

PHASE III PLANBOOK



YOUR HOME.
YOUR LAND.
YOUR LEGACY.



Artist's Impression

20 mins Drive from Jaydev Vihar Square !

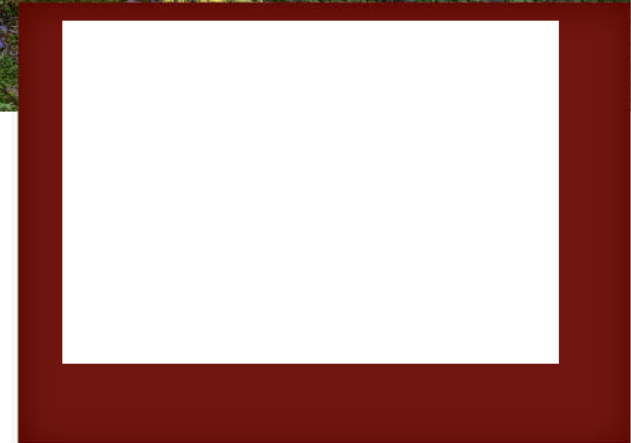
* Estimated travelling time through NH-16 flyovers, is approximate only and might vary due to traffic conditions or other factors. | T&C apply

PHASE III



Artist's Impression

WELCOME,
YOUR MAJESTY.



MASTERPLAN PHASE III

LEGEND

1. ROAD TO PHASE - II
2. ROAD TO NEXT PHASE
3. INTERNAL DRIVEWAY
4. OUTDOOR SEATING AREA
5. SPACE FOR AMENITIES
6. TRAFFIC ROTARY
7. CYCLING TRACK
8. OUTDOOR KID'S PLAY AREA
9. SANDPIT FOR KIDS
10. HALF BASKETBALL COURT
11. BADMINTON COURT
12. SEATING IN GARDEN PAVILLION
13. PERIPHERAL GREEN



A NEW LEAGUE OF RESIDENCES
EXCLUSIVELY AT SOUTH BHUBANESWAR.

2 FLOORS | 4 BEDROOMS* | KITCHEN | LIVING HALL WITH DINING
5 TOILETS | PRIVATE LAWN WITH SIT-OUT | VERANDAH | TERRACE
LOUNGE WITH BALCONY | PORTICO | PARKING FOR 2 CARS*
SERVANT ROOM* | LUSH LANDSCAPED GREENS

*Includes master bedroom, children's room & study | for standard size vehicle | T&C apply



