

Member
CREDAI



PB HOMES PVT. LTD.

A SISTER CONCERN OF THRISSUR BUILDERS PVT. LTD.

Head Office: 2nd Floor, TBPL Arcade, Near Vidyuthi Bhavan, Kottapuram, Thrissur - 680 004

Cochin Marketing Office: Pallissery Jn., Puthiya Road, Palarivattom, Cochin - 682 025

For more details © **Cochin - 97443 22 222 | Thrissur - 9207 111 444** | Email: pbhomespvtltd@gmail.com | www.pbhomes.in



Our mission at Thrissur Builders Pvt. Ltd. and our sister concern PB Homes Pvt Ltd, is to deliver not just homes but a promise of trust, transparency, and uncompromised quality. For over three decades, we have been privileged to earn our customers confidence, completing 52 residential and commercial projects across Thrissur, Guruvayoor, Aluva, and Cochin.

Today, we proudly unveil our **56th landmark project – PB ZAIRE**, a new chapter in our journey of excellence.

Unwavering support of our customers has been the cornerstone of our success, and as we embark on this exciting new Landmark, we remain steadfast in our commitment. We will continue to uphold the highest standards of quality, ensuring timely delivery and exceptional after-sales service, because satisfaction of our customers is our greatest achievement.

We look forward, building strong relationship and creating even more remarkable homes that meet highest expectations.

Thank you for enduring trust and partnership.

Best regards,

Er. K. A. PADMAKUMAR
BE, FIE, C Engr (I)
Chairman & Managing Director



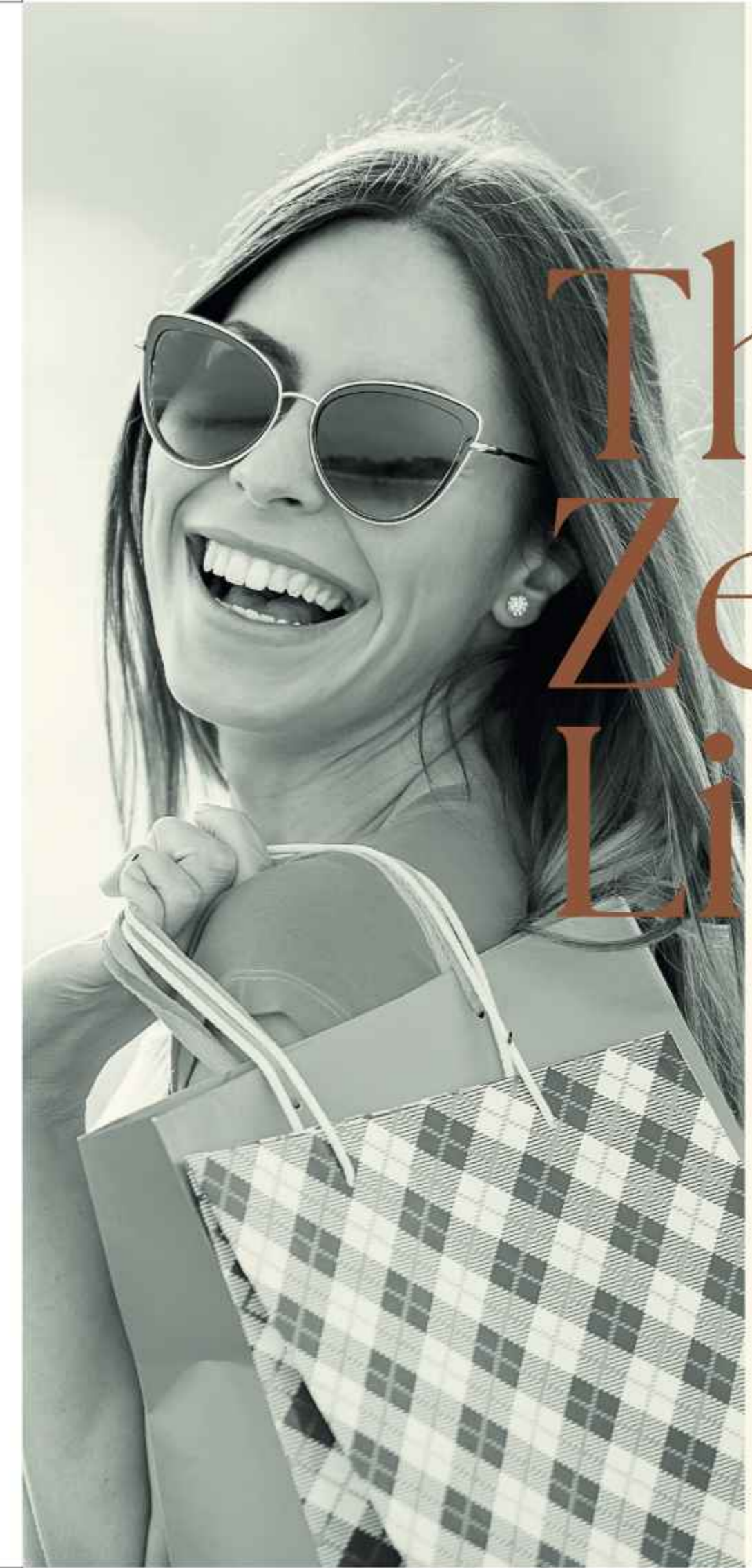
Discover the zestful life.

It's a life where the boundaries of happiness, health, growth and prosperity are defined by one's **enthusiasm** to live life to the fullest, fueled by the **excitement** of living at the heart of one of India's fastest growing metros.

At PB Zaire, your quest for a zestful life begins!

PB 
Z A I R E
BOUTIQUE RESIDENCES

PALLISSERY JN., PUTHIYA ROAD
OFF NH 66 BYPASS, PALARIVATTOM, COCHIN



The Zenith of Lifestyle.

PB 
ZAIRE
BOUTIQUE RESIDENCES



K-RERA/PRJ/ERN/160/2024
rera.kerala.gov.in



Artistic Perspective



The Zone of Progress.



In the last decade, Cochin has witnessed exponential growth both in terms of commerce and infrastructure. This rapid progress has created a new lifestyle hub in the city - Downtown Cochin. It is centred on the NH 66 Bypass stretching from Edappally to Vytilla and right in the middle of this pulsating urban hotspot is Pallissery Jn., Puthiya Road, Palarivattom - a perfect residential spot for those who wish to live an exciting life enjoying the fruits of Cochin's commercial success and its unmatched lifestyle conveniences.

Over the last few years NH 66 Bypass has emerged as an investment hotspot in Cochin with fast appreciation in land value and high rental returns. This has been brought about by its proximity to top-notch educational institutions and hospitals, the best of shopping, hospitality and entertainment along with great connectivity.

PB Zaire at Pallissery Jn., Palarivattom ticks every box on the home buying checklist for those who wish to enjoy more success for themselves and their families.

