



PRAMOD SIGNATURE

An heirloom living



SOAR TO NEW COMFORT HORIZONS

Live close to a life of true ease and luxury everyday
at Pramod Signature





Club House



EV Charging & Parking



Elevators



24 X 7 CCTV Camera



STP / RWH



Fire Fighting System



Intercom Cable



Power Backup



THE GRACE HAS ARRIVED TO EMBRACE YOUR LIFE



Gated Community



Highly Accessible



Vastu Compliant



Premium
Facilities



State -of -the - art
Luxury Amenities



24 x 7 Security
Service



LOCATION MAP



Scan For Location

Key Distances

Biju Patnaik Police Academy	2 min	Doon School	6 min	Wisdom School (DN)	13 min
AIIMS Bhubaneswar	5 min	Udaygiri & Khandagiri Caves	9 min	Dav School, KN	14 min
Welcome Hotel	5 min	Manipal Hospital Bhubaneswar	9 min	Biju Patnaik International Airport	22 min
DN Regalia / Taj Vivanta	6 min	BSABT Terminus	10 min	Lingaraj Temple	23 min
Kolathia Jagannath Temple	6 min	ITER	13 min	Bhubaneswar Railway Station	27 min

map not to scale**

SPECIFICATIONS

STRUCTURE :	Seismic Resistant RCC Framed Structure & Reinforced confirming to BSI Specifications Designed by highly experienced structural Engineers vetted by OUTR, Bhubaneswar.
KITCHEN :	Wall Tiles up to lintel level above counter slab with stainless steel sink.
DOORS:	Teak Wood main door & waterproof flush Doors. Internal : Massonite Doors Maindoor : Vaneer Door both side.
WALLS :	Internal Walls Finished with Plastic Paints over wall putty and Exterior Walls finished with Superior Quality Weather Coat Paints. And designer texture paint as per design.
WINDOWS :	UPVC Sliding Windows. Alluminium system sliding window (Tofsten). Protected with MS Grills.
FLOORING :	Vitrified Tiles in All Rooms. Designer ceramic tiles in Bathrooms. Granite in Staircase and vetrified tile in other common areas.
TOILET :	Designer ceramic tiles in Bathrooms upto to 7ft Height with Matching floor tile
TOILET FITTING :	WC & Basin of Reputed Make. CP Fittings of Reputed Make.
ELECTRIC :	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 .
FIRESAFETY :	Modern Fire Fighting System Equipped with Fire Extinguisher & sprinkler system in basement with static overhead water tank..
SECURITY :	CCTV Camera at All Entry/Exit Points & On All Floors Lobby Along with Intercom Facility.
LIFTS :	Automatic Passenger Lift of Otis/Kone/Thyssenkrup Or Equivalent Make.



PAYMENT SCHEDULE

PARTICULARS OF INSTALLMENTS	% ON COST OF FLAT
Initial Booking	10%
1st Installment after Registration of agreement for sale	10%
2nd Installment within 15 days of completion of Foundation	10%
3rd Installment within 15 days of completion of Stilt floor roof slab	10%
4th Installment within 15 days of completion of 2nd floor roof slab	10%
5th Installment within 15 days of completion of 4th floor roof slab	10%
6th Installment within 15 days of completion of 6th floor roof slab	10%
7th Installment within 15 days of completion of 8th floor roof slab	10%
8th Installment within 15 days of completion of Brick Work	10%
9th Installment within 15 days of completion of Flooring	5%
10th Final Installment before taking Possession	5%
TOTAL	100%

TERMS & CONDITION

- Cheque / Demand draft in favor of M/s Jay Jagannath Swami Infraprojects (P) Ltd.
- Booking will be accepted after paying 10% of the total cost of the unit.
- Booking can be done by giving a token amount but has to pay the balance (10% amount of the total cost of the flat) within 15 days.
- Taxes, Duties (Advocate fees) & Registration Charges as applicable.
- GST shall be additional as applicable.
- Unit will have an exclusive use of one car parking space.
- Any alteration or modification to the unit or floor plan are not permitted.





WELCOME TO PRAMOD SIGNATURE

The exterior of our creation is striking, showcasing the brilliance of thoughtful architecture.





