



GM
TERRACE

Premium Appartment

Nakhara, NH5

Enliven **Bigger Spaces** in every sqft.

Contemplating Space through
Luxury of Time & alternatives



Premium Appartment

Conceived for those of you with a finely tuned sense for opulence and the finest of lifestyles, **GM Terrace** is the exclusive address and distinctive doorway to the fulfillment of your innermost desires. The spacious complex away from the bustle of the city, yet minutes away from its urban pleasures, offers its residents the benefits of a peaceful environment amidst a beautiful natural setting. GM terrace is a haven of quiet and retreat; the best of two worlds.

Welcome to **MJ Vinayak** a member of the Motwani Construction companies a leading property developers in Bhubaneswar. The leading buildings developers of property in Bhubaneswar with more than 15 years of experience in the Real Estate.

GM Terrace as the name suggest in first of the kind of planned property in corporating stylish outdoor terrace living Concept in to your appartment. A club, Gymnasium, Swimming and garden space all in the terrace a height above the ground.

Let our Real Estate team guide you through the whole procedure for the purchase of property in Bhubaneswar. Quality properties in Bhubaneswar is our specialty where we strive for perfection. From modern penthouses, delightful apartments and deluxe duplexes in Bhubaneswar, **MJ Vinayak** has properties to suit all tastes and budgets. We can help you with every aspect of your purchase from finance of the initial purchase of Property to its furnishing and maintenance. **MJ Vinayak** will be with you every step of the way, ensuring a smooth and hassle free purchase whether the property in Bhubaneswar you want to buy is for investment, retirement, permanent relocation or a holiday home.

Cherish the Sweetest Moments of Life

The structure comprises general features of convenience such as an infinity Pool, backup power generation, sizeable living space (balconies, kitchens and bedrooms), as well as the sort of modern and luscious architectural design that itself inspires indulgence.





The 1st priority **Safety**

24 hr power back for essential services & common Areas.
Gated Community & Antiskid tiles in bathrooms
High railings on staircases & Balconies
Sewage treatment plant



