



2 & 3 BHK LUXURY APARTMENTS



By Advik Shelters Pvt. Ltd.
Purulia, W.B.

Plan Approved by : Purulia Municipality ● Approved by : WB RERA



Hiralalji
Serenity
Heights

LUXURY
COMFORT
CONVENIENCE

ALL ON A WHOLE NEW SCALE

Hiralalji Serenity Heights Upscale Homes is a unique living experience that offers you a luminous lifestyle like never before. Hiralalji Serenity Heights is yet another deluxe project from Advik Shelters Pvt. Ltd. - the pioneer builder of Jharkhand and West Bengal, reputed for their aesthetic designs, scientifically engineered structure and thoughtful space planning. beautifully located in the most scenic and serene ambience of Purulia (W.B).

A convenient location providing easy access to key points throughout the city. The Modern apartment offers the ultimate urban living experience.

With its grand towers soaring 5 stories having 40 apartments including 2 BHK, and 3 BHK, layouts, Hiralalji Serenity Heights is surely the centrepiece of this fastest growing residential area.



Welcome



Advik Shelters Pvt. Ltd. has firmly established itself as a trustworthy and dependable organization in Real Estate industry that delivers quality. The goal is to make a mark in Real Estate and construction industry, creating infrastructure projects, commercial and residential complexes that are changing the face of the city. At **Advik Shelters Pvt. Ltd.**, our vision is clearly defined to provide residential and commercial development with international lifestyle facilities at an affordable price. We believe that our commitment to providing our customers with a fulfilling experience will drive our organization to achieve greater heights. We adopt a professional approach in all our business dealings with a strong focus on transparency and business ethics. We demand our customers' trust by consistently delivering quality construction within stipulated time periods. We are committed to delivering an experience that improves our customers' quality of life.



Regards

a high lifestyle a higher return
and an identity, that's truly you

Hiralalji
Serenity
Heights





Leverage of top-notch Facilities

Hiralalji Serenity Heights, the unparalleled living paradise is uniquely conceptualized for a perfect stylish living. These fully furnished apartments will leave you pleasingly surprised with a plethora of world class facilities - From Gymnasium, Swimming Pool, Yoga Centre 2 Tier Security to Childrens Play Area and Terrace Garden: Facilities to Pamper you with Comforts for an Elegant and Ravishing Lifestyle.



Amenities



Swimming Pool



Temple



Silent Generator



Children Play Area



Jogging Track



Automatic lifts



Ample Parking



EV Charging Point



Fire Extinguishers



AC Fitness Center/Gym



Terrace Garden



Deep Boring



Yoga Deck



AC Community Hall



CCTV Camera



Aerial View, Hiralalji Serenity Heights

Typical Floor Plan (1st to 5th) Block-A



AREA TABLE (Block - A)				
TYPE	FLAT NO.	RERA Carpet Area (in sq. meter)	Builtup Area (in sq. meter)	Super Builtup Area / Saleable Area (in sqft.)
3 BHK	FLAT - A	78.41	101.14	1,330
2 BHK	FLAT - B	58.19	76.45	1,010
2 BHK	FLAT - C	52.94	66.96	880
2 BHK	FLAT - D	60.60	77.91	1,030
3 BHK	FLAT - E	66.21	82.91	1,090
	Servant Room / Home office	9.96	12.06	160