Artist's Impression

Kid's Play Area

MASTER LAYOUT PLAN



An heirloom living

LEGENDS

1. MAIN GATE ENTRY / EXIT
2. EMERGENCY EXIT GATE
3. ICT ROOM
4. KID'S PLAY AREA
5. SENIOR CITIZEN AREA
6. INTERNAL DRIVEWAY
7. JOGGING TRACK
8. RAMP
9. TRANSFORMER / DG
10. OWNER'S SOCIETY OFFICE
11. GYMNASIUM
12. PARKING
13. MAINTENANCE ROOM
14. ELECTRICAL ROOM
15. GUARD / SECURITY
16. BASEMENT RAMP

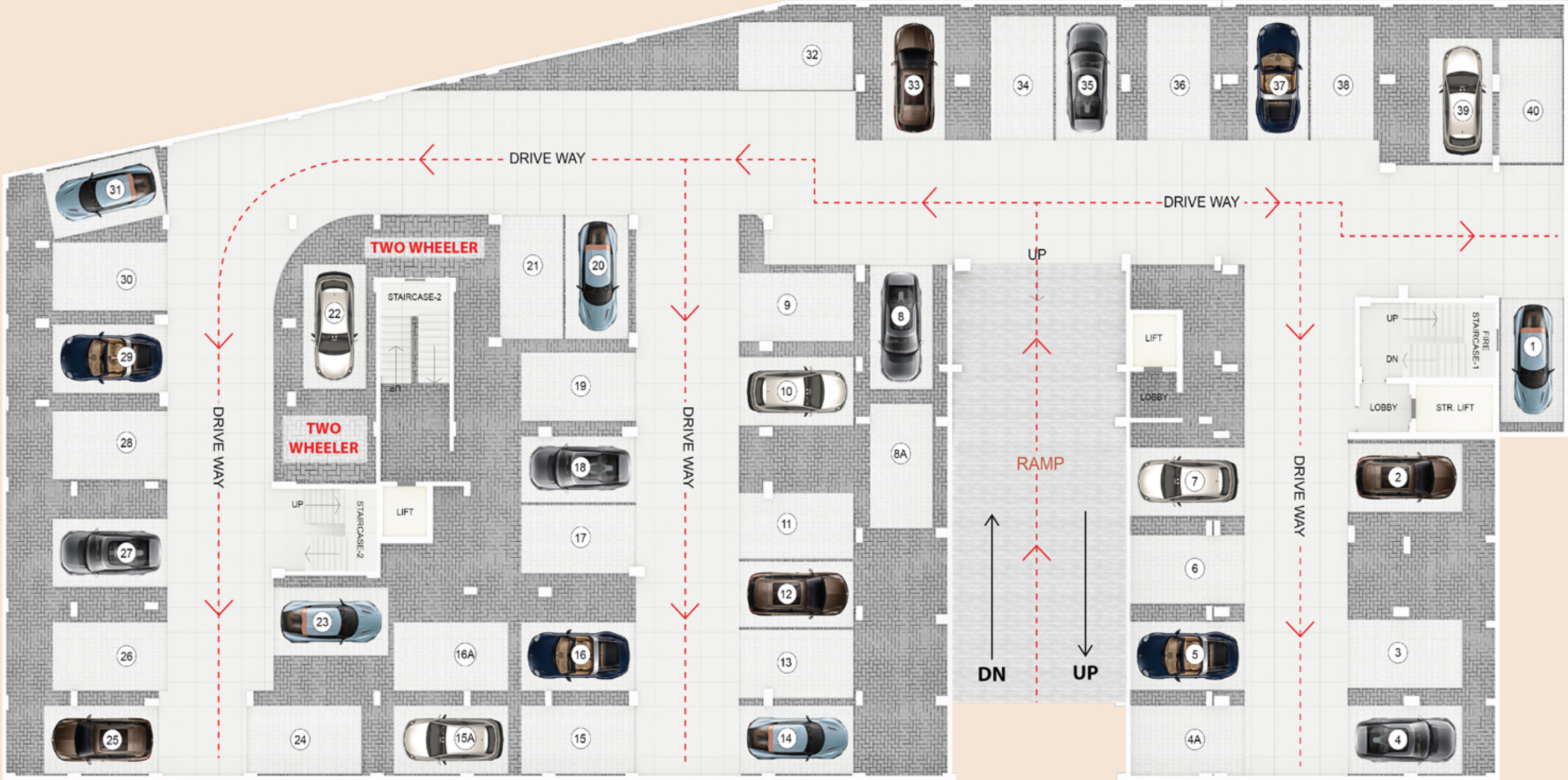




STILT FLOOR LAYOUT PLAN



BASEMENT FLOOR PLAN



TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA (Sq.Ft.)	BALCONY (Sq.Ft.)	SBUA (Sq.Ft.)
1 (101 - 801)	3BHK	1198	110	1926
2 (102 - 802)	3BHK	1301	110	2075
3 (103 - 803)	3BHK	1031	112	1688
4 (104 - 804)	3BHK	1103	103	1774
5 (105 - 805)	3BHK	987	107	1602
6 (106 - 806)	3BHK	1025	160	1737
7 (107 - 807)	3BHK	1253	124	2010
8 (108 - 808)	3BHK	1105	130	1818



