

O RERA NO : RP/19/2023/01019



Luxurious Living Spaces
by



MAHODADHI ESTATE INDIA PVT. LTD



Welcome to Your Dream Homes

BLU SAPPHIRE

2 minutes from AIIMS, Bhubaneswar

BLU SAPHIRE - A Gemstone Creation from ME
(Mahodadhi Estate)

Discover Your Dream Home

Located in AIMS Bhubaneswar, BLU SAPHIRE offers spacious 2 & 3 BHK flats in a demanding location that combines modern luxury with tranquility.

Inspired by Blue Sapphire

BLU SAPHIRE draws inspiration from the strength and loyalty represented by blue sapphire gemstones. We aim to create an environment that exudes royalty and harnesses the gemstone's energy.

Energy, Healing, and Grace

Like the gemstone, BLU SAPHIRE symbolizes energy and healing. Residents will experience a sense of grace, making each day a luxurious experience.

Explore the elegance of **BLU SAPHIRE**.

For more information or to schedule a visit:

www.mahodadhiestate.com

+91 77355 59757



Explore the strategic location of **BLUE SAPPHIRE** from above. Situated at the intersection of three roads, including one side with a 100 ft width, our residential complex offers convenient access and prime connectivity. Experience the expansive layout and surrounding neighborhood, highlighting the spaciousness and accessibility of your future residence.



Elevate Your Lifestyle with Our
ROOFTOP PARADISE



PERGOLA RETREAT

Relax and unwind in our Pergola Retreat, a tranquil space nestled amidst lush greenery. It's the perfect spot to enjoy moments of serenity and quiet reflection.

