



Celebrate all the seasons of joy
in the nature's lap

HI-TECH Heaven

"CREATOR CARES"



@ Matiapada, Puri Road, Bhubaneswar





your own space your own world



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BHUBANESWAR

Bhubaneswar the capital city of ODISHA. It is a city of Temples, Culture, Information Technology & Educational hub. The majestic temple of lord Lingaraj needs no introduction. Bhubaneswar, one the planned cities of modern India.

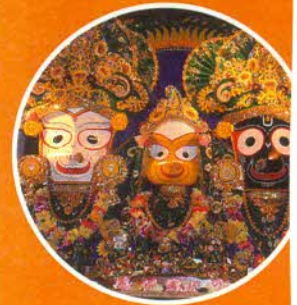
ABOUT THE COMPANY

Hi-Tech Estates & Promoters (P) Ltd., Is the leading construction company of Odisha established in the year 1998, promoted by well known business visionaries. Hi-Tech Estates bound together with energies of youth & wisdom of experience, experience over 12 years Hi-Tech has achieved mile stones that are unparalleled. Since its inception Hi-Tech reputation is build on rock solid values, benchmark quality standards, uncompromising ethos and transparency in all spheres of conducting business. Which have contributed on making Hi-Tech a preferred real estate brand in residential Segment of eastern India. Hi-Tech has already provided modern & stylish home to 5000 families.

ABOUT THE PROJECT

After successful completion of Kalyan Plaza, Kalyan Plaza Annex, Hi-Tech Plaza and now coming up with HI-TECH HEAVEN another mega residential complex is a new addition. Hi-Tech Heaven is adjacent to NH-203, under an open blue sky with full of modern day amenities, covering the area of more than 4.5 acres in the first phase. You will find the home of your dream, coming up in 1BHK, 2 BHK & 3 BHK at a price of everyone's reach.

HI-TECH HEAVEN - Your Home, Your own space, Your own world. You live here, breathe here, feel happy and enjoy your life to the fullest. with its beauty, design, and openness and of course living space that gives your life an elegant class of sophisticated and classic living. HI-TECH HEAVEN is such a beautiful place that fulfills your every dream and desire. Being located in the most spacious township of MATIAPADA, it truly elevated its image beyond the height of glory and pride.





Right there where the Future is



LAY OUT PLAN

Future extension



LEGEND

- A1 & A2 Three Bed Room Flats (3BHK)
- B1, B2, B3 & B4 Two Bed Room Flats (2BHK)
- C1 & C2 Single Bed Room Flats (1BHK)

COMMERCIAL COMPLEX

SCHOOL

MARRIAGE MANDAP

HI-TECH
Heaven
"CREATOR CARES"





Make Everyday Exciting

LIFE IS A CANVAS

HI-TECH HEAVEN has absorbed all the rich hues from mother nature to paint life beautifully. Being located in the most lush green environs of MATIAPADA, it naturally attracts the attention of home-seekers whose search for an ultimate home. To give you exalted feel of space, health and superiority, every detail is dimensioned to make a complete lifestyle with modern amenities and more.

The landscape is magnificently beautified with Fountains, gardens, grasslands around the complex. All of this accustomed to give you a luxurious home in a resort oriented residential complex. The extravagantly widespread greenery on the landscape surface is unhindered by any obstacle.



SPECIFICATIONS

HI-TECH Heaven "CREATOR CARES"

Foundation/Structure:

Earthquake resistant R.C.C. Frame work with pile foundation.

Walls:

9" thick External Walls and 4½" thick Internal Walls with fly ash bricks/red bricks.

Wall finishing:

Internal walls/ceiling: Smooth plastered surface treated with luppam/putty and painted with acrylic emulsion colour.

External walls: Sponge finished plaster admixed with water proofing compound and painted with weather proof cement paint of approved make and colour.

Flooring:

Vitrified tiles in living, Dining, Kitchen & Bed Rooms with 4" skirting. Antiskid Ceramic tiles flooring in Toilets, Balconies & Utility areas.

Doors & Windows:

Main Door : Teak wood paneled shutter with Sal wood frame finished with enamel paint with good quality hardware and suitable locking arrangement.

Internal Doors: 30mm thick painted Flush door Shutters with sal wood frame fixed with good quality hardware.

Windows: Aluminum frames with slind doors.

Kitchen :

Polished granite platform and stainless steel sink.

Electrical :

PVC conduit or equivalent cables and installations Modular switches. TV out lets in Living and Master Bed room with one A.C. point.

