



*The Es'sense' of  
a desirable lifestyle*

SAHEJ  
**sense**

A graphic element for the logo consisting of a green curved line that ends in a stylized flower with five petals in shades of blue, purple, and orange.

ROURKELA

# SAHEJ SENSE

JAGDA, ROURKELA

Sahej Sense's 2 BHK super luxury apartments are to set to inspire all your senses. The safe and serene neighborhood offers the right environment and a protective surrounding for your children. An array of facilities for recreation, sports and leisure bring excitement and enthusiasm to living. Large open spaces ensure plenty of light and ventilation, well planned floor space and contemporary design adds value to the 20 units of this 5 storied apartment. All this come with the proven and quality driven approach of Realtech Group.



# see

## and wonder...

Start your day watching the sun play hide and seek with the dear ones in the morning sky. The dew drops adds sparkles to the fresh leaves and many such mystical colours of nature unfold before you. So much to see... so much to wonder...



SAHEJ  
sense



## Infrastructure Amenities

- **Air Conditioning** :Provisions for split ACs with dedicated plug points.
- **Power** : 100% Power backup through DG sets. Instant change over between mains and DG sets at common areas.
- **Electrical** : Concealed electrical wiring/ adequate power points. Quality earthing for all electrochemical gadgets.
- **Landscaping** : Proper hard scape and soft scape to beautify the compound.



breathe  
in the freshness...

What does freshness mean to you ? a view of the outside ? or a tiny opening in the wall ?  
We bring you an unique property, which has already made thousands in Odisha crave for freshness.





## Highlights

- Peacefull location
- Open space
- 2 side open apartments allowing cross ventilation for ample natural light and air.
- 18min from Railway Station
- Multiple approaches to the project

taste  
the luxury...

Large spaces, liberal amenities, premium specifications and much more that makes for fine living at a premium address. We raise a toast to your prosperous life here, so come and relish the brew of luxury...

## Accolads

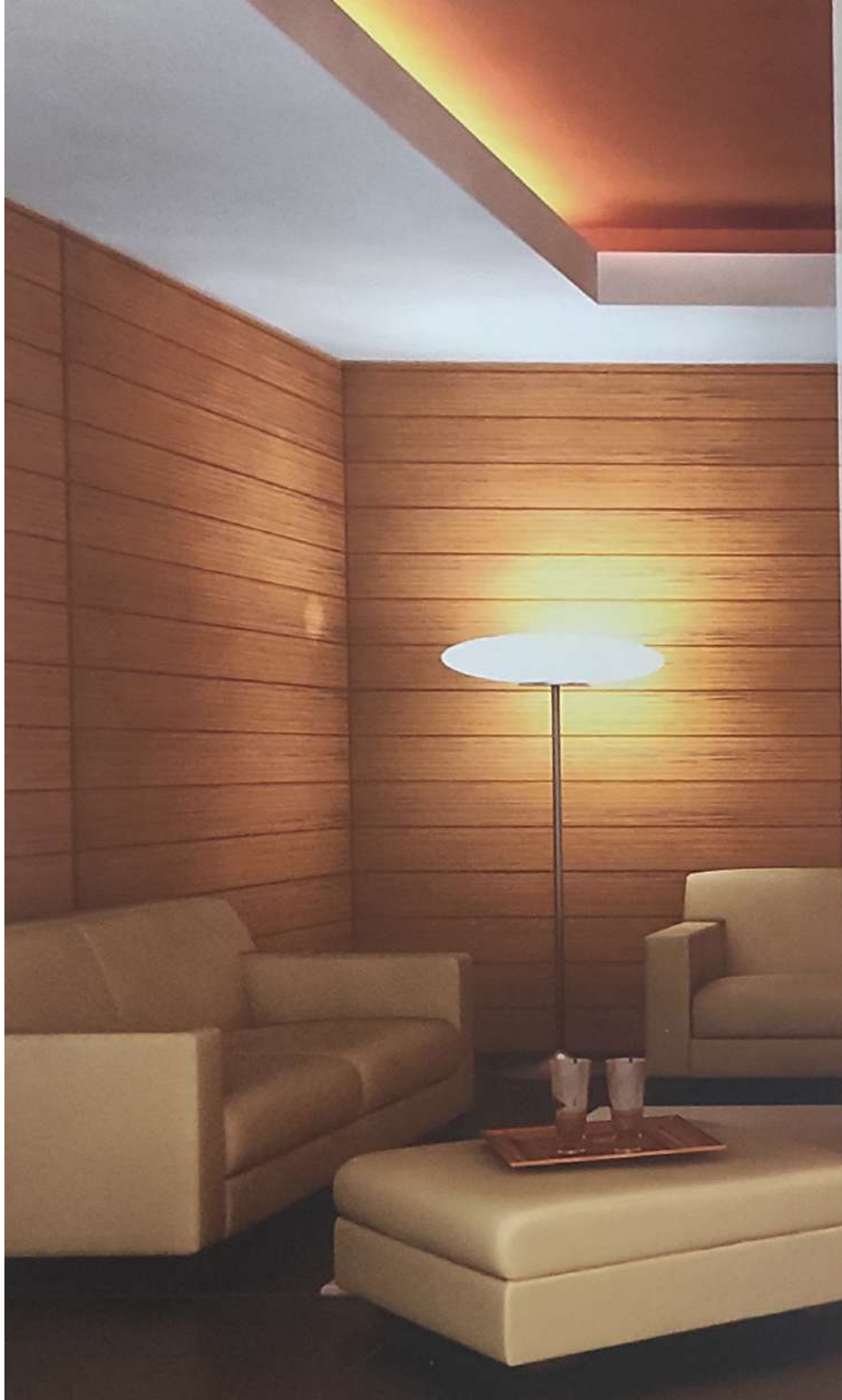
- One among the top 3 real estate company of Odisha.
- Best Residential and commercial property more than 10 million Sq. ft, across 16 projects
- Best Contractor - Working with safety Practices at Site.
- Best executed Projects in Odisha.
- ISO 9001 - 2008 Certified Company.



