



SAHARA CITY HOMES – BHUBANESHWAR GRACE

**Call : 9437225243**





16-01-2012





*Advent of Sahara City  
Homes – Bhubaneswar  
Grace is poised to provide  
facilities and services at par  
with international  
standards to cater to every  
need of its residents. We  
know that home is not  
constructed with bricks and  
mortars alone, feelings and  
emotions make the place  
where you cherish every  
moment with your family  
and call it “Home”.*

# Layout Plan



*Sahara Grace strikes a fine balance between aesthetics and functionality.*

*Sahara Grace spread over 10.675 acres of Prime land on the NH-5 Bhubaneswar. Sahara Grace strategically located on the 6 lane road.*

ent Authority





# SAHARA CITY HOMES – BHUBANESHWAR GRACE

## PRODUCT MIX: -

*TWO BEDROOM APARTMENTS*

*(Approx. 1132.20 sq. ft.)\**

*TWO BEDROOM + STUDY APARTMENTS*

*(Approx. 1172.84 sq. ft.)\**

*THREE BEDROOMS APARTMENTS*

*(Approx. 1486.09 sq. ft.)\**

*PENTHOUSES*

*(Approx. 2720.29 sq. ft.)\**



\* Subject to approval of Development Authority



*The two Bedroom apartments have a spacious living area and well designed dining / kitchen area.*







**SAHARA**  
*Grace*  
 The Platinum Standard In Living

### 2 BHK

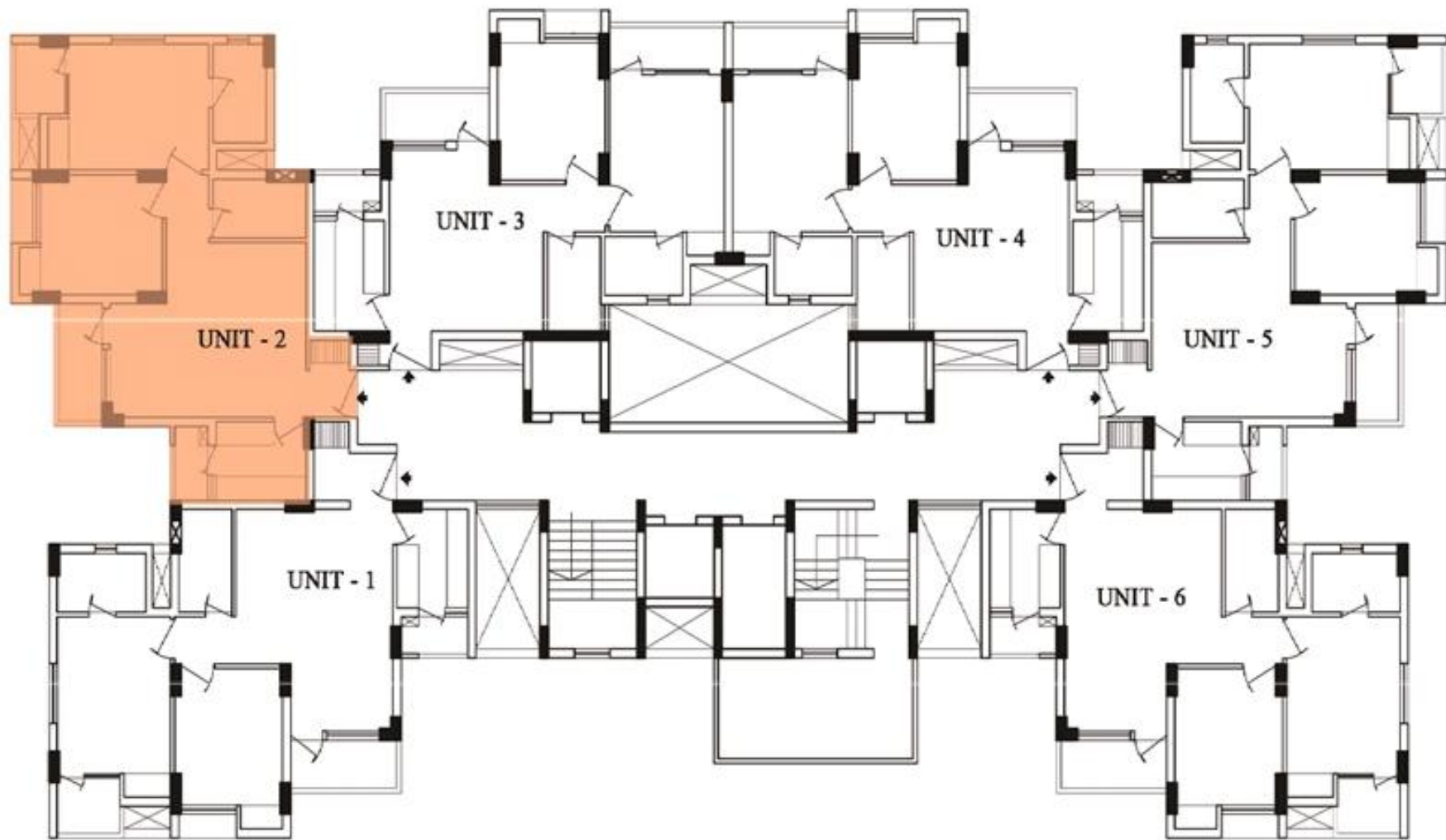
MKD	SIZE (MM)	SIZE (FT.)
ENT	1115 x 1215	3'-8" x 4'-0"
LIV / DIN	5630 x 4090	18'-5" x 13'-5"
BALC	1350 x 3115	4'-5" x 10'-2"
MBD	3945 x 3200	12'-11" x 10'-6"
MT	1500 x 2500	4'-11" x 8'-2"
MBALC	1520 x 1770	5'-0" x 5'-9"
BD	3435 x 3050	11'-3" x 10'-0"
T	2615 x 1500	8'-7" x 4'-11"
KIT	2540 x 2000	8'-4" x 6'-6"
SBALC	1050 x 1885	3'-5" x 6'-2"
COR	1200 x 1730	3'-11" x 5'-8"

