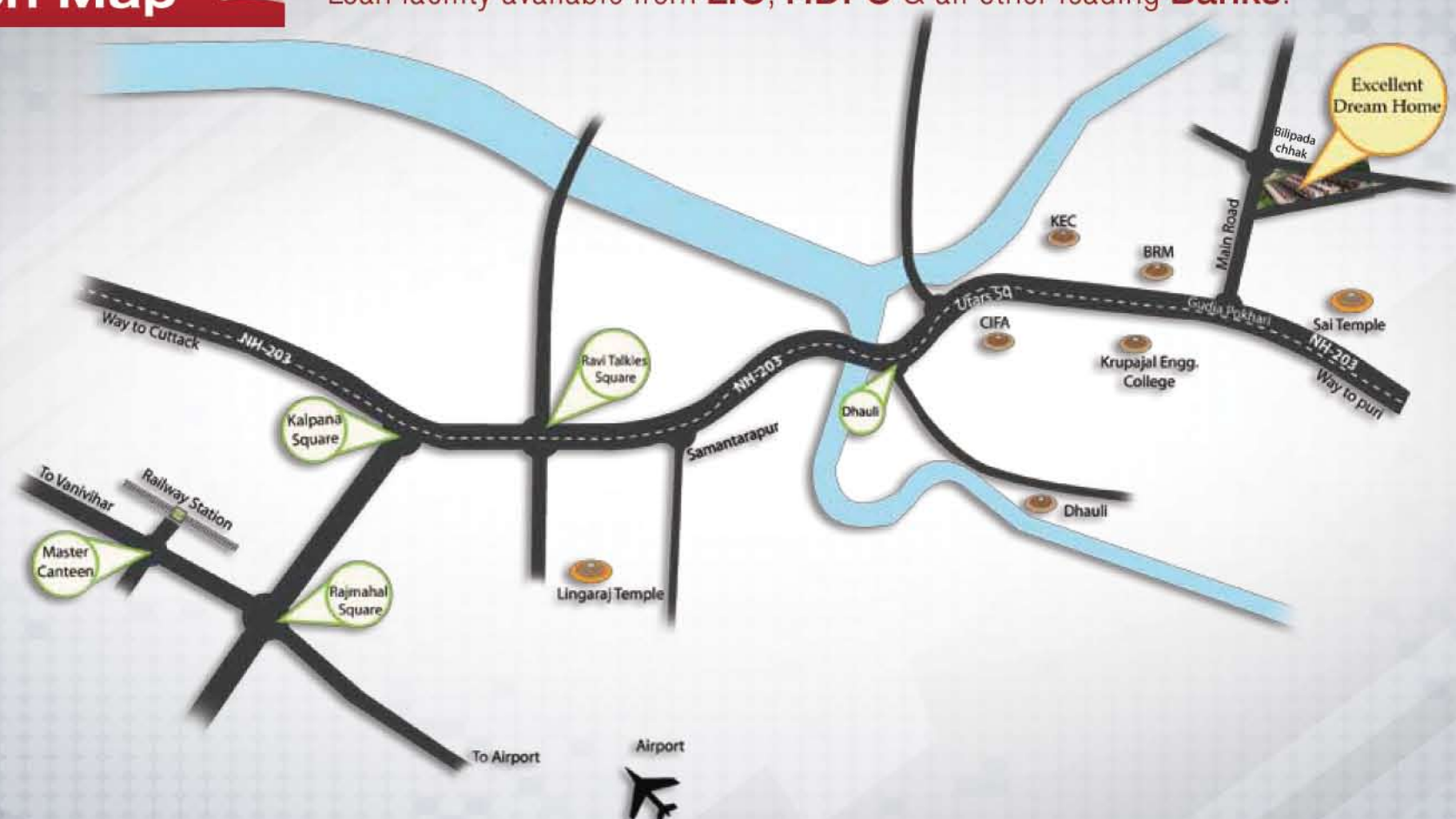


Location Map

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



Regd. Office:
SCR-25, Kharavel Nagar
Unit-III, Bhubaneswar
Ph.: 0674 - 6003600
Web: www.excellentestcon.com
Email: skallikhan.edh@gmail.com, info@excellentestcon.com

Corporate. Office:
Plot No. 43, 1st Floor,
Saheed Nagar, Bhubaneswar
Ph.: 0674 - 6011113

Design & Printed at: ARCHBOX-aarcbox@gmail.com, Ph: 9861777130, 8260360606



Excellent
Dream Home
Gudia Pokhari, Bhubaneswar

The brochure is not a legal document it has been product for the general promotion of the development and for no other purposes. All information contained in the brochure is taken from the design intend material and may be subject to future design development. These details do not from any part of any whilst every effect has been made to ensure their accuracy, this cannot be guaranteed and intending purchase should not rely n them as statements or representation of facts.

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.

View of 'Excellent Dream Home'



Ground Floor

Built-up area of Ground Floor = 863 SFT



Total Plot Area = 1200 SFT

First Floor

Built-up area of First Floor = 906 SFT



Total B.U.A. = 1769 SFT

Project Highlights:-

1- Project is approved by BDO(Block Development officer),

2- Excellent Estcon Pvt. Ltd. has come up with its new venture in the shape of **Excellent Dream Home**, within only 15 minutes drive from the Kalpana Sqr. It is an ideal location for your dream home near Gudia Pokhari and only 1km from Newly Constructed 4 lane Bhubaneswar-Puri road.

3-**Excellent Dream Home** is situated at an environment friendly, pollution free location & away from heavy chaos of city traffic.

4-**Excellent Dream Home** A Mega DUPLEX Housing Project at Gudia Pokhari, BBSR,near N.H.-203 .(IN BETWEEN BBSR & PURI.) It Is A Good Locality Having Many Big Schools, Colleges,Temples,& Big Housing Projects.

Birds Eye View





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 Used 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 Used 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.

Amenities...

"**Excellent Dream Home**", 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 N.H.-203(Newly Constructed 4 lane Bhubaneswar-Puri road), Children Park, Intercom phone & much more. Where your new loving life style is there.

Ideal Location – Landmarks nearby...

Krupajal Engg. College
CIFA
BRM
Dhuli
Sai Temple

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%

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 by way of cash only.





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

