LUXURIOUS
APARTMENT

NILADRI HERITAGE

WHEN COMFORT MEETS LUXURY

RERA REG. - RP/26/2024/01179

DEVELOPER

SAPTAGIRI PRIME DEVELOPERS
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Berhampur , 760001
Contact no- 9861113761, 9337214104,8249064677,
9437261624, 9692404443

SITE ADDRESS: PLOT NO- 3, ATHARNALA, PURI

MARKETING :

CONSULTANT

ARCHITECTS :

GRAND ARCHITECTS
PLOT NO. 09, FIRST FLOOR,SAHEED NAGAR
BHUBANESWAR.Email : chitta33@gmail.com, Tel: (0091) 9437282924,

STRUCTURAL CONSULTANT :

Dynamic Consultants
201, SECOND FLOOR, C13
JOGA BAI EXTENSION,JAMIA NAGAR,OKHLA.
NEW DELHI 110025

MEP CONSULTANT :

ROUT & CO. SERVICES CONSULTANTS
(COMPLETE SOLUTION OF PLUMBING & FIRE)
PLOT - 1472, SATYA VIHAR, RASULGARH,
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MOB : 7008242188 /7894050625

DISCLAIMER
The brochure is not a legal document. It describe the conceptual plan to convey the intent and purpose of NILADRI HERITAGE. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and architects.

NILADRI HERITAGE

LAXURY YOU TRULY DESERVE

A spacious yet affordable home. Fun amenities to fill your leisure hours. Location that keeps you connected to every part of your city.

COME HOME TO A SOOTHING AMBIENCE

Sometimes, all it take you to feel calm is an environment that equally tranquil. At Heritage you will find beautiful tree, green lawns, warmly lit areas that will be true treasure for your senses!

AMENITIES

BASKETBALL

JOGGING TRACK

BADMINTON COURT

GYM

SWIMMING POOL

TENNIS COURT

PODIUM GARDEN

WELCOME TO YOUR WORLD OF INFINITE EXPERIENCES

Step into Heritage towers & watch the doors of a holistic lifestyle open up in front of you. The project brings the best aspect of holiday life. Come & experience a home beyond compare.

MAKE YOUR CELEBRATIONS GRANDER

Happiest events deserve the best spaces to celebrate them in. With a beautifully designed & specious community hall, spa, saloon, Jacuzzi, NILADRI HERITAGE brings you the perfect venue for all your celebration.

AMENITIES

OAT

LAWN

SPA

SALOON

JACUZZI

CHILDREN'S PLAY AREA

BANQUET HALL

INDOOR GAMES

HOME FOR THE BODY, MIND & SOUL

At NILADRI HERITAGE towers, Luxury coexists with the simple joys of life! The entire projects has been designed to bring the most comfortable elite lifestyle to the resident with handpicked amenities placed all through the premises.

