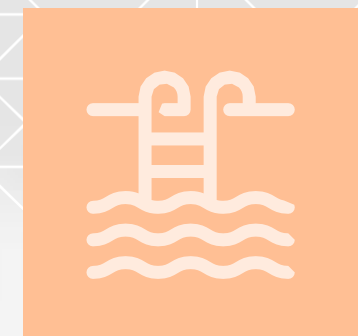


PRAMOD HEIGHTS



“OPADA”ANTA, RfiURANESWAP

WELCOME TO TfiE LIMITED EDITION fiIGfi LIrE!





PRAMOD HEIGHTS

ELeVATING LIVING TO NeW fieLGfiTS Or LUXUPV,

Oasis in the Sky: Escape the hustle and bustle of the city without leaving your doorstep. "PRAMOD HEIGHTS" residences boasts meticulously landscaped sky gardens, recreational decks, and wellness amenities that provide a sea-of-tranquility retreat, above the urban fray.

Enjoy a dip in the infinity pool, or stay active in the state-of-the-art fitness center – your oasis in the sky awaits." PRAMOD HEIGHTS" residences are not just a home, it's a signature lifestyle, blended with palatial living.

TfiIS IS Tfie fiLGfi LIre, PeSePVed rOP A SeLeCT
reW, LI"e VOU,



DAV VIEW





LEGENDS

- 1. DRIVEWAY
- 2. SWIMMING POOL
- 3. DECK
- 4. OPEN TERRACE
- 5. PLANTER
- 6. ENTRY / EXIT



NIGfiT VIEW



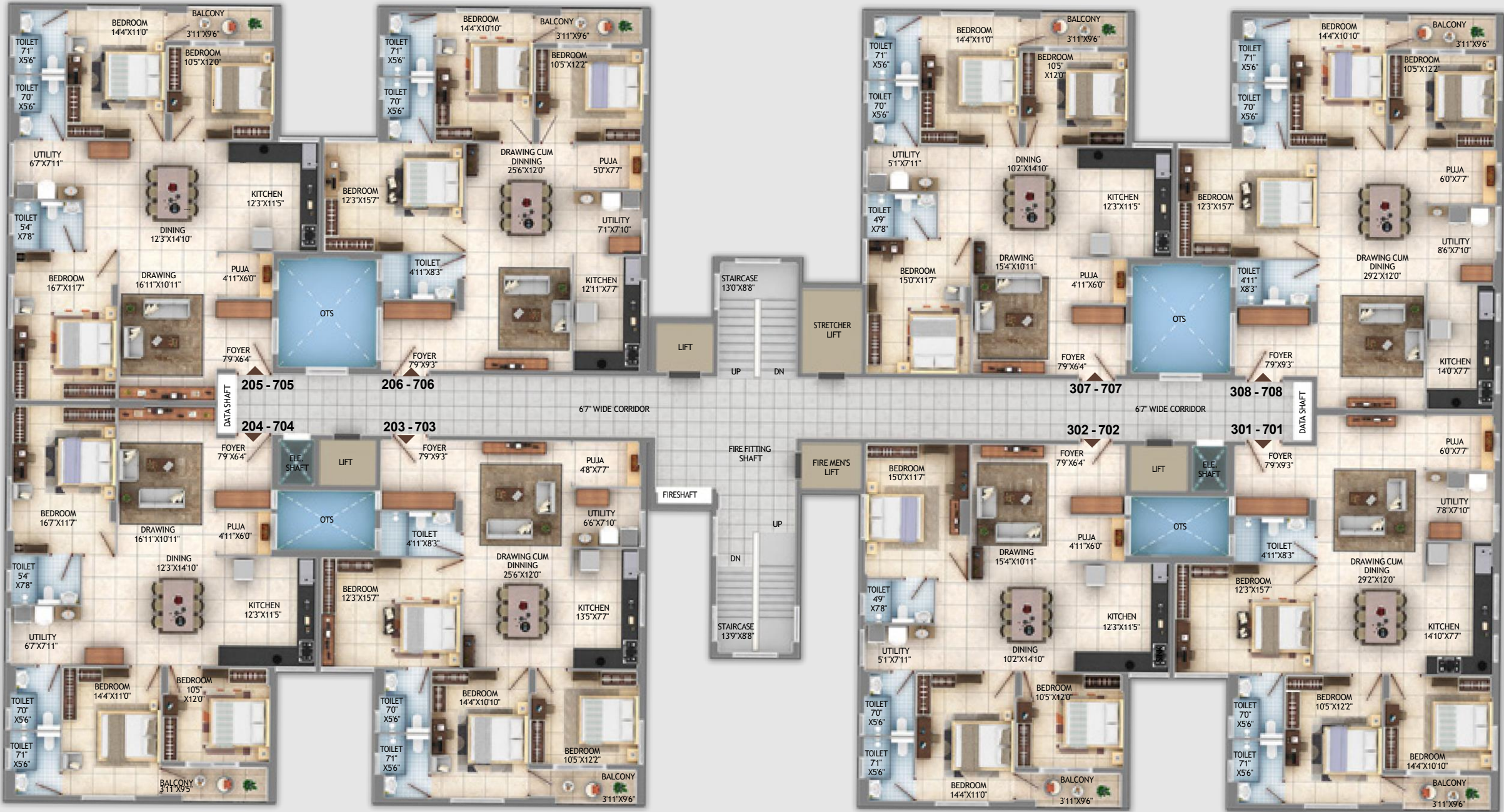
°PAMOD fiEIGfiTS
COM°LeTeLV PederlNeS Tfie eLeMeNT
Or fiLGfi Lhre,

