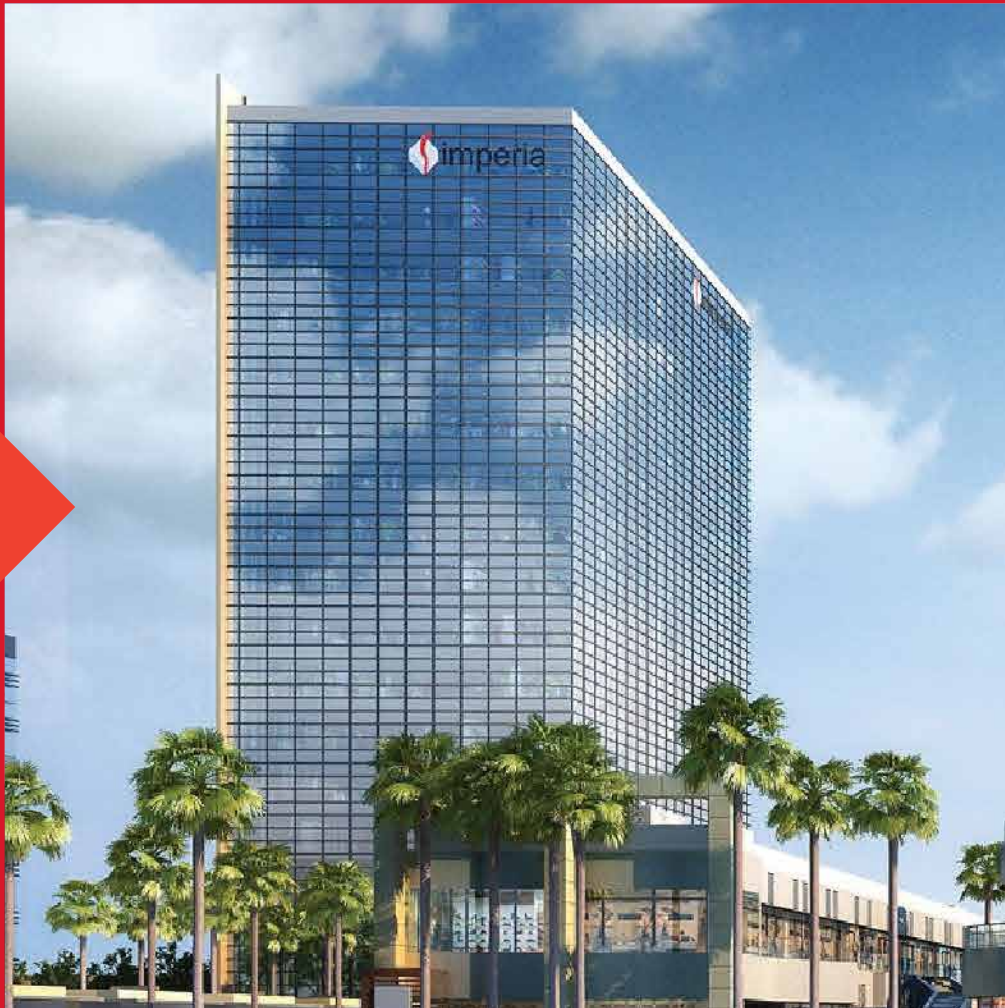




# THE WORKPLACE OF THE FUTURE. A SMART INVESTMENT TODAY.



INDEPENDENT FURNISHED OFFICES FOR SELF USE AND  
VIRTUAL OFFICE SPACES FOR LONG LEASE



— RERA REGISTRATION NO.: UPRERAPRJ5566 —

# A BUSINESS SPACE WITH ENDLESS POSSIBILITIES.

## IMPERIA PRESENTS CYBER BUSINESS CENTER

A ground plus Seventeen floor premium office center spread over 2.15 lac sq.ft. (19,974 sq.m.), with state-of-the-art facilities for today's fast paced business culture. A complete set of fully furnished office spaces designed to meet the plug-n-play requirements of growing firms. An establishment that presents a wide array of opportunities - right from Presidential Offices to Lockable Unfurnished Office Spaces. And bareshell floorplates for virtual office needs of large organisations.

