



# NIMBUS THE PALM VILLAGE YAMUNA EXPRESSWAY

RERA NUMBER - UPRERAPRJ558356/04/2024

<https://up-rera.in/projects>





# THE NIMBUS GROUP LEGACY

## 31 YEARS OF TRUST

8.7

MILLION SQ.FT.

12

PROJECTS

6500+

HAPPY CUSTOMERS



# The Nimbus Group

Guided by Vision.  
Fueled by Values.



Nimbus Group has a pan-India presence across sectors of hospitality, real estate, broking/advisory and housing finance. Our legacy is built on adaptability and unwavering values. With a diverse board of directors, we bring expertise in finance, governance, and management.

**Our Vision:** To be the preferred partner, sharing expertise and delivering value, on-time, always. We nurture a culture of performance and believe in development of our people. We continuously innovate to grow and diversify our business.

**Our Mission:** We are a leading company contributing towards the growth and development our nation while creating a sustainable future for all stakeholders.



# From The Chairman's Desk



Mr. Bipin Agarwal  
Chairman, Nimbus Group

Our strength lies in the happiness of our employees and appreciation from customers, driving our commitment to building a harmonious business. Real estate corporations, crucial in modern society, serve as community backbones. We prioritize social responsibility, focusing on green and sustainable practices to exemplify a happy business and ensure customer security.

As a pioneer in North India, we've contributed significantly to Noida, Greater Noida, and Expressway's development over three decades. Our success is rooted in competence, competitiveness, timely delivery, and high-quality standards. Customer satisfaction is paramount through efficient management and excellent workmanship.

**Our goal is to create value for shareholders, communities, and the economy.** Proud of our past and passionate about the future, we commit to excellence, adapt to changes, and overcome challenges through better management and construction techniques. We look forward to continued success with our partners in the years ahead.

## From The Desk of Chief Business Officer

“

At Nimbus, we are driven by a profound desire to offer a robust infrastructure with world-standard innovations. Our Hotels in Bengaluru & Delhi stand as a testimony to our expanding horizons, promising a blend of luxury and warm hospitality.

**NIMBUS isn't just in the business of constructing buildings.** We are meticulously crafting the house of your dreams that you will cherish forever. We, at Nimbus, are ceaselessly evolving the pinnacle of world-class standards.

”



Mr. Sahil Agarwal  
Chief Business Officer, Nimbus Group

# Legacy of Nimbus Realty

Nimbus Realty is the real estate wing of Nimbus Group operating in Delhi and NCR. Nimbus Realty has developed numerous residential and commercial projects in cities of Noida and Greater Noida. It has portfolio of 8.7 million sq.ft. with 12 projects.

Nimbus realty has 6500+ happy customers who have invested in their various projects. We aim to be the preferred real estate developer among investors and buyers.

**Our Mission :** Craft real estate projects, foster a positive work culture, and build assets benefiting all stakeholders.

**Our Vision:** To be India's most trusted real estate solution provider, continuously innovating for unparalleled customer satisfaction.

8.7 Million  
SQ.FT.

12  
Projects

6500+  
Customers





## **Nimbus Group x Mary Kom Where Grit Meets Grandeur!**

The Nimbus Group is proud to welcome Mary Kom, an emblem of dedication, hard work, and an unwavering commitment to excellence, as our Brand Ambassador. Her legendary status in the sporting world mirrors our ethos in the realm of real estate development. Like Mary, we are relentless in our pursuit of excellence, crafting each project with the same tenacity and spirit that has defined her illustrious career.

Join us as we forge a future built on the foundations of perseverance and dedication, hallmarks of both Nimbus and our esteemed ambassador Mary Kom.

# ABOUT THE PROJECT

Elegant independent floors, constructed within a low-rise G+4 structure, and majestic high rise towers of 13 floors are crafted to the highest specifications, featuring unique distinctive character that exudes harmony, peaceful living, and privacy. The thoughtful design prioritizes open-plan living spaces that seamlessly extend into balconies, ensuring that natural light and air ventilation flow abundantly throughout the apartments, enhancing the sense of spaciousness and well-being.