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

Typical Floor Plan (1st to 5th) Block-B



Towards Block "A" ←

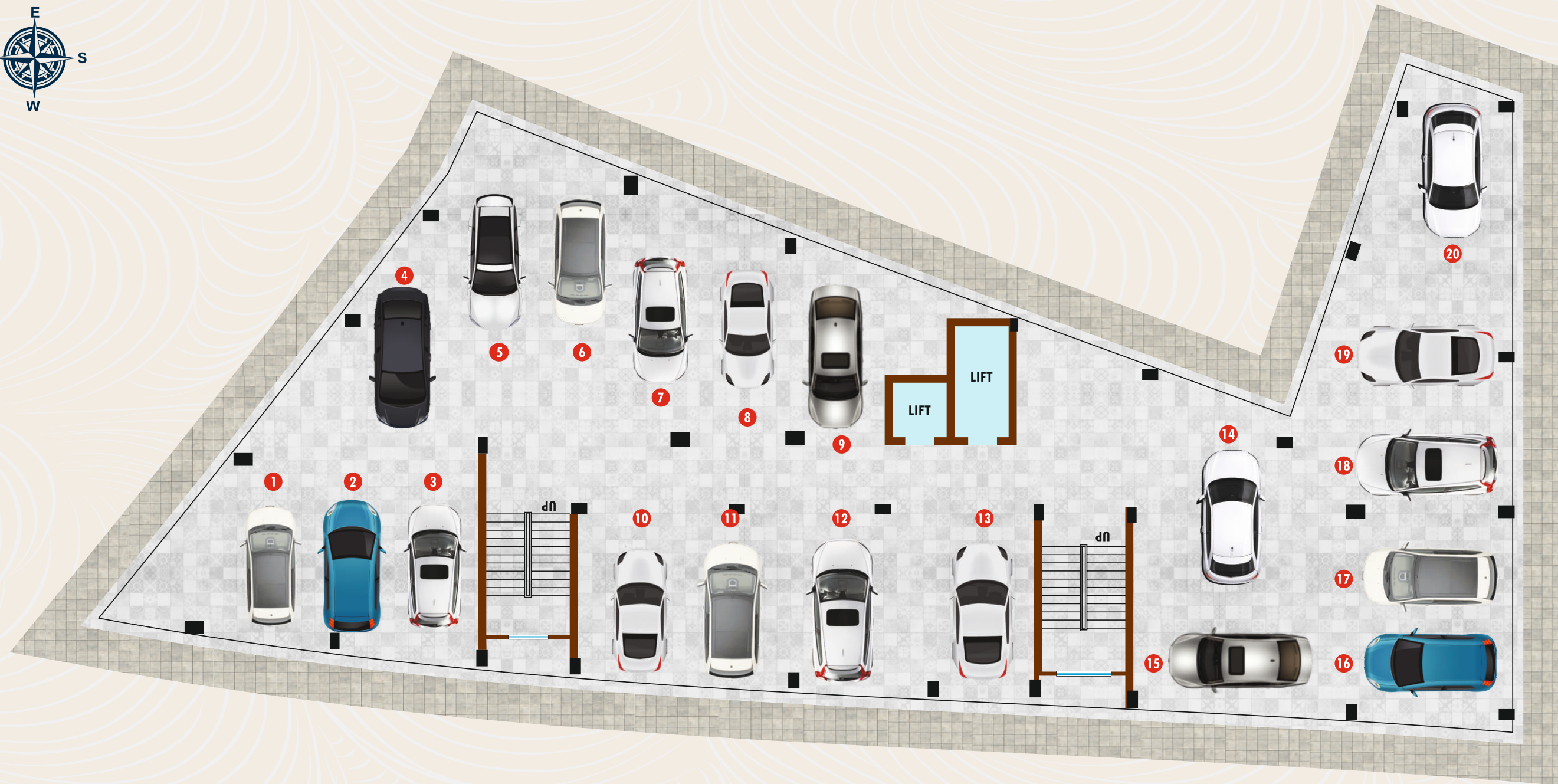


AREA TABLE (Block - B)

TYPE	FLAT NO.	RERA Carpet Area (in sq. meter)	Builtup Area (in sq. meter)	Super Builtup Area / Saleable Area (in sqft.)
2 BHK	FLAT - F	47.99	65.63	850
3 BHK	FLAT - G	83.34	96.08	1,240
3 BHK	FLAT - H	79.31	103.29	1,330
	Servant Room / Home office	7.43	9.09	120

Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

Ground Floor Plan Block-A



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

Ground Floor Plan Block-B



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

Terrace Floor Plan Block-A



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

Terrace Floor Plan Block-B



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

SITE PLAN



Note : All Furniture plan are only indicative they are purely conceptual and not legal binding.

SPECIFICATIONS

Structure:

- ▶ R.C.C frame structure with fly ash / 1st Class Chimney bricks/ AAC brickwork in Cement Mortar as per design of Structural Consultants.

TMT Bars:

- ▶ Rungta/ Kamdhenu/ Jindal / Shyam / other reputed brand as per availability.

Cement:

- ▶ Nuvoco / Ultratech / Ambuja / ACC / other reputed brand as per availability.

Casting:

- ▶ All Major Floor Casting by Self team or by Ready mix concrete plant.

Chowkhats:

- ▶ Door frame of Sal Wood.

Doors:

- ▶ All doors will be 30mm thick ISI Mark flush door fitted with S.S. fittings and painted with two coats of Synthetic enamel over one coat of Primer.

Windows:

- ▶ Fully glazed three- track channel aluminium windows with Mosquito net and fitted with Safety Grill.

Flooring:

- ▶ Vitrified tiles flooring 2'x2' Size in Drawing/ Dining, Bed Rooms, Balcony, Kitchen & Common area lobby.

Kitchen:

- ▶ Working Top- Black Granite platform with 24" height Glazed Tiles (Colorful) with Stainless Steel Sink.