hear  
what they say...

Appreciated by the authorities of real estate state wide, Realtech Group has earned repute in residential and commercial projects statewide.





## Differentiators

- Odisha's Leading real estate company
- quality checked by expert masons and continuous assessment by them throughout all processes.
- Advanced waterproofing material and process for critical areas like toilets, balcony, terraces, utility etc.
- Anti-termite treatment to protect the structure from termites and insects.
- Galvanized Iron expanded metal mesh fixed at the junctions of concrete and masonry to avoid plaster cracks on external internal walls.
- Crack reduction in topmost floors by limiting thermal expansion / contraction of the structures.
- Use of high quality fly ash bricks .



**Site** : Near Kriya joga Dhyana Kendra, Jagada

**Developer** : SAHEJ REALCON PVT. LTD.  
1st Floor, Nanda Bhawan, Main Road,  
Rourkela.

**Architect** : Sahej Architect, Sameer Quresi (B.Arch,  
M.I.C.A)

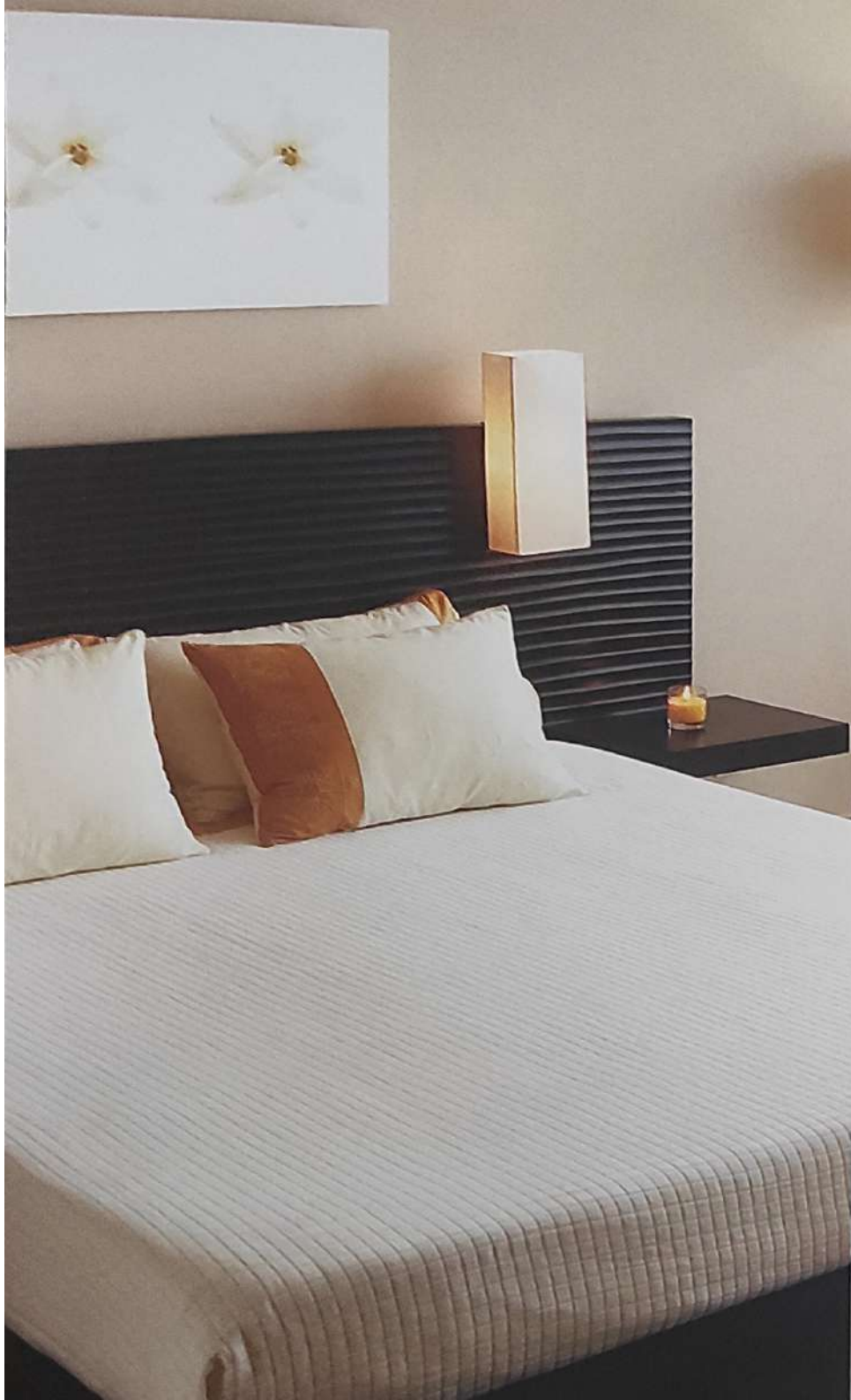
**Solicitor** : R. P. Patnaik & Associates