- Integrated Green Building
- Large and efficient open spaces for social interaction
- Advanced communication and safety systems
- High-speed elevators
- 100% power backup
- Plug & play technology support
- Dedicated lift lobbies
- Landscape design with formal entry drop off area

### TYPE 1

**PRESIDENTIAL OFFICES**  
 (1500 sq.ft. or 139.35 sq.m.)  
 onwards and in multiples of  
 500 sq.ft. or 46.45 sq.m.)

**SOLD OUT**  
 1st - 4th Floor

### TYPE 2

**UNFURNISHED  
 LOCKABLE SPACES**  
 (500 sq.ft. or 46.45 sq.m.  
 onwards.)

1st - 4th Floor

### TYPE 3

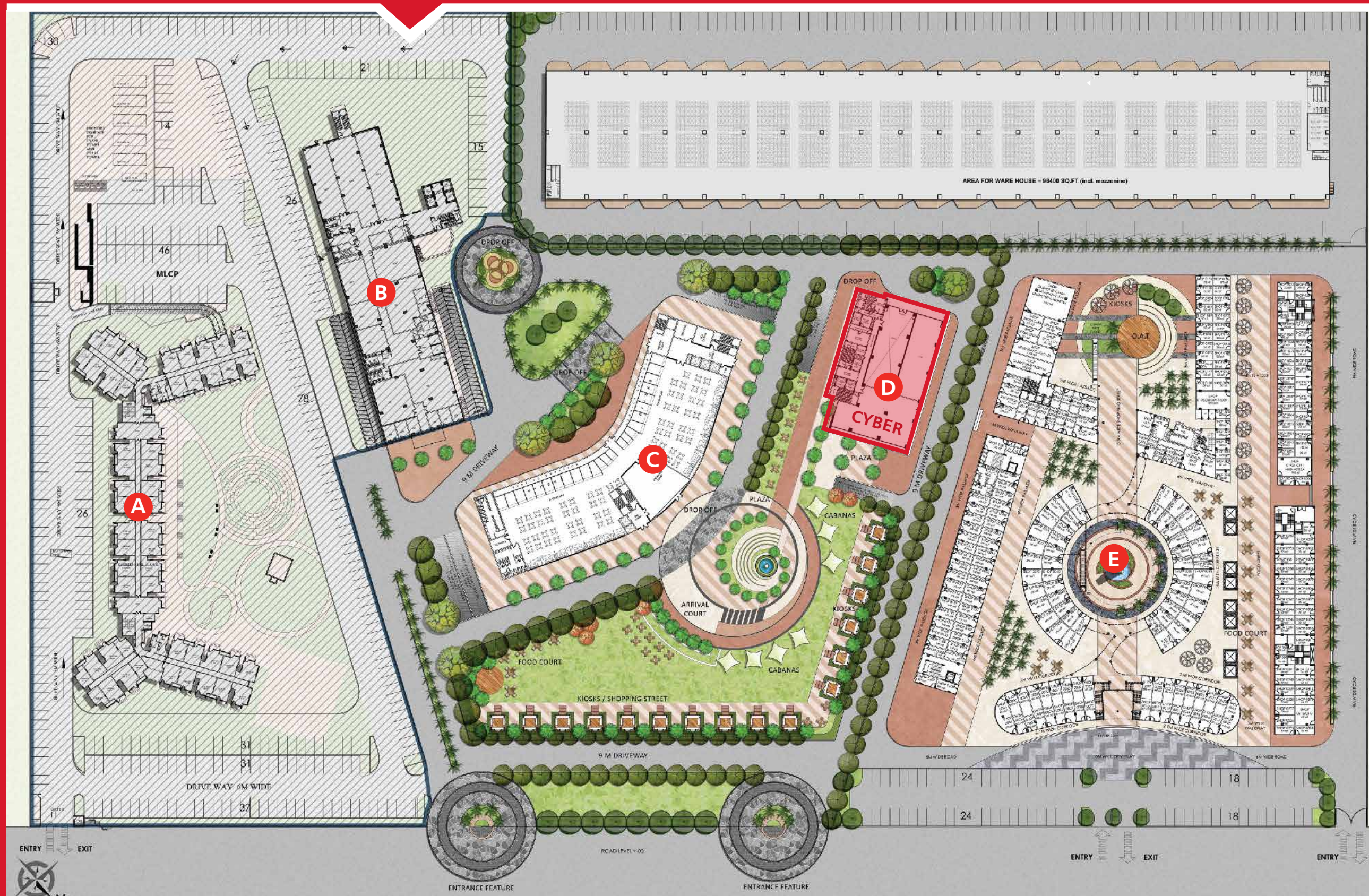
**VIRTUAL OFFICE SPACES**  
 (500 sq.ft. or 46.45 sq.m.  
 onwards.)