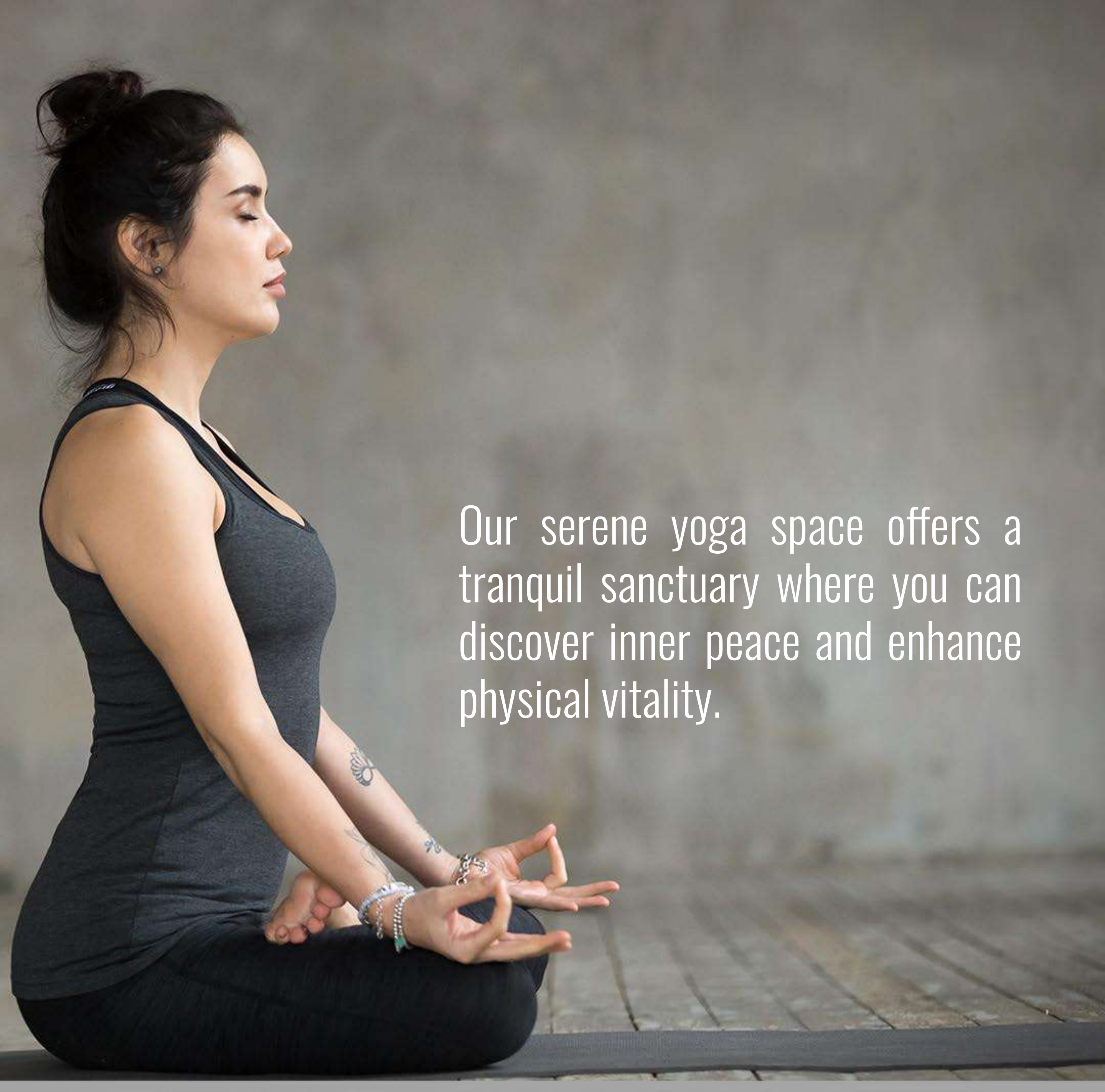


SERENITY POOL

Immerse yourself in tranquility at our Serenity Pool, where endless calm meets luxurious comfort



Experience the beauty and tranquility of our serene outdoor spaces, enhanced by the gentle flow and calming murmur of falling water.



Our serene yoga space offers a tranquil sanctuary where you can discover inner peace and enhance physical vitality.



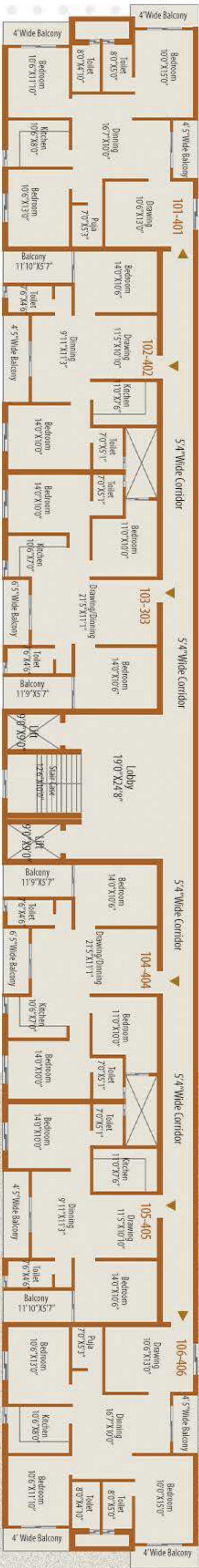
Refresh your vehicle with our convenient car wash amenities. Whether you're a road-trip