### LEGEND:-

ENT	= ENTRANCE LOBBY
LIV/DIN	= LIVING / DINNING
BALC	= BALCONY
MBD	= MASTER BEDROOM
MT	= MASTER TOILET
MBALC	= MASTER BALCONY
BD	= BED ROOM
T	= TOILET
KIT	= KITCHEN
SBALC	= SERVICE BALCONY

2 BHK UNIT PLAN

SAHARA CITY HOMES - BHUBANESHWAR GRACE

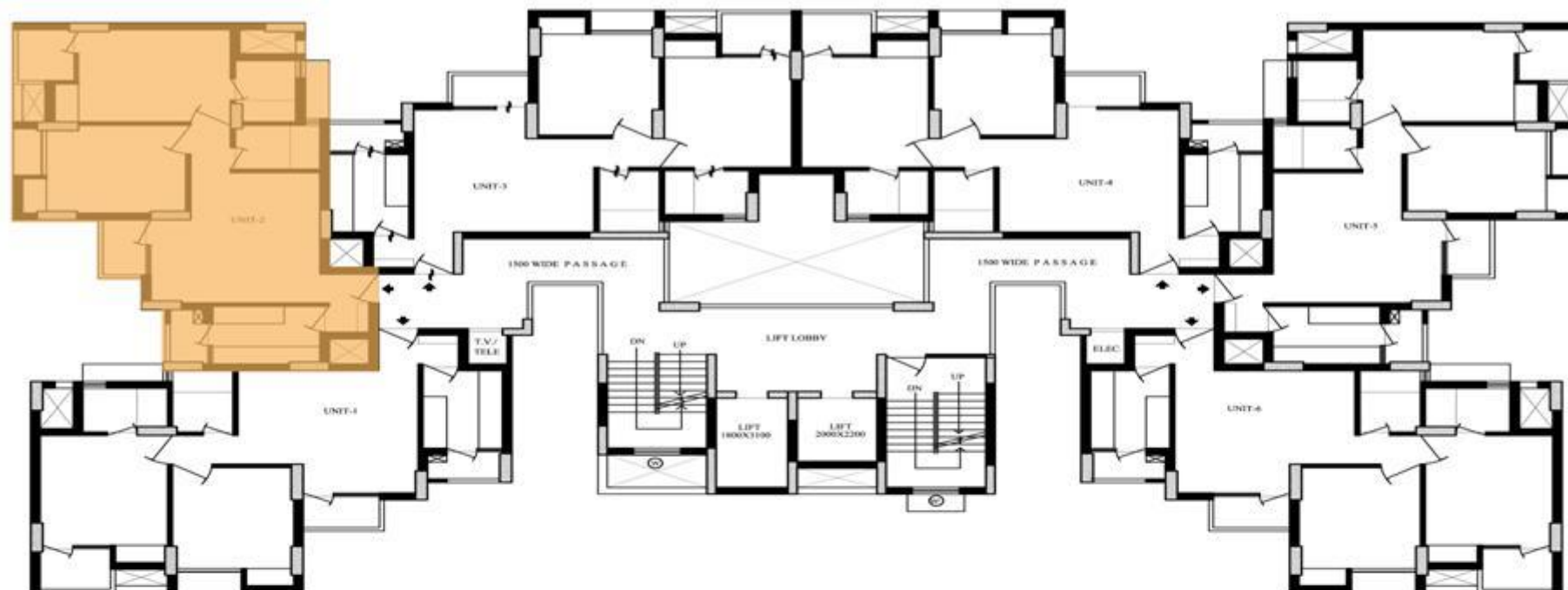


**TOWER T - 8**

2 BED ROOM







TOWER T-7



*The two Bedroom + Study apartments are a residential oasis,  
designed keeping your comfort in mind.*