Generator :

One light point & one fan point for each flat.

Telephone :

Intercom facility is available.

Sanitary & Plumbing:

Sanitary Fitting Works: Ceramic ware of brands like Cera / Parryware. CP fittings of standard quality .

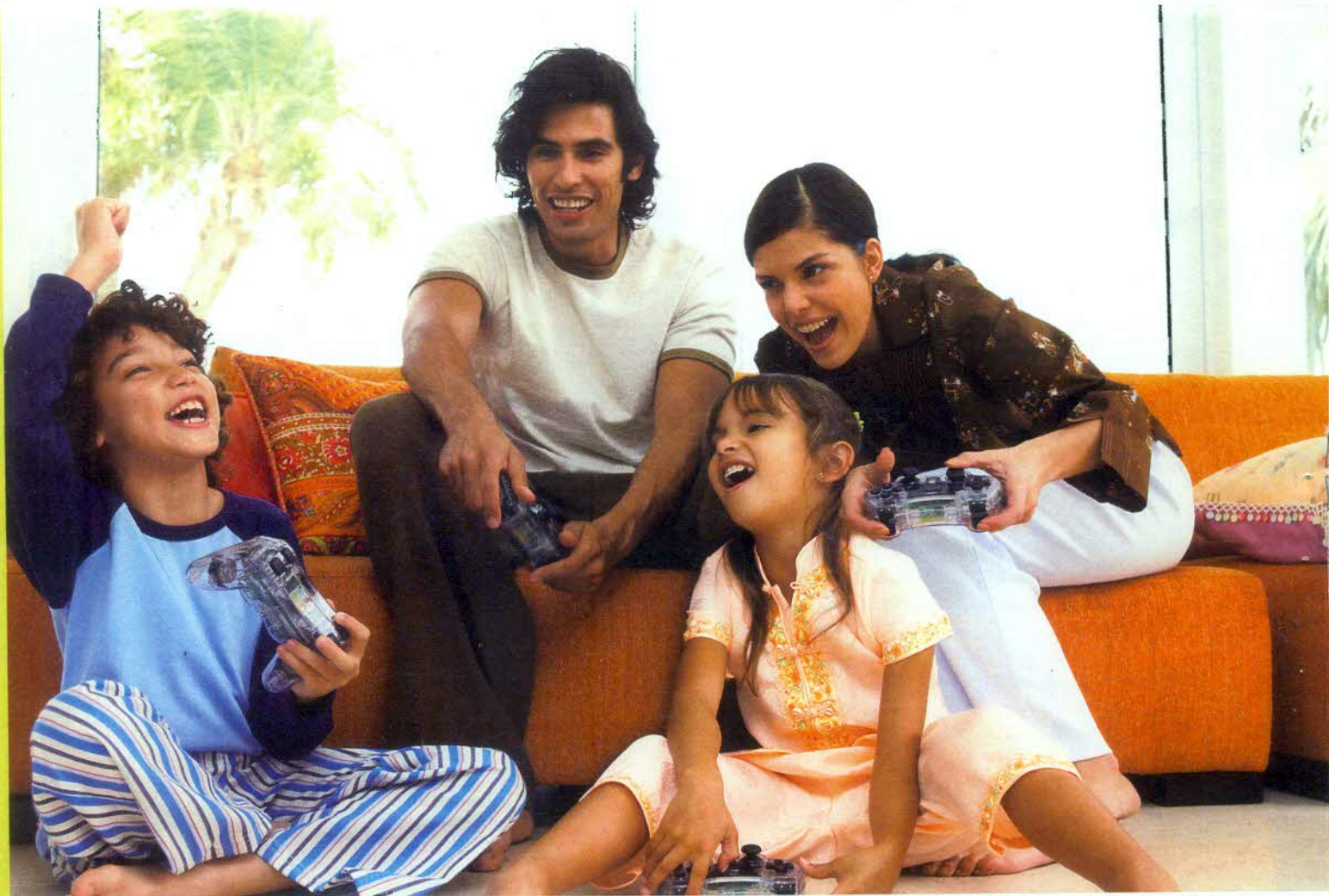
Water supply piping: CPVC/PVC piping with special fittings as per relevant IS specifications.

Sanitary and Rain Water Piping: Superior quality P.V.C. with special fittings as per relevant specifications.

