

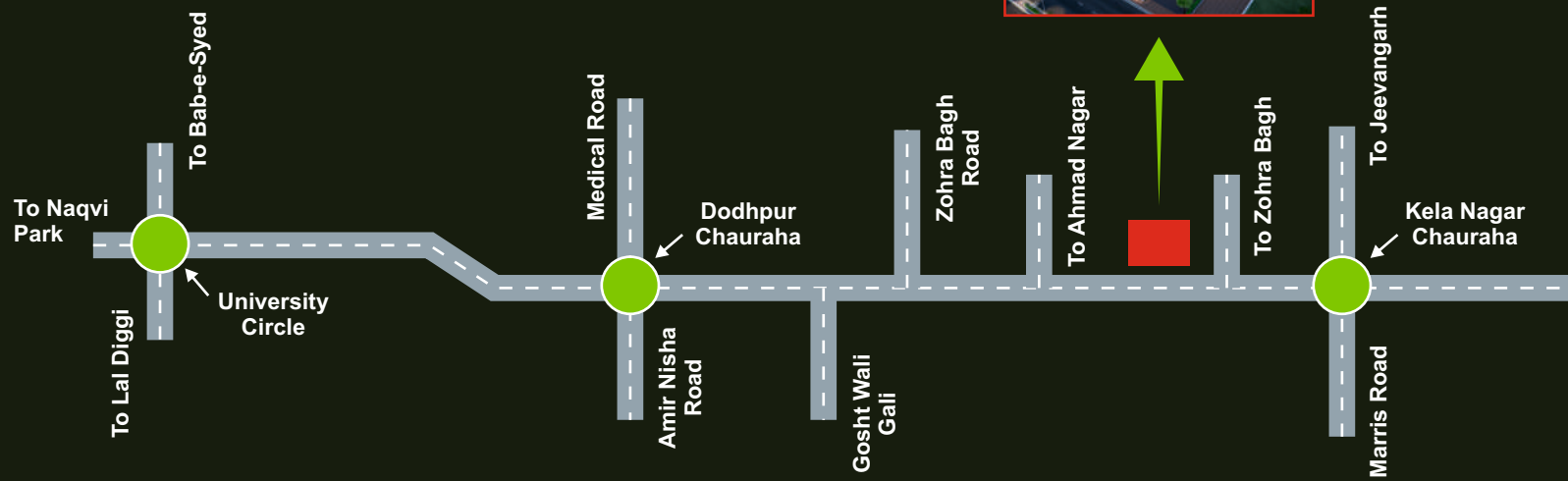
LOCATION MAP

Not to Scale

PROXIMITY & APPROACH:

Railway Station	: 9 mins
JNMC-Medical College	: 8 mins
AMU Jama Masjid	: 8 mins
Center Point	: 7 mins
AMU Main Campus	: 5 mins
Abdullah Girls College	: 3 mins

IT
PALMCOURT
Luxury beyond belief



Site Office:

IT PALMCOURT

📍 Dodhpur Road Near Kela Nagar Chauraha, Aligarh, UP 202002

Head Office:

Ijlal Ahmad & Brothers Estate Developers

📍 AL-Hamd Gulmohar Suites Near Nadeem Tareen Hall Sir Syed Nagar Aligarh, UP 202002

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ARCHITECT: MEMAAR ASSOCIATES PVT. LTD., NEW DELHI

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Creative Arena : 07011737354

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RETAIL SHOPS & 3 BHK LUXURY APARTMENTS



IJLAL AHMAD & BROS.
Real Estate Developers

Welcome to

IJLAL AHMAD & BROTHERS REAL ESTATE DEVELOPERS Company which is based on the concept of:

- ▶ TRANSPARENCY & ASSURANCE
- ▶ TRUST & COMMITMENT
- ▶ ARCHTECTURE & QUALITY

We are responsible for creating serene living environment, premium residential spaces in Aligarh we pledge to uphold highest ethical practice in real estate.

We bear a testimony to a commitment toward the timely delivery of the projects.