2 BHK WITH STUDY  
UNIT PLAN (T-5 & T-6)

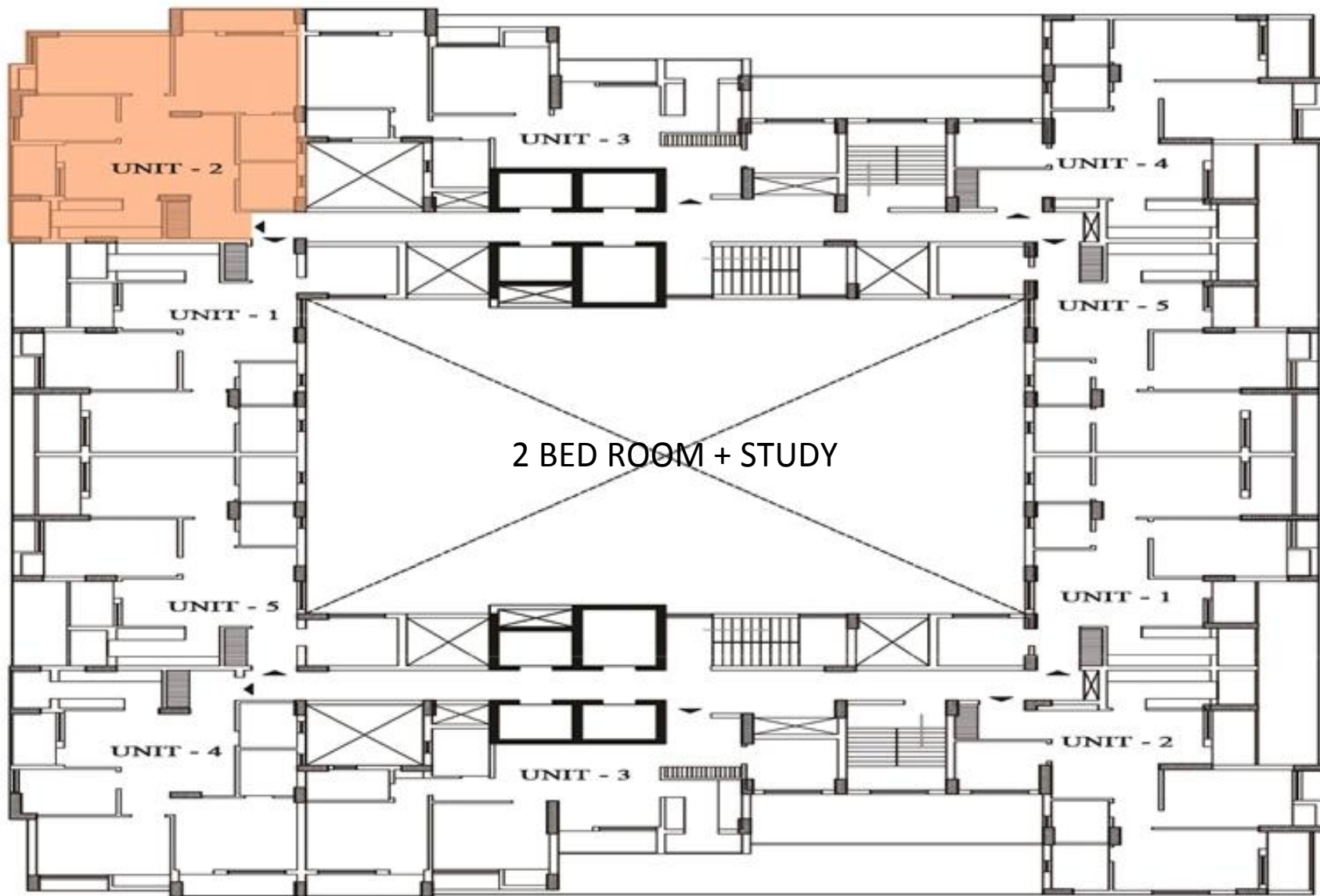
2 BHK + STUDY

MRD	SIZE (MM)	SIZE (FT.)
FYR	1800 x 2300	5'-10" x 7'-6"
LIV / DIN	4565 x 4420	15'-0" x 14'-6"
BALC	1200 x 2700	3'-11" x 8'-10"
MBD	3200 x 4075	10'-6" x 13'-4"
MT	1500 x 2400	4'-11" x 7'-10"
MBALC	2945 x 1200	9'-8" x 3'-11"
BD	3500 x 3050	11'-6" x 10'-0"
T	1500 x 2500	4'-11" x 8'-2"
SD	2550 x 2400	8'-4" x 7'-10"
KIT	2700 x 2000	8'-10" x 6'-6"
SBALC	1050 x 1930	3'-5" x 6'-4"
COR	1300 x 1140	4'-3" x 3'-8"

**LEGEND:-**

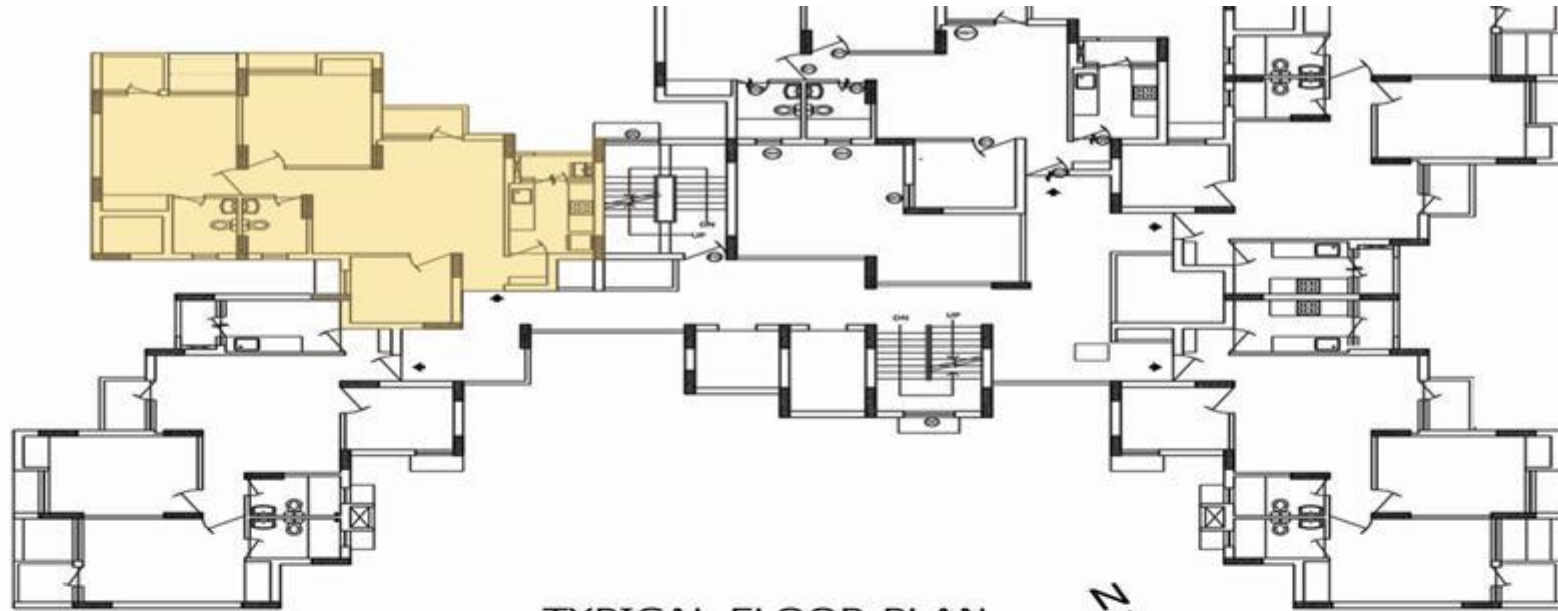
ENT	= ENTRANCE LOBBY
LIV/DIN	= LIVING / DINNING
BALC	= BALCONY
MBD	= MASTER BEDROOM
MT	= MASTER TOILET
MBALC	= MASTER BALCONY
BD	= BED ROOM
T	= TOILET
SD	= STUDY
KIT	= KITCHEN
SBALC	= SERVICE BALCONY

