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REAL ESTATE | HOSPITALITY | RETAIL | INFRASTRUCTURE | TOURS & TRAVELS | SECURITY SERVICES | AGRICULTURE

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# TRISULIA'S NEXT LANDMARK



METRO GREENWOODS  
PRISTINE



[www.metrogroup.ind.in](http://www.metrogroup.ind.in)

ORERA REGN. NO. RP/07/2022/00657 | [rera.odisha.gov.in](http://rera.odisha.gov.in)

30 Years

The Journey has been Incredible,  
& You have been our Inspiration!

Whether it's transforming the skyline of Bhubaneswar with one of Odisha's most iconic landmarks, crafting some of the most desirable residences at Cuttack, creating a world-class destination in the heart of Bhubaneswar, or delivering Odisha's best residential township project, the name that transforms the way we live with landmarks of global standards is METRO.

Metro Group has left no stones unturned to give You the very best. We have generated opportunities and brought happiness to over **6000+** families in Odisha.

Our Vision is to be the most valued Conglomerate offering World-class products & services to people across all walks of life, now & for the future.

Our Mission is to continuously exceed your expectations with innovative solutions in high quality products & services that are valued across time.

*Our foundation is based on Values, Trust, Commitment, Integrity, Quality & Innovation.*



METRO GREENWOODS, Trisulia, New Cuttack



METRO 100 ACRES ANANTA, Near NISER, Jatni



METRO SERENITY, Hanspal, Bhubaneswar



METRO 100 ACRES, Near NISER, Jatni



RECIPIENT OF  
TIMES BUSINESS AWARDS  
FOR TWO CONSECUTIVE YEARS.

TIMES  
BUSINESS  
AWARDS  
BHUBANESWAR 2020

**WE PROMISED.  
WE DELIVERED.**

a dream that we transformed into a landmark.

We dreamt of a first of its kind project that was strategically located which provided instant access to Bhubaneswar and Cuttack while offering you the best amenities enveloped in lush greens with an enchanting river view. The rest is history as we delivered Metro Greenwoods in its full glory at promised time despite of the challenging pandemic.

Metro Greenwoods is now a home to over 300 happy families and also stands as a landmark for New Cuttack, Trisulia.

Over 300 Happy Families\*

4,50,000 sq.ft. Delivered\*

100% Price Appreciation in 3 years\*

\*approx values

We were overwhelmed by the love that you showed to Metro Greenwoods and your support has inspired us for another masterpiece that carries the legacy of delivering amazing residences forward.

Presenting Metro Greenwoods Pristine.



THE NEXT



**LANDMARK**

**IN THE MAKING**

Be a Part of Trisulia's  
Next Big Landmark Project !



WELCOME TO  
METRO GREENWOODS  
**PRISTINE**

CDA APPROVED | ORERA REGISTERED

TRISULIA'S NEXT  
**LANDMARK**



## **WELCOME TO THE CLUB.**

10,000 *sq.ft.* of pure indulgence.

The Club House ensures that you get all the comforts, luxuries and privileges you could ask for.

The interiors establish a seamless integration of functionality & luxury, creating an exceptional environment for the modern lifestyle.

Go ahead, have a refreshing swim, relax over a game of pool, enjoy a rigorous workout at the gym or just surrender to the serenity of the ambience - *all in the comfort of your privileged world.*



# CLUBHOUSE

## WELLNESS. FITNESS. ENTERTAINMENT.

everything you ever wished for, we got you covered.



### AMENITIES AT THE CLUB

- GYMNASIUM
- SWIMMING POOL
- INDOOR GAMES
- MULTI-UTILITY HALL
- CO-WORKING SPACE
- LIBRARY / READING ROOM
- YOGA / MEDITATION AREA
- GRAND RECEPTION LOBBY
- OUTDOOR SEATING & DINING SPACE
- OPEN TERRACE FOR ROOF TOP ACTIVITIES

