




# EMERALD VILLAS

Atala, Hanspal, Bhubaneswar



A woman with dark hair, wearing an orange t-shirt, is smiling and pointing her right hand towards a metal railing. The background is a bright, slightly blurred indoor setting with large windows. At the top of the page, a dark wooden tag with the words 'Company Profile' written on it in white, hangs from two metal chains.

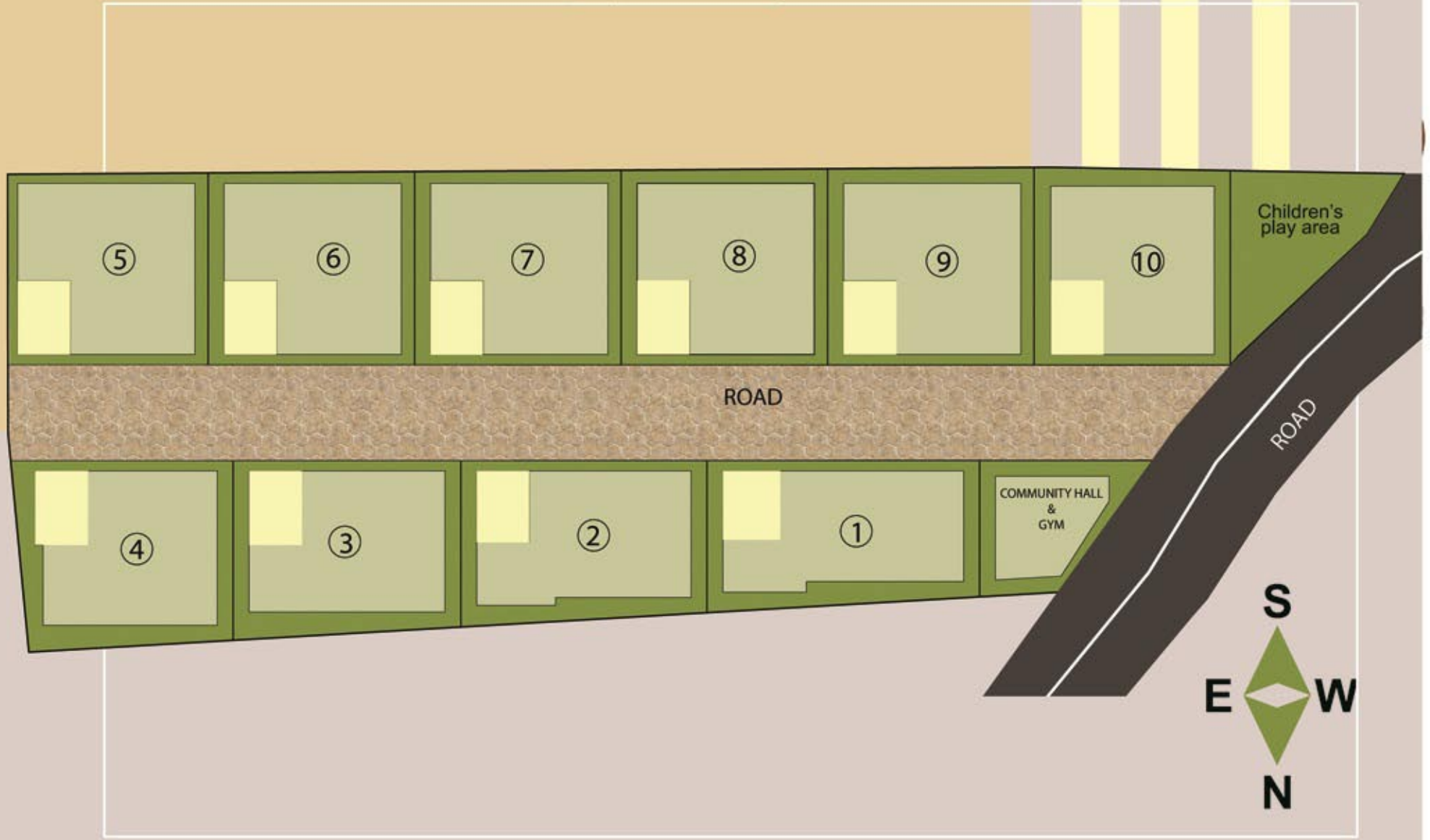
## Company Profile

**C**itylife Majestic Housing Developers Private Limited, Cuttack, a Body Corporate incorporated under the Companies Act, 1956 promoted in joint collaboration of "MAJESTIC BUILDERS & DEVELOPERS PVT LTD" and "CITYLIFE REAL ESTATES PRIVATE LIMITED" has undertaken a sophisticated, contemporary and most modern project for construction of 10 Villas of residential and commercial complexes near HANSPAL in between twin cities of Cuttack and Bhubaneswar with their outstanding State-Of-The-art Engineering Techniques, with best quality materials and unique designs.