SAHARA CITY HOMES - BHUBANESHWAR GRACE

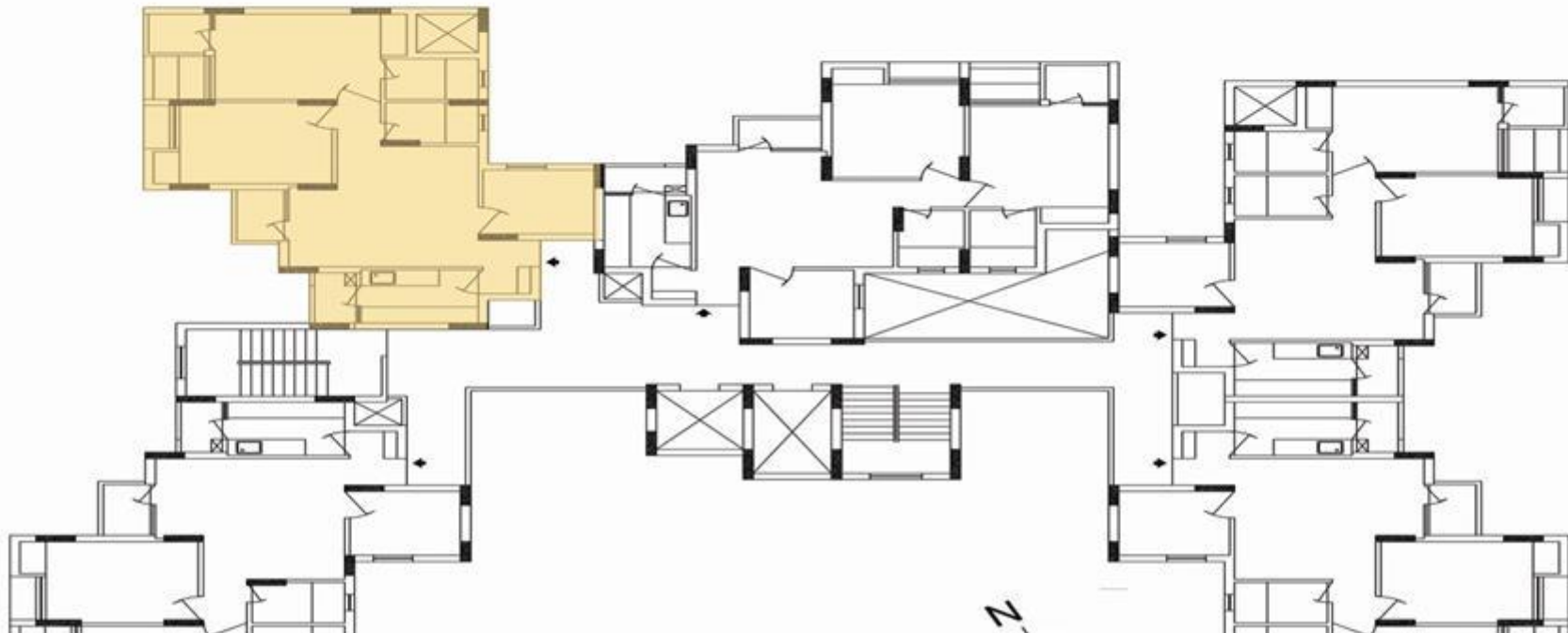


**TOWER T-5 & T-6**

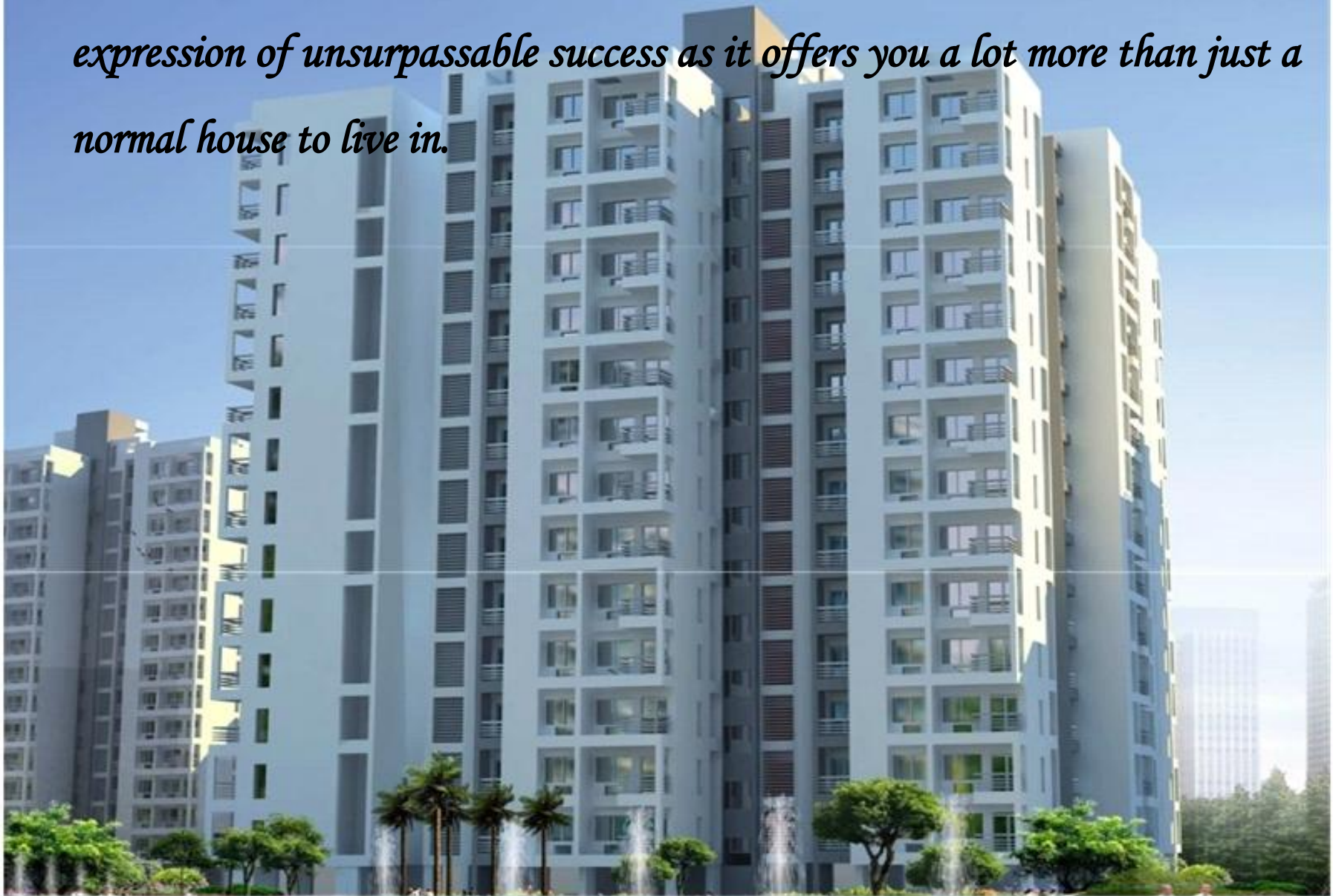




TYPICAL FLOOR PLAN  
(2BHK +STUDY)  
TOWER - T5

