



EXPRESSION  
**EXOTICA**

— FOR THE FINEST FEW —

INDEPENDENT LIVING  
FIRST TIME IN PATNA

UNLEASHED BY  
ARCHITECT HAFEEZ CONTRACTOR



“ Home is everything you can walk to. ”

Jerry Spinelli, Stargirl



Nestled in the uptown hub of Patna's premier locality, **EXPRESSION EXOTICA** is a signature address for the finest few.

Serenity, like you have never experienced before, welcomes you home at Expression Exotica. Escape the hustle-bustle of Patna as you glide into sprawling apartments and penthouses, customised exclusively to the fancies of the finest few.

Adorned with world-class amenities and facilities first time in Patna in the most luxurious setting.

**Expression Exotica is the ideal address to be at.**  
Our sample flat is ready for viewing.

**ADDRESS FOR THE TOP NOTCH**



## **EXOTICA AS WE UNDERSTAND**

**EXPRESSION EXOTICA** is the ultimate address for the top-notch. It is synonymous with bespoke luxury. The crème de la crème of society will love the custom-craftmanship. Lavishness epitomizes their lifestyle, while hints of opulence adorn it.

At Exotica, the infinity of space, the generous room for abundant air, the sincere endeavour made to retain Nature's goodness blend in to make it stand out. All of this carefully crafted amid Patna's exquisite, uptown neighbourhood makes it the first of its kind in the state - as if sculpted to take Bihar to the global stage.



**SERENE SILENCE  
OF NATURE**

**SURROUND YOURSELF WITH  
NATURE**

The natural ambiance of Expression Exotica is what makes your home truly delightful. The soothing surroundings will rejuvenate your senses each day, powering you to take on the world, the way the finest few prefer it.



THE FINEST FEW

## THE FINEST FEW ARE MOVERS AND GROOVERS IN THEIR OWN SPHERES

The finest have always been few and handpicked. They stand out as tall achievers, the mover-groovers in their own spheres. *Finesse and finery define them.* Their lifestyles spell a signature elegance that remains unmatched. They set standards, define benchmarks while the world marvels at them.



**INDEPENDENT LIVING MARKS A SIGNATURE CONCEPT** that is coming of age in East India. And Expression Exotica celebrates it with fervour, for the finest few who relish spacious freedom more than anything else.

Tony apartments, distinctly separated by terraces, sharing no common wall, measure up to the grand promise of independent living. The finest few finally have the space they deserve and relish.

**RELISH SPACIOUS FREEDOM**





## EXCLUSIVE TERRACES ON ALTERNATE FLOORS



## TEA-OFF AT THE TERRACE GARDEN

Take a stroll in your private garden, up in the terrace and enjoy the fresh breeze that surrounds you. Brew over a steaming cuppa, or enjoy quality moments together with your family, all in the lap of freshness.

For the finest few, who make no compromises and accept only supreme luxury, premier flats with exclusive terraces and modular kitchens are also available.



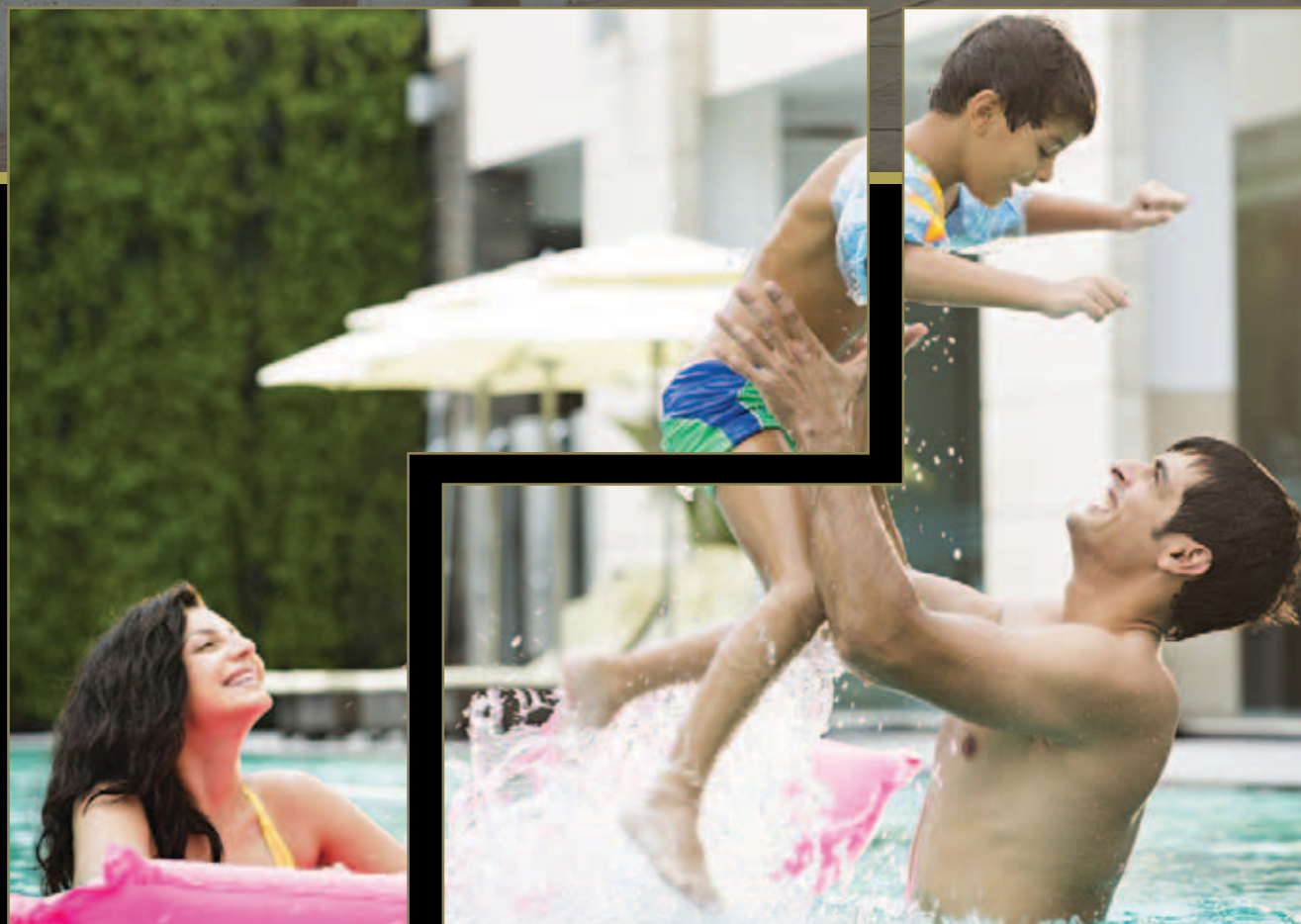


## WAKE UP TO BLISSFUL MORNINGS

Let the crimson hues of the morning sun bathe your beginnings. Designed with windows on three sides, the apartments abound in fresh air. With amazing air circulation, the fine feeling ventures beyond expression. That feeling, indeed is home at Expression Exotica.



