



White Pearl

PREMIUM VILLA PLOTS

Experience the serenity of

Nature



ABOUT US

Global developers was Established in 2005 as real estate company. With over 2.5 million sft of residential projects developed, 5 million sft of space available for future residential and commercial projects. Over 1000 satisfied customers.

We have blended our imagination into reality with our creative architectural design team, having exposure into international designs, we provide a unique experience to our customers with our crafted designs, timely completion of projects.

OUR MISSION

To improve customer experiences through constant innovation and understanding their requirements, with a focus on quality and transparency of processes so that when it comes to Global Developers, customers come to expect nothing but the best from us. Every time.

OUR VISION

To make innovatively designed products and stand out from the rest and make our products unique where our customer would not be able to find such a product.



GROWTH OF INVESTMENT BY OUR CUSTOMERS IN OUR PROJECTS

| Year Of Investment | Initial Stage Of Investment On Property (Villa) price Rs. In Cr | Appreciation As On Current Period (Villa) price Rs. In Cr | % Of Growth |
|--------------------|---|---|-------------|
| 2015 | 1.00 | 1.60 | 60 |
| 2016 | 1.20 | 1.60 | 33.33 |
| 2017 | 1.30 | 1.60 | 23 |
| 2018 | 1.40 | 1.60 | 14.28 |
| 2019 | 1.50 | 1.60 | 06.66 |



GROWTH LEVEL OF INVESTMENT

| Year Of Investment | Initial Stage Of Investment On Property (Villa Plots) price per sft Rs. | Appreciation As On Current Period Rs. (per sqft) | % Of Growth |
|--------------------|---|--|-------------|
| 2005 | 550 | 2000 | 263 |
| 2006 | 600 | 2000 | 233 |
| 2008 | 800 | 2000 | 150 |
| 2010 | 900 | 2000 | 122 |
| 2012 | 1000 | 2000 | 100 |
| 2014 | 1200 | 2000 | 66 |
| 2016 | 1400 | 2000 | 42 |
| 2018 | 1600 | 2000 | 25 |

"Owning a home is a keystone of wealth... both financial affluence and emotional security."



GLOBAL DEVELOPERS PROJECTS

2005 GOLDEN ENCLAVE

It is a Residential township which ensure grand and pleasant lifestyle for you and your family. Be a part of Golden Enclave and become a proud owner of your dream house. Golden ENCLAVE gives you proximity to all the prime places in Bangalore. Located just few minutes' drive from Electronic City and Forum Mall (Koramangala). It is the perfect location to build your Dream home away froth the city traffic. We Wish you. Let the greenery in and around the location rejuvenate your senses everyday of your life.



2016 GOLDEN PEARL

Golden Pearl villas are designed with unique elevations and with unique floor plans which have spacious bedrooms, living, kitchen and toilets. While designing these plans by international architects we have considered vashu, sunlight and free flowing air movement in to the homes. Our plans are designed according to the customer tastes: luxury, comfort. Golden Pearl villas is connected with nature.




2021 WHITE PEARL

White Pearl offers you a perfect mix of comfort, convenience, economy and opportunity. This is the right enclosure you can offer to yourself and your family, with pristine environmental surroundings. Buying a villa plots and villas at White Pearl and building your own villa thereon will not only provide you the much sought-after solace but will also provide you with the daily boost of energy you need. This is the right time and the right place to invest in villa plots and villas at White Pearl, Sarjapura, to ensure gain and secured life-time of comfort and convenience.

UPCOMING PROJECT

High rise apartment
At Whitefield ITPL, Electronic City, etc





THE BEST OF PLACE AND TIME

White pearl project extends to 50 acres with all the world class amenities, which offers ready to build dream home. With serene views of nature with chirping birds, lush gardens, fresh air to breathe and zero pollution, the project also has access to high ground water level and fertile soil for well growth of plants and trees.

