



Corporate Office

2nd Floor, ICICI Bank Building, M.G.Road, Guwahati - 781001

Branch Office

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 1st floor, Colonel Chowmuhani, Agartala-799001
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RERA No. PRTR03240386

Disclaimer : This brochure is not a legal document and just describes the developer's intended conceptual plan. Specifications and details provided herein are tentative, subject to approval by concerned authorities, and may change at the sole discretion of the promoter / developer.





BASK IN THE
REVELRY
OF THE TREASURES
WITHIN.
PRIME, PRECIOUS,
& PURE





*A World of Rare Magnificence
Unfolds...*



*Unveiling a statement in
luxurious living*



ROODRAKSH
Pearl
The oasis of happiness





A wonderful amalgamation of YOUUnique homes

Everyone is unique. Each of us have different perceptions and requirements of our dream abode. That's the reason we have designed 11 different layouts for you to choose your most precise requirement from.





LOCATION MAP



*MAP NOT TO SCALE

FAMOUS LANDMARKS RIGHT NEXT TO YOU

SCHOOLS

- ◆ Don Bosco School - 700 mts - 2 mins
- ◆ Kendriya Vidyalaya Kurnjaban - 1.4 kms - 5 mins
- ◆ Auxilium Girls School - 700 mts - 2 mins
- ◆ The Agartala International School - 1.2 kms - 4 mins

HOSPITALS

- ◆ GB Hospital - 1.4 kms - 5 mins
- ◆ ILS Hospital - 1.4 kms - 5 mins

HOTEL

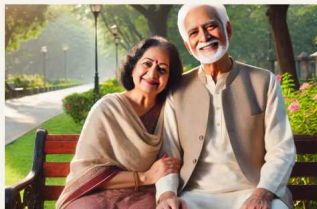
- ◆ Polo Towers - 3 kms - 8 mins

MARKET & MALL

- ◆ GB Market - 1.2 kms - 5 mins
- ◆ Polo Central Mall - 3 kms - 8 mins

AIRPORT

- ◆ Agartala Airport - 8.9 kms - 15 mins



WORLD CLASS AMENITIES

At **ROODRAKSH PEARL**, experience a lifestyle of unparalleled luxury and comfort, with exceptional facilities designed to enhance your daily living. From recreational spaces to fitness and wellness features, every aspect has been crafted to offer you convenience, security, and peace of mind. Enjoy a perfect blend of modern living and relaxation, right at your doorstep.



HEALTH CLUB



KIDS PLAY AREA



COMMUNITY HALL



LANDSCAPED GARDEN



SWIMMING POOL



BASEMENT PARKING



TODDLER'S POOL



CCTV



JOGGING TRACK



ELDER'S SIT OUT



TERRACE SIT OUT



24 X 7 SECURITY



INFRASTRUCTURE YOU CAN TRUST

With Roodraksh as the promoters, you can be rest assured that your home is made up of the best in class quality products that conform to all standard parameters pan India.





SPECIFICATIONS

■ STRUCTURE

RCC framed structure compliant with Seismic Zone-V specifications.
5" Brickwall done with red bricks.

■ WALL FINISH

Exterior finished with high quality exterior paint (Asian Paints/Berger or equivalent) to withstand all weather conditions.

■ ELECTRICAL FACILITIES

Concealed Electrical Switch Boards & switches (Honeywell/MK/Legrand or equivalent)

Superior quality fire resistant copper wires (Finolex/ Polycab or equivalent)

Provision for adequate light & fan points, geyser & exhaust fan points in all bathrooms along with inverter wiring and provision.

Provision for Chimney & Exhaust in Kitchens with Piped LPG Connection

Provision for washing machine point in the balcony

■ FLOORING

Vitrified tiles in all bedrooms, kitchen, living and dining. Anti-skid tiles in bathrooms. Granite in staircase.

■ WINDOWS

Powder coated aluminium windows.

■ DOORS & DOOR FRAMES

Wooden Door frames with flush doors (Greenply/Austin or equivalent)

■ ELEVATORS

Automatic Lift of Kone / Otis / Johnson or equivalent

■ WATER SUPPLY & SEWAGE

Round the clock water supply ensured with underground & overhead tanks.

Sewage Treatment Plant (STP) connected to all flats.

■ FIRE SAFETY

Well equipped with fire alarms/firefighting devices & extinguishers.

■ PLUMBING & BATH FITTINGS

Concealed plumbing lines with UPVC / CPVC / PVC (Supreme / Prince or equivalent)

Concealed cisterns & wall hung WC and other Sanitaryware (Kohler/Jaquar or equivalent)

CP Fittings (Kohler/Jaquar or equivalent)

■ SECURITY & CONNECTIVITY

A fully secure gated complex with 24x7 security.

CCTV monitoring to provide surveillance round the clock

■ POWER BACKUP

100% DG backup for common areas and lifts.

