



THE COMPANY

MASON ESTATE(INDIA) PVT. LTD. A MEMBER OF CREDAI,Bhubaneswar, Odisha is a professional managed company actively involved in engineering & construction of independent duplex Bungalows & residential apartments.Mason estate(India) Pvt. Ltd. is a popular name among the scores of builders at temple city Bhubaneswar that stands for supreme quality at an affordable price.It strongly believes in beauty & comfort.It has many ongoing & upcoming projects.

All of our projects ensure high quality construction, proper communication ϑ excellent address of finest living at affordable cost. We believe in translating a dream into reality of owning a house of your own. A confidence gained from our esteemed customers throughout several countries of the Globe, which are the real reward to us. A trust which metro appreciates ϑ reciprocates with undaunted faith and untiring spirit.

It has many more miles to go.....Many more promises to keep









GROUND FLOOR PLAN

BUILT UP AREA= 890 SQFT



FIRST FLOOR PLAN

BUILT UP AREA = 890 SQFT

PLOT AREA =1200 SQFT

SPECIFICATIONS

Structure:

• RCC Framed Structure. Fly Ash brick for walls.

Flooring:

- Drawing, Dining, Bedrooms, Kitchen and Balcony shall be of 2'x2' vitrified tiles.
- and kitchen platform shall be of polished granite top. Toilet shall be of antiskid
- ceramic tiles.
- Staircase shall be of Granite and Parking areas shall be of chequered tiles.

Kitchen:

• Ceramic tile up to 2' above the counter and kitchen top platform will be Granite.

Toilet:

• Ceramic tile up to 7' height of dado.

Doors:

• The frame of doors shall be of sal wood frame for all floors& the doors shall be of moulded panel doors with skin sheets. Toilets shall be of FRP (fiber reinforced plastic) doors with WPC (Wood Plastic Composite) frame.

Windows:

• All the windows shall be of sliding with UPVC frames of reputed make with clear glass with M.S. grill.

Color:

- Drawing, Dining & Bed rooms shall be of putty with primer.
- Kitchen walls shall be of white color above the counter.
- Toilet shall be of white distemper above 7'0" wall tiles.
- Balcony shall be of weather coat exterior paint with exterior primer of reputed make.

Electrical Works:

- Electrical works shall be done with copper wires in concealed PVC conducts.
- Provision shall be made for sufficient light by providing power points, modular switches and socket.
- Telephone & TV points shall be provided in the dining, drawing and master bedroom only.

Fittings & Fixture:

- Stainless steel railing shall be provided in staircase.
- White/ Pastel sanitary fixtures & CP fittings of reputed make shall be provided in toilets & kitchen.
- Steel sink single bowl shall be provided in the kitchen.
- Provision for hot & cold water supply in master bedroom toilet shall be provided.

AMENITIES

- Adequate water supply through common deep borewell.
- Internal 30' wide roads with planation on both sides.
- Elegant street lights
- Landscaped gardens (Open space)

PAYMENT SCHEDULE

| On Booking | 10% |
|---|-----|
| On execution of Agreement | 20% |
| On Foundation | 20% |
| On Ground Floor roof casting with bricks work | 15% |
| On 1st Floor roof casting with bricks work | 15% |
| On Plastering & Flooring | 10% |
| On Registration & Possession | 10% |
| | |

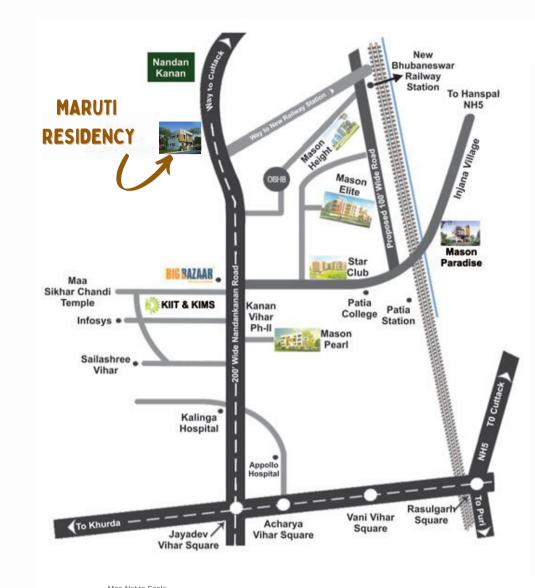
TERMS AND CONDITIONS

- 1. The cost of the corner Duplex and prefer location charge (PLC) shall be charged 3% extra over the total unit cost.
- 2. Expenses relating to the registration of the Sub-Plot, GST and any other taxes shall be borne by the customer.

KEY LAND MARK

- Railway Station New Bhubaneswar
- Banks BOI,PNB,SBI,HDFC
- Shopping Mall Bigbazar, Reliance Fresh, Lalchnd Jwellers
- Medicals KIIM,L.V. Prasad, Aditya Care & Kalinga Hospital
- School VEMS, ODM, Xavier, DAV, Sai International, etc.
- Engineering Colleges KIIT, Silicon, CEB, Trident, etc.
- Management College- BIITM, USBM, Srusti Academy, etc.
- IT Parks- Infosys,TCS, Wipro & etc.

LOCATION MAP





Developer:

MASON ESTATE (INDIA) PVT. LTD.

(A member of CREDAT)

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