UNIT FLOOR PLAN



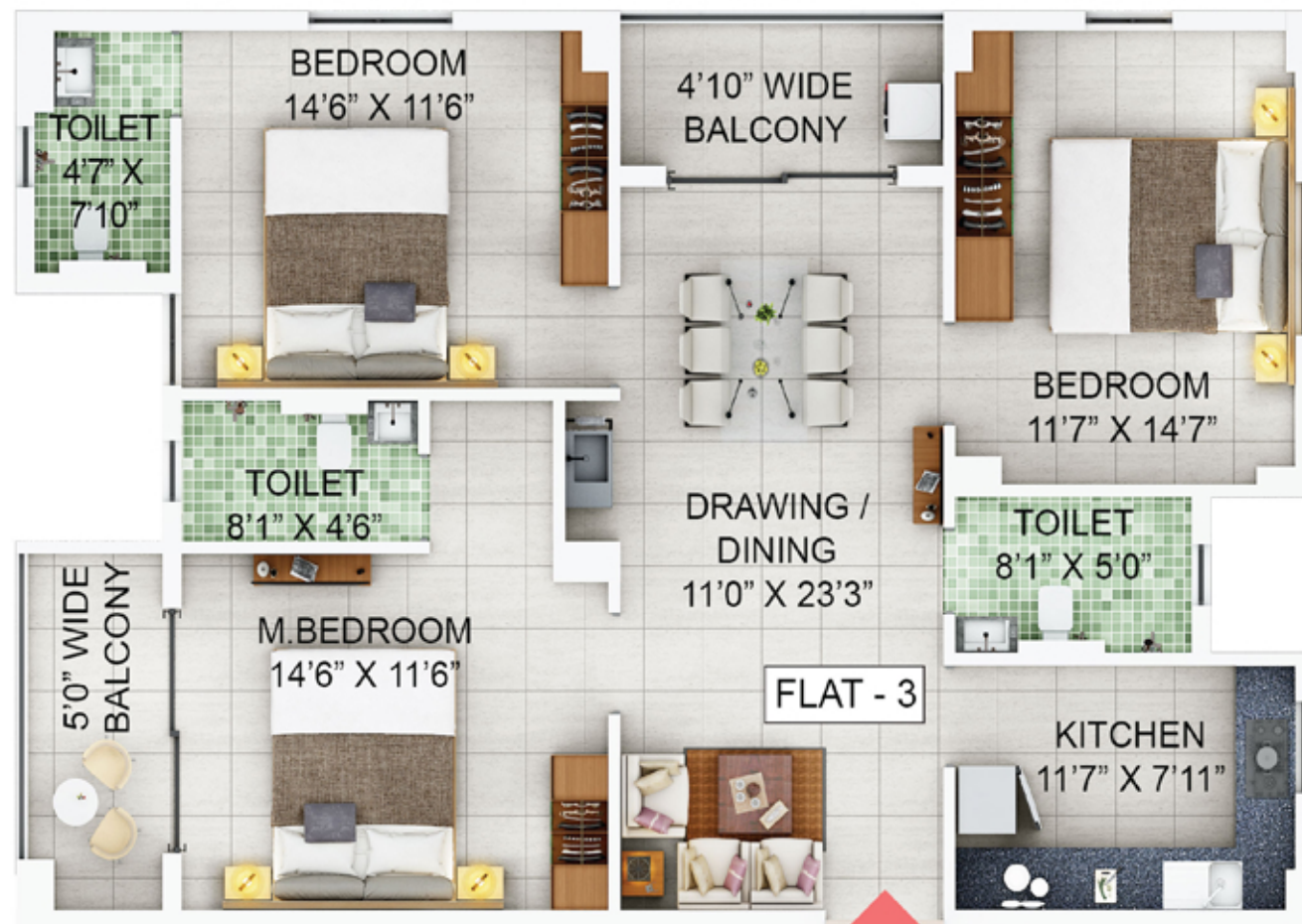
FLAT NO. 101 - 801			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1198	110	1926



