

LOGO

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YOUR PROJECT NAME

47 LUXURY DUPLEX, 47 LUXURY DUPLEX, 47 LUXURY DUPLEX



Opening to a new world...

DREAM HOUSE



Opening to a new era...

Introduction

Asmit Infrastructure Pvt Ltd A professionally managed real estate & construction company actively involved in engineering & construction of multistoried buildings, apartments, duplex and commercial complexes. The basic principle in Asmit is to render optimum services to its customers and meeting their needs in the best possible manner. And perhaps it is this personal touch that speaks of the dedication to the customers.

In Housing Asmit is the name, when one thinks of quality construction, timely delivery & arranging housing finance to aspiring clients.

Our All projects ensure high quality construction, proper communication & sewage facilities & excellent addresses of finest living at affordable costs.



PROJECT HIGHLIGHTS

- Gym & Fitness Center Market complex for essential commodities
- Provision of intercom facility from security room.
- Street Lighting
- Guest parking
- Community hall/ Mini Club House
- 24 hour security facility

MASTER PLAN



CONSTRUCTION SPECIFICATION.

- ✓ **Foundation.**
Column foundation up to plinth level with cement concrete of 1:3:4. The foundation is designed adequately for three storied building. For excavation if above is found from the cost of excavation will be charged as per the market rate.
- ✓ **PCC.**
All PCC works in 1:4:8 proportion using 2 to 2.5 Hg metal and cement of Ultrashoch, Sonark, Acc-etc. which should be followed in the rest specific items as needed.
- ✓ **Lintel.**
Lintel will be casted as per design.
- ✓ **RCC.**
All RCC works like columns, beams, slabs, trapezoidal, using M20, M25, M30, M35, M40, M45, M50, M55, M60, M65, M70, M75, M80, M85, M90, M95, M100, M105, M110, M115, M120, M125, M130, M135, M140, M145, M150, M155, M160, M165, M170, M175, M180, M185, M190, M195, M200, M205, M210, M215, M220, M225, M230, M235, M240, M245, M250, M255, M260, M265, M270, M275, M280, M285, M290, M295, M300, M305, M310, M315, M320, M325, M330, M335, M340, M345, M350, M355, M360, M365, M370, M375, M380, M385, M390, M395, M400, M405, M410, M415, M420, M425, M430, M435, M440, M445, M450, M455, M460, M465, M470, M475, M480, M485, M490, M495, M500, M505, M510, M515, M520, M525, M530, M535, M540, M545, M550, M555, M560, M565, M570, M575, M580, M585, M590, M595, M600, M605, M610, M615, M620, M625, M630, M635, M640, M645, M650, M655, M660, M665, M670, M675, M680, M685, M690, M695, M700, M705, M710, M715, M720, M725, M730, M735, M740, M745, M750, M755, M760, M765, M770, M775, M780, M785, M790, M795, M800, M805, M810, M815, M820, M825, M830, M835, M840, M845, M850, M855, M860, M865, M870, M875, M880, M885, M890, M895, M900, M905, M910, M915, M920, M925, M930, M935, M940, M945, M950, M955, M960, M965, M970, M975, M980, M985, M990, M995, M1000.
- ✓ **Plastering.**
All inside and outside plastering with 1:3:6 cement concrete.
- ✓ **Flooring.**
Metalling will be done in 1:4:8 proportions after well ramming of sand filled and standard, vitified tiles from Johnson, somany or equivalent to be laid on all interior floor surfaces. PCC tiles in open terrace.
- ✓ **Kitchen.**
Metalling will be done in kitchen and a concrete platform with granite top will be provided with a sink.
- ✓ **Staircase.**
Staircase with head room up to 7' ht with RCC roof/MS railings to be provided.
- ✓ **Doors.**
All the doors will have Sal wood frame of 5"x2.5" and 7/8 Sal panels. The entrance door duplex to have a leak panel door, toilet and kitchen doors will have waterproof flush doors. All fittings will be standard quality.
- ✓ **Windows.**
All windows will have Sal wood frame of 5"x2.5" and 7/8 Sal panels with clear glass as per design. Iron Grills with enamel paint as per design RCC chajja to be provided.
- ✓ **Electrical work.**
Concealed pipe wiring of flexibles will be done with GI boxes fitted and modular fittings will be provided.
- ✓ **Sanitary.**
Sanitary fittings of Plaza make. Shower, mixer tap, basin, tap point and Indian pan.
- ✓ **Toilets.**
Toilet walls will have 7' high wall tile dado.
- ✓ **Balcony.**
Steel railings in the front elevation. Other 2 balconies will have steel rails with 2' high brick work.
- ✓ **Paint.**
All interior walls be putty with plastic paints from Asian paints all exterior paints will be weather coat.
- ✓ **Additions & alterations.**
Any additions or alteration other than the approved design, specifications if proposed by the second party shall be charged as extra cost as per the market price and the extra cost has to be paid by the first party after getting the variation & before execution of the project work.
- ✓ **Plumbing work.**
City & industrial pipe will be provided by the contractor. (All plumbing work in the building shall be done by the contractor).



