

THE ROYAL



Developed By
Synergy Properties & Developers
Saheed Nagar, Bhubaneswar

*A warm Welcome to **The Royal** at Saheed Nagar, Bhubaneswar.*

Where 8 Nos of Premium 3BHK flat are awaiting its proud owners. A Gated community that is so perfect that you can more on your social life for a healthy and relaxed life. The Beautiful Spaces will be at walking distance from a major entertainment hub, commercials and educational institutions in Bhubaneswar.

The beautiful homes are placed on the prime location of Saheed Nagar, Bhubaneswar.



TYPICAL (1ST-4TH) FLOOR PLAN

SPECIFICATION



FOUNDATION

Isolated Footing Foundation with Anti-Termite Treatment & M-25 grade of Concrete.

SUPER STRUCTURE

Earthquake Resistant RCC Framed Structure as per BIS Specification.

WALL

10" External and 5" Interior walls with 1st class Flyash Bricks.

ELECTRICAL

Concealed copper wiring of Finolex/Polycab Cable with Modular switches & MCBs of Legrand. Two-Way switch provision for one light and fan in all bed rooms.

FLOORING

Drawing, Dining & Bedrooms shall be of double charged vitrified tiles of 800x800 mm. Common area shall be Good Quality Granite & Parking area shall be of best quality anti skid Vitrified Tile.

KITCHEN

Granite Cooking platform, Ceramic tile cladding up to 2' height from the platform top with stainless steel sink.

TOILET

Vitrified tile cladding upto a height of 7'0". All CP fittings and ceramic are will be of CERA or KOHLER with hot/cold provision.

DOOR

All doors have 5"x2.5" Sal Wood frames. All doors are Teak wood with melamine polish. Toilet doors will be of good quality PVC doors with granite frames.

WINDOWS

UPVC frames with reflective glass and protective SS Grill with granite cladding over sill.

STAIRCASE

Granite Staircase with Steel Railing.

WATER SUPPLY

24 Hours Water supply with Deep Bore and Over Water Tank.

POWER SUPPLY

24 Hours Power supply.

PLUMBING

All Plumbing work will be done with CPVC & UPVC pipes and fittings.

PAINT

Weather Shield in Exterior and Plastic emulsion paint in Interior.

FITTINGS & FIXTURES

Stainless steel railing shall be provided in Balcony with itching toughen glass.

PAYMENT SCHEDULE

Booking	7%
Agreement	10%
Completion of Foundation	10%
Stilt Floor Roof	10%
First Floor Roof Cast	10%
Second Floor Roof Cast	10%
Third Floor Roof Cast	10%
Fourth Floor Roof Cast	10%
Brickwork for your booked flat	10%
Finishing work	10%
Before Handover	3%

