



Developers: J.C.Associates

Site: Pearl Memories,  
Nr. D'Mart - Susan - Makarpura Main Road,  
Vadodara -390010

Contact: 99250 88993  
Email : pearlmemoriesvadodara@gmail.com

Architect:



DESIGN STUDIO  
architects & interiors  
Ar. Ruchir Sheth



PEARL  
MEMORIES

SHOWROOMS | 2 & 3 BHK FLATS | PENTHOUSE

HONESTOR\_98243\_85808

AS RARE AS  
YOUR PREFERENCES





 **PEARL  
MEMORIES**  
SHOWROOMS | 2 & 3 BHK FLATS | PENTHOUSE

Pearl Memories is where every single day becomes a pleasant memory. Homes that are so rare and sought-after that only a few elite families will be privileged to live in them. Will you be among the rare few?

RARE  
**BRILLIANCE**  
FOR A  
RARE FEW



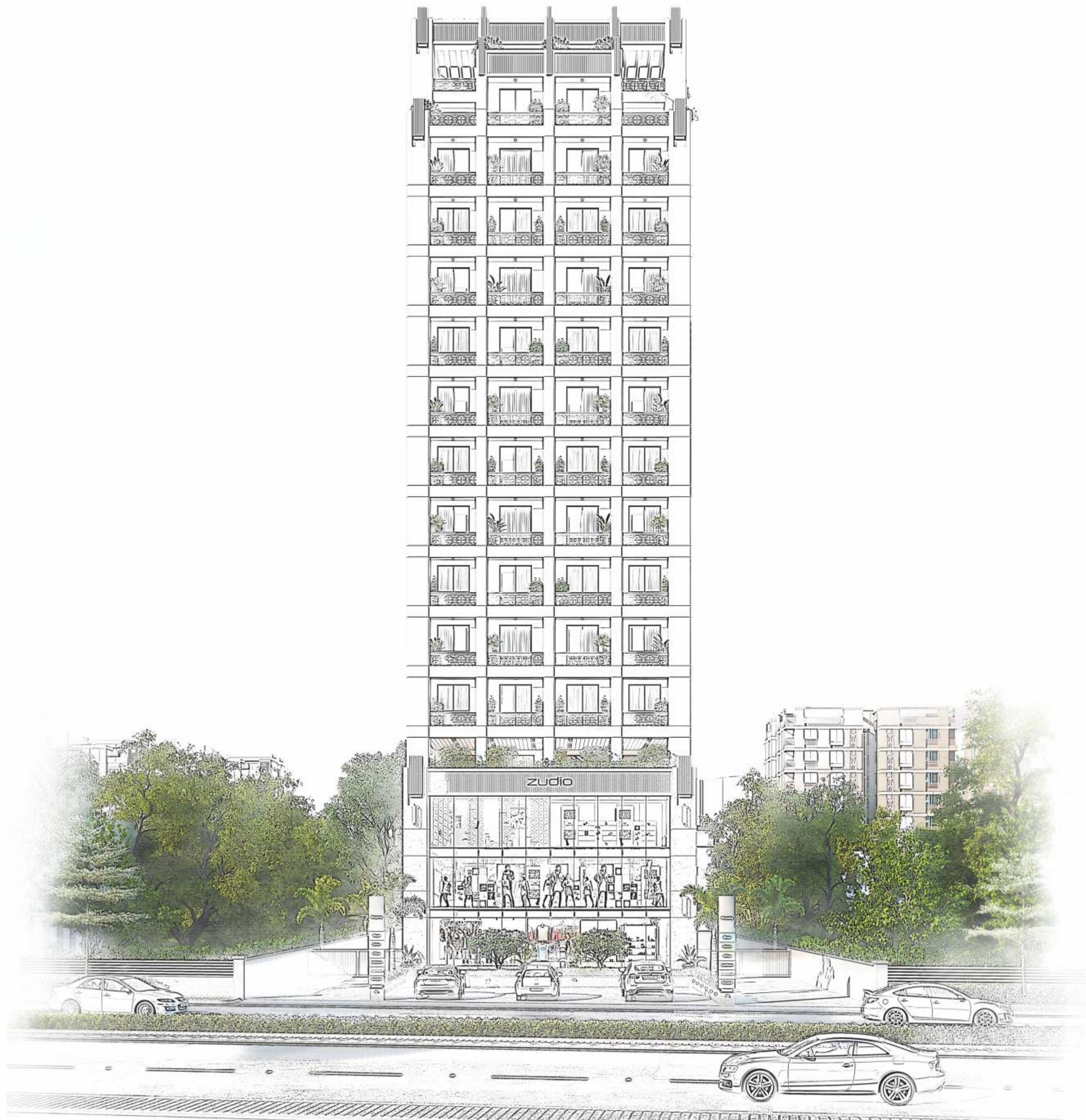


**PEARL  
MEMORIES**  
SHOWROOMS | 2 & 3 BHK FLATS | PENTHOUSE

Large balconies that give you ample views of the enveloping greens all around and the much needed openness that you have been seeking all your life. These homes give you a feeling which you've been longing for your whole life - the feeling of being one with yourself and the feeling of being on top of the world.

RARE  
LUXURY  
FOR A  
RARE FEW

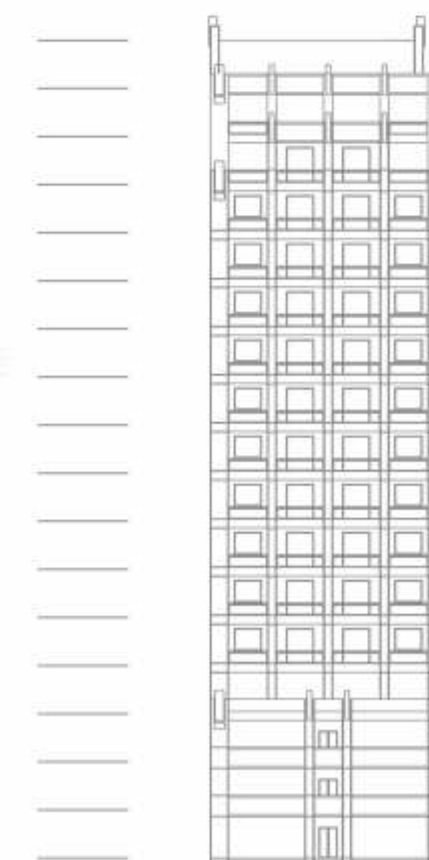




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## FROM THE ARCHITECT'S DESK

Pearl, the name itself signifies the rarity it demands in terms of the design. The elevation has been created using a minimalistic approach in which the interiors are planned with user-friendliness in mind. The combination of commercial and residential spaces has been implemented such that there is no interference but at the same time, the elegance of the elevation is not lost due to the commercial outfit. They say less is more, which stands true over here and that is what people love these days.



PENT HOUSE

FIRST  
FLOOR  
TO  
12th  
FLOOR

CLUB HOUSE

SHOWROOMS





## MEMORIES CAN BE CREATED BY OWN

Pearl Memories is a residential masterpiece designed for those who believe in being known for their high choices. These apartments are planned such that they can easily accommodate your aspirations and inspire you to think higher. Among the rest in the city, this pearl stands tall in its glory and rare brilliance.





**LET  
YOUR  
MORNING  
BEGIN WITH  
BEAUTIFUL  
VIEW**

Sun-kissed balconies with awe-inspiring views greet you every moment, making you feel loved and blessed by the kiss of nature. These homes hold the power to transform your imagination and bring the creative side of you into the picture.





## JOY OF SHOPPING AT YOUR DOORSTEP

Future is all about convenience and Pearl Memories gives you just that. With a retail zone on the first three floors, these homes redefine easy living for modern urban families.