## PARTIALLY COVERED OUTDOOR SWIMMING POOL



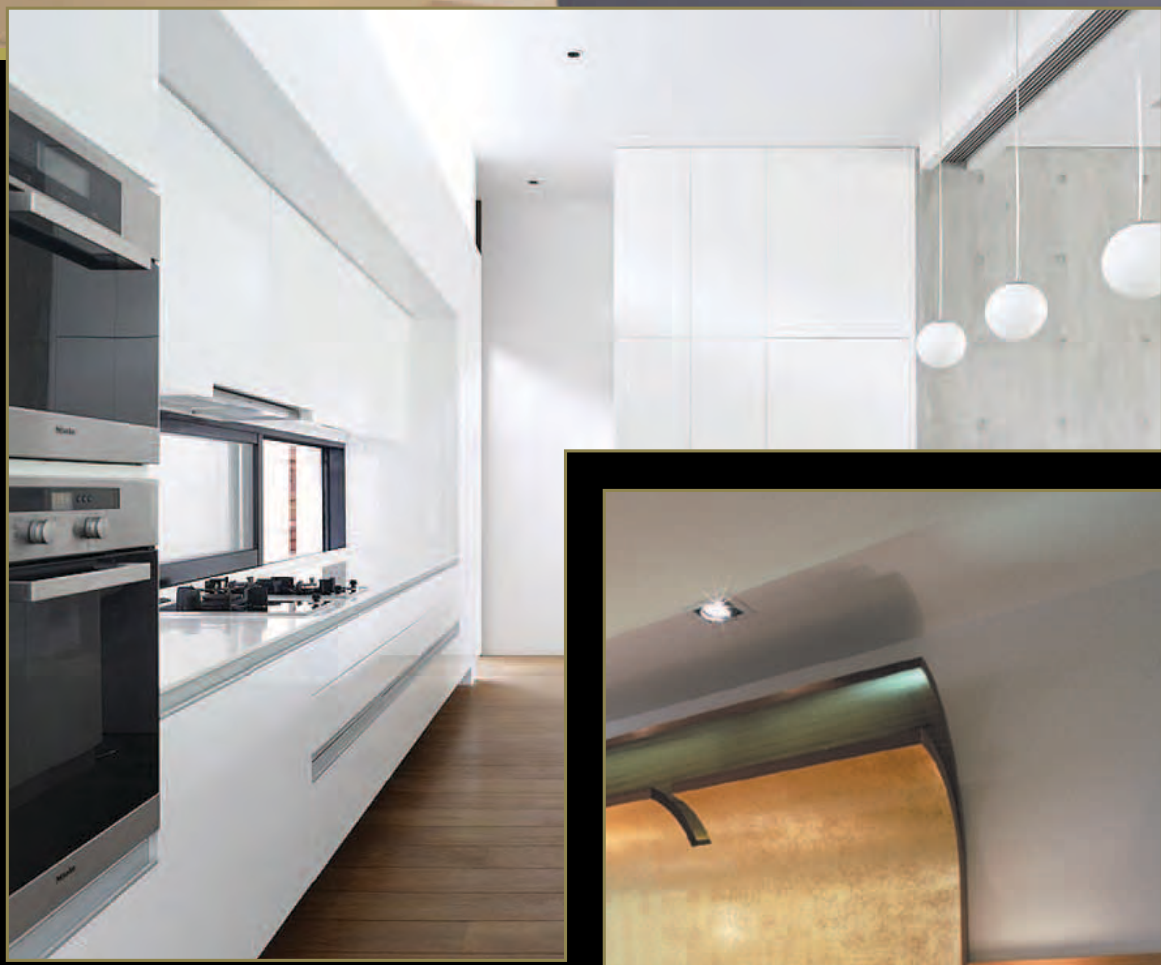
## SPLURGE INTO THE PLACID POOL

Expression Exotica offers a partially covered outdoor swimming pool, children's play pool and a reflective pool that allows you to cool off and splurge in any weather condition.

There is nothing quite as refreshing as the cool, calm waters of the pool in the scorching summer Sun.



## MAJESTIC INTERIORS



## LIVE LAVISHLY

Walk in to a fabulous fantasy world that has been carefully created with you in mind. Interiors that mark your finesse and finery will make you wonder! Interiors that echo unparalleled class will drop the jaws of your guests in admiration.





**REST AND RELAX**  
Rejuvenate your body, mind and soul at the spa



**ENJOY A GAME OF POOL**  
Practice, get competitive or simply enjoy a game of pool



**SQUASH COURT**  
Sweat it out on our international standard glass courts seen first time in Patna



**CARD ROOM**  
Catch up with close friends over a laid-back game of cards



**JACUZZI**  
Bubble up with a dash of renewed vitality as you chip in and out of jacuzzi sessions



**PUMP YOUR ADRENALINE**  
Get your heart racing and flaunt your physique. Hop in for some fitness with finesse



**CLUB EXOTICA**  
Enjoy the perks of a country club, in your own backyard, with entertainment and social activities



**WALKING TRACK**  
Stay fine, keep fit, take a jog. Remain in shape

# SOAK YOUR SENSES



## EXTERIOR OF CLUB EXOTICA WITH A HANGING GARDEN AND POOL



### BANQUET HALL

Mix with the elite of Patna at social events. The elite are your neighbours after all.



### CHILDREN PLAY AREA

Children of all ages can enjoy the top of the line activity areas covered with durable rubber flooring.

### SIT OUT

Imagine the unimaginable, while you bask in the radiance of the sun, or take in the twinkles of the night sky.



### CAFE

Sip on the freshest brews from around the world and watch the beautiful serenity of your surroundings.





**LIVE LIFE THAT'S  
FASHIONED FOR  
THE FEW LIKE YOU**

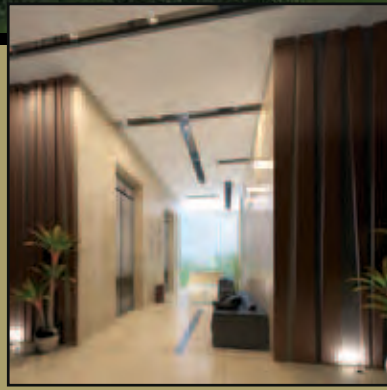
## LEISURE AT YOUR SERVICE

Amaze yourself as you simply step out of home to have the best retail brands greeting you for shopping sprees. Lounge through the food court and scour through options to pamper your taste-buds with options for vegetarians and otherwise. Treat yourself to fine dining options ranging from Mughlai to Italian, at swish restaurants that would appeal to even the most distinguished connoisseurs.

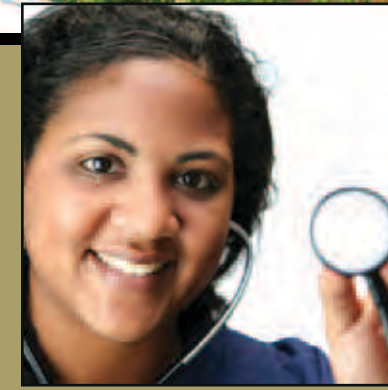


**FINE DINING OPTIONS  
AT YOUR DOOR STEP**

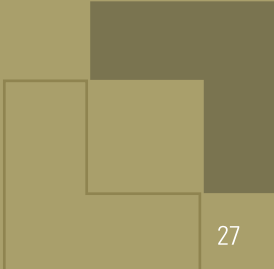




- ☑ Super luxury apartments with modern amenities
- ☑ Independent living with no common walls between apartments
- ☑ Vaastu compliant flats with east facing symmetrical land
- ☑ Carefully planned cross ventilated apartments
- ☑ Private terraces with premium apartments
- ☑ Servants toilet and bath on each floor
- ☑ Lift lobby with sofa on each floor 📷
- ☑ 4 Large size express elevators (Capacity:13 persons each)  
+ 2 service elevators (Capacity:18 persons each)
- ☑ Banquet hall, party rooms and a business center 📷
- ☑ Parking for over 300 cars



- ☑ Sewage treatment plant (1st time in a Bihar Residential Complex)
- ☑ Large swimming pool and clubhouse with sports facilities
- ☑ 40% open space with picturesque landscaping
- ☑ State of the art health club and fitness center
- ☑ On-site doctor's chamber 📷
- ☑ Electronic security system 📷
- ☑ Multi brand retail space
- ☑ Individual gas pipeline to each flat
- ☑ Rain water harvesting
- ☑ Enjoy the splendour of hanging gardens
- ☑ Floating stage in the pool for open air poolside concerts





Expression Exotica is just a stones throw away from Bailey Road on Gola Road which is a PMC sanctioned 90 ft. wide road.

The new Patliputra Railway station is just 2.5 km away and the airport is about 5.5 km away.

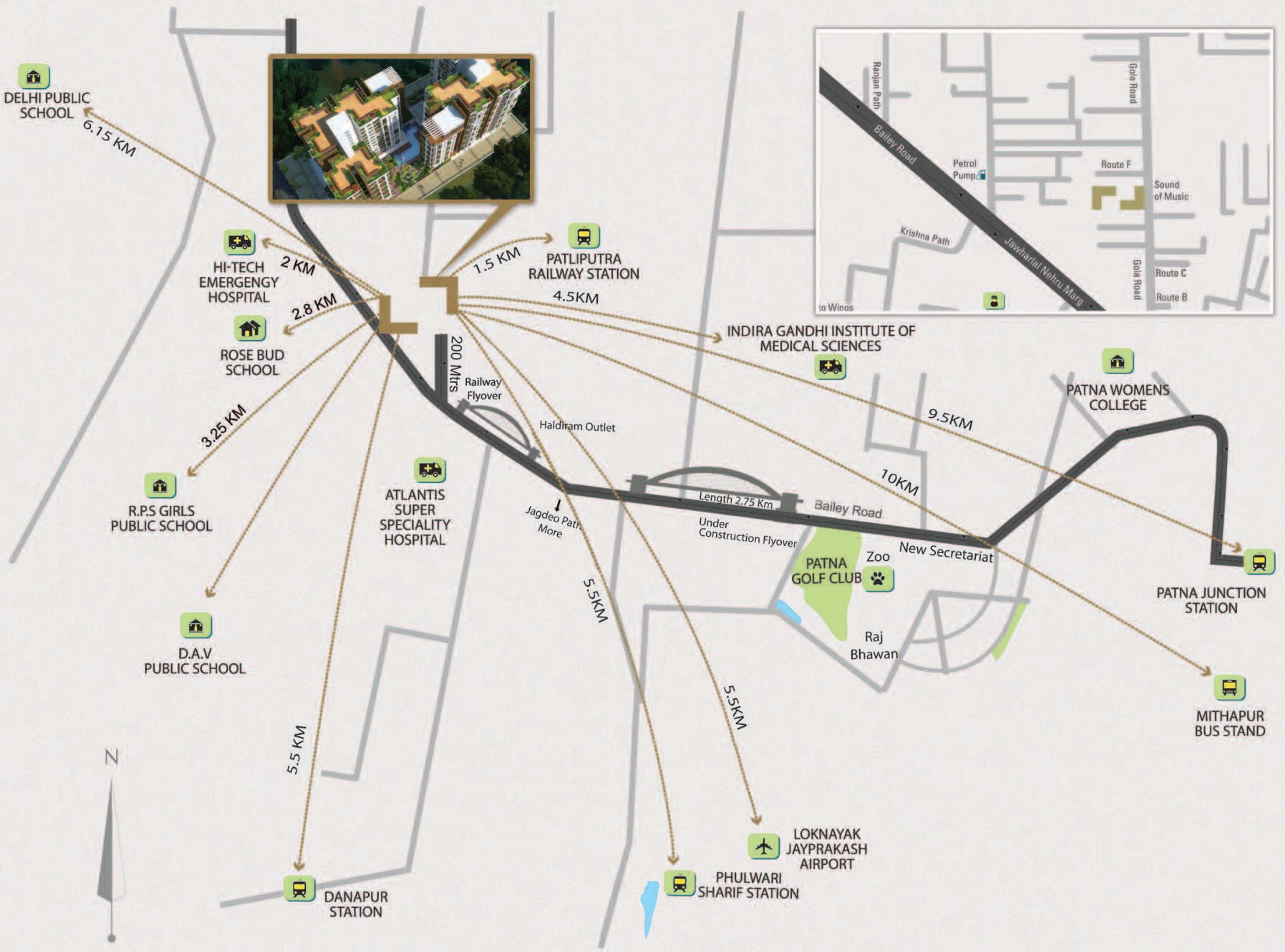
With the commencement of construction of the new 2.75 Km flyover over congested Raja Bazaar on Bailey Road from Sheikhpura (Golf Club) to Jagdeo Path (Haldiram Outlet) the driving distance from the airport would be just 7 minutes. The new highway under construction to the Ganga bridge at Digha Ghat is less than 1 Km. Saguna More is about 2 km and all the reputed schools are located in this area.