# CLUB

Discover your ultimate lifestyle destination at our premier club, where luxury meets comfort across an array of top-tier amenities, such as a party hall, cafeteria, kids play zone, indoor game area, library, yoga room, gym, spa, boxing ring and much more.

Join us to transform your everyday into the extraordinary—where more experiences, more activities, and a better life await.



A woman with long brown hair, wearing a floral dress and a wide-brimmed hat, is lying on a white lounge chair by a swimming pool. She is holding the hat over her face. The pool is in the background, and the scene is set in a lush, green environment.

## Discover the exquisite clubhouse

Our clubhouse stands as a testament to opulent living, offering an array of amenities that cater to your every need. Here you can unwind and rejuvenate in style, surrounded by an atmosphere of sheer indulgence.

# MASTER LAYOUT PLAN



## LOW RISE TOWERS

- TOWER - A (1-9)
- TOWER - B (1-15)
- TOWER - C (1-14)
- TOWER - D (1-12)

## LEGENDS

- |                   |                         |                                                     |
|-------------------|-------------------------|-----------------------------------------------------|
| 1. ZEN GARDEN     | 11. SEATING WITH TRELIS | 21. SPORTS COURT (BADMINTON, BASKETBALL AND TENNIS) |
| 2. PERGOLA        | 12. WATER FEATURE       | 22. PARKING                                         |
| 3. FRAMES         | 13. GAZEBO              |                                                     |
| 4. YOGA DECK      | 14. SCULPTURE POINT     |                                                     |
| 5. LAWN           | 15. HERBAL GARDEN       |                                                     |
| 6. PAVED PLAZA    | 16. SAND PIT            |                                                     |
| 7. STEPPING STONE | 17. KIDS PLAY           |                                                     |
| 8. MOUND          | 18. WATER PLAY          |                                                     |
| 9. OPEN GYM       | 19. OAT                 |                                                     |
| 10. PLANTER       | 20. SWIMMING POOL       |                                                     |



# Independent Floors





# SPECIFICATION

## INDEPENDENT FLOOR

### LIVING ROOM

Wall	Plastic paint
Flooring	Vitrified Tiles(600 x 1200)mm Semi gloss finish
Ceiling	Ceiling Band As Per Design With Plastic Paint Alongwith Light
External Windows	UPVC window/Aluminium

### KITCHEN

Wall	Plastic paint
Counter Top	Granite/Stone
Dado Wall	Tiles 2' above the counter
Flooring	Antiskid Tiles (600 x 1200)mm
Ceiling	PVC Panel as per design alongwith light
Sink	Double bowl SS Sink with drainboard Semi modular

### LIFT LOBBY (ALL FLOORS)

Wall Paint	Plastic paint
Flooring	Granite
Ceiling	Ceiling as per design with plastic paint with light

### MASTER BEDROOM

Wall	Plastic paint
Flooring	Vitrified Wooden Tile (600 x 1200)mm
Ceiling	Ceiling Band As Per Design With Plastic Paint alongwith light
External Windows	UPVC Window/Aluminium

### OTHER BEDROOMS

Wall	Plastic paint
Flooring	Vitrified Tile (600 x 1200)mm
Ceiling	Gypsum ceiling band as per design with plastic paint alongwith light
External windows	UPVC Window/Aluminium

### WASHROOM

Wall	Tiles Upto false ceiling lvl.
Flooring	Anti-skid Vitrified Tiles/Anti skid Ceramic Tiles (600 x 1200)mm
Ceiling	Grid ceiling as per design with light point
Vanity	WashBasin with Granite counter top

### SANITARY FIXTURES

WC	Wall mounted
Fixtures & Fitting	Chrome finish fitting, Mixers
Plumbing	CPVC for water supply inside the toilet and Kitchen & UPVC pipes for stacks

### STAIRCASE

Wall	OBD
Flooring	Granite
Railing	MS Railing

### BALCONY

Railing	Glass Railing/MS powder coated/ parapet as design
Floor	Anti skid tile (600 x 1200)mm

### DOORS

Entrance Door - 8' Ht.	Laminated flush door/skin moulded with all the required hardware & hardwood frame
Internal Door - 7.5' Ht. (Flush door)	Laminated flush door/skin moulded with all the required hardware & hardwood frame

### A / C

Provision of sleeves for Split A/C

### SECURITY SYSTEMS

Secured Gated Community with intercom.  
CCTV at suitable places with camera in all lifts.

