



THE
ESTATE
BY IMPERIAL

Discover the Colours of Good Life!

E

Live a life filled with colours of comfort,
delight & convenience at The Estate!

Welcome to your very own vibrant life at The Estate! Located at Mission Chariali, Ketekibari, in Tezpur, this project is designed to brighten up your life with hues of comfort, serenity, joy, and community! The Estate stands tall with 100 3 side-open residences and 7 premium commercial spaces. It brings in every modern amenity and facility to ensure the finest lifestyle for you and your loved ones. Get ready for a home & life like no other with The Estate!







RED WITH DELIGHT

Experience the rush of retail therapy at its finest! The commercial wing of The Estate will bring you the best of brands to shop from, within quick access of your home. Shop till you drop and have a wonderful time at a moment's notice!



VAASTU COMPLIANT



COMMUNITY HALL



24X7 SECURITY



GYMNASIUM



OPEN YOGA AREA



VISITORS CAR PARKING



RAIN WATER HARVESTING



SENIOR CITIZEN SITTING AREA



INDOOR GAMES



ADULT POOL



FLATS ARE 3 SIDE OPEN



SHOPPING SPACES



DG POWER BACKUP

A MENITIES

TRUE BLUE JOY

Make space for more refreshing happiness in your daily life by living at The Estate!

The swimming pool here is perfect for a rejuvenating dip at any hour of the day, as well as for lounging around by the pool. Let these clear blue waters fill your heart with joy!

SWIMMING POOL



HEALTH HORIZONS

Get serious about your spirituality at The Estate!

Designed for today's urban lifestyle, here you will be able to get back on track with your cosmic & divine goals with daily sensory experience to make your health first priority and live a good life at The Estate!



YOGA AREA

FOUNDATION & SUPER STRUCTURE

Earthquake resistant RCC Framed Structure.

WALLS

Inside Walls finished with putty. Exterior walls finished with high quality waterproof paint.

KITCHEN

Wall Tiles dado up to 2 ft above Granite counter Slab. Stainless steel sink.



FLOORING

Vitrified Tiles in living, dining, kitchen and bedroom.
Vitrified tiles in the lobby and main entrance.

STAIRCASE

Marble/ Kota Stone/ Green Marble in Staircase with Stainless Steel Railing.

SANITARYWARE

Hindware / Parryware / Essco / Jaquar / American Standard / Equivalent.

DOORS

Vinyl / Laminated Main door with lock. Solid Core flush door (Bare) / bathrooms / balcony.

WINDOWS

Sliding glass windows with aluminum frame.

TOILETS

Anti Skid floor Tiles, ceramic tiles dado up to 7 ft wall height.

C.P. Fittings

Jaquar / Essco / American Standard / Parryware / Equivalent.

ELECTRICAL

Concealed wiring with MCB, DB and modular switches of reputed brands.

Provision for easy and safe installation of Split Air Conditioners in 2 Rooms.

T.V. point in all bedrooms and living room (only conduit laying- no wiring).

Telephone outlet and intercom facility in living room.

Geyser provision in all bathrooms.

LIFTS

Adequate numbers of Automatic Lifts of Otis / Kone / Schindler / TKE / Equivalent make.

FIRE SAFETY

Firefighting Arrangements are as per FESSA.

OTHER AMENITIES

Club House on 4th floor with amenities such as Swimming Pool, Gymnasium, Green Lawn, Multipurpose Hall.

Water supply with iron removal plant.

Sewage Treatment Plant.

CCTV installed in Ground Floor lobby and Main Entrance.

FACILITIES & AMENITIES

Multipurpose Hall

Visitors Car Parking Space

Separate Car Wash Area

24X7 security

CCTV camera for common area

EV Charging Station

SPECIAL FEATURES

Vaastu Compliant

3 Side Open Apartments



PAYMENT TERMS

On Booking	10%
On agreement	5%
On completion of foundation	15%
On completion of Ground floor slab	10%
On completion of 2nd floor slab	10%
On completion of 4th floor slab	10%
On completion of 6th floor slab	10%
On completion of 9th floor slab	10%
On brick wall of said flat	10%
On internal plaster of flat	5%
On completion and handover	5%