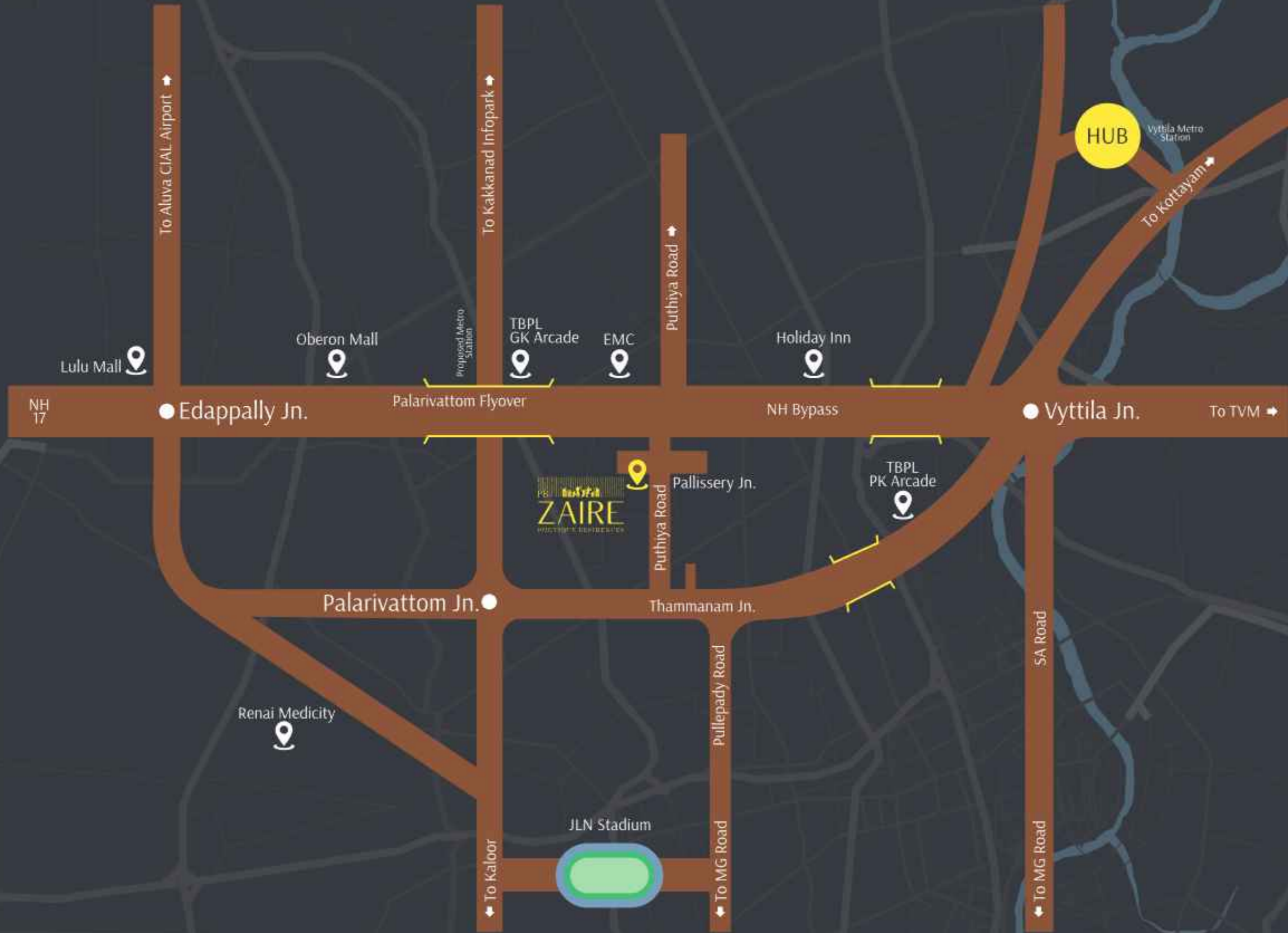




PREMIER
ZAIRE
BOULIQUE RESIDENCES

Artistic Perspective

Location Map.



Pallisseri Jn., Palarivattom today is a luxury residential location in Cochin by being located right at the heart of Downtown Cochin. Its proximity to the NH 66 Bypass gives those residing here easy access to the city's most preferred shopping and entertainment centres like Lulu Mall, Oberon Mall, Gold Souk Grande Mall, PVR and Q Cinemas. The best of healthcare in the city like the Ernakulam Medical Centre, Renai Medicity and Amrita Hospital are all nearby.

Pallisseri Jn., Palarivattom also offers great connectivity with easy access to multiple modes of transport like the Cochin Metro and the Vyttila Transport Hub. Leading educational institutions are also in the vicinity making it easy for children pursue their goals.



CONNECTIVITY

NH Bypass	-	50 Mtr
Civil Lane	-	2 Km
Pipeline Bypass Signal	-	2 Km
Proposed Bypass Metro Station	-	2 Km
Nearby Metro station	-	3 Km
Vyttila Jn.	-	4 Km
Vyttila Hub	-	4 Km
Civil Station	-	6 Km
MG Road	-	6.2 Km
Smart City	-	9.4 Km

EDUCATION

Skywhiz International B'School	-	1 Km
Techno Bharathi College of Management Studies	-	1.8 Km
Bhavan's College of Arts & Commerce	-	5.2 Km
Cochin Public School	-	5.8 Km
Government Law College Ernakulam	-	6.8 Km
Rajagiri School of Engineering & Technology	-	6.9 Km
St. Teresa's College	-	7.5 Km
The Choice School	-	7.6 Km



HEALTHCARE

Ernakulam Medical Centre	-	500 Mtr
Vijaya Lakshmi Medical Centre	-	500 Mtr
Renai Medicity	-	3 Km
Amrita Hospital	-	6.7 Km

SHOPPING & ENTERTAINMENT

Oberon Mall	-	3.0 Km
Lulu Mall	-	4.0 Km
JLN Stadium	-	5.0 Km
Forum Mall	-	6.3 Km

RELIGIOUS PLACES

Temple	-	1.5 Km
Church	-	1.2 Km
Mosque	-	1.0 Km

At PB Zaire, an elevated lifestyle is being crafted for the connoisseurs of the good life. The 3 & 4 BHK grand, spacious residences are designed to go beyond the expectations of those who live here. Inspired by the large airy and well-ventilated bungalows of the past, every living space here brings in the elements of nature through its large windows and balconies.

Elegance and class blended together with convenience and practicality define the architectural style of these boutique residences. Built with the finest materials, world-class fittings and fixtures by expert and experienced hands, along with best-in-class amenities, the homes here will truly reflect the success of their owners.

The Zillion



Reasons
to be Happy.



Artistic Perspective

THE LIVING SPACE

An
Intimate
Space to
Nurture
Happiness.



Artistic Perspective

THE MASTER BEDROOM

A
Truly Regal
Way to
Retire for
the Day.



THE DINING AREA

Here
Every Meal
is a Moment
to Cherish.