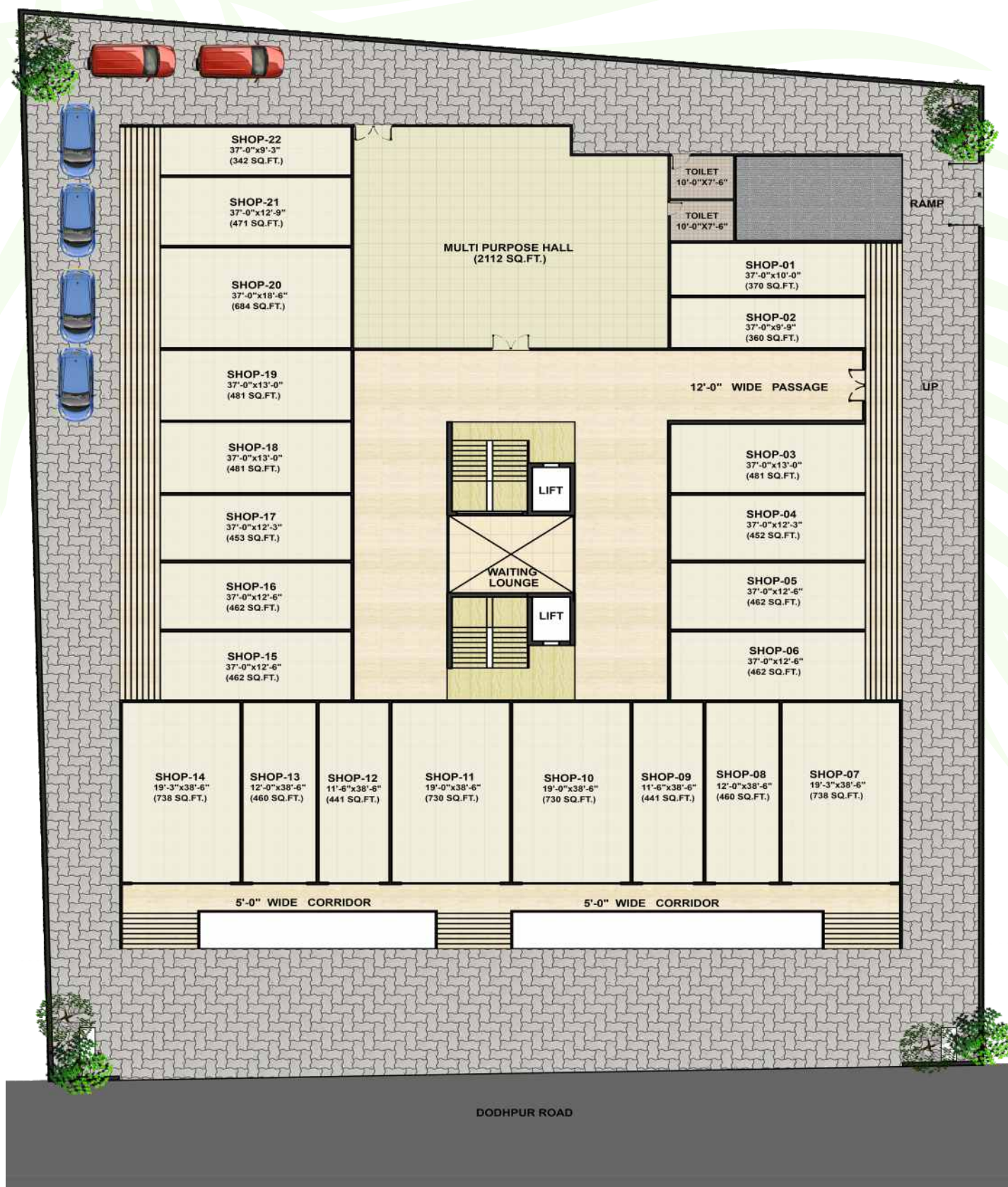
IJLAL AHMAD & BROTHERS REAL ESTATE DEVELOPERS Company is one of the leading construction companies in Aligarh. we have successfully completed Park View Residency-I, Park View Residency-II, at Marris Road Chauraha, Al-Hamd Gulmohar Suites, Sir Syed Nagar, Ahmad Gulmohar Suit's, Nagla Road, Sir Syed Nagar, IT Palaza, IT Grand Zakariya Market Medical Road and many more... our upcoming project IT PALMCOURT is located at Dodpur, Aligarh which the eighteenth project and most remarkable housing & shopping complex in Aligarh.