PECIFICATIONS



PINK OF BLISS

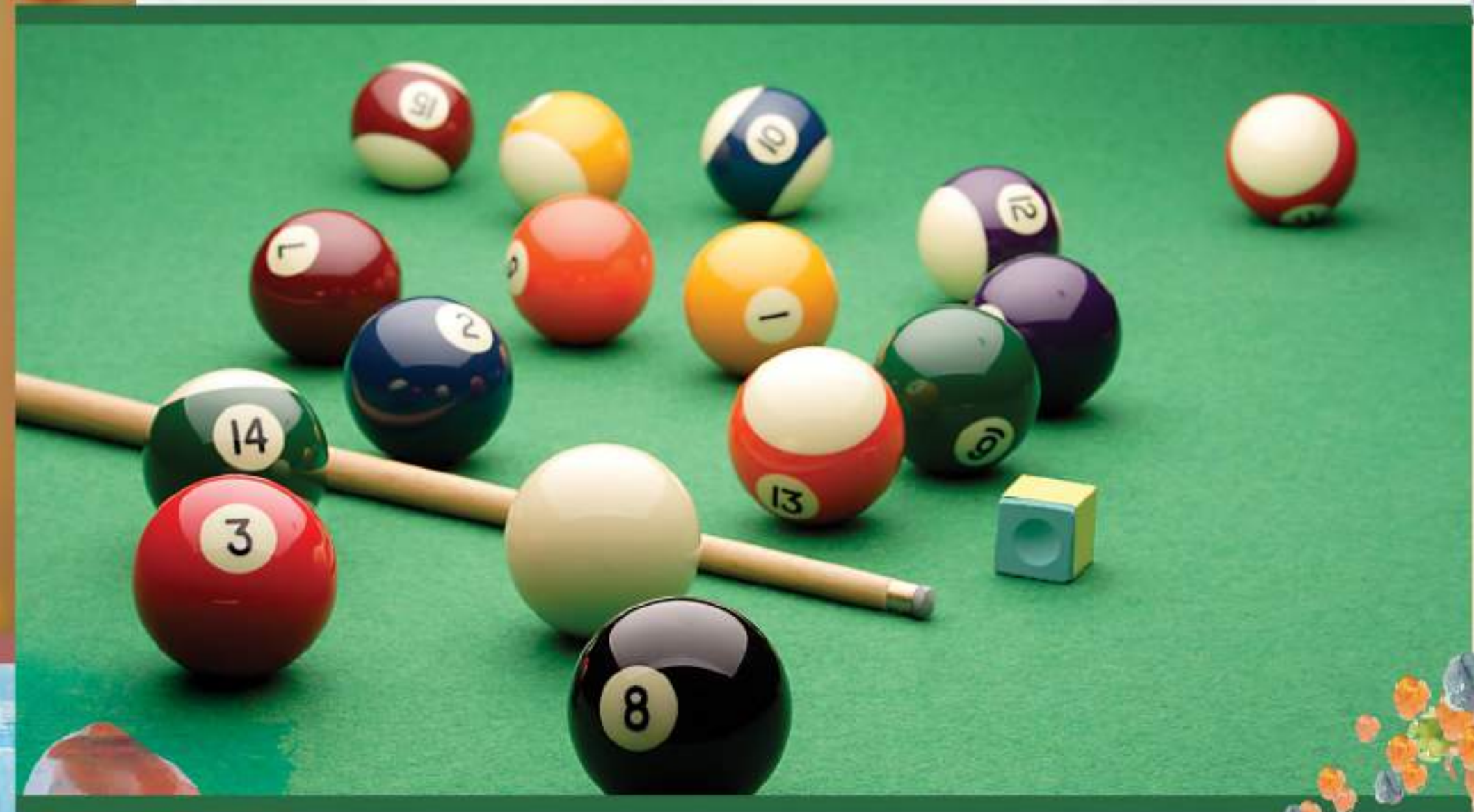
Community is the root of a fulfilling life!

Experience the beauty of togetherness with celebrations at the Community Hall with like-minded souls, who will not only add happiness to your days but will also enrich your living experience at The Estate!

GOLDEN MOMENTS

Savor the Playful After Hours

It's time to infuse more play into each of your days! At The Estate! the leisure spaces have been designed to make more room for activities that you would truly enjoy. The indoor game room features high quality amenities that will help you both unwind and have fun with people you like!