### ELECTRICALS

Modular Switches, Copper wiring with MCBs

### POWER BACKUP

1 KVA

### BASEMENT LOBBY

Floor	Granite
Wall & Column	OBD
Ceiling	OBD

### LIFTWORK PASSENGER LIFT

CLADDING GRANITE

### EXTERNAL PAINT

Weather resistant paint

# SPECIFICATION

## HIGH RISE APARTMENTS

### LIVING ROOM

Wall	Plastic paint
Flooring	Vitrified Wooden Tiles
Ceiling	OBD
External Windows	UPVC window/Aluminium

### KITCHEN

Wall	Plastic paint
Counter Top	Granite/Stone
Dado Wall	Tiles 2' above the counter
Flooring	Antiskid Tiles
Ceiling	PVC Panel as per design alongwith light
Sink	Single bowl SS Sink with drainboard Semi modular

### BED ROOM

Wall	Plastic paint
Flooring	Vitrified Wooden Tile
Ceiling	OBD
External Windows	UPVC Window/Aluminium

### ALL WASH ROOM

Wall	Tiles upto false ceiling lvl.
Flooring	Anti-Skid Vitrified Tiles/Anti skid Ceramic Tiles
Ceiling	Grid Ceiling as per design with light point
Vanity	WashBasin with Granite counter top

### ELECTRICALS

Modular Switches, Copper wiring with MCBs

### SANITARY FIXTURES

WC	Wall mounted
Fixtures & Fitting	Chrome finish fitting, Mixers
Plumbing	CPVC for water supply inside the toilet and Kitchen & UPVC pipes for stacks

### STAIRCASE

Wall	OBD
Flooring	Granite
Railing	MS Railing

### BALCONY

Railing	Glass Railing/MS powder coated/ parapet as design
Floor	Anti skid tile

### DOORS

Entrance Door - 8' Ht.	Laminated flush door/skin moulded with all the required hardware & hardwood frame
Internal Door - 7.5' Ht. (Flush door)	Laminated flush door/skin moulded with all the required hardware & hardwood frame

### AC

AC	1 split AC
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### SECURITY SYSTEMS

Secured Gated Community with intercom.  
CCTV at suitable places with camera in all lifts.

### POWER BACKUP 1KVA

#### LIFT LOBBY / CORRIDOR (EXCEPT GROUND FLOOR)

Wall Paint	OBD
Flooring	Granite
Ceiling	OBD

#### LIFT LOBBY GROUND FLOOR

Wall Paint	Plastic Paint
Flooring	Granite
Ceiling	Designer ceiling at Ground Floor only

#### LIFT WORK PASSENGER LIFT

Cladding	Granite
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### EXTERNAL PAINT

Weather resistant paint

### FURNITURE

Bed (Queen Size)  
Bed Table both Side  
Sofa(2 or 3 seater)  
Centre Table  
Wardrobe Single  
Semi-Modular Kitchen  
Study table & 1 Chair  
Fan (1 No.)