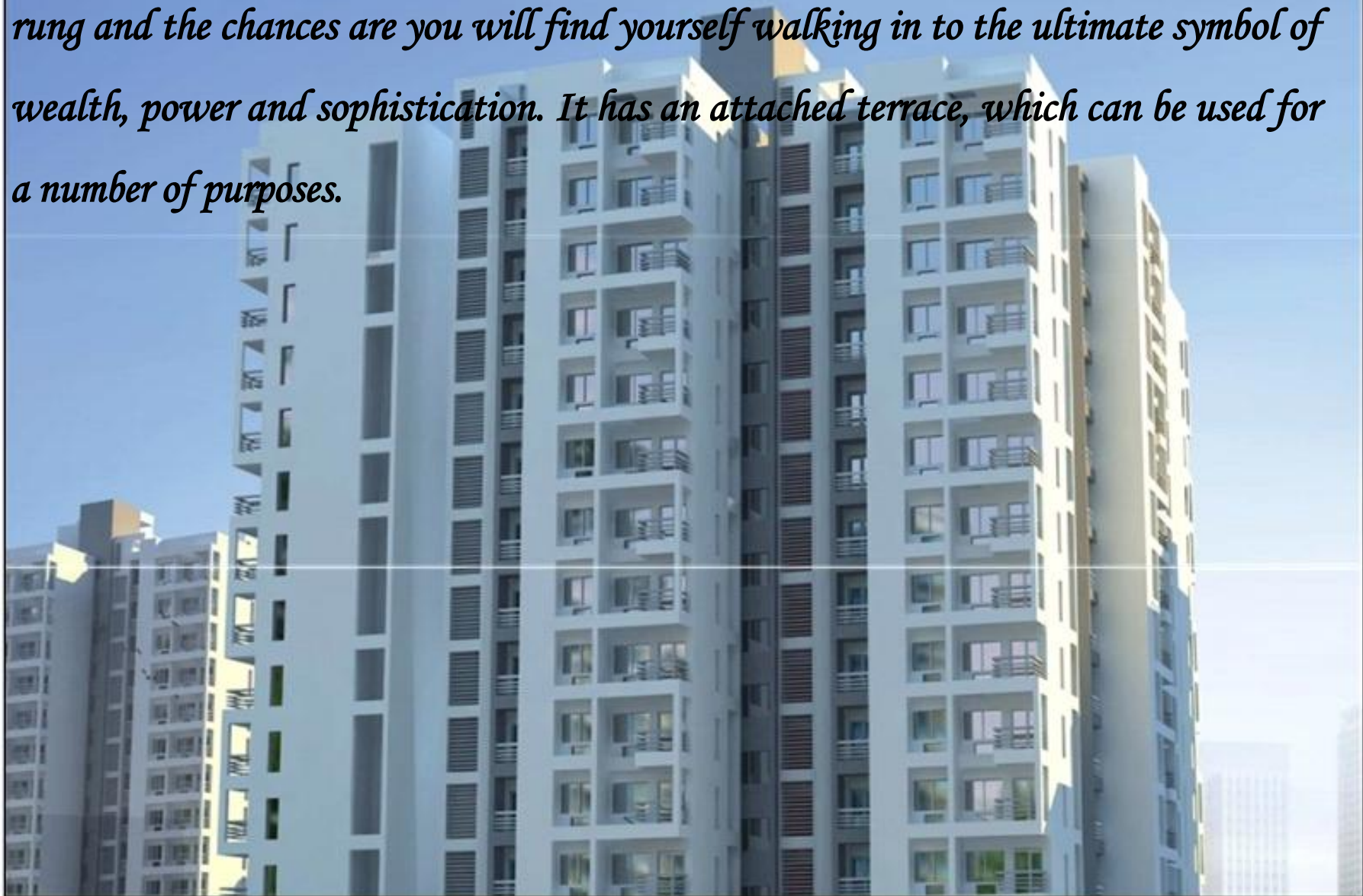


*The three Bedrooms are style statements, in short is the architectural expression of unsurpassable success as it offers you a lot more than just a normal house to live in.*