# touch to believe...

From the floor to the roof, every inch - every corner is the work of a master. Touch and feel the quality. Be convinced with the perfection attained...





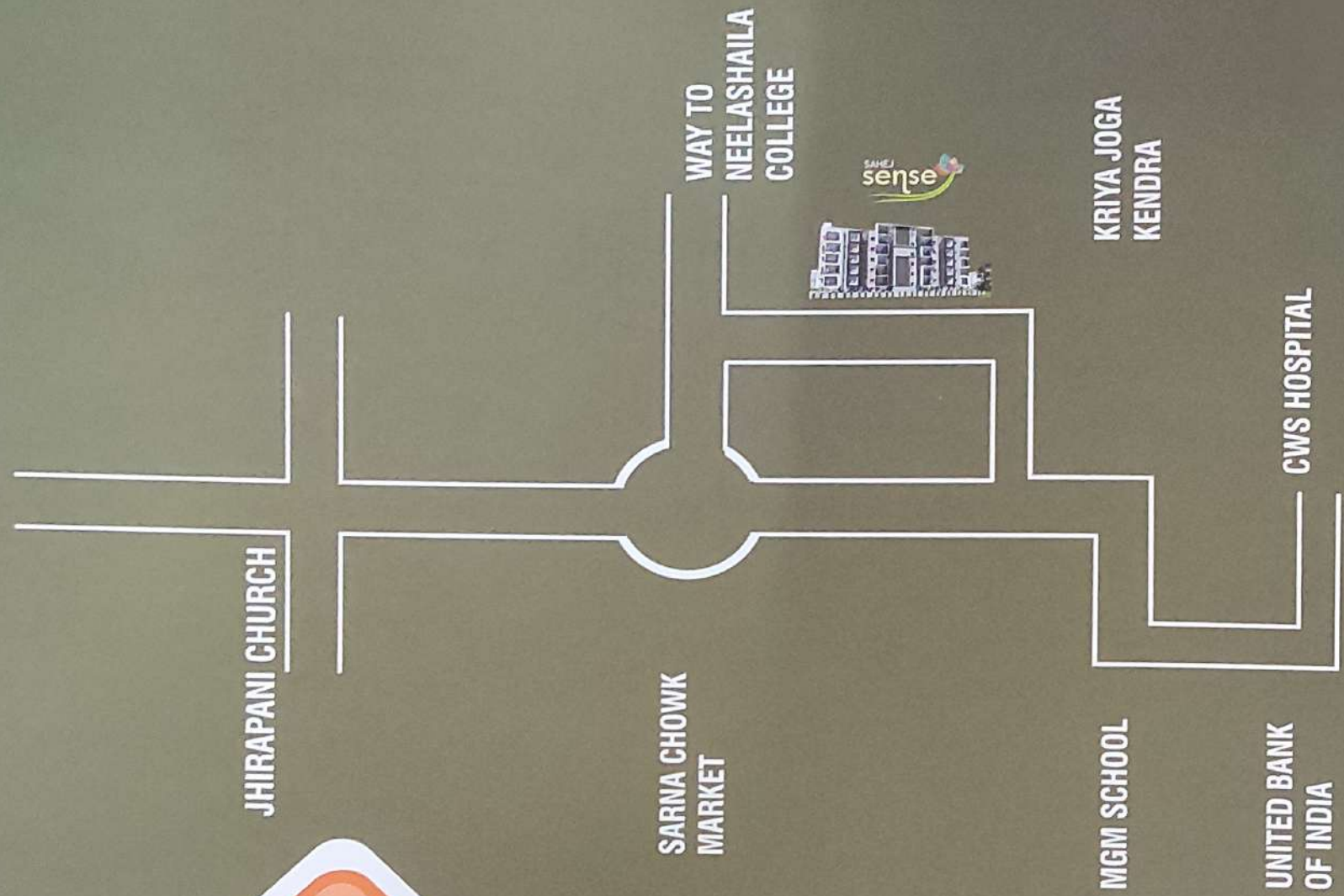
## Specifications

- Structure** : RCC frame with superior quality cement concrete finish walls in conventional brick work with cement plaster & plaster of Paris.
- Lobby** : Granite finish with kota stone in staircase.
- Flooring** : Vitrified tiles in bedrooms, living and dining.
- Doors** : Decorative main flush door wooden frames and flush doors with veneer finish hardware fittings of reputed brand.
- Windows** : Powder-coated aluminum windows with 4mm tinted glass
