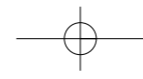
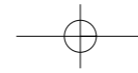


Sahej
Villa

Make a world of difference!



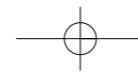


Change your life

Welcome to an abode of serenity and tranquility located in a potential area of Rourkela, which brings you the cosmopolitan lifestyle in a secure residential complex. This is a modern residential complex designed to make life simple. Not only does it promise comfort and convenience, but also a heavenly bliss.

Spreading over 000 cottahs (00 bighas), the complex offers a landscape that is truly breathtaking and away from the common din of modern-day urban life. It is a private world for people who seek seclusion and a dreamland for those having a preference for community living. The estate consists of spacious apartments in elegant blocks and offers you a world of comfort, a freshness of nature combined with all the facilities that a modern-day life demands.

Come ... live the life that you had only dreamt of till now!



Anytime... Anywhere...

What is it that makes a location for a home perfect? The place should be far to escape the hustle and bustle of the city, but not far enough from its centre. Its proximity to the markets, schools and hospitals is also essential. Above all, the place should not stretch your expenses far beyond your expectations, so that you can frame your future the way you want to.

The closeness of Sahej Villa from the following places would allow you to live at the modest cost, and save more for a better and brighter tomorrow:

- | walking distance from the bus terminus
- | ½ km from the railway station and xxx Road
- | 1 km from the airport
- | ½ km from the market
- | ½ km from a popular fast-food court
- | 1 km from the renowned schools and academy
- | 1 km from the prominent hospitals and hotels



Colours of joy Quality in detail

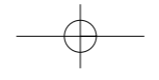
Sahej Villa offers you all the facilities that would make every moment of your life special. These include:

- | Excellent elevation
- | Air-conditioned decorated lobby
- | Express elevator
- | Standby generator (with charge)
- | Well built & well lit areas
- | Dedicated car parking for visitors
- | Round-the-clock security
- | Children's playing area
- | Intercom
- | Adequate water supply
- | Efficient waste management system
- | Facilities management system
- | Fire fighting arrangement

- Structure : RCC frame with superior quality cement-concrete finish walls in conventional brickwork with cement plaster & plaster of Paris
- Lobby : Granite finish with kota stone in staircase
- Flooring : Vitrified tiles in bedrooms, living and dining; Laminated wooden floor in master bedroom
- Doors : Decorative main flush door wooden frames and flush doors with veneer finish hardware fittings of reputed brand
- Windows : Powder-coated aluminium windows with 4mm tinted glass
- Sanitary : Chrome plated fittings of best quality

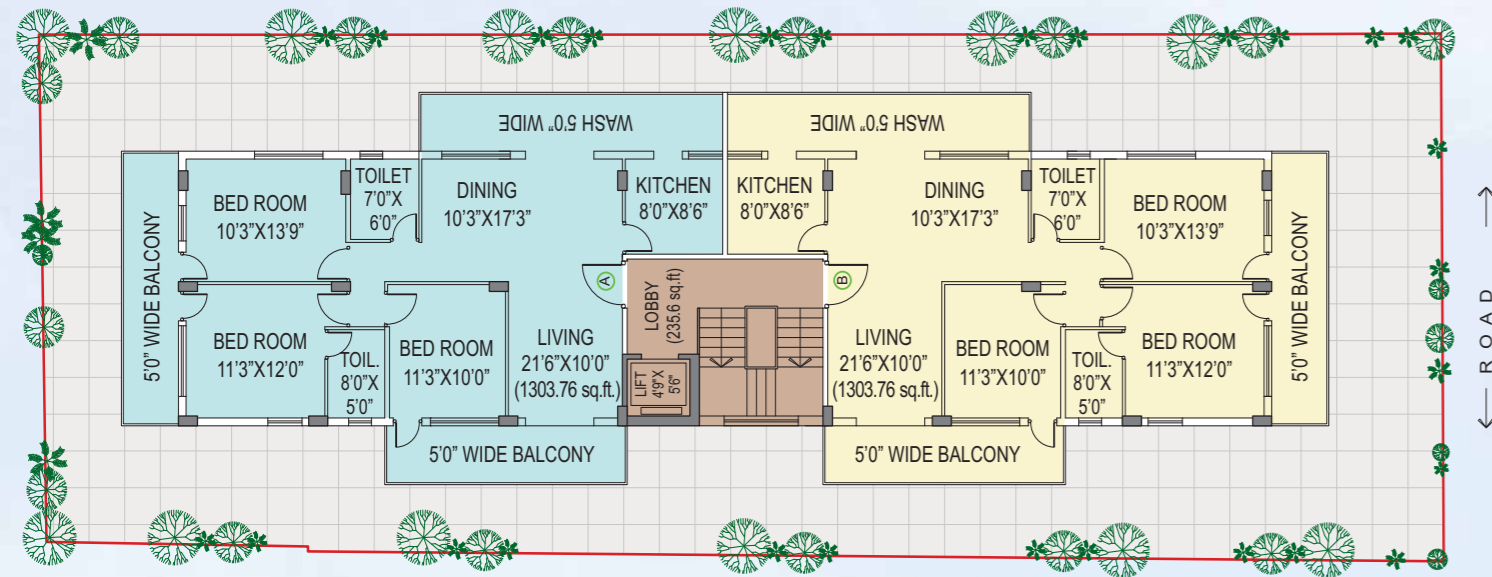
- Kitchen : Platform made of granite with stainless steel sink, Tiles upto 2 ft above kitchen counter; anti-skid tiles for floor
- Toilet : Anti-skid tiles for floor upto door height; hot & cold water in shower, CP fittings of high quality; glass basin counter in one bathroom
- Provision : Exhaust fan point in kitchen and toilet
- Electricals : AC & TV points in bedroom, geyser point in all toilets, 15 ampere point for refrigerator in kitchen
- Water : 24-hour filtered water supply
- Generator : Provision in every flat (at extra cost)
- Security : Round-the-clock with intercom system