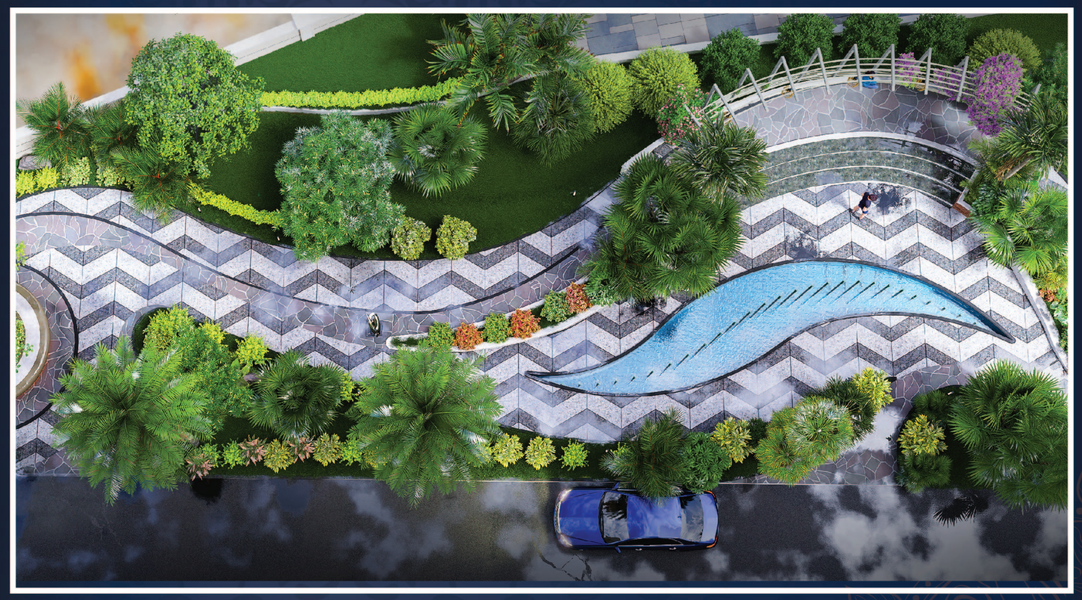
AMENITIES

COURTYARD VIEW

COURTYARD VIEW

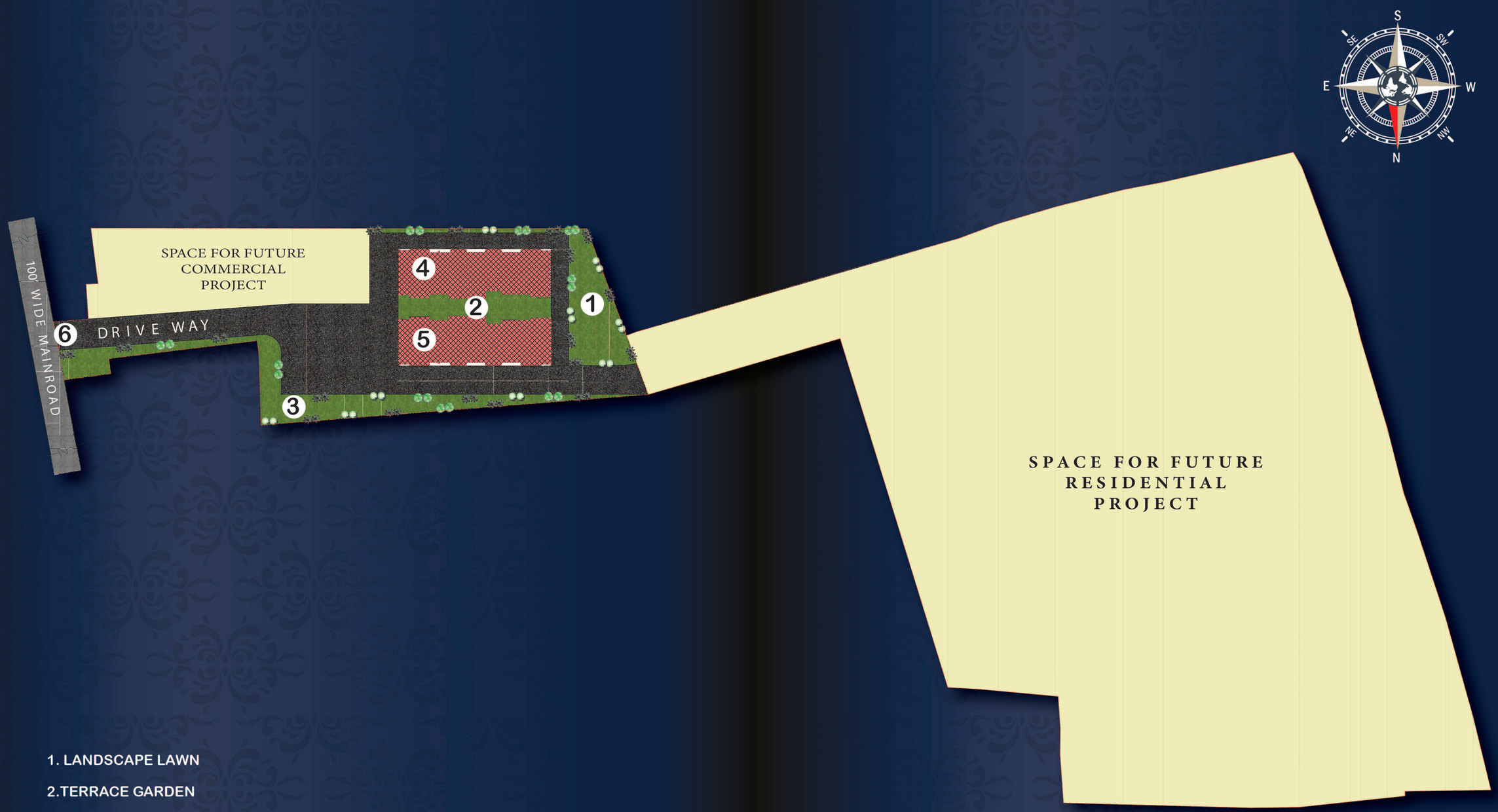
OAT

BATTERY CART FOR SRI JAGANNATH TEMPLE



GARDEN VIEW

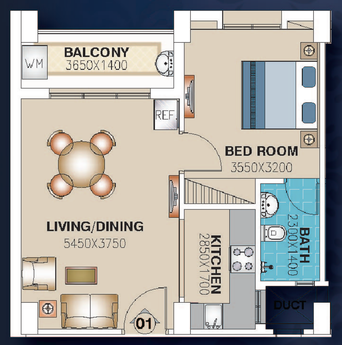
SITE PLAN



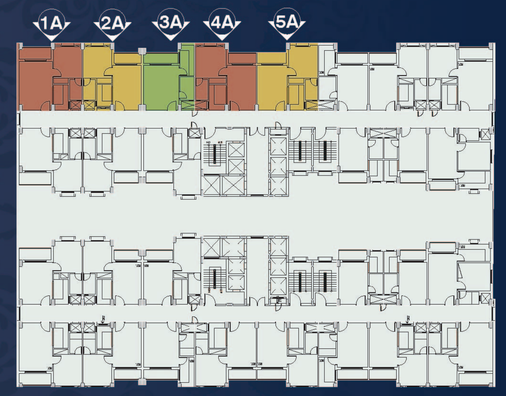
1. LANDSCAPE LAWN
2.TERRACE GARDEN
3.LAWN
4.PROPOSED RESIDENTIAL UNIT (BLOCK-A)
5.PROPOSED RESIDENTIAL UNIT (BLOCK-B)
6.MAIN ENTRANCE TO SITE

TYPICAL FLOOR PLAN

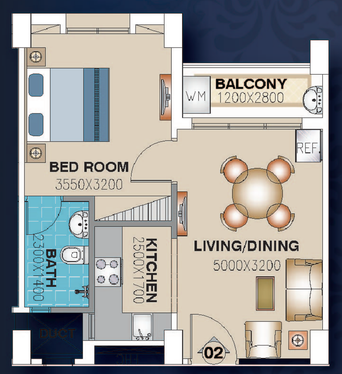
FLOOR PLANS OF BLOCK-A



FLAT-1(A)



KEY PLAN



FLAT-2(A)

FLAT-4(A)

FLAT-3(A)

FLAT-5(A)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
1A	1 BHK	453.53	54.44	576.63	778.45
2A	1 BHK	398.55	39.27	497.43	671.53
3A	STUDIO FLAT	324.84	49.49	422.11	569.85
4A	1 BHK	429.21	40.24	518.95	700.58
5A	1 BHK	422.97	41.96	513.79	693.62

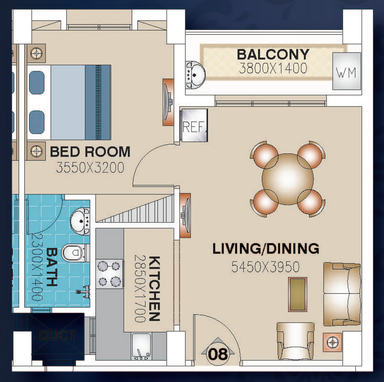
FLOOR PLANS OF BLOCK-A

FLAT-6(A)

KEY PLAN

FLAT-7(A)

FLAT-9(A)



FLAT-8(A)