RUST

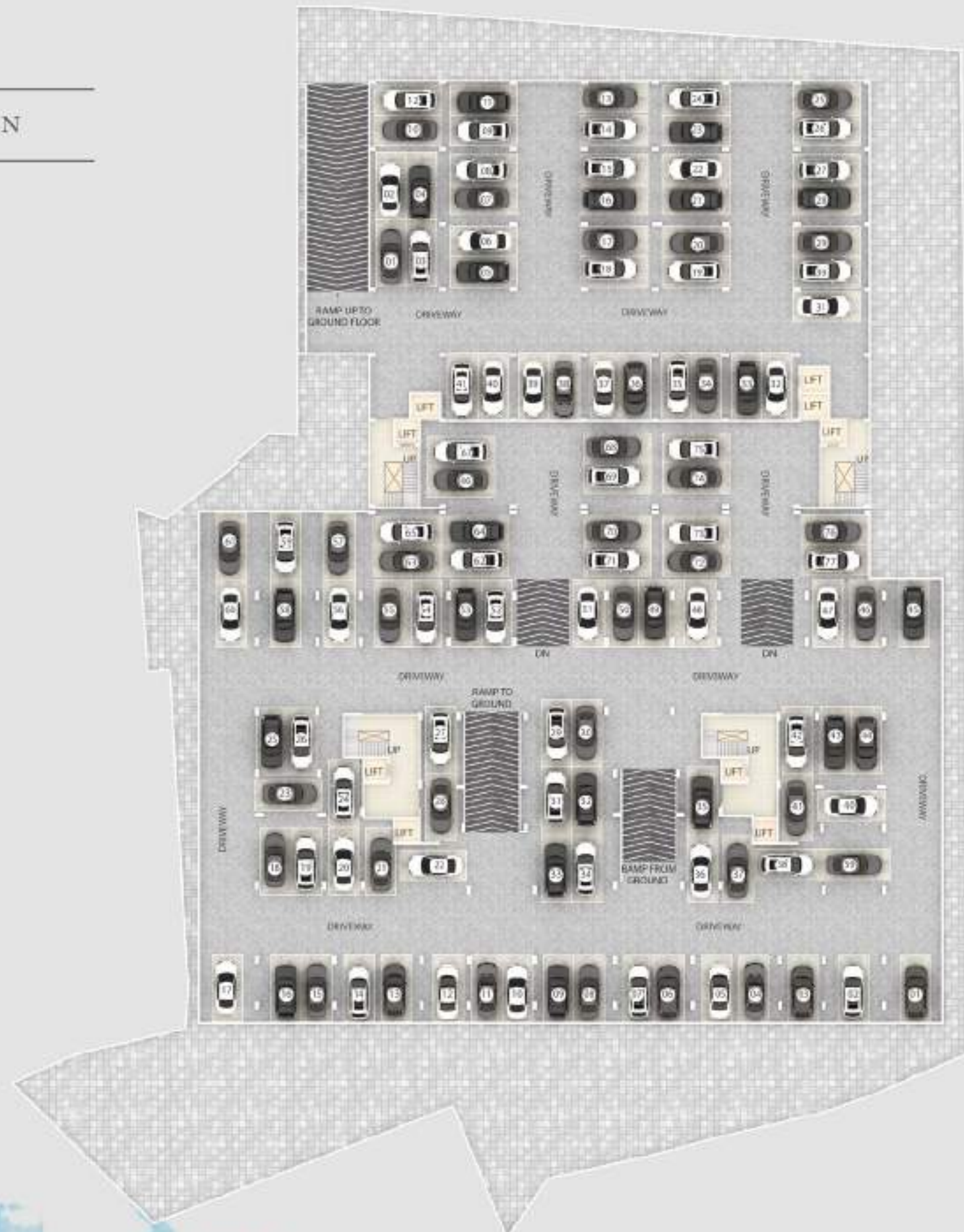
A TRUSTED DEVELOPER

The Imperial Group is among the most trusted and renowned developers in Guwahati and Tezpur.

With years of experience and numerous notable creations in their name, the Imperial Group has played a pivotal role in transforming the skylines of Assam. Known for their innovative designs, high quality construction, aesthetic spaces, timely delivery and excellent customer service, the Group has created a strong presence for itself in the real estate landscape of Guwahati and Tezpur.