enthusiast or simply seeking a sparkling ride, our state-of-the-art facilities guarantee a thorough clean for your vehicle

Unmatched **LUXURY & FEATURES**

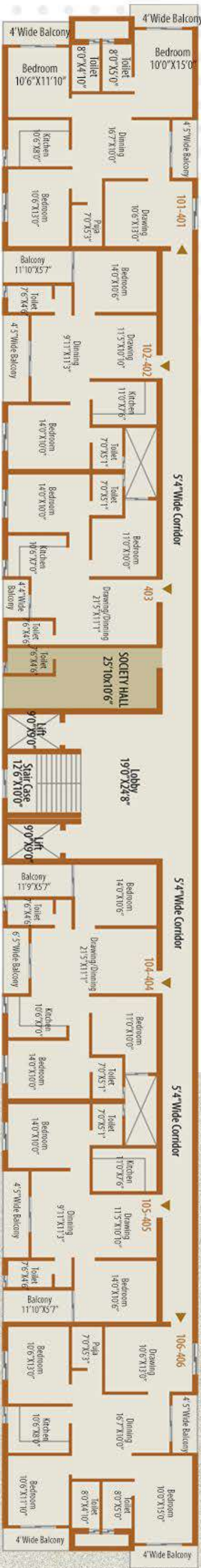
- Gated community with 24 hours security.
- 24/7 water supply
- CCTV Surveillance.
- DG Facility for common Area
- Intercom facility
- EV charging plug points to each parking area
- Lift facilities
- Rain water harvesting
- STP
- Car Wash
- Swimming Pool
- Yoga Area
- Kids Play Area
- Roof top garden
- Solar system backup for common areas