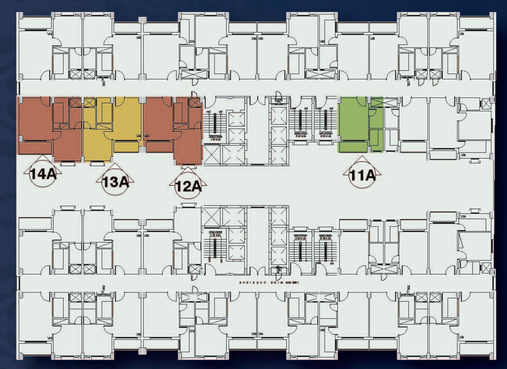
FLAT-10(A)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
6A	STUDIO FLAT	315.05	44.76	401.24	541.67
7A	1 BHK	397.25	39.59	492.48	664.85
8A	1 BHK	462.78	56.92	589	795.15
9A	1 BHK	445.89	36.36	548.43	740.38
10A	STUDIO FLAT	245.43	38.09	321.08	433.46

NILADRI HERITAGE

FLOOR PLANS OF BLOCK-A

FLAT-11(A)



KEY PLAN

FLAT-12(A)

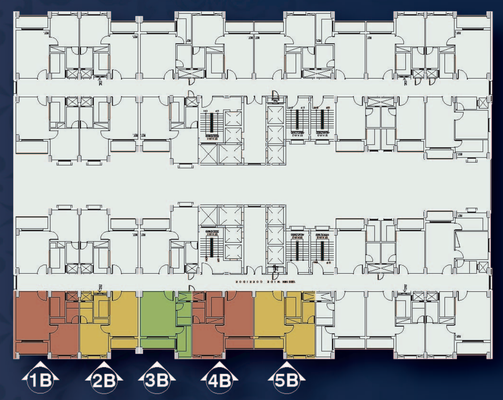
FLAT-14(A)

FLAT-13(A)

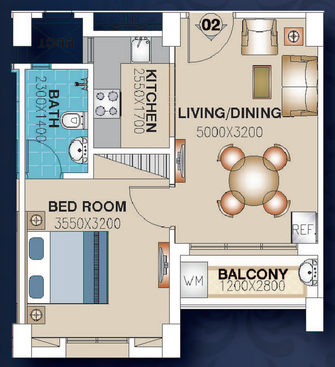
FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
11A	STUDIO FLAT	257.48	43.79	332.27	448.56
12A	1 BHK	396.93	38.73	491.3	663.26
13A	1 BHK	391.98	35.72	481.51	650.04
14A	1 BHK	410.06	44.65	509.7	688.10

FLOOR PLANS OF BLOCK-B

FLAT-1(B)

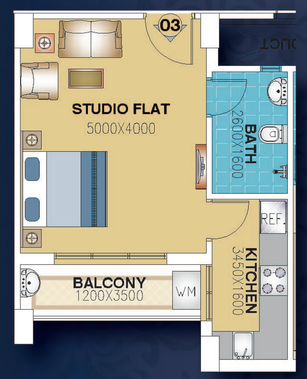


KEY PLAN



FLAT-2(B)

FLAT-4(B)



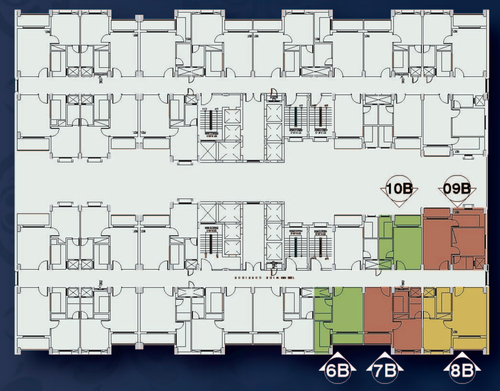
FLAT-3(B)

FLAT-5(B)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
1B	1 BHK	453.53	54.44	576.62	778.44
2B	1 BHK	398.55	39.27	497.43	671.53
3B	STUDIO FLAT	324.84	49.49	422.11	569.85
4B	1 BHK	429.21	40.24	518.95	700.58
5B	1 BHK	422.97	41.96	513.8	693.63

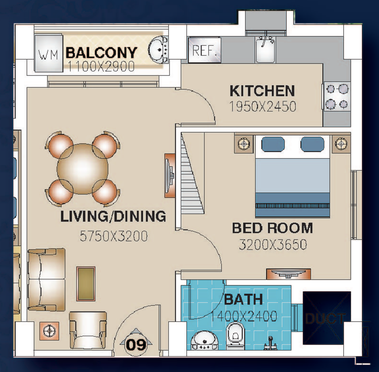
FLOOR PLANS OF BLOCK-B

FLAT-6(B)