FLOOR PLAN



BASEMENT FLOOR



GROUND FLOOR



FLOOR PLAN

BLOCK - 2 1ST FLOOR

FLAT NO	2-101	2-102	2-103
BHK	3	2	3
CARPET AREA	943 SQ FT	589 SQ FT	863 SQ FT
BALCONY AREA	80 SQ FT	55 SQ FT	94 SQ FT
INTERNAL WALL	89 SQ FT	66 SQ FT	83 SQ FT
BUA	1112 SQ FT	710 SQ FT	1040 SQ FT
SBUA	1478 SQ FT	944 SQ FT	1383 SQ FT

FLAT NO	2-104	2-105
BHK	3	2
CARPET AREA	864 SQ FT	590 SQ FT
BALCONY AREA	113 SQ FT	57 SQ FT
INTERNAL WALL	87 SQ FT	64 SQ FT
BUA	1064 SQ FT	712 SQ FT
SBUA	1415 SQ FT	947 SQ FT

BLOCK - 1 1ST FLOOR

FLAT NO	1-101	1-102	1-103
BHK	3	2	3
CARPET AREA	946 SQ FT	590 SQ FT	868 SQ FT
BALCONY AREA	113 SQ FT	57 SQ FT	90 SQ FT
INTERNAL WALL	90 SQ FT	64 SQ FT	83 SQ FT
BUA	1148 SQ FT	712 SQ FT	1041 SQ FT
SBUA	1527 SQ FT	947 SQ FT	1384 SQ FT

FLAT NO	1-104	1-105
BHK	3	2
CARPET AREA	863 SQ FT	588 SQ FT
BALCONY AREA	77 SQ FT	55 SQ FT
INTERNAL WALL	86 SQ FT	66 SQ FT
BUA	1026 SQ FT	709 SQ FT
SBUA	1364 SQ FT	943 SQ FT



FLOOR PLAN

BLOCK - 2 2ND FLOOR

FLAT NO	2-201	2-202	2-203
BHK	3	2	3
CARPET AREA	943 SQ FT	589 SQ FT	863 SQ FT
BALCONY AREA	80 SQ FT	55 SQ FT	94 SQ FT
INTERNAL WALL	89 SQ FT	66 SQ FT	83 SQ FT
BUA	1112 SQ FT	710 SQ FT	1040 SQ FT
SBUA	1478 SQ FT	944 SQ FT	1383 SQ FT

FLAT NO	2-204	2-205
BHK	3	2
CARPET AREA	864 SQ FT	590 SQ FT
BALCONY AREA	113 SQ FT	57 SQ FT
INTERNAL WALL	87 SQ FT	64 SQ FT
BUA	1064 SQ FT	712 SQ FT
SBUA	1415 SQ FT	947 SQ FT



BLOCK - 1 2ND FLOOR

FLAT NO	1-201	1-202	1-203
BHK	3	2	3
CARPET AREA	946 SQ FT	590 SQ FT	868 SQ FT
BALCONY AREA	115 SQ FT	57 SQ FT	90 SQ FT
INTERNAL WALL	87 SQ FT	64 SQ FT	83 SQ FT
BUA	1148 SQ FT	712 SQ FT	1041 SQ FT
SBUA	1527 SQ FT	947 SQ FT	1384 SQ FT

FLAT NO	1-204	1-205
BHK	3	2
CARPET AREA	862 SQ FT	588 SQ FT
BALCONY AREA	77 SQ FT	55 SQ FT
INTERNAL WALL	87 SQ FT	66 SQ FT
BUA	1026 SQ FT	709 SQ FT
SBUA	1364 SQ FT	943 SQ FT



BLOCK - 2 3RD TO 8TH FLOOR

FLAT NO	2-301	2-302	2-303
BHK	3	2	3
CARPET AREA	943 SQ FT	589 SQ FT	863 SQ FT
BALCONY AREA	82 SQ FT	55 SQ FT	94 SQ FT
INTERNAL WALL	89 SQ FT	66 SQ FT	83 SQ FT
BUA	1112 SQ FT	710 SQ FT	1040 SQ FT
SBUA	1478 SQ FT	944 SQ FT	1383 SQ FT

FLAT NO	2-304	2-305	2-306
BHK	3	2	2
CARPET AREA	864 SQ FT	590 SQ FT	868 SQ FT
BALCONY AREA	113 SQ FT	57 SQ FT	90 SQ FT
INTERNAL WALL	87 SQ FT	64 SQ FT	83 SQ FT
BUA	1064 SQ FT	712 SQ FT	1041 SQ FT
SBUA	1415 SQ FT	947 SQ FT	1384 SQ FT