White Pearl, while offering exquisite getaways, is also in the cusp of business district. It presents new age experience with seamless connectivity to Electronic City, IT Hubs, Marathahalli, Varthur, BLAL, Malur Kiadb and Narasapur Industrial Hub

It is also located in close proximity to Postal City, Telecom Housing Society, Railway Housing Society and DRDO Housing Society and offers key amenities in vicinity such as reputed international schools & colleges, hospitals, banks and ATMs.





WHY WHITE PEARL

Amidst the nature yet located in close proximity to National Highway - 207 and Peripheral ring Road, White Pearl is located close to important city attractions such as divine doors of Chikka Tirupati, a temple dedicated to Lord Vishnu, and Lalbagh Botanical Gardens.

Upcoming developments that will add further glory are Satellites Town Ring Road (STRR), an eight line express highway being constructed under central government and will prove to be a big hub for commercial developments. It's only 500 meters away from White Pearl project. An easy access to International Airport will be through this road. It presents new age experience with seamless connectivity to Electronic City, Whitefield (ITPL), Bellandur (IT hub), Marathahalli,





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Some reputed schools and colleges nearby are Endeavour international school (.75 km), Cambridge school (3 km), Indus international school (10 minutes away), The International School Bangalore (15 minutes away), Greenwood High International School (15 minutes away), BRS Global School (15 minutes away), Delhi Public School (20 minutes away), New Harvest International School (20 minutes away), Indenture academy international school (20 minutes away).

CLUB HOUSE AMENITIES

Basement:

-  Squash Court : The first to have squash courts in Bangalore.
-  Mini theater : A marvelous theater for you where you can enjoy entertainment with your friends and family at white pearl.
-  Billard/snooker : When life gets stressful, Relax and play Snooker with friends.
-  Virtual golf (1-golf) : First clubhouse to provide virtual games at the clubhouse. Get real life golfing experience at club house.

First floor

-  Saloon and spa : Ultimate beauty guide you find at your fingertips at white pearl.
-  Restaurant : White pearl give you authentic food where you can spend some quality time with your friends and family.
-  Commercial shop : You can explore vast selection of products at white pearl.
-  Suit room : Opulent living at the clubhouse of white pearl which includes: a bedroom, dining and a bathroom.





Terrace

-  Multi cuisine restaurant : Explore international cuisine at the charming terrace restaurant of White Pearl.

Ground floor

-  Cafe : Savor delicious food and also parallelly complete your office work with a sublime garden view.
-  Swimming pools : Distinctively designed swimming pools for diving water sports for you at White Pearl.
-  Toddler pool : Not just adults, the younger ones can also enjoy and beat the heat on a warm day.
-  Banquet Hall : Banquet halls are happy places when filled with guests for a wedding, birthday party or anniversary celebration.
-  Club office : We productive work spaces in refined surroundings are better and more flexible than those promised by business centers.
-  Waiting lounge : A waiting lounge is more commonly a part where people sit or stand until the event or appointment for which they are waiting begins.

Second floor

-  Yoga room/ dance room : A yoga room/dance room is a space in which you can learn or rehearse. It includes a smooth floor covering.
-  Library : Get lost in wonderful stories at the stupendous library of white pearl.
-  Gym : To help you gain the confidence you need to build strength on the machines.
-  Executive Rooms : An executive room is most general definition is a collection of offices, rooms or suite used by top managers of a business or executives.



CLUB HOUSE



CLUB HOUSE (REAR VIEW)



STREET VIEW

What's more! There's no rush to build immediately your villa plot. Build as and when you wish, at your convenience. If you want us to build for you, we also offer a few options to choose from.

To see a wider view and change to landscape mode, see natural wonders, and step inside places. Look deep into nature, and then you will understand everything better. Nature teaches more than she preaches. There are no sermons in stones. It is easier to get a spark out of a stone than a moral on your villa plot.