100% power back up for common area



24 hr security



Intercom facility



24 hr water supply



Fire Fighting

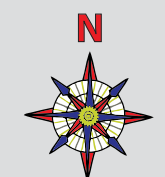


CCTV on Security Area

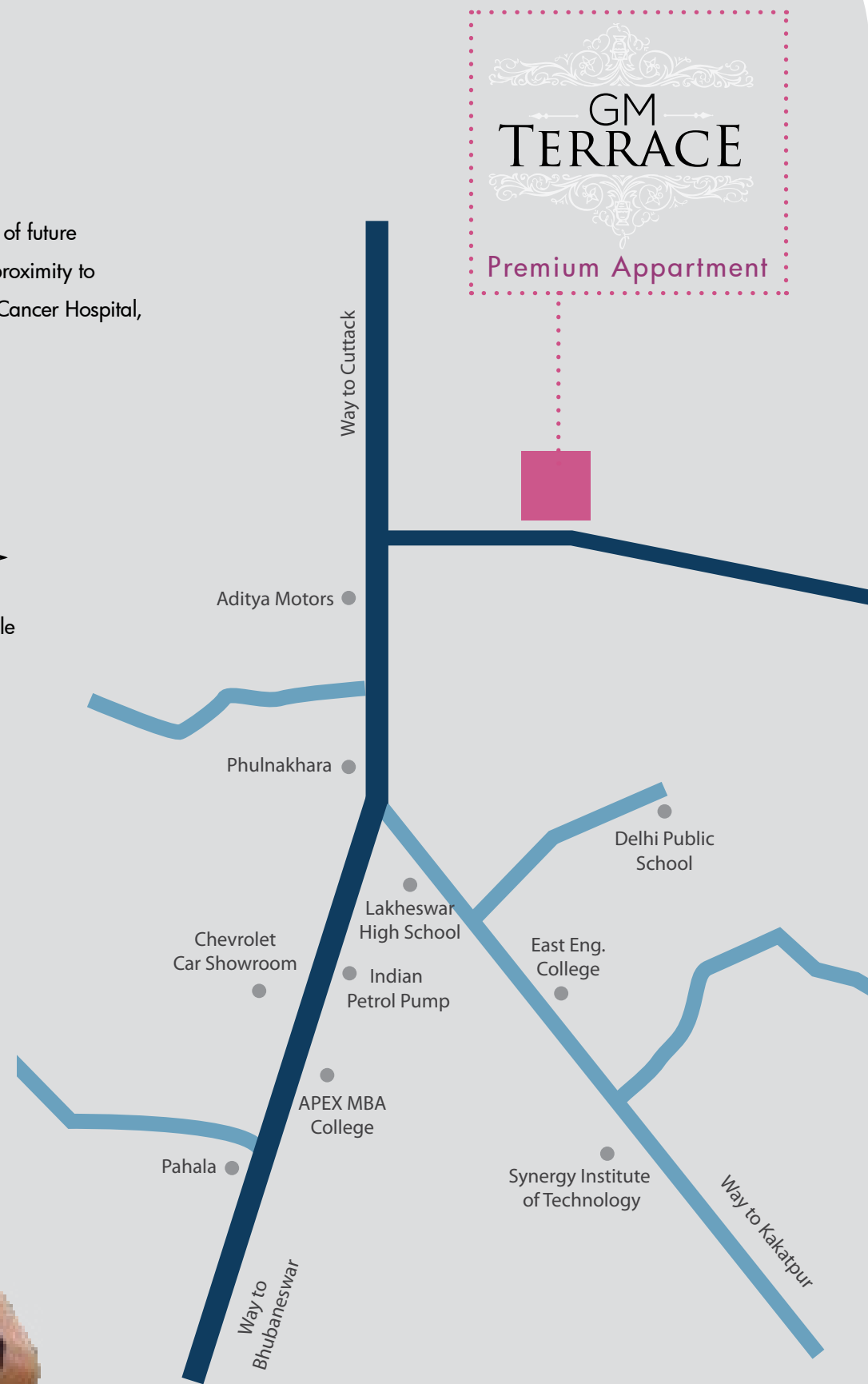


You'd just long to Come back Home

Situated in Bamphakuda, near Phulnakhra ideally the most important square of future development of in Twin- city on national highway 5, Nakhara, and in close proximity to renowned schools (Delhi Public School, Major car Showrooms, Panda Curie Cancer Hospital, East Engineering College, Apex Engineering College .



*Not to Scale



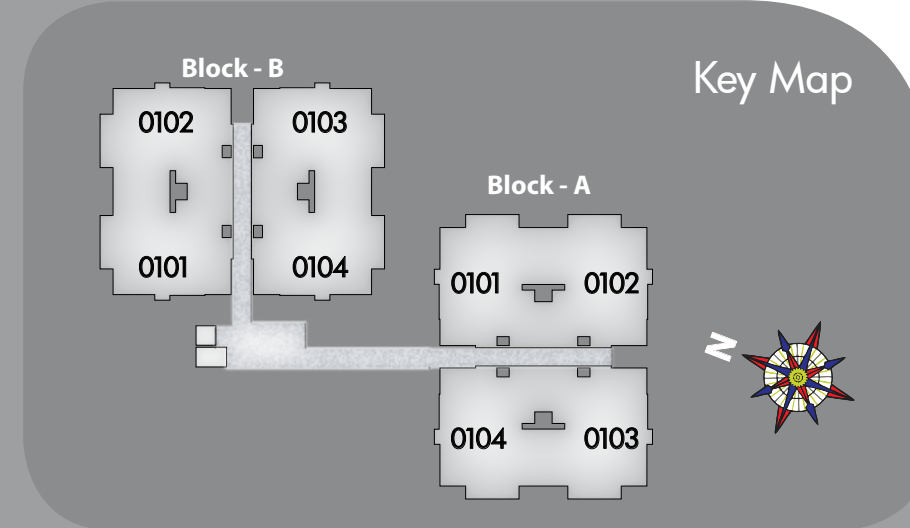


It's Something more than just premium

- ① Entrance/ Gate complex
- ② Half Court Basketball
- ③ Badminton Court
- ④ Pool & Deck Area
- ⑤ Parking Area
- ⑥ Childrens Play Area
- ⑦ Podium Garden



