Location Map

Not To Scale

Loan facility available from **LIC**, **HDFC** & all other leading **Banks**.

ARCHITECTS

NIRMAL ARCHITECTS

architecture | planning | vastu | interiors

Bhubaneswar, Ph-9437094534

e-mail: vastuarch@yahoo.co.in

DEVELOPERS & PROMOTERS

Excellent Estcon Group of Company

Excellent Estcon pvt.ltd

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Excellent Estcon pvt.ltd

Excellent
SWAGAT VILLA

Haridaspur, Hanspal

Bhubaneswar, Odisha

About us

EXCELLENT ESTCON PVT.LTD undertakes turnkey marketing all types of housing projects from BHUBANESWAR city with our good people deals. From automotive Duplex, Simplex, Apartments and investment facilities and more, **EXCELLENT ESTCON PVT.LTD** has done it all. We understand that time is money and have been known to complete the most demanding projects on or before time, to exacting standards.

Excellent Estcon (P) Ltd, is founded by **Mr. Sk. Assadullah** (CEO-cum-Managing Director) with an aim of providing genuine, reliable housing projects to customers. We started our business in Bhubaneswar since 2012.

Mission:- Our value & allegiance to quality, timely deliveries, superior customer service and the experience of engaging in business with a highly qualified and experienced management.

Vision:- Leading us to accomplish our mission, Creating Better Communities for proving ourselves.

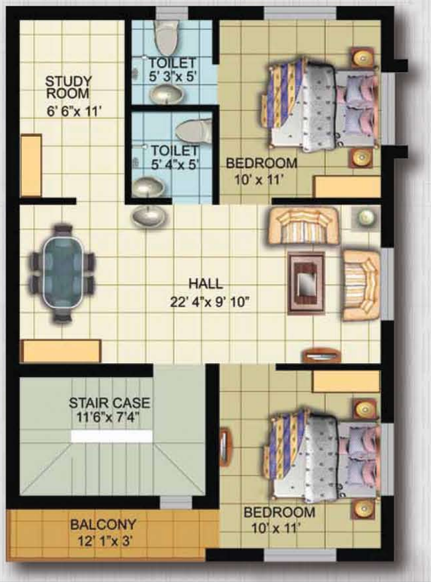
Ground Floor Plan

Built-up area of Ground Floor = 863 SFT

Total Plot Area = 1200 SFT

First Floor Plan

Built-up area of First Floor = 906 SFT



Total B.U.A. = 1769 SFT

Birdseye View of Swagat Villa

Project Highlights:-

1- Project is approved by BDA(Bhubaneswar Devlopment Authirity).

2- Excellent Estcon Pvt. Ltd. has come up with its new venture in the shape of **Swagat Villa**, within only 5 minutes drive from the vanivihar. It is an ideal location for your dream home near Hanspal Sqaure and only 1km from NH-5.

3-Swagat Villa is situated at an environment friendly, pollution free location & away from heavy chaos of city traffic.

4-Excellent Swagat Villa, A Mega DUPLEX Housing Project at Hansapal, Rasulgarh,BBSR, Infront of Utkal Heights & N.H.-5 .(IN BETWEEN CUTTACK & BBSR.) It Is A Good Locality Having Many Big Schools, Colleges , Business Centers, Temples, Malls & Big Housing Projects. It Is Nearest To Booth Of The City.

M.D.'s Message

Thousands of Dreamers were associated with us since last one year. In all the Excellent Estcon Pvt. Ltd., Business development meeting we always Use to give importance to a major topic – "I am RESPONSIBLE for everything happening around me!

"Thousands of Dreamers were associated with us since last one year. In all the Excellent Estcon Pvt. Ltd., Business development meetings we always Use to give importance to a major topic – "I am RESPONSIBLE for everything happening around me!" So with the same thought and on strong demand from all those Dreamers, we decided to start a Venture where all the Dreams will be fulfilled. LIFE is designed in such a way that everybody can live in abundance, prosperity, love & happiness. But we are not trained to live like that little challenges of life break most of the people. Conditioning from childhood and poor educational system has downsized most of people and induced an attitude of"I can't do","I'm not lucky". Most of the problems humanity is facing are because of the people who don't understand the true meaning of life or have poor self image or don't realize the inner potential. We are moving ahead with this mission to develop & stabilize an Environment / System / Methodology where people become aware of their hidden potential, achieve physical wealth with inner wealth -without compromising on VALUES and help spread this precious environment, making this planet earth a better place to live.

Payment schedule

On booking:-	10%
On Agreement:-	10%
Registration of Plot:-	15%
Completion of Foundation:-	10%
Before ground floor slab casting:-	15%
Before first floor structure:-	10%
First floor slab:-	10%
Before internal and outer plastering:-	15%
On or before possession:-	5%

Ideal Location - Landmarks nearby...

- Astha Management College
- East Engg. College
- Synergy Engg. College
- Oxford Engg. Collge
- Sudhananda Engg. College
- Delhi Public School..Kalinga
- McGuffy Intl. School
- N.H-5 near by .only 500 mtrs.
- Rasulgarh Sqr. Just 3 K.m
- HI-TECH MEDICAL & ENGG. COLLEGE-
- Near govt. High school,
- Jaydev College & Pharmacy College.
- Jagannath Temple & Other So Many Temple Nearby.

Amenities

Excellent Swagat villa", an individual & Luxurious duplex project with all modern amenities, like Temple, 24hour security & cctv watching at the main gate, Jogging track, individual bore-well, individual & Common boundary for All, Black top road with street lighting facility , 24 hour power backup facility for the society. Bus transportation service is available nearby (only 500mtrs from N.H.-5). Children Park, Intercom phone & much more. Where Your new loving life style is there.

Terms & Conditions

- Cancellation during construction period :- 10 % of the total cost(cancelation charges)
- Final possession will be given only after the total amount received by the company.
- Registration charges and Allied expenses will be borne by the customer and that in the way of cash only.

View of Excellent Swagat Villa

Construction Specification

BEDROOMS, LIVING & DINING ROOM
- 2' x 2' vitrified tiles with skirting
- Wall putty with emulsion paints (ICI Dulux/Berger/equivalent)

KITCHEN
- Modular Kitchen
- Provision for Chimney
- Anti skid ceramic tiles
- Granite Kitchen platform
- Ceramic tile upto 2 ft above platform
- Stainless steel sink

BATHROOMS
- Anti skid ceramic tiles
- Branded sanitary fittings (Jaquar/Marc/Kohler/equivalent)
- Branded Sanitary fixture
- Ceramic tiles upto 7 ft high on the wall
- Provision for geyser & exhaust fan

OTHERS
- RCC frame structure with M20 grade concrete
- Decorative Flushdoors and coated Aluminium windows
- Independent Power backups
- Street Lighting
- Electricals: Finolex/Anchor cables & Modular switches
- Independent boring with motor
- Underground/Covered Sewerage
- Video Calling Bell
- 24x7 Security Personnel
- Individual Septic tank