

LOCATION MAP
NOT TO SCALE*

DISTANCE FROM SIJIPUT

Tamando Market - 1.2k.m

Kalinga Vihar SEC-6 - 500.mts

Kalinga Vihar Bus Stand- 500.mts

Sum Hospital- 4k.m

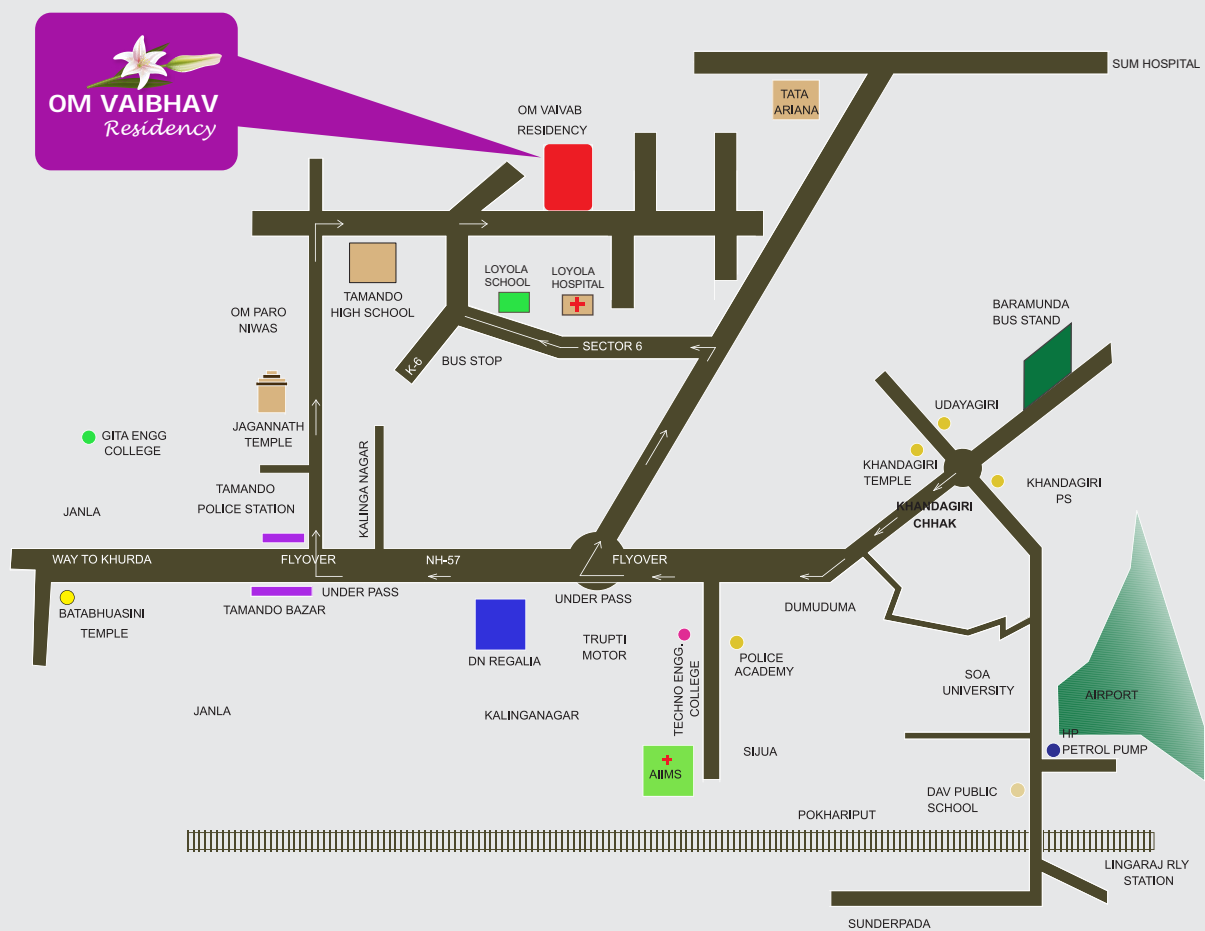
AIIMS Hospital- 6k.m

Khandagiri- 6k.m

Baramunda Bus Stand- 8.3k.m

BijuPattanaik Airport- 13k.m

Railway Station- 16k.m



at KALINGA VIHAR SECTOR-6
BHUBANESWAR

DEVELOPER

FORTUNE INFRA PROPERTIES PVT LTD
REGD-OFFICE.

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Scan for Location



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ABOUT COMPANY

ABOUT US FORTUNE INFRA PROPERTIES PVT LTD was established by a dynamic team of first-generation entrepreneurs with corporate backgrounds. **FORTUNE INFRA** has successfully delivered numerous premium residential projects in prime locations in and around Bhubaneswar, solidifying our position as a leading brand in the industry.



Regd. No:
RP/19/2024/01088
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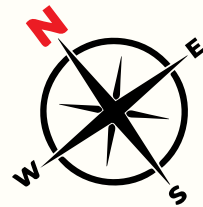