5th Floor Onwards





# PART OF IMPERIA H2O AT KNOWLEDGE PARK V, GREATER NOIDA.



**A** H2O RESIDENCY  
DELIVERED

**B** IT/ ITES OFFICES-PHASE 1  
READY FOR FIT-OUTS

**C** WORLD OF TASTE  
POSSESSION BY  
MARCH 2019

**D** CYBER BUSINESS CENTER  
POSSESSION BY 2019

**E** BANDHAN (INDIA'S FIRST  
ONE-STOP WEDDING MALL)



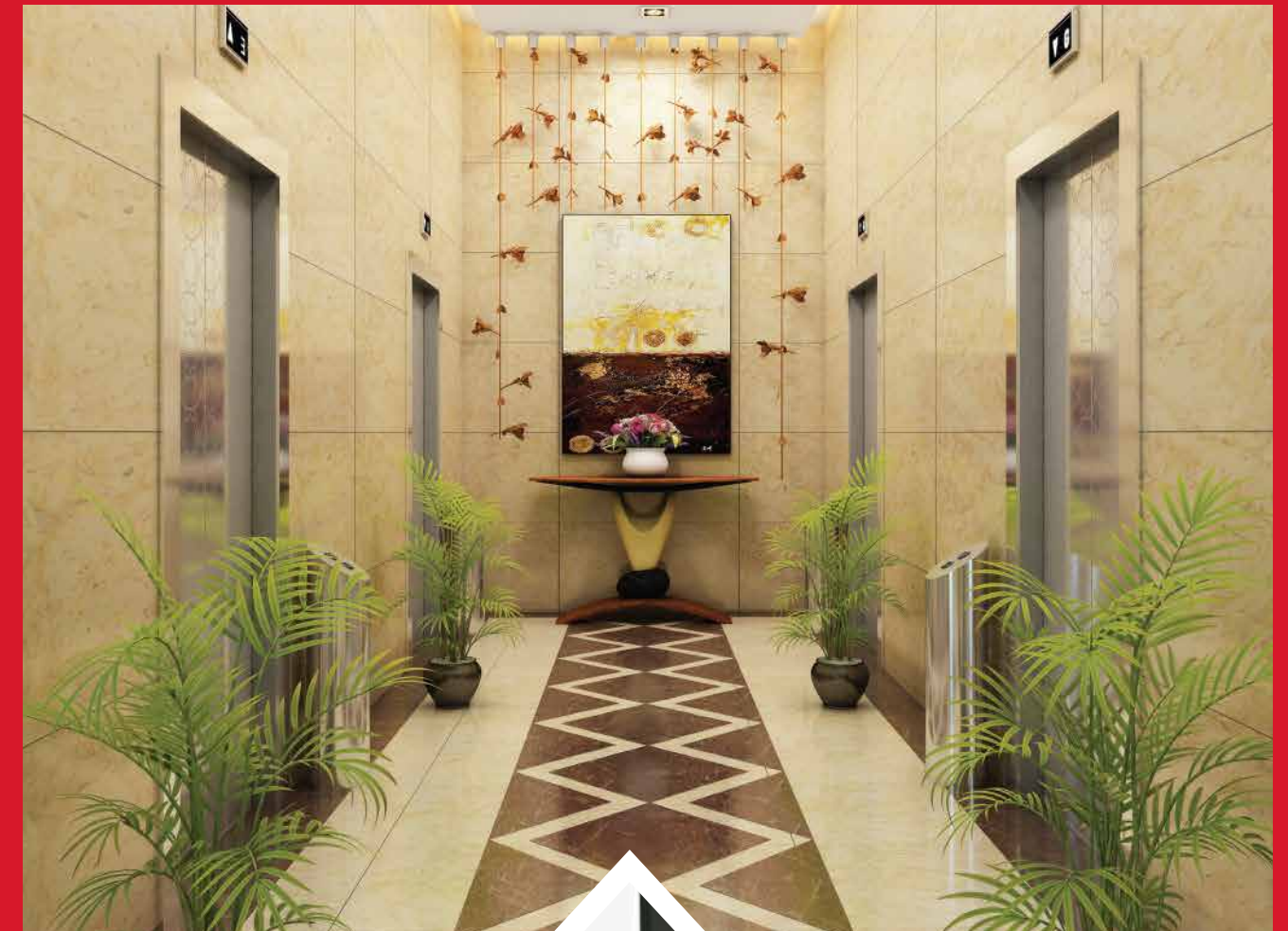
# A GRAND START TO THE WORKDAY.