# BASEMENT PARKING



# GROUND FLOOR



45.00 MT. WIDE ROAD

45.00 MT. WIDE ROAD



# 1st FLOOR

101	B.U.A. : 952.00 SQ.FT. S.B.A. : 1430.00 SQ.FT.
102	B.U.A. : 786.00 SQ.FT. S.B.A. : 1180.00 SQ.FT.



# 2nd FLOOR

201	B.U.A. : 1113.00 SQ.FT. S.B.A. : 1670.00 SQ.FT.
202	B.U.A. : 786.00 SQ.FT. S.B.A. : 1180.00 SQ.FT.







# LAYOUT PLAN





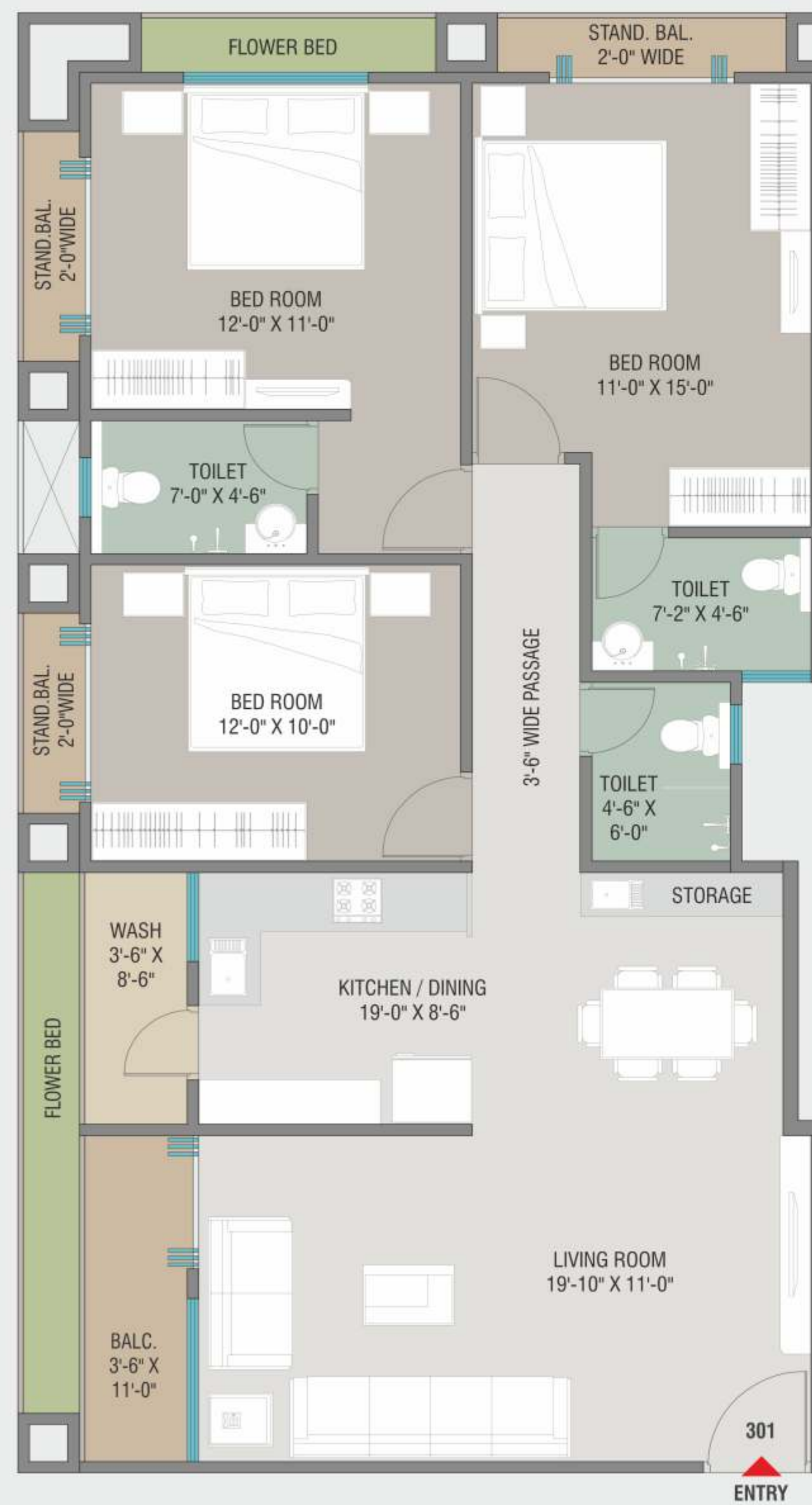
**3rd to 12th**  
TYPICAL FLOOR PLAN  
3-BHK

B.U.A. : 1113.00 SQ.FT.  
S.B.A. : 1670.00 SQ.FT.