Washrooms:

- (A) **Flooring:** Ceramic Floor Tiles (1'x1').
- (B) **Walls:** Colorful glazed Tiles of Standard make upto 7' height.
- (C) **Sanitary ware:** Sanitary ware of RAK/ Somany / Parryware / Hindware / Jaguar Make.
- (D) **Fittings:** C.P. fittings of Somany / Parryware / Hindware / Jaguar / RAK Make (Normal Model).
- (E) **Cistern:** Cistern of Somany / Parryware / Hindware / Jaguar/RAK Make (Normal Model).

Electricals:

- (A) All internal wiring will be concealed with good quality of ISI Mark Copper wire Anchor/Havells/ Polycab / Mescab/ Equivalent Make.
- (B) All electrical switches and fittings will be of Red Card/ Anchor/Kolors/Goldmedal/Havells/Polycab/Equivalent modular Make.
- (C) Adequate lightings, Power Points will be provided.
- (D) A.C. Point will be provided in all Bed Rooms.
- (E) T.V. point will be provided in Drawing/Dining and master Bed Room.
- (F) Electrical connection charges to be paid for individual connections of each flat will be at cost to the OWNER.

Internal Wall:

- ▶ All internal walls shall be finished with putty with one coat of primer.

External Wall Finish:

- ▶ Outer wall will be finished with wall Putty/rustik and two coats of weather coats.

Railing:

- ▶ All Railings of Balcony will be Stainless Steel Railing.

Staircase:

- ▶ Stair will be finished with Granite with tiles in lobby and Railing will be Stainless steel Railing.

Car Parking Flooring:

- ▶ Parking tiles/ Crazy floor/ Paver's Block.

Overhead Water Tank:

- ▶ R.C.C./Syntax overhead water tank of adequate Capacity.

Boring:

- ▶ 4"- 6" Dia deep borewell (2 Nos.) with adequate Capacity of Submersible pumps.

Generator:

- ▶ Silent Generator of adequate Capacity for Lift, Common area lighting and 500 Watts Power will be provided in each flat.

Lightening Arrester:

- ▶ Lightening Arrester of Reputed brand.

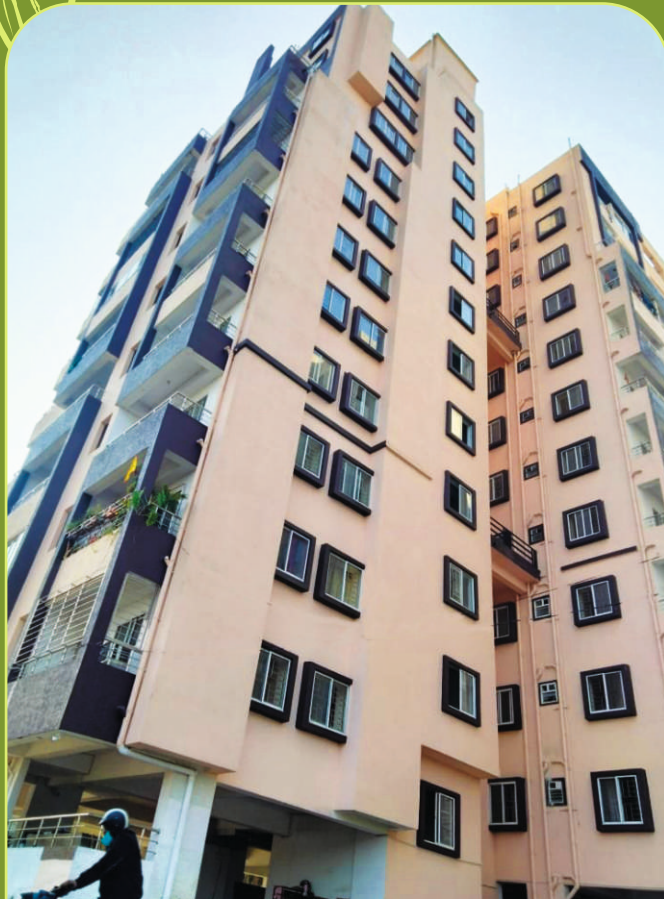
Lift

- ▶ Automatic Lifts of reputed brand.



*Specifications may vary on practical availability of materials

OUR PROJECTS AND SISTER CONCERNS



NATURE'S NEST

A modern residential project with 110 flats, located on NH, Satranji Bazar, Tupudana, Ranchi—offering comfort, convenience, and contemporary living.



SILVER SPRINGS

A premium residential project with 28 spacious flats, located in Tupudana, Ranchi—offering modern living in a serene setting.



DEVKI APARTMENT

A compact residential project with 14 well-planned flats, located in Ratu, Ranchi—designed for comfortable urban living.