- Sanitary** : Chrome plated fittings of best quality
- Kitchen** : Platform made of granite with stainless steel sink, Tiles upto 2 ft above kitchen counter anti skid tiles for floor.
- Toilet** : Anti-skid tiles for floor upto door height hot & cold water in shower & high quality CP fittings
- Provision** : Exhaust fan point in kitchen and toilet.
- Electrical** : Concealed electrical wiring/ adequate power points. Quality earthing for all electrochemical gadgets.
- Landscaping** : Proper hard scape and soft scape to beautify the compound.





# Location Map



JHIRAPANI CHURCH

SARNA CHOWK MARKET

WAY TO NEELASHAILA COLLEGE



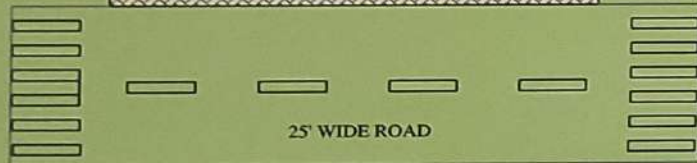
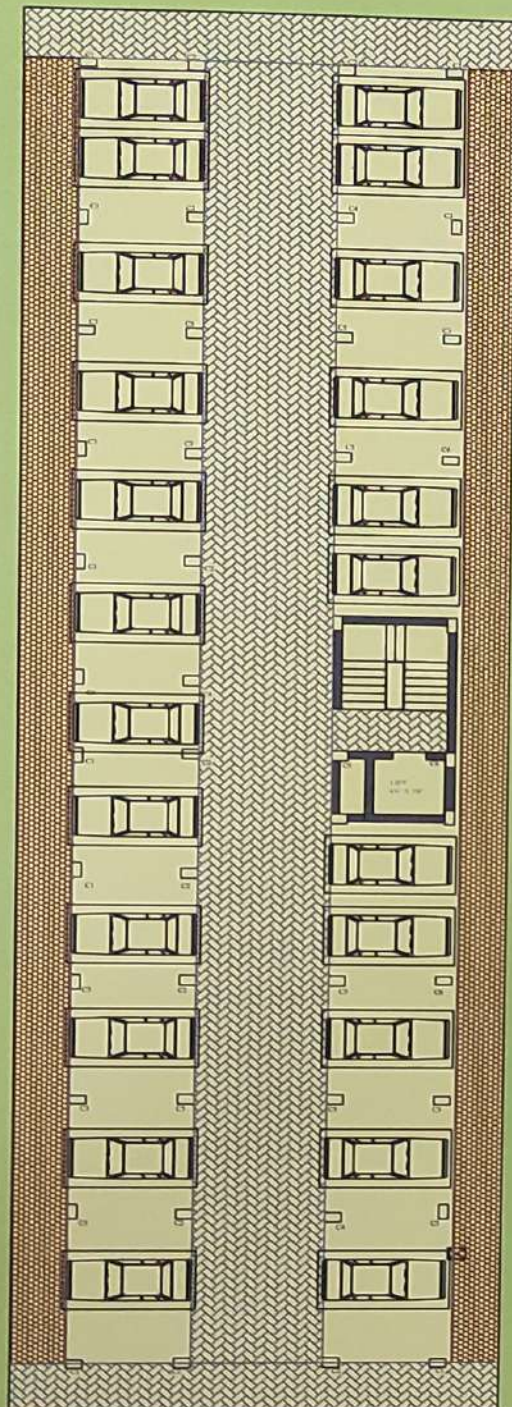
MGM SCHOOL