**3rd to 12th**  
TYPICAL FLOOR PLAN  
3-BHK

B.U.A. : 1184.00 SQ.FT.  
S.B.A. : 1780.00 SQ.FT.





### 3rd to 12th

TYPICAL FLOOR PLAN  
2-BHK

B.U.A. : 786.00 SQ.FT.  
S.B.A. : 1180.00 SQ.FT.



### CLUB HOUSE FLOOR LAYOUT





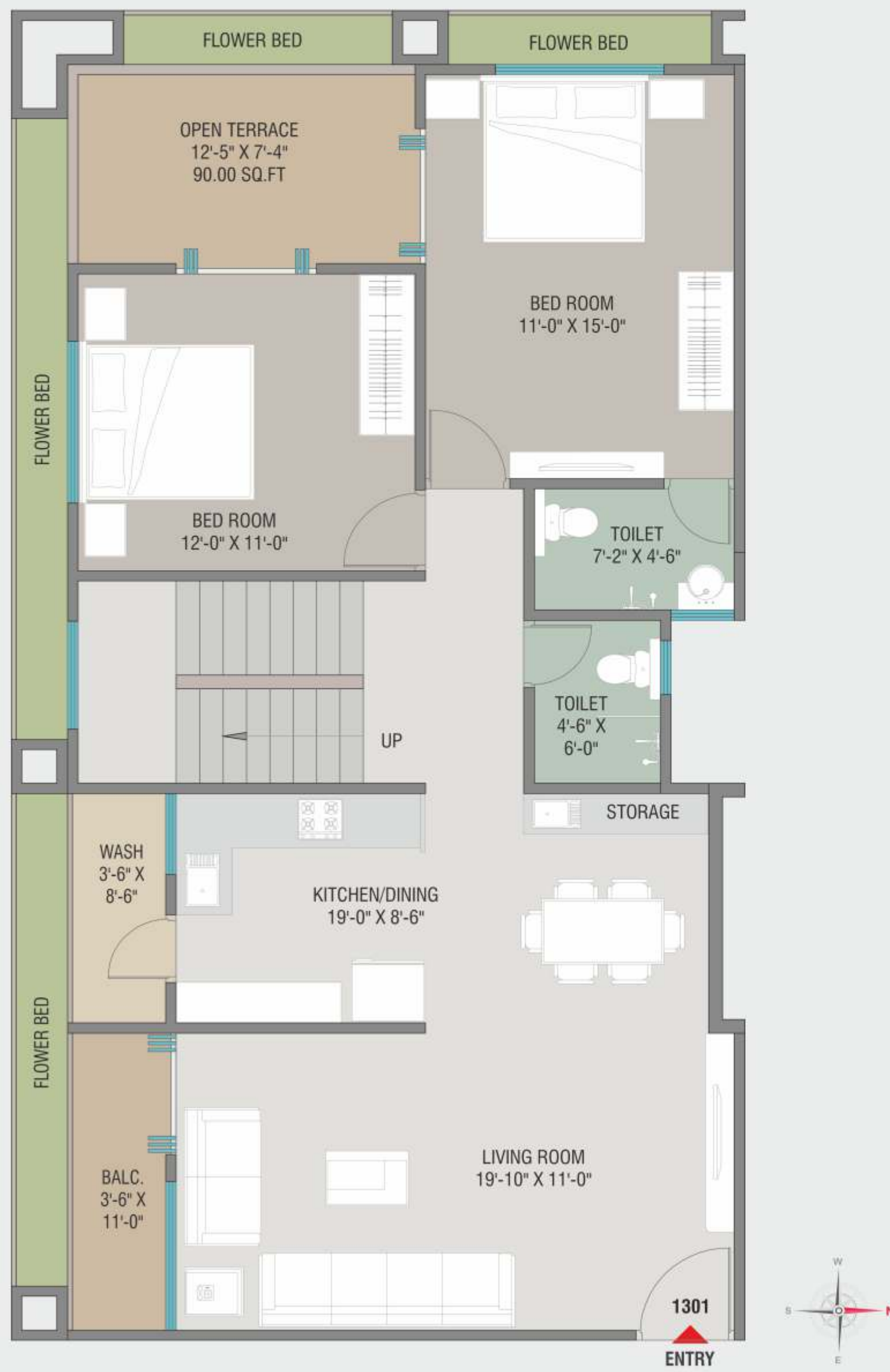
**13th FLOOR**  
**PENT HOUSE**  
 (LOWER FLOOR)