MISSION & VISION

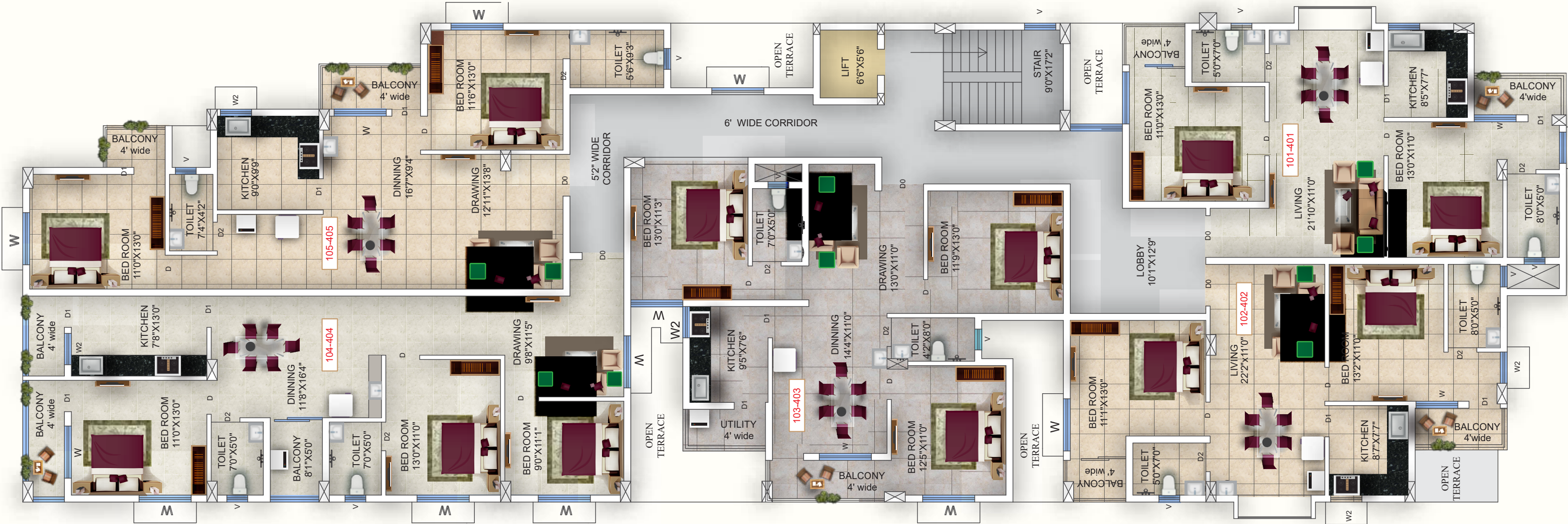
FORTUNE INFRA PROPERTIES PVT LTD was founded with a noble mission to revolutionize the way people live in Odisha. We are dedicated towards crafting liveable projects that make optimal use of limited space, offering much more than just a place to call a sweet home. With this vision deeply ingrained in our hearts, we are delighted to introduce another exquisite architectural masterpiece where you can find true serenity and comfort.- **“Om Vaibhav Residency”**



TYPICAL FLOORPLAN



Carpet area means net useable floor area of the unit excluding the area covered by the external walls area under services shafts, exclusive open terrace area but includes the area covered by the internal pavilion wall of the unit.



AREA TABLE

Flat No.	TYPE	Carpet Area	Built up Area	Saleable Built up Area
101,201,301,401	2BHK	726 sft.	879 sft.	1318 sft.
102,202,302,402	2BHK	709 sft.	866 sft.	1300 sft.
103,203,303	3BHK	901 sft.	1085 sft.	1627 sft.
104,204,304,404	3BHK	956 sft.	1191 sft.	1787 sft.
105,205,305,405	2BHK	891 sft.	1066 sft.	1600 sft.
403	2BHK	698 sft.	859 sft.	1288 sft.



PROJECT HIGHLIGHTS

- Project approved by BDA
- Project registered with ORERA
- Regd. No- RP/19/2024/01088
- 24hrs. water Supply
- CCTV, Security Room & Intercom facility
- Power backup for common area (DG) and common facility
- Approved by all nationalized Banks



- Fire Fighting
- Roof Top Sit out Area
- Automatic 24hrs 6 Passengers Lift
- Terrace Garden










PAYMENT STRUCTURE

On Booking	10%
On Execution of agreement (Within 30days of Booking)	10%
On Completion of Foundation	15%
On Completion of stilt Floor roof casting	15%
On Completion of roof slab for respective floor	15%
On Completion of Brick work for respective Flat	15%
On Completion of flooring for respective Flat	15%
On Execution of sale deed	05%



SPECIFICATION

FOUNDATION & STRUCTURE:

-  RCC Framed structure Fly Ash brick walls.
-  **FLOORING :** Vitrified tiles in Bath rooms, living areas & kitchen, Anti skid floor tiles in toilet and balcony.
-  **KITCHEN :** Granite cooking platform with stainless steel sink, ceramic glazed tiles up to 3ft above cooking platform.
-  **TOILET :** CP fittings and ceramic ware of reputed brand, walls are furnished with glazed tiles up to 7ft.
-  **DOORS :** Main door Good Quality flush door with attractive finish, Internal doors and necessary fittings.
-  **WINDOWS :** Powder coated Aluminum Windows, with glass panel and safety Ms Grill.
-  **PAINTS :** All exteriors wall surface will be finished with weather resistant colour. Other interior wall with two coat putty with Acrylic bound distemper paint.

ELECTRICAL:

- Adequate light points and power points in all rooms, toilets and kitchen.
- Copper wiring in concealed PVC conduits.
- Modular Switches for lights & power points.
- Provisions for AC in bed rooms, Geyser in toilets, Refrigerator & Aquaguard points in kitchen.
- Distribution panel board with MCB.



“Love begins at home,
and it is not how much
we do but how much love
we put in that action.”

FORTUNE HOMES
PATIA



OM AWAAS
TOMANDO



FORTUNE ELITE
PATIA



OM NILAYA
PATIA



RANI ANNAPURNA
TANKAPANI ROAD



OM PARO NIBAAS
TOMANDO



PRACHI COMPLEX
CUTTACK

Completed Projects

OM VAIBHAV
Residency

at KALINGA VIHAR SECTOR-6