INDEPENDENT DROP ZONE



SPACIOUS ENTRANCE LOBBY

HIGH-SPEED ELEVATORS



CAFES AND BANKS ON THE GROUND FLOOR



## FACILITIES THAT ENHANCE PRODUCTIVITY.



SPACIOUS CONFERENCE AND MEETING ROOMS

## EXPO CENTRE

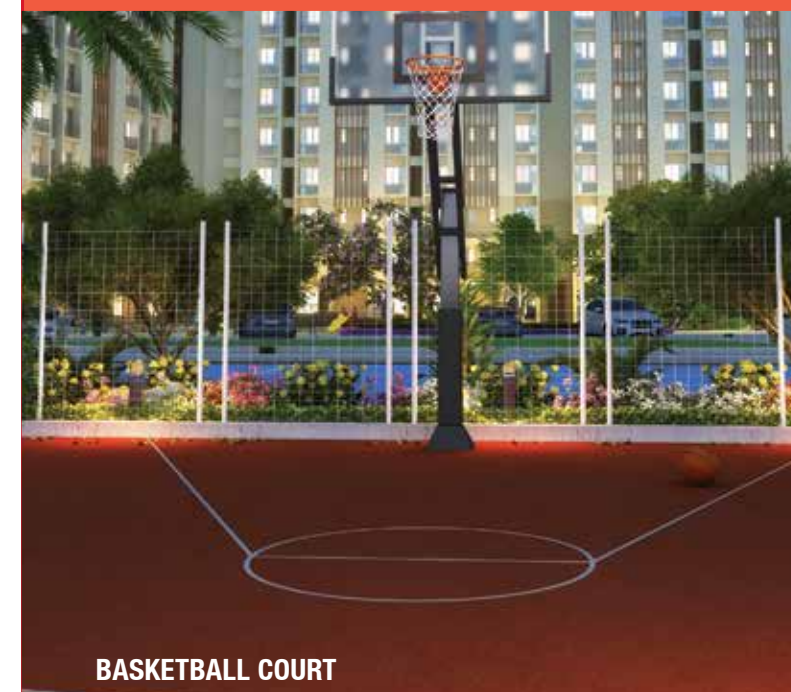


PARKING FOR 900 CARS, MLCP - G+17 STRUCTURES



# THE PERFECT WAY TO RELAX AND UNWIND.

RIGHT NEXT DOOR, AT SIGNATURE CLUB - SPREAD OVER 30,000 SQ. FT.