- |   |   |
|---|---|
| <b>1</b> Access to podium from lift lobby | <b>11</b> Tropical planting band with palms |
| <b>2</b> Shallow reflective pool          | <b>12</b> Seating facing fountain           |
| <b>3</b> Kids pool                        | <b>13</b> Sauna / Steam exit                |
| <b>4</b> Main pool                        | <b>14</b> Steam / Sauna                     |
| <b>5</b> Main pathway                     | <b>15</b> Gym                               |
| <b>6</b> Multipurpose lawn                | <b>16</b> Multipurpose hall / Cafe          |
| <b>7</b> Floating Banquet Stage / Deck    | <b>17</b> Lift lobby                        |
| <b>8</b> Sitting deck / cafe              | <b>18</b> Apartments                        |
| <b>9</b> Kids / Infant play area          | <b>19</b> Commercial and retail             |
| <b>10</b> Lift lobby lawn (artificial)    |   |





## NESTLED IN THE UPTOWN

## HUB OF PATNA

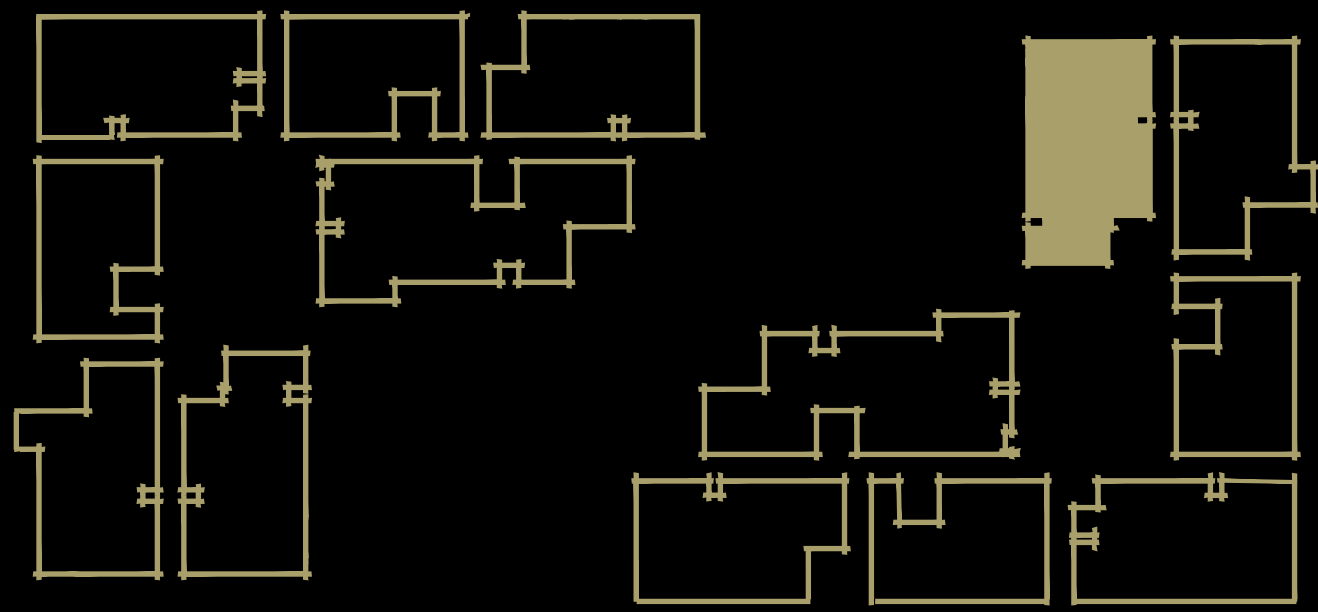
- 5 minutes drive to Patliputra Railway Station
- 10 minutes drive to the Airport
- 3 minutes drive to Saguna More

- 8 minutes from Patna Golf Club
- 12 minutes from New Secretariat
- 20 minutes from Dakbunglow Crossing



All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.



# FLAT NUMBER 1

**3 BEDROOMS + 3 TOILETS + 1 SERVANT ROOM + 4 BALCONIES + 1 TERRACE**  
**SALEABLE AREA: 2155.00 SQ. FT.**



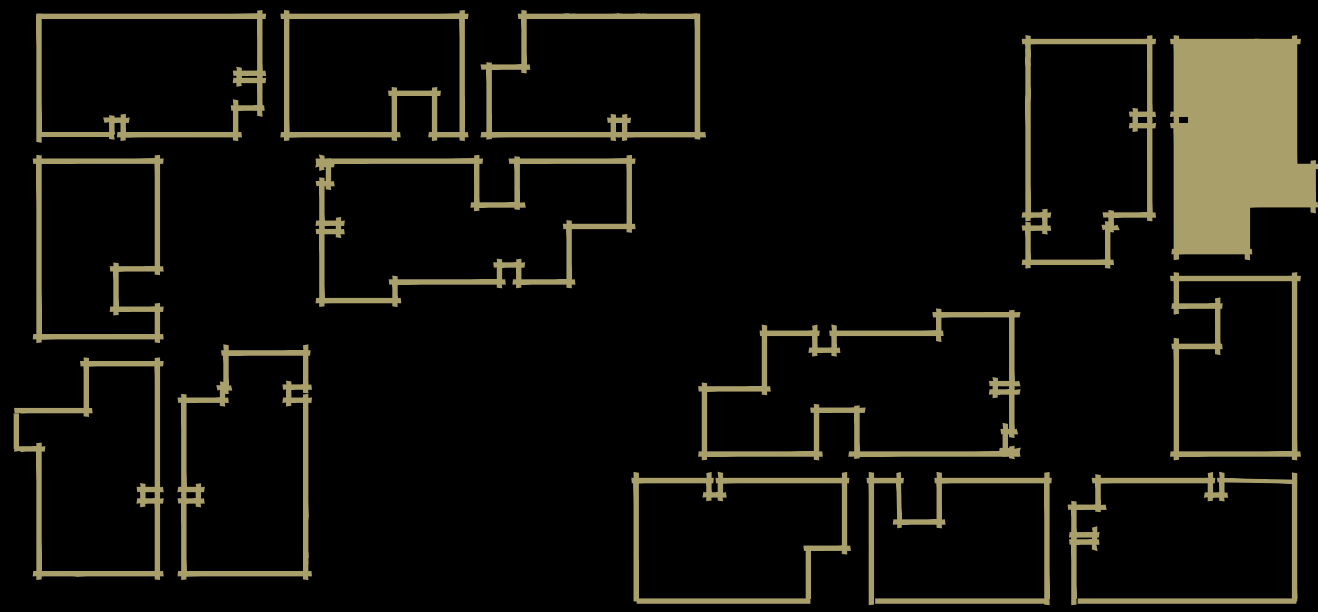
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 2

3 BEDROOMS + 3 TOILETS + 4 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 2040.00 SQ. FT.**



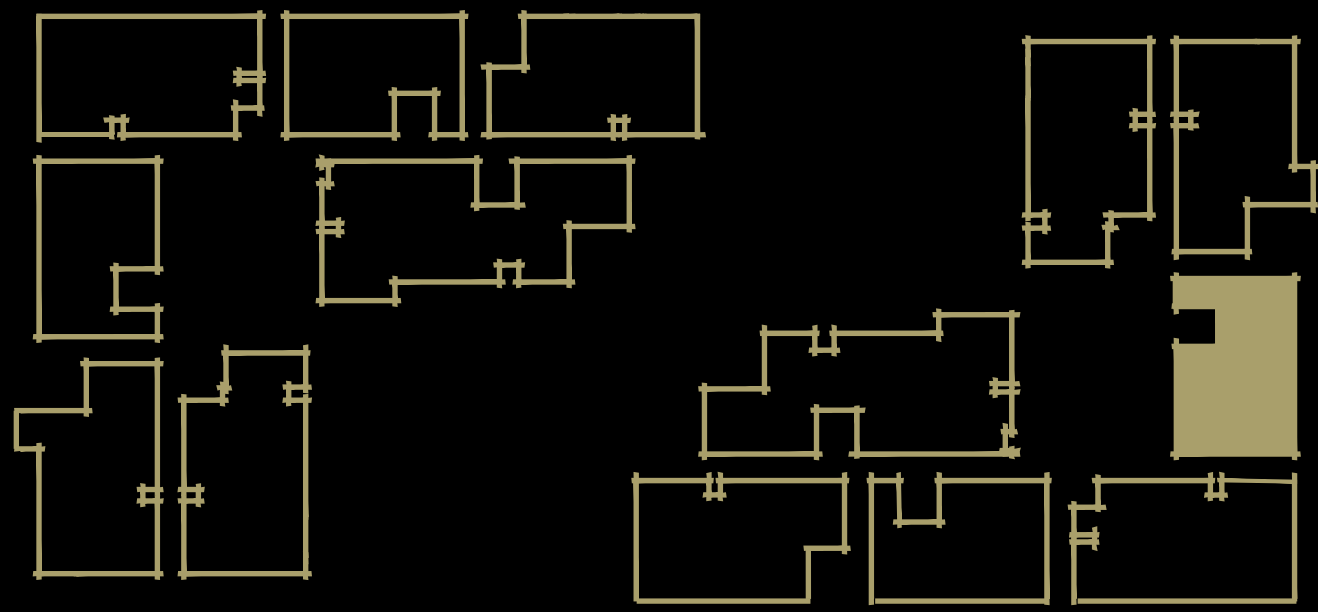
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 3