PAYMENT PLAN

| | |
|---------------------|-----|
| ■ On Booking | 10% |
| ■ On Agreement | 10% |
| ■ On Foundation | 10% |
| ■ On 1st Floor Roof | 10% |
| ■ On 3rd Floor Roof | 10% |
| ■ On 5th Floor Roof | 10% |
| ■ On 7th Floor Roof | 10% |
| ■ On 9th Floor Roof | 15% |
| ■ On Brickwork | 05% |
| ■ On Flooring | 05% |
| ■ On Handover | 05% |

EXTRA CHARGES

- Stamp duty, Registration and other incidental and legal charges for registration.
- GST and any other taxes, if levied by the Government / Authorities.
- TSECL meter cost, load security, transformer and its installation charges & any other applicable legal charges.
- Rs. 20/- per sq. ft. security deposit towards corpus fund.
- Any late payment would attract interest as applicable.



**GROUND FLOOR
& SITE PLAN**



**TYPICAL FIRST
FLOOR PLAN**



TYPICAL SECOND
FLOOR PLAN



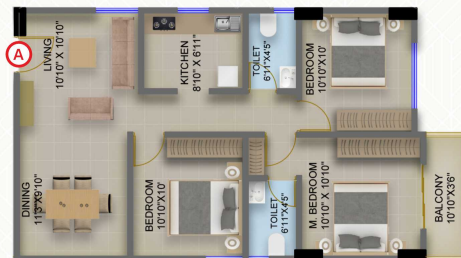
TYPICAL THIRD
FLOOR PLAN

TYPICAL 4th to 9th FLOOR PLAN

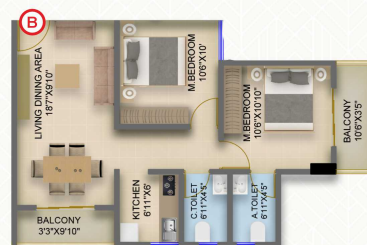
| AREA STATEMENT (SQ.FT.) | | | | |
|-------------------------|-----|---------------|-------------|------|
| FLAT | BHK | BUILT-UP AREA | CARPET AREA | SBUA |
| A | 3 | 886 | 792 | 1181 |
| B | 2 | 694 | 573 | 925 |
| C | 3 | 880 | 785 | 1173 |
| D | 2 | 702 | 615 | 936 |
| E | 2 | 702 | 615 | 936 |
| F | 3 | 883 | 743 | 1177 |
| G | 1 | 481 | 409 | 642 |
| H | 3 | 876 | 783 | 1168 |
| I | 3 | 886 | 792 | 1181 |
| J | 3 | 946 | 807 | 1261 |
| K | 2 | 712 | 623 | 949 |
| L | 2 | 714 | 625 | 952 |
| M | 3 | 858 | 760 | 1144 |



UNIT FLOOR PLANS



| Unit-A (3 BHK) | Area in Sq Ft. |
|---------------------|----------------|
| Built-up Area | 886 |
| Carpent Area | 792 |
| Balcony Area | 38 |
| Super Built-up Area | 1181 |



| Unit-B (2 BHK) | Area in Sq Ft. |
|---------------------|----------------|
| Built-up Area | 694 |
| Carpent Area | 573 |
| Balcony Area | 67 |
| Super Built-up Area | 925 |

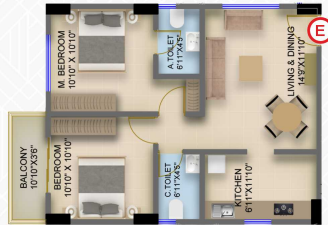


| Unit-C (3 BHK) | Area in Sq Ft. |
|---------------------|----------------|
| Built-up Area | 880 |
| Carpent Area | 785 |
| Balcony Area | 33 |
| Super Built-up Area | 1173 |

UNIT FLOOR PLANS



| Unit-D (2 BHK) | Area in Sq. Ft. |
|---------------------|-----------------|
| Built-up Area | 702 |
| Carpet Area | 615 |
| Balcony Area | 38 |
| Super Built-up Area | 936 |



| Unit-E (2 BHK) | Area in Sq. Ft. |
|---------------------|-----------------|
| Built-up Area | 702 |
| Carpet Area | 615 |
| Balcony Area | 38 |
| Super Built-up Area | 936 |



| Unit-F (3 BHK) | Area in Sq. Ft. |
|---------------------|-----------------|
| Built-up Area | 883 |
| Carpet Area | 743 |
| Balcony Area | 68 |
| Super Built-up Area | 1177 |

UNIT FLOOR PLANS

| Unit-G (1 BHK) | Area in Sq. Ft. |
|---------------------|-----------------|
| Built-up Area | 481 |
| Carpet Area | 409 |
| Balcony Area | 34 |
| Super Built-up Area | 642 |



| Unit-H (3 BHK) | Area in Sq. Ft. |
|---------------------|-----------------|
| Built-up Area | 876 |
| Carpet Area | 783 |
| Balcony Area | 37 |
| Super Built-up Area | 1168 |