Artist's Impression

THE PERFECT BALANCE OF
LEGACY & LUXURY

GRAND EXTERIOR | EXQUISITE INTERIORS



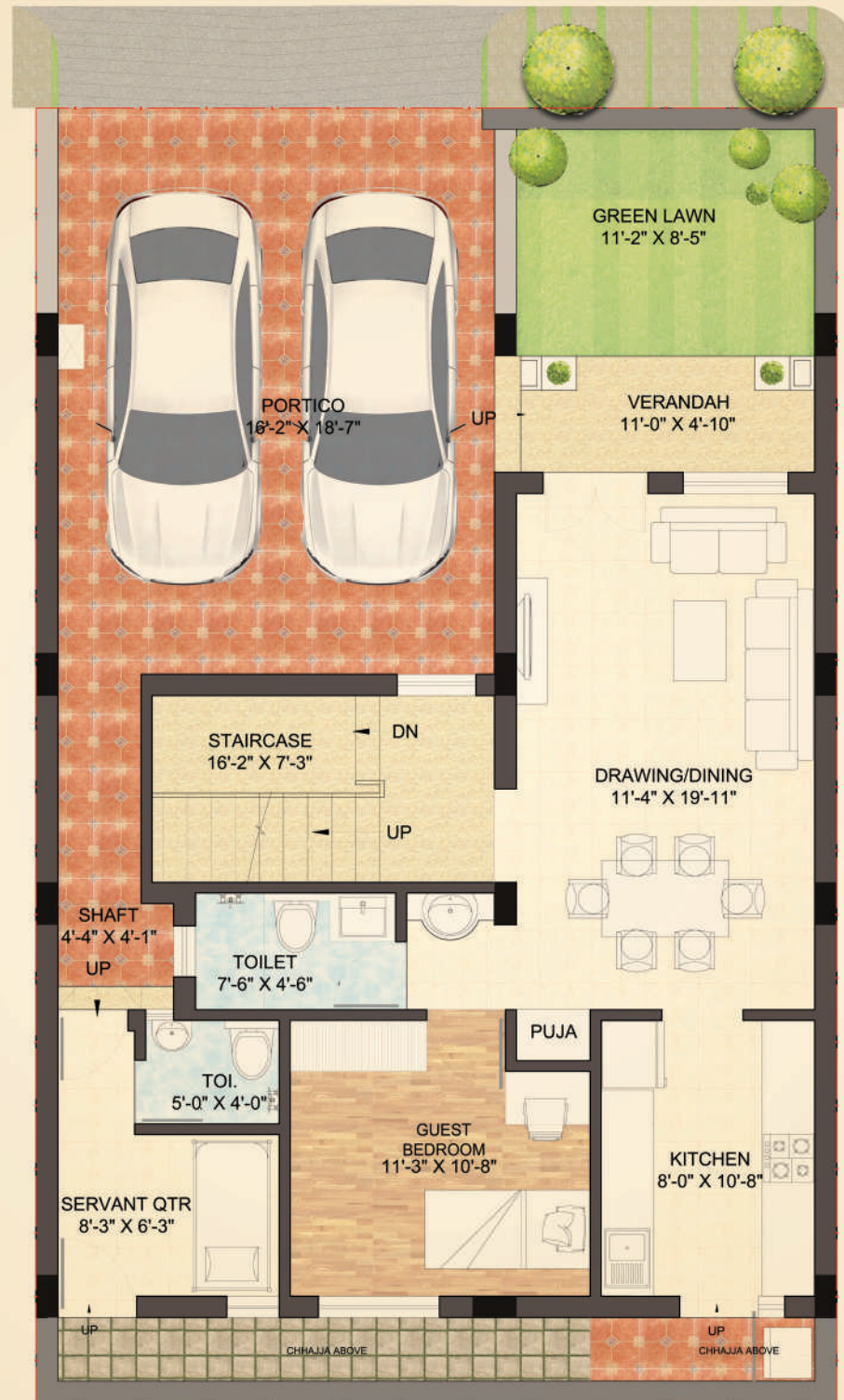
Artist's Impression

Images used for reference purpose only. Interior work will be carried out at extra cost by STUDIO RED.

NORTH - FACING

TYPE A (REGULAR)

3BHK + GUEST BED ROOM + SERVANT ROOM



GROUND FLOOR PLAN

PLOT No. : 9, 10, 11, 12, 13, 14, 39, 40



FIRST FLOOR PLAN

CA	BA	OTA	DCA
1600 sq.ft.	65 sq.ft.	75 sq.ft.	2580 sq.ft.

- CA - CARPET AREA
- BA - BALCONY AREA
- OTA - OPEN TERRACE AREA
- DCA - DUPLEX CONSTRUCTION AREA

TERRACE FLOOR PLAN

SOUTH - FACING

TYPE A (REGULAR)

3BHK + GUEST BED ROOM + SERVANT ROOM



GROUND FLOOR PLAN

PLOT No. : 1, 2, 3, 4, 5, 6, 7, 8, 37, 38



FIRST FLOOR PLAN

CA	BA	OTA	DCA
1600 sq.ft.	65 sq.ft.	75 sq.ft.	2580 sq.ft.

- CA - CARPET AREA
- BA - BALCONY AREA
- OTA - OPEN TERRACE AREA
- DCA - DUPLEX CONSTRUCTION AREA



TERRACE FLOOR PLAN

EAST - FACING

TYPE A2 (REGULAR)

3BHK + GUEST BED ROOM + SERVANT ROOM



GROUND FLOOR PLAN

PLOT No. : 15, 16, 17, 18



FIRST FLOOR PLAN

CA	BA	OTA	DCA
1600 sq.ft.	65 sq.ft.	75 sq.ft.	2580 sq.ft.