2 BEDROOMS + 1 STUDY + 2 TOILETS + 3 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 1550.00 SQ. FT.**



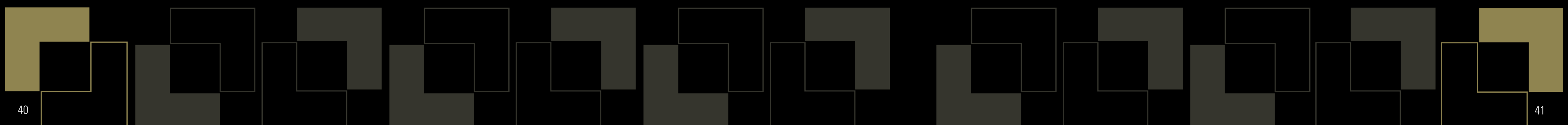
**3D VIEW OF APARTMENT**

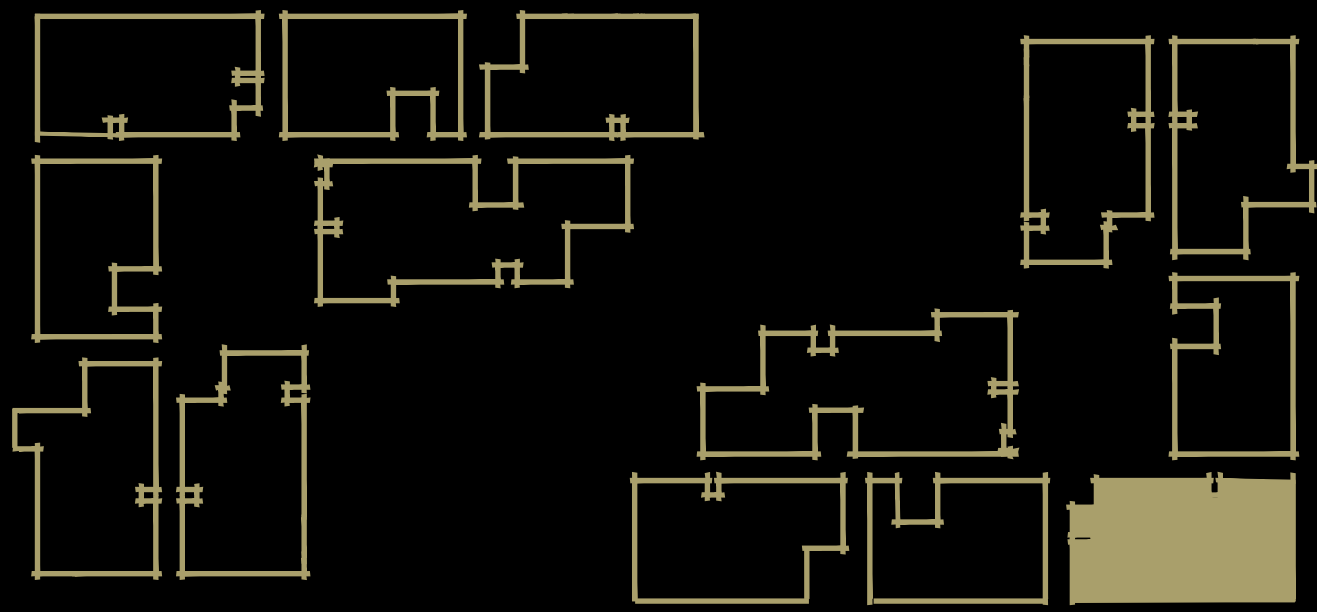


**FLOOR PLAN**

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





# FLAT NUMBER 4

**3 BEDROOMS + 3 TOILETS + 1 SERVANT ROOM WITH TOILET + 4 BALCONIES**  
**SALEABLE AREA: 2135.00 SQ. FT.**

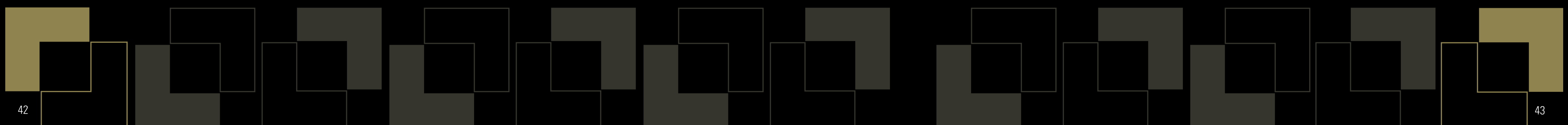


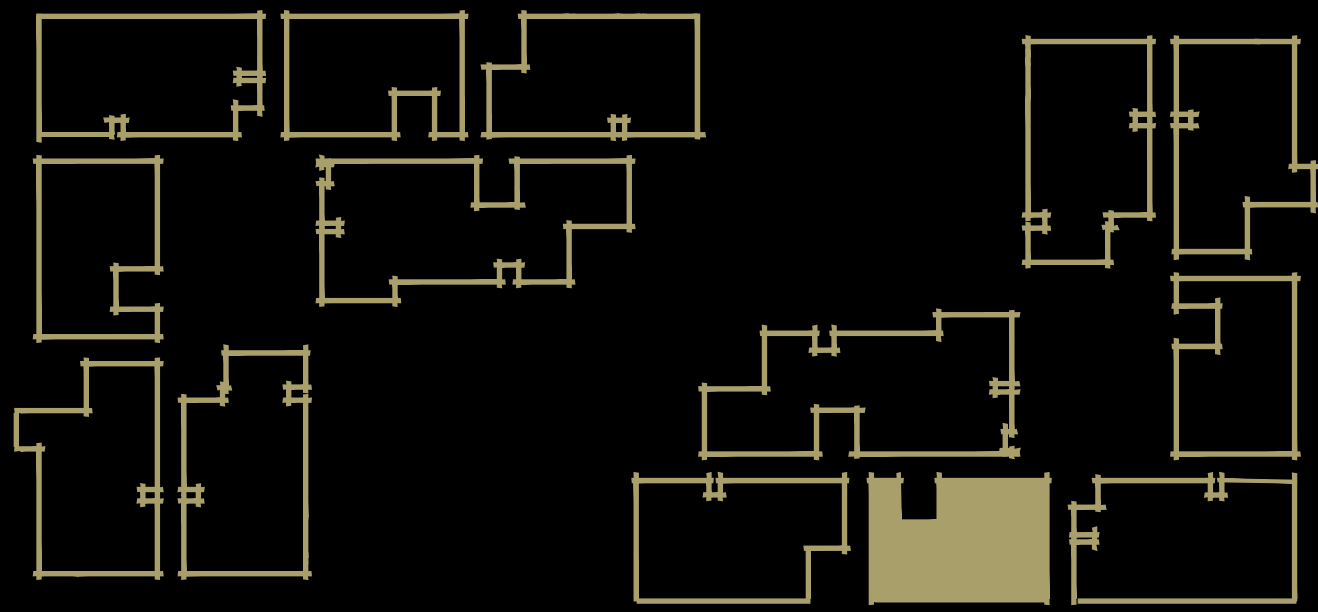
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 5

2 BEDROOMS + 1 STUDY + 2 TOILETS + 3 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 1550.00 SQ. FT.**



## 3D VIEW OF APARTMENT

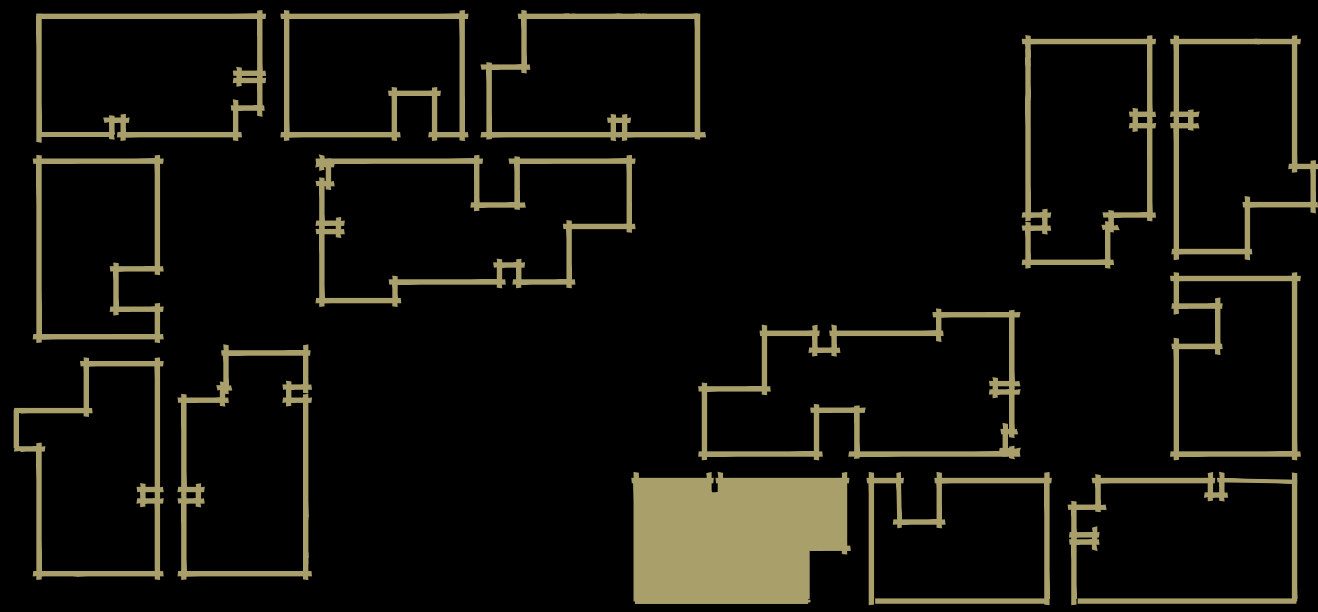
## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.







