



## Promoter



**ASHIYANA REALCON PVT. LTD.**

*(your sweet home, Our responsibility...)*

An ISO 9001 : 2008 Certified Company

## Address :

### Head Office

Plot No-4, Beside Jyoti Service Station,  
Near Flyover Bridge, Cuttack Road, BBSR-751006

### Branch Office

Choudhury Market Complex  
Proof Road, Motiganj, Balasore 756003  
E-mail: [ashiyanarealcon@gmail.com](mailto:ashiyanarealcon@gmail.com)  
Ph/Mob: **9338310863, 9937015203**



**VISTA ARCHITECTS**

Plot No 1297/2098/622, Lane 10 E  
Mallick Complex, Jagamara,  
Bhubaneswar, Dist.- Khordha, Odisha-751030  
Mail id- [vistaarchitects@yahoo.com](mailto:vistaarchitects@yahoo.com)  
Contact : 7682907993



# Ashiyana Realcon Pvt. Ltd.

We are committed to a high standard of excellence in all activities that strive is to establish a strong relationship of mutual confidence with client. On any given project, our team is committed to provide services at all times to the client's satisfaction with high standard of skills and determination. We have put all our possible endeavour to become one of the leading multi disciplinary construction companies in Odisha.

Our aim is to provide high quality construction services in a smooth, convenient and impressive manner which will automatically influence our clients to recommened services of our company to other people aspiring to a home that suits their living.

We are building on the fastest growing corridor of Baripada making your dream come true for an affordable luxury at a price that strings surprise, a place you can live as you dream.





Block A : Floor Plan

202,302,402,502

103,203,303,403,503

106,206,306,406,506

Area Details : Block A

Flat No.	Type	SBA
101, 201, 301, 401, 501	2BHK	1292 Sqft.
202, 302, 402, 502	3BHK	1427 Sqft.
103, 203, 303, 403, 503	2BHK	1192 Sqft.
104, 204, 304, 404	2BHK	1199 Sqft.
105, 205, 305, 405	2BHK	1199 Sqft.
106, 206, 306, 406, 506	3BHK	1360 Sqft.
107, 207, 307, 407, 507	3BHK	1308 Sqft.

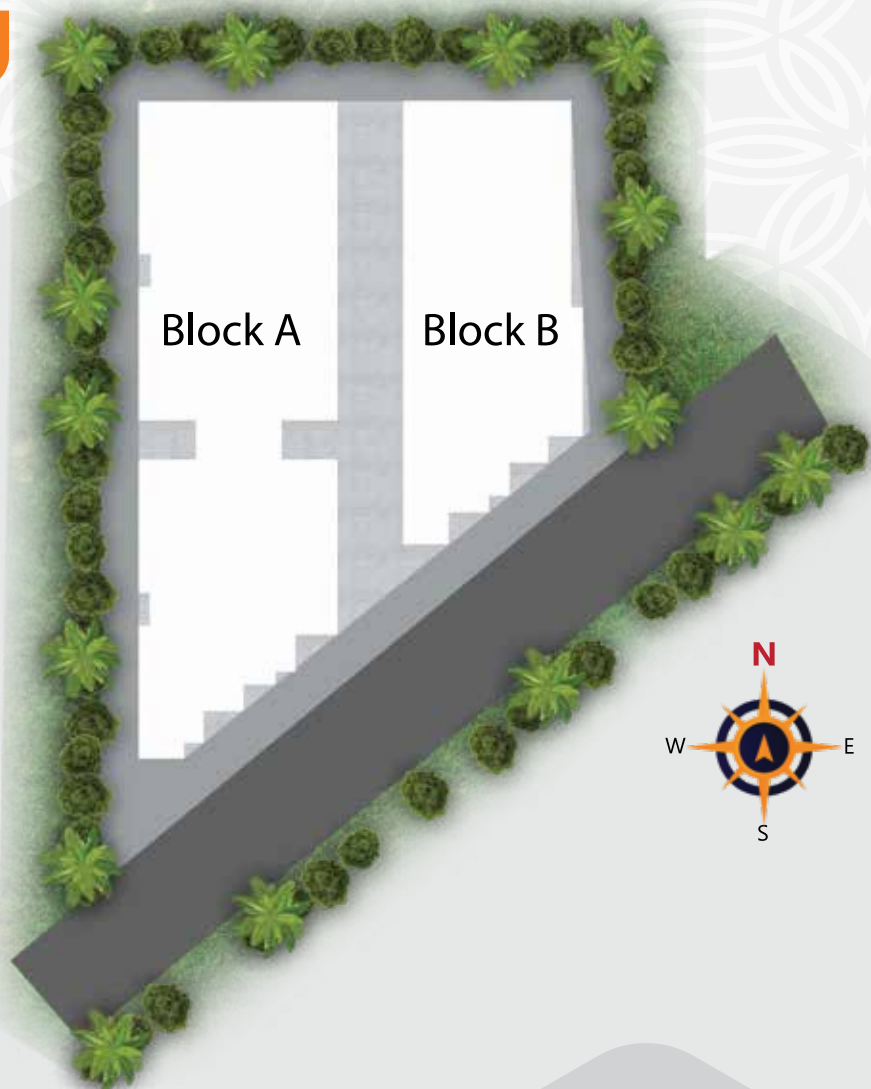




Block B : Floor Plan



Site Plan



Area Details : Block B

Flat No.	Type	SBA
101, 201, 301, 401, 501	3BHK	1520 Sqft.
102, 202, 302, 402, 502	3BHK	1516 Sqft.
103, 203, 303, 403, 503	2BHK	1100 Sqft.
104, 204, 304, 404, 504	3BHK	1339 Sqft.