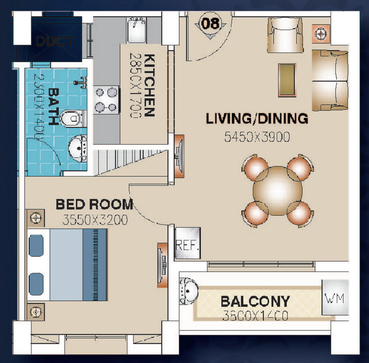


KEY PLAN

FLAT-7(B)



FLAT-9(B)



FLAT-8(B)

FLAT-10(B)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
6B	STUDIO FLAT	315.05	44.76	401.24	541.67
7B	1 BHK	397.25	39.59	492.48	664.85
8B	1 BHK	462.78	56.92	589	795.15
9B	1 BHK	445.89	36.36	548.43	740.38
10B	STUDIO FLAT	245.43	38.09	321.07	433.44

FLOOR PLANS OF BLOCK-B

FLAT-11(B)

KEY PLAN

FLAT-12(B)

FLAT-14(B)

FLAT-13(B)

FLAT NO	FLAT TYPE	CARPET AREA(SFT)	BALCONY AREA(SFT)	BUILT UP AREA(SFT)	S.B.U.A(SFT)
11B	STUDIO FLAT	257.48	43.79	332.26	448.55
12B	1 BHK	396.93	38.73	491.3	663.26
13B	1 BHK	391.98	35.72	481.51	650.04
14B	1 BHK	410.06	44.65	509.7	688.10

NILADRI HERITAGE

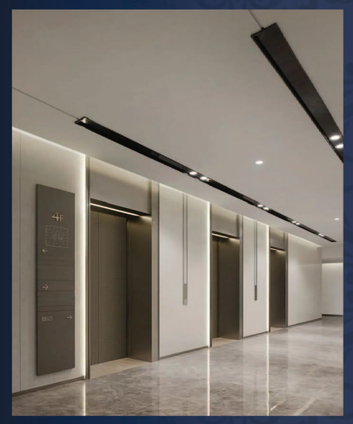
SPECIFICATIONS

STRUCTURE
Earth quake resistant RCC framed structure as per IS CODE 2016 with anti-termite treatment in foundation.

WALLS
Internal walls finished with putty & premium paint.
Exterior walls finished with premium quality weather proof paint.

FLOORING
Premium quality vitrified tiles in all rooms.
Antiskid tile in bathroom floors.

KITCHEN
Granite finished counter top with stainless steel sink.
Tiles dado on kitchen walls from counter top.



TOILET
Premium ceramic tiles 7ft height with matching.

TOILET FITTING
WC & Basin – which of reputed make. CP fitting which of reputed make.

DOORS
W.P.C door framed. Flush door with SS, hardware for internal doors.

WINDOWS
Glazed anodized aluminum / UPVC windows.

BALCONIES
Premium quality vitrified tiles with drainage system and exterior emulsion paint.

BACKUP POWER
Silent DG set of reputed brands for power backup in all common area.

ELECTRICAL
Concealed copper wiring with MCB, DB & modular switches of reputed make.
A.C power point & TV point in all bedrooms & living room.
Geyser provision in all bathrooms.
Provision for exhaust fans in toilet & kitchen.
Provision for washing machine, microwave oven, water purifier, refrigerator, chimneys and other home appliances.

FIRE SAFETY
Modern firefighting system equipped with fire fight fighting device / extinguisher & fire alarm system in common area along with underground water storage tank.

SECURITY FEATURES
A CCTV with recording system in all floor, lobby, entrance lobby & entrance gate along with inter-com facility.

PAYMENT SCHEDULE

1.	Initial Booking	10%
2.	Agreement to sale	15%
3.	Casting of foundation & basement	10%
4.	Casting of stilt floor	10%
5.	Casting of 1st floor	10%
6.	Casting of 2nd floor	5%
7.	Casting of 3rd floor	5%
8.	Casting of 4th floor	5%
9.	Brick work & plaster	10%
10.	Flooring	10%
11.	Finishing & fitting	5%
12.	Before registration other charges	5%