



Imperia Tower

Malibu Towne, Sohna Road, Gurgaon

A Project of BNB Group



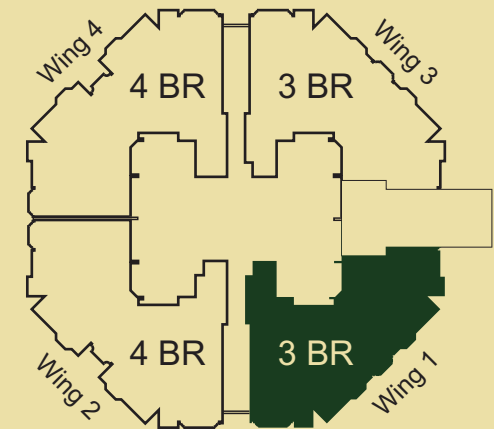
Imperia Tower
Malibu Towne, Sohna Road, Gurgaon

Site Plan



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Tower Plan



Imperia Tower

Malibu Towne, Sohna Road, Gurgaon

Ground And First Floor

3 Bed Room Layout

Unit Area = 3012 Sq Ft

03

Imperia Tower

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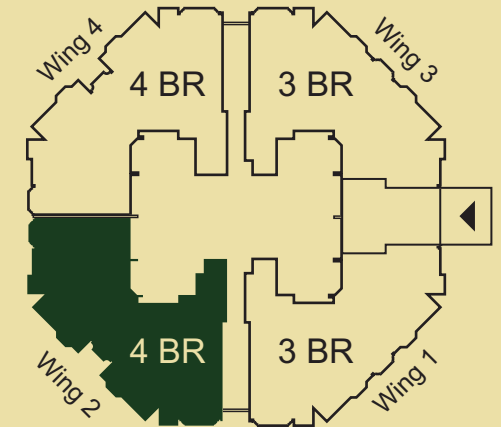
Ground And First Floor

