

# Sai Nirmalya

Patrapada, Bhubaneswar



*the most spacious homes of the city*



*Explore your Aspirations*







## ABOUT COMPANY

Sri Bhulaxmi infratech LLP is a real estate company with a sister concern of Baishnodevi Engineers and Consultancy Pvt. Ltd. adorned with strong fundamental on providing high quality homes and flats to people that confirm to their taste and style for an affordable price in and around Bhubaneswar. In this endeavour, we believe in transparency and provide our esteemed customers 2 BHK, 3 BHK, 4 BHK apartments with clear title and hassle-free ownership, where quality is of utmost priority. If you are looking for an exotic living with the affordable economy, then your search ends Sri Bhulaxmi Infratech LLP or Baishnodevi Engineers and Consultancy Pvt. Ltd.. Oh, yes we really means it. Contact Us on our website to book a visitour ongoing and completed projectects and make our houses your dream homes.







## WELCOME TO A CHIC LIVING.

A home of families, **SAI Nirmalya** is a marvel of unification of the epitome in civil engineering, architecture, interior design, technology and environmental consciousness. this luxurious structure flats each equipped with ultra-modern sleek design, amenities such as community hall, individual car parking space, extra two wheeler parking space, 24x7 power backup, Automatic elevator among others. This avenue apartment is earthquake resistant and is the pinnacle of opulent life. It is located at Subudhipur in front of DN Regalia Shopping Mall, which is 6 km. from Khandagiri police station, 1 km from National High way-a serene neighborhood filled with greenery.







# 1st 2nd & 3rd Floor Plan

Flat No : 101, 201, 301, 401

Flat No : 104, 204, 304



Flat No : 102, 202, 302, 402

Flat No : 103, 203, 303

## Area Statement

Flat No	Type	Built Up Area	Carpet Area
101, 201, 301, 401	2 BHK	862.08 Sqft.	709.02 Sqft.
102, 202, 302, 402	2 BHK	850.89 Sqft.	705.90 Sqft.
103, 203, 303	2 BHK	776.51 Sqft.	674.96 Sqft.
104, 204, 304	3 BHK	1172.51 Sqft.	1013 Sqft.

Flat No : 101, 201, 301, 401

Flat No : 102, 202, 302, 402

# 4<sup>th</sup> Floor Plan



Balcony Area	Super Built Up Area
53.28 Sqft.	1103.46 Sqft.
52.42 Sqft.	1089.13 Sqft.
22.55 Sqft.	993.93 Sqft.
38.53 Sqft.	1500.81 Sqft.