**B.U.A. : 1017.00 SQ.FT.**  
**S.B.A. : 1525.00 SQ.FT.**  
**OPEN TERRACE : 90 + 365 + 150 SQ.FT**  
**TOTAL : 605.00 SQ.FT.**



**14th FLOOR**  
**PENT HOUSE**  
 (UPPER FLOOR)

**B.U.A. : 458.00 SQ.FT.**  
**S.B.A. : 690.00 SQ.FT.**





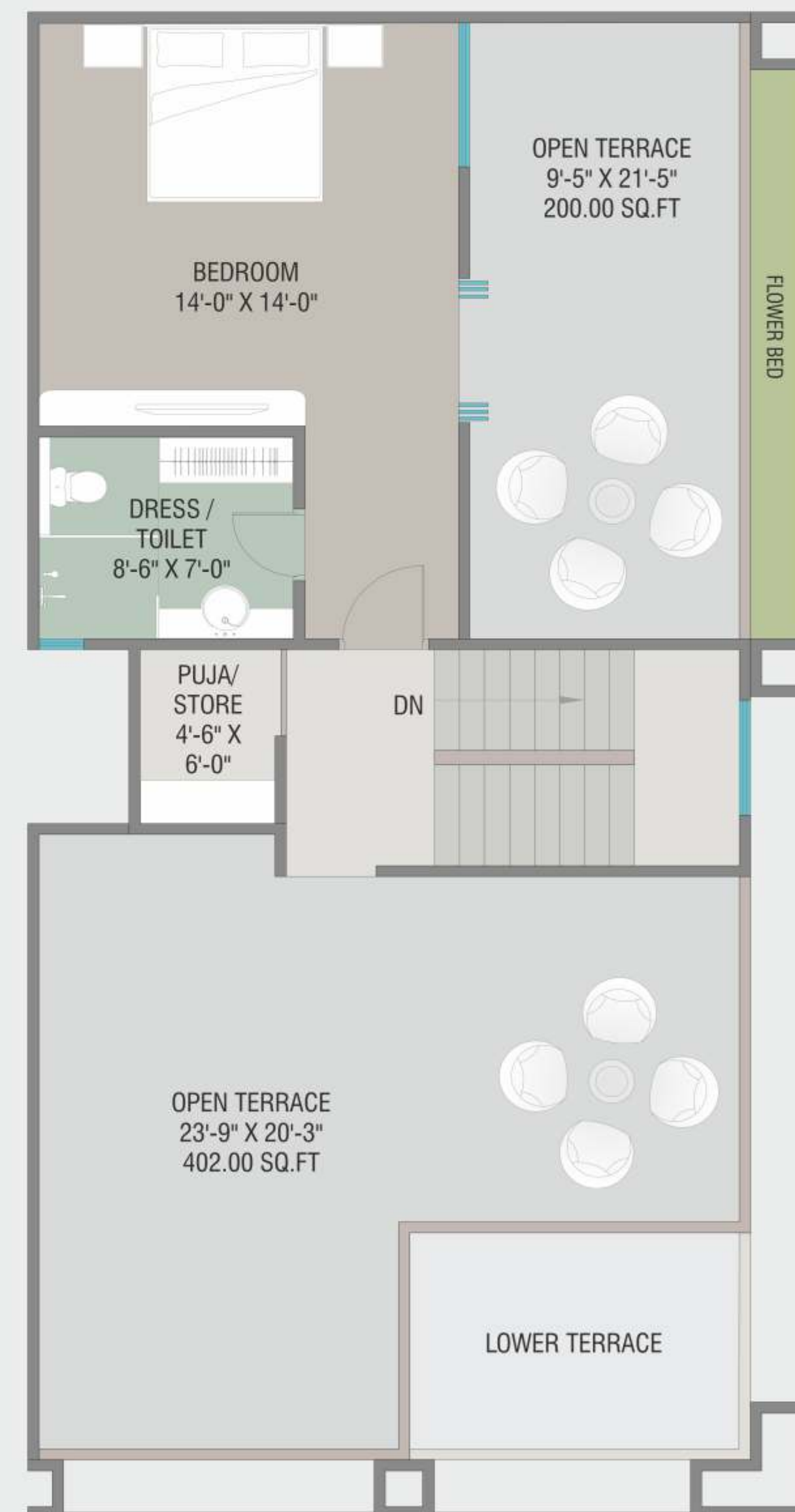
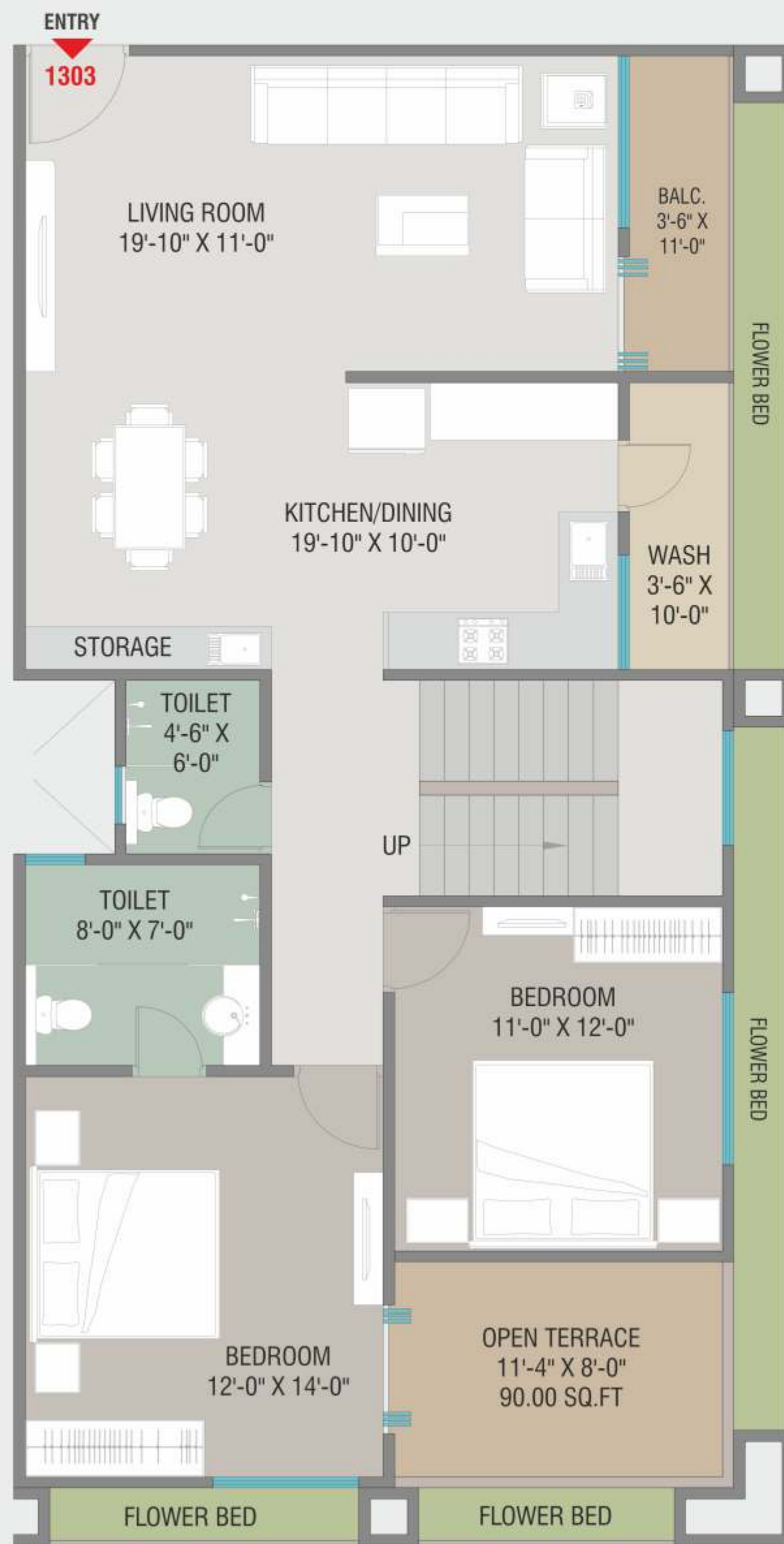
**13th FLOOR**  
**PENT HOUSE**  
 (LOWER FLOOR)

B.U.A. : 1094.00 SQ.FT.  
 S.B.A. : 1645.00 SQ.FT.  
 OPEN TERRACE : 90 + 402 + 200 SQ.FT  
 TOTAL : 692.00 SQ.FT.



