

The Township that will define... the city's *future*



Welcome to

The Pearl City...




When you think about Pearl City, it signifies rising above the rest. Imagine a life devoid of noise, traffic and pollution... no it's not utopian, but in Pearl City for you. The project is exclusively for those who genuinely believe in the philosophy of **"Green living a healthy living"**. Here you live in between nature's wind, gardens, plants and flowers, birds, sun decks, water body, wide-open spaces etc... share your life with those who live alike. It is a perfectly balanced **imperial grandeur** life. It's rare.




Live More Stress Less with Approach of *hassle-free living*





Bikaner's 1st Integrated Futuristic The Green Township


Living in a house with an organic farm is the new trend in luxury. Pearl City is a place to live an idyllic life, where the air is crisp, water is fresh and the sweet sound and fragrance of nature are abundant. Discover the delights of magnificent view unwind and relax in absolute privacy. If you really want to immerse yourself in the true quality of life, think of buying a house with a farm. The plot even has ample space to grow organic vegetables and fruits and enjoy building a garden of your dream.



Ready to Move 50+ Amenities & Facilities

Pearl City is an ultra-modern township with 50+ Amenities & Facilities. It's thoughtfully design to live a luxury lifestyle with nature.

The life with nature is like a priceless treasure in between all the hustle of life. Indeed! It is a brilliant amalgamation of ultra-modern life with nature and peaceful environment.



Dream converting in to *Reality...*

A dream converting into reality Pearl City is nothing less than a dream coming to reality where you get to enjoy the expanse of a farmhouse while enjoying the luxurious amenities. Life here for an adventurous person will be full of diverse activities to indulge in and for a loner to bask in the calmness and serenity of Pearl City. Bringing the best of both residential formats together to offer you just what you have been waiting for...



THE SALIENT FEATURES

THE UNIQUE THINGS

- Spread Over 93.5 Acre.
- 80/60/40 Feet Wide Roads.
- Plot Size 26,900 Sq. Ft. or More.
- Compound Wall of Plots & Project.
- Street LED Lights & Signage.
- Vastu Friendly Layout.
- Club Membership (T&C Apply).
- Single Entrance Gate with 24x7 Securities.

ELECTRICAL, WATER & DRAINAGE

- Solar Energy for Street Light.
- High Side Electrical Equipment- Transformers, Panels etc.
- Electrical & Water Lines for Plot.
- Tube Well.
- Overhead Water Tanks.
- Water Consumption Billing System.
- Self wells system for drainage
- CCTV on Entrance Gate, Road and Club House

HELP-DESK PORTAL (T&C apply)

- Society Association Room.
- Farm House Cleaning Service.
- Electrician, Plumber & Gardener.
- Resident/Owner's Directory.
- Home Helper

OXYGEN CLUB

- 10,000 or More Plantations.
- Green Path Way.
- Gardens, Water Fountain.
- Tree Line Avenue.



Luxurious *Bungalow*

The idea behind a Bungalow is that a family can enjoy moments of togetherness with an open environment of nature and have the time to do things that you love and spend some quality time with your family according to your style.



Conceptual Image

TINY HOUSE

This is a new concept of a Tiny House that adds luxury to your lifestyle. The Tiny house décor is always appealing and the unique colours, inclusion of rustic antiques make it different, easy to live with style and modern luxuries. Life in city often gets much hampered but here you will enjoy life with peace amidst nature. Also, it can be built by the material which can be reused and shifted anywhere.

- Plot size 26,900 Sq. Ft. or more
- 2,690 Sq. Ft. or more (10%) land area is Converted for Residential use.
- 24,210 Sq. Ft. or more (90%) open land area for Nature



Conceptual Images





PEARL COUNTRY CLUB

This is Bikaner's most ultra-modern and premium clubhouse spans over 1,25 000 sq. ft. Area of land. Unique amenities & facilities under one roof to Pearl City residents, non-residents, and corporate members. The clubhouse is operational.

CLUB HOUSE SPREAD OVER

approx
1.25 LAKH
SOFT.
AREA



CLUB 3D LAYOUT PLAN



RELAXATION IN WARMTH

- Swimming Pool – 82 x 33 ft. (RCC Roof Covered).
- Kids Pool with Floating Bed, Pool Games.
- Changing Rooms, Locker & Filter Plant.
- Pool Side Garden.