Your Dream LEAVING SPACE



TYPICAL FLOOR PLAN
1ST, 2ND & 3RD FLOOR



4TH FLOOR PLAN

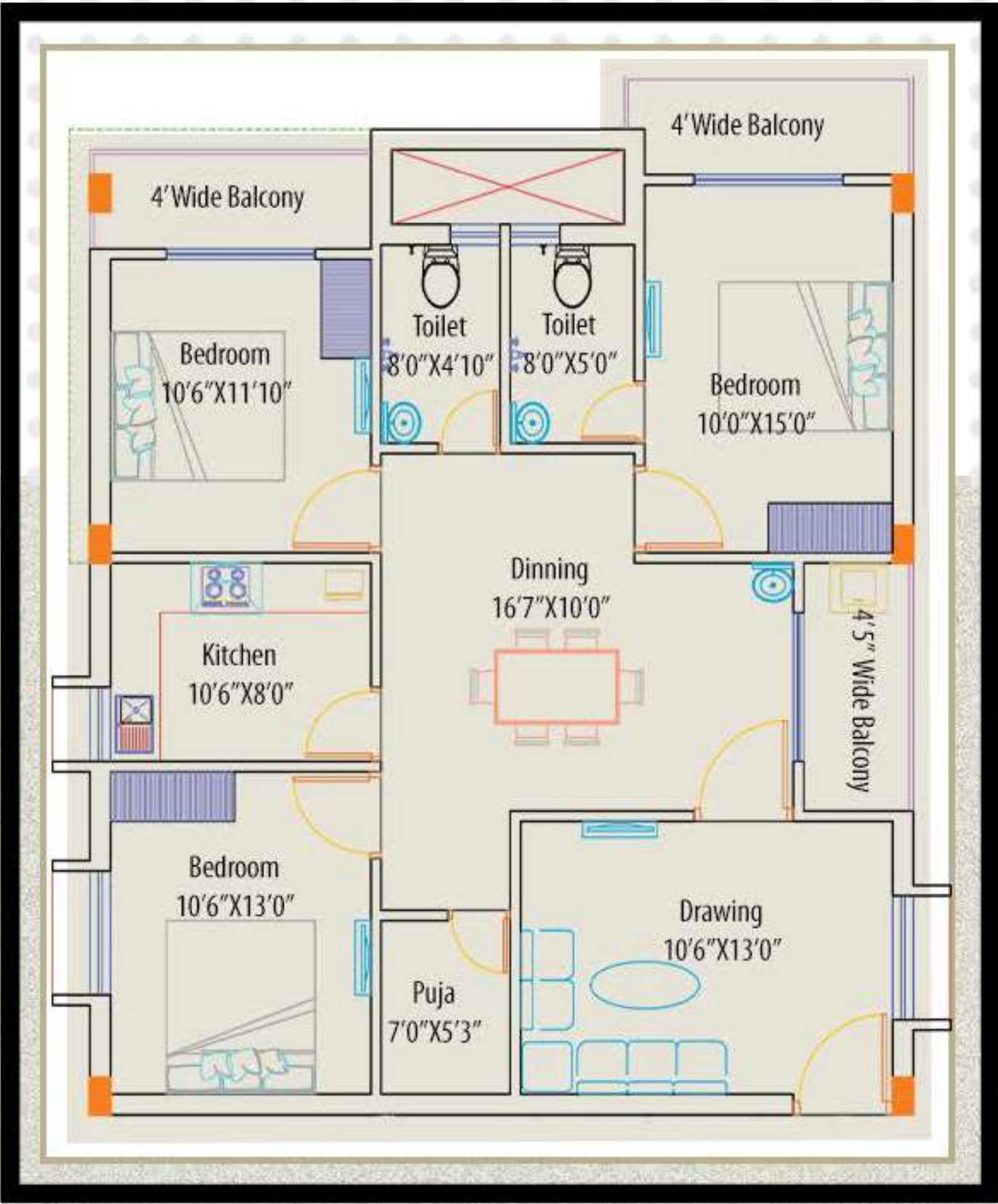


Explore your **DREAM SPACE**

TYPICAL FLOOR PLAN

101-401 & 106-406

BUILT UP AREA	1255 SQ. FT.
CARPET AREA	1032 SQ. FT
SUPER BUILT UP AREA	1889 SQ. FT.