Artistic Perspective

THE MODERN KITCHEN

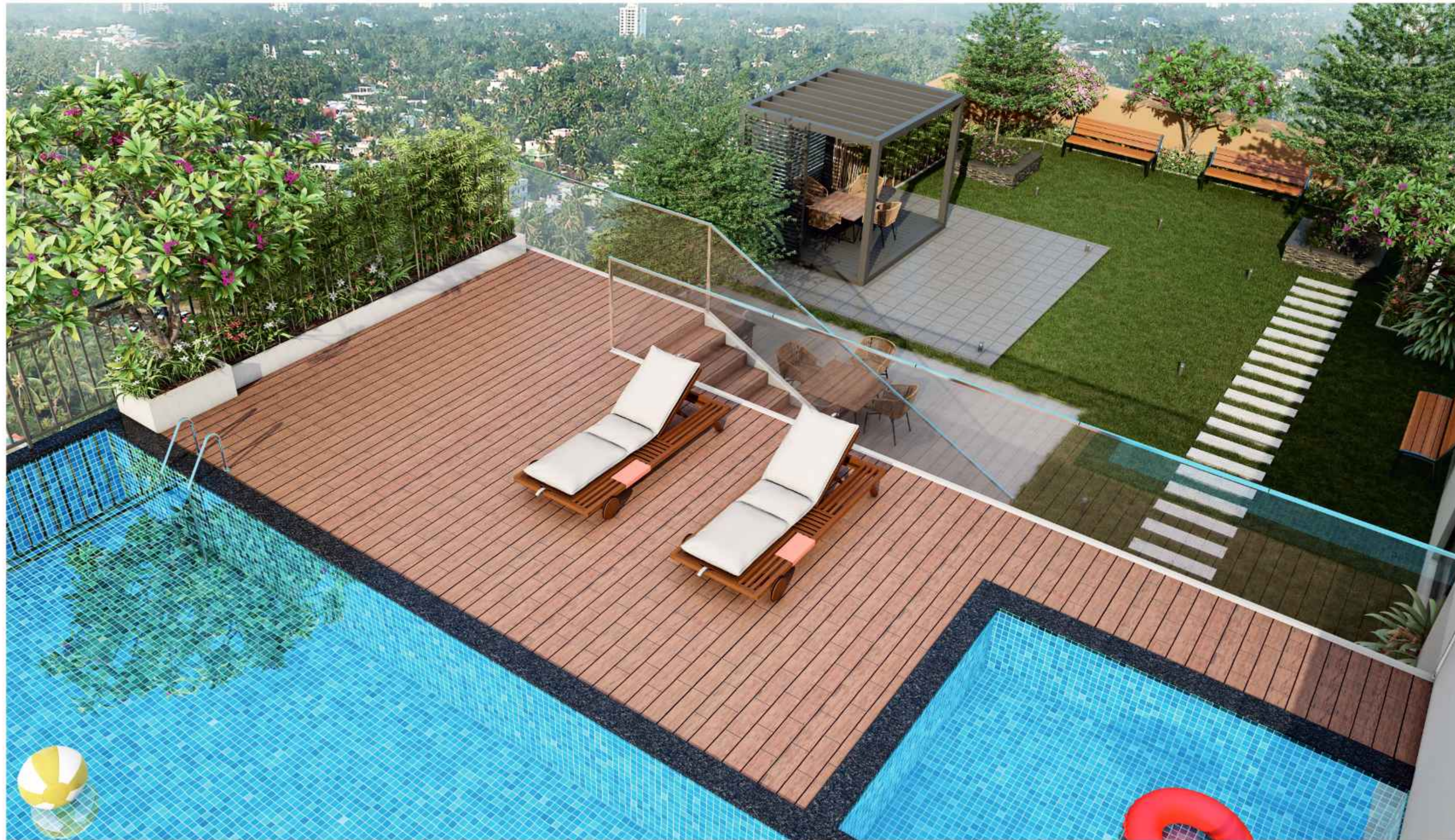
A
Space to
Bond Over
Mouthwatering
Delicacies.

THE RESORT-STYLE LOBBY

A
Magnificent
Sight that
Captivates
one and all.



Artistic Perspective



Artistic Perspective

THE INFINITY POOL

A
Refreshing
Dip that
Rejuvenates
the Body
and Mind.



Artistic Perspective

THE UNISEX GYM

The
Perfect
Reason
to Get Fit.

THE MINI THEATRE

Watch
Favourite
Blockbusters
with Family
and Friends.



Artistic Perspective



Artistic Perspective

THE CHILDREN'S PLAY AREA

Where
Kids will
Blossom
Among
Friends.

THE MULTIPURPOSE HALL

The
Ideal Venue
to Host Many
Intimate
Moments.



Artistic Perspective



The Amazing Amenities and Features.

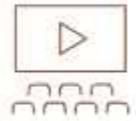
SPECIAL AMENITIES



Air Conditioned Modern Fitness Centre



Air Conditioned Multipurpose Hall



Air Conditioned Mini Theatre



Air Conditioned Furnished Guest Suite



Swimming pool & Kid's pool with spacious deck



Children's Play Area



Rooftop Recreation Area

COMMON AMENITIES

Well-furnished Entrance Lobby • Reticulated Gas System • Water Treatment Plant
 Efficient Waste Management System • Intercom and Internet Provision in Living and Master Bedroom
 24 Hours Generator Back Up • Solar Power For Common Area Lighting
 Electric Car Charging Provision for Each Parking Slot Except Visitors Parking
 Caretaker Room • Janitor's Room • Common Toilet