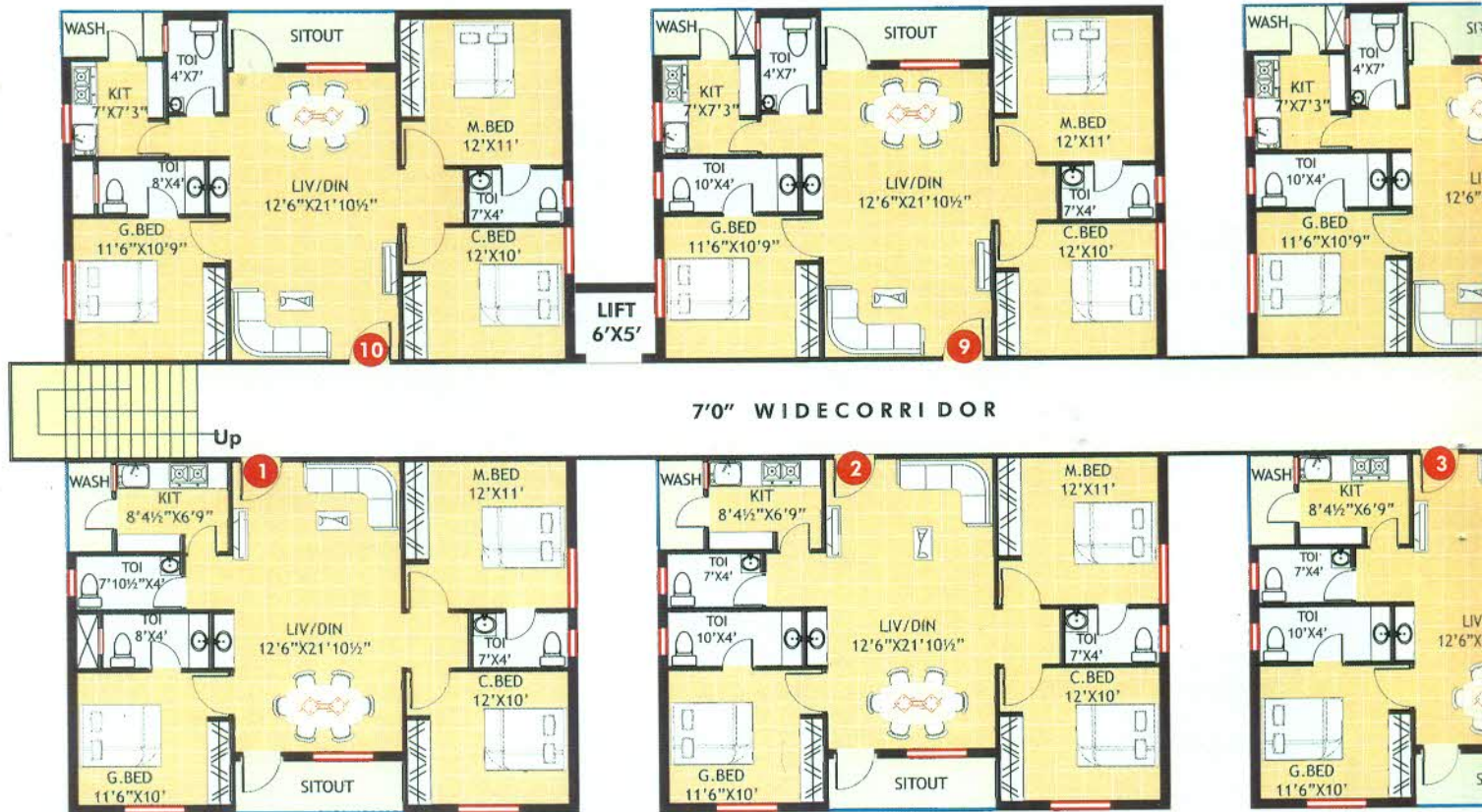
Lift :

6 passengers lift of standard make.





