

YOUR PLACE OF PRIDE

RERA NO. RERAA KM 27 OF 2020



  
IMPERIAL  
**Vista**

# ELEVATION OF JOY



# THE ADDRESS OF PEACE

At Imperial Vista, the splendour of urban life has been handpicked to give you the fine living experience you've been dreaming of. With homes that are the perfect blend of a contemporary life and affordability, we bring the perfect heaven for the new age soul.

OPEN AREA 60%

Children's Play Area with Swing & Slides

Senior Citizen Sitting Area

Landscaped Garden

  
IMPERIAL  
Vista



# SITE PLAN



# ISOMETRIC VIEWS



**APARTMENT A**  
BHK - 3  
SBUA - 1642 SQFT



**APARTMENT E**  
BHK - 2  
SBUA - 966 SQFT

# FLOOR PLAN



**TYPICAL 1ST TO 7TH FLOOR**

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APARTMENTS	BHK	CARPET AREA	BALCONY AREA	CUPBOARD AREA	EXTERNAL WALL AREA	BUA	SBUA
A	3	1140.45 sqft	78.57 sqft	27.15 sqft	67.70 sqft	1313.87 sqft	1642 sqft
B	3	1183.70 sqft	78.86 sqft	18.5 sqft	64.47 sqft	1345.53 sqft	1682 sqft
C	3	893.08 sqft	63.05 sqft	18.29 sqft	55.73 sqft	1030.15 sqft	1288 sqft
D	3	892.32 sqft	85.54 sqft	17.77 sqft	55.54 sqft	1051.17 sqft	1314 sqft

APARTMENTS	BHK	CARPET AREA	BALCONY AREA	CUPBOARD AREA	EXTERNAL WALL AREA	BUA	SBUA
E	2	639.90 sqft	77.49 sqft	9.36 sqft	46.17 sqft	772.92 sqft	966 sqft
F	2	623.43 sqft	34.75 sqft	8.71 sqft	45.73 sqft	712.62 sqft	891 sqft
G	3	932.15 sqft	87.07 sqft	18.72 sqft	61.56 sqft	1099.5 sqft	1374 sqft
H	3	946.66 sqft	75.42 sqft	18.72 sqft	59.09 sqft	1099.89 sqft	1375 sqft

# SPECIFICATIONS

## STRUCTURE

Earth Quake resistant RCC Framed Structure.

## WALLS

Inside Walls finished with putty. Exterior walls finished with high quality water proof paint.

## KITCHEN

Wall Tiles dado upto 2 ft above Granite counter Slab, Stainless steel sink, provision for exhaust fan outlet and provision for water purifier.



## FLOORING

Vitrified tiles in living, dining, bedroom & kitchen. Vitrified tiles in ground floor lobby and main entrance.

## STAIRCASE

Granite/Green Marble/Kota Stone in staircase with Stainless Steel Railing



## DOORS

Vinyl / Laminated Main door with lock. Solid Core flush door (Bare) / WPC doors in internal rooms/bathrooms/balcony.

## WINDOWS

Aluminum Sliding Windows with MS Grill

## ELECTRICAL

Concealed copper wiring with MCB, DB & modular switches of reputed brand.

A.C. Power Point & T.V point in living & master bedroom.

Telephone outlet & intercom facility in living room.

Geyser provision in all bathrooms.

## TOILETS

Anti Skid floor Tiles, ceramic tiles dado upto 7 ft wall height, provision for exhaust fan outlet.

## SANITARY WARE

Jaquar / Essco / equivalent.

## WASH BASIN & WATER CLOSET

Hindware / Parryware / Essco / Jaquar / equivalent.



## LIFTS

2 Nos. automatic 8 passenger lift of OTIS / KONE / Schindler or equivalent make.

## FIRE SAFETY

Fire fighting arrangement as per fire safety norms.



## FACILITIES & AMENITIES



Visitors Car Parking Space



Separate Car Wash Area



Water Supply with Iron Removal Plant



Children's Play area



Intercom Facility



24 X 7 Security



CCTV surveillance for ground floor lobby and main entrance



Selected apartments are 3 SIDE open



Provision for covered Multi-Purpose Hall at the roof top / terrace

## IMPORTANT NOTE

No encroachment will be allowed in common area. Any change in internal specification by the owner if they intend to should be made on written request. The same will be provided if it is find architecturally feasible.

Our engineer shall calculate the impact of such deviation and the amount has to be deposited before the execution of the concerned work.

The plan is subject to minor changes which may be required during execution.

## ADDITIONAL CHARGES TO BE PAID BY PURCHASER

Meter Cost, Load Security (transformer and ASEB Charges) & DG cost for electricity in common area, Stamp duty, registration charges, legal / advocate fees for agreement and registration, GST & any other Govt Taxes as per Actual.

## Payment Terms

On Booking	10%
Within 1 month of booking / agreement	10%
On foundation	10%
On completion of 1st slab	10%
On completion of 3rd slab	10%
On completion of 5th slab	10%
On completion of 7th slab	10%
On Completion of Roof Slab	10%
Brick work of the said flat	10%
On completion of Internal Plaster	5%
On handover / possession	5%

All late payments will attract interest as per the norms.

## KEY DISTANCES

Railway Station	7.5km
Dispur Hospital & Nightangle Hospital	2.5km
GNRC Hospital	2.9km
ISBT	8km
Secretariat	2km
Rajdhani Masjid	1.5km
Little Flower School	2.2km
Airport	27km
Ganesh Mandir	1.8km
Ganeshguri Market	2.2km

## DEVELOPERS

### IMPERIAL REALTORS

1st floor, B. R. Tower  
21, Janapath Lane, Ulubari  
Guwahati 781007

imperialrealtorsghy@gmail.com

Contact - 9435406442 / 8822122707

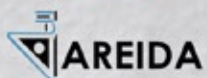
## SITE ADDRESS

Lakhimi Nagar Road  
Guwahati

## ARCHITECTS

Akar Foundation  
Contact - 9864096747

## MEMBER OF



Est. 1941

## Location Map



## LOCATION ADVANTAGES

Adjacent To Secretariat, Well Connected With Market Such As  
Beltola Bazar And Ganesh Guri.  
Hospitals, Schools, Various Banks & ATMs Nearby.

## DISCLAIMER

All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modifications.