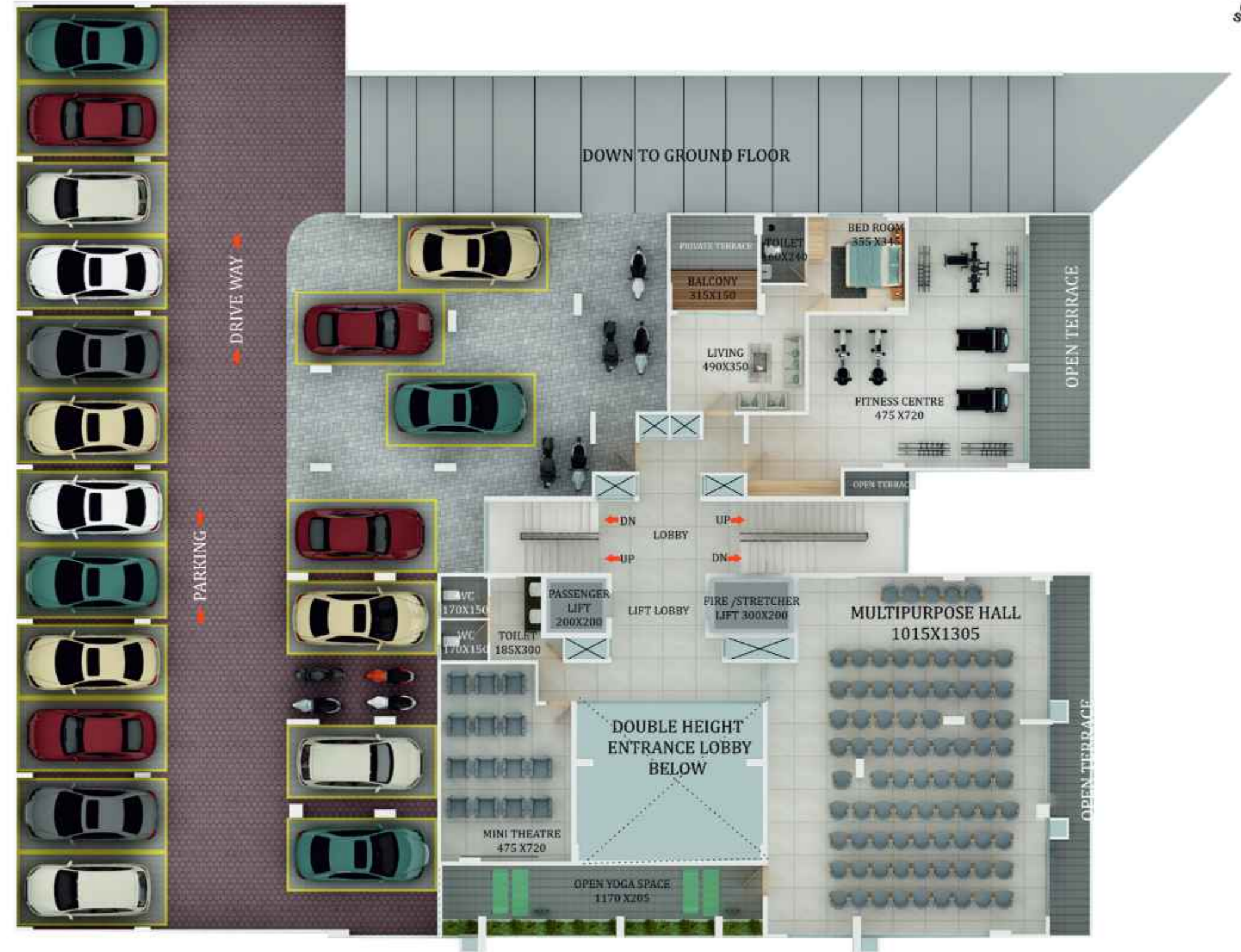
SECURITY SYSTEM

CCTV Camera • 24 Hours Security • Biometric/Smart Card Entry System
 Intercom Facility • Fire Fighting System

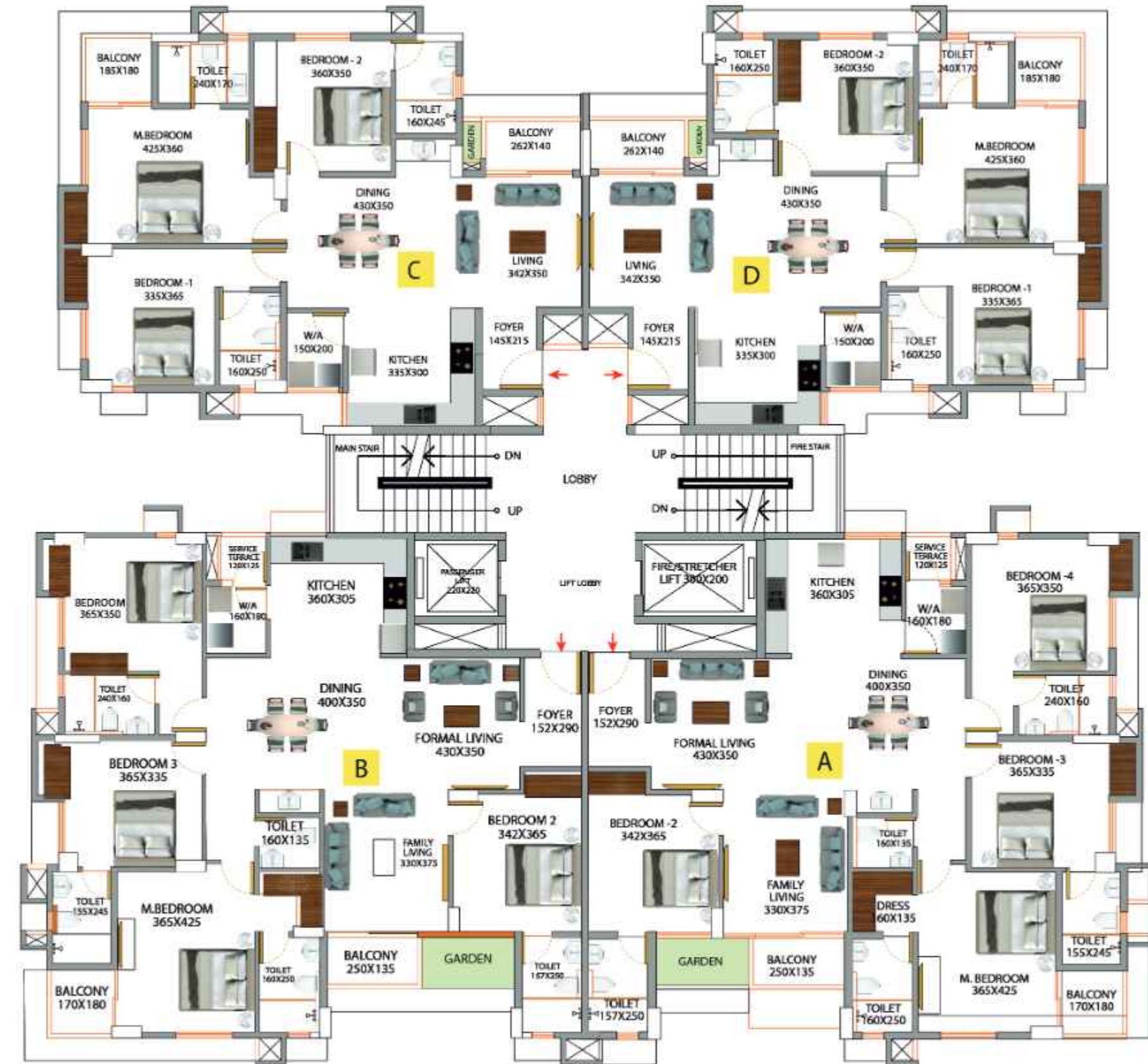
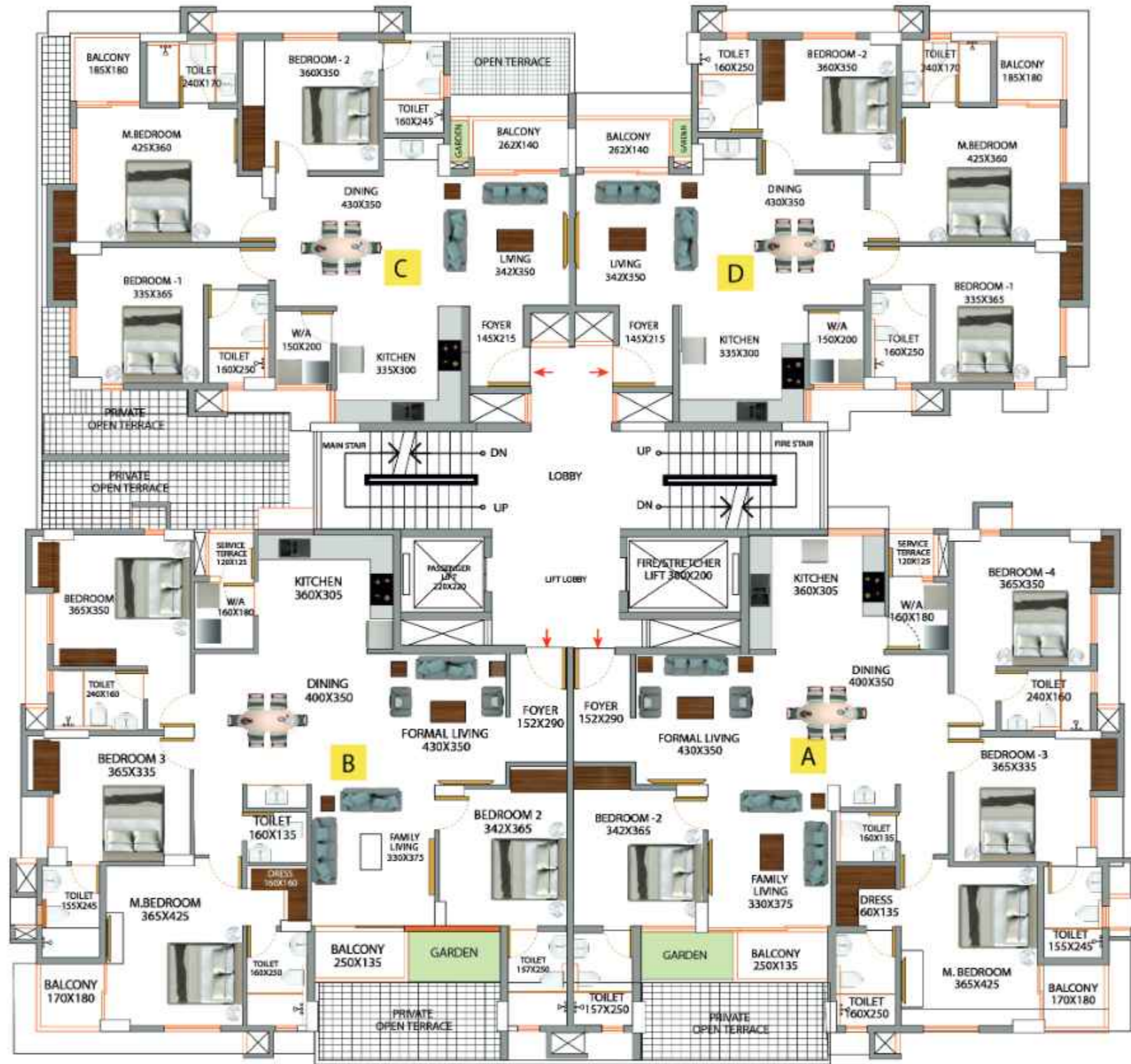
Ground Layout