Typical floor plan

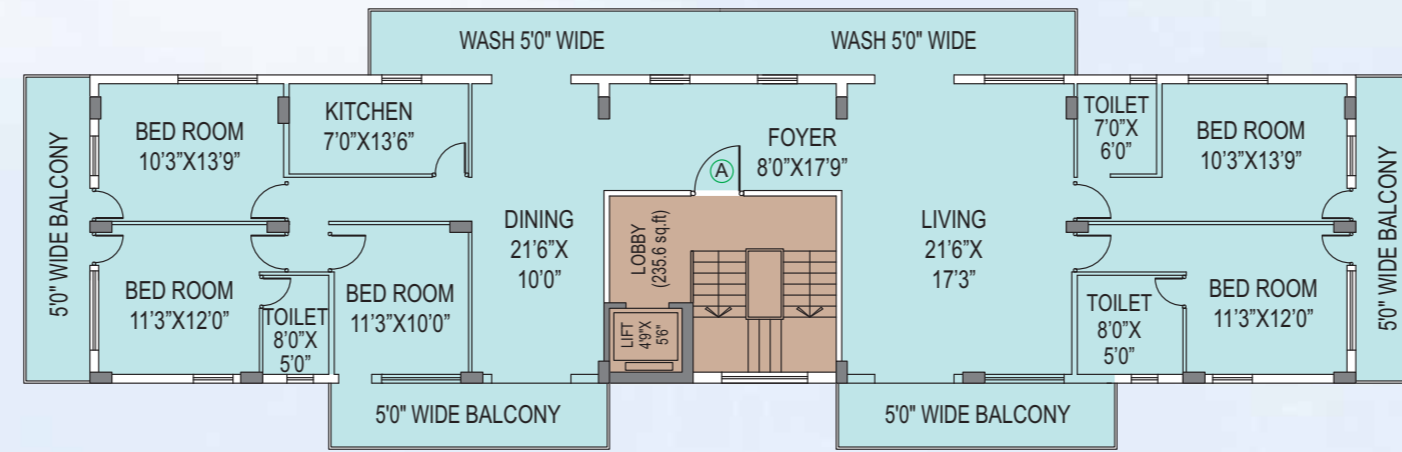
1st and 4th



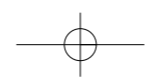
Block no.	Bedrooms	Saleable area
A	3	1573 sq.ft.
B	3	1573 sq.ft.

Typical floor plan

2nd and 3rd



Block no.	Bedrooms	Saleable area
A	5	3146 sq.ft.



Site
 H/15, Civil Township, Opp Hotel Mayfair, Rourkela
 Phone: 0000 0000

Developer



SAHEJ INFRAPROJECTS PVT LTD

Nanda Bhawan, Main Road, Rourkela
 Phone: 0661 2505184, Mobile: 9437042184
 e-mail: realtechgroup@gmail.com

Architect

Raj Agrawal & Associates

8B, Royd Street, 2nd Floor, Kolkata - 700 016
 Phone: 2246 3339

This brochure is not a legal document. It describes the conceptual plan of Sahej Villa
 The developer reserves the right to change the layout plan, elevation, facilities and specifications.