A distinguished address to call your own
living in a tower has its own distinct aura and ambience
coupled with privilege that is only accentuated by the
project's unique design and sophistication.

“PRAMOD HEIGHTS” a coveted address, for its luxury
residences, redefine elevated living, panoramic vista that
transcends the horizon, where every view is a treasure and
masterpiece, crafted & curated for your discerning
taste.....

EXCLUSIVITV TfiAT
TOWEPS OVEP Tfie CITV

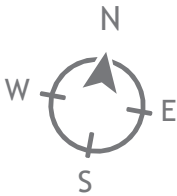


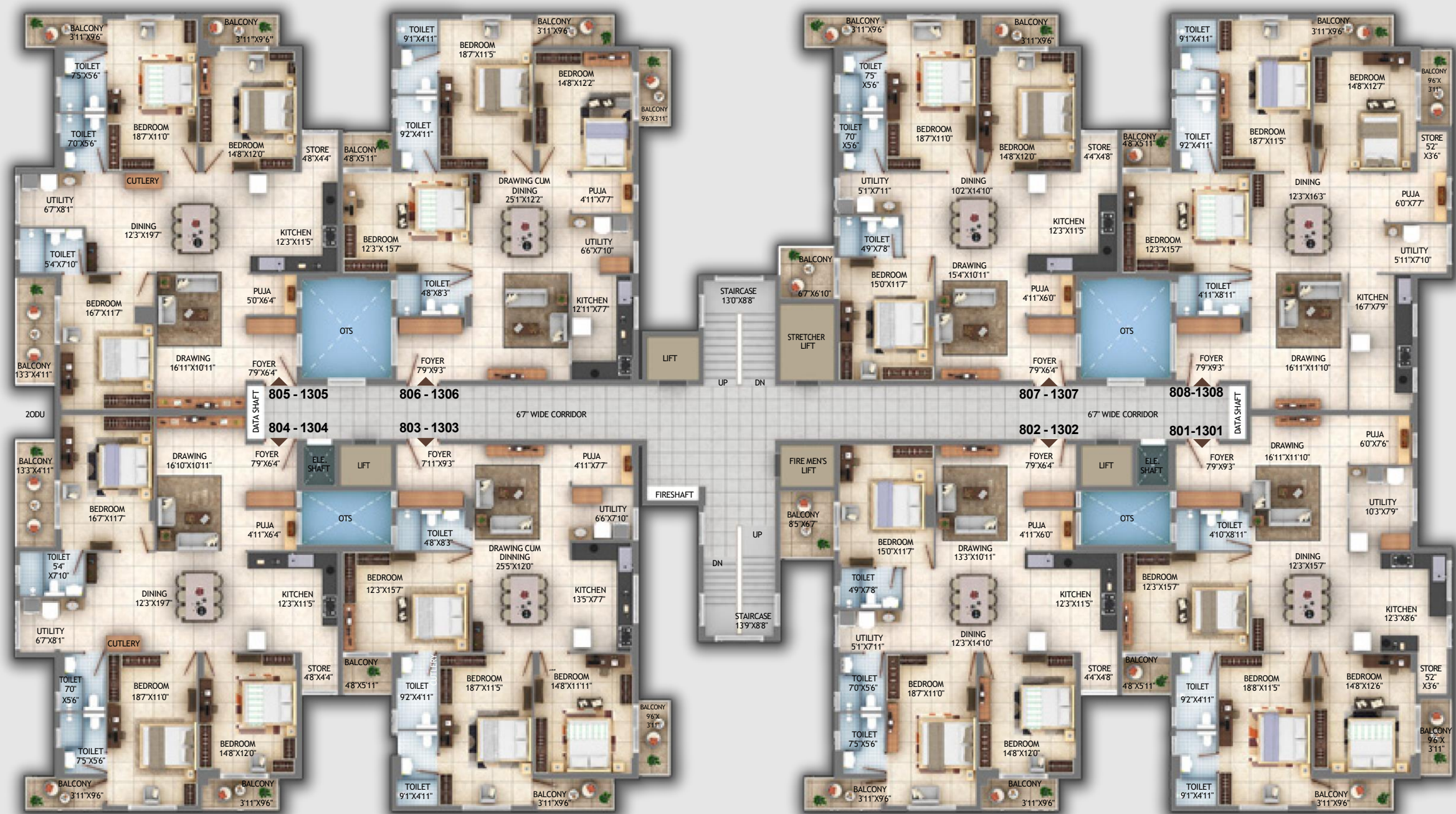


RLOC“ R
TV°ICAL 3PD TO 7Tfi rLOOP °LAN

SL NO	1	2	3	4
FLAT NO	301-701	302-702	203-703	204-704
NO OF UNITS	5	5	6	6
CARPET AREA	1291 sqft	1201 sqft	1219 sqft	1284 sqft
BALCONY AREA	37 sqft	37 sqft	37 sqft	37 sqft
SBA	1999 sqft	1873 sqft	1901 sqft	1984 sqft

SL NO	5	6	7	8
FLAT NO	205-705	206-706	307-707	308-708
NO OF UNITS	6	6	5	5
CARPET AREA	1284 sqft	1219 sqft	1201 sqft	1291 sqft
BALCONY AREA	37 sqft	37 sqft	37 sqft	37 sqft
SBA	1984 sqft	1901 sqft	1873 sqft	1999 sqft





RLOC“ R
TV°ICAL 8Tfi TO 13Tfi rLOOP °LAN

SL NO	9	10	11	12
FLAT NO	801-1301	802-1302	803-1303	804-1304
NO OF UNITS	6	6	6	6
CARPET AREA	1492 sqft	1292 sqft	1332 sqft	1432 sqft
BALCONY AREA	106 sqft	154 sqft	106 sqft	164 sqft
SBA	2393 sqft	2177 sqft	2163 sqft	2386 sqft

