

# LOCATION MAP



## Project Milestones

- Strategically located at Chandrasekharpur, Bhubaneswar.
- 300 mtrs. from OMFED.
- 1 K.m. Kalinga Hospital, Nalco Square, Bhubaneswar.
- 9 K.m. from Airport.
- 4 K.m. from Railway Station.
- 8 K.m. from Capital Hospital.

### Promoter



**Sai Bhagabati  
Multi Projects Pvt. Ltd**  
9937071564, 9937884364

### Architect

**Threshold Architects**  
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E-mail : thresholdarchitects2@mail.com

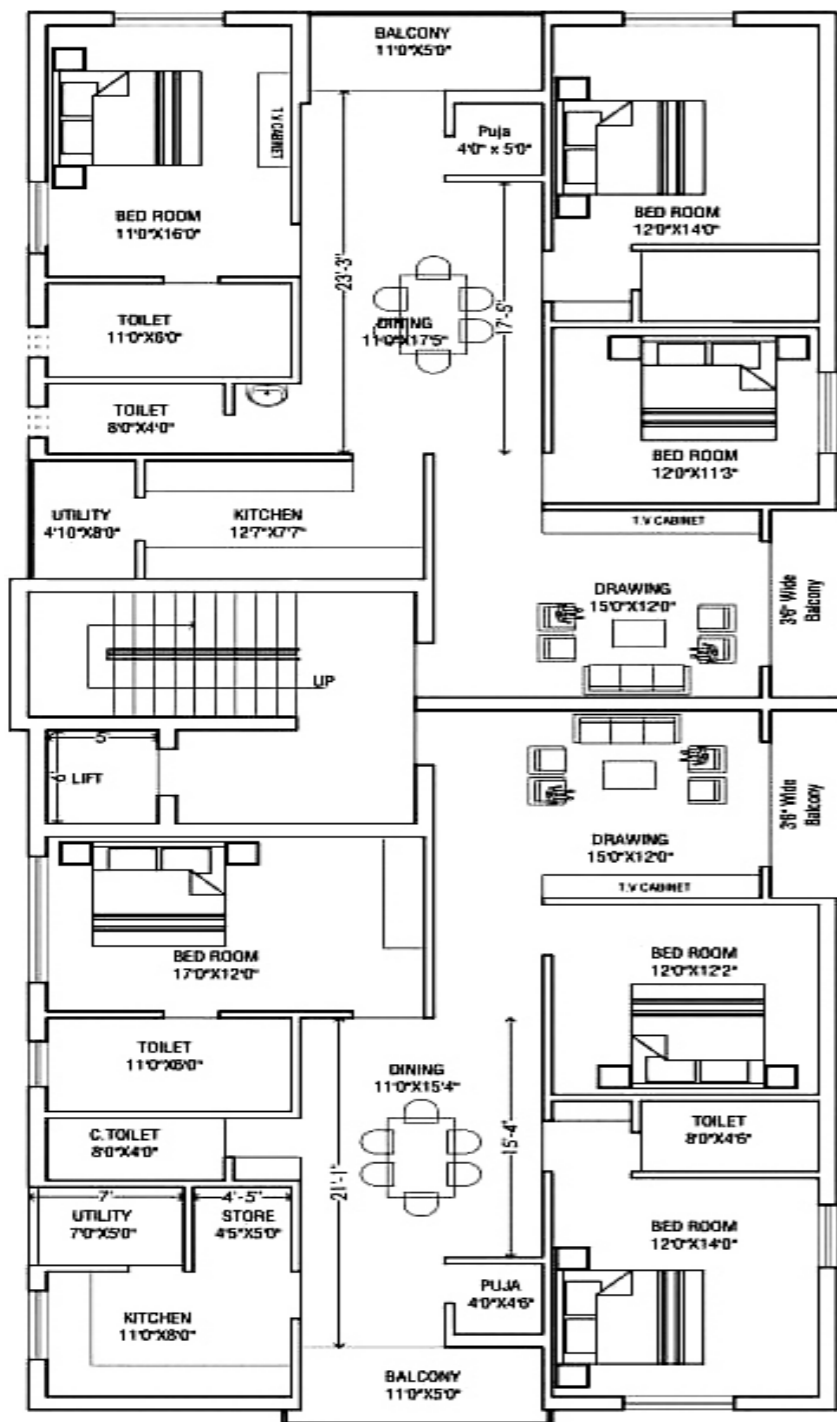
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# Sai Royal Signature

Luxury at its finest



**At Chandrasekharpur**



..30' Wide Road..