*Images used for illustration purpose only*



SWIMMING POOL



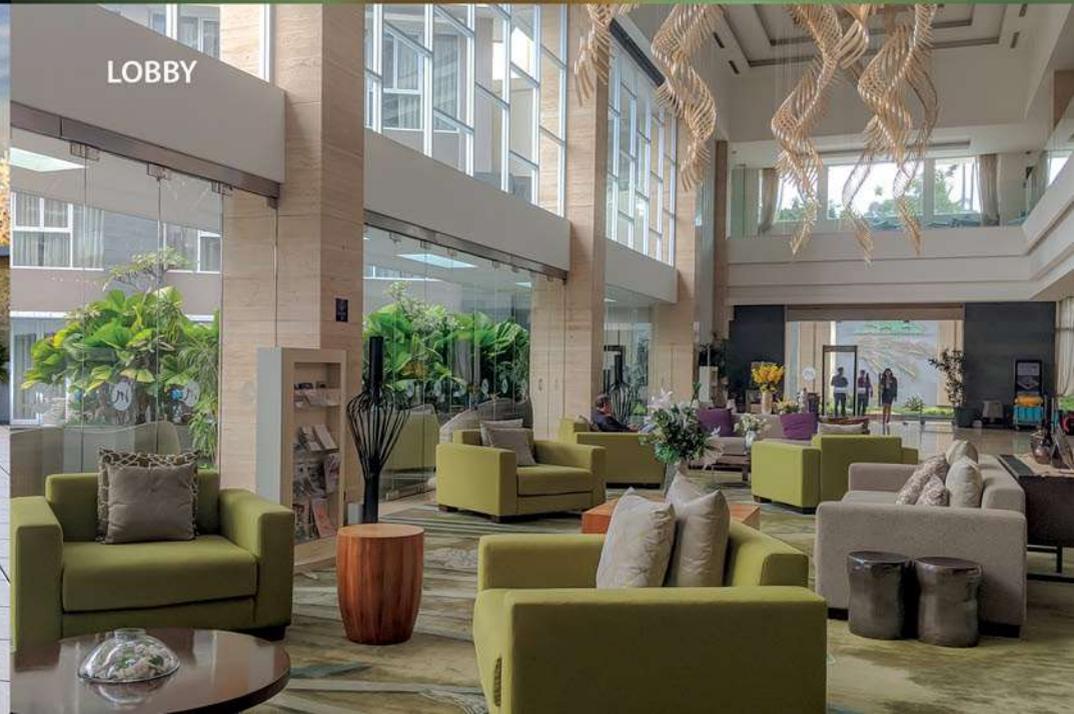
GYMNASIUM



INDOOR GAMES



YOGA AREA



LOBBY



## A HOME BEYOND YOUR EXPECTATIONS

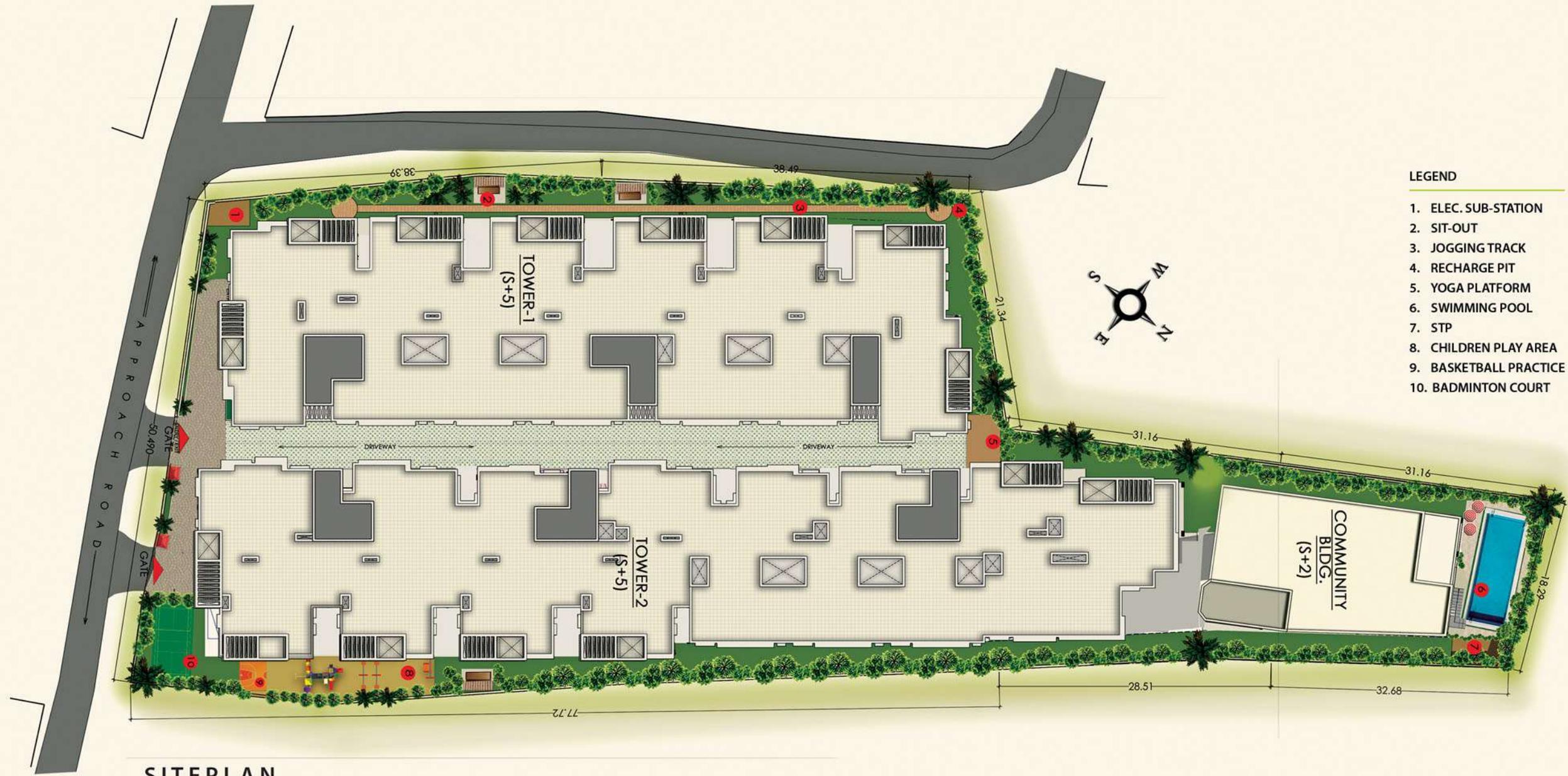
Part of a self-sufficient ecosystem, Metro Greenwoods Pristine comes with a massive Club House, yoga area, lush greens, wide roads and multimodal transport options. Offering you a thriving and self-sustaining ready ecosystem that ensures you live life with absolutely no compromises.