**We** have an elegant architecture with experienced professionals in association, which will convert your dream into reality by providing you utmost comfort, a grand life style and quality living with pomp and luxury.

**Aspired** and accredited customer's attention are invited to a few accomplished projects, which is an epitome of class, quality and luxury, in the city of Cuttack and Bhubaneswar as displayed in this Brochure.

# Layout Plan





Plot No.- 01(1500 Sq.ft.)

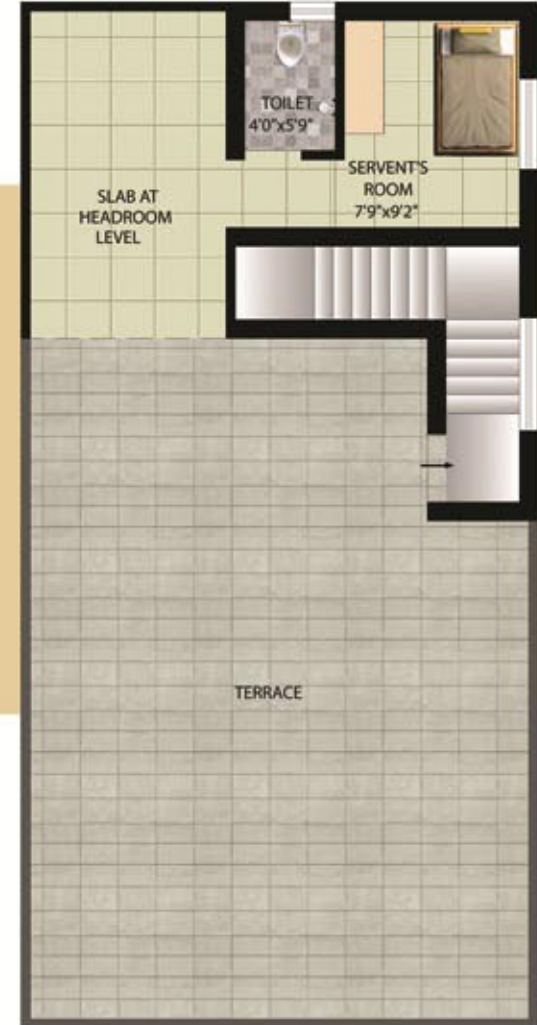
Ground Floor area 983 sq.ft.  
First Floor area 1042 sq.ft.  
Second Floor area 381 sq.ft.  
Total area 2406 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Plot No.-02(1500 Sq.ft.)

Ground Floor area 991 sq.ft.  
First Floor area 1029 sq.ft.  
Second Floor area 438 sq.ft.  
Total area 2458 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Plot No.- 03 (1500 Sq.ft.)

Ground Floor area 987 sq.ft.  
First Floor area 987 sq.ft.  
Second Floor area 484 sq.ft.  
Total area 2458 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan



Plot No.-04(1500 Sq.ft.)

Ground Floor area 982 sq.ft.  
First Floor area 982 sq.ft.  
Second Floor area 479 sq.ft.  
Total area 2443 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan

Ground Floor Plan



Plot No.- 05-9 (1500 Sq.ft.)

Ground Floor area 1083 sq.ft.  
 First Floor area 1083 sq.ft.  
 Second Floor area 497 sq.ft.  
 Total area 2663 sq.ft.

Second Floor Plan



First Floor Plan



First Floor Plan



Ground Floor Plan



Second Floor Plan



Plot No.-10(1500 Sq.ft.)

Ground Floor area	1000 sq.ft.
First Floor area	1000 sq.ft.
Second Floor area	458 sq.ft.
Total area	2458 sq.ft.