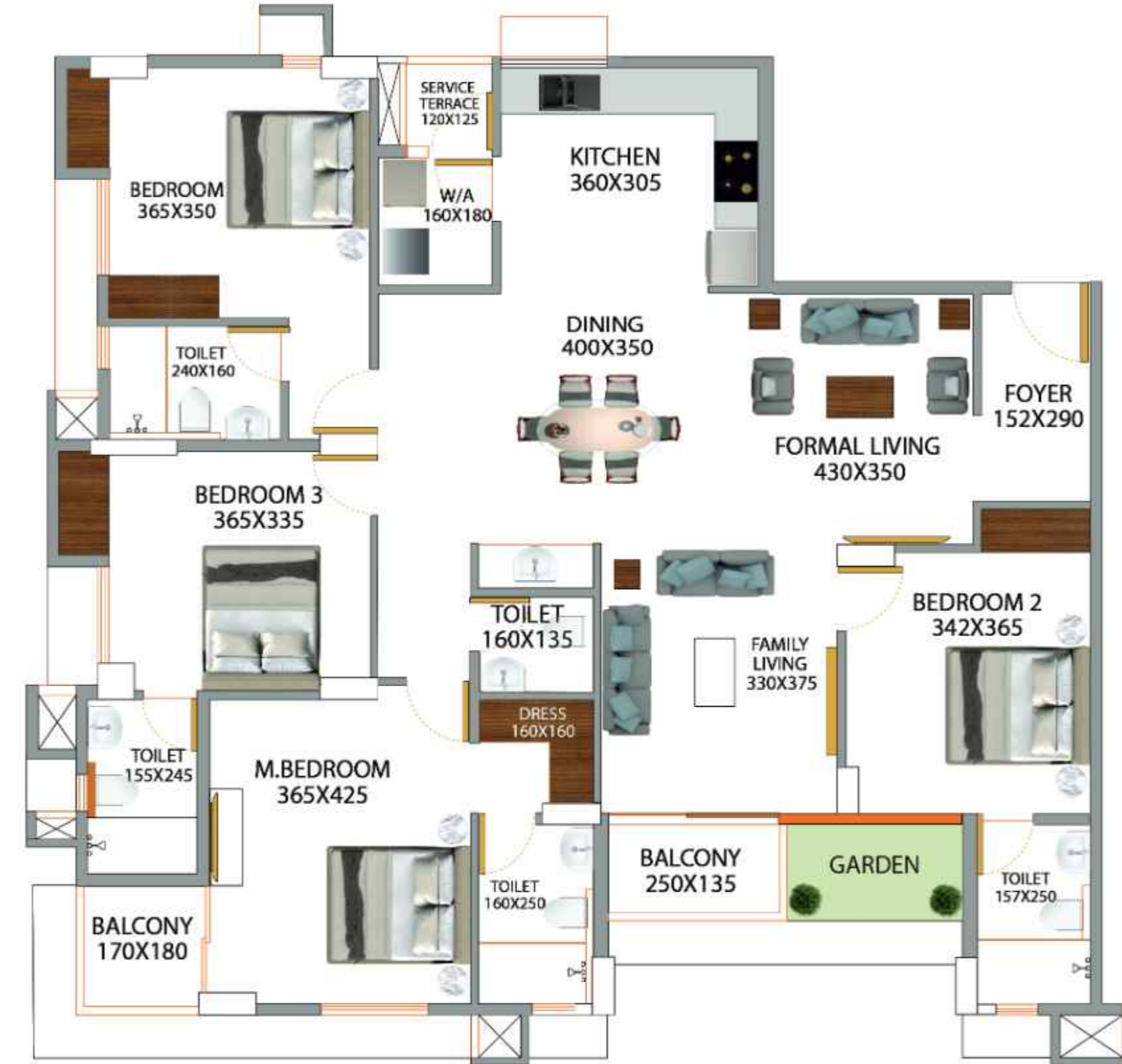
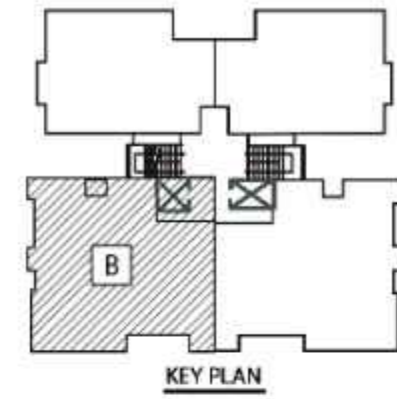
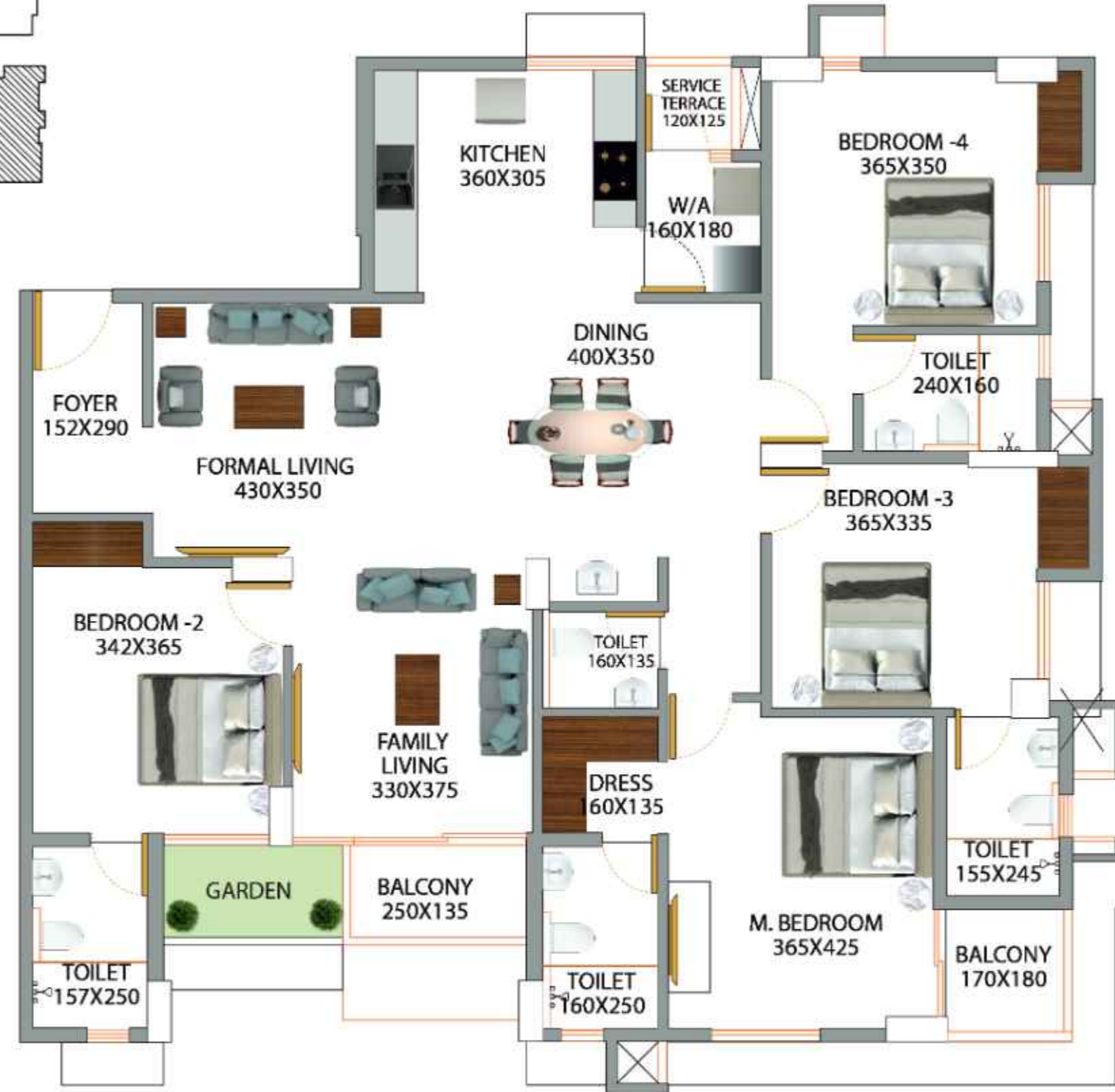
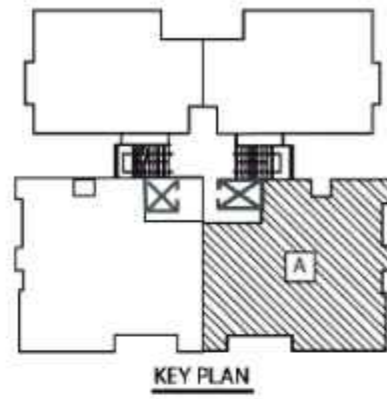