MASTER PLAN

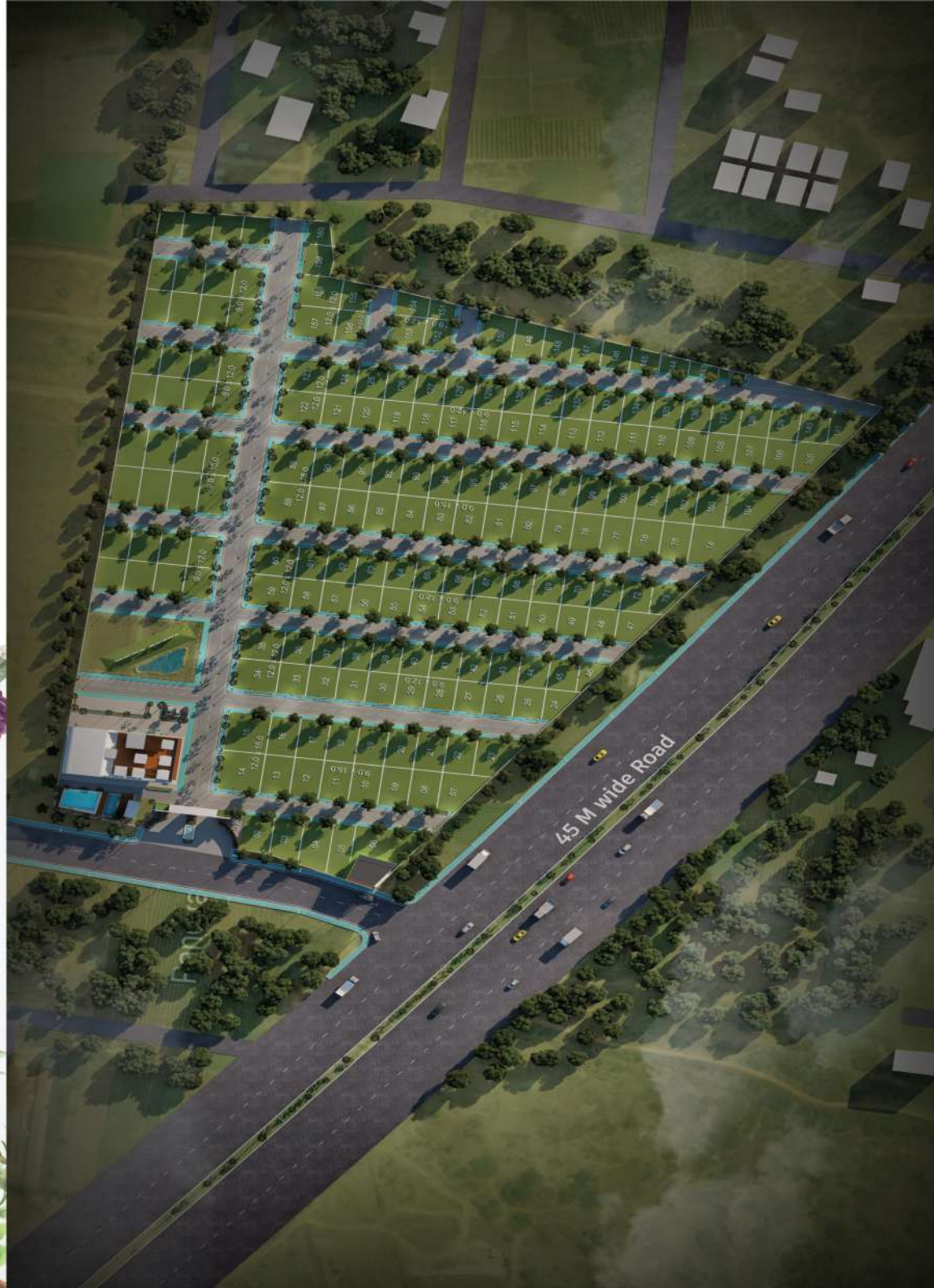




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AERIAL VIEW



UPCOMING DEVELOPMENTS



CLUB HOUSE AMENITIES



Squash Court



Mini Theatre



Billiard/Snooker



Virtual Golf

BASEMENT



Cafeteria



Swimming Pool



Salon

Spa



Restaurant



Waiting Lounge



Club Office

GROUND FLOOR



Commercial Shop



Suite Room

FIRST FLOOR



Yoga Room



Library



Gymnasium

SECOND FLOOR



Multi Cuisine Restaurant

TERRACE



AVAILABLE PLOT DIMENSION

| | | | | |
|---------------------------|----------|----------|-----------|-----------|
| Available Plot Dimensions | 9M X 12M | 9M X 15M | 12M X 12M | 12M X 15M |
| Plot Area (sq.ft.) | 1163 | 1453 | 1550 | 1938 |