*Your home from a dream ride.*



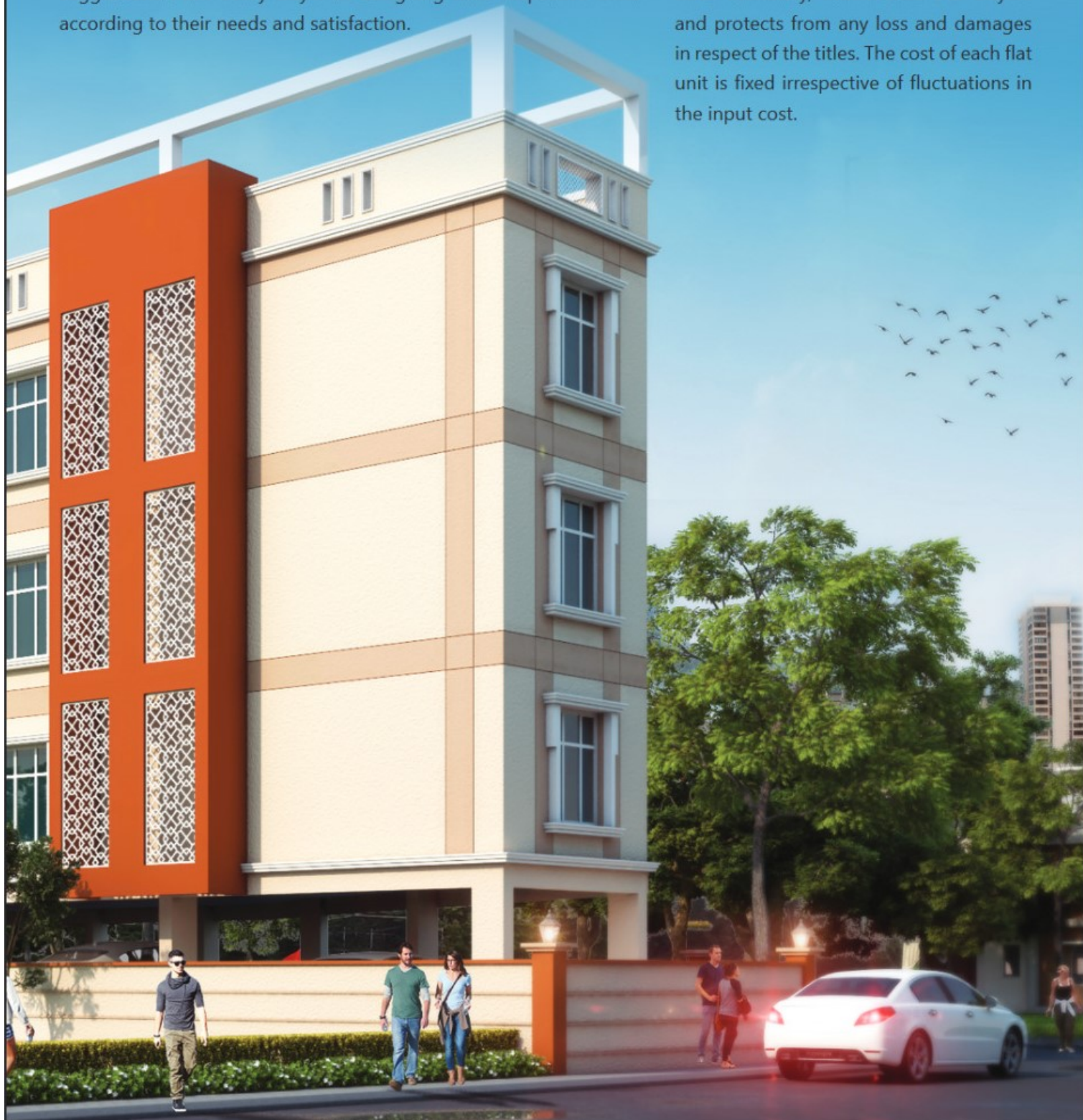


## OUR COMMITMENT

At Sri Bhulaxmi Infratech LLP, the objective of our construction team is to adopt durable construction methods using high quality materials and latest technical know how. Unique beautiful elevation, maximum space utilization, quality construction and timely delivery with all clear documents are our commitment. The company invites suggestions from every buyer in designing their respective units according to their needs and satisfaction.

## OUR SERVICE AND GUARANTEE

Each and every flats unit under goes several checks and tests before being handed over to our customer routine quality inspection is carried out at all stages. Our company scrutinizes property titles monutely, Indemnifies the buyers and protects from any loss and damages in respect of the titles. The cost of each flat unit is fixed irrespective of fluctuations in the input cost.





# Specification

## **FOUNDATION:**

Earthquake resistance RCC framed structure with column and beams.

## **SUPER STRUCTURE:**

All type of columns, beams, lintel, RCC slabs and brick masonry with good quality Fly Ash bricks in structural frame with M-20 mm of cement mortar.

## **WALL:**

10" external and 5" internal walls of first class diamond bricks.

## **PLASTERING:**

Internal : Double coat cement plaster with excellent finish.

External : Double coat sand faced cement plastering with sand stone/ state stone cladding at designed areas.

## **FLOORING:**

Premium quality of Vitrified tiles flooring in bedrooms, drawing, dinning, balcony and antiskid ceramic tile flooring in toilets.

## **KITCHEN:**

Granite cooking platform with ceramic tiles and stainless steel sink.

## **DOOR:**

Main entrance door will be teak wood with automatic key and door frames will be well seasoned sal wood of suitable section and are of factory made flush doors shutters.