4 Bed Room Layout

04

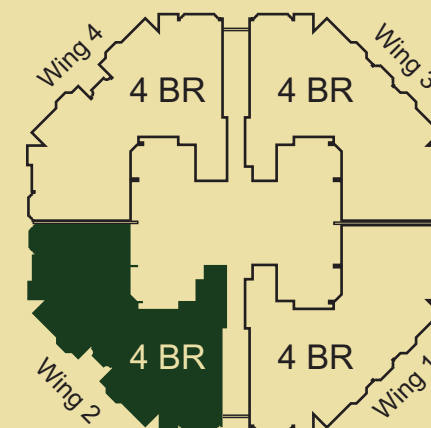


Unit Area = 3281 Sq Ft





Unit Area = 3281 Sq Ft



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Floors 2 to 14

4 Bed Room Layout

05

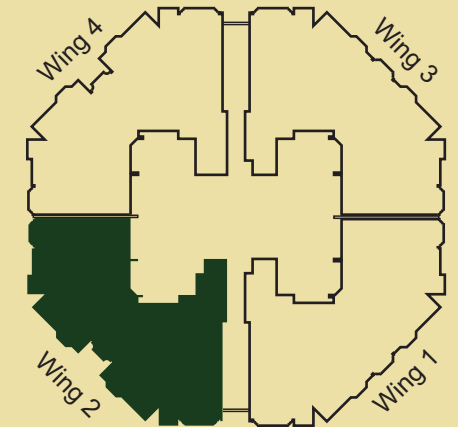


Malibu Towne, Sohna Road, Gurgaon

Lower - Pent House Layout

Unit Area = 5467 Sq Ft





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Floor 16

Upper - Pent House Layout

Living, Dining & Lobby / Passage	Floor	Imported Marble Flooring in combination with Wooden Flooring
	Walls	POP punning with pleasing shades of Plastic Emulsion
	Ceiling	POP punning with Plastic Emulsion
Bed Rooms	Floor	Imported Marble Flooring in Master Bedroom, Wooden Flooring in other Bedrooms
	Walls	POP punning with pleasing shades of Plastic Emulsion
	Ceiling	POP punning with Plastic Emulsion
Balconies	Floor	Anti Skid Tiles / Granite
	Walls/Ceiling	Permanent Paint Finish
Kitchen	Floor	Anti skid Tiles / Granite
	Walls	Tiles / Granite
	Counter	Granite
	Fittings / Fixtures	Modular Kitchen with Hob, Chimney and CP Fittings, Stainless Steel Sink
Toilets (Except Servant Toilet)	Floor	Granite / Imported Marble / Anti Skid Tiles
	Walls	Imported Ceramic Tiles till ceiling height
	Counter	Granite / Imported Marble
	Fittings / Fixtures	European Faucets, WCs & Wash Basins, Shower Enclosure in Master Bathroom
Servant Room	Floor	Ceramic Tiles
	Walls	OBD
	Ceiling	OBD

Doors Shutters	Entrance Door	Teak Veneered & Polished Shutter
	Internal Doors	Seasoned Hardwood frames with Teak Veneer
	External Doors & Windows	Aluminium / uPVC
	Hardware	Stainless Steel / Brass with lacquer finish
Electrical And Electrical Fittings	Copper Electrical Wiring	
	Power point TV & Phone Sockets with protective MCBs	
	Modular switches. Fans in all bedrooms. Living, Dining & Exhaust Fan in all Toilets & Kitchen.	
Security	Single Entrance & Exit, Gated Community, Door Phone System for entrance into the complex, CCTV in common areas, Fire Fighting System	
Façade	Weather proof Texture Paint finish	
Lifts	Floor	Granite / Imported Marble
	Walls	Wooden Panel, Granite & Stainless Steel/Glass
	Ceiling	Stainless Steel & Wood/Glass
	Doors	Stainless Steel
Lift & Stair Lobby	Walls & Floor	Granite / Imported Marble in Floor & Cladding
Facilities	Common area on Ground Floor with billiards, snooker table, private lounge for visitors	

"The contents of this brochure/reckoner document are purely conceptual and not a legal offering. Further the Company/ Designated Architects and Consultants reserve the right to add/delete/modify any details, specifications, facilities amenities, etc mentioned thereon as per their discretion."

DOWN PAYMENT PLAN*

(7% Discount on 100% BSP + Parking + PLC)

Stage	Charges
At booking	15% BSP
Within 60 days of booking	80% BSP + PLC + 100% Car Parking minus down payment rebate
On offer of possession	5% BSP + IFMS + Stamp duty + Registration Charges

BSP - Basic Sale Price

PLC - Preferential Location Charges

IFMS - Interest Free Maintenance Security



CONSTRUCTION LINKED PAYMENT PLAN*

S. No.	Linked Stages	Payment
1	At the time of booking	15% of Basic Sales Price
2	On completion of Ground Floor roof slab	10% of Basic Sales Price
3	On completion of 3rd floor roof slab	10% of Basic Sales Price
4	On completion of 5th floor roof slab	10% of Basic Sales Price
5	On completion of 8th floor roof slab	10% of Basic Sales Price
6	On completion of 11th floor roof slab	10% of Basic Sales Price
7	On completion of 13th floor roof slab	7.5% of Basic Sales Price
8	On completion of top floor roof slab	7.5% of Basic Sales Price
9	On completion of external plaster	7.5% of Basic Sales Price
10	On completion of internal plaster	7.5% of Basic Sales Price
11	On possession	5% of Basic Sales Price

Notes:

1. Basic Sales Price (BSP) is inclusive of External Development and Infrastructure Development Charges which is liable for upward revision in case of revision thereof by the Government or on account of any other reason indicated in the Apartment Buyer Agreement.
2. The price is exclusive of amounts towards all kinds of taxes/fresh statutory charges/stamp duty/registration and other charges as and shall be payable as and when demanded by the company for the said apartment.
3. All other factors whatsoever of whatever nature constituting defaults in payments/penalty on late payments/ interest etc shall be as indicated in the Apartment Buyers Agreement.



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Malibu Towne, Sohna Road, Gurgaon

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