## Sailent featuers

- Project approved by Baripada municipality.
- Specification with high quality construction.
- Excellent location.
- Car parking facilities.
- Power backup (DG).
- Bore well for 24 hrs water supply.
- Overhead water reservoirs.
- Lift facility.
- Provision for cable TV.
- Road & electrification for entire Project.
- Boundary wall in and around the Project.
- Main Gate with guard house.
- Provision for firefighting.
- Society.
- Gymnasium.



## Payment Schedule

Booking Amount	10%
At the time of Agreement	10%
After completion of Foundation	10%
After completion of Stilt floor roof	10%
After completion of 1st floor roof	10%
After completion of 2nd floor roof	10%
After completion of 3rd floor roof	10%
After completion of 4th floor roof	10%
During brick work & Finishing of flat	15%
Time of registration & Hand over	5%





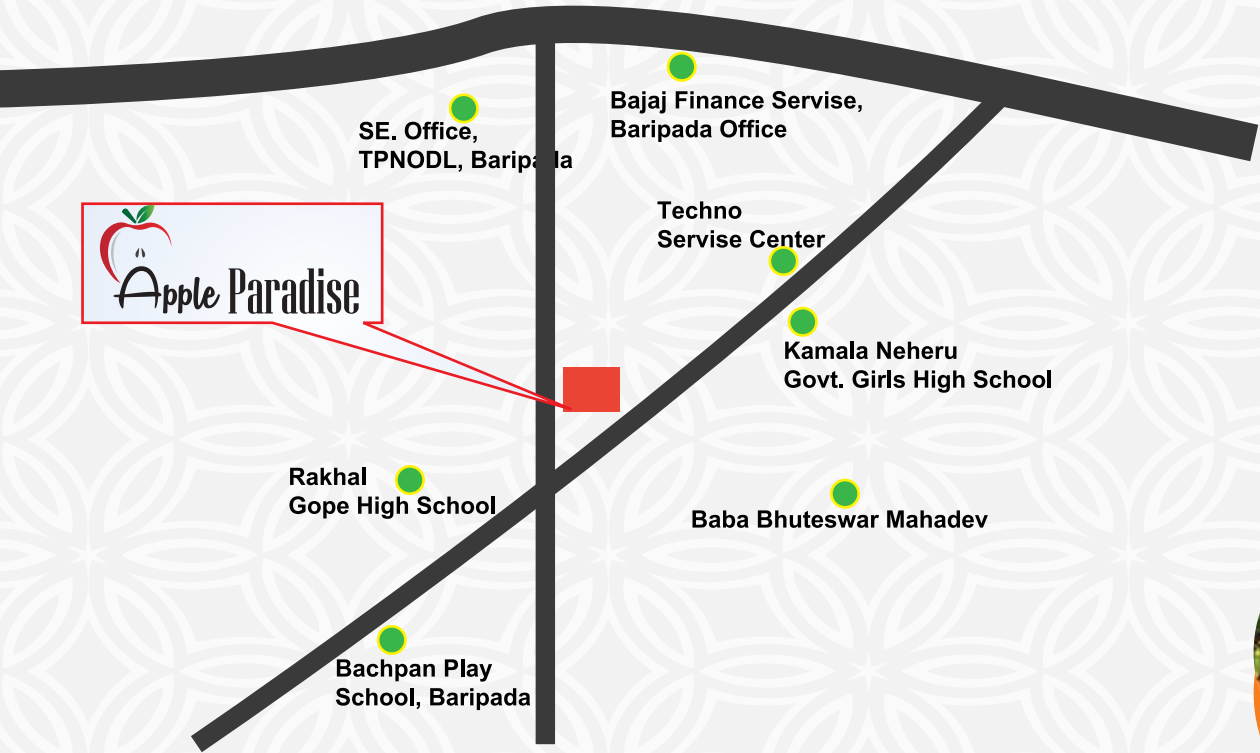
# Specification

Structure :	RCC framed structure.
Plastering :	All inside & outside wall shall be plastered in (1:6) prop. All ceiling area shall be plastered (1:4) prop.
Brickwork :	All brickwork shall be with Fly ash bricks, 8” external wall & 5” internal wall.
Doors :	Door frame : Sal wood frame. Main door : Solid teak door. Inner door : Flush door of commercial make with enamel paint. Toilet door : PVC door.
Windows :	Anodized Aluminum frames with glazed sliding shutters and MS grills.
Wall finish :	All interior wall surfaces are painted with Oil bound distemper and all outside wall with Exterior weather proof paint.
Flooring :	All internal areas : Vitrified tiles. Toilets : Antiskid tiles. Staircase : Granite Lift & Lobby area : Granite & tiles combination.
Toilets :	Glazed tile on wall cladding up to a height of 7’-0”. European W/C in all toilets with cistern. Wash basins, Face mirror, Soap case, Towel rail etc. in all toilets & dining hall, one Geyser point in each toilet. All fitting shall be reputed brand.
Kitchen :	Ceramic wall tiles up to 2’-0” height in kitchen, green marble slab for working top in kitchen with stainless kitchen sink.
Electrical :	All electrical wiring with premium brand fire resistant insulated copper wire/ cable in concealed conduits. Switches & sockets of modular range AC points in all bed room.
Sanitary :	Hindware or equivalent. Hot & cold water provision in all bath room. C.P. fittings of reputed make.



# Location Map

(Not to scale)



# Proximity

- Railway Station : 1.5 Km.
- Bus Stand : 1.0 Km.
- Hospital : 2.0 Km.
- School : 1.0 Km.
- Market : 1.5 Km.