BASKETBALL COURT



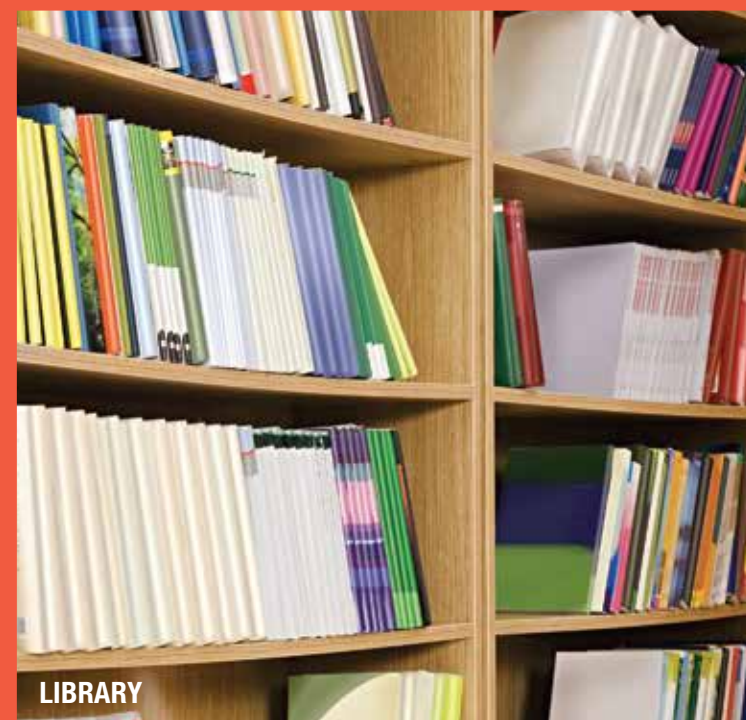
SNOOKER TABLE



GYMNASIUM



TENNIS COURT



LIBRARY



PARTY LAWN





## SERVICES TO TAKE A LOAD OFF YOUR FEET.

Cyber Business Center comes with a gamut of services that take care of all small and big things, leaving the busy professional to focus on what really matters - the work.



### SECURITY SERVICES

The Tigers is a tough-as-nails security agency that provides round-the-clock security of the highest order, by combining well-trained personnel and advanced technology. All to provide total peace of mind to its clients.



### LIMO SERVICE & TRAVEL DESK

Our limo service offers ultra luxury sedans driven by trained chauffeurs, making each trip a regal experience. The travel desk provides comprehensive solutions for clients, helping them enjoy hassle-free journeys.



### HOUSEKEEPING & MAINTENANCE SERVICES

A new-age service that provides the finest housekeeping and maintenance services, Concierge is the choice of those who seek quality. Concierge has a system that is designed to work like clockwork, ensuring that the clients are well taken care of.



### CORPORATE EVENTS

Executed with great precision and attention to detail, corporate events are organised by our in-house team. From event planning to catering, décor to invitations, we take care of all aspects of an event and deliver a flawless experience.



## FIVE REASONS TO INVEST IN CYBER BUSINESS CENTER.

**01**



### PEACE OF MIND ASSURED

Enjoy "independent ownership" of a physical space as against shared ownership most other investments offer today. The assurance of owning a physical space, with an independent registry, is a great factor not only for your peace of mind but that of your tenants as well. It also makes it easier to both, take a loan on or liquidate, thus pushing up the value of your investment another notch.



Complete control of your space



Independent Registry

LESSEES

Lessees prefer to deal with one owner



Easy Re-sale



# 02

## FLEXIBILITY OF USE



100%  
100% FLEXIBILITY



CHOOSE YOUR OWN TENANT



HIGHER LEASE RENTAL



OPEN A SERVICE CENTER  
FOR OTHER BUSINESSES  
IN THE BUILDING

### LEASE. RENT. YOUR OWN BUSINESS. A BUSINESS HUB. **YOUR SPACE. YOUR RULES.**

With Independent Furnished Offices at the CYBER BUSINESS CENTER, you choose what you do with your space. Use it for your own business. Rent it out for a lifetime of lease returns. Or turn it into a business hub and offer it for short-period lease to multiple clients.