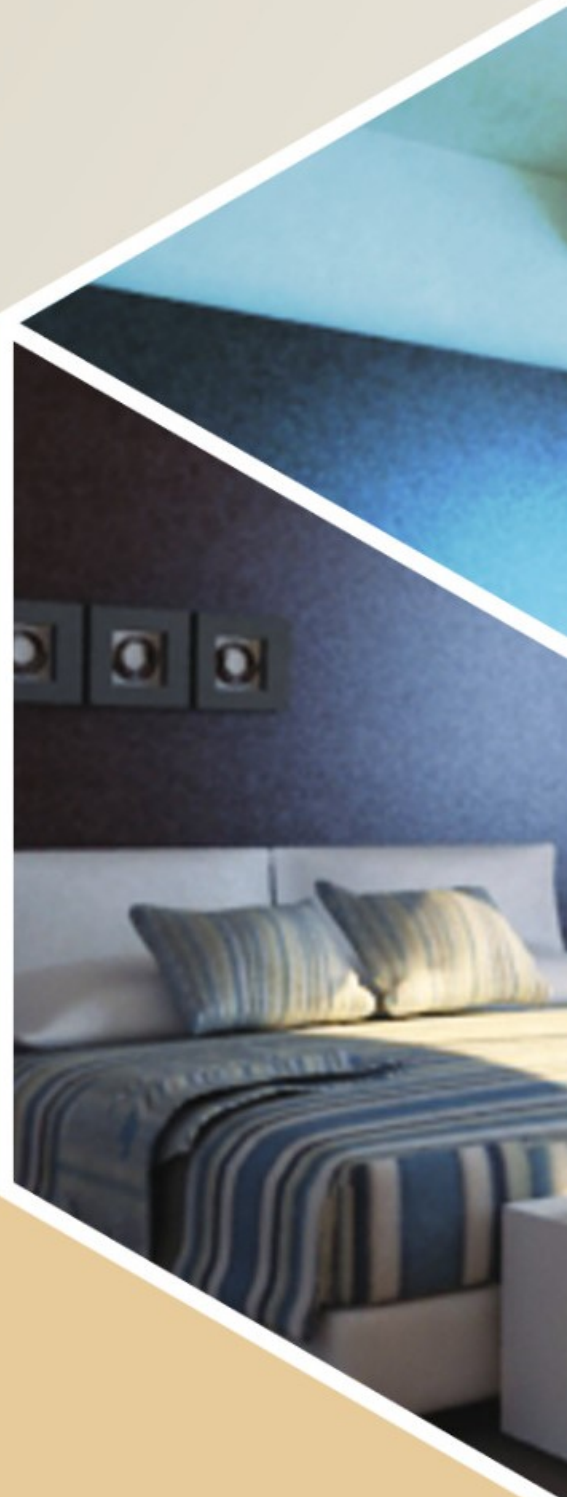
## **WINDOWS:**

Windows will be UPVC Frame with 5mm Fiber.

## **PAINTING:**

Internal: Smooth finishing good quality putty over a coat of primer finished with two coats of paint(Asian Paints/Nerolac/Berger, Surfa coats paints).

External: Outside paint with exterior emulsion (Weather





#### **ELECTRICAL:**

All electrical wiring with premium brand fire resistant insulated wire/in concealed conduit to wall, ceiling etc. adequate no. of light points.

#### **WATER SUPPLY:**

Each unit is provided 24x7 hours water supply through independent deep bore well and over head water.

### *Payment Schedule*

On Booking	10%
On Agreement	10%
3rd Installment on compleation of piling work/ open foundation	25%
4th Installment on compleation of stilt(including plinth (parking Area) slab	10%
5th Installment on compleation of schedule flat slab/roof casting	15%
6th Installment on compleation of schedule flat brick work and plastering	15%
7th Installment on compleation of floors sanitary fitting and colours	10%
8th Installment on possession	05%



## Location Map



## Completed Project

Baishnodevi Enclave (Ph-1)  
Panchagaon



Baishnodevi Enclave (Ph-2)  
Panchagaon



Sai Hemalata Complex,  
Patrapada



Sai Paradise,  
Patrapada



Sai Lingaraj Avenue,  
Mahatab Road



## Ongoing Project

Sai Bibhuti Avenue, Panchagaon  
Sai Raghunath Complex, Subudhipur  
Sai Nirmalya, Patrapada  
Sai Complex, Irc Village

## Terms & Condition

- \*Cancellation during construction period - 15% of total cost (cancellation charge).
- \*Registration will be done only after total amount has been received by the company including GST.
- \*Registration charges and expenses will be borne by the buyer in actual.

### Developer



### Architect



Plot No-271, 2nd Floor, Kharvel Nagar Unit-3,  
Bhubaneswar 751001, Odisha.  
Tel No: 0674 2391402  
E-Mail: sthpathi.architects@gmail.com

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