UPCOMING DEVELOPMENT PROPOSAL

Total 50 acre land

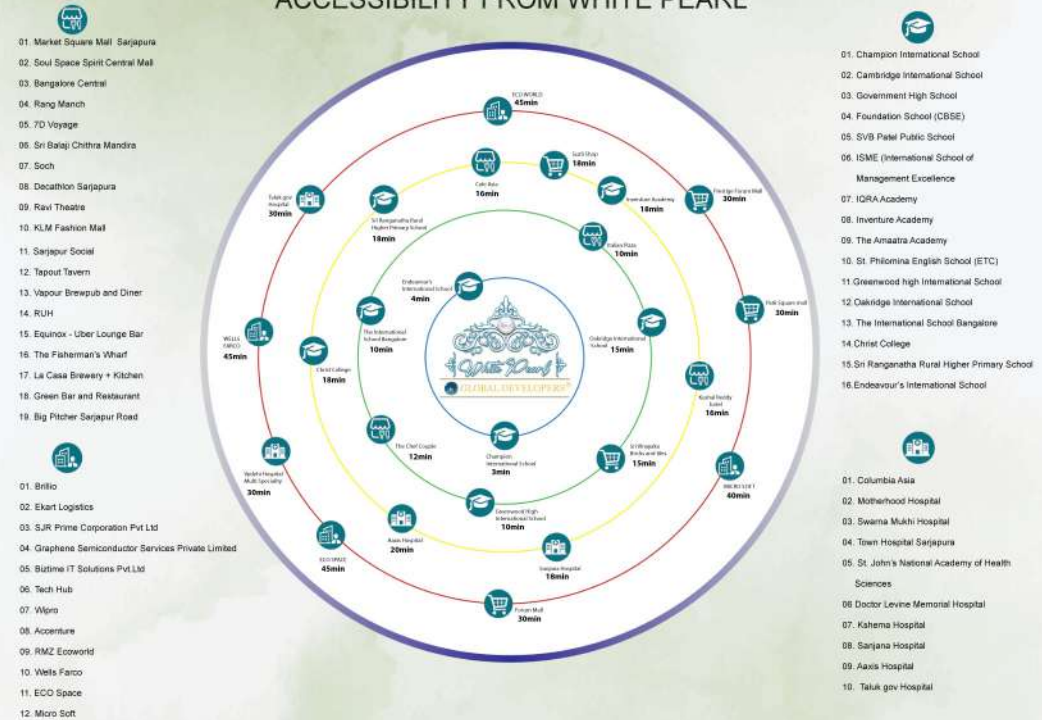
Phase 1 = 11 acres, Phase 2 = 10 acres, Phase 3 = 12 acres, phase 4 = 17 acres

- | | |
|---|---|
|  Compound wall |  Rainwater Harvesting |
|  24/7 Water Supply |  Water Tank |
|  24/7 Security |  Water Sump |
|  Sewage treatment plant |  Avenue Plantation |
|  24/7 Power Supply |  Children's play area's in phase 2 and phase 3 |

They are discussing with contractor for details of pedestrian walking areas, cycling tracks, jogging track areas, meditation deck areas in phase 2, phase 3 and phase 4.