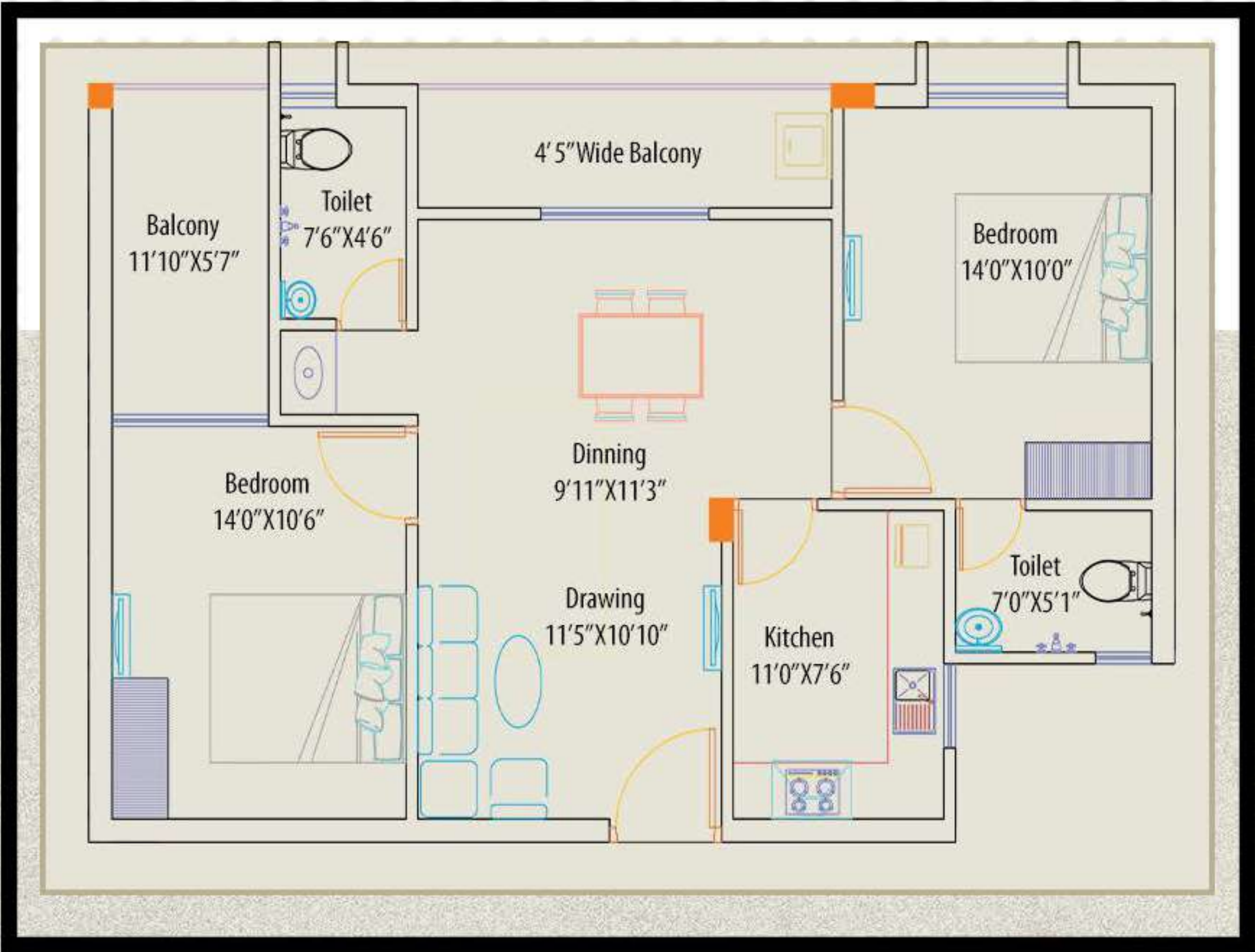


Unleash your IMAGINATION

TYPICAL FLOOR PLAN

102-402 & 105-405

BUILT UP AREA 948 SQ. FT.
CARPET AREA 750 SQ. FT.
SUPER BUILT UP AREA 1426 SQ. FT.