your own space your own world



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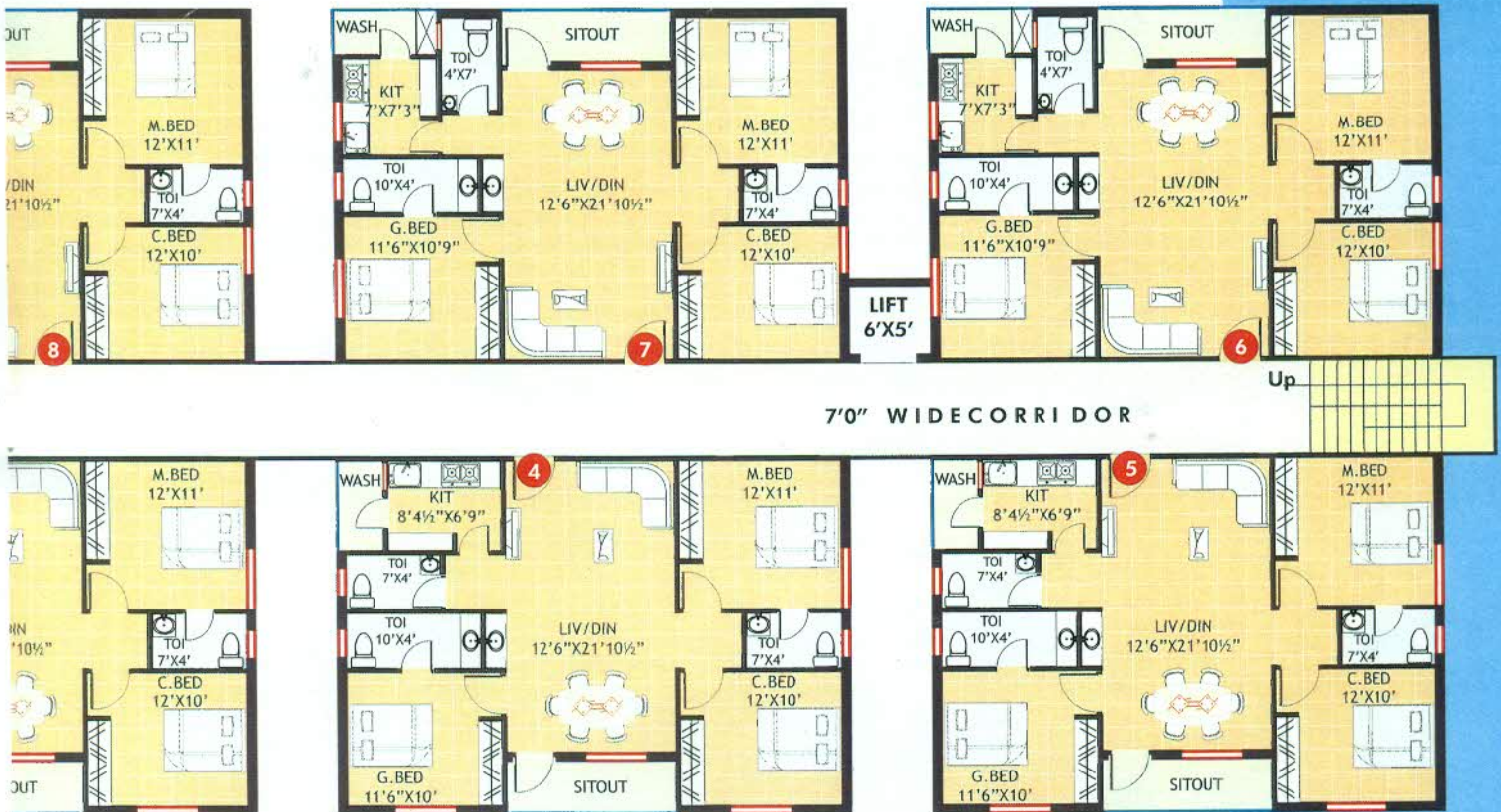
Typical Plan

Three Bed : Block-A1 & Block-A2



Area Statement

Flat Nos.	1 - 10
Areas(in sft)	1260





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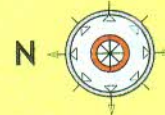
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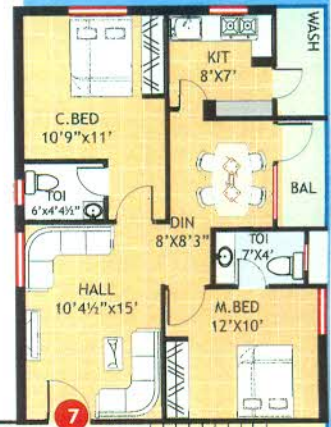
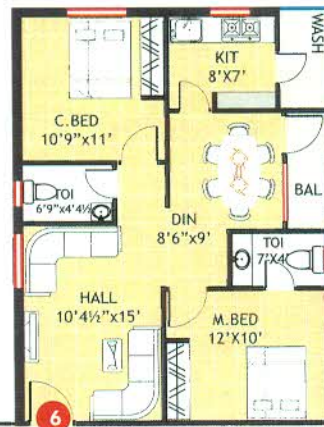
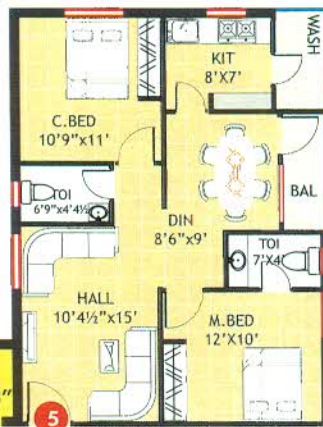
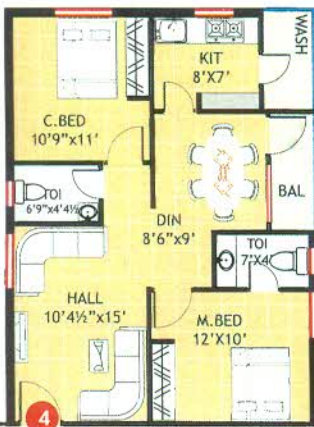
Typical Plan