Project Overview

Looking for luxurious spaces in the city? go no further than IT Palm Court. the pinnacle of luxurious space. IT Palm court brings you exceptional living spaces set luxuriously in the heart of the city. One of its kind, these 3 BHK's blend contemporary architecture with affordable luxury open from all sides for air, IT Palm Court radiates space unmatched in Aligarh. Soon to be called as the most prosperous homes in the city, book yours today. Specifications tailored to taste (tiles, floors, windows, door, etc.,) IT Palm Court, lavish 3 BHK's. Dedicated to pleasant conveniences ventilated flats open from all sides. Secure basement parking. two floors of spacious shops in IT Palm Court catering all needs. Multi-purpose banquet style hall for celebrating life luxuriously is also available in the upper ground floor of IT Palm Court premises.

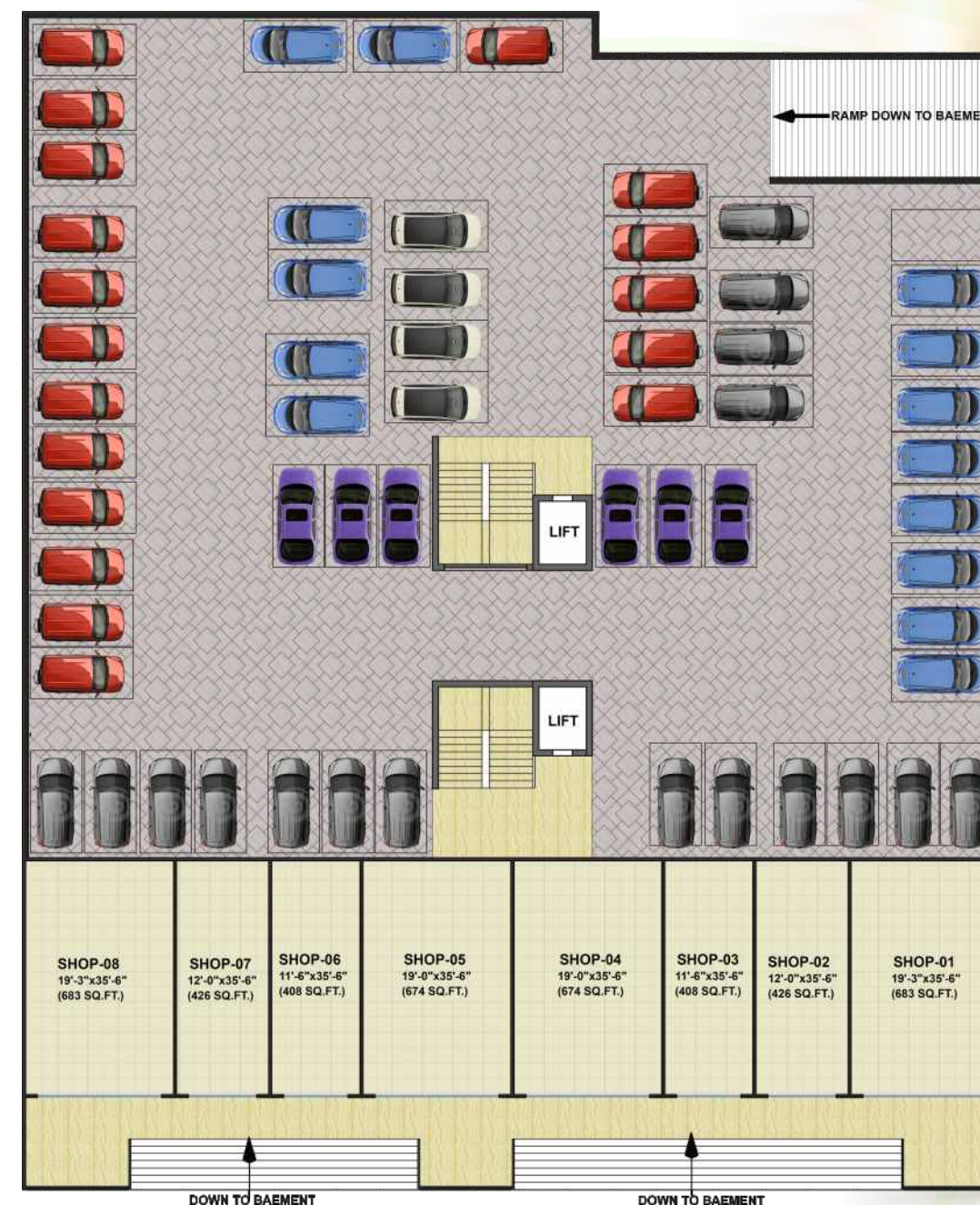
UPPER GROUND PLAN



As a privileged resident of the St Palm Court, one can enjoy the facilities at the well-equipped Social Club which is exclusive to this apartment and has facilities like:

- Ample Parking Space
- Multipurpose Hall
- 2 Lift On Each Floor
- Waiting Lounge On Upper Ground Floor

BASEMENT PLAN



Creating real value in property and places...

PROJECT AMENITIES



Structure

Earthquake resistant structure (B+G+5). First class brick in wall in 1:5 cement mortar.



Doors/Windows

Anodised aluminium door and window fittings. S.S. Mortice door locks shall be provided concealed.



Ceiling and Finish

P.O.P. punning in living, dining, Master Bedrooms. Oils bounds washable distemper in aesthetic shades.



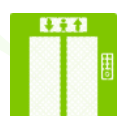
Electrical Fittings

P.V.C. conduits with copper conductor. Modular type electrical switches, electrical outlets for A.C's shall be provide, Inverter line and telephone in entire flat.



Wardrobes

Wardrobes shutter shall be ISI marked waterproof board pasted with laminates.



Elevators

Provision of two elevators standard brand with 24 hrs. power backup.



Power Supply

Transformer of adequate capacity shall be installed to check voltage fluctuation.



Parking

Sufficient and covered parking for resident shall be provided at Semi Basement with Intercom facility.



Safety

Fire Fighting Equipments for safety measures.



Security

Security personal will be arranged under society of residence to keep round the clock vigil on all incoming and outgoing visitors.



Surveillance

All the flats are under covered CCTV Camera.



Water Supply

Continuous water supply to each unit through overhead water tanks shall be provided and fresh water supply in each apartment.



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PALMCOURT
Luxury beyond belief



Find your new commercial space with us at affordable price...

