

ABOUT COMPANY

Monument Construction and Developer Pvt Ltd, formerly known as Srabani Constructions is a private limited company engaged in construction and development of housing and other commercial projects in Bhubaneswar. The company was formed in the year 2022 and was formerly known as Srabani Constructions which is in existence since 2017. Our comprehensive services span residential, commercial, and investment real estate, tailored to meet the diverse needs of our clients.

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DEVELOPERS



CONSTRUCTION & DEVELOPER PVT LTD

Plot No - 647/1632 | Patharagadia | Patharagadia Road | Bhubaneswar - 751024 | Odisha

Architect

Abloom Design Workshop

Plt No. - 26, Surya Nagar, Bhubaneswar - 751003, Odisha, India
www.abloomdw.in, suraj@abloomdw.in, Hand Phone - +91 9437104410

SITE - Plot No. - 639/640,641, Sunderpur, Near DN wisdom Tree School

DISCLAIMER

All designs, perspectives, specifications, layout plans etc. are indicative & subject to change. Accessories shown in some of the pictures in this brochure such as furniture, cabinets, electrical appliances, light fittings, paintings, wall & floor textures etc. are indicative/ decorative & are not part of the sale offered.



MONUMENT
euphoria
SUNDARPUR | PATIA | BHUBANESWAR

E.A. Studio: 9908740541

A night-time architectural rendering of the Monument Euphoria residential complex. The image shows a multi-story apartment building with a modern design, featuring dark blue and white facades and illuminated balconies. The building is situated on a street with palm trees and other landscaping. In the foreground, a white car is parked on the left, and a silver car is driving on the right. A few pedestrians are visible on the sidewalk. The sky is dark with some clouds, and the overall atmosphere is modern and sophisticated.

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Greetings from "Monument Euphoria" in Sundarpur, Bhubaneswar! Nestled in a Peacefull part of vibrant town Temple city, Bhubaneswar that offers modern comforts and conveniences, our community ensures a hassle-free living experience

At "Monument Euphoria," we're dedicated to providing your family with the exquisite home they deserve. We take pride in making you the owner of a magnificent residence & ensuring it remains a cherished sanctuary for years to come.

With key amenities such as temples, markets, hospitals, schools, and entertainment centers conveniently close by, everything you need is just a stone's throw away.

BASEMENT PLAN

SALIENT FEATURES

- 3 number of Lifts.
- Power back up 24x7.
- EP back system.
- 24X7 Water supply.
- CC-TV.
- Adequate car parking with additional visitor parking.
- Club house with Gym.
- Gazebo.
- Community hall.
- Indoor games.
- Water treatment plant.



STILT FLOOR PLAN

BLOCK- "A" (Typical Floor Plan)



FLAT NO- A101 - A501

FLAT NO- A102 - A502

Area Table Block (A)

Flat No	Type	Carpet Area	Utility Area	Total Carpet Area	Common Area	S & A
A001-A501	3BHK	968 Sqft	306 Sqft	1274 Sqft	581 Sqft	1854 Sqft
A002-A502	3BHK	1038 Sqft	278 Sqft	1316 Sqft	623 Sqft	1939 Sqft
A003-A503	3BHK	966 Sqft	359 Sqft	1325 Sqft	580 Sqft	1905 Sqft
A004-A504	2BHK	888 Sqft	188 Sqft	997 Sqft	485 Sqft	1481 Sqft
A005-A505	3BHK	1036 Sqft	341 Sqft	1376 Sqft	621 Sqft	1998 Sqft
A006-A506	2BHK	721 Sqft	230 Sqft	951 Sqft	433 Sqft	1384 Sqft



Sectional View of
(A101- A501 Type 3BHK)



Sectional View of
(A104- A504 Type 2BHK)



(A101- A501 Type 3BHK)



(A104- A504 Type 2BHK)

(A106- A506 Type 2BHK)

Sectional View of
(A106- A506 Type 2BHK)

Sectional View of
(A102-A502 Type 3BHK)



Sectional View of
(A103-A503 Type 3BHK)



(A102 - A502 Type 3BHK)



Sectional View of
(A105 - A505 Type 2BHK)



(A103-A503 Type 3BHK)

(A105-A505 Type 3BHK)

BLOCK- "B" (Typical Floor Plan)

FLAT NO- B107 - B507

FLAT NO- B108 - B508



FLAT NO- B109 - B509

FLAT NO- B110 - B510

Area Table Block (B)