UNITED BANK OF INDIA

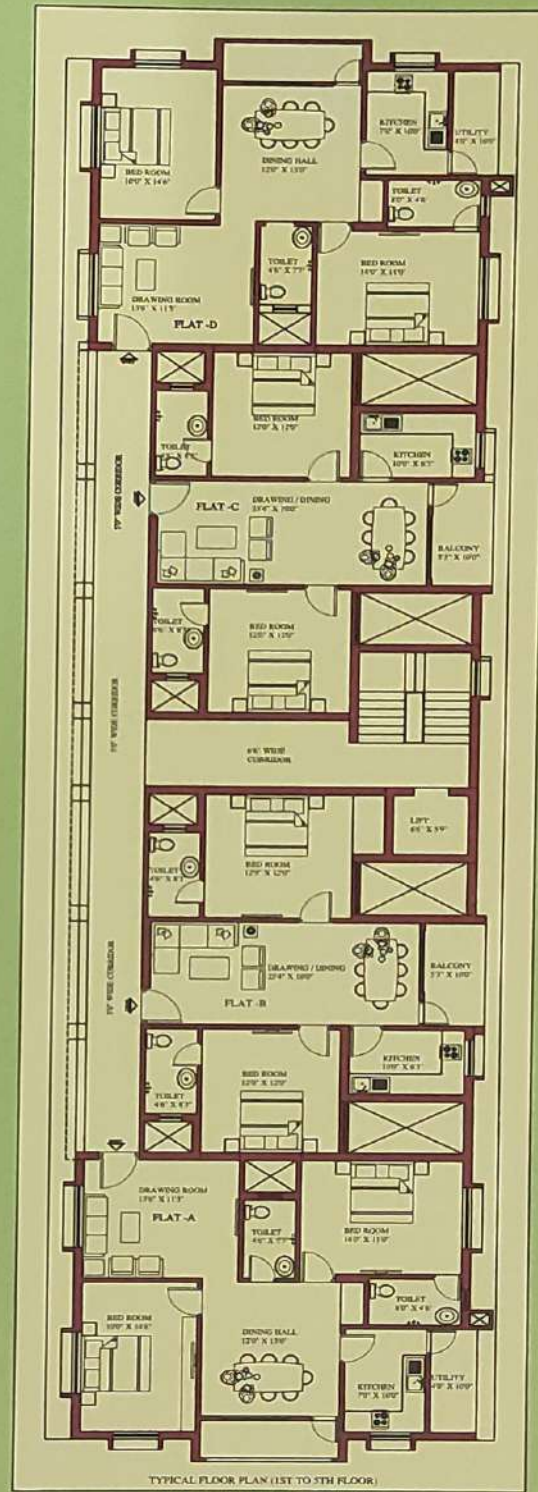
KRIYA JOGA KENDRA

CWS HOSPITAL





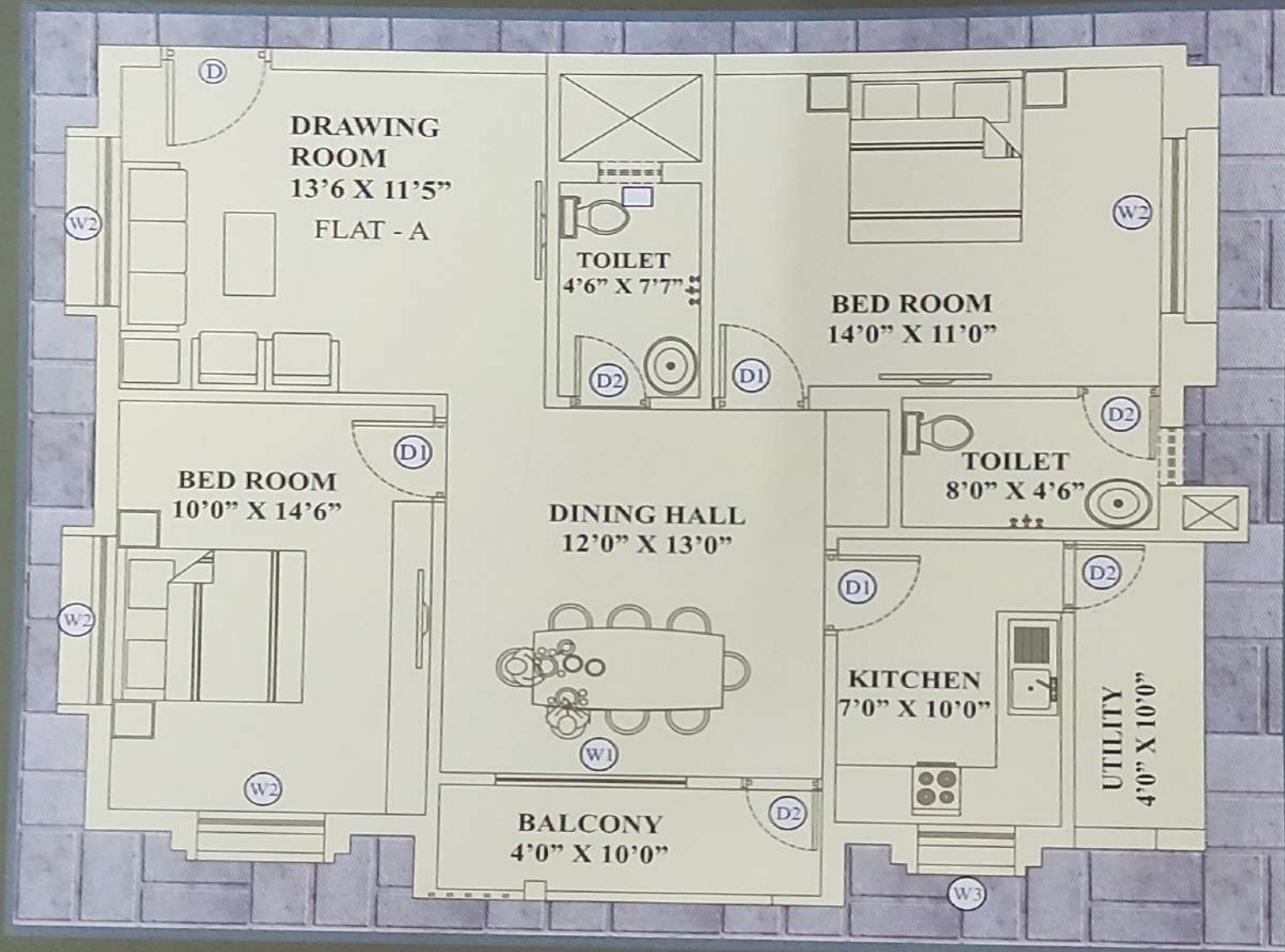
25' WIDE ROAD



25' WIDE ROAD



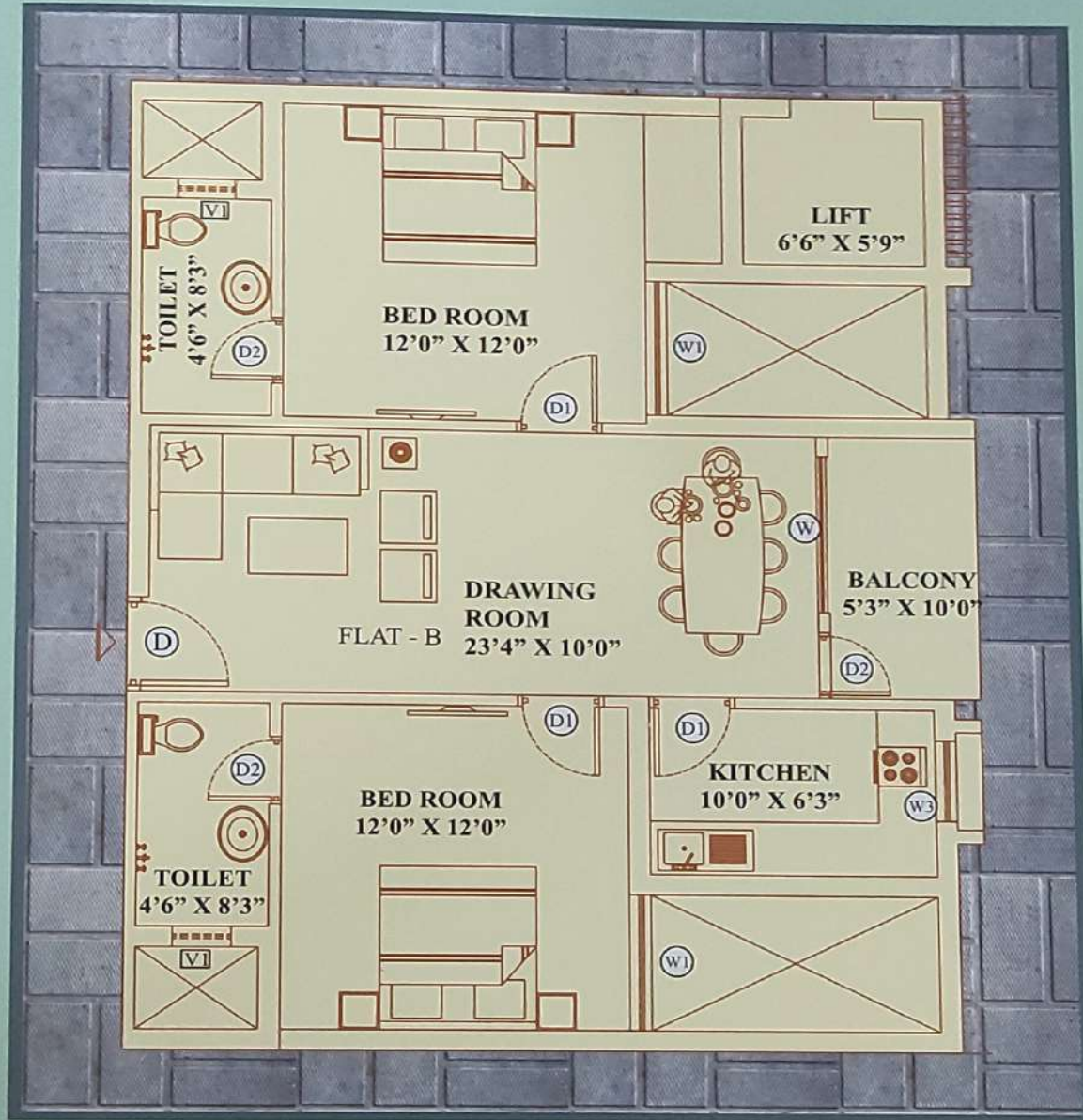
# FLAT - A



Flat	Saleable area in squar feet	Type
A	1235	2 BHK

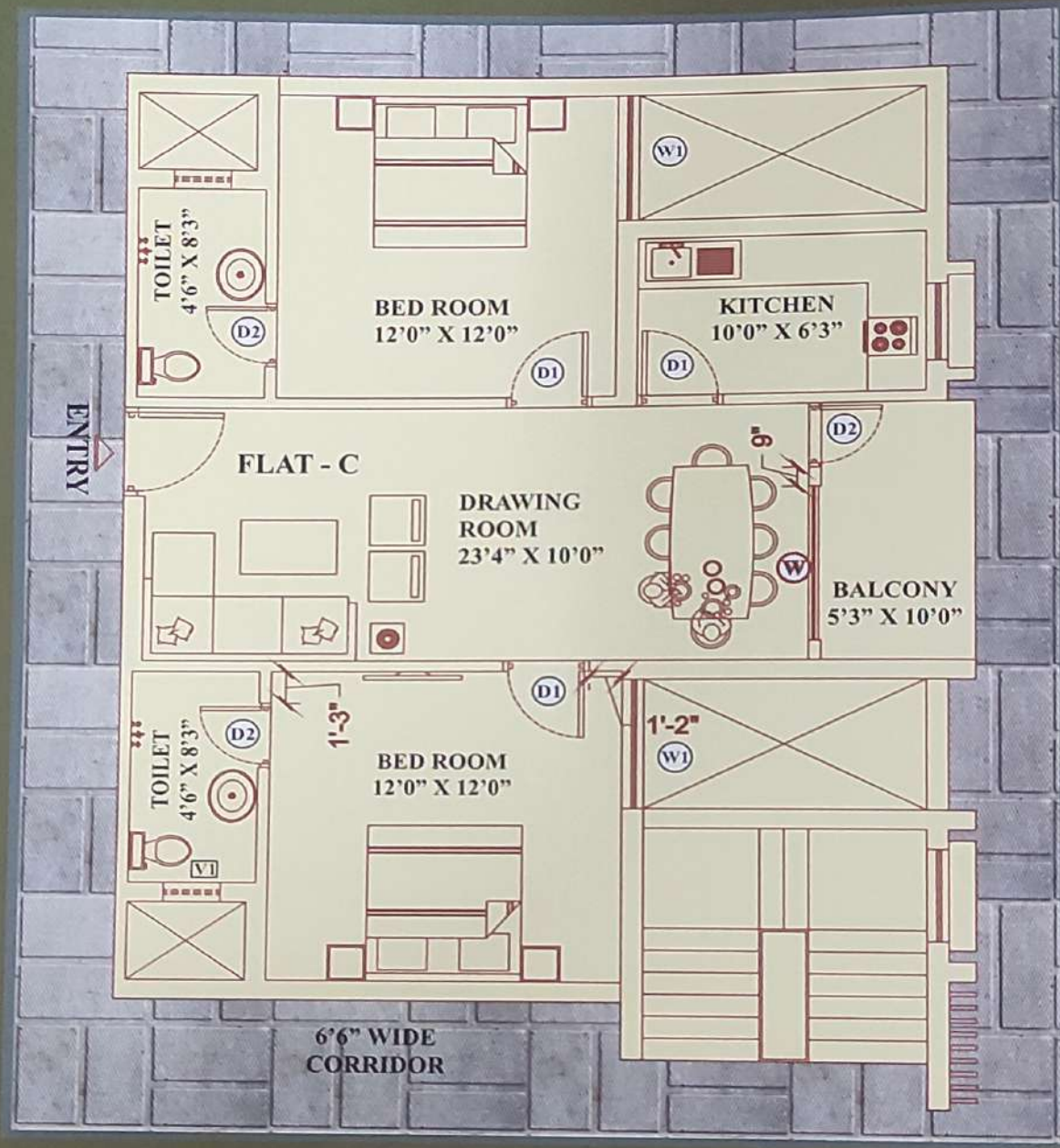


# FLAT - B



Flat	Saleable area in squar feet	Type
B	1040	2 BHK

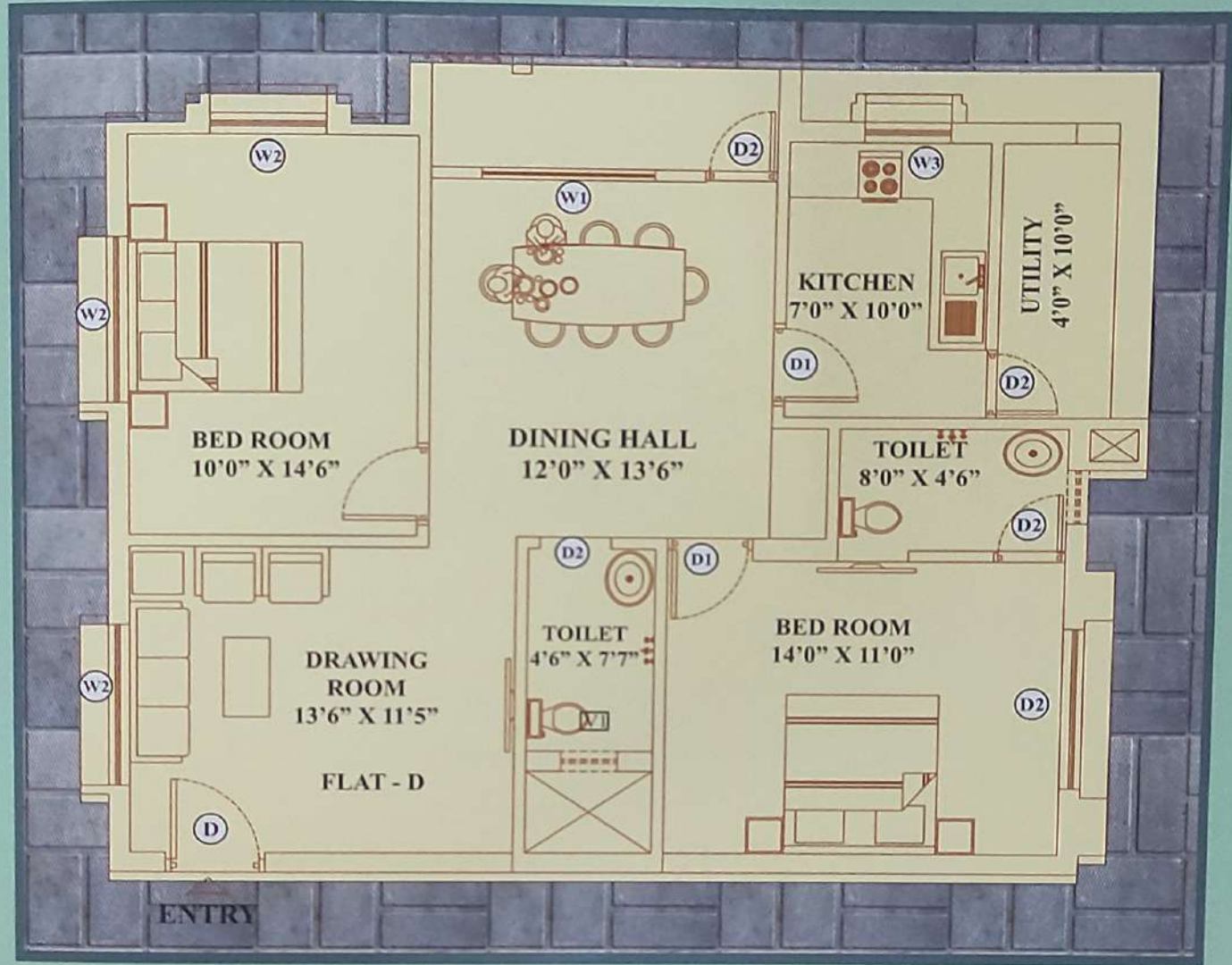
# FLAT - C



Flat	Saleable area in squar feet	Type
C	994	2 BHK



