



■ The harmony of Living in super-sized luxury

Promoters :



PDN DEVELOPERS PVT. LTD.

Plot No. 2084/5117, Goutam Nagar, Bhubaneswar - 751 014
Cell : 9437037878, 9437047878, 9040151509
E-mail : pdndevelopers.pvtltd15@gmail.com

Architects :

Ar. Anshuman Rath
CREATIVE INSCAPE
Plot No - 4708, Gajapati Nagar
Bhubaneswar, Orissa - 751005
Phone - +91 94372-56387, 98612-59793
E-Mail - anshuman.rath@rediffmail.com

Designed & Printed at :

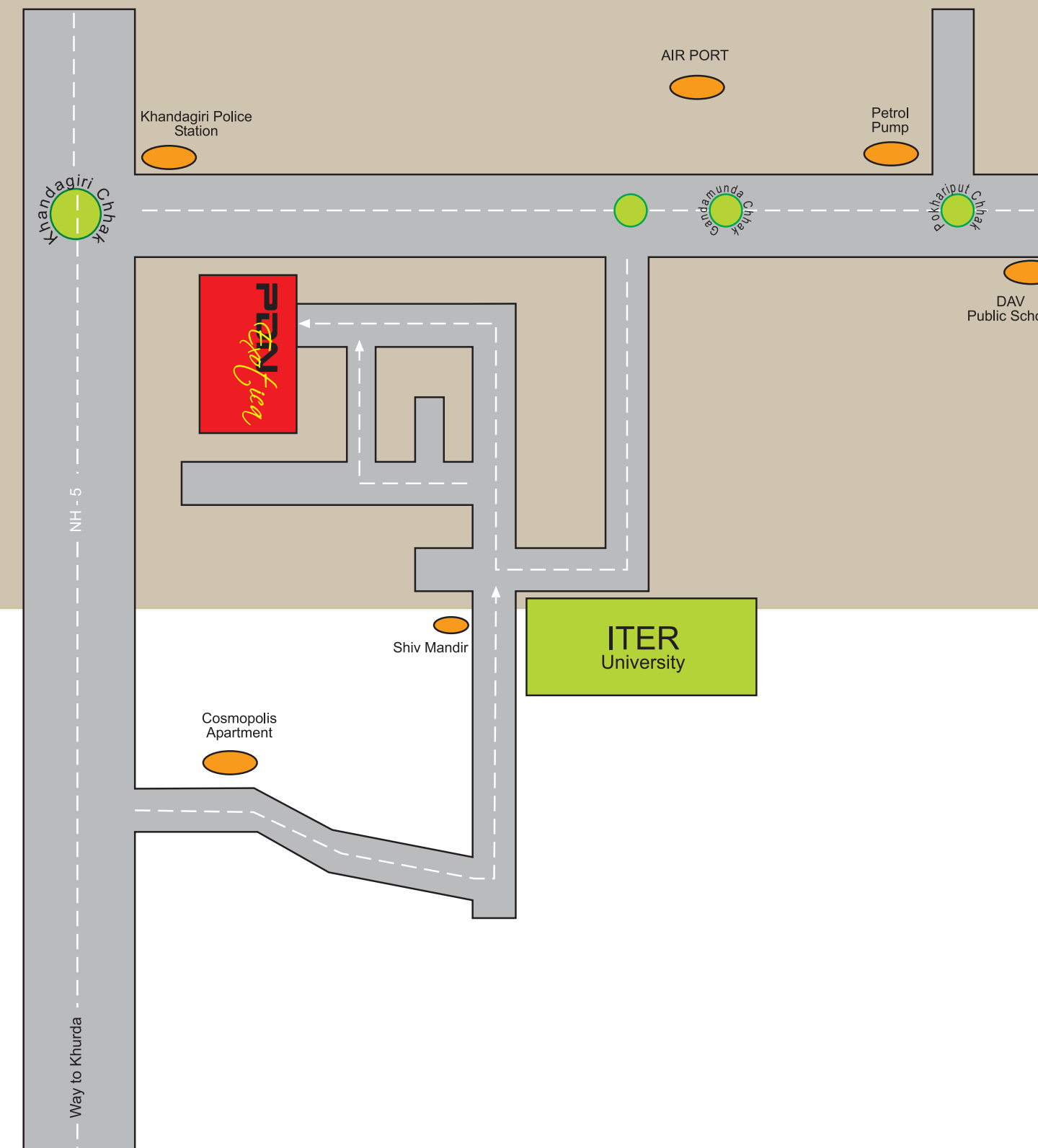


Plot No. 300, Ground Floor
Kharavela Nagar, Unit - 3
Bhubaneswar - 751 001
Tel. : 0674 - 2396469 (O), 94371 62825 (M)
E-mail : jayant_artech@rediffmail.com