## FLAT NUMBER 6

**3 BEDROOMS + 3 TOILETS + 4 BALCONIES + 1 TERRACE**  
**SALEABLE AREA: 2030.00 SQ. FT.**



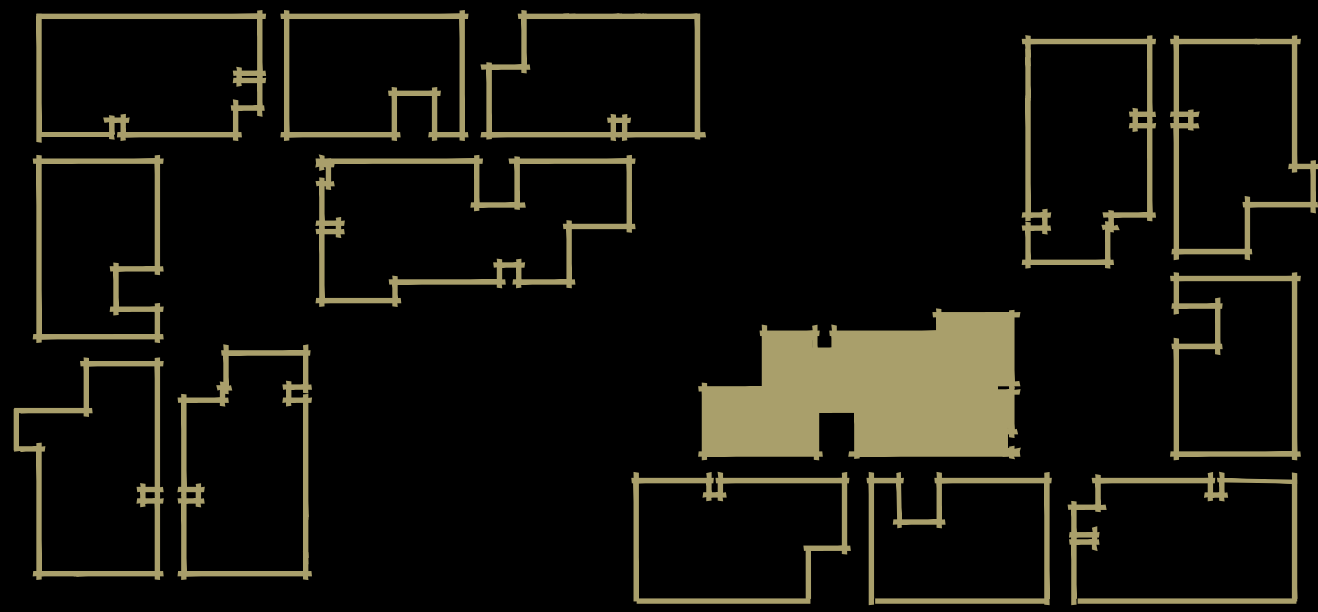
### 3D VIEW OF APARTMENT

### FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





# FLAT NUMBER 7

4 BEDROOMS + 4 TOILETS + 1 SERVANT ROOM WITH TOILET + 4 BALCONIES  
+ 1 TERRACE

**SALEABLE AREA: 2625.00 SQ. FT.**

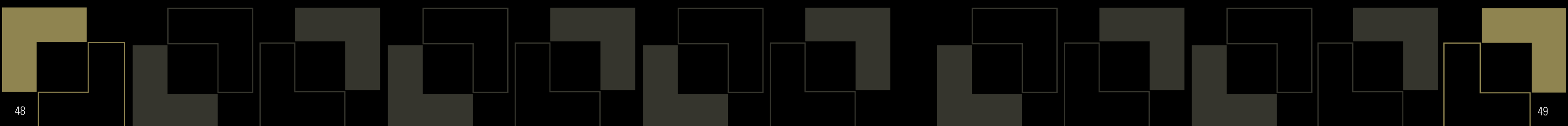


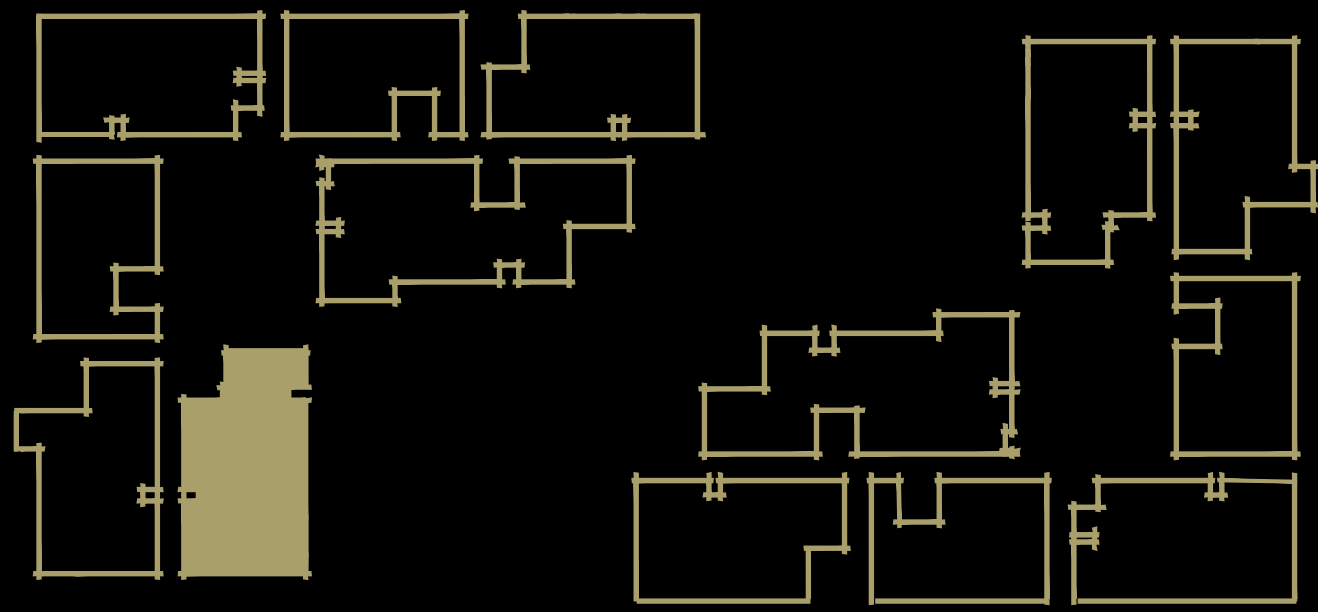
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 8

3 BEDROOMS + 3 TOILETS + 1 SERVANT ROOM + 4 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 2155.00 SQ. FT.**



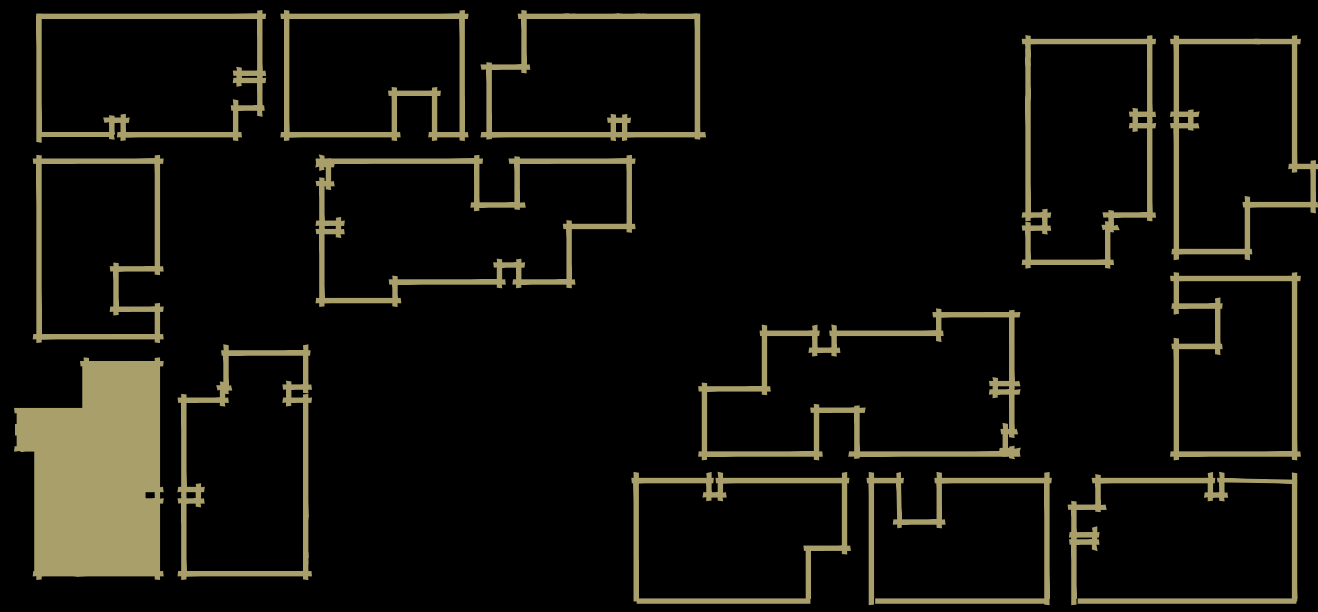
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