*Penthouse climb to the very top of the property ladder, step off that final, elevated rung and the chances are you will find yourself walking in to the ultimate symbol of wealth, power and sophistication. It has an attached terrace, which can be used for a number of purposes.*





3 BHK UNIT PLAN

SAHARA CITY HOMES - BHUBANESHWAR GRACE

### 3 BHK

MRD	SIZE (MM)	SIZE (FT.)
LIV/DIN	3815 x 6215	12'-6" x 20'-4"
BALC	1250 x 1935	4'-1" x 6'-4"
MBD	4000 x 3700	13'-1" x 12'-1"
MT	1500 x 2500	4'-11" x 8'-2"
MBALC	1200 x 4160	3'-11" x 13'-7"
BD 1	3815 x 3450	12'-6" x 11'-3"
BD 2	3500 x 3050	11'-6" x 10'-0"
T 1	2500 x 1500	8'-2" x 4'-11"
T 2	2500 x 1200	8'-1" x 3'-11"
KIT	3100 x 2130	10'-2" x 7'-0"
SBALC	1000 x 2060	3'-3" x 6'-9"
COR 1	1200 x 2500	3'-11" x 8'-2"
COR 2	1615 x 1085	5'-3" x 3'-6"

### LEGEND:-

ENT	= ENTRANCE LOBBY
LIV/DIN	= LIVING / DINNING
BALC	= BALCONY
MBD	= MASTER BEDROOM
MT	= MASTER TOILET
MBALC	= MASTER BALCONY
BD 1	= BED ROOM 1
BD 2	= BED ROOM 2
T 1	= TOILET 1
T 2	= TOILET 2
KIT	= KITCHEN
SBALC	= SERVICE BALCONY





TOWER T-1, T-2, T-3 & T-4





TOWER T-1



TOWER T-2



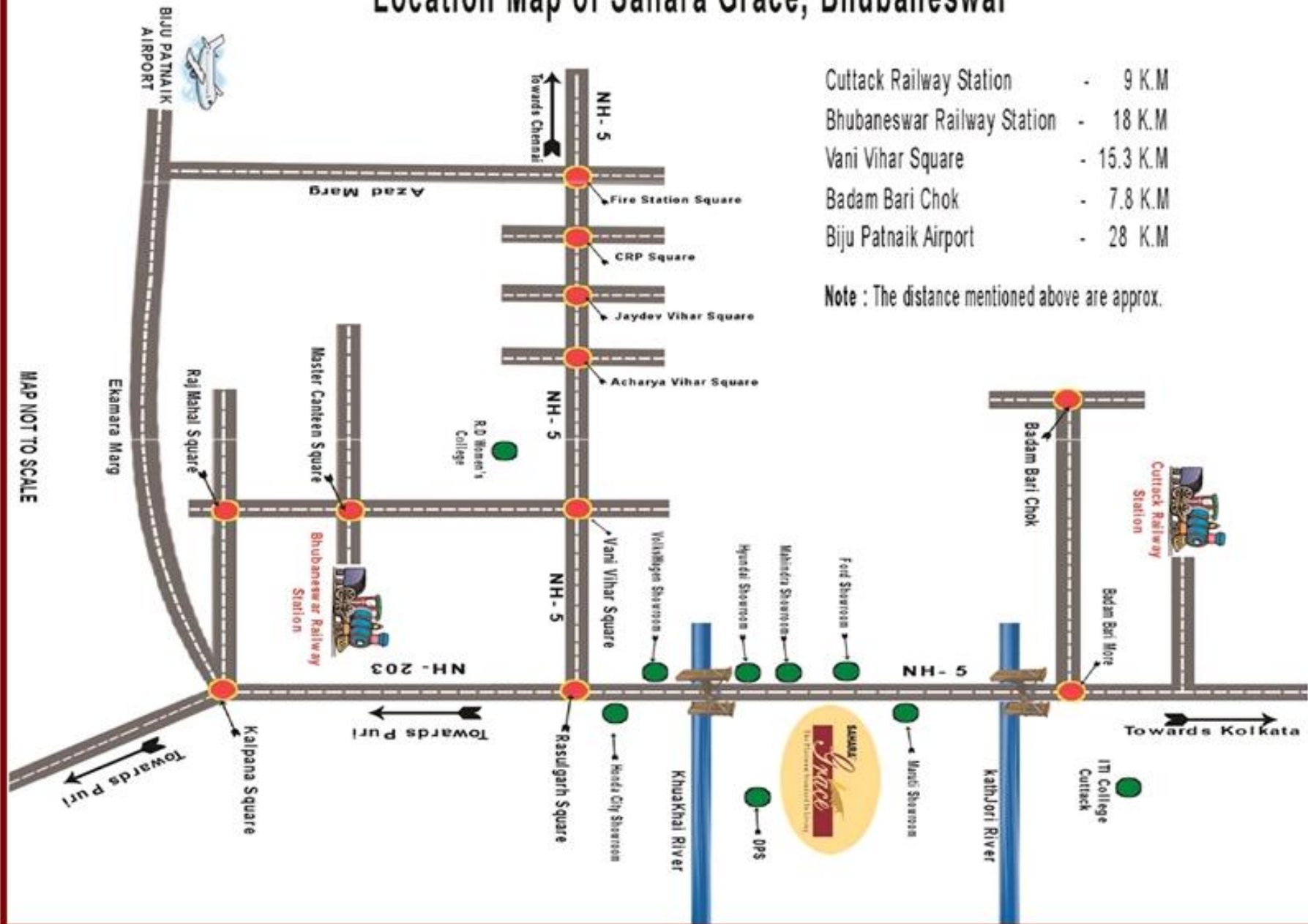
TOWER T-3



TOWER T-4



# Location Map of Sahara Grace, Bhubaneswar



Cuttack Railway Station	- 9 K.M
Bhubaneswar Railway Station	- 18 K.M
Vani Vihar Square	- 15.3 K.M
Badam Bari Chok	- 7.8 K.M
Biju Patnaik Airport	- 28 K.M

Note : The distance mentioned above are approx.

