

# Royal Avenue

*The peace in every step*







# About

Laxmi Infra Venture Pvt. Ltd. is an Certified company which is actively engaged in the trade of Real Estate in the state of Odisha. The Company has carved out a niche for itself as a bonafide builder/developer. The Company has already formulated and executed several residential apartments in close proximity of the Capital City and has translated into reality the dream of purchasers to own plots. The Company in its quest to provide self-contained flats/apartments, independent houses, satellite townships has made an integrated planning with emphasis on quality Construction.

## Completed Projects



Laxmi Niwas



Laxmi Palace

## Ongoing Projects



Laxmi Enclave



Laxmi Residency





## First Floor

804 Sq ft



## Ground Floor

946 Sq ft





## Specification

- Structure : RCC frame structure.
- Super structure : 1st class KB bricks/fly ash bricks
- Plastering : All inside and outside wall shall be plastered in 1:6 proportion and ceiling 1:4.
- Storage space : Suitable spaces and sizes shall be provided for cup boards.
- Door frame : Sal wood door frame of 5"x2.5".
- Windows : Alluminium glazed windows with 5mm tinted glass and protective MS grill.
- Wall finish : Internal : Putty finish with distemper.
- External : Plaster finish with weather coat paint.
- Doors : All internal doors are factory made flush door of 32mm thickness. and main door is 32mm flush door with teak finishing.
- Flooring : Rooms : Vitrified tiles 2'x2', Toilets : Anti skid 1'x1' ceramic tiles
- Toilet walls : 12"x8" ceramic glazed tiles up to 7' height.
- Kitchen platform : Green marble top with 2' glazed tile cladding over the slab with stainless steel kitchen sink.
- Electricals : All electrical wiring with premium brand fire resistant insulated copper wire/cable in concealed conduits. Switches & sockets of modular range. AC points in all bedrooms.
- Sanitary : Hindware/Jaksons or equivalent hot and cold water provision in all bathrooms

## Facilities

- Common securities
- Separate transformer for electric supply
- Telephone outlets in each duplex
- Cable TV outlets in each duplex
- 24 hours security with guard room
- Adequate ventilation and pollution free environment

## Payment schedule

- Booking amount 5%
- At the time of allotment and agreement 15%
- At the time of land registration 15%
- At the time of foundation 10%
- At the time of ground floor roof casting 10%
- At the time of 1st floor roof casting 10%
- At the time of plastering and all electrical and PH internal pipe wiring 10%
- At the time of flooring and colouring 10%
- At the time of door window fitting, PH and electrical switches fitting 10%
- Before handover 5%





### Distance From ROYAL Avenue

Rasulgarh Square : 3.5 Km

Hanspal Chhaka : 1.0 Km

Utkal Heights : 2.0 Km

Hitech Hospital : 2.5 km

Railway Station Vani Vihar : 4.0 km

Tata Motor : 1.0 Km



Developers:

**Laxmi Infra Venture Pvt.Ltd**

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Architect