CLUSTER PLAN



PREMIUM SPECIFICATIONS

Living/ Dining/ Bedroom

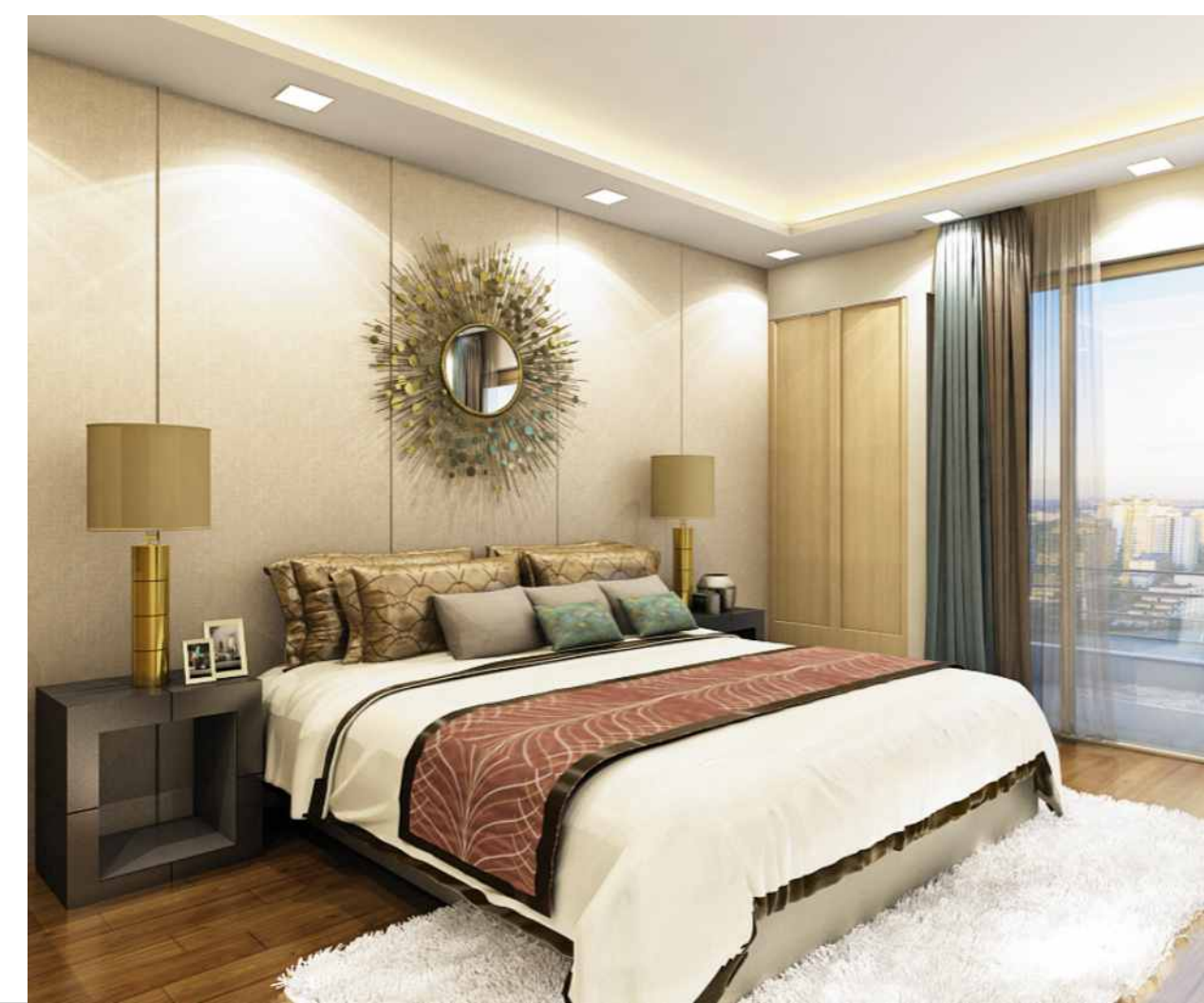
- Flooring : Tiles 24"x36".
- Wall : Tiles Skirting.
- Internal Doors : Hard Wood frame with moulded doors High gloss paint finish.
- External Doors & Windows : Hard wood frame with decorative main door wooden shutters with High gloss paint finish & security grills.

Kitchen

- Flooring : Anti Skid ceramic Tiles.
- Wall : 2'-0"High ceramic Tiles dado along working platform.
- Others : Granite counter top single bowl S.S. Sink with drain board Modular cabinets & Hot Cold water supply.

Toilet

- Flooring : Anti Skid ceramic Tiles.
- Wall : 7'-0" high ceramic tiles dado.
- Internal Doors : Hard wood frame with moulded doors High gloss paint finish.
- External Doors & Windows : Wooden shutter with High gloss paint finish & security grills.
- Others : White wash basin European/ Indian water doser & Good quality CP fitting.