First Floor Plan



Second Floor Plan





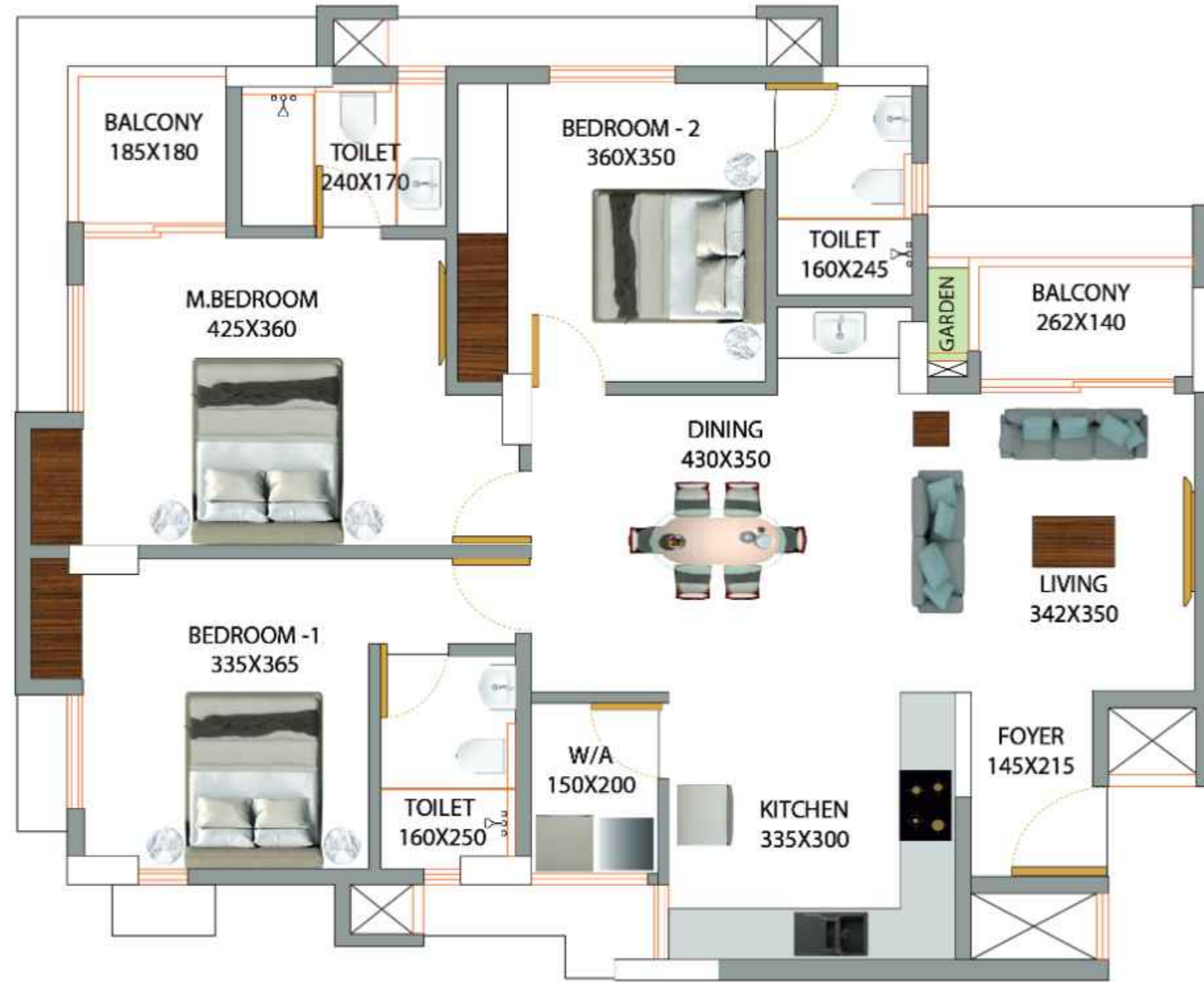
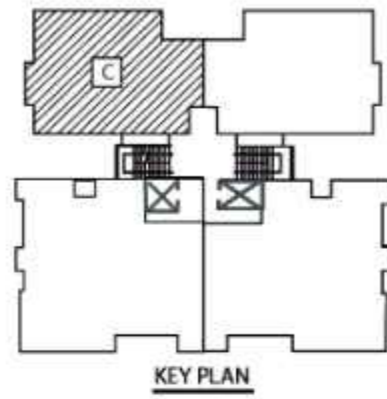
*Dimension may vary slightly during construction *Furniture and fixtures are indicative only *All Dimensions are in centimetre and are from unfinished wall surfaces
 *Structural members may slightly vary after final design *Carpet area as per Kerala RERA is the area excluding external wall and balcony/Verandah
 *Carpet area calculated as per structural measurement and may slightly vary up to +/-3% on account of site conditions/columns/finishes etc.