With beautiful open green landscapes, Pristine offers a plethora of world-class amenities at the best - connected location – **Trisulia**. It offers world-class no compromise 2 & 3 BHK Metro quality homes that have been intelligently designed to fulfill all your needs.

### AMENITIES

Club house and amenities spread across 10,000 sq.ft.\* space | Outdoor sit-outs | Jogging track  
Swimming pool | Children play area | Intercom facility | High Speed Elevator | Green Landscape  
Backup DG set for common area lighting and essential services | Continuous water supply  
24x7 security with CCTV surveillance for common area | Common area and Facade lighting\*

\* as per approved plan and architects advise



SITEPLAN



## YOUR HOME COMES WITH THE **RED ADVANTAGE**

A top-notch interior design firm offering complete personalized a to z service. From consultancy to handover, we take the hassle away from you while ensuring successful execution on time and within budget. Our highly skilled & passionate team of designers implement creative space planning and interior architecture to ensure every inch of your property is utilized with the best form & function.

**STUDIO RED**  
INTERIORS

Passionate and Dynamic Interior Designers | Lowest Price Guaranteed  
1 Year Free of Cost Maintenance | Weekly Site Updates  
Personalized A-Z Service | Efficient Space Planning & Design  
Aesthetic and Vastu Friendly | Just a Call Away | On Time Hand-over

*Your home is an artistic representation of who you are. Our Designers understand this and build a space that truly deserves your appreciation.  
Go Ahead, add exclusivity to your interiors with **Studio Red**.*



## THE WORLD LOOKS **BETTER**



If you think apartment living doesn't exactly come with outdoor space, rejoice because every home at Pristine comes with a balcony. You've got your exclusive slice of the great outdoors to customize exactly how you'd like. A little attention to detail (and of course, our expert styling tips!) can transform the space into your very own outdoor oasis.

*What's better than happy hour outside?*

A good book, coffee and a lounge chair are all you need to create a space to sit back and catch up while the world passes by below.

*You might be in your home, but there's no reason your balcony can't make you feel like you're on vacation.*





**SERVICES THAT MAKE YOUR LIFE  
HASSLE-FREE.**

Metro Greenwoods Pristine comes with a dedicated facility management team that takes care of you and ensures a hassle free stay.

Every home is professionally managed by our help desk offering you all the services you would require, 24x7.



***Need help ? Rest assured, we are always there for you.***



**ELECTRO-MECHANICAL SERVICES**

- . Repair & Maintenance Services  
- Electrical, Mechanical & Plumbing
- . Fire-Fighting System Management & Maintenance
- . Preventive Maintenance
- . Energy Management
- . AMC Management
- . Change Management



**SECURITY & SOFT SERVICES**

- . Security Services
- . House-keeping
- . Horticulture
- . Pest Control
- . Club Management & Maintenance
- . Environment, Health & Safety Management and Awareness



**RESIDENT MANAGEMENT**

- . Compliant Management
- . Centralized Help-Desk
- . Home Rules & Guidelines
- . Fit-Out Guidelines
- . Billing & Collection of Dues
- . Resident Engagement and Activities



**HELP DESK & CRM SERVICES**

- . Concierge Services
- . Help-Desk Interactions
- . Customer Satisfaction Surveys & Feedback Sessions

\* Project will be maintained by MGF for a period of 5 years from the date of offer of possession at an extra cost.