Typical floor plan [Block A, B]



Sectional Plan of Individual Flat

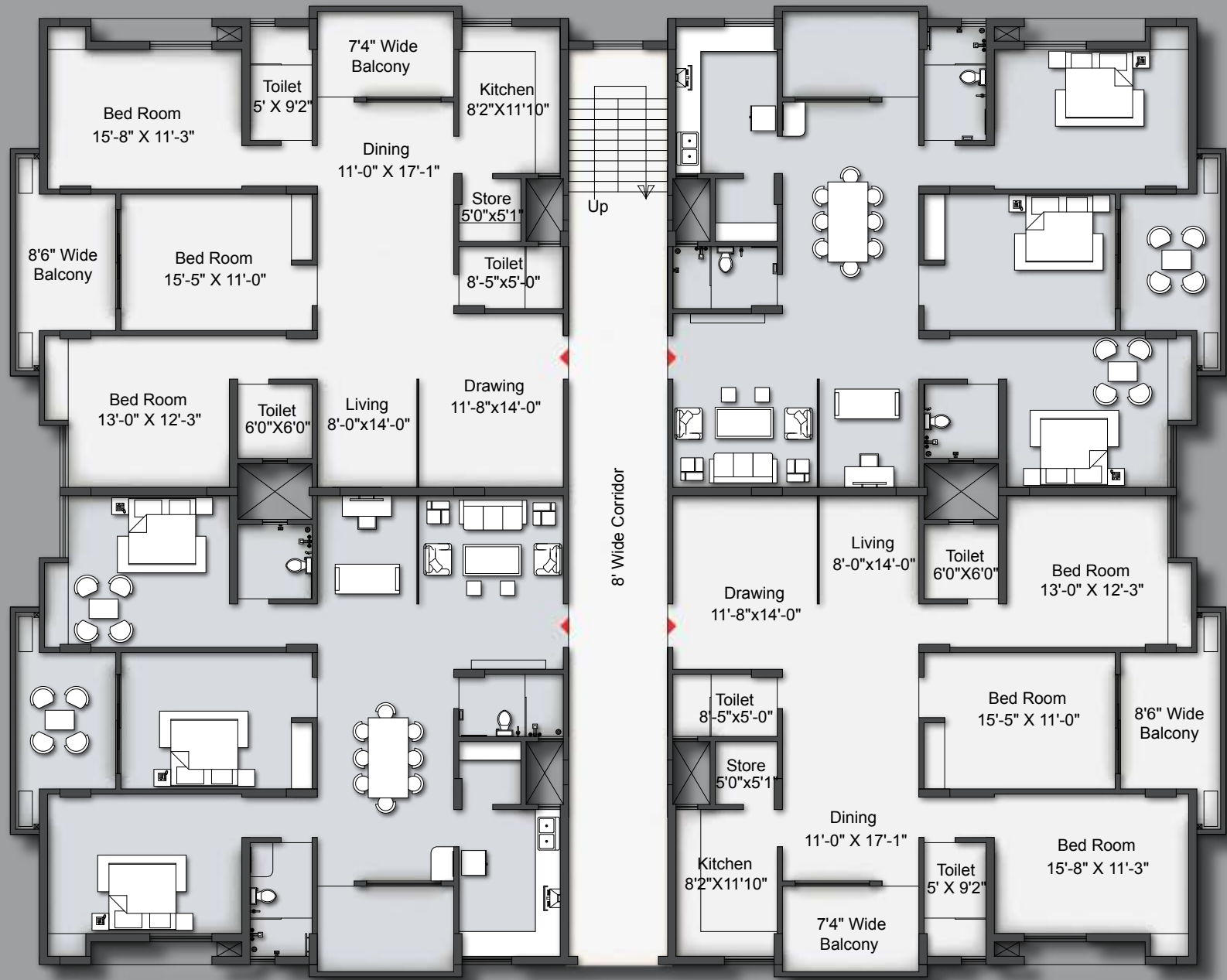
Super Builtup Area - 2053 SFT.