Two Bed : Block-B1 & Block-B2



Area Statement

Flat Nos.	1 -14
Areas(in sft)	955

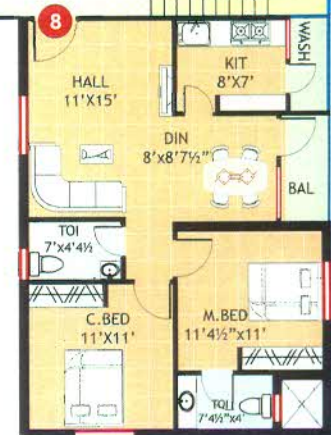
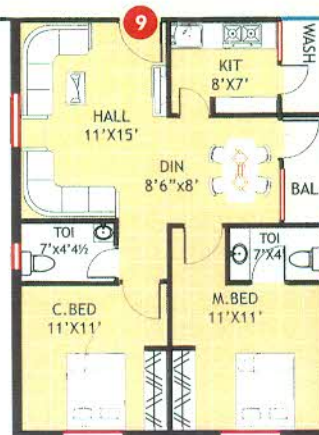
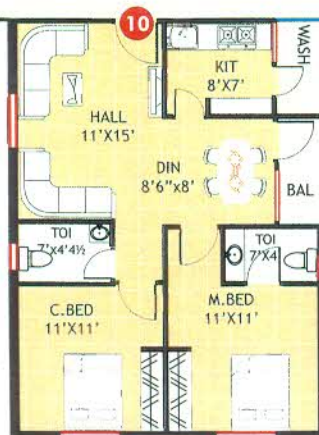
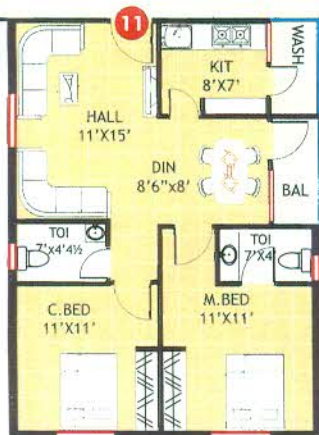