# BRAND ASSOCIATION

**STEEL: TATA/ JINDAL/ SAIL/ JSW**

**CEMENT: ULTRATECH/ JK LAKSHMI/ WONDER**

**TILES: KAJARIA/ SOMANY/ VARMORA**

**SWITCH SOCKETS: ANCHOR/ HAVELLS**

**WIRE: POLYCAB/ HAVELLS/ ANCHOR**

**PLUMBING PIPES: ASTRAL/ FINOLEX/ SUPEREME**

**PANELS: L & T/ ABB**

**TRANSFORMER: SUDHIR/ ESSNAR**

**DG SET: JACKSON**

**FIRE SYSTEM: JINDAL & FITTINGS OF AGNI & SURAKSHA**

**PAINT: ASIAN/ DULUX**

**BATHROOM FITTINGS: JAGUAR/ ROCA/ CERA/ HINDWARE**

**LIFT: KONE/ THYSSENKRUPP/ OTIS**



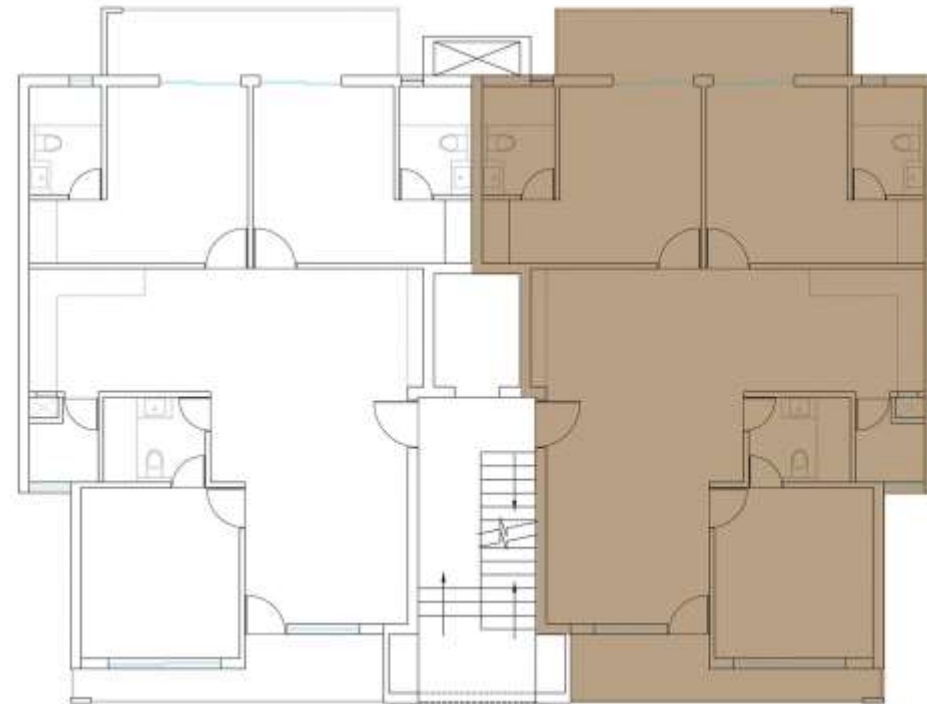
# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



TYPICAL

UNIT CARPET AREA = 1128.39 SQFT.  
BALCONY = 106.24 SQFT.  
VERANDAH = 72.76 SQFT.



KEY PLAN

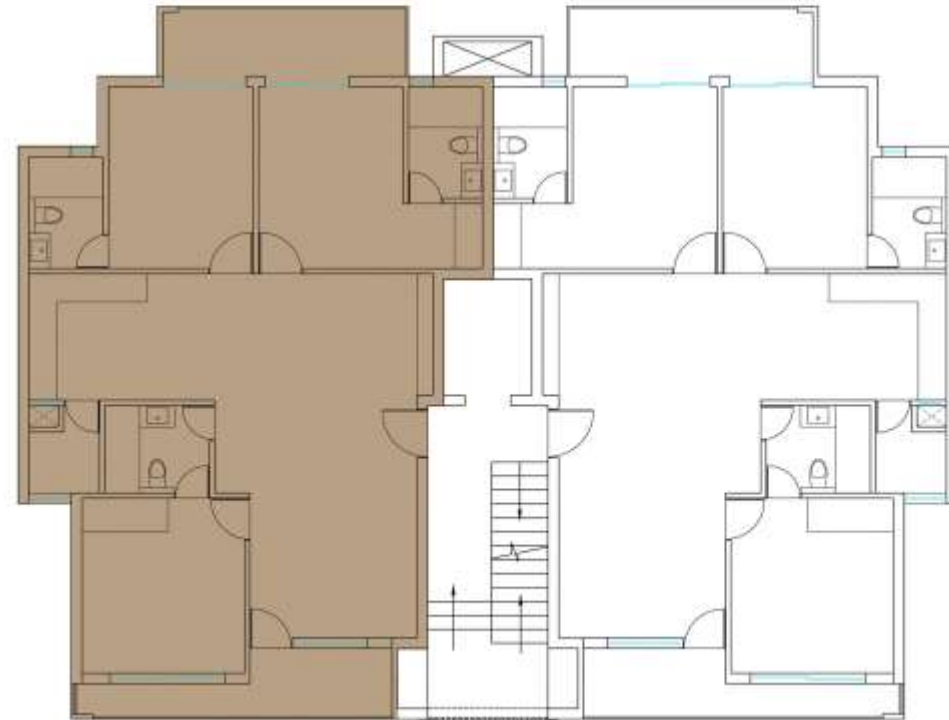
(A-1 TO A-9)  
(B-1 TO B-7, B-9 (1st WING), B-10 TO B-15)  
(C-1 TO C-14)  
(D-1 TO D-7, D-8 (1st WING), D-9 TO D-12)

# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



(B-8)

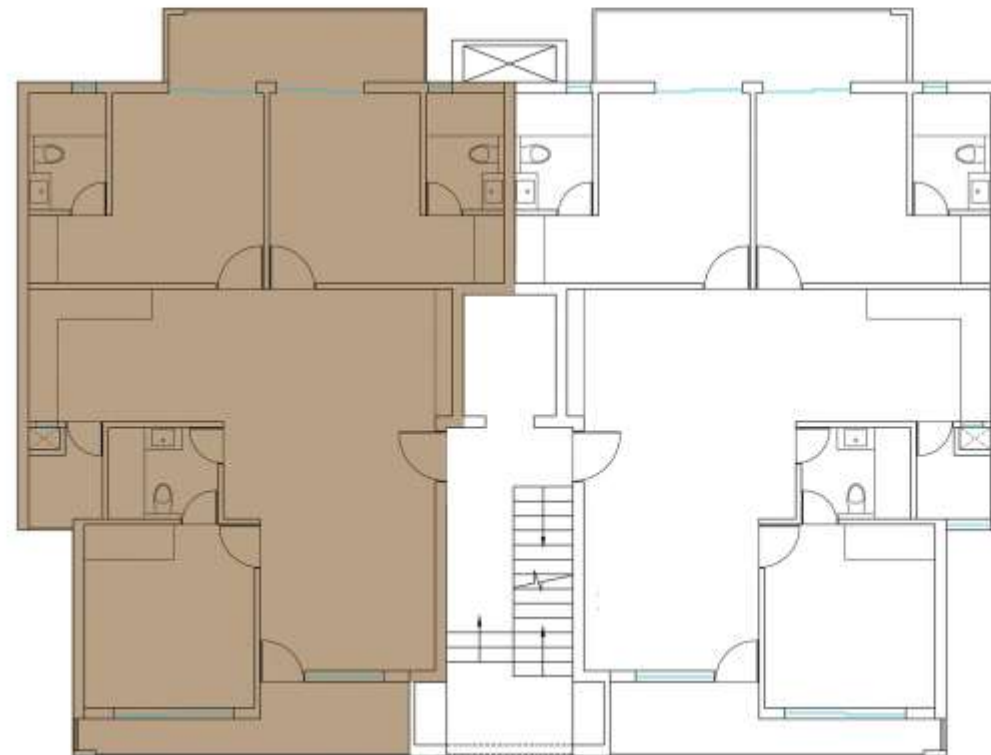


KEY PLAN  
(B-8)

UNIT CARPET AREA	= 1066.50 SQFT.
BALCONY	= 87.40 SQFT.
VERANDAH	= 72.76 SQFT.

# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



KEY PLAN  
(B-9 - (2nd WING) & D-8 (2nd Wing))

B-9 - (2nd WING) & D-8 (2nd Wing)

UNIT CARPET AREA	= 1128.39 SQFT.
BALCONY	= 87.40 SQFT.
VERANDAH	= 72.76 SQFT.

