#### **SPECIFICATIONS** : RCC-framed structure Cements - KONARK or Structure EQUIVALENT, Steel - Vizag/SAIL Brickwork : Eco - friendly fly ash Bricks Paint - Asian Paints/Dulux Weather coat\* **External Finish** Main door of TEAK WOOD, other doors Doors & - flush doors Hardware Internal Finish High Quality Putty (Birla) for a good finish with Asian Plastic paint : Colour anodized/Powder coated aluminium Windows sliding windows Vitrified tile (Kajaria) in bedrooms/living Flooring /dining /kitchen Granite Counter in kitchen Premium Anti-skid Ceramic tiles in toilets Toilets CP fittings of Jaguar/Kohler brand Electricals Concealed Polycab/Finolex/RR Kabel\* copper wiring with modular switches of Anchor Roma\* Modern MCBs and Changeovers of Havells/Legrand Water Supply : 24 hrs. water supply Security CCTV Cameras\*, and 24/7 Security Personnel, EPABX, and Individual Inverter

DEPARTMENTAL STORE

# PROJECT ADVANTAGE

• BDA & RERA approved 73 unit Duplex project • Affordable pricing • Guaranteed delivery time of 36 months only • 2 & 3 bedroom Duplex • Superior products used in construction • Inverter provision for each Duplex • 5 types of Duplex to suit all class of people • 30 ft. wide internal Tar roads • 4,000 sq.ft. Club House with Swimming Pool, fully loaded AC Gym, Event Area • 12,000 sq.ft. Children Play Area, Kids Pool and Party Lawn • Vastu based design • Power back-up for common area • Departmental store

FULLY LOADED AC GYM SWIMMING POOL

CHILDREN PLAY AREA

# LOCATION MAP



# LOCATION ADVANTAGES

- 6 km from Bhubaneswar Airport On the proposed 200 ft wide BBSR-Jatni Road
- 3.4 km away from DAV School, 3 km from Aditya Birla Public school, 3 km from Xavier University
  - Close to proposed Outer Ring Road 7 km away from Capital Hospital

# PAYMENT PLAN

STAGES OF PAYMENT	AMOUNT (₹) $/\%$ of total cos
On Booking	₹ 2,00,000.00
On Land & Construction agreement (Within 30 days of Booking)	20% (Including Booking Amount)
For Land Registration	20%
Completion of Foundation	10%
Completion of Ground Floor Brick Work	10%
Completion of Ground Floor Roof Casting	10%
Completion of 1 <sup>st</sup> Floor Brick Work	10%
Completion of 1st Floor Roof Casting	7.5%
Completion of Flooring	7.5%
On or Before Possession	5%

#### Finance available from SBI, HDFC, PNB and LIC and other Banks









#### SAMPURNA CONTECH PVT. LTD.

N4/117, IRC Village, Nayapalli, Bhubaneswar-15 Mob: +919437085046 Email: prafull@sampurnacontech.com

www.sampurnacontech.com





**BUILDING QUALITY.** 

We don't compromise on the materials used in our

projects • We ensure our products provide customers

only the highest value • We constantly endeavour

to surpass our own benchmarks in quality and

service • We go out of our way to ensure timely delivery

SAMPURNA ROYAL ORCHID

CREATING TRUST.

Indulge in Royalty

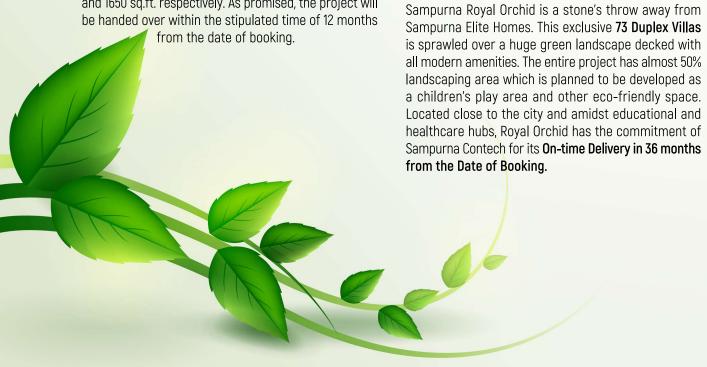
of projects.

## SAMPURNA CONTECH

Nothing pleases us more than the opportunity to delight you! And we know when it comes to your dream home, your expectations from us don't end with its possession, rather they begin then!

With 102 happy and satisfied Duplex owners of Mantra Manor - it feels ecstatic to live up to our commitments and their expectations, both in terms of timelines, quality of construction and amenities.

Sampurna Contech's project - SAMPURNA ELITE HOMES, is a premium residential Duplex homes consisting of 12 three-bedroom units available in two sizes of 1750 sq.ft. and 1650 sq.ft. respectively. As promised, the project will



#### TYPE-S1

PLOT AREA: 1500 SQ.FT. • CONSTRUCTION: 2030 SQ.FT.







## TYPE-S2

PLOT AREA: 1200 SQ.FT. • CONSTRUCTION: 1800 SQ.FT.







#### TYPE-S3

PLOT AREA: 1200 SQ.FT. • CONSTRUCTION: 1725 SQ.FT.







# PROJECT AMENITIES



CCTV Surveillance and 24X7 Security

Rainwater Harvesting

and Fountain



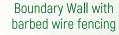
Sewage Treatment Plant (STP)

Decorated

Entrance Gate

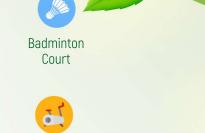








**EPAPX** to each house



Recreational Centre and Health Club

### TYPE-S4 PLOT AREA: 1050 SQ.FT. • CONSTRUCTION: 1600 SQ.FT.







#### TYPE-S5 PLOT AREA: 510 SQ.FT. • CONSTRUCTION: 944 SQ.FT.