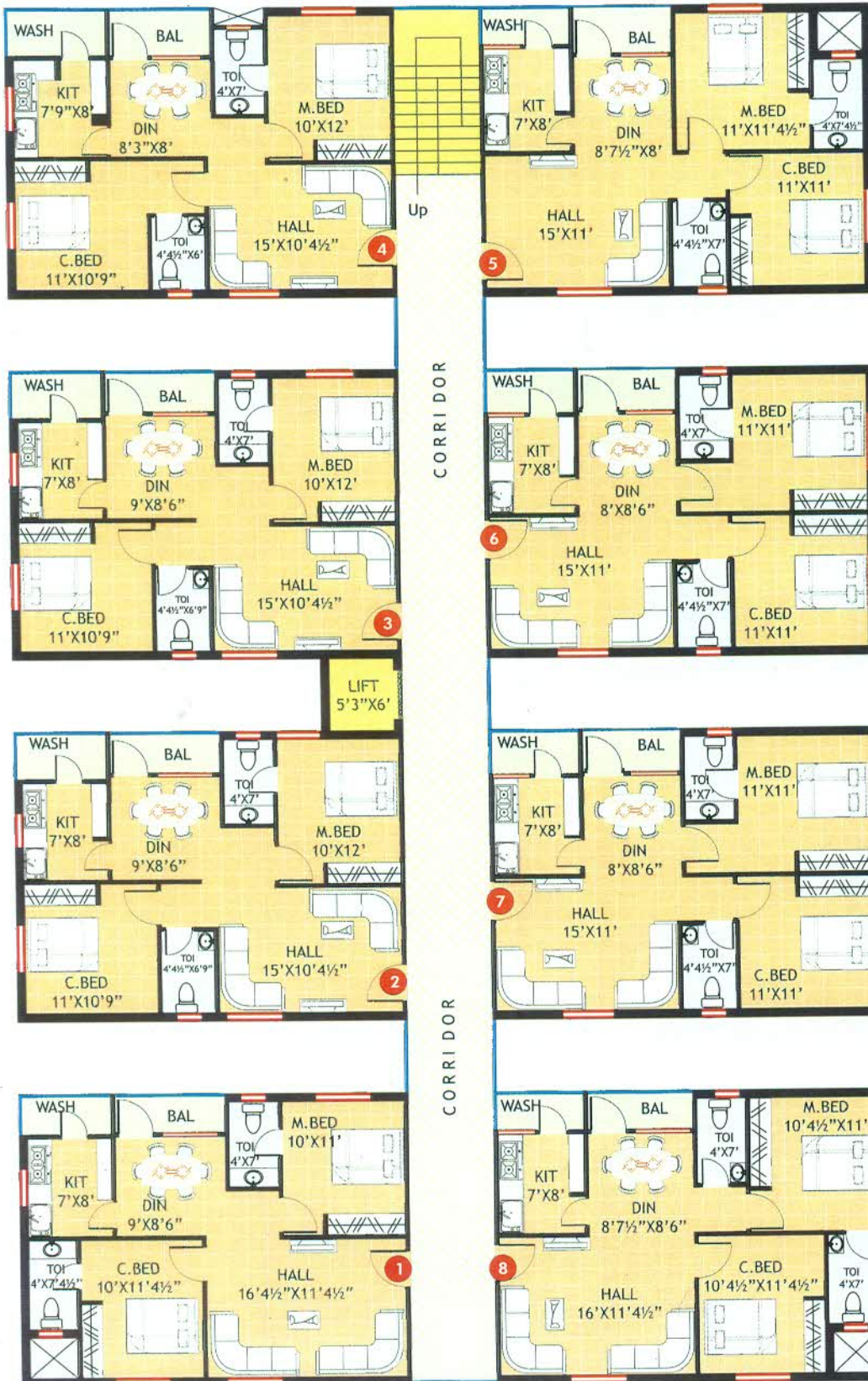
LIFT
6' x 5' 3"

CORRIDOR

CORRIDOR

Up





Typical Plan

Two Bed :
Block-B3
& Block-B4

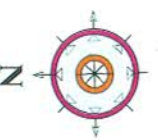
Area Statement

Flat Nos.	1 - 8
Areas(in sft)	955



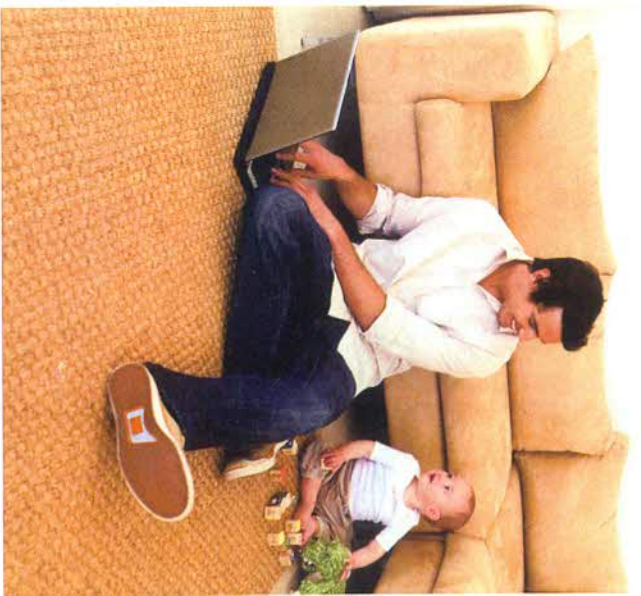
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Typical Plan Single Bed Block- C1 & Block- C2