PDN
EXOTICA



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Location Map

Not to Scale



COMPLETED PROJECTS



Riddhi Siddhi Enclave
Laxmi Sagar



Khandagiri Udyan
Khandagiri



PDN Imperial
Chandrasekharpur

Product Highlights

- | | | |
|----------------------|---|---|
| 1. Steel | : | SAIL / Vizag Steel / Tata / Or Equivalent ISI Mark |
| 2. Cement | : | Lafarge, Konark, ACC or equivalent |
| 3. Bricks | : | Class I Bricks |
| 4. Wires | : | Finolex / Havells |
| 5. Switches | : | ABB Make Modular Switches (White Colour) / Havell's / Anchor |
| 6. Bathroom Fittings | : | Kohler/Jaquar/Mark |
| 7. Sanitary ware | : | CERA / EURO/Hindware/Parryware |
| 8. Wall Putty | : | Birla / JK |
| 9. Paints | : | Asian / Nerolac/ICI Dulux Plastic Paints |
| 10. Main Door | : | Laminated Flush door with Teak finish |
| 11. Doors | : | Laminated Flush doors of Reputed Make |
| 12. Pipe | : | Pipe fitting plumbing line Supreme / Finolex or equivalent |
| 13. Power Backup | : | Jackson / Kirloskar / Mahindra |

Payment Schedule

- | | | |
|---|---|-----|
| ▶ On Booking | : | 10% |
| ▶ On allotment | : | 10% |
| ▶ On Completion of Plinth level | : | 25% |
| ▶ On completion of the structure work and roof slab casting | : | 20% |
| ▶ On completion of the Brick work | : | 20% |
| ▶ On Completion of flooring & plastering of your Flat | : | 10% |
| ▶ During possession & Registration | : | 5% |

Project approved by SBI, LIC, HDFC, ICICI and UTI Home Finance.

Possession

- | |
|--|
| ▶ Possession of the flats shall be given within 24 months from the date of Booking. |
| ▶ Possession of the Flat shall be given to the purchaser only after payment of all dues. |



A happy blend of history, culture, cuisine, foreign influences, NRI's, plantations and breathtaking ambience, Bhubaneswar is gradually gaining the world's attention as a premium lifestyle destination. As the industry and IT sector open up in Bhubaneswar, more and more people are making their way to this city of opportunity and plenty.

In this scenario, where housing solutions are becoming a matter of priority and the demand for quality homes is on the upsurge, PDN Developers brings you the ultimate homes of your dreams. State-of-the-art construction, top class amenities, exclusive locales, excellent facilities and personalized service made available to you at affordable prices.

Personal spaces designed exclusively with you in mind. An amalgamation of aesthetics and intelligent design in every home we build. A choice of exciting residential addresses; Welcome to PDN -Exotica