- CA - CARPET AREA
- BA - BALCONY AREA
- OTA - OPEN TERRACE AREA
- DCA - DUPLEX CONSTRUCTION AREA

TERRACE FLOOR PLAN



EAST - FACING

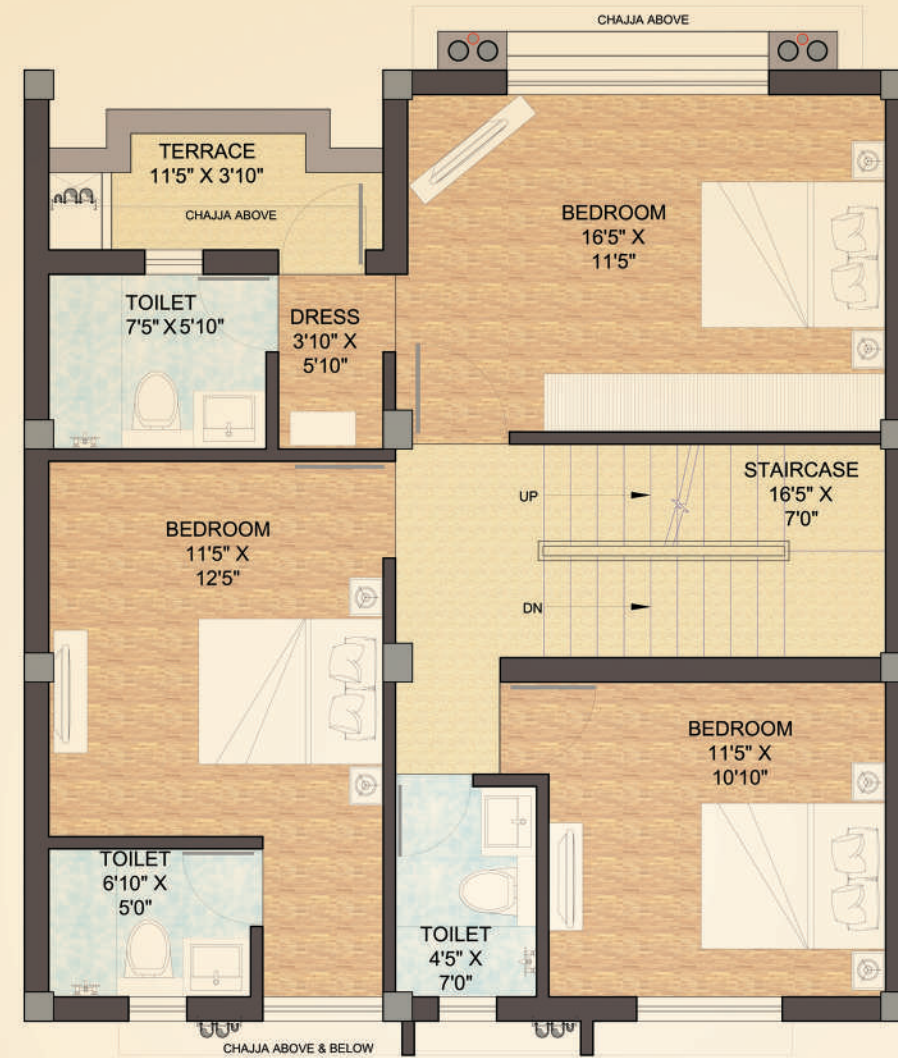
TYPE E (REGULAR)

3BHK + GUEST BED ROOM



GROUND FLOOR PLAN

PLOT No. : 19, 20, 21, 22, 23, 24, 25



FIRST FLOOR PLAN

CA	BA	OTA	BUA
1420 sq.ft.	--	45 sq.ft.	2100 sq.ft.