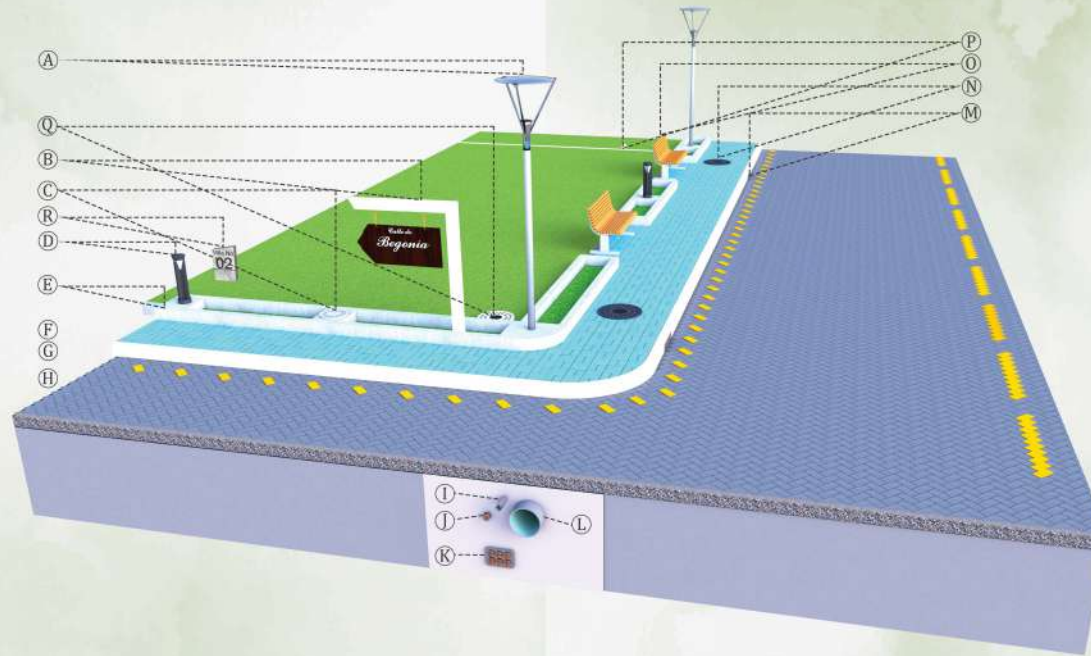
Note:-Residents of all phases are privileged to use any amenities in White Pearl project.