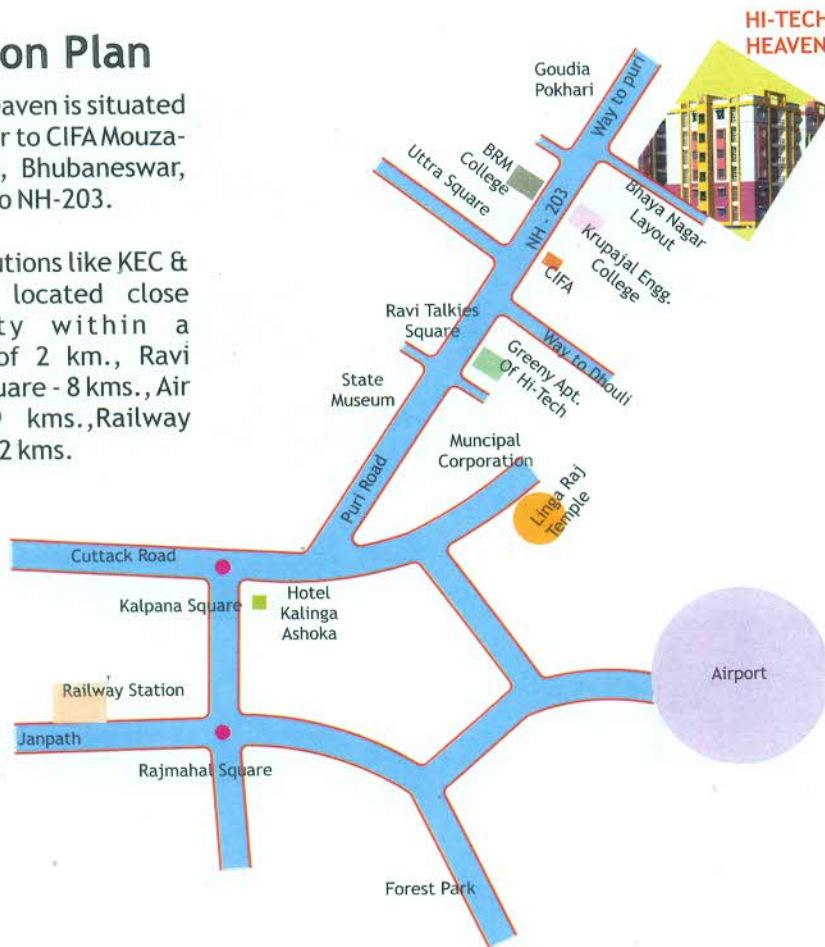
Area Statement	
Flat Nos.	Areas(in sft)
1 & 7	490
2 - 6	464
8 - 14	464



Location Plan

Hi-Tech Heaven is situated very nearer to CIFA Mouza-Matiapada, Bhubaneswar, adjacent to NH-203.

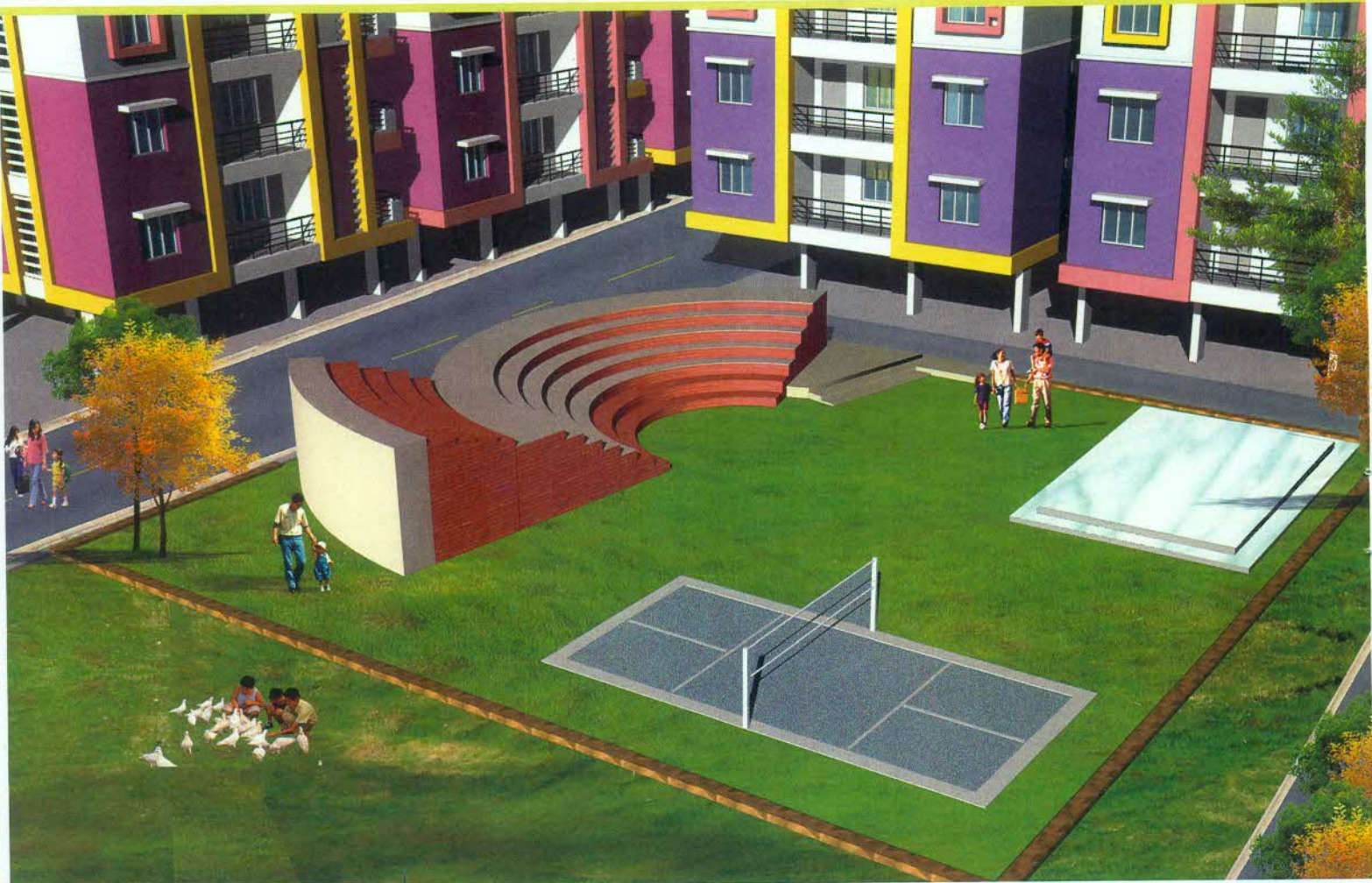
The institutions like KEC & BRM are located close proximity within a distance of 2 km., Ravi Talkies Square - 8 kms., Air Port - 9 kms., Railway Station - 12 kms.