SL NO	13	14	15	16
FLAT NO	805-1305	806-1306	807-1307	808-1308
NO OF UNITS	6	6	6	6
CARPET AREA	1432 sqft	1332 sqft	1292 sqft	1492 sqft
BALCONY AREA	164 sqft	106 sqft	154 sqft	106 sqft
SBA	2386 sqft	2163 sqft	2177 sqft	2393 sqft





rLAT 204 - 704

FLAT NO	CARPET AREA	BALCONY AREA	SBA
204-704	1284 sqft	37 sqft	1984 sqft



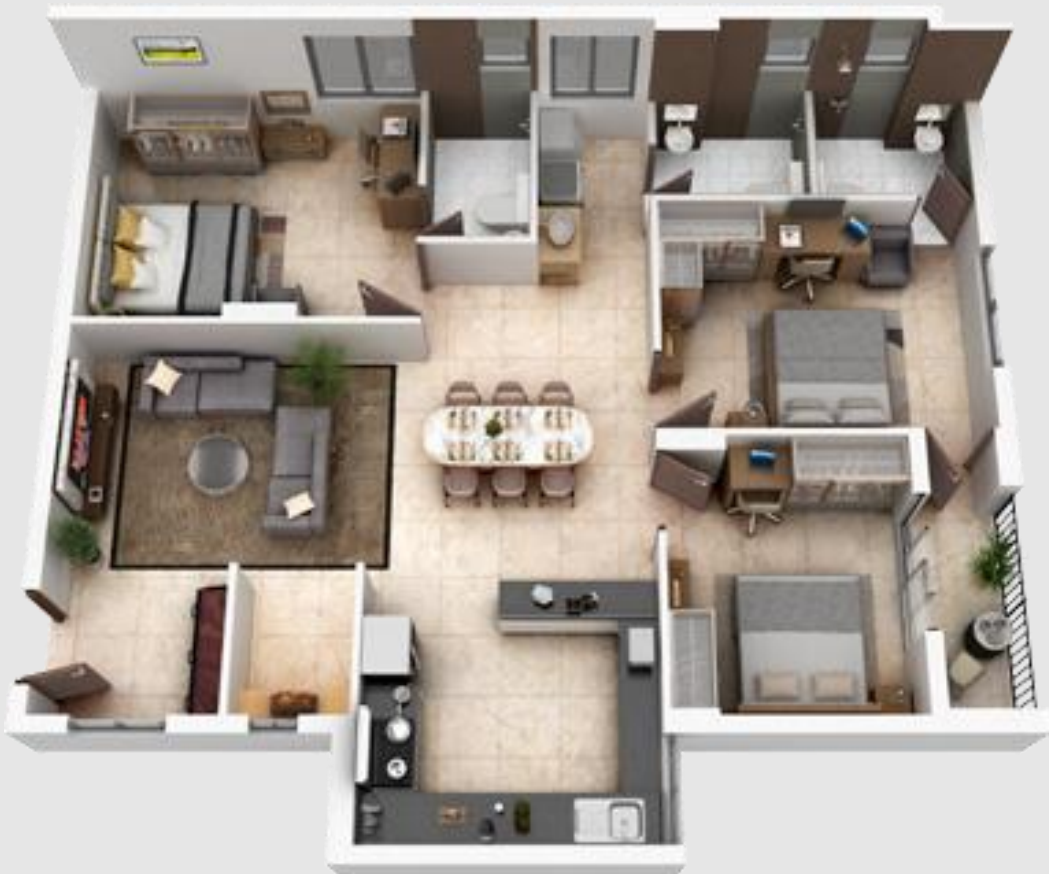
rLAT 206 - 706

FLAT NO	CARPET AREA	BALCONY AREA	SBA
206-706	1219 sqft	37 sqft	1901 sqft



rLAT 301 - 701

FLAT NO	CARPET AREA	BALCONY AREA	SBA
301-701	1291 sqft	37 sqft	1999 sqft



rLAT 307 - 707

FLAT NO	CARPET AREA	BALCONY AREA	SBA
800-1208	1201 sqft	37 sqft	1873 sqft





rLAT 807 - 1307

FLAT NO	CARPET AREA	BALCONY AREA	SBA
807-1307	1292 sqft	154 sqft	2177 sqft



rLAT 808 - 1308

FLAT NO	CARPET AREA	BALCONY AREA	SBA
800-1208	1492 sqft	106 sqft	2393 sqft



rLAT 806 - 1306

FLAT NO	CARPET AREA	BALCONY AREA	SBA
806-1306	1332 sqft	106 sqft	2163 sqft





"PAMOD fiEIGfiTS" A CPADLE Or
O°ULENT LIVING...

When you spend your days in this lush green paradise, you will find that there's nothing more relaxing than a little time away from it all when your evenings are spent strolling through beautiful landscaped greenery, everyday will seem like a walk in the park. Leave behind your stress of the day, at the rejuvenating yoga deck, where there's nature, there's a place that is a fun for everyone with family.

EXCLUSIVE AMENITIES

Gymnasium



24x7 Security



Landscaped Garden



Children's Play Area with Swing & Slides



CCTV



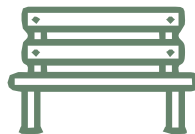
Reading Community Hall



Walking / Jogging Track



Senior Citizen Sitting Area



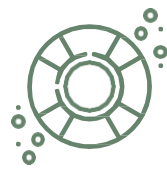
"Elevate your lifestyle with our unparalleled amenities: state-of-the-art fitness centers, serene spa retreats, gourmet dining options, gymnasium, rooftop infinity pools, and personalized concierge services await you."