TYPE A | 4 BHK
 Carpet Area - 1600.76 Sq. Ft.
 Balcony Area - 69.19 Sq. Ft.
 Super Built-up Area - 2107.05 Sq. Ft.



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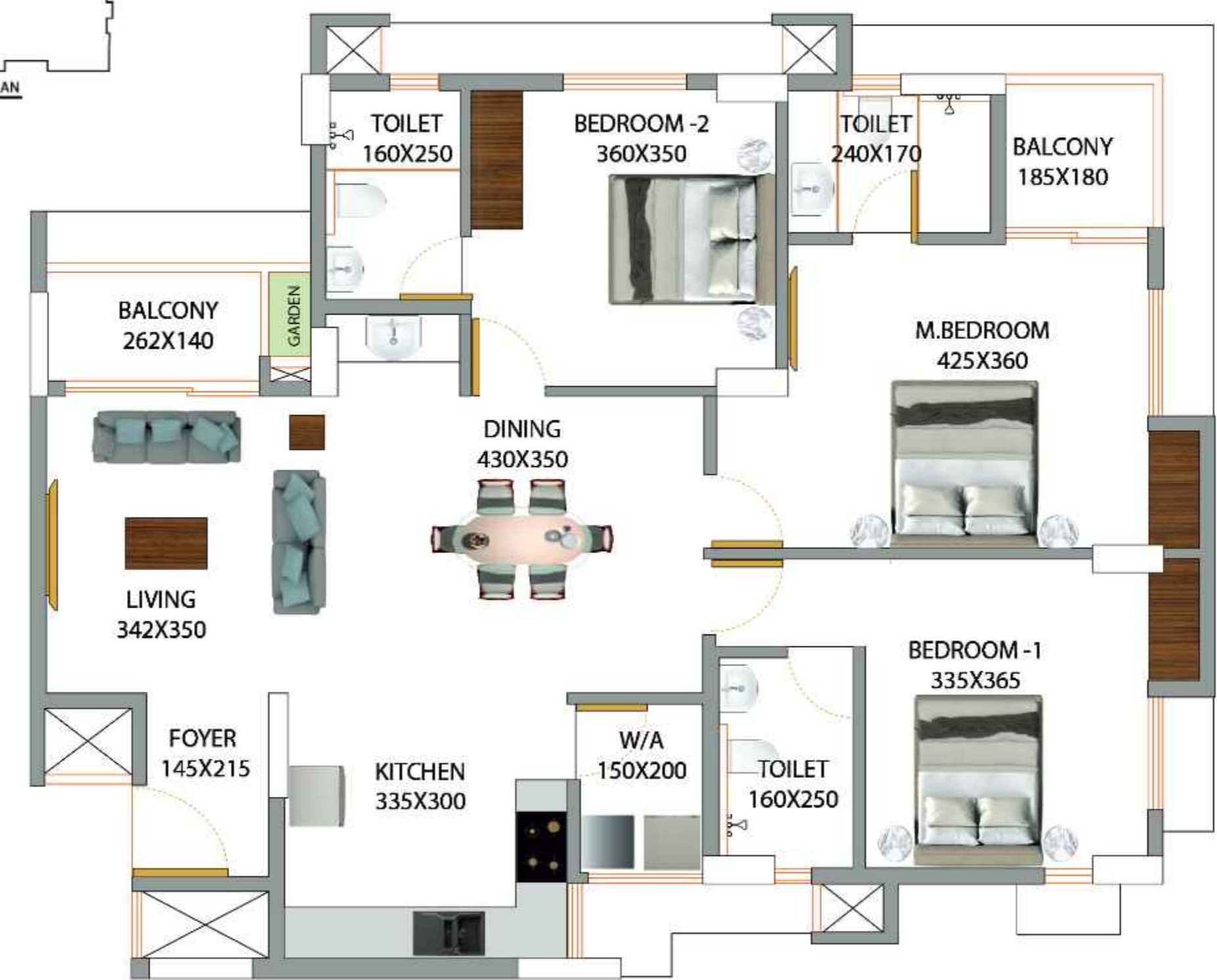
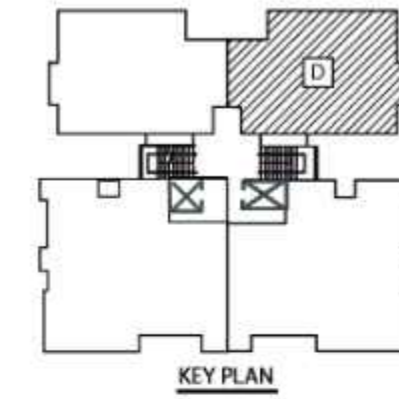
TYPE B | 4 BHK
 Carpet Area - 1600.76 Sq. Ft.
 Balcony Area - 69.19 Sq. Ft.
 Super Built-up Area - 2107.05 Sq. Ft.



TYPE C | 3 BHK
 Carpet Area - 1147.44 Sq. Ft.
 Balcony Area - 72.74 Sq. Ft.
 Super Built-up Area - 1554.08 Sq. Ft.



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 *Structural members may slightly vary after final design *Carpet area as per Kerala RERA is the area excluding external wall and balcony/Verandah
 *Carpet area calculated as per structural measurement and may slightly vary up to +/-3% on account of site conditions/columns/finishes etc.



TYPE D | 3 BHK
 Carpet Area - 1147.44 Sq. Ft.
 Balcony Area - 72.74 Sq. Ft.
 Super Built-up Area - 1554.08 Sq. Ft.