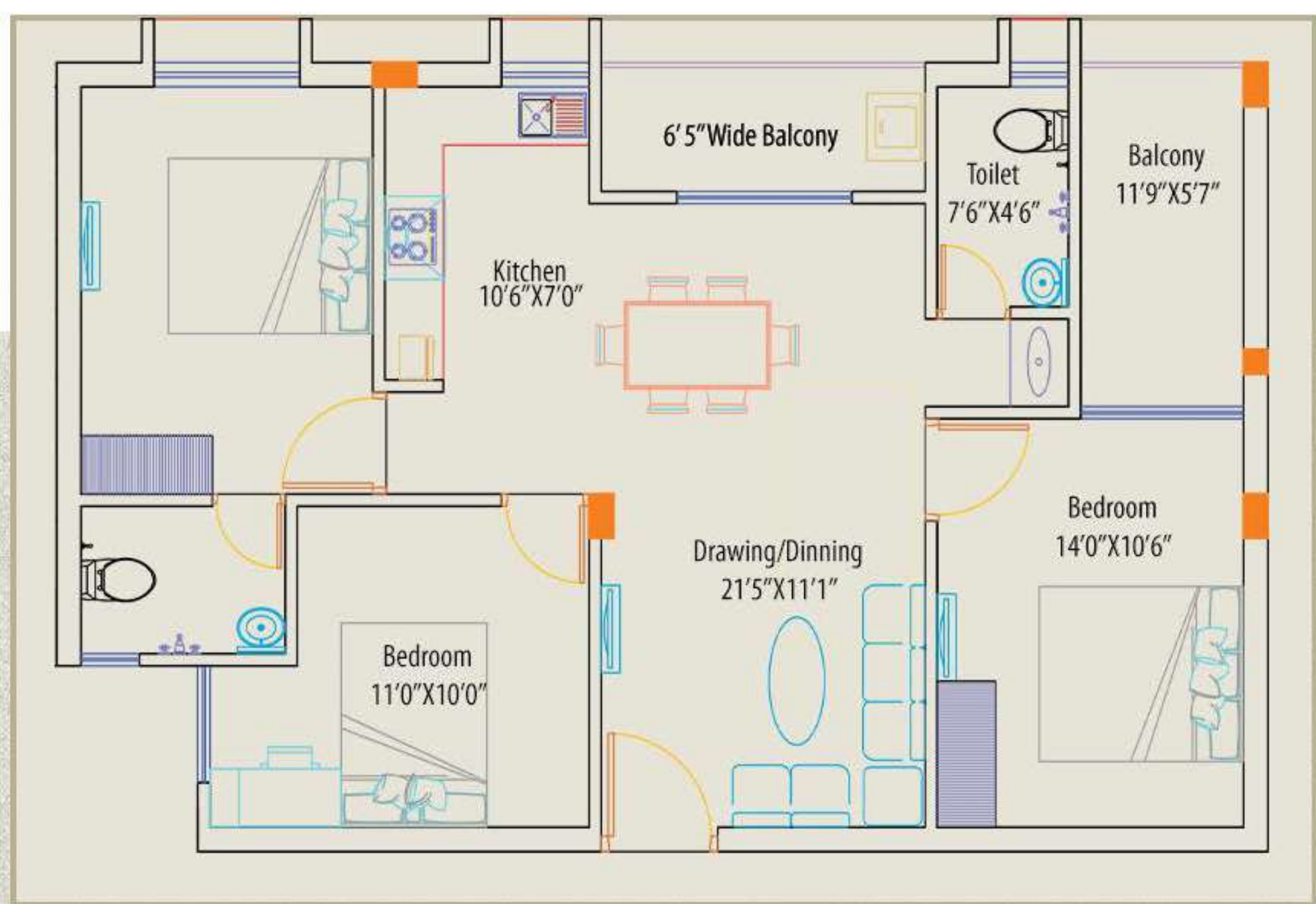


Discover your dream **LIVING SPACE**

TYPICAL FLOOR PLAN

103-303 & 104-304

BUILT UP AREA	1049 SQ. FT.
CARPET AREA	850 SQ. FT.
SUPER BUILT UP AREA	1579 SQ. FT.