EXCLUSIVE AMENITIES

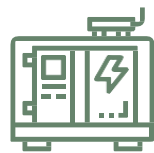
Adult Pool



Kids / Splash Pool



Power Back Up



High Speed Elevator



STP & Rainwater System



Water Pump



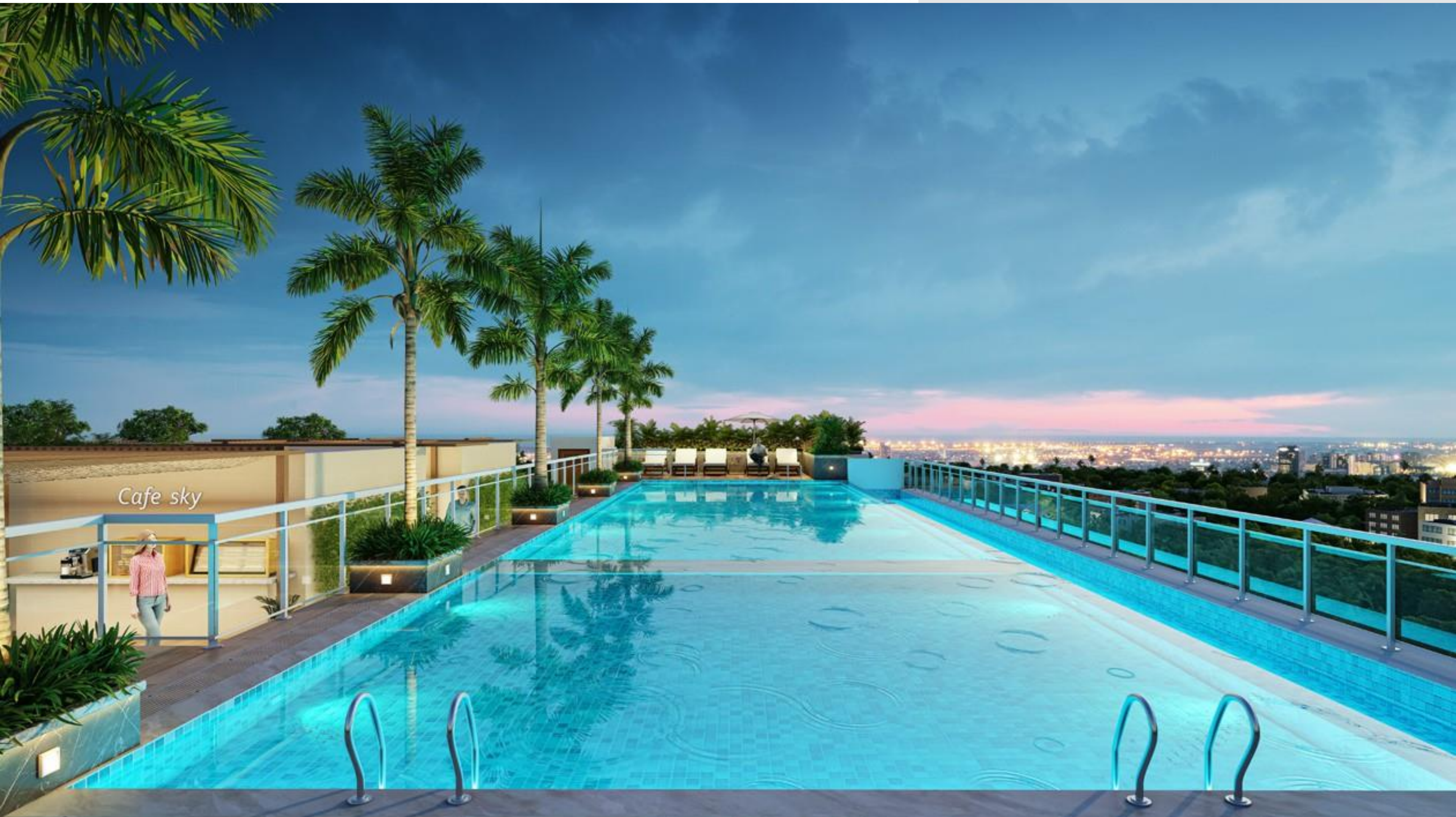
Fire Safety



Ev Charging



"Indulge in opulent amenities at our exquisite enclave: from rejuvenating spas and state-of-the-art fitness centers to lavish pools and meticulously landscaped gardens, every moment is curated for your utmost satisfaction."



ExCLUSIVITV IS A reeLING,
VOU WILL GeT USed TO

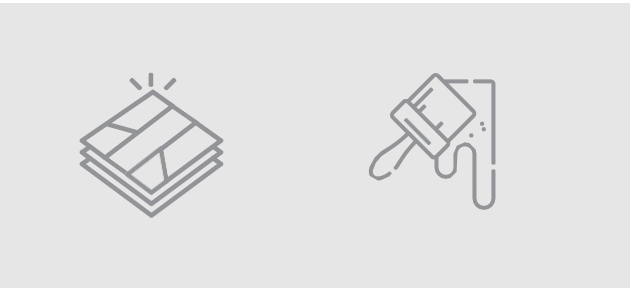
Living in exclusivity feels completely natural, when you reside a luxurious tower with nothing to disturb your thoughts. Our club house has been thoughtfully built to meet the recreation needs for every family, taken care of you can take a refreshing swim, relax in the sauna or just lounge around in our indoor water park. You will feel at ease and let your worries float away, all by just taking a dip in the swimming pool.

S°ECIrICATIONS

STPUCTUPE
Earthquake resistance R.C.C frame structure with pile foundation & M30 grade concrete design vetted by NIT Rourkela.

CEMENT
OCL /Ultratech /Lafarge/Jindal/Novoco or equivalent.

STEEL
Sail/ Vizag/Jindal panther or equivalent FE500.



WALLS
AAC blocks masonry work fixing with adhesive.

°LASTEPING
All inside & outside plastering shall be in 1:5.

DPIVeWAVS
Heavy duty pavers.

LIRTS
5 Lift - Passenger, service and firemake
-Kone/Johnson/Otis/Equivalent.



TOILeT / RATfi rTTINGS

MixePS AT bATfi
Single lever divertor and shower head . Other CP fittings.