FLOOR PLAN

BLOCK - 1 3RD TO 8TH FLOOR

FLAT NO	1-301	1-302	1-303
BHK	3	2	3
CARPET AREA	946 SQ FT	590 SQ FT	868 SQ FT
BALCONY AREA	113 SQ FT	57 SQ FT	90 SQ FT
INTERNAL WALL	90 SQ FT	64 SQ FT	83 SQ FT
BUA	1148 SQ FT	712 SQ FT	1041 SQ FT
SBUA	1527 SQ FT	947 SQ FT	1384 SQ FT

FLAT NO	1-304	1-305	1-306
BHK	3	2	2
CARPET AREA	863 SQ FT	588 SQ FT	863 SQ FT
BALCONY AREA	77 SQ FT	55 SQ FT	94 SQ FT
INTERNAL WALL	85 SQ FT	64 SQ FT	83 SQ FT
BUA	1026 SQ FT	709 SQ FT	1040 SQ FT
SBUA	1364 SQ FT	943 SQ FT	1383 SQ FT



BLOCK - 2 9TH FLOOR

FLAT NO	2-901	2-903
BHK	3	3
CARPET AREA	943 SQ FT	863 SQ FT
BALCONY AREA	767 SQ FT	94 SQ FT
INTERNAL WALL	96 SQ FT	83 SQ FT
BUA	1805 SQ FT	1040 SQ FT
SBUA	2401 SQ FT	1383 SQ FT

FLAT NO	2-904	2-906
BHK	3	3
CARPET AREA	864 SQ FT	868 SQ FT
BALCONY AREA	800 SQ FT	90 SQ FT
INTERNAL WALL	95 SQ FT	83 SQ FT
BUA	1758 SQ FT	1041 SQ FT
SBUA	2339 SQ FT	1384 SQ FT



FLOOR PLAN

BLOCK - 1 9TH FLOOR

FLAT NO	2-901	2-903
BHK	3	3
CARPET AREA	946 SQ FT	868 SQ FT
BALCONY AREA	800 SQ FT	90 SQ FT
INTERNAL WALL	97 SQ FT	83 SQ FT
BUA	1843 SQ FT	1041 SQ FT
SBUA	2451 SQ FT	1384 SQ FT

FLAT NO	2-904	2-906
BHK	3	3
CARPET AREA	863 SQ FT	863 SQ FT
BALCONY AREA	783 SQ FT	94 SQ FT
INTERNAL WALL	93 SQ FT	83 SQ FT
BUA	1719 SQ FT	1040 SQ FT
SBUA	2287 SQ FT	1383 SQ FT



LOCATION MAP



THE ESTATE
TEZPUR



HOSPITAL

- ERC Eye Care Hub - 280 mtrs
- Baptist Christian Hospital - 700 mtrs
- B-J Hospital - 700 mtrs
- Times Hospital - 900 mtrs
- 155, Base Hospital - 1.6 kms



EDUCATION

- Tezpur Chariali Girls' High School - 850 mtrs
- Don Bosco Socio- Technical Institute - 1.4 kms
- Smart School Junior Tezpur - 2.4kms
- Delhi Public School - 5 kms



CONNECTIVITY

- Mission Chariali Traffic Point - 190 mtrs
- Bus Stand Shiv Temple - 270 mtrs
- Railway Station - 3 kms
- Airport - 6 kms



PARK

- Gajraj Park - 110 mtrs



SHOPS & SHOWROOMS

- Zudio- 78 mtrs
- Mahindra Ashok Motors - 800 mtrs
- Royal Enfield Showroom - 900 mtrs



BANKS

- Axis Bank - 500 mtrs
- Sbi - 300 mtrs



OTHERS

- Emmanuel Baptist Church - 550 mtrs
- The Greenwood Hotel - 1.5 kms
- Vartak Ayyappa Temple - 1.7 kms
- Bamparbatia Hari Har than - 2.7 kms



AERIAL VIEW

GREEN & SERENE

Witness the soothing hues of nature
everyday at The Estate!

There are open outdoor spaces to bring
you fresh breeze, ample sunshine and the
tranquility of green nature. Feel calmness
and return to your life with a home here at
The Estate!

DEVELOPERS



Imperial Group

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Contact - 8876814043 / 9864181582

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MEMBERS



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of "The Estate". The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and or architects.

RERA REGISTRATION NO: RERAA ST 91 OF 2023-24