- CA - CARPET AREA
- BA - BALCONY AREA
- OTA - OPEN TERRACE AREA
- DCA - DUPLEX CONSTRUCTION AREA

TERRACE FLOOR PLAN



WEST - FACING

TYPE E (REGULAR)

3BHK + GUEST BED ROOM



GROUND FLOOR PLAN

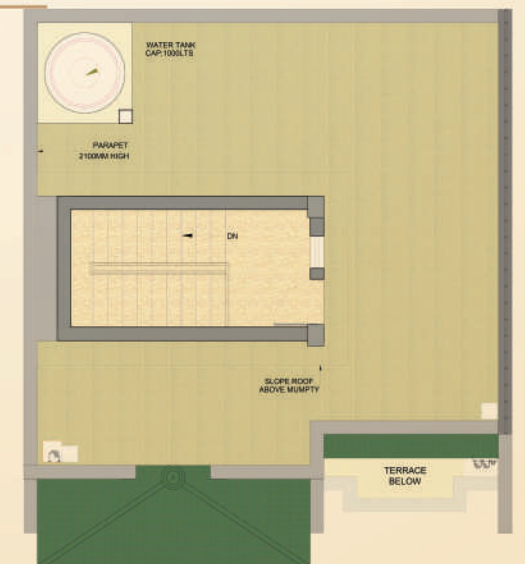
PLOT No. : 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36



FIRST FLOOR PLAN

CA	BA	OTA	DCA
1420 sq.ft.	--	45 sq.ft.	2100 sq.ft.

- CA - CARPET AREA
- BA - BALCONY AREA
- OTA - OPEN TERRACE AREA
- DCA - DUPLEX CONSTRUCTION AREA



TERRACE FLOOR PLAN

Villa Specifications -

STRUCTURE :

R.C.C. framed structure with columns, beams and roof slabs.

WALLS :

1ST class flyash bricks masonry / AAC blocks with cement mortar.

External plaster finish with weather coat paints.

Smooth wall-putty finish with 1 coat primer and 2 coats of premium emulsion on internal walls.

STAIRCASE :

Designer Granite / Tile / Kota stone staircase with M.S. railing.

ROOMS :

Superior quality vitrified tile flooring.

DOORS :

Laminated designer main door with mortise lock and eye piece.

Solid laminated superior quality flush doors / HDF doors for internal doors.

WINDOW / BALCONY :

Anodized / powder coated aluminium frame with glaze shutters / UPVC window.

Granite / strips tiles on sill level.

LAWN :

Developed lawn with plants & lights

COMPOUND WALL*:

Combination of brick work & M.S. Railing

KITCHEN :

Vitrified tile flooring.

Granite cooking platform with stainless steel sink and CP fitting.

Ceramic tiles upto 3' above the counter.

TOILETS :

Anti skid ceramic tile flooring.

Designer glazed tiles upto 7' height from floor level.

Concealed plumbing.

Superior quality C.P. fittings and fixtures.

E.W.C. with flushing cistern.

Hot and cold water supply system.

ELECTRICAL FITTINGS :

Concealed wiring network with copper conductors.

Premium brand modular sockets and switches.

A/C point in all bedrooms and living room.

Telephone point in living room & master bedroom

TV point in all bedrooms and living room.

CAR PARKING :

Dedicated 2 no.s of car parking space as applicable

SERVANT TOILET :

Indian style toilet

**wherever applicable as per plan*

PAYMENT SCHEDULE

PERCENTAGE OF TOTAL COST

Booking Amount	10% of Total Cost
Within 30 days from the date of booking	Execution of Agreement to Sale
Within 60 days from the date of booking	20% of Total Cost
On Completion of Foundation	10% of Total Cost
On Completion of Ground Floor Roof Casting	10% of Total Cost
On Completion of First Floor Roof Casting	15% of Total Cost
On Completion of Inside Brick Work of Respective Unit	10% of Total Cost
On Completion Inside Plastering of Respective Unit	10% of Total Cost
On Installation of Flooring, Door & Window Shutter of Respective Unit	10% of Total Cost
On Completion of Project Prior to Conveyance of Unit	5% of Total Cost

Note :

For bookings done after the commencement of construction, the dues will be payable as per the stage of construction within 30 days of allotment of the unit.

F

DISCLAIMER: This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the project. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any project of the Company. The visuals and information contained herein are artistic impressions being indicative in nature and are for general information purposes only. The other visuals / image / photographs are general images and do not have any correlation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers / users are requested to make an independent enquiry with the Company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Company is not responsible for the consequences of any action taken by the viewer relying on such material / information in this brochure without independently verifying with the Company.