MA“e
Kohler/ Jaquar.

DOOPS/WINdOWS

MAIN DOOP
Factory made flush door with one side veneer polished and back side laminate, panned WPC door frame with trio lock key @Knob

OTfieP DOOPS
Factory made flush door with both side laminate, WPC door frame with mortise lock.

MA“e
Godrej.

WINdOWS
3 track upvc window with mosquito net & ms grill of square bar.



PAILINGS

RALCONV
MS square bar designer railing.

STAIPCASe
SS railing of 304 grade.



rLOOP TILeS

MA“e
Johnson/Somany/Simpolo.

rLATS :- 1200x600

RALCONIeS :- 600x600

RATfiPOOM :- 300x300

STAIPCASe :-
Granite.

WALL TILeS

TOILeT
Size - 300x600 height up to 8 FT.

UTILITV
Size - 300x600 height up to 8 FT.

“ITCfieN
Size - 300x600 height up to 2 FT above counter.



"ExqUISITe deSIGN, O°ULeNT AMeNITieS,
UNPIVAled eLeGANCe,"

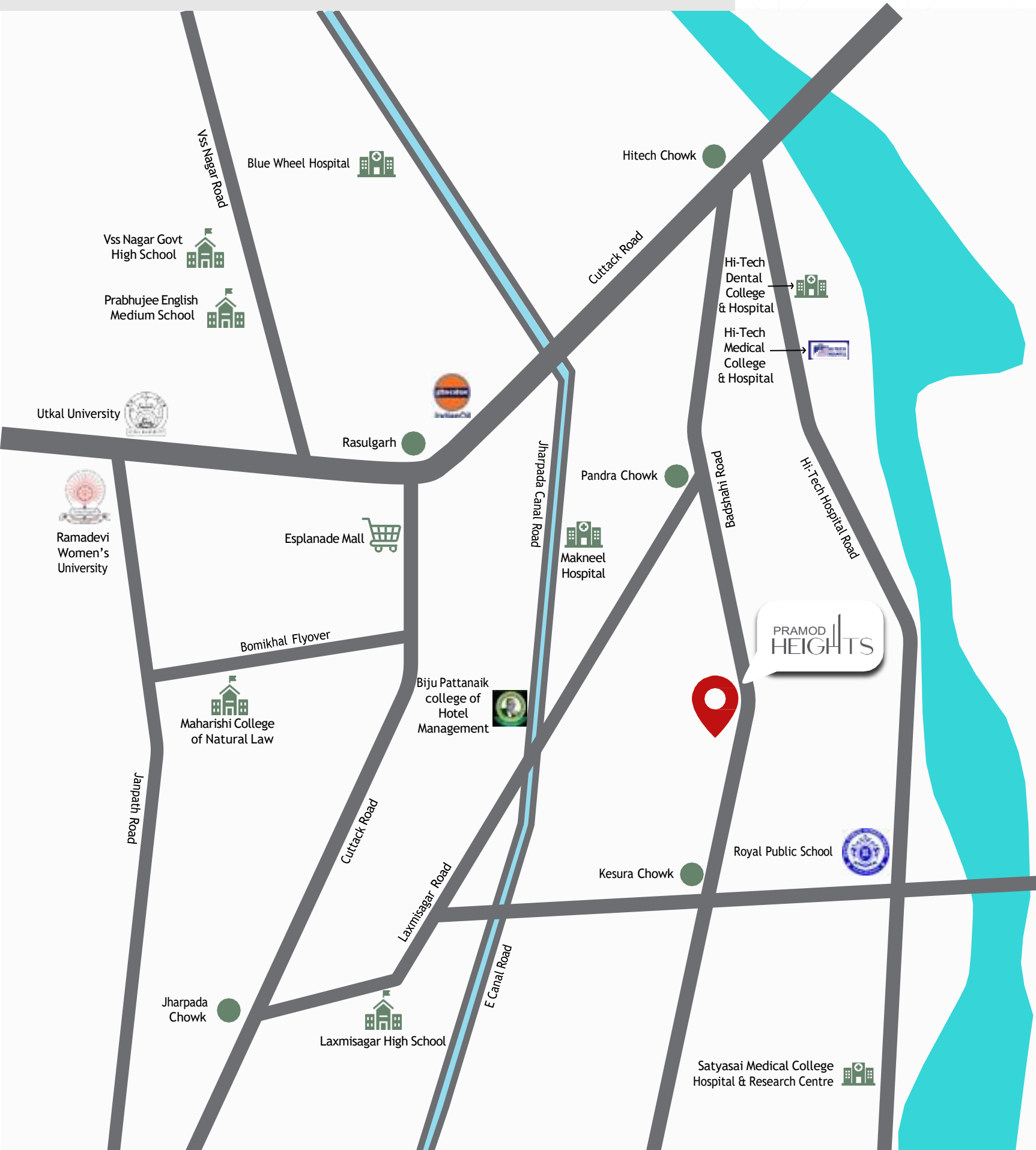
AEPIAL VIEW



Experience the unparalleled grandeur from the sky, as our luxurious residences redefine city living escaping the hustle & bustle of the city.
A bird's eye panorama unveils a world of sophistication, where architecture and nature seamlessly coverage

ELeVATe VOUP LIVING Ex^oePIeNCe S“VWAPd,

LOCATION MAP



SCAN ME FOR GOOGLE LOCATION

2 "M

HI-TECH MEDICAL - 2 Km

4 "M

RASULGARH - 4 Km

7 "M

ESPLANADE MALL - 7 Km
EDUCATIONAL INSTITUTIONS-BIEM - 7 Km

3 "M

SAI MANDIR - 3.5 Km

5 "M

RAILWAY STATION - 5 Km
SYMPHONY MALL - 6 Km

8 "M

UTKAL KANIKA GALLERIA - 8 Km
MOTHERS PUBLIC SCHOOL - 10 Km
AIRPORT - 11 Km



INSTALLMENT SCHEDULE

SEIAL	INSTALLMENT	% Or rLAT COST