*The Pinnacle of
Luxurious Space...*



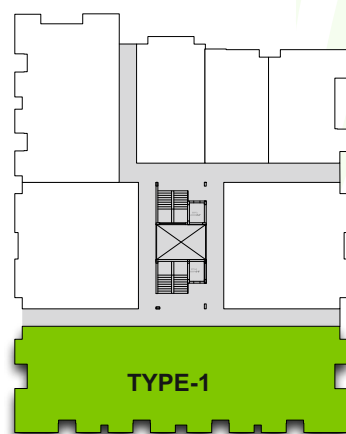
FLOOR PLANS

TYPE-1 A 1684 Sq. Ft.

Bedrooms-03
Kitchen-01
Toilets-02
Dining-01
Drawing-01
Store-01
Balcony-03

TYPE-1 B 1545 Sq. Ft.

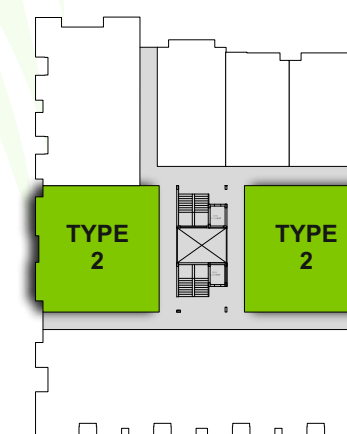
Bedrooms-03
Kitchen-01
Toilets-02
Dining-01
Drawing-01
Store-01
Balcony-02



FLOOR PLANS

TYPE-2 1521 Sq. Ft.

Bedrooms-3
Kitchen-1
Toilets-2
Dining-1
Drawing-1
Store-1
Balcony-1



FLOOR PLANS

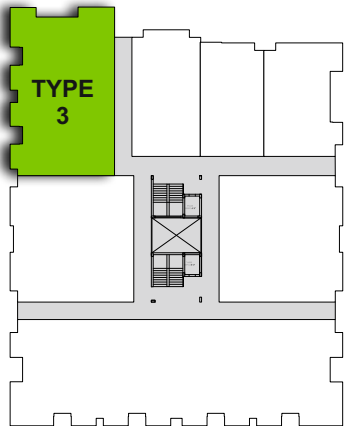
TYPE-3 A
1668 Sq. Ft.

- Bedrooms-03
- Kitchen-01
- Toilets-02
- Dining-01
- Drawing-01
- Store-01
- Balcony-03



TYPE-3 B
1564 Sq. Ft.

