



Experience the beauty of dream

2 & 3 BHK APARTMENT

KALARAHANGA, BHUABNESWAR



ABOUT PROJECT

A home that is a perfect venue for a quiet sunset at your very own exclusive sundeck. This limited edition lifestyle to make each day rejuvenating and unique in its own way.

Mason Avenue is a perfect balance of tradition and style built on the principles of Vastu, each 2 & 3 BHK apartment is designed to offer enhanced daylight, ample ventilation, balconies, and an experience that is truly exceptional.

It is well connected to new Patia railway station, educational institutions, healthcare facilities, shopping complexes, recreational park etc

FIRST FLOOR PLAN



Flat No.	Type	Apartment Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
101	2 BHK	704.71	105.91	1204
102	2 BHK	788.24	105.70	1327
103	3 BHK	970.15	161.24	1680
104	2 BHK	836.57	102.58	1395



2nd,3rd & 4th FLOOR PLAN



Flat No.	Type	Apartment Carpet Area (Sq.Ft.)	Balcony Carpet Area (Sq.Ft.)	Super Built-up Area (Sq.Ft.)
201-401	2 BHK	704.71	105.91	1204
202-402	2 BHK	788.24	105.70	1327
203-403	3 BHK	970.15	161.24	1680
204-404	3 BHK	1009.23	102.58	1651



PARKING VIEW



SPECIFICATION

STRUCTURE

- RCC Framed structure with ISI Mark Steel & Cement.

WALLS

- All Brick work shall with AAC Block or Fly ash Bricks with plastering of both sides.

FLOORING

- Drawing, Dining & Bedrooms shall be of 2'x2' vitrified tiles.
- kitchen & Balcony shall be of mat finish tiles and kitchen platform shall be of polished granite top.
- Toilets shall be of antiskid ceramic tiles.
- Staircase & Corridors shall be of Granite flooring and parking areas shall be of chequered tiles.

DOORS

- All the door frames shall be of sal wood/WPC and doors shall be of 30mm thick made flush/laminate doors.
- Bathroom doors shall be of FRB doors with WPC frames.

WINDOWS

- All the windows shall be of UPVC window frames of reputed make with M.S. Grill.

PAINTING

- Interior : Smooth finish with one coat of primer over two coats of putty.
- Exterior : Weather-proof paints.

KITCHEN

- Designer mat tiles for flooring with stainless steel sink with granite top.
- Provision of plug points for water purifier, oven and mixer grinder.

TOILETS

- Mat tiles for flooring & glazed ceramic tiles dado upto 7ft. height of reputed make & the balance areas shall be putty with primer.
- Sanitaryware of reputed brand and provision of plug points for exhaust fan and geyser.

FITTINGS & FIXTURE

- Stainless Steel railing shall be provided in the balcony and staircase.
- White/pastel sanitary fixtures and CP fitting of reputed make shall be provided in toilets & kitchen.

SECURITY

- Provision of round the clock security and CCTV cameras where else required.

PARKING MANAGEMENT

- Entire parking is well designed to suit the 2/4 wheeler parks with required parking signage.

ELECTRICAL

- Electrical work with copper wires in concealed PVC conduits.
- Provision shall be made for sufficient lighting by providing modular switches & sockets of reputed make.
- Intercom facility shall be provided in the individual living/dining room.

AMENITIES



100% power backup to common areas.



1 no. of reputed make passenger lifts.



Provision for round the clock security.



Fire extinguishers at the electric panel room.



24x7 water supply from deep bore-well to all individual flats through overhead tank.



Beautiful plantation in periphery of the project.



Air Conditioned Society Room.



Intercom facilities to all the units connecting from security room.



CCTV facility at every individual floor along with parking area.



Proper LED lighting through-out the project.



Vastu compliant floor plan



PAYMENT SCHEDULE

Booking Amount	10%
1st instalment on allotment & agreement (within 15 days from the date of booking)	10%
2nd instalment on completion of foundation	10%
3rd instalment on completion of Stilt Floor roof casting	10%
4th instalment on completion of 1st Floor roof casting	11%
5th instalment on completion of 2nd Floor roof casting & 1st Floor Brick work	11%
6th instalment on completion of 3rd Floor roof casting & 2nd Floor Brick work	11%
7th instalment on completion of 4th Floor roof casting & 3rd Floor Brick work	11%
8th instalment on completion of plastering & flooring	11%
On completion/Possession	05%
Gst and Registration charges as applicable	

LOCATION MAP



KEY LANDMARK

- Railway Station - Patia
- Banks - PNB, Axis Bank, SBI, BOI
- Shopping Malls - Bigbazar, Reliance Super, Pantlaoons, MAX Fashion
- Hospitals - KIIMS, LV Prasad, Aditya Care Kalinga, Hemalata, Utkala
- School - Sai International, DAV, Xavier, ODM, VEMS
- Engineering Colleges - KIIT, Silicon, CEB, Trident, etc.
- Management Colleges - BIITM, USBM, Srusti Academy, etc.
- IT Parks - Infosys, TCS & Wipro
- Bus Stand - Mo Bus Depot. (Capital Region Urban Transport)

COMPLETED PROJECTS



DEVELOPER



Mason Estate (INDIA) Pvt. Ltd.

Office at Plot No.- 458
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MEMBER OF



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