MAP NOT TO SCALE



# Proposed Amenities & Facilities

*When you move into your home at Sahara City Homes – Bhubaneswar Grace, a world of amenities & facilities welcome you :*

POWER BACKUP

LANDSCAPED AREA

WIDE METALLED ROADS

FIRE CONTROL SYSTEM

GARBAGE CHUTE

SCHOOL

CLUB & COMMUNITY CENTRE

CONVENIENT SHOPPING

MALL & MULTIPLEX

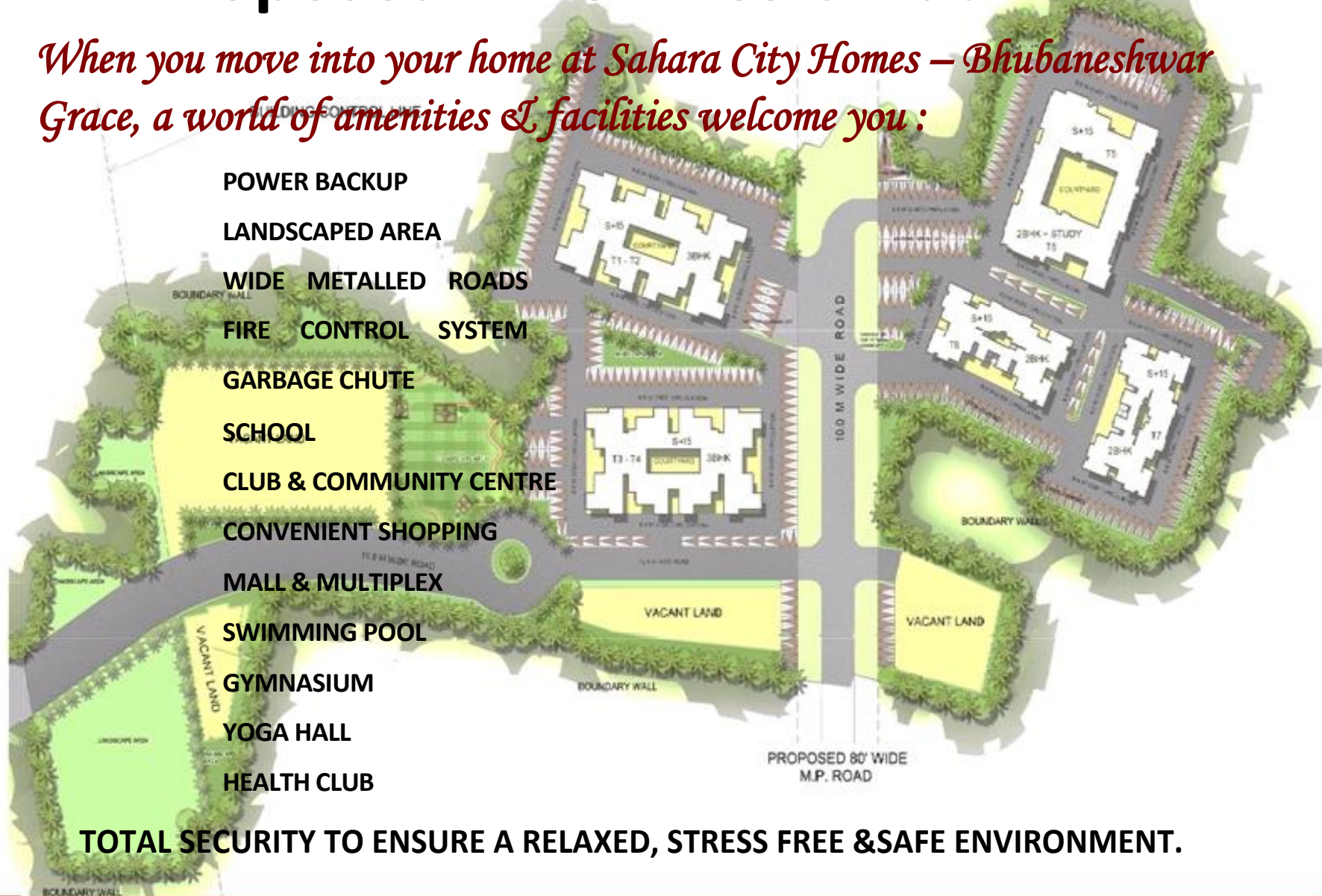
SWIMMING POOL

GYMNASIUM

YOGA HALL

HEALTH CLUB

**TOTAL SECURITY TO ENSURE A RELAXED, STRESS FREE & SAFE ENVIRONMENT.**



# SAHARA CITY HOMES – BHUBANESHWAR GRACE

Item	Specification
<b>Civil Structure</b>	
Substructure	Piling ,waterproofing ,antitermite,screed flooring in basement and sanf filling
Superstructure	Basement slab,pile cap,frame structure and roof screed
Masanory and Plastering	
Masonary	230 mm brick esternal wall and 115 mm inmternal wall
Plastering	Internal plaster 12 mm , 1:6 and external plaster 20 mm ,1:6
<b>Civil Finishes</b>	
<b>Flooring and Allied works</b>	
Living/Dinning	Vitrified (450x450) +(600x600)
Master Bed Room	Laminated wooden flooring
Bed Room/StudyPassage	Vitrified (450x450) +(600x600)
Kitchen	Antiskid ceramic tiles (300mmx300mm)
Toilet	Antiskid ceramic tiles (300mmx300mm)
Kitchen dado up to 2'	Ceramic tile (200x200) to (200x300)
Toilet dado up to 7'	Ceramic tile (200x200) to (300x600))
Balconies	Antiskid ceramic tile (300x300)
Staircase Stilt Floor	Grenite
Staircase Other Floor	Polished cota
Lift Lobby and corridor (Typ Fl)	
Entrence Lobby at Stilt Lvl	
Stilt Parking	Cement Concrete(Broom finish with iron dust)
Service Rooms	Mosaic Tiles
Kitchen Counter	Grenite 12 mm th on Kuddapah/Local Stone Slab