PRIVILEGE CLUB

- ENTERTAINMENT**
- Multi-Activity Hall.
 - AC Mini Theatre.
 - Musical Instruments
 - Roof Top Chill Out Area
 - Hammock Zone.



SPORTS CLUB

- OUTDOOR GAMES**
- Cricket Practice Nets.
 - Tennis Court.
 - Basket Ball Court.
 - Sand Volley Ball Court.



SUPERB AMENITIES

All Are Actual Images of the project





INDOOR GAMES

- Badminton Indoor Court.
- Table Tennis .
- Pool Table.
- Card, Carom, Foosball, etc.



KIDS CLUB

- Toddler Playroom with Baby Crib.
- Kids Play Garden.
- Baby Stroller.
- Slides Swings etc.
- Electric Cars & Bikes, Bi-Cycles.
- Trampoline.
- Virtual Games.
- Desert Riding Park.



All Are Actual Images
of the project

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OUTDOOR HEALTH CLUB

- Fitness Zone.
- Yoga & Meditation Corner.
- Acupressure Path.



COMFORT ZONE

- Reception/Waiting Hall.
- Guest Rooms.
- Grocery/Provisional Shop.
- Society Staff Resident Building.



UTILITY ZONE

- Fire-Fighting Equipment's.
- Water Cooler with Purifier.
- Generator Light Backup.



DINNING ZONE

- Party Lawns.
- Indoor & Outdoor Food Courts.
- Banquet Hall with Party Lawn.



All Are Actual Images
of the project



UIT 90A APPROVED LAYOUT PLAN



About SDC Builder Bikaner

SDC Group deals in diverse businesses ranging from industrial units of woolen yarn, retail outlets, professional firm etc. The real estate division was founded in 2002 and has successfully completed several prestigious project along with many new ones on the roll. It encompasses various aspects of real estate such as land identification and acquisition, land development, joint venture, project planning, lease space etc. We are pioneers and trendsetters in the Real Estate business of Bikaner.

The organization is modern, rebellious and at the same time traditional and pleasant to behold. SDC has gathered ample relationship, faith, respect due to its ability to build projects to specific quality level, adhere to time schedules and transfer of clear titles. SDC is always looking towards future with utmost positive attitude and see itself as a vibrant unit that would achieve many milestones in time to come. SDC has consistently delivered luxury lifestyle through innovative solutions not just by building structures but by building better lives.



Shanti Prime

Samta Nagar extension, Karni Nagar Link Road, Bikaner



RERA No. : RAJ/P/2020/1191 | www.rera.rajasthan.gov.in

Shanti Nilay

Madhuvan Vatika, Ramdev Nagar Road, Gangashahar, Bikaner



RERA No. : RAJ/P/2020/1212 | www.rera.rajasthan.gov.in

Introducing the Happiest Address in Town



Site : Pugal/Karni Nagar Industrial Area Road, Bikaner, Rajasthan (India)

Proximity Driving
5 to 15
Minutes

Education Facilities :
Govt. Eng. Collage,
Ryan International
& GDM Public School

Health Facilities :
Kothari Medical Hospital
Wholesale Mandi :
Wool, Annaj, Fruit & Vegetable

Industrial Area :
Karni, Bichhwal & Khara
Public Transportation :
Lal Garh Railway Station, Bus Stand & Nal Airport

Developer :
SDC GROUP
Passion for Innovation
Since 2002

Mohan Plaza, K.E.M. Road, Bikaner (Raj.)
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+91 9672178663 0151-2204422

A Joint Venture With
Shri Vinod Bafna

Project Architect/Technical Engineer
Ar. Prakash Bhojak, JP Consultants, Bikaner

RERA Registration No. : **RAJ/P/2018/705**
www.rera.rajasthan.gov.in

For Enquiry Call : **96721 78661**

Disclaimer :

1. The sale is subject to terms of application form and Agreement for sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions.

2. The Brochure should not be treated as a legal Document. The images shown are artist's impressions/stock images and these are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.

3. The Developers reserve the rights to change or revise or make any modification, additions, omission, or alternations in specifications/amenities/services, at their sole discretion without prior notice. Such changes would be binding to all the buyers.