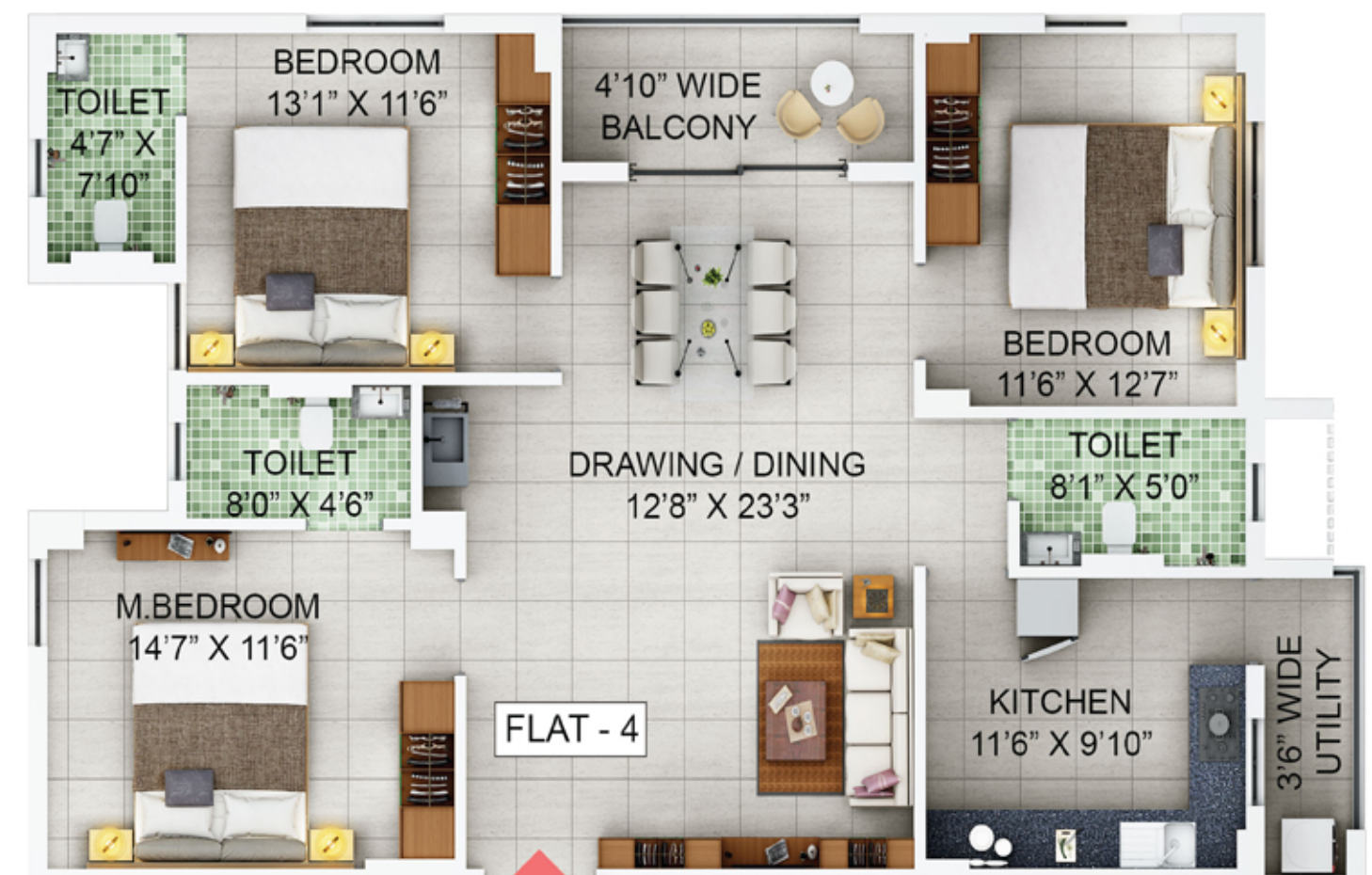
FLAT NO. 102 - 802			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1301	110	2075



UNIT FLOOR PLAN



FLAT NO. 103 - 803			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1031	112	1688



FLAT NO. 104 - 804			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1103	103	1774



UNIT FLOOR PLAN



FLAT NO. 105 - 805			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	987	107	1602



FLAT NO. 106 - 806			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1025	160	1737



UNIT FLOOR PLAN



FLAT NO. 107 - 807			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1253	124	2010



FLAT NO. 108 - 808			
Type	Carpet Area (Sq.Ft.)	Balcony Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
3BHK	1105	130	1818





A WORLD OF HEAVENLY COMFORTS

DEVELOPER



Jay Jagannath Swami
Infraprojects Pvt. Ltd.

Plot No. 2929/4745, Nageswar Tangi,
Bhubaneswar, 751002

ARCHITECTS



Ar. Subhakankhi Choudhury
Regd No: COA / 2000 / 26927

STRUCTURAL ENGINEERS

Er. Nagendra Kumar Parida
Regd No: RTP / DTP (ST-ER) - 458/2022

STRUCTURAL DESIGN VETTED BY

OUTR, Bhubaneswar

SITE ADDRESS

Plot No. 437/3051/3123 & 437/3051/3124,
AIIMS Nagar, Patrapada, Bhubaneswar, 751019

PROJECT APPROVED BY BANKS



For Booking

7077571010



ORERA REG. NO.
RP/19/2025/01350



PAST PROJECTS



Pratapada Udaya Giri Vihara



Ghatikia Near SUM Hospital Dav School

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