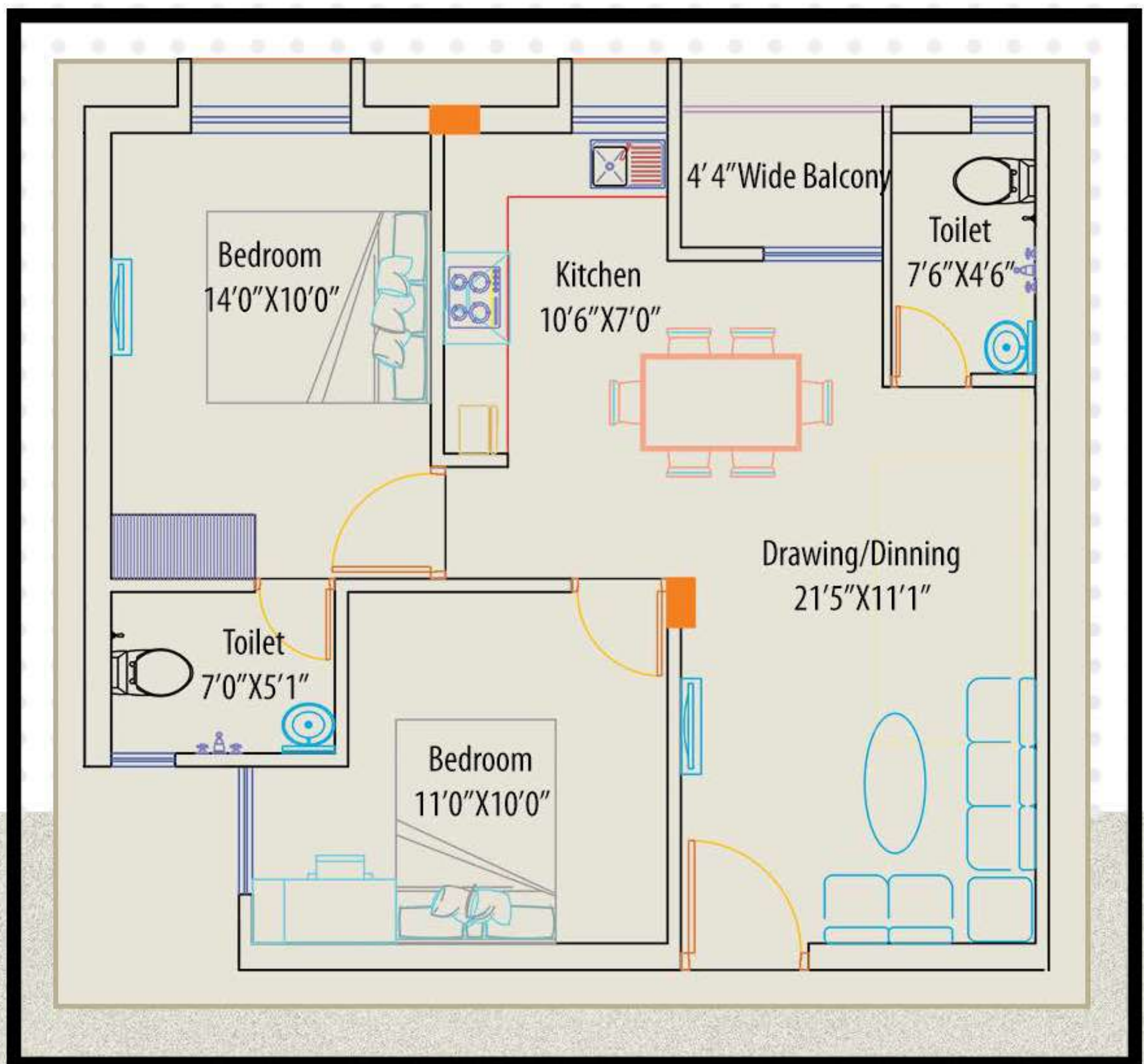


Discover your dream **LIVING SPACE**

FLOOR PLAN

403

BUILT UP AREA 752 SQ. FT.
CARPET AREA 660 SQ. FT.
SUPER BUILT UP AREA 1132 SQ. FT.



SPECIFICATIONS

FOUNDATION

Earthquake resistance R.C.C frame structure

All PCC works in 1:4:8 proportion using HG metal.

STRUCTURE / SUPER STRUCTURE

RCC Structure of Columns, Beams, Lintel and Slabs etc in sub structure shall be with M20 grade of concrete.

WALLS

All bricks work shall be with flyash bricks and all outside & inside wall shall be plastered in (1:6) proportion. All ceiling area shall be plastered with (1:4) proportion.

PAINTING

Exterior with weather proof paint and interior with Emulsion paint on putty finished.



TOILET

Antiskid vitrified tiles flooring, wall cladding up to 7ft height, with matching wall tiles. PVC doors & door frames in toilet of each apartment.

SANITARY WARES / CP FITTING

CPVC fittings for water lines and PVC pipes for soil and waste lines

Interior plumbing work with PVC/PPR pipes. European Commode in attach and common toilet with cistern, with necessary CP fitting and one geyser point in master bed room toilet. wash basins, face mirror, soap case, towel rail, etc.

ELECTRICAL

Electrical wiring, Finolex/Havels / equivalent concealed wiring with copper conductor. Provisions of lights and power plugs as well as TV, AC and Telephone outlets in each flat.



KITCHEN

Vitrified tile Flooring, Granite/Green marble cooking platform with stainless steel sink with CP fittings, glazed tiles up to 2 ft 6 inch above kitchen platform.

DOORS

Flushdoors with mica pasting paneled with eye peep and lock to Main Door. Inside doors will be readymade laminated flush door with well seasoned Sal wood frame / WPC frame.

WINDOWS

UPVC sliding windows with protective designer MS Grills.

FLOORING

Superior quality vitrified tiles flooring with 4" skirting in Drawing, Dining, Bed Rooms & Balconies, granite design flooring in common areas, lobbies and staircase.

PARKING

Heavy duty vitrified tiles 16"x16" in parking areas and paver blocks in driveways.