Depending on your unique needs, you can opt for Presidential Offices, Virtual Office Spaces or Lockable Unfurnished Office Spaces.

**SOLD OUT**



### **PRESIDENTIAL OFFICES** (1500 sq.ft. or 139.35 sq.m. onwards)

Designed around life at highly productive business environment, the Presidential Offices at Imperia Cyber Center ensure that your workspace always keeps up with your pace of work. With architecture that utilises every square foot of space and facilities that boast of international standards of technology, it exhibits efficiency in every aspect. Just what your work demands from your workspace.

- Entrance Lobby & Reception for Guests
- Large Conference Rooms
- Elegant Glass Façade
- Wi-Fi Enabled Campus
- 3-tier Security
- Concierge Services
- Centrally Air-Conditioned



### **LOCKABLE UNFURNISHED OFFICE SPACES** (500 sq.ft. or 46.45 sq.m. onwards)

If you want an independent office space that you want to furnish and equip in your own unique way, then go for these office spaces. All set for customisation, these lockable spaces come with all modern facilities.

- Large contiguous office spaces
- Available in multiples of 500 sq.ft.
- Self customisation options



### **VIRTUAL BAREHELL OFFICE SPACES** (500 sq.ft. or 46.45 sq.m. onwards)

Turn your dream office into reality with our virtual office spaces. These spaces offer you much greater freedom to design and furnish your office according to your requirements. Choose the option that suits you the best.

- Large contiguous office spaces
- Available in multiples of 500 sq.ft.
- Efficient Floor Plates for Optimal Space Utilisation



# 03

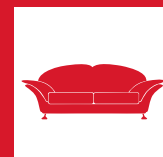
## NO ZERO-PERIOD

PLUG AND PLAY OFFICES. NO FIT-OUT EXPENSES.

Furnished office spaces means almost no zero-downtime for fit-outs, and no additional expenses either. So you don't have to wait a day to start your business here or lose rentals in the zero-rent-period in case you chose to lease the space. In short, your returns start earlier - giving you higher profits, faster.



PLUG-N-PLAY



100% FURNISHED AIR-CONDITIONED OFFICES



WI-FI ENABLED



24 HOUR ACCESS



POWER BACK-UP



24X7 SECURITY

- Meeting Rooms • Cafes & Bistros • Ample Parking with easy access to the Building Entrance
- Unparalleled Facility Management Services • Breakout Zones • Equipped with Firefighting and Safety Provisions
- Banks and ATM Services • 24x7 Available Maintenance Agency • Access to a World Class Club House well equipped with Gym, Spa and other Recreational Facilities