## Floor Plan

## Specification & Commitments



<b>STEEL :</b>	Conforms FE- 500 - TATA / VIZAG/JINDAL/SHYAM only.
<b>CEMENT:</b>	ULTRATECH, LAFARGE, AMBUJA, ACC, DSP.
<b>BRICKS:</b>	First class fly ash bricks.
<b>DOOR FRAME:</b>	Granite Frame
<b>MAIN DOOR:</b>	Natural polished Veener door with core designed with Godrej lock with 3s security
<b>INTERNAL DOOR:</b>	Internal doors will be factory made BWP grade flush door by - CENTURY. (12 years warranty)
<b>WINDOWS:</b>	UPVC aluminum frames with glazed sliding shutter and safety MS Grill/SAINT GOBAIN.
<b>PHD:</b>	CPVC PHD fitting from SUPREME.
<b>TILES:</b>	SOMANY/KAJARIA/RAK/VARMORA / JHONSON or equivalent quality .
<b>SANITARY FITTINGS:</b>	JAQUAR. (10 years warranty)
<b>SANITARY WARE</b>	SIMPOLO /HIND WARE/PARRY WARE / CERA/ JAQUAR or equivalent quality.
<b>GRILL:</b>	10mm square bar.
<b>RAILING:</b>	Stainless steel conforming to JINDAL.
<b>STAIR CASE &amp; LOBBY:</b>	Granite.
<b>LIFT:</b>	Fully Automatic -SS CABIN.
<b>DG SET:</b>	KIRLOSKAR GREEN/ASHOK LEYLAND / BIRLA or equivalent quality.
<b>LOCK:</b>	GODREJ /DOOR SET or equivalent quality.
<b>WEATHER COAT:</b>	BERGER/ASIAN.
<b>COLOUR:</b>	BERGER/ASIAN.
<b>WALL PUTTY:</b>	BIRLA WALL CARE/WALL PLAST.
<b>ELECTRICAL SWITCHES :</b>	SCHNEIDER/HAVELLS/LEGRAND/ PANASONIC.
<b>ELECTRICAL WIRES:</b>	FINOLEX/RR/HAVELLS/ANCHOR.
<b>RCCB/MCB:</b>	SCHNEIDER/HAVELLS/ABB/LEGRAND.
<b>KITCHEN:</b>	Kitchen with granite cooking platform and stainless steel sink with Drain pad.
<b>TOILETS:</b>	Ceramic tiles up to ceiling height for walls along with highlighter, wet zone and Dry zone will be provided by cubical Enclosure in 2 Toilets.
<b>TERMITE TREATMENT:</b>	Pest Control Services for all rooms. (5 years warranty)
<b>PARKING:</b>	1:1 Four wheeler parking space will be provided in the stilt floor.



## Amenities



- Gated Community
- 24 hours Security
- CCTV Surveillance
- 24 hours Water Supply
- 24 hours Power Backup
- Intercom / Video Door Phone
- Vastu Compliance

## Additional Cost



- ▶ Four wheeler parking cost and proportionate cost of electrification/ DG set.
- ▶ Contribution towards society and association corpus fund.
- ▶ Initial maintenance chargers for six months.
- ▶ Registration expenses and GST as per actual.
- ▶ Servant Quarter

## Payment Schedule



Booking - 10 Lakhs only	
Balance cost of the flat shall be paid accordingly	
On or before Foundation	20%
On or before Completion of stilt floor	15%
On or before Completion of 1st floor	15%
On or before Completion of 2nd floor	15%
On or before Completion of 3rd floor	15%
On or before Completion of Brick work, plastering & flooring of respective floor	15%
On or before Completion & Registration	05%