- ① Drawing [11'8" x 14'0"]
- ② Living Room [8'0" x 14'0"]
- ③ Toilet [6'0" x 6'0"]
- ④ Bed Room [13'0" x 12'3"]
- ⑤ 8'6" Wide Balcony
- ⑥ Bed Room [15'5" x 11'0"]
- ⑦ Bed Room [15'8" x 11'3"]
- ⑧ Toilet [5'0" x 9'2"]
- ⑨ 7'4" Wide Balcony
- ⑩ Dining [11'0" x 17'1"]
- ⑪ Kitchen [8'2" x 11'10"]
- ⑫ Store Room [5'0" x 5'1"]
- ⑬ Toilet [8'5" x 5'0"]

A, B - 0102 - 1202 / 3 BHK

A, B - 0103 - 1203 / 3 BHK



A, B - 0101 - 1201 / 3 BHK

A, B - 0104 - 1204 / 3 BHK

Payment Schedule

Booking Amount	10%
At the time of Agreement	15%
On completion of foundation of respective block	5%
S+12 floor roof casting	3% x 13 (39%)
Brick work and plaster	5%
Flooring	5%
sanitary fittings	5%
electrical fittings	5%
Doors & windows	6%
Handover	5%



Your **Beautiful Home**,
built with ample care



Structure : RCC frame structure with FE 500 grade TMT Rod.

Boundary Wall : 5' height 10" thickness boundary wall with periphery lighting.

Pathway : Designers pavers tiles in pathway.

Common Areas

Floor : Combination of Granite with ceramic tiles.

Staircase : Granite finish.

Outside wall : Acrylic Emulsion with putty finish.

Lift facia : Cladding with suitable material

Drawing/ Dining

Door Frame : Sal wood.

Main Door : Masonite designed door with glossy finish.

Hardware : Premium range of hardware fitting.

Floor : Premium range of vitrified tiles with 4" skirting.

Wall : Premium range of paint putty finish.

Kitchen : (Designed to accomodate modular kitchen.)

Door Frame : Sal wood.

Doors : Masonite panel doors.

Floor : Premium range of vetrified tiles with 4" skirting.

Platform : Wall cladding of ceramic tiles upto 2'6" height above Granite platform.

Wall : Premium range of Acrylic emulsion with putty finish.

S. S. sink with branded C. P. fitting. Provision for chimney, Aquaguard.

Bed Room

Door Frame : Sal wood.

Door : Masonite panel doors.

Hardware : Premium range of hardware fitting.

Floor : Premium range of vitrified tiles with 4" skirting.

Wall : Premium range of Acrylic emulsion with putty finish.

Windows : U - PVC.

Toilet

Floor : Antiskid ceramic tiles.

Wall : 7' height of ceramic tiles.

C.P. : Premium range of C. P. & Sanitary fittings. (American Standard/ Konler)
Wall mounted EWC includes seat cover. Provision for geyser & exhaust fan.
Rest wall will Acrylic emulsion with putty finish.

Electrical

Best quality cables/wiring through PVC conduits concealed in walls ceilings.
Light points, fan/exhaust points, Power points, Call bell point, TV points,
Telephone points. A/C Points in all bedrooms. Provision of dummy A/C Points
for other bedrooms.

Power backup : All Common Areas lifts 500 wt. in individual flats.



PROMOTER

MJV INFRA & HOLDINGS PVT. LTD.

1st Floor, Sambhaya Bhavan, 365 Janpath Bhubaneswar



MARKETED BY

Dcube Properties

Ground Floor, Sambhaya Bhavan,
365 Janpath Bhubaneswar



ARCHITECT

PREETECH

S-2/ 8, Barabhuja Commercial Complex
Khandagiri Square, Bhubaneswar

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