DARSH AND ANSH RESIDENCY

A cozy residential development featuring 12 flats, located in Tupudana, Ranchi—crafted for peaceful and convenient living.



MANJU ENCLAVE

A residential development with 9 flats, located in Tupudana, Ranchi—designed for comfortable and convenient living.



NATURE'S NEST Ranchi

APPROVALS FROM CONCERNED AUTHORITIES



e-Grihanaksha
Online Building Plan Approval System

BUILDING PERMIT

Date: **04-09-2025**

From :

The Chairman
Purulia Municipality
Building Permit Number: **SWS-OBPAS/1402/2025/0218**

To:

ADVIK SHELTERS PRIVATE LIMITED

Subject: Issue of sanction of erection of the building and issue of Building Permit under rule 21.

Building Particulars:

Premises No	159,159/1,160	Holding No	159,159/1,160
Street/Lane	SITARAM MARWARI LANE	Borough No	--
Ward	Ward-11	Block No	--
Plot No : Khatian No	RS-344,345,2523 : 2381,3226		
Mouza	PURULIA AND PALANJA	JL	0206
Police Station	Purulia Town		

Sir/Madam,
With reference to your application dated **04-08-2025** for the sanction of the building with particulars mentioned above, this Building Permit is hereby granted subject to the following conditions :-

- The Building Permit is valid up to **03-09-2030**
- The Building Permit No. **SWS-OBPAS/1402/2025/0218** dated **04-09-2025** is valid for **Residential** purpose
- The construction will be undertaken as per sanctioned plan only and no deviation from West Bengal Municipal (Building) Rules 2007 (as amended) will be permitted.

Any deviation done against the said rules is liable to be demolished.



Yours faithfully,

Signature valid

Digitally Signed.
Name: Nabendu Mahali
Date: 04-Sep-2025 18:54:33
Reason: Building Permit
Location: Purulia

Nabendu Mahali

Chairman

WEST BENGAL REAL ESTATE REGULATORY AUTHORITY

Calcutta Greens Commercial Complex, 1st Floor, 1050/2, Survey Park, Kolkata - 700 075

FORM 'C'
[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number : **WBRERA/P/PUR/2025/003624**

Project Name : "HIRALALJI SERENITY HEIGHTS"

Project Address : Holding No. 160, 159, 159/1, Sitaram Marwari Lane, Telkalpara, Ward No. 11 Dist- Purulia, Municipality- Purulia, PS- Purulia Town, West Bengal, 723103

Project Details : **

(in the case of a firm / society / company / competent authority) **Company / LLP** firm / society / company / competent authority **ADVIK SHELTERS PRIVATE LIMITED** having its registered office / principal place of business at **Holding No. 159, 159/1, 160, Sitaram Marwari Lane, ward no. 11, Purulia, Purulia Town, Purulia- 723103.**


2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A';
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
- The registration shall be valid for a period of **4.8** years commencing from **06/11/2025** and ending with **31/08/2030** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.


3. If the above mentioned conditions are not fulfilled by the promoter, the Regulatory Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: **06/11/2025**

Place: **WBRERA Office, Kolkata**



Signature and seal of the Authorized Officer
West Bengal Real Estate Regulatory Authority
Secretary,
West Bengal Real Estate Regulatory Authority



LOCATION MAP



Major Distance from Hiralalji Serenity Heights	
Sagar Raj Resort	600 Mtr
Railway Station	750 Mtr
Vishal Mega Mart	1.1 Km
Jharna Resort	1.5 km
Town Sadar Police Station	1.8 Km
DM and SP office	2.1 Km
Surulia Mini Zoo	2.3 Km
Pearl Tree Hotel	3.2 Km
Fire Office	3.7 Km
Sadar Hospital Town	3.7 Km
District Court	3.9 Km
Science Museum	3.9 Km
Bus Stand	4.1 km
Zila School	4.5 Km
Ramakrishna Mission Vidyapith	5.1 km
Rotary Hospital	5.4 km
Deben Mahata Medical College & Hospital Hatuara	6.5 Km
Sainik School	6.7 Km
Delhi World Public School	9.7 Km
Proposed Airport	10 Km

Developers :

Advik Shelters Pvt. Ltd

Registered Office: C-II, Pushpa Tower, Behind Trikoot Apartment, Radium Road, Ranchi-834001 (Jharkhand)

- 🌐 website- www.advikshelters.com
- 📞 Contact: 9155293130 & 7004793003
- ✉ email: advikshelters@gmail.com

Designed by :
Eternal Architects
 Ratu Road, Ranchi - 834001

Site Address :
 Sitaram Marwari Lane,
 Telkal Para, Purulia. West Bengal, Pin Code- 723103

WB RERA Registration No. : WBRERA/P/PUR/2025/003624