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 *Structural members may slightly vary after final design *Carpet area as per Kerala RERA is the area excluding external wall and balcony/Verandah
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Building Specifications

DOORS AND WINDOWS

ENTRANCE DOOR
Designer pre-hung engineered door frame and shutter

INTERNAL & TOILET DOORS
Engineered pre-hung door frames and shutters

WINDOWS
Fully Glazed Powder coated aluminium windows with grills

BALCONY DOOR
Fully Glazed Powder coated aluminium sliding/openable/fix panels with toughened glass



WALLS AND CEILING FINISHING

EXTERNAL WALL
Good quality exterior emulsion

INTERNAL WALLS & CEILING
Putty finished emulsion paint except Kitchen Dado area.

WALL FOR TOILETS
Good quality Ceramic/vitrified dado upto false ceiling height

WALL FINISH FOR KITCHEN AND WORK AREA
The kitchen and work area shall be bare (without any RCC slab/steel structure, countertop, steel sink, and faucet). Inlet points for sink cock and water purifier shall be provided. Provision for washing machine and dishwasher shall be provided



STRUCTURE

FOUNDATION
RCC Pile foundations as per the structural design

FRAME
RCC framed structure designed for earthquake resistance (Seismic Zone 3) as per IS 1893

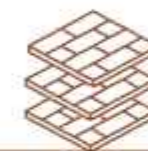
WALLS
With good quality solid cement blocks



FLOORING

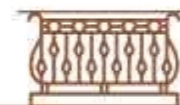
LIVING, DINING AND BEDROOMS
Branded vitrified tiles

BALCONY, KITCHEN & TOILETS
Branded Matt finish ceramic/vitrified tiles



GRILLS AND RAILINGS

BALCONY RAILING
Railings with GP pipe



PLUMBING AND SANITATION

EWC
Branded wall hung EWC with concealed cistern in all toilets

WASH BASINS
Branded wash basins in all toilets & dining area

TAPS & FITTINGS
Branded chromium plated diverter, shower, tap, bathroom spout

HOT AND COLD WATER
Provision for Geyser points in Kitchen and all toilets



WATER SUPPLY

Treated ground water supply through sump and overhead tank

Provision for Corporation water supply/KWA in kitchen



COOKING GAS

Provision for Centralised LPG connection



ELECTRICAL

GENERAL
Concealed conduit wiring with branded high quality FRLSH insulated copper wires, adequate light, fan, 6/16A plug points controlled by RCBO and MCBs, independent KSEB Energy Meter for each apartment

SWITCHES
Branded Modular type switches

GENERATOR BACKUP
For common facilities such as lifts, common lights, pumps etc and restricted backup up to 1000 watts for 3BHK & 1500 watts for 4BHK units

AC PROVISION
Energised provision for Split AC points in living and all bedrooms

TV/TELEPHONE
Provision for cable TV/telephone point in Living room & Master bedroom

INTERNET POINT
Dummy Conduit for internet cabling in Living room & Master bedroom



CAR PARK

Right to use one car parking slot for each flats



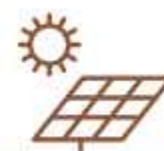
FIRE FIGHTING

Fire fighting arrangements as per Kerala Fire & Rescue Department Norms



SOLAR POWER

Common area lights with Solar System (in limited numbers)



SEWAGE TREATMENT PLANT

As per PCB norms



Home Care Services

We have a committed and dedicated team to ensure unparalleled home care service with a proven pedigree of excellence – Customer Relations Department. Once the customer takes over the property our customer relations team kicks in. We assist you and look after all your requirements, from the very day you

receive the key and become a member of the PB family and throughout your life in the project.

PB Homes assures complete customer satisfaction during the buying process as well as after the sales and thus ensures the customer's a stress-free and healthy lifestyle.



PROPERTY MANAGEMENT

Periodical cleaning, repair and maintenance work, arrangement for rentals and resale



MAINTENANCE SERVICES

All essential maintenance works of Civil, Electrical, Mechanical, Plumbing etc., including Housekeeping will be taken care of by the Home Care Division for a very reasonable service charge



RENTAL/RESALE

For those who wish to rent out/resell their house, our Home Care Division will arrange appropriate tenants/buyers using our wide network of connectivity, paper ads, internet marketing etc. We can find prospective customers at best rates and conditions for very reasonable service charges



LIAISON SERVICES

For housing units here in Thrissur, Guruvayoor or Cochin we give general assistance for documentation and bill payment works in Government departments and other local Self-government offices

Customer Care Services



HOME LOAN DOCUMENTATION



CUSTOMISATION OF YOUR DREAM HOME



UPDATING THE STATUS OF PROJECT



REGISTRATION OF YOUR PROPERTY



FORMATION OF ASSOCIATION AND ITS RUNNING



OWNERSHIP CHANGE OF PROPERTY



OBTAINING SERVICE CONNECTIONS



PAYMENT OF LAND, PROPERTY TAX, ETC.

The milestones that stand as a testament to our over three-decade journey of progress.



52 PROJECTS COMPLETED ON-TIME | **34** YEARS OF TRUST | **10000+** SATISFIED FAMILY MEMBERS | **4** ONGOING PROJECTS

Clear Title Deed | Transparent Deals | Assured Quality | Timely Handing Over | Prompt After-Sales Service



Artistic Perspective

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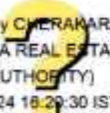


KERALA REAL ESTATE REGULATORY AUTHORITY
Certificate of Registration
 of Real Estate Project

[This Registration is granted under Section 5 of the Real Estate (Regulation and Development) Act, 2016 to the following project under the project registration number and details as below]

1	Registration Number	K-RERA/PRJ/ERN/160/2024
2	Name of Project	PB ZAIRE
3	Address of Project(Site)	Village: EDAPPALLY SOUTH, Taluk: Kanayannur, District: Ernakulam, Pin: 682025
4	Name of Promoter	PB HOMES PVT LTD
5	Registered address of Promoter	37/2399/5, TBPL ARCADE, KOTTAPURAM, NEAR VYDYUTHI BHAVAN, Taluk: Thrissur, District: Thrissur, State: KERALA, Pin: 680004
6	Communication address of the Promoter	25/1160/2, Machingal Lane, Taluk: Thrissur, District: Thrissur, State: KERALA, Pin: 680001
7	Local body in which the project is proposed	Kochi Municipal Corportion
8	Extent of Land (in Sq.m.)	2433.00
9	Permit Number, Date and Issuing authority	BP/7160/2024, 31/07/2024, Secretary
10	Date of Expiry of Permit	30/07/2029
11	Proposed date of Completion of Project	30/07/2029
12	Date of Issue of Registration	08/08/2024
13	Date of Expiry of Registration	30/07/2029

This registration is issued for the above mentioned project subject to the terms and conditions as stipulated in Schedule 1 overleaf.

Digitally Signed By  C. PRAMANA VINOD KUMAR (KERALA REAL ESTATE REGULATORY AUTHORITY)
 Date: 08-Aug-2024 18:29:30 IST

Secretary (Technical & Admn.)
 Kerala Real Estate Regulatory
 Authority