# FLAT NUMBER 9

**3 BEDROOMS + 3 TOILETS + 4 BALCONIES + 1 TERRACE**  
**SALEABLE AREA: 2040.00 SQ. FT.**



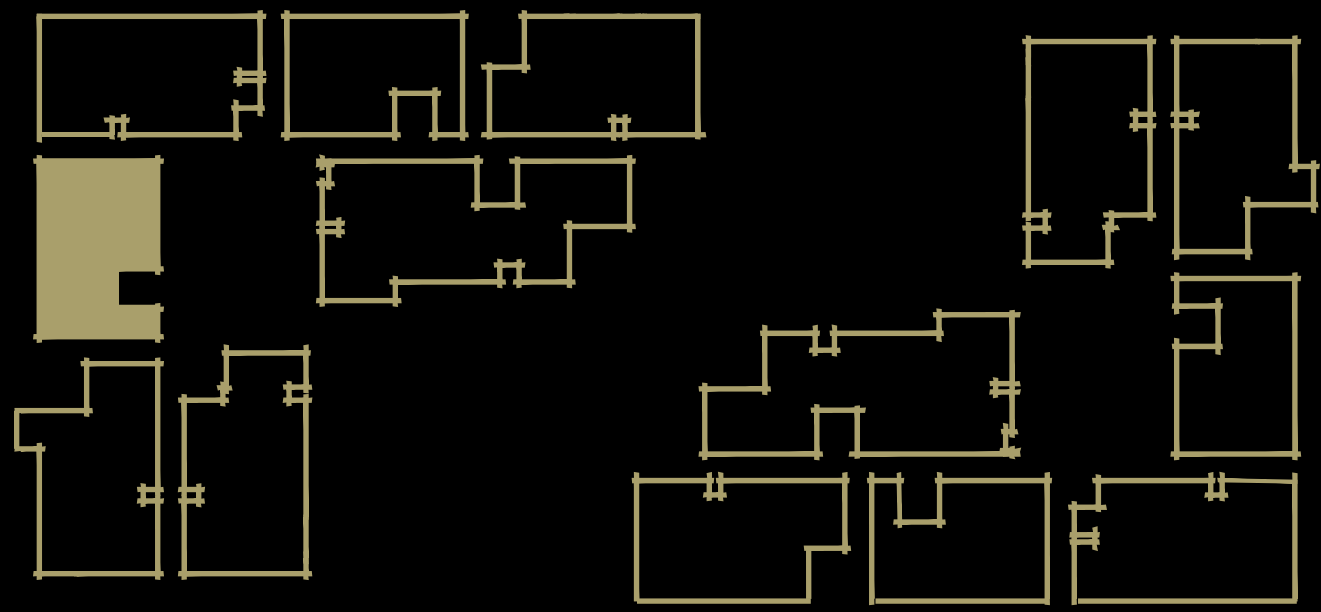
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





# FLAT NUMBER 10

2 BEDROOMS + 1 STUDY + 2 TOILETS + 3 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 1550.00 SQ. FT.**

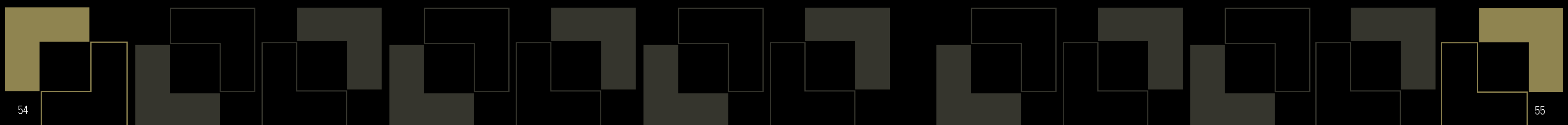


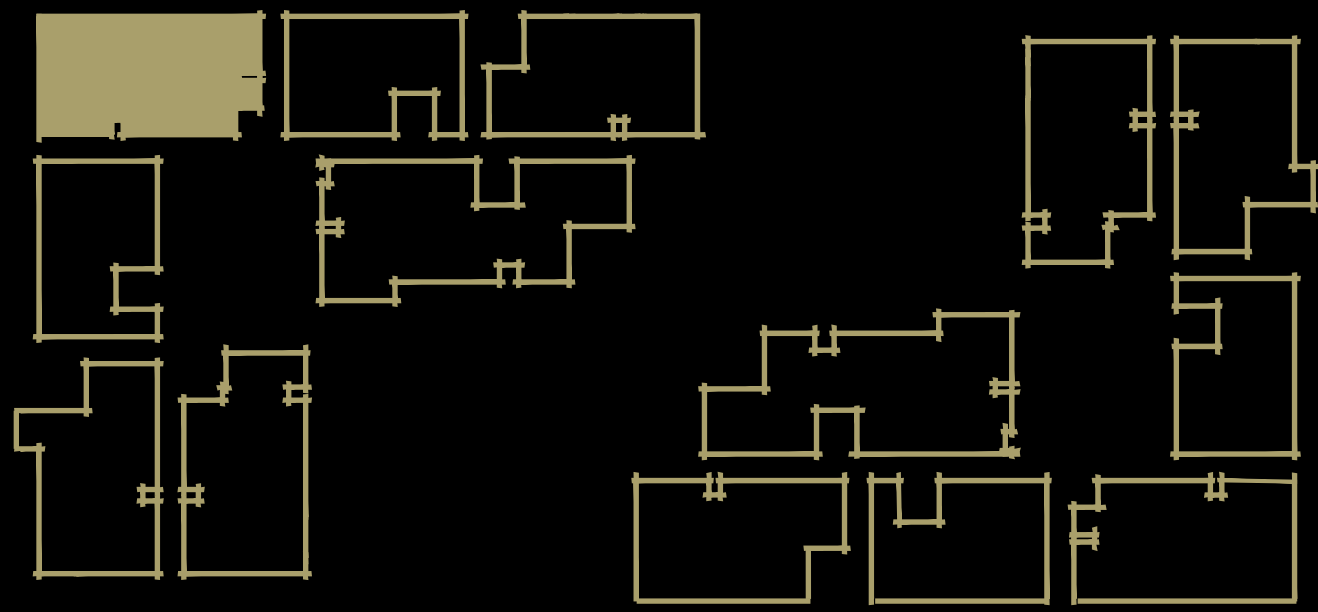
## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 11