1	1st Installment	20 % at the time of Allotment & Agreement within 15 days of Booking including Booking Amount.
2	2nd Installment	10 % on Completion of Foundation.
3	3rd Installment	10 % on completion of First Floor Roof Casting.
4	4th Installment	10 % on completion of Third Floor Roof Casting.
5	5th Installment	10 % on completion of Sixth Floor Roof Casting.
6	6th Installment	10 % on completion of Ninth Floor Roof Casting.
7	7th Installment	5 % on completion of Eleventh Floor Roof Casting.
8	8th Installment	5 % on completion of Thirteenth Floor Roof Casting.
9	9th Installment	10 % on completion of Brick work of Respective Units.
10	10th Installment	5 % on completion of flooring of Respective Units.
11	11th Installment	5 % of the Flat Cost before 7 days of Registration & Possession.



DEVELO°EP-



SHREE GANESH BUILDCON PVT LTD
N1/A21, IRC Village Nayapalli, Bhubaneswar,
Odisha-751015
www.sgbpl.com

Email - sgbpl2000@gmail.com
Phone No. - 0674 - 2555575

SITE ADDPESS

PRAMOD HEIGHTS
Koradakanta, Bhubaneswar, District-Khordha
Odisha-751006

PEPA REGISTRATION NUMBER
MP/19/2023/0106



FINANCING LOAN APPROVALS



All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modifications.
Tolerance of +1 - 2% is possible in the unit areas an account of design and construction variance.

Thank You

Contact Us: +91-8895250919 / +91-8926311077

Email: info@unitringle.com

Website: www.unitringle.com

Location: Pandra Square, New, Cuttack - Puri Bypass Rd, Rasulgarh, Bhubaneswar, Odisha 751025