

## Location

RAGHUNATHPUR, One of the highly developed area of Patia, Bhubaneswar. Apparently the most emerging area under Bhubaneswar Development Authority, it is at a touching distance from Nandankanan road, back side of Royal Lagoon Ashiana Homes and Lalchand Jewellery Mall. All essential services like good schools, colleges, hospitals, sports complexes & shopping malls are found in the close vicinity.

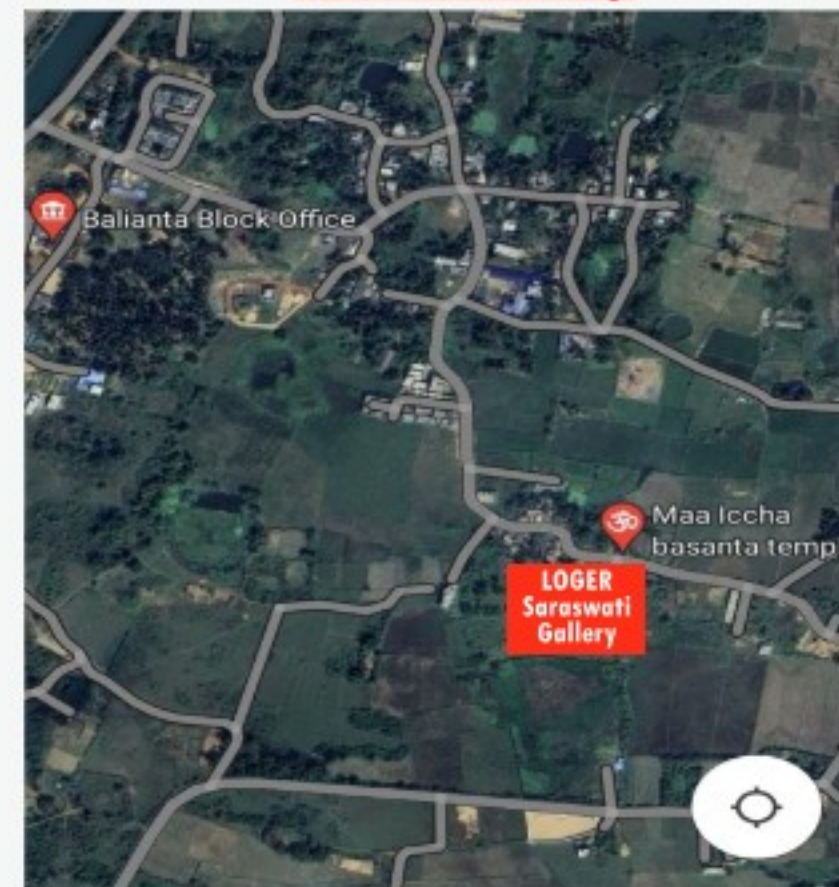
## Payment Structure

◆ On Booking	10%
◆ On Execution of Agreement	20%
◆ On Completion of Foundation & Basement slab	10%
◆ On completion of Ground floor slab casting	10%
◆ On completion of First floor slab casting	10%
◆ On completion of Second floor slab casting	10%
◆ On completion of Third floor slab casting	10%
◆ On completion of Fourth floor slab casting	05%
◆ On completion of brick masonry works with plastering	05%
◆ On Flooring & Finishing of respective Floors	05%
◆ Before Possession	05%

## Amenities

- ◆ 24X7 Security Services.
- ◆ CCTV surveillance inside and outside the building with UPS powered and recording facilities.
- ◆ Guard Room at main entry with telephone communication to each unit.
- ◆ 24 hours Electric supply to each unit & common areas.
- ◆ Roof top Garden.
- ◆ Society Room.
- ◆ Common area false ceiling.
- ◆ Abundant flow of air and light.
- ◆ 100% Vaastu compliant.
- ◆ BDA and ORERA Approved.

Location Map



Architect:-

**S. K. SAHOO & ASSOCIATES**

Architects, Engineers & Project Consultants.  
1486, B.M. Nagar, Jagamara, Bhubaneswar.