ACCESSIBILITY FROM WHITE PEARL

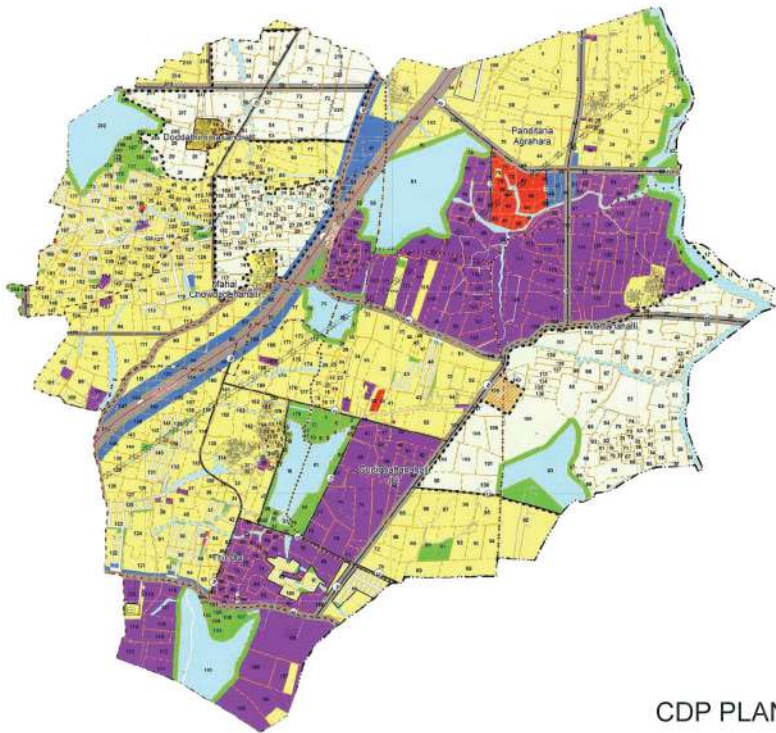


SERVICE AND INFRASTRUCTURE

- A** STREET LAMP
DESIGNER STREET LAMP ON BOTH THE SIDE OF THE STREETS. THIS AMBIENT LIGHTING COMMONLY CALLED AS GENERAL LIGHTING, SERVES AS THE PRIMARY SOURCE OF LIGHT FOR THE STREETS. IT IS THE FOUNDATION OF ALL THE LIGHTING OF ALL AVENUES AND STREETS. IT WORKS TO PROVIDE A COMFORTABLE LEVEL OF ILLUMINATION WITHOUT TOO MUCH GLARE.
- B** NAVIGATION BOARD
DESIGNED WITH DARK WOODEN PLANK HANGED ON BRASS CHAIN OVER MS SQUARE SECTION WITH A CONTEMPORARY TOUCH OF CLASSY FINISH.
- C** BOLLARD LAMP
BOLLARD LIGHTS ARE A TYPE OF LIGHTING FIXTURE THAT IS COMMONLY USED TO ILLUMINATE PATHWAYS AND LANDSCAPES FOR PEDESTRIAN USE AND SAFETY.
- D** COMMUNICATION CHAMBER
RCC CHAMBERS OF 400MMX400MMX450MM FOR THE COMMUNICATION.
- E** PRE-CAST CONCRETE PLANTER BOX
PRECAST CONCRETE PLANTER BOX OF 600 WIDE AND 450MM DEPTH OF PLANTER BOX WITH 100MM THICK CONCRETE.
- F** PAVED PEDESTRIAN PATHWAY
HYDRAULICALLY PRESSED PAVERS OF 100MMX200MMX60MM LAID OVER 50MM THICK SAND BED OR M SAND
- G** STANDING KERBS STONES
HYDRAULICALLY PRESSED HALF BATTERED FLUSH KERBS STONE OF 914X305X125 FIXED WITH PREPARATION OF CONCRETE MIX OF M15
- H** PAVED LAYOUT ROADS
HYDRAULICALLY PRESSED PAVERS OF 100MMX200MMX80MM LAID OVER 50MM THICK SAND BED OR M SAND
- I** WATER SUPPLY LINE
25MM DIAMETER PVC PIPE LINE CONNECTION PROVIDED TO EACH PLOTS.



- J** COMMUNICATION PIPE
FOAM CORE PVC PIPE OF 160MM, COMMUNICATION CABLE TO BE LAID BY THE SERVICE PROVIDER (PROVISIONS ARE GIVEN FOR THE CABLES). COMMUNICATION PIPES LAID BELOW 450MM DEPTH.
- K** UNDERGROUND ELECTRICITY
IT CABLES FOR STREET LIGHTS AND INDIVIAL PLOTS ARE RUNNING AT 750MM DEPTH
- L** SEWER PIPE LINE
DWC DOUBLE WALL CORRUGATED PIPES OF PIPES OF 150MM DIA. MANHOLE CHAMBER: RCC COVERS OF MINIMUM 600 MM DIA.
- M** STROME WATER DRAIN
CURB INLET SCREEN WHICH CONNECTS DWC PIPES OF 300MM DIAMETER ON MAIN STREETS AND 150MM DIAMETER ON SECONDARY STREETS ARE PROVIDED TO CARRY STORM WATER TO HARVEST PIT
- N** STROME WATER CHAMBER COVERS
RCC COVERS OF 450MM DIAMETER COVERS ARE PROVIDED OVER THE STORM WATER COLLECTION CHAMBER
- O** STREET FURNITURE
OUTDOOR FURNITURES ARE PROVIDED IN THE MAIN AVENUE FOR MULTIPLE SOCIAL ACTIVITIES.
- P** PLOT DEMARCATION STONE WILL BE INSTALLED & LINE LAID WITH SAND DUST.
- Q** RAINWATER HARVESTING
RAINWATER HARVESTING PIT WILL BE PROVIDED TO EACH PLOT.
- R** VILLA NUMBER IDENTIFICATION STONE