**3 BEDROOMS + 3 TOILETS + 1 SERVANT ROOM WITH TOILET + 4 BALCONIES**  
**SALEABLE AREA: 2135.00 SQ. FT.**



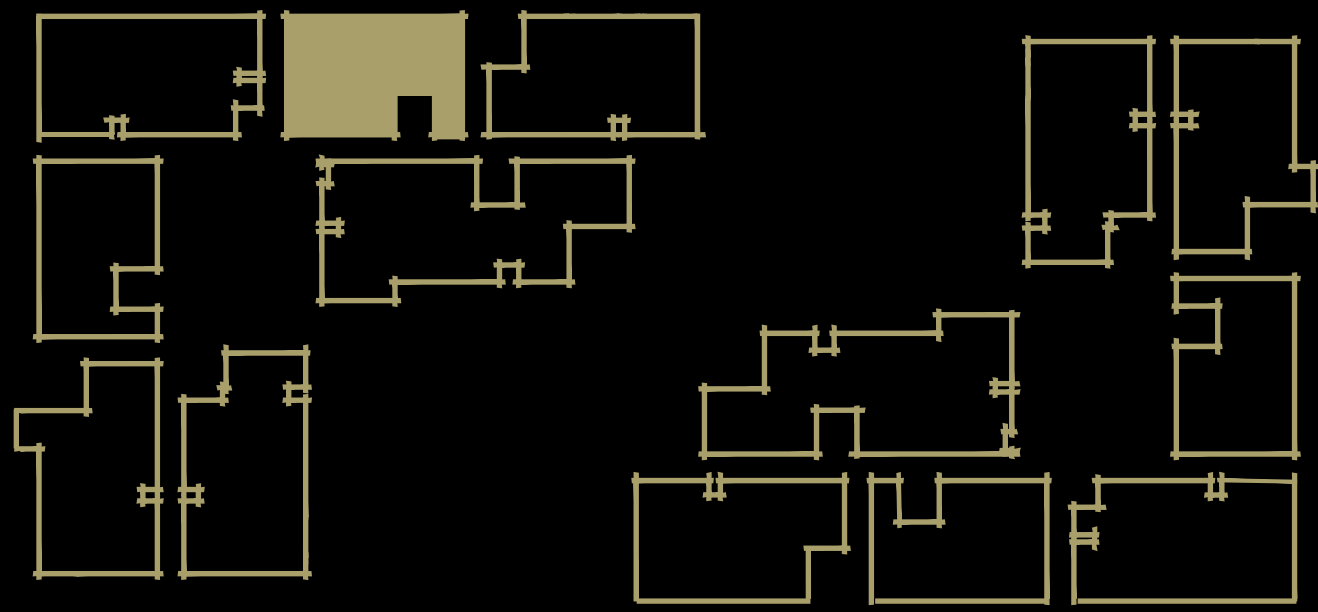
### 3D VIEW OF APARTMENT

### FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





## FLAT NUMBER 12

2 BEDROOMS + 1 STUDY + 2 TOILETS + 3 BALCONIES + 1 TERRACE  
**SALEABLE AREA: 1550.00 SQ. FT.**

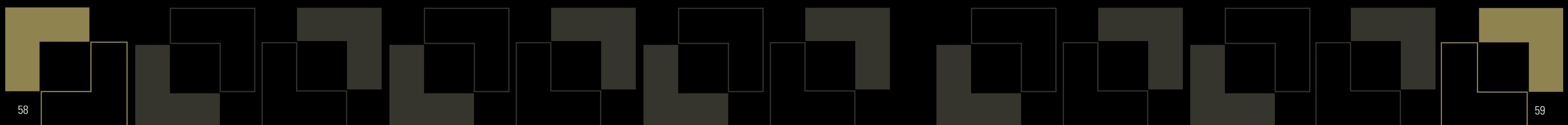


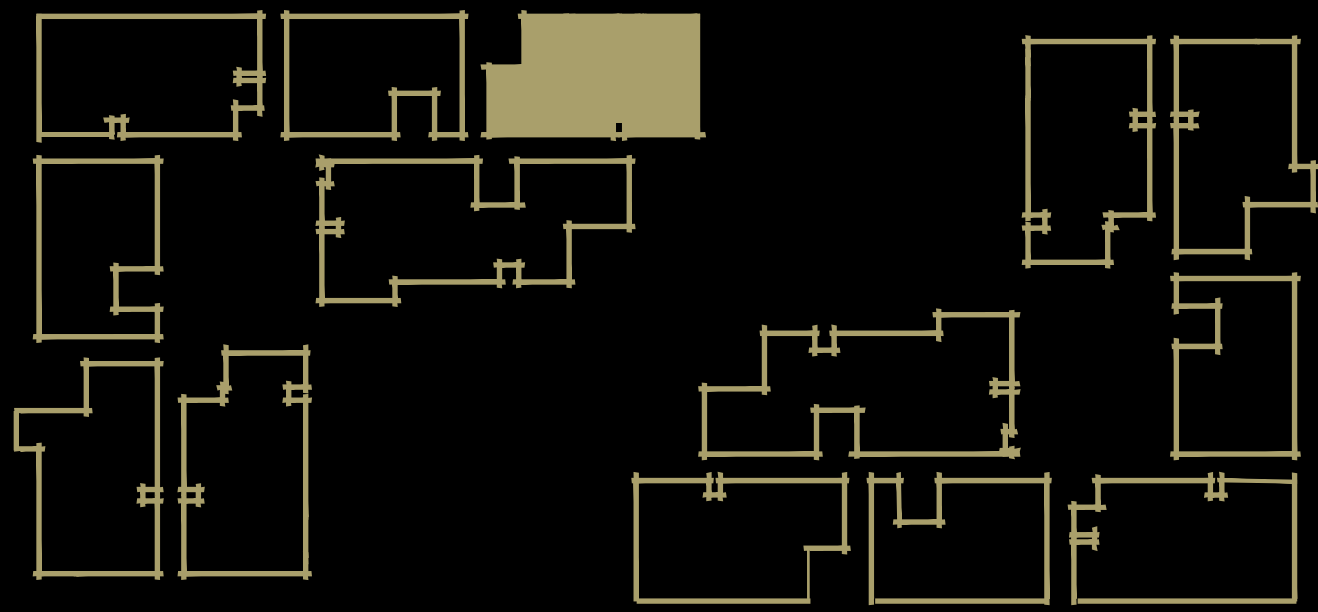
### 3D VIEW OF APARTMENT

### FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





# FLAT NUMBER 13

**3 BEDROOMS + 3 TOILETS + 4 BALCONIES + 1 TERRACE**  
**SALEABLE AREA: 2030.00 SQ. FT.**

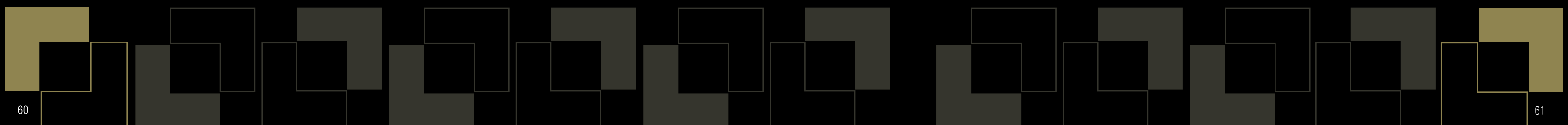


## 3D VIEW OF APARTMENT

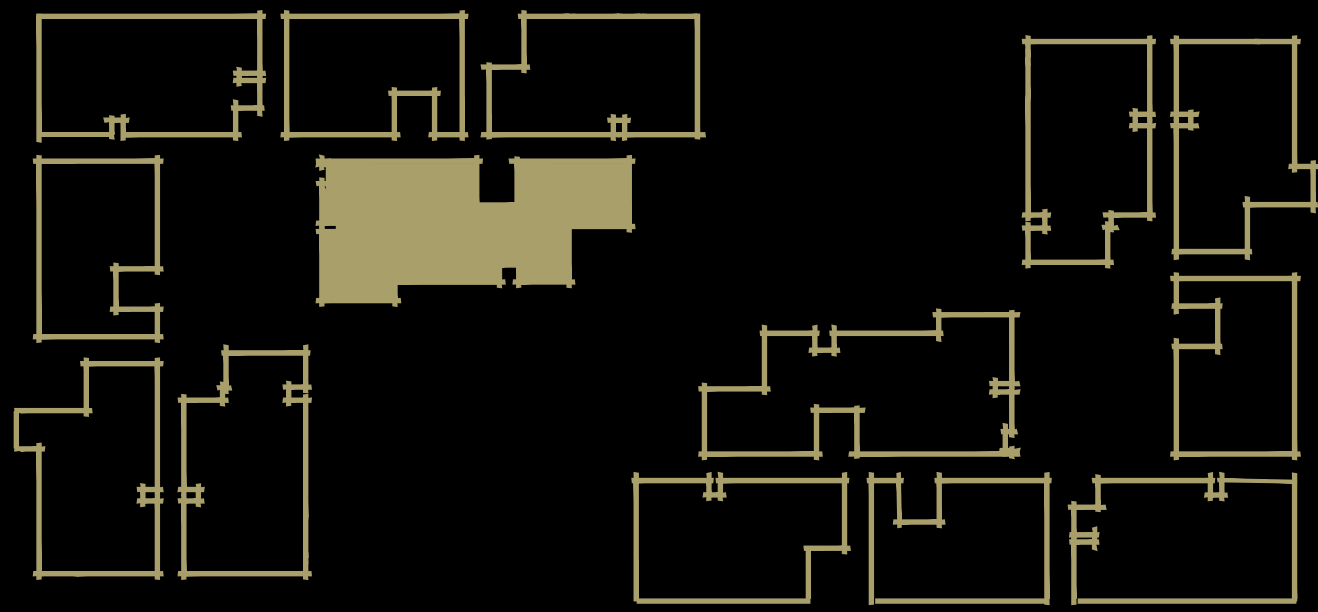
## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.







## FLAT NUMBER 14

4 BEDROOMS + 4 TOILETS + 1 SERVANT ROOM WITH TOILET + 4 BALCONIES  
+ 1 TERRACE

**SALEABLE AREA: 2625.00 SQ. FT.**



## 3D VIEW OF APARTMENT

## FLOOR PLAN

All floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishings and gadgets are not part of this offering.





