

PRESENTING

codename
CityCentre



Pandara,
Bhubaneswar



8 Residential Towers +
1 Service Apartment Tower



10.16 Acre
Land Area

PROJECT OVERVIEW - At a Glance

09
TOWERS

1,145
TOTAL
UNITS

916
RESIDENTIAL
UNITS

229
SERVICE APT.
UNITS

23-25
TYPICAL
FLOORS

103.2 m
MAX TOWER
HEIGHT



MASTER LAYOUT **SITE PLAN** - Tower Arrangement



Tower 1-6

3B+2T | 3B+3T · 4S+23 Floors

Tower 7 & 8

4B+4T(S) | 4B+4T(B) · 4S+25 Floors

Tower 9
(Service Apartment)

1 BHK Studio Apartment

Key Visuals











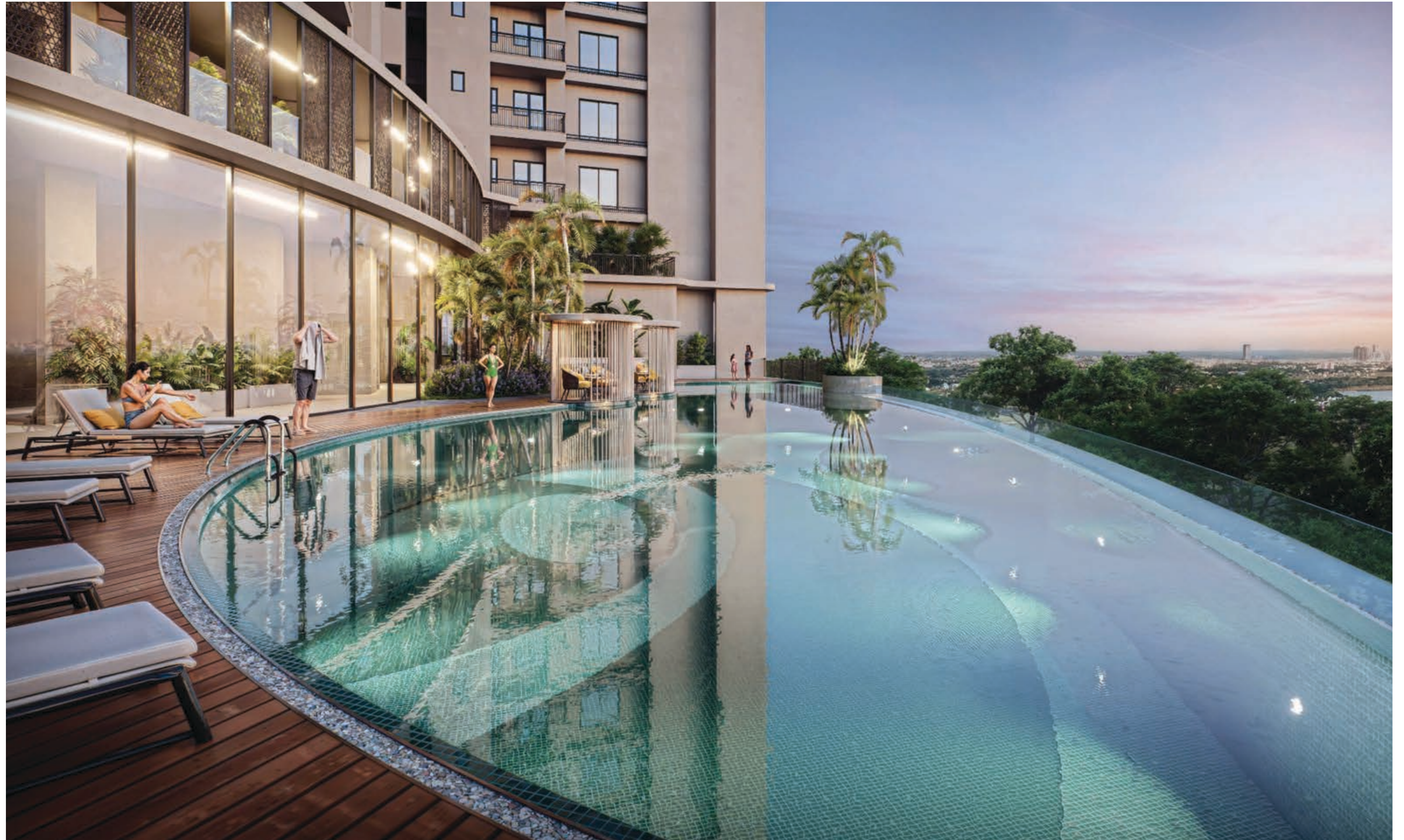
















INVESTMENT OPTION-1

UPTO 35%  UPSIDE FROM LAUNCH PRICE

OTP PLAN			LAUNCH PRICE	50% PAYMENT	75% PAYMENT	100% PAYMENT
Unit	Approx. SBA	AVG SBA	₹8000/sqft	₹6300/sqft	₹5800/sqft	₹5300/sqft
3B2T	1550 to 1650	1600	₹1.28	1.01	0.93	0.85
3B3T	1825 to 1925	1875	₹1.50	1.18	1.09	0.99
4B4T(S)	2650 to 2750	2700	₹2.16	1.70	1.57	1.43
4B4T(B)	2950 to 3050	3000	₹2.40	1.89	1.74	1.59

* Mention cost are in CR.

INVESTMENT OPTION-1

EARLY COMMITMENT ADVANTAGE

3B2T

Approx. SBA
1550 to 1650

Launch Price

8,000/sqft
(₹1.28cr)

100% DP

34%

→ ₹0.43 Cr

₹5,300/sqft (₹0.85cr)

75% DP

28%

→ ₹0.35 Cr

₹5,800/sqft (₹0.93cr)

50% DP

21%

→ ₹0.27 Cr

₹6,300/sqft (₹1.01cr)

3B3T

Approx. SBA
1825 to 1925

Launch Price

8,000/sqft
(₹1.50cr)

100% DP

34%

→ ₹0.51 Cr

₹5,300/sqft (₹0.99cr)

75% DP

28%

→ ₹0.41 Cr

₹5,800/sqft (₹1.09cr)

50% DP

21%

→ ₹0.32 Cr

₹6,300/sqft (₹1.18cr)

● Down Payment
● Upside Benifit

INVESTMENT OPTION-1

EARLY COMMITMENT ADVANTAGE

4B4T(S)

Approx. SBA
2650 to 2750

Launch Price

8,000/sqft
(₹2.16cr)

100% DP

34%

→ ₹0.73 Cr

₹5,300/sqft (₹1.43cr)

75% DP

28%

→ ₹0.59 Cr

₹5,800/sqft (₹1.57cr)

50% DP

21%

→ ₹0.46 Cr

₹6,300/sqft (₹1.70cr)

4B4T(B)

Approx. SBA
2950 to 3050

Launch Price

8,000/sqft
(₹2.40cr)

100% DP

34%

→ ₹0.81 Cr

₹5,300/sqft (₹1.59cr)

75% DP

28%

→ ₹0.66 Cr

₹5,800/sqft (₹1.74cr)

50% DP

21%

→ ₹0.51 Cr

₹6,300/sqft (₹1.89cr)

● Down Payment
● Upside Benifit

INVESTMENT OPTION-2

ASSURED OPPORTUNITY

Invest **100%** of the Unit Value
and Earn an Assured **18%** YOY ROI

Lock-in Period: 3 Years
from the Date of Investment.

Let's Discuss..