CDP PLAN

MASTER PLAN -0031 FOR ANDKAL LOCAL PLANNING AREA

KEY MAP

INDEX

| | |
|--------------------------|----------------------|
| L.T.A. Boundary | National Highway |
| Municipal Boundary | State Highway |
| Village Boundary | Major District Road |
| Survey No Boundary | Highway Road |
| Conservation Boundary | Highway Link |
| Red Line | Highway Station |
| Industrial Boundary | Proposed Feeder Road |
| Water Course Line | Road to be Widened |
| Watercourse Right-of-Way | Road to be Closed |
| Watercourse | Watercourse |
| Utility Line | Utility Line |
| Utility | Utility |
| Location | Location |
| CS.U | CS.U |

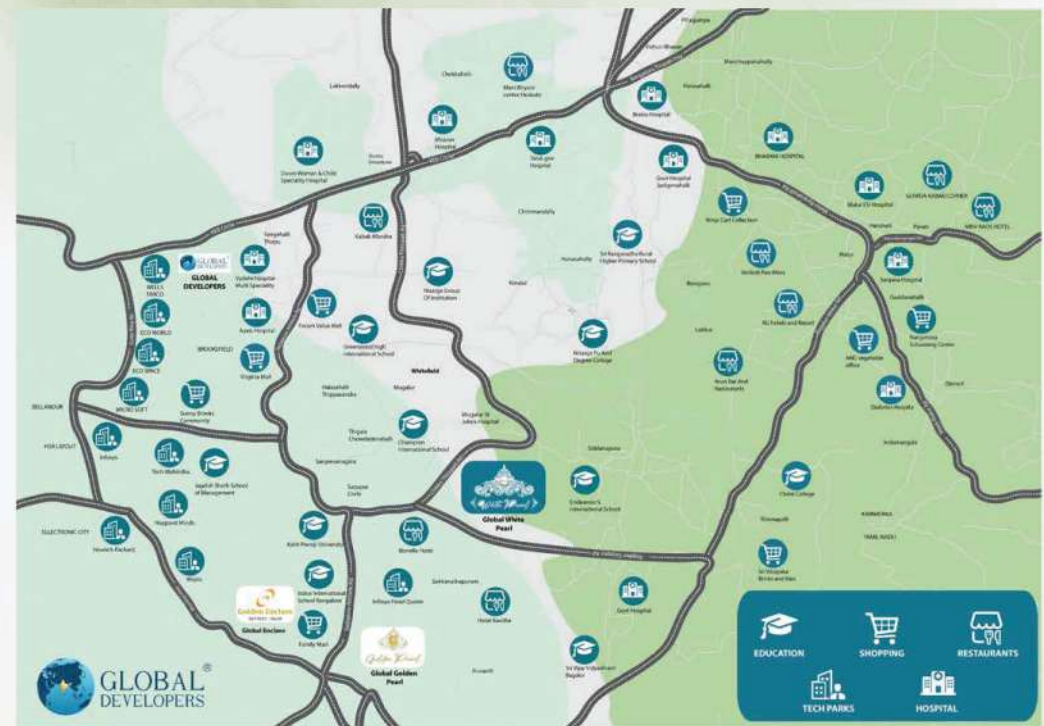
Proposed Landuse Analysis - Sarjapura Planning District

| Zone | Area (Ha) | Percentage |
|--------------|-------------|-------------|
| Residential | 1000 | 40% |
| Commercial | 500 | 20% |
| Industrial | 300 | 12% |
| Open Space | 200 | 8% |
| Water Course | 100 | 4% |
| Utility | 50 | 2% |
| Other | 150 | 6% |
| Total | 2500 | 100% |

BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY

Proposed Landuse Sarjapura - SP-2

Date: _____
Scale: 1:10,000
Sheet No: 41



LOCATION

EDUCATION **SHOPPING** **RESTAURANTS**

TECH PARKS **HOSPITAL**

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