**Painting****Internal**

Ceiling	Full coat putti with acrylic paint(70:30ratio of texture and plain)
---------	---

Wall	Full coat putti with acrylic paint(70:30ratio of texture and plain)
------	---

External	Acrylic Paint
----------	---------------

Ceiling	Full coat putti with acrylic paint(70:30ratio of texture and plain)
---------	---

Lift lobby and corridor (typ Fl)	Plustic Emalson
----------------------------------	-----------------

Stair Case (All flor)	OBD
-----------------------	-----

Entrence Lobby (at stilt Lvl)	Textured Paint
-------------------------------	----------------

Service Room/ Car Parking	OBD
---------------------------	-----

Entrence Door	Melamine polished on Veneered flush door
---------------	--

Other Door	Synthetic Enamel
------------	------------------

Febrication Work	Synthetic Enamel
------------------	------------------

**Doors**

Door Frame (Main)	Hard wood frame
-------------------	-----------------

Door Frame (Others)	Hard wood frame
---------------------	-----------------

Main entrence door shutters	Veneered flush door with paneling
-----------------------------	-----------------------------------

Internal door shutters	Solid core shutter 35 mm, with both side synthetic enamel paint
------------------------	---

Balcony door	Aluminium anodized sliding 1.5 mm th 2 track
--------------	--

Fire Stair case door	Fire rated door
----------------------	-----------------

**Windows**

Flat	Aluminium powder coated sliding 1.5 mm th 2 track
------	---

Staircase	Aluminium powder coated sliding 1 mm th 2 track chaneel
-----------	---

**Fabrication Work**

Staircase Railing	MS Railing
-------------------	------------

Balcony Railing)	MS Railing
------------------	------------

**Electrical**

Light/Fan/Socket	As per drawing
------------------	----------------

AC Point	Living Dinning and Master Bed r0oom
----------	-------------------------------------

Water heater	All Toilets
--------------	-------------

TV/Telephone point	Living Dinning and all Bed room
--------------------	---------------------------------

Wiring	Copper FRLS
--------	-------------

Switch/Socket	Good quality /Branded /Indian/imported
---------------	--



## Price List for Pre Launch

**Basic Sales Price (BSP)** ₹ 3500/- Per Sq.ft.

**Preferential Location Charges (PLC)**

**Ground Floor** ₹ 200/- Per Sq.ft.

**First Floor** ₹ 150/- Per Sq.ft.

**Second Floor & Third Floor** ₹ 100/- Per Sq.ft.

**INTEREST FREE CONSTRUCTION LINKED PAYMENT PLAN (CLP)**

At the time of Booking	05% of the Unit Price
Within 30 days from the Booking date	05% of the Unit Price
Within 60 days from the Booking date	05% of the Unit Price
Excavation for Piling	05% of the Unit Price
Casting of Piling	05% of the Unit Price
On Completion of Stilt Floor	10% of the Unit Price
On Casting of Ground Floor Slab	7.5% of the Unit Price
On casting of 2 <sup>nd</sup> Floor Roof Slab	7.5% of the Unit Price
On Casting of 4 <sup>th</sup> Floor Roof Slab	7.5% of the Unit Price
On Casting of 6 <sup>th</sup> Floor Roof Slab	7.5% of the Unit Price
On Casting of 8 <sup>th</sup> Floor Roof Slab	7.5% of the Unit Price
On Casting of 10th Floor Roof Slab	7.5% of the Unit Price
On Casting of 12th Floor Roof Slab	7.5% of the Unit Price
On Casting of 14th Floor Roof Slab	7.5% of the Unit Price
On completion of Internal Plaster & Finishing Work	05% of the Unit Price

**Please draw your Cheque / Demand Draft in Favour of:**

**"SAHARA CITY HOMES - BHUBANESHWAR GRACE"**

As per Govt. Norms Service Tax (as applicable) @ 3.09% (for F.Y. 2012-2013) on each payment.

**Note:**

- ❑ Prices are Escalation free but subject to revision / withdrawal without notice at Company's sole discretion.
- ❑ PLC Charges are additional to BSP. ❑
- Parking Charges are extra.
- ❑ Registry, Club Charges, Maintenance charge are extra. ❑
- Please cross the Cheque / Demand Draft.
- ❑ Please take care to mention your Name and Contact Number on reverse side of the Cheque / Demand Draft.
- ❑ Date of realization of Cheque / Demand Draft shall be considered to be the date of payment.

**SAHARA CITY HOMES - BHUBANESWAR GRACE**

Unit Type	Total nos. of Block	Nos. of Unit/Block	Total nos. of unit	One Unit Area (In sq. ft.)	B.S.P. Rate / sq.ft. (In Rs.)	B.S.P. One Unit (In Rs.)	5 % of B.S.P. One Unit (In Rs.)	3.09 % Service Tax (In Rs.)	Booking Amount of One Unit (In Rs.)
3BHK ( T1 )	4	52	208	<b>1486.09</b>	3500	5201315	260066	8036	<b>268102</b>
3BHK Pent House	4	4	16	<b>2720.29</b>	3500	9521015	476051	14710	<b>490761</b>
2BHK+Study ( T6 )	2	75	150	<b>1172.84</b>	3500	4104940	205247	6342	<b>211589</b>
2BHK( T8 )	2	90	180	<b>1132.20</b>	3500	3962700	198135	6122	<b>204257</b>

Cheque / D.D. should drawn in favour of : **SAHARA CITY HOMES - BHUBANESHWAR GRACE** AS PER

GOVT. NORMS SERVICE TAX @ 3.09 % on each deposits. ( For F.Y. 2012-2013)

Call : 0674 - 6533333, 9437225243, 9437063634, 9437091913, 9437068685, 9853091913, 9853063636