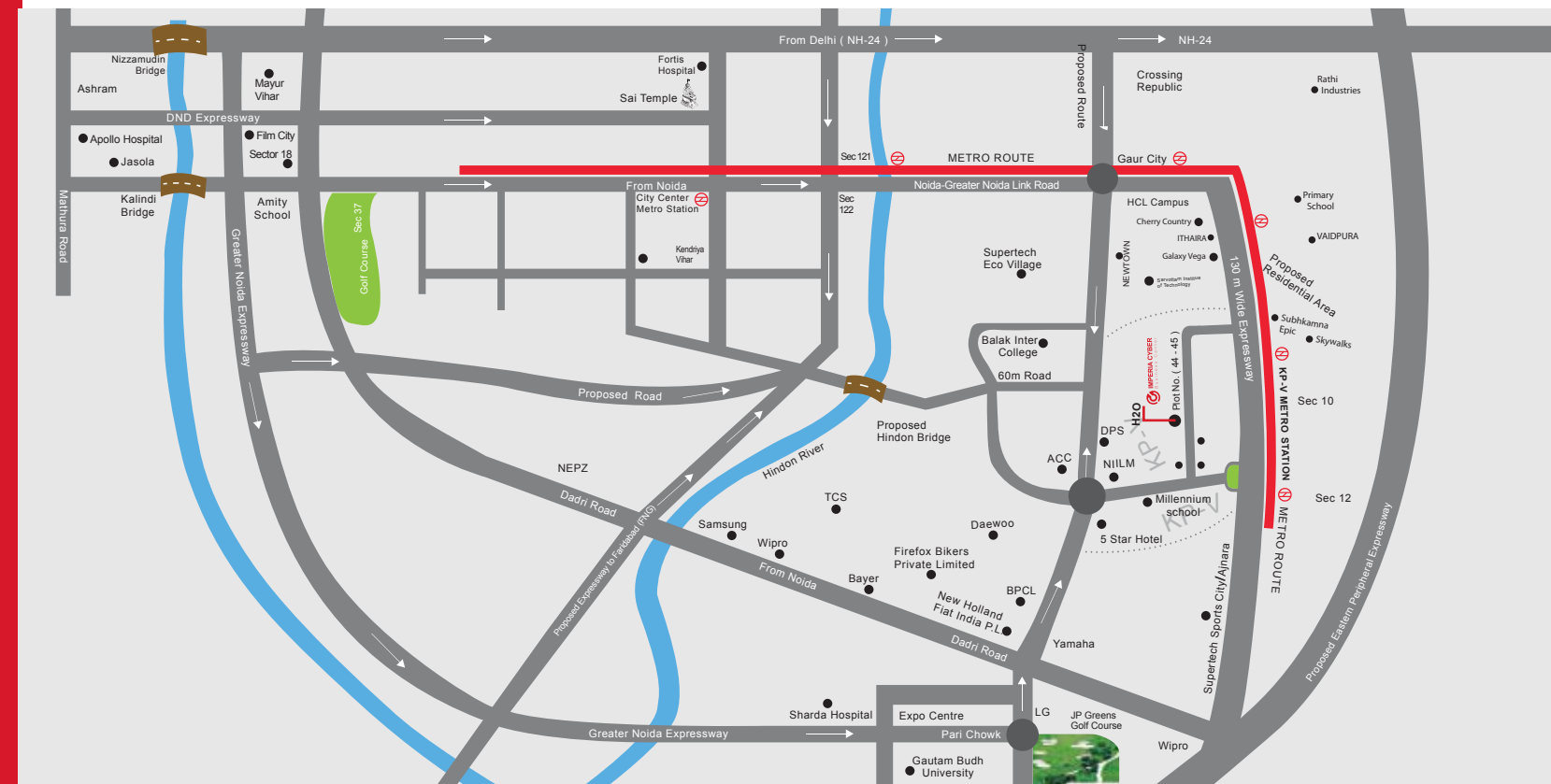
# 04

## BUSINESS GROWTH ASSURED

INVEST IN NCR'S LARGEST PLANNED COMMERCIAL CITY: KNOWLEDGE PARK

Located in the heart of NCR's largest IT and Business hub - Knowledge Park, Greater Noida West, Imperia's CYBER BUSINESS CENTER is in the midst of several large MNCs engaged in IT services, international trade and manufacturing activities for over a decade. And with the demand for well-managed, efficient grade-A office spaces rising every day, the complex is already one of the fastest appreciating properties in the region.