Contractor  
& Engineer



**SUBHAMJYOTI INFRA PVT. LTD.**  
With you always



### LOGER DEVELOPERS PRIVATE LIMITED

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NEAR PAL HEIGHT MALL, JAYDEV VIHAR,  
BHUBANESWAR-751013, KHURDA, ODISHA.  
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Website - www.logerdevelopers.com

PROJECT NAME: **LOGER SARASWATI GALLERY** (S+ 4 Apartments)

# Loger Saraswati Gallery

Where innovation will inspire you...





# LOGER DEVELOPERS PRIVATE LIMITED

*Building your Dreams*

Welcome to LOGER DEVELOPERS PVT LTD where every resident will experience the happy & quality of Living.

## Profile

We at **Loger Developers Pvt. Ltd.**, welcome you to our world of Real Estate. We are one of the leading real estate company in Bhubaneswar, Odisha, started in 2021, incorporated under the Indian companies act 2013, vide Registration No. U45202OR2021PTC037343. The Company aims at providing Luxury Apartments and Duplexes to the customers in the heart of the city with all modern amenities and facilities of International standards for their happy and comfortable living.

We are driven by a single purpose and that is to – Building your Dreams. Anchored by an extraordinary force of dedicated employees. We aim to build, improvise and redefine possibilities. We have already delivered an array of successful projects and are committed to providing the highest level of service in our future endeavors. We strive to be the trend setters in our domain and ensure a positive attitude, sincerity, humility and united determination as the driving force to achieve our goals.

## Our Mission

We are on a mission to serve families by enhancing their quality of life through our core principle of Q.U.E.S.T which is to constantly be in the pursuit of excellence and maximizing customer happiness. While doing this, we provide a rewarding and challenging environment to our employees and value to our stakeholders.

### **Our Q.U.E.S.T defined:**

**Q – Quality** – Be the brand that raises the benchmark of the Quality of Life for our customers.

**U – Unify** – Create life spaces that unify the melody between our customer's life and our nature's needs.

**E – Engage** – Be the extended family of our customers by always being there, hearing them out fully and serving them with a smile.