**14th FLOOR**  
**PENT HOUSE**  
 (UPPER FLOOR)

B.U.A. : 482.00 SQ.FT.  
 S.B.A. : 725.00 SQ.FT.





**13th FLOOR**  
**PENT HOUSE**  
 (LOWER FLOOR)

B.U.A. : 720.00 SQ.FT.  
 S.B.A. : 1080.00 SQ.FT.  
 OPEN TERRACE : 66 + 150 SQ.FT  
 TOTAL : 216.00 SQ.FT.



**14th FLOOR**  
**PENT HOUSE**  
 (UPPER FLOOR)

B.U.A. : 568.00 SQ.FT.  
 S.B.A. : 855.00 SQ.FT.







## Leisure Amenities



AS FUN  
AS YOUR  
CHILDHOOD



MULTIPURPOSE  
HALL



SWIMMING  
POOL



GYM



INDOOR  
GAMING ROOM



HOME  
THEATRE



GARDEN



YOGA  
DECK



ALLOTTED  
PARKING  
SPACE





## VALUE ADDITIONS

- Elegant entrance gate
- 24/7 Security
- CCTV Surveillance campus
- Spacious lobby in each tower
- Power backup for common areas
- 24/7 Water supply
- Rain water harvesting
- Allotted car parking
- Anti termite



## HOMES DESIGNED WITH FINEST FITMENTS

Flooring Tiles	Vitrified Flooring
Toilet Tiles	Good-quality ceramic tiles as per architect selection
CP Fitting	Jaquar or equivalent brand
Sanitary fitting	Jaquar, Hindware or equivalent brand
Balcony Area	Anti skid ceramic tiles as per architect selection
Kitchens S.S. Sink	Nirali or other as per architect selection
Work Area Sink	S.S. sink as per architect selection
Main Door	Decorative finish flush door
Internal Door	Good quality laminate flush door as per architect selection
Door Lock Stoper & Hingis	Godrej, Europa or equivalent brand
Windows & Balcony	Powder coated aluminium sliding/glazing openable window
Switches	Havells/RR/ Finolex - Anchor or equivalent brand
Inside Paint	J.K or Birla putty & primer
Outside Paint	Asian/Joutan or equivalent brand

## KEYPLAN



## PEARL MEMORIES & IT'S IDEAL LOCATION



**1.5 K.M**  
SPORTS COMPLEX



**1.6 K.M**  
MULTI-SPECIALITY  
HOSPITAL



**10 K.M**  
VADODARA AIRPORT



**0.1 K.M**  
MULTI-BRAND MALL



**6 K.M**  
RAILWAY STATION



### NEAR SCHOOL

Don Bosco High school,

Bhavan's School,

Auxilium Convent High school,

Phoenix School



**1.5 K.M**  
MAKARPURA BUS  
DEPOT

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/0thers/MAA08317/070421

### PAYMENT TERMS

10% Booking Amount | 10% Before Sale Agreement | 15% Plinth Level | 5% 1st Floor Slab | 5% 3rd Floor Slab | 5% 5th Floor Slab  
5% 7th Floor Slab | 5% 9th Floor Slab | 5% 11th Floor Slab | 5% 13th Floor Slab | 10% 14th Floor Slab | 5% Plaster Level  
5% Flooring Level | 5% Finishing Level | 5% Before Sale Dead

Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10% Administrative charges will be deducted for any cancellation after one month of booking and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI as present or in future shall be availed by the developer and no member would claim any right of the same. 10. Any plans, specification or information in the brochure can not from part of an offer, contract or agreement. 11. This brochure does not contain any legal part as per RERA.