# THE BEST OF BOTH WORLDS



## CUTTACK & BHUBANESWAR

5 mins Drive to Cuttack

10 mins Drive to KIITS Sqr, Bhubaneswar

*Trisulia is evolving as the next hub of the twin city.*

Strategic placement, great connectivity, clean & serene environment as well as the scope for expansion, makes it the primary location for future developments.

Many educational, development and residential projects are coming up in and around Trisulia, making it emerge as the most sought after location of the Twin city.

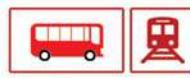
100% Appreciation Value in 3 Years\*

With value of property doubled in just 3 years, Trisulia promises to be an excellent investment proposition. With rising demand for the location, Trisulia has become a hub for major activities resulting into an investor's delight.

*Go ahead , grab your opportunity to invest in the next landmark of Trisulia, Metro Greenwood's Pristine.*

\* Approximate figure

### LOCATION ADVANTAGES



**CONNECTIVITY**  
Subash Chandra Bose Setu | Barang Railway Station | Main Bus Stand, Cuttack\*  
*Fully Connected by Roadways & Railway*



**EDUCATION**  
Sai International School | KIIT | Sri Sri University | Ravenshaw College II Campus\*  
*Everything's just 10 mins drive away*



**LIFESTYLE**  
Retail Outlets | Cafeterias | Restaurants | Malls | Salons  
*Easy access to all your favourite places*



**HEALTHCARE**  
Ashwini Hospital | KIIMS | L V Prasad  
*The best medical facilities are just round the corner*



**FUTURE HUB**  
Residential Colonies | Commercial Buildings | Development Projects  
*Upcoming projects make the future of Trisulia promising*



**ECO-FRIENDLY LIVING**  
Kathajodi River | Eco-Tourism Projects | Nandan Kanan Zoo | Sprawling Greens  
*Live life in the lap of nature*

\*Announced Projects



## STAY CLOSER TO **NATURE**

Ever imagined living amidst nature ?

Presenting a brand new lifestyle in the lap of nature.

Trisulia also offers a scenic and calm environment compared to the noisy, hustle-bustle of cities. The scenic terrain of the location as well as the nearby tourist destinations add to its appeal.

Surrounded by mother nature, yet fully connected to urbanisation , this is the life you have always wanted.

*No more staying indoors in the weekends. Enjoy life to the fullest !*





**SPECIFICATIONS**

**R.C.C. :**  
R.C.C. framed structure with columns , beams and roof slabs

**WALLS :**

- 1ST class flyash bricks masonry / AAC blocks with cement mortar.
- External plaster finish with weather coat paints.
- Smooth wall - putty finish with 1 coat primer and 2 coats of premium emulsion on internal walls

**STAIRCASE :**  
Designer Granite/Tile/Kota stone staircase with M.S./S.S railing.

**ROOMS, CORRIDORS :**  
Superior quality Vitrified tile flooring

**DOORS :**

- Laminated designer main door with mortise lock and eye piece
- Solid Laminated superior quality flush doors / HDF Doors for internal doors

**WINDOWS / BALCONY :**

- Anodized / powder coated aluminium frame with glaze shutters/UPVC Window
- Granite / strips tiles on sill level

**KITCHEN :**

- Vitrified tile flooring
- Granite cooking platform with stainless steel sink and CP fitting.
- Ceramic tiles upto 3' above the counter

**TOILETS :**

- Anti skid ceramic tile flooring
- Designer Glazed tiles upto 7' height from floor level
- Concealed plumbing
- Superior quality C.P. fittings and fixtures
- E.W.C. with flushing cistern
- Hot and cold water supply system

**ELECTRICAL FITTINGS :**

- Concealed wiring network with copper conductors
- Premium brand Modular sockets and switches.
- A/C point in all bedrooms and living room
- Tv and telephone point in living room and Master bed room



PAYMENT SCHEDULE	PERCENTAGE OF TOTAL COST
<b>Booking Amount</b>	10% of Total Cost
Within 30 days from the date of booking	Execution of Agreement to Sale
Within 60 days from the date of booking	10% of Total Cost
On Completion of Foundation	10% of Total Cost
On Completion of Stilt Floor Roof Casting	10% of Total Cost
On Completion of First Floor Roof Casting	10% of Total Cost
On Completion of Second Floor Roof Casting	10% of Total Cost
On Completion of Third Floor Roof Casting	5% of Total Cost
On Completion of Fourth Floor Roof Casting	10% of Total Cost
On Completion of Fifth Floor Roof Casting	5% of Total Cost
On Completion of Inside Brick Work / Installation of Door Frame of Respective Unit	5% of Total Cost
On Completion of Flooring & Plastering of Respective Unit	5% of Total Cost
On Installation of Door Shutters, Windows & Completion of Inside Painting Work of Respective Unit	5% of Total Cost
On Completion of Project Prior to Registration of Unit	5% of Total Cost