UNIT FLOOR PLANS

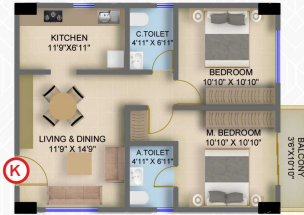


| Unit-F (3 BHK) | Area in Sq.Ft. |
|---------------------|----------------|
| Built-up Area | 886 |
| Carpet Area | 792 |
| Balcony Area | 38 |
| Super Built-up Area | 1181 |



| Unit-J (3 BHK) | Area in Sq.Ft. |
|---------------------|----------------|
| Built-up Area | 946 |
| Carpet Area | 807 |
| Balcony Area | 73 |
| Super Built-up Area | 1261 |

UNIT FLOOR PLANS



| Unit-K (2 BHK) | Area in Sq.Ft. |
|---------------------|----------------|
| Built-up Area | 712 |
| Carpet Area | 623 |
| Balcony Area | 38 |
| Super Built-up Area | 949 |

| Unit-L (2 BHK) | Area in Sq.Ft. |
|---------------------|----------------|
| Built-up Area | 714 |
| Carpet Area | 625 |
| Balcony Area | 38 |
| Super Built-up Area | 952 |



| Unit-M (3 BHK) | Area in Sq.Ft. |
|---------------------|----------------|
| Built-up Area | 858 |
| Carpet Area | 760 |
| Balcony Area | 38 |
| Super Built-up Area | 1144 |

THE TEAM BEHIND

Over a decade back, the dynamic team of Roodraksh had been humbled by the incredible response and plaudits for the magnanimous Roodraksh Mall, Silver Spring, Silver Aspire and Silver Desire Apartments in Guwahati. And has now again set benchmarks, while creating a fascinating living experience for 318 families with Roodraksh Kundan and the twin-block Shilpi Enclave.

Proudly urbanising the skyline of new Agartala, the company in just 7 years of its' operations here, has contributed an impressive lineage of over 25 already delivered projects, 6 soon-to-be delivered and an equal number of projects that are awaiting their launch.

Garnering an impeccable status of repute for its consistent and committed efforts, professional outlook and sharp foresight, the company enjoys a distinction in maintaining high standards of quality and ethics while incessantly striving for the desired excellence.

Surpassing its own standards with every new project undertaken, the company has a penchant for incorporating the most innovative, up-market & top-of-the-line features in their projects. The perseverance of the Team ROODRAKSH remains in providing its clients the best value for every penny spent by them. Striving for excellence with every project undertaken, Roodraksh has scaled a phenomenal growth and is all geared to forge its recognition in time.

Guwahati Projects



ROODRAKSH
SILVER SPRING
LORVIA



ROODRAKSH
SILVER ASPIRE & DESIRE
PALTAN BAZAR



ROODRAKSH
MALL
BHANGAGARH



ROODRAKSH
SHILPI ENCLAVE
MALIGAN



ROODRAKSH
KUNDAN
SATGAON



ROODRAKSH
PRIDE

Sculpting the skyline of AGARTALA



ROODRAKSH
MM DHAR
A.P.A. RD # 1
JOYNAGAR



ROODRAKSH
Ride
RAMNAGAR ROAD



ROODRAKSH
ELITE
JOYNAGAR, MIDDLE



ROODRAKSH
HORIZON
BORDOWALI TOWN EXTENSION



ROODRAKSH
OLD KULEBARI ROAD



ROODRAKSH
Darpan
COLONEL CHOWDHURI



ROODRAKSH
Amrabati
JOYNAGAR



ROODRAKSH
SARADAMA
CHITTARANJAN ROAD



ROODRAKSH
Suhasini
RAMNAGAR RD. # 4



ROODRAKSH
YMRESH PALACE
JOYNAGAR



ROODRAKSH
Labanya
KER CHOWDHURI



ROODRAKSH
Radha Raman Enclave
RAMNAGAR RD. # 2



ROODRAKSH
Biswabina
T.G. ROAD



ROODRAKSH
TRIPURA Darpan
COLONEL CHOWDHURI



ROODRAKSH
Prosad Apartment
NETAJI ROAD



ROODRAKSH
Chakraborty Mansion
CHALISBARA



ROODRAKSH
Geelanjali
RAMNAGAR RD. # 3



ROODRAKSH
Himamulay
RAMNAGAR RD. # 8



ROODRAKSH
Kritisha
JAGTIPUR



ROODRAKSH
KAMALKALI
T.G. ROAD



ROODRAKSH
TULIP
TV TOWER ROAD



ROODRAKSH
Panshi Apartment



ROODRAKSH
Nirmala Kutir



ROODRAKSH
Sushil Apartment



ROODRAKSH
Naresh Apartment



ROODRAKSH
PRISM



ROODRAKSH
Patina Niranjan Apartment