**S – Sustainability** – Build Spaces that makes Mother Earth Smile.

**T – Technology** – Optimize Quality of Construction and Experience of Customers with use of cutting-edge Technologies.

## Our Vision

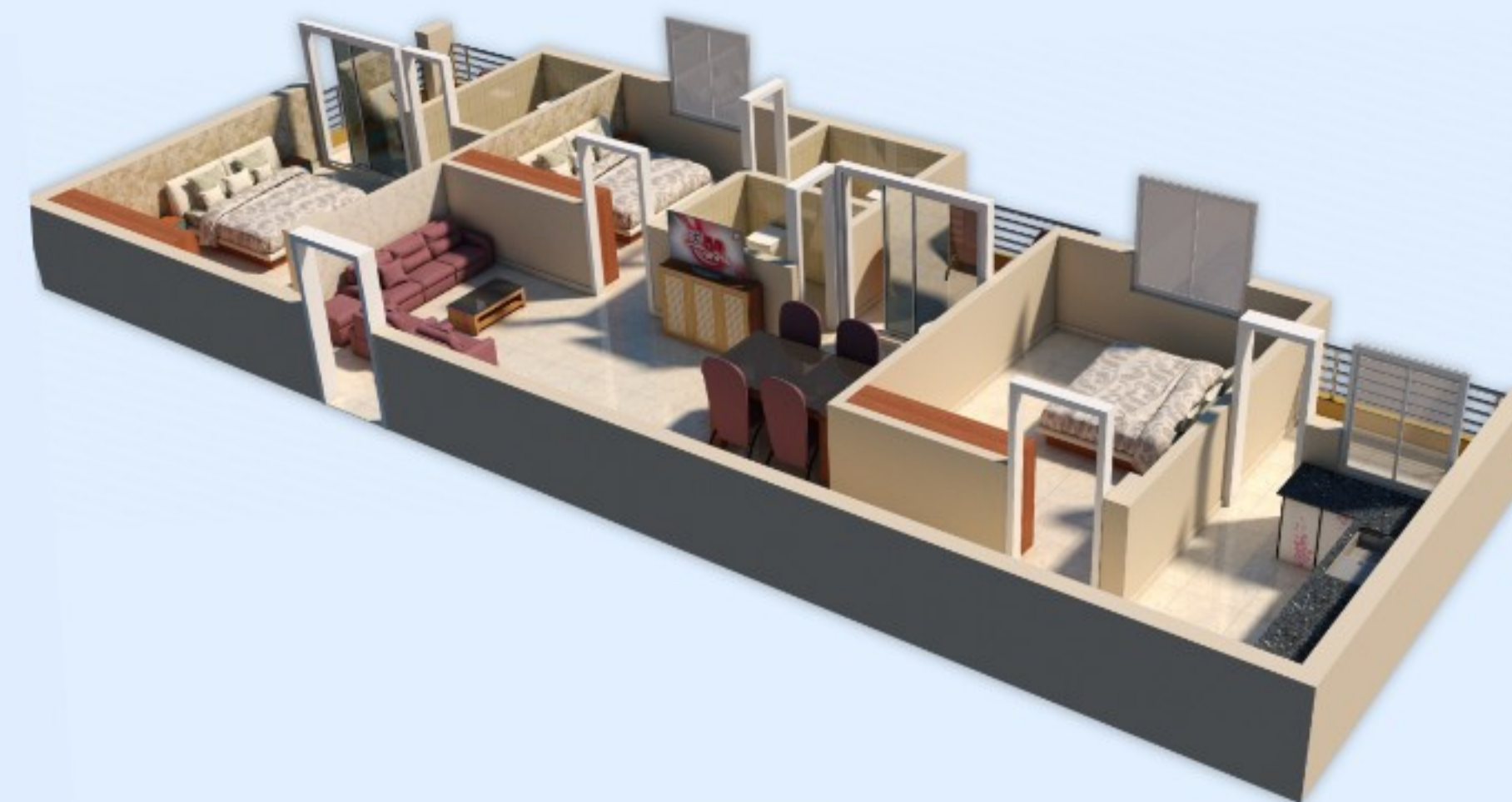
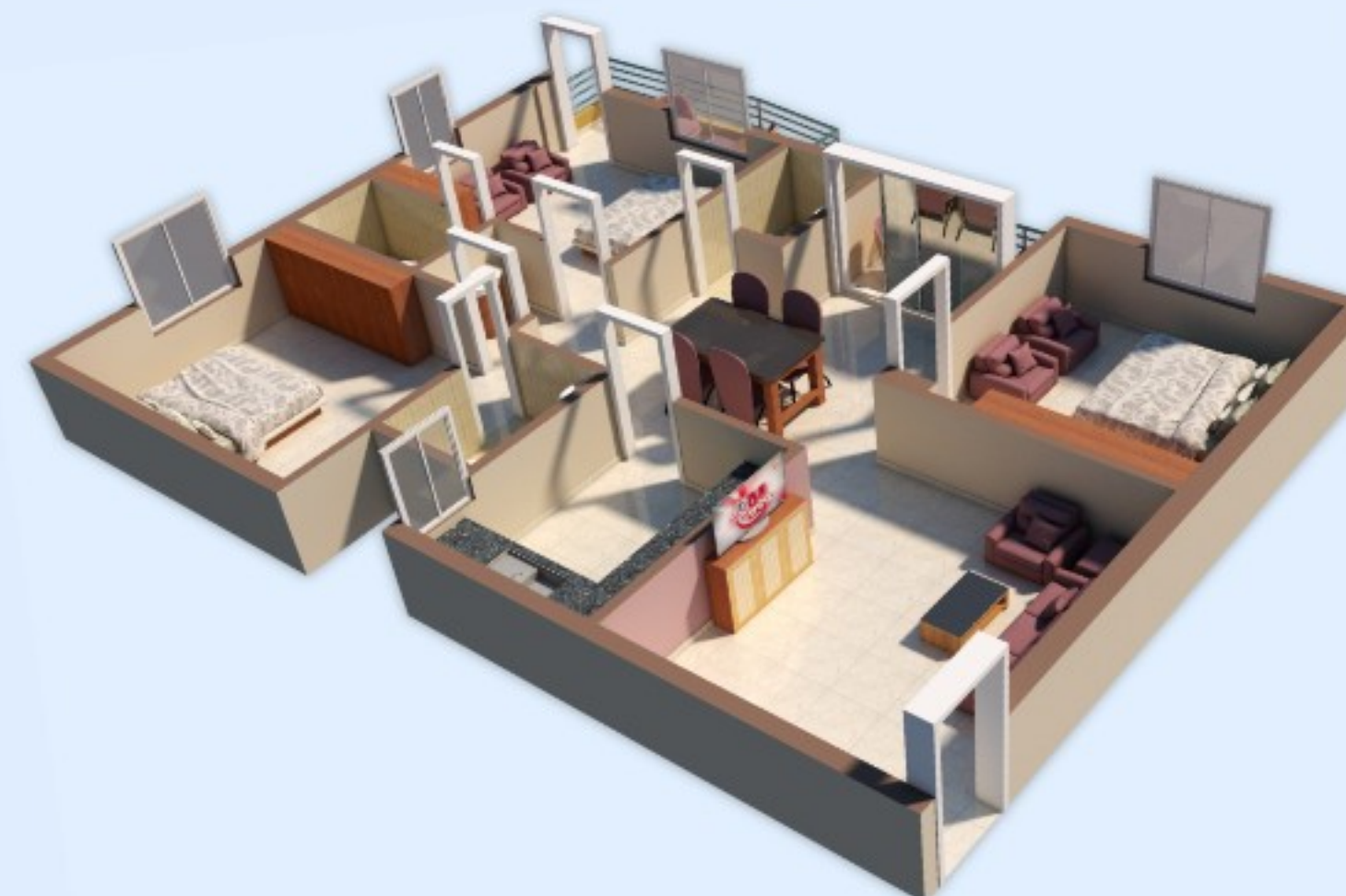
To be a trusted real estate brand creating a melodic harmony of customer's happiness, environmental preservation, and society's progress.