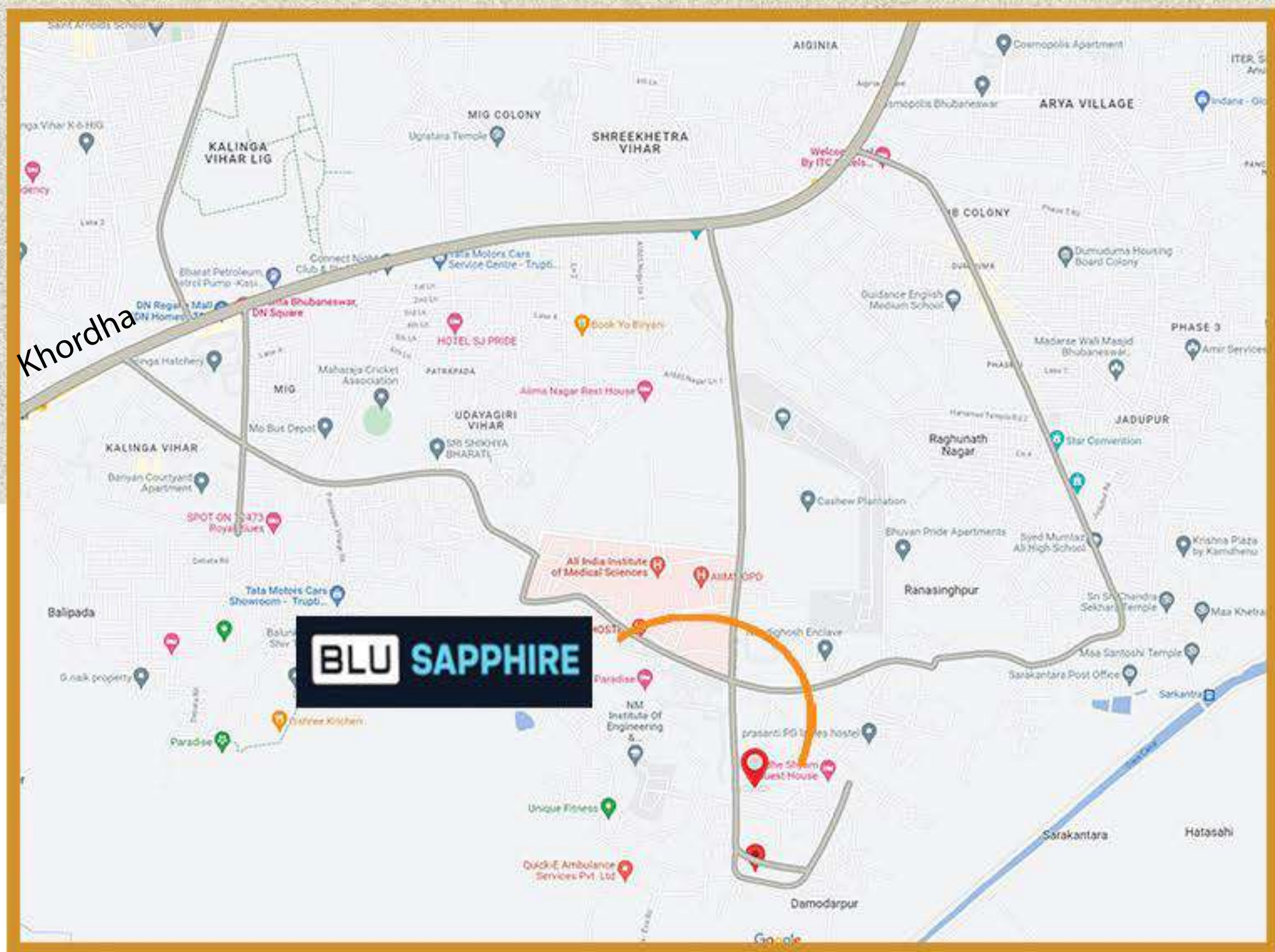
EASY PAYMENT OPTIONS

- Booking amount 5%.
- At the time of agreement 5%
- At the time of foundation 20%
- At the time of ground floor roof casting 20%
- At the time of 1st floor roof casting 5%
- At the time of 2nd floor roof casting 5%
- At the time of 3rd floor roof casting 5%
- At the time of 4th floor roof casting 5%
- At the time of brickwork, all electrical and PH and internal pipe wiring 15%
- At the time of finishing work 10%
- At the time of registration 5%





Plot No. 61 & 62, Damodarpur
Near AIIMS,
PO : Sarakantara, Bhubaneswar - 751019, Odisha



DISTANCE

- AIIMS HOSPITAL : 1 KM
- BARAMUNDA BUS STAND : 5 KM
- DN REGALIA : 3 KM
- DOON INTERNATIONAL SCHOOL : 200 METER
- KHANDAGIRI : 3 KM
- INTERNATIONAL AIRPORT : 10 KM
- BHUBANESWAR RLY STATION : 13 KM



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Plot No. 332/1803/2028
Backside of Tanishq, Chandrasekharpur,
Bhubaneswar - 751016, Odisha

*thank
you*

for choosing

Your Dream Homes!



Turning Dreams into Reality