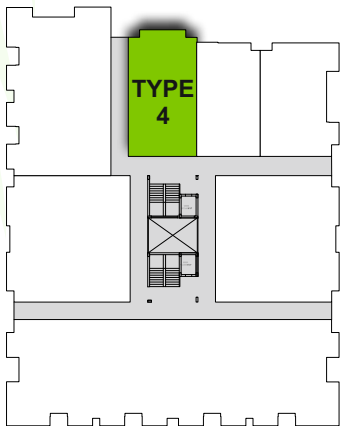
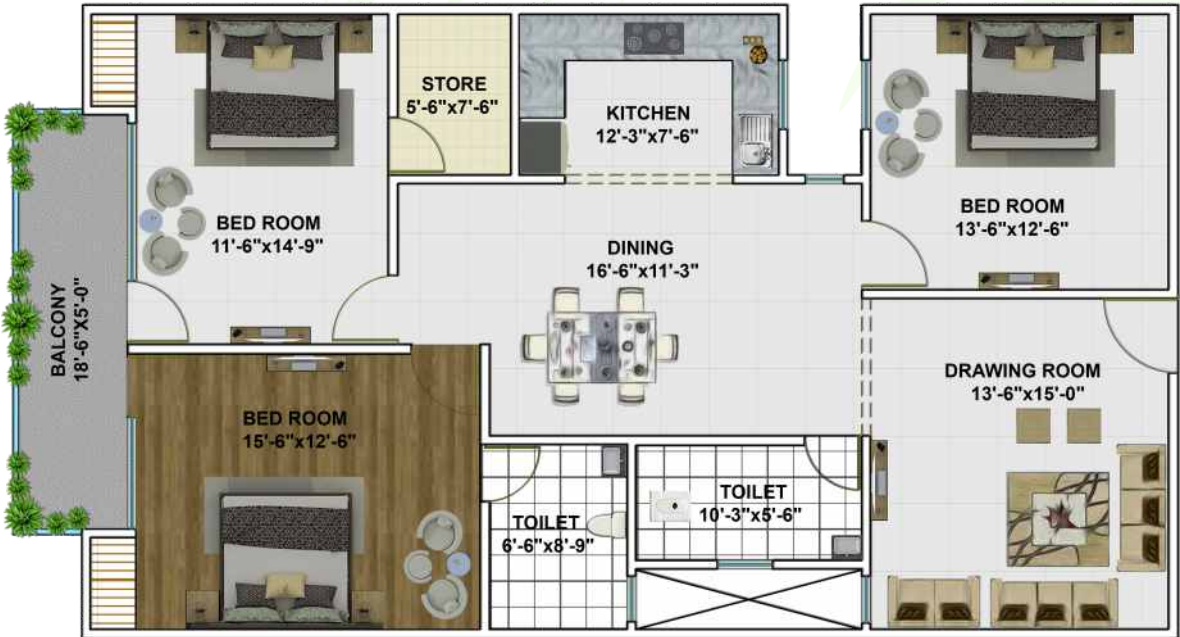
- Bedrooms-03
- Kitchen-01
- Toilets-02
- Dining-01
- Drawing-01
- Store-01
- Balcony-02



FLOOR PLANS

TYPE-4
1645 Sq. Ft.

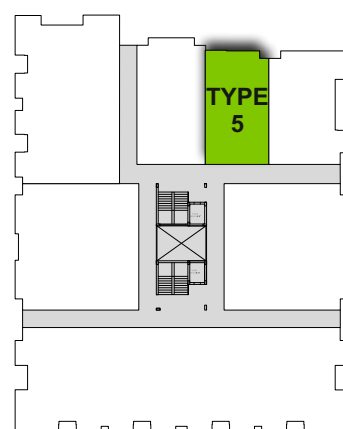
- Bedrooms-3
- Kitchen-1
- Toilets-2
- Dining-1
- Drawing-1
- Store-1
- Balcony-1



FLOOR PLANS

TYPE-5 1434 Sq. Ft.

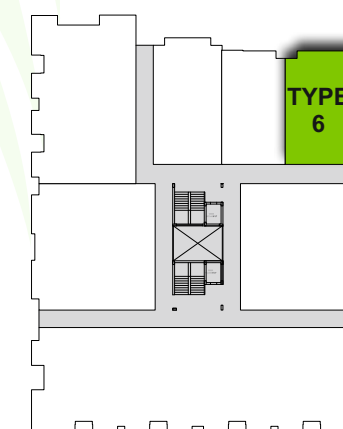
Bedrooms-03
Kitchen-01
Toilets-02
Dining-01
Drawing-01
Store-01
Balcony-01



FLOOR PLANS

TYPE-6 1590 Sq. Ft.

Bedrooms-3
Kitchen-1
Toilets-2
Dining-1
Drawing-1
Store-1
Balcony-2






MODE OF PAYMENT

At the time of booking	: 30%
After next 2.5 months	: 15%
After next 2.5 months	: 10%
After next 2.5 months	: 10%
After next 2.5 months	: 10%
After next 2.5 months	: 10%
After next 2.5 months	: 10%
At the time of possession	: 5%

Possession Time 24 months to 30 months after starting the project.

NOTE:

1. 5% discount on cash down payment.
2. 10% extra will be charged on late payment.
3. On cancellation of booking 10% of the amount will be deducted from the amount received and balance will be paid after the completion of the project.
4. Possession will be given strictly after the full and final payment.
5. Accessories shown are not included in the scope of the company.
6. Rs. 50,000/- extra will be charged for future works in Society.