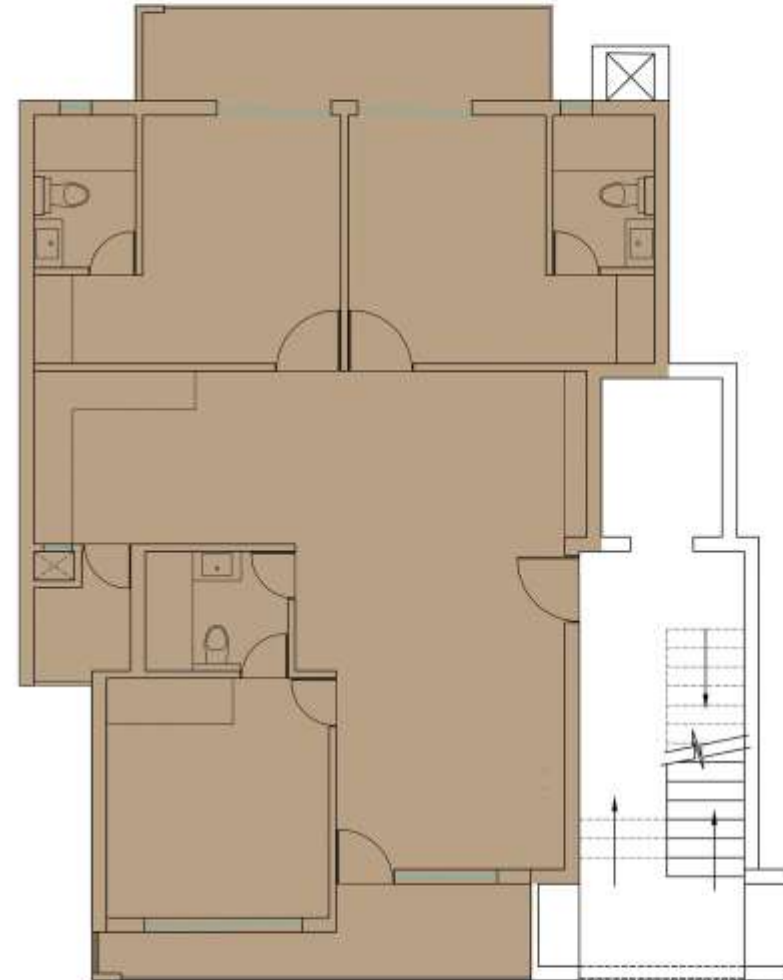
# FLOOR PLAN

3 BHK + 3 TOILET UNIT  
INDEPENDENT FLOORS



C7 & D5

UNIT CARPET AREA = 1128.39 SQFT.  
BALCONY = 106.24 SQFT.  
VERANDAH = 72.76 SQFT.



KEY PLAN  
(C7 & D5)

# FLOOR PLAN

## HIGH RISE 1BHK APARTMENT



Unit Carpet Area = 247.79 sqft.  
Balcony = 55.33 sqft.

# WHY YAMUNA EXPRESSWAY?

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- Noida International Airport
- Well-connected to the Delhi-Mumbai Expressway
- Home to the upcoming Olympic City & Film City
- Scenic tourist highway connecting Delhi-Noida-Agra-Lucknow
- Commercial presence including Patanjali, LG, Vivo & Bikanerwala
- Shopping extravaganza at Venice Mall & Omaxe Mall
- Upcoming city processing unit
- Upcoming Rapid Rail, Pod Taxi & Metro for easy commute
- Convenient Access via proposed Delhi-Faridabad bypass
- Proximity to Noida Extension's Business District
- Nearby IT Hubs
- Close to Sector 18 for retail and entertainment
- International cricket stadium. F1 & Moto GP track



# SUCCESSFUL PROJECTS

# LOCATION MAP

## Residential Projects:



## Commercial Project:



### Registered Office:

M/s IITL-Nimbus The Palm Village  
1012, 10<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road,  
New Delhi - 110001,

### Site Address:

Plot No. GH03, Sector 22A, Yamuna Expressway Industrial Development Area  
Distt. Gautam Buddha Nagar, Uttar Pradesh

CHEQUES/DD SHOULD BE DRAWN IN FAVOUR OF "IITL NIMBUS THE PALM VILLAGE COLLECTION A/C"



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