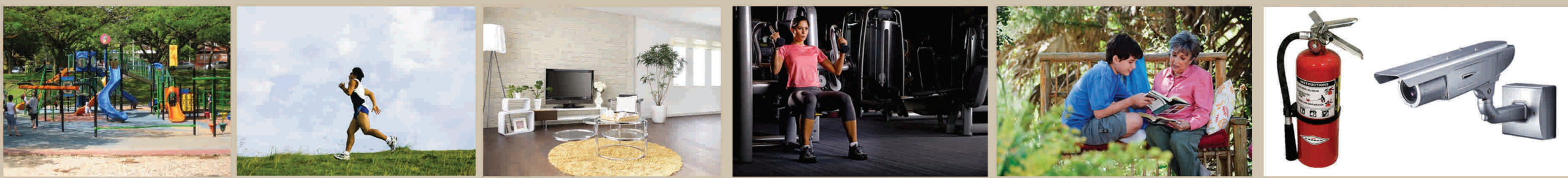
Just a Plan
away



Specifications

..... Going Beyond Expectations

| | | | |
|----------------------------|---|--|--|
| R.C.C.C Framed Structure : | Footings, Columns, Beams and Slabs in R.C.C. M20 grade concrete, Cement : Konark / Lafarge/ACC | Flooring : | Vitrified tiles of reputed make Euro / Kajaria / Somany / Western Marbo / Jonson |
| Super Structure : | Class - I Brick work in Cement Mortar, Cement : Konark / Lafarge/ACC | Bath Rooms : | Ceramic anti skid tile flooring of Kajaria / Somany / Jonson make or equivalent |
| Plastering : | Plastering in one coats, Cement : Konark / Lafarge/ACC | Tiles cladding of Dadoing : | a) Kitchen - Glazed ceramic tile dado up to 2'-0" height above kitchen platform b) Bathroom - Glazed ceramic tile dado of Johnson / Kajaria/ Somany or equivalent tiles up to 7'0" height c) Utilities / Wash - Glazed ceramic tile dado upto 3'-0" height |
| Doors : | Best quality Sal wood door frame | Painting : | a) External - Weather coat from Asian paints / ICI Duluxe/ NEROLAC b) Internal : Wall putty from Birla / JK |
| Internal Door : | Flush doors with standard fittings & locks | Kitchen : | Granite Slab with Steel Sink. |
| Windows : | Best quality Aluminium chowkhat & shutters in with Refective glass panels (Saint Gobain or equivalent), fitted with elegantly designed M.S. painted grills, and standard hardware | Lift : | Automatic Lift of OTIS / Jonson or equivalent. |
| Electrical : | Switches - ABB / HAVELLS / Anchor make Modular switches (White Colour) Wires - Finolex / Havells | Common Lobbies, corridors & Staircase with | Green Marble & Granite Combination. |
| Bath Rooms : | Sanitary ware - Wash Basin (EWC) comods of CERA / Hindware / Euro / Parryware make white colour C.P. Fittings - Kohler / Jaquar / Mark or equivalent quality | | |



Amenities..... A signature of luxury

- ▶ Project approved by BDA
- ▶ Super Deluxe specifications with high quality Construction
- ▶ Vaastu Based Design
- ▶ Excellent Location
- ▶ Power backup Generator Facilities (Flats and Common Areas)
- ▶ 2 - Bore Wells with Iron free water
- ▶ Over Head and Underground Reservoirs
- ▶ Intercom Telephone / Cable TV Facilities
- ▶ Automatic Lift in each block
- ▶ 24 hours security, with guards stationed at strategic places all over the layout to ensure your family's safety.
- ▶ Open stairway, lobby & Corridors to keep you close to nature.
- ▶ Wide tree lined periphery for long, lazy walks.
- ▶ A gymnasium to tone up in
- ▶ An children's playground so your kids can fully enjoy the best days of their lives.
- ▶ A jogging track to sweat it out.
- ▶ A community hall to socialize with your friends and neighbours.
- ▶ Reading room-cum-TV lounge to cheer cricket matches and more
- ▶ Fully illuminated parking & campus.
- ▶ Systematic garbage disposal for a better environment.
- ▶ Safety fire arrangements at all strategic points for the added fire safety.
- ▶ Paver Tiles flooring in parking areas & all common area.
- ▶ Anti skid ceramic til flooring in terrace area
- ▶ Master Bed room in each flat will be wooden flooring.
- ▶ Stainless steel railing in all staircases & Balconies.
- ▶ Fully glazed curtain walls for an undisturbed serene ambience.
- ▶ A.C connections Telephone Connections, TV Points, Computer Points in all living rooms & Drawing Rooms.
- ▶ Geyser Point, Hot & Cold Point in all the toilets.
- ▶ Sludge water separately taken for Sewerage Treatment Plant.



The Promoter..... A Passion of perfection

PDN Developers offer a comprehensive portfolio of villas and apartments in Bhubaneswar's finest locations. Since its inception in, PDN has always maintained focus on integrity, customer delight and commitment to deliver. Building at strategic locations which derive real value both in terms of innovative planning and comfort, PDN Developers have earned a reputation for quality construction and inspiring design that stand testimony to their reputation. A brief glance at the completed projects will make you convinced that, PDN stands apart in quality, aesthetics, perfection, timeliness, value for money and above all giving you total peace of mind.