**Structure:-**

Pile foundation with RCC frame structure designed.  
as per IS norms Building will be constructed with branded iron rod/cement.

**Wall finish:-**

Interior: Conventional brickwork with Plaster of Putty.  
Exterior: Combination of cladding and high quality Apex weather-coat/textured paint.

**Flooring:-**

Master bedroom: Branded Vitrified tiles.  
Other bedrooms: Branded Vitrified tiles.  
Living/Dining: Branded Vitrified tiles.  
Stair: Kota stone/ Marble.

**Kitchen:-**

Vitrified tiles flooring.  
Granite platform with double moulding.  
Tiles cladding up to 2 ft. above the counter platform  
Stainless steel sink.  
Electric point for refrigerator, aqua guard, exhaust fan  
Provision for exhaust.

**Toilet:-**

Anti-skid ceramic tiles flooring.  
Standard ceramic tiles on the walls up to 7 ft.  
Sanitary ware of Parryware/Johnsonware or equivalent make.  
CP fittings of Johnson/Hindware or equivalent make.  
Head shower of Johnson/Jaquar or equivalent make.  
Electrical point for geyser and exhaust fan.  
Plumbing provision for hot/cold water line. All plumbing work will be done with CPVC & UPVC pipe & fittings  
Master bed toilet: Johnson make European style commode & European style wash basin.  
Face mirror, Towel ring, Towel rail, Soap case.

**Fixtures:-****Doors &****Windows:-**

Door frame: Made of seasoned and treated Sal wood.  
Main door: Sal wood frame with solid teak wood design door.  
Main door fittings: Godrej night latch and eyepiece.  
Internal doors: Sal wood frame with decorative flush door with stainless steel locks.  
Window: Fully glazed anodised powder coated 3 track aluminium window.

**Staircase:-**

stainless steel Railings shall be provided in balcony & staircase.

**Electrical:-**

Concealed electrical network with Finolex/Havels or equivalent copper wares.  
Havels/Legrand MCBs and boxes.  
AC points in three bedrooms.  
Cable TV, telephone and broadband wiring in living/dining and all the bedrooms.  
Adequate 15 amp and 5 amp electrical points in all bedrooms, living/dining, kitchen, toilets.  
Modular switches of reputed high-end brands.  
Overhead illumination for compound and street lighting.  
Necessary illumination in all common areas.



## Facilities

- Water Management:** 24 hours water supply from captive deep bore wells through separate reservoirs of adequate capacity
- Sewerage:** Septic tank of adequate quantity and Soak pit.
- Security:** Closed circuit TV at the ground floor level with central security surveillance All the important points duly manned by well-trained security personnel/guards
- Others:** Adequate capacity standby generator(24X7) for common area services and all duplex.  
Community Hall  
Multi facet Gym  
Park for children  
Common boundary wall with 7 ft. and 2 ft. barbed wire.



## Payment Schedule

Initial booking amount	Rs.5,00,000
1st Within 30 days of booking (inclusive of booking amount)	20 %
2nd On completion of foundation	20%
3rd On completion of first roof slab casting	20%
4th On completion of second roof slab casting	15%
5th On completion of brick work and plastering	10%
6th On completion of flooring	10%
7th On completion of bungalow or possession	05%

Extra charges to be paid for :

Generator :	Rs. 40,000
Electricity :	Rs. 50,000
Gym :	Rs. 40,000
Society & Maintenance :	Rs. 30,000
Sales Tax and Registration (as per the norms of govt. dept.)	

### Name of Accomplished Projects

Majestic Tower at Mangalabag, Cuttack.

Majestic Enclave at Howrah, Kolkatta.

Majestic Ashiyana Dewan Bazar, Cuttack.

Majestic Plaza, Doulmundei, Cuttack.

Majestic Complex, Saheed Nagar, Bhubaneswar.

### On Going Projects

Majestic Conclave at Pithapur, Cuttack.

### Upcoming Projects

Majestic Residency at Jharshuguda.

Majestic Plaza at Sambalpur.



# Location Map



Plan Approved by concern authority.  
Finance facility available by leading bank for booking.

Developer

CityLife Majestic Housing Developer Pvt.Ltd.  
A/23, 1st floor, Saheed Nagar.  
Bhubaneswar-751007.  
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Architects

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