# FLAT - D



Flat	Saleable area in squar feet	Type
D	1235	2 BHK





SAHEJ  
sense



## Highlights of Sahej Sense

- Planned development and good roads complemented with pose locality with all Morden facilities.
- Proximity to Rourkela station ( 18 min drive / 5-6 kms)
- Easy accessibility to Hospitals, Temples, Educational Institutions, Hotels & Markets.
- In the womb of Greene land of Rourkela
- Surrounded by Greene Hills, Hotels, Hospital, Best Educational Institutions etc.



...reviving the spirit of  
community living!



OUR PROJECTS

Sahej  
Enclave

Sahej  
Residency

sahej garden

Sahej  
Plaza

Sahej success

Sahej Prestige  
*Luxury Has a New Home*

Sahej  
Villa

SAHEJ Lagoon

SAHEJ DEEP  
THE CROSSROAD  
WHERE LIFE MEETS LIFESTYLE

Sahej  
Green

Saffron

Sahej Valley

Sahej  
Avenue  
SUNDARGARH

Sahej  
Vintage

SAHEJ  
SOLITAIRE  
The Gem of Civil Township



**REAL TECH GROUP**  
BUILDING DREAMS TO REALITY

**SAHEJ REALCON PVT. LTD.**

1st floor Nanda Bhawan, Main Road, Rourkela

**Phone :** 0661 - 6054321. **Mobile:** 9776969991 / 9776969992 / 9776969993

**Email :** info@realtechgroup.net, director@realtechgroup.net, Marketing@realtechgroup.net

**Website:** www.realtechgroup.net

**Architect**

**Sameer Qureshi (B.Arch, M.I.C.A)**

1st floor Nanda Bhawan, Main Road, Rourkela.

Email : architect@realtechgroup.net. Phone : 0661 - 6054321

**Solicitor**

**R. P. Patnaik & Associate**

Tapaswini Market, Expansion block, Uditnagar, Main road, Rourkela

Email : advocate@realtechgroup.net