Design Architect  
**Architect Hafeez Contractor**

Project Promoters  
**Expression Buildtech Pvt. Ltd.**

Structural Engineer  
**Mahimtura Consultants Pvt. Ltd.**

MEP Engineer  
**Nat Engineering Consultant**

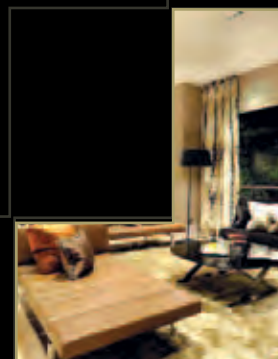
Landscape Architect  
**P S Landscape Ecology and Design**

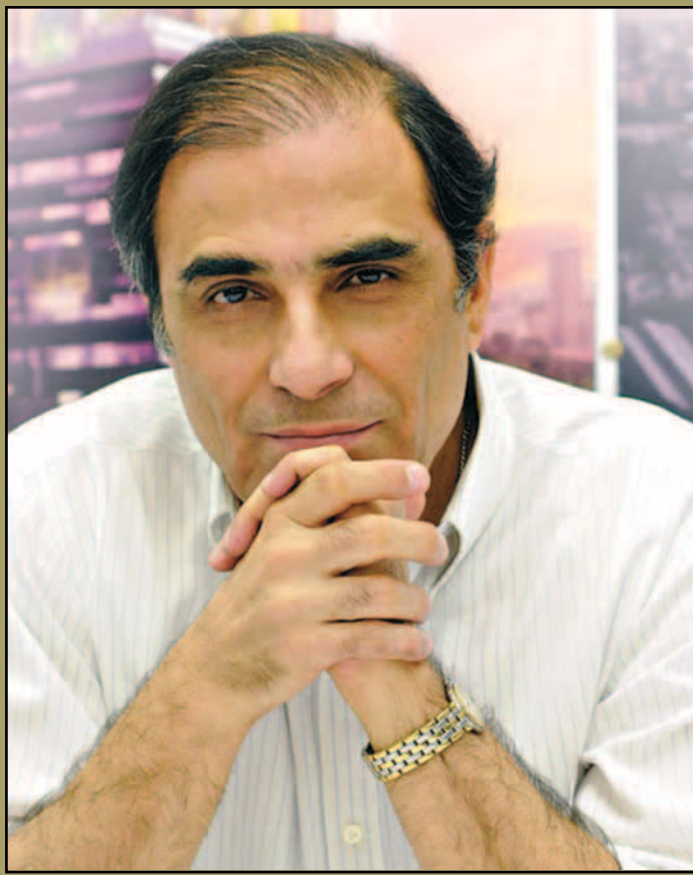
Resident Architectural Advisor  
**Rakesh Raje**, Director  
**Smriti Architects Pvt. Ltd., Patna**

Municipal Architect & Advisor  
**Awadesh Prasad**, B. Arch  
Sir J.J. College of Architecture

Resident RCC Advisor  
**Manoj Kumar**, Director  
**Computer Foundation Pvt. Ltd.**  
An ISO 90001 : 2008 Company

Project Management Advisor  
**Dilawez Hoda**,  
B. Tech Civil (IIT Delhi)  
MBA (Finance & Real Estate), Wharton School,  
University of Pennsylvania





## DESIGN ARCHITECT

**Conceptualized by ace Architect Hafeez Contractor,** Expression Exotica stands out with its unparalleled finesse in international design and world class style. Conceived for the finest few, these majestic towers are befittingly designed by Hafeez, a name that etches with grandeur and perfection.

With a diverse portfolio ranging from residential to infrastructure projects, airports, townships, urban planning and redevelopment alike, and 70 national and international awards for his excellence in the field of architecture. Architect Hafeez Contractor is a name to reckon with when it comes to creation of design excellence, efficient delivery, and sophistication in building technology.



*Completed project at Kankarbagh Road, Patna*

## PROJECT PROMOTERS

**Expression Buildtech Pvt. Ltd.** the promoters of this project are one of the fastest growing hi-end niche building construction company of this region. The company has constructed one of the finest institutional buildings of Patna for the Zakir Hussain Institute & Indian Institute of Business Management. The quality of construction & conceptual design of the building, completed in just 2 years, is one of the best in this region.

The company is at present on the verge of completing one of its fully cross ventilated residential projects in town. The company has grown by leaps & bounds

in just 3 years and is launching this mixed use landmark project in about 78000sq.ft. (58 Kattha) land at Patna's most upcoming locality.

The director of this company, Arindam Guha, is a pioneer in the communication industry of this region for over 30 years now. A qualified MBA from F.M.S. B.H.U. and an expert in Marketing, he has travelled extensively, allowing him to be exposed to the latest & finest from all over the world. The independent living concept for this project was conceived by him for the finest few in Patna. It is his dream to create a landmark residential complex in Patna for the highest echelons of society. Expression Exotica is that dream being realised.

The other director Mithilesh Kumar, has excellent management & PR skills and has a great potential of procuring land for projects. He has 10 years experience in civil construction as well as vast experience in construction for the telecom industry. His capability of organizing manpower for projects is exceptional. He is a go-getter.

Debashish Ghosh is the chief of the core team behind expression for site management, procurement of materials as well as skilled labour. He has unmatched focus & dedication for completion of projects.

Together, they have achieved immense growth in the realty industry.



## LANDSCAPE ARCHITECT

Started in Dec 2006 as the liaison office of German landscape architects - **P S Landscape Ecology and Design** has gradually evolved into an independent and fully functional landscape architectural firm over a period of five years. They are still associated with Planstatt Senner, wherein they exchange knowledge bases, and collaborate on projects internationally.

**Principal - Manind Prasad, B. Arch, Master of Arts in Landscape Architecture, FH Anhalt, Germany.**

## STRUCTURAL ENGINEER

Established since 1949 under the name M/s R.H. Mahimtura Consulting Engineers with a small team and growing with time renamed itself to **Mahimtura Consultants Pvt. Ltd.** in 1981. Today the Company has 9 offices all over India and 1 in Dubai with strength of more than 400 Engineers, Detailers and Draftsman.

They provide every service required in any Civil Engineering projects. May it be a small dream house or huge residential complex, township and infrastructure, markets to malls, bridges and flyovers, airports and car park buildings they do it all.

## MEP ENGINEER

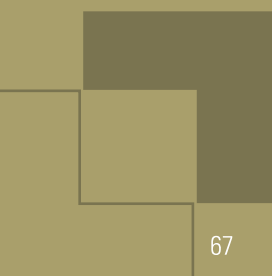
Established in 2000, **Nat Engineering Consultant** are experts in MEP engineering of hotels, hospitals, commercials, residential and multi-purpose development. They have always been responsible, forward thinking and innovative.

They provide total technical solutions for air-conditioning, ventilation, plumbing, sanitation, fire fighting, electrical, high tension, low tension and low voltage services for all types of buildings.

They have the capability of designing green buildings with two of their buildings been awarded Platinum Grade Rating and four awarded Gold Grade Rating.

## RESIDENT ARCHITECTURAL ADVISOR

Rakesh Raje, the name is synonymous with best architectural design in Bihar & Jharkhand. With over 25 years experience Raje is well ahead of times in contemporary as well as modern architecture. Known for his honest views on quality rather than quantity, the best designed residential as well as commercial projects carry his signature.



# SPECIFICATIONS

## FLOORING



Living / Dining	Good Quality Vitrified Tiles
Bedrooms	Laminated Wooden Tiles/ Vitrified Tiles
Servants Room	Vitrified Tiles
Lift Lobby	Marble / Vitrified Tiles

## WALL FINISH



Living / Dining / Bedrooms	Plaster of Paris
Toilets / Servants Room	Plaster of Paris
External	Exterior Paint of pleasing shade / Texture Paint
Lift Lobby	Textured paint

## KITCHEN



Flooring	Vitrified Tiles
Dado	Ceramic Tiles till 600 mm above the counter area, rest plaster of paris
Fittings	Granite Counter with Stainless Steel Sink and Drain Board

## DOORS



Main Entry	Seasoned Hardwood Frame with European Style Moulded Shutter Door
Internal	Painted Flush Door

## TOILETS



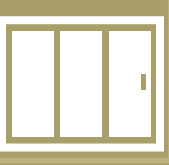
Flooring	Combination of one or more Anti-skid Premium Ceramic Tiles
Internal	Combination of one or more Glazed Premium Ceramic Tiles upto 2100 mm ht.
Sanitary Ware & Fittings	Granite Counter in Master Toilet, Designer Sanitary Fixtures from ROCA, JAQUAR CP Fittings and Geyser Points

## BALCONIES



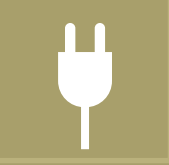
Flooring	Anti-skid Tiles of Good Quality
Railings	S.S. Railings

## WINDOWS



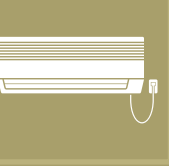
Powder coated / Anodised Aluminium / uPVC Glazing

## ELECTRICALS



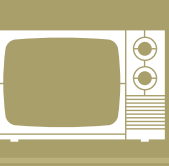
Copper electrical wiring in concealed conduits and modular switches

## AIR CONDITIONING



Provision of electrical sockets in all bedrooms and living room along with concealed pipes for split units

## TELEVISION



TV points in living room and bedrooms

## POWER BACKUP



24 x 7 power back-up with 1 KW for each flat

## STRUCTURE



RCC framed earthquake resistant structure

## LIFTS



4 Lifts of 13 passengers capacity each & 2 service lifts of 18 passengers capacity each

## COMPLEX SECURITY



Secured gated community with Boom Barrier, access control at entrances, manual patrolling and 24-hour digital video recording surveillance of building entry points, CCTV in secluded areas for continuous monitoring and recording, smart card entry

Wi-Fi Complex

Video phones in each premium flat



**Promoters & Developers**



**HEAD OFFICE:** 2ND FLOOR, SHEOHAR SADAN, FRASER ROAD, PATNA - 800001 | TELE FAX: 0612 2234080 - 1

**PROJECT AND MARKETING OFFICE:** GOLA ROAD, OFF BAILEY ROAD, PATNA - 801503  
expressionbuildtech@gmail.com | Tele Fax: 06115 234000 / 06115 234003 | www.expressionexotica.com

This brochure is conceptualized and not a legal offer and gives only a bird's eye view of the project. The content in this brochure and the enclosed inserts, including the building plans, elevations, images, location details, areas, designs, layouts and specifications are tentative and are merely indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities or the company.