Flat No	Type	Carpet Area	Utility Area	Total Carpet Area	Common Area	SBA
B107 - B507	3BHK	1003 Sqft	211 Sqft	1214 Sqft	502 Sqft	1816 Sqft
B108 - B508	3BHK	946 Sqft	270 Sqft	1216 Sqft	567 Sqft	1783 Sqft
B109 - B509	3BHK	1006 Sqft	263 Sqft	1270 Sqft	604 Sqft	1873 Sqft
B110 - B510	3BHK	954 Sqft	274 Sqft	1228 Sqft	572 Sqft	1800 Sqft



(B107- B507 Type 3BHK)



Sectional View of
(B107- B507 Type 3BHK)



Sectional View of
(B109- B509 Type 3BHK)



(B109- B509 Type 3BHK)



Sectional View of
(B110- B510 Type 3BHK)



(B110- B510 Type 3BHK)



(B108- B508 Type 3BHK)



Sectional View of
(B108- B508 Type 3BHK)



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RERA NO - RP/19/2025/01403

SPECIFICATIONS

GENERAL

- Aesthetically designed (B+G+5) well lighted & ventilated apartments.
- Earthquake resistant R.C.C framed structure.
- State of art compact STP for sewage disposal.
- Rain water harvesting at strategic locations.
- Independent water supply with deep tube well.
- Elevators (3 Nos.) in the apartment.
- Community hall for social functions.
- Security room.
- Society room.
- Gymnasium.
- Solar water heating system.
- Parking at basement and stilt floor.
- Barricaded children play area.
- Jogging track.
- Gazebo.

ROOMS

- Premium quality vitrified tile flooring in bedrooms living and dining rooms of size 600mm x 1200 mm.
- Premium quality low VOC acrylic emulsion paint over white putty in internal walls and ceiling.
- WPC door frames.
- Teak veneered flush door shutters in entrance door.
- Laminated flush door shutters in internal rooms door.
- UPVC sliding windows with ms grills.

KITCHEN

- Vitrified tile flooring.
- Good quality granite platform with stainless steel sink & drain board.
- Designer Ceramic tile (2ft high) dado above platform.

BATHROOM

- Premium quality European WCs, Wash Basins.
- Superior quality CP fittings.
- Anti Skid Vitrified tiles on floors and vitrified tiles dado of size 600mm x 600mm.

BALCONIES

- Designer MS railing.
- Designer Anti skid vitrified tiles.

STAIRCASE/ LIFT LOBBY

- Granite flooring in staircases, all corridors and lift lobby with Designer MS railing.

ELECTRICAL

- Concealed FRLS copper wiring.
- Power Plugs and switches of in all necessary areas.
- Provision for electric chimney, aqua-guard, induction, grinder, fridge-point, exhaust-fan, power point, light point in kitchen as per required.
- & geyser, exhaust fans, power point, light point in bathrooms as per required.
- Provision for split A/C Units in living & all bedrooms.
- Provision for cable TV in Living and all bed rooms.
- Generator standby power for lift and common amenities and light and fan in every room.
- Fan and Light Power Back up in common areas.
- UPS Power Back up for CCTV.

SECURITY

- 24 X 7 Security Services.
- CCTV surveillance inside and outside the building with UPS powered and recording facilities.
- Guard Room at main entry with telephone communication to each unit.



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LOCATION MAP



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SUNDARPUR | PATIA | BHUBANESWAR

CONNECTIVITY

The DN Wisdom global school-	(0.8 km)
Kiit international school/ kims (hospital)-	(3.8 km)
Biju Pattainak International Airport-	(11.6 km)
Technical Corridor-	(6.0 km)
Bhubaneswar Railway Station-	(11.9 km)
Baba Saheb Ambedkar Bus Terminal-	(9.0 km)
AIIMS (Medical)-	(13.5 km)
Utkal Hospital-	(4.1 km)
Jayadev Vihar-	(8.9 km)
Chandaka Police Station-	(2.0 km)
Nandankanan Zoological Park-	(7.0 km)

PAYMENT SCHEDULE

On booking	- 10%
On registration of agreement for sale, (within 30 days of booking)	- 10%
On completion of foundation.	- 10%
On completion of stilt floor roof casting.	- 10%
On completion of roof slab of respective flat.	- 10%
On completion of brick work of respective flat.	- 10%
On completion of plastering of respective flat.	- 10%
On completion of flooring of respective flat.	- 10%
On completion of plumbing & electrical work of respective flat.	- 10%
On filling application for occupancy certificate of block	- 5%
On obtaining occupancy certificate of block from authority	- 5%

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