NORTH FACING

Area Statement

Plan	S.B.A
Ground Floor	903 Sqft
First Floor	866 Sqft
First Floor	1769 Sqft



GROUND FLOOR



FIRST FLOOR



AMENITIES

- 5 ft. high perimeter wall, for added security.
- Tree lined perimeter with black top access road.
- 24 hours security with guards stationed at strategic places all over the layout to ensure your family's safety.
- Fully illuminated campus.
- A community hall to socialize with your friends and neighbors. (On completion of whole project)
- A gymnasium.



SOUTH FACING

Area Statement

Plan	S.B.A
Ground Floor	903 Sqft
First Floor	866 Sqft
First Floor	1769 Sqft



GROUND FLOOR



FIRST FLOOR



PRODUCT HIGHLIGHTS

- | | |
|-------------------|---|
| Steel | - HYSD FE-415 / 500 |
| Cement | - Lafarge, Bostock, ACC & equivalent. |
| Brick | - Class-1 fly ash bricks |
| Wires | - Finlon, Havells, Anchor |
| Switches | - Amkeer, Havells, Cera or equivalent. |
| Bathroom fittings | - Plaza, Jaquar or equivalent. |
| Sanitary ware | - Cera, Nover, Parryware, |
| Wall putty | - Birla, JS or equivalent. |
| Paints | - Asian, Nover, Berger |
| Main door | - Polished teak door |
| Other doors | - Enamelled painted factory made finish door |
| Toilet Door | - Molded FRP door |
| Hand Rail | - MS & Stainless steel -302 grade as per design |
| Door Fittings | - Doorset, Geigy, Sona or equivalent. |

EAST FACING

Area Statement

Plan	S.B.A
Ground Floor	903 Sqft
First Floor	866 Sqft
First Floor	1769 Sqft



PAYMENT SCHEDULE

- On Booking : 10%
- On completion of site development works : 10%
- On Completion of Plinth Level : 15%
- On completion of first floor roof casting : 15%
- On completion of second floor roof casting : 15%
- On completion of brick work : 15%
- On completion of flooring & plastering work : 10%
- Before physical possession & registration : 10%

GROUND FLOOR



FIRST FLOOR



TERMS & CONDITIONS

1. Cost of Application form (with Brochure) Booking amount Rs.1000/- (Non refundable) in shape of A/C Payee Cheque/DD in favour of Salcon Builders Pvt. Ltd.
2. No interest will be paid by the company to the purchasers against advance payment/ installment/ application Money/ Booking Amount.
3. The customer/ Purchaser shall be responsible for paying installment within 15 days of a month, in the form of A/C Payee Cheque/ DD in favour of Salcon Builders Pvt. Ltd.
4. Registration charges including stamp duty & allied expenses shall be borne by the purchaser.
5. Rent & other taxes if any levied by the Govt/ Revenue Authority shall be borne by the customers.
6. All disputes are subjected to Bhubaneswar jurisdiction only.
7. Bank Charges/ Commission, if any, on cheque/ DD shall be borne by the customer.
8. Company will provide required documents for bank loan.
9. The company shall not be held responsible for any loss caused by any act of nature or act of the state.
10. The company reserves the rights of accepting or rejecting any or all applications received, without assigning any reason.
11. Surrender/ Cancellation-Incase of surrender/ cancellation, The amount deposited shall be refunded to the applicant without any interest after 90 days and within 120 days of receiving the cancellation/surrender application. The company will deduct 10% from the deposited amount towards cancellation charges.
12. This is a pre-emptive construction work of the project shall be completed within 24 months of booking.
13. Possession of the flats and other facilities shall be the purchaser, on or after the completion of the project.

Terms & conditions mentioned in this brochure are subject to change as per the scheme selected by the customer. The terms and conditions mentioned in the agreement/application forms shall be final and binding.



LOCATION MAP



LOAN FACILITY AVAILABLE FROM BELOW MENTIONED BANK