## Overview

**Loger Developers** is happy to announce the launch of a new luxurious apartment project named **Loger Saraswati Gallery**, located at Raghunathpur, Patia, with the ambience of green and serene atmosphere. And you get to 3 BHK apartment flats. Very close to Z1 apartment and Royal Lagoon Ashiana Homes, we have taken care of all your requirements.

The **Loger Saraswati Gallery** apartment comes with exclusive 3 BHK units which are designed not only for habitation. It's a package of functional interiors equipped with proper ventilation and contemporary lifestyle amenities to match aesthetics and utility.

## Floor Plan





Scenic View

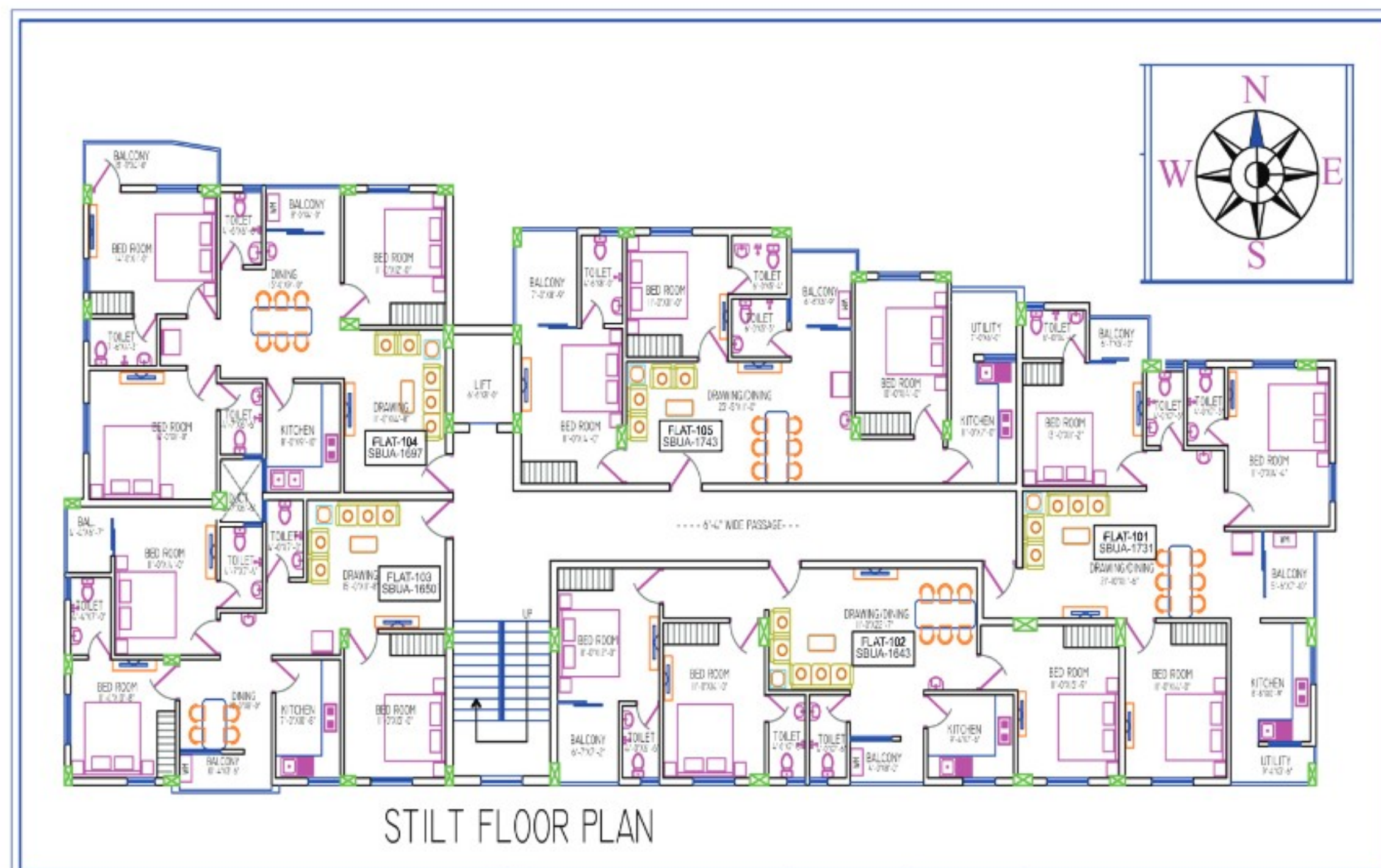
# Loger Saraswati Gallery

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## Layout Plan



FLAT NO	B.U.A IN SFT	SUPER B.U.A IN SFT
101	1194	1731
102	1133	1643
103	1138	1650
104	1170	1697
105	1202	1743
402	935	1356

## Construction Specification

### Structure:

- Aesthetically designed (S+4) well lighted and ventilated apartment.
- Earthquake resistant RCC framed structure.
- State of art compact STP for sewage disposal.
- Water supply with deep bore well.
- Parking at stilt floor.

### Walls:

- Fly ash bricks & Cement Plastering with (Ultratech, Lafarge, Dalmia Cement)

### Flooring:

- Premium Vitrified tiles digital/GVT (600x600) mm or larger size of Johnson/Somani/Oasis make.
- Staircase would be Granite.

### Paints:

- The internal walls with ceiling shall be with two coats of putty (J.K/ Birla/ any reputed brand) One Coat of primer.
- The external wall shall be of plaster finish with weather proof paint of Asian/Burger/Dulux.

### Doors & Windows:

- The Main Door shall be of teak wood/teak veneer polished, panel door with WPC frames. The main door shall be fitted with Godrej/Door set ultra-locking system.
- The other doors are WPC frames with water proof laminated (flush) doors.
- The windows shall be UPVC with clear glass, with MS protected grill.

### Kitchen:

- Vitrified tiles flooring with granite platform and stainless steel sink link with C.P fittings, ceramic tiles up to 30" height above cooking platform, Provision for exhaust fan.

### Toilet:

- Anti-skid ceramic tile flooring and wall up to 7'0"height glazed tiles with commode (parry ware, Hindware/Cera make), wash basin with face for mirror, towel rod, towel ring, shop case, C.P. taps of jaguar/johnson/Hindware/Cera brand or equivalent, Geyser provision and low level cistern.

### Balcony:

- The balcony shall be of vitrified tiles flooring with stainless steel railing.

### Electricals:

- Concealed wiring of copper conductors with all essential fittings as per requirement i.e. wire of Finolex or Havells or Legrand brand. The modular switches and accessories shall be of Legrand, Anchor or Havells brand.
- Telephone point, television point and A.C. Point shall be provided as per the drawing. The electrical lines shall be fixed with one MCB box in each floor and one BDB at the main panel board.
- Standby Diesel Generator for common area lighting and 24 hour's water supply, society office, CCTV Camera.

### Lifts:

- Automatic 6pax Elevator of reputed brand Johnson/Kone/OTIS/Any equivalent brand makes.