- 100 acre park just 200 m away
- 30 km from Jewar Airport
- 10 minute drive from NH-24 & Pari Chowk
- 10 minutes drive from the Noida City Centre
- 2-minute drive from FNG corridor
- Close to 175 acre Sports City open- air theatre, theme park, orchard and zoo
- Near 230 acre Recreational Park with drive-in cinema,
- Railway Station (under construction) 2 km away
- Proposed Heliport in Knowledge Park V
- Hospital 5 km away
- Well connected to NH-91 & other parts of Greater Noida
- Just 2 min from KP-V Metro Station
- Connected by 5 expressways



Buddh International F1 Circuit - 25 mins



Close to renowned MNCs



Connected with 5 Expressways



Amity University / Mahamaya Flyover - 20 mins



DND/Akshardham - 25 mins



Just 2 min from KP-V Metro Station



# 05

## HIGHEST MONTHLY RETURNS ASSURED



UPTO  
**14%**

P.A. ASSURED RETURNS\*

**PLUS UPTO 9% P.A. GUARANTEED LEASE RENTALS\***

While high inflation continues to eat into your bank deposits and PPF returns, your investment in CYBER BUSINESS CENTER assures you of the highest returns - now, as well as for a lifetime. Choose the payment plan that suits your requirement and earn as much as 14% p.a. assured returns till offer for possession. And with the demand for office spaces growing every day, you can expect your property to give you lease rentals as high as up to 9% p.a. for next 3 years after possession.\*

100% Down Payment Plan

With 14% AR till possession

50%-25%-25% Flexi Payment Plan

With 12% AR till offer for possession

Growth Unlimited Plan

With 11% AR till offer for possession

\*Subject to market conditions. T&C apply.

WHEN THE DEMANDS OF LIFE ARE *neverending...*

MAKE SURE THE RETURNS ON YOUR INVESTMENT ARE *Unlimited*

**1 100% Down Payment Plan with 14% p.a. AR\***

Size	500 sq.ft. or 46.45 sq.m. Onwards
AR Rate (p.a.), paid monthly	14%
AR Period	till offer of possession

**2 Flexi 50-25-25 Plan with 12% p.a. AR\***

Size	500 sq.ft. or 46.45 sq.m. Onwards
AR Rate (p.a.), paid monthly	12%
AR Period	till offer of possession

**3 Growth Unlimited Plan with 11% p.a. AR\***

Growth Unlimited Plan	Period (mth from booking date)	Min. Payment against BSP
Booking	0	10%
Builder Buyer Agreement	1.5	10%
Installment 1	6	10%
Installment 2	9	10%
Installment 3	12	10%
Installment 4	15	10%
Installment 5	18	10%
Installment 6	21	10%
Installment 7	24	10%
On possession		10%

**MAX**  
**YOUR RETURNS**  
**14% PER ANNUM\***

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.



# BUILDING THE FUTURE.

**On-going Commercial**




KNOWLEDGE PARK V, GREATER NOIDA WEST

**On-going Commercial**

**ELVEDOR**



SECTOR 37 C, GURUGRAM

**Up-coming Commercial**




MATHURA ROAD, NEW DELHI

**On-going Commercial**




SECTOR 62, GOLF COURSE EXTENSION ROAD, GURUGRAM

**On-going Residential**




SPORTS CITY, YAMUNA EXPRESSWAY, GREATER NOIDA

**On-going Residential**




SPORTS CITY, YAMUNA EXPRESSWAY, GREATER NOIDA

**On-going Residential**




SECTOR 37 C, GURUGRAM DWARKA EXPRESSWAY, GURUGRAM

**On-going Retail**




GREATER NOIDA WEST

**On-going Retail**




SECTOR 37C, GURUGRAM-DWARKA EXPRESSWAY

AND MANY MORE...



**Imperia Structures Ltd.,**

**Corp. Office :** A-25, Mohan Co-operative Industrial Estate, New Delhi 110044 | [www.imperiastructures.com](http://www.imperiastructures.com) | [response@imperiastructures.com](mailto:response@imperiastructures.com)

**Site Office :** Imperia H2O, Plot No. 44-45, Knowledge Park - V, Greater Noida West | **Branch Office:** Noida | Patna | Lucknow | Ranchi | Gurugram

\* Terms & Conditions apply. All images are conceptual only and subject to change without prior notice. 1sq.mtr. = 10.764 sq.ft. | Valid from 18th August, 2018.