Common Features:

- ❖ Provision of proper drainage and sewerage treatment plant.
- ❖ Pathways and electrification are provided for the entire project.
- ❖ Two-wheeler free parking space.
- ❖ All side boundary wall.
- ❖ Adequate ventilation.
- ❖ Landscaped gardens around the Layout.
- ❖ Commercial Complex & Community Centre, School and Marriage Mandap.
- ❖ Gym/Yoga Centre, Jogging Track, Parks and Children play areas.

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Terms & Conditions

1. The application money (with Brochures) / Booking amount Rs.500/- (non-refundable) in shape of A/C payee Cheque/DD in favour of Hi-Tech Estates & Promotes (P) Ltd.
2. No interest will be paid by the company to the purchaser against advance payment / installments / application money / booking amount.
3. The allottee will be responsible for paying installment within 15 th day of every month by way of A/C payee Cheque / D.D. In favour of Hi-Tech Estates & Promotes (P) Ltd.
4. Registration charges including stamp duty and allied expenses will be borne by the Purchaser as per the Govt. Rules.
5. Rent & other taxes if any leviable by Govt. / Revenue authority will be borne by the customers.
6. All disputes are subject to Bhubaneswar jurisdiction only.
7. Bank charges, commission, if any on cheque/ D.D. will be borne by the purchaser.
8. Company will provide required documents for Bank Loan.
9. The company will not be responsible for any loss caused by any act of nature or act of the state.
10. The company reserves the right of accepting or rejecting any application receive.
11. 5% discount on one time payment (before foundation).
12. **PENAL INTEREST** : If the amount is not paid within the prescribed time, a penal monthly compound interest of 5% on defaulted amount per month will be collected from the customer. The company at its discretion thereafter, shall have the right of cancellation.
13. **SURRENDER / CANCELLATION** : In case of surrender / cancellation the amount deposited shall be refunded without any interest after 90 days and within 120 days of receiving the cancellation / surrender application. The company will deduct 10% from the amount deposited by the customer towards establishment charges.
14. **TIME OF COMPLETION** : The single bed room, two bed room & three bed room flats are expected to be completed as per the agreement with the builder.
15. **POSSESSION** : Possession of the flats / units shall be given to the purchaser on or after all due amounts have been deposited.
16. **ESCALATION** : Absolutely no price escalation after booking for regular customer.
17. Terms and conditions may change as per the schemes selected by the Customer as mentioned in the Agreement and Application Forms.





Builders & Developers

HI-TECH ESTATES & PROMOTERS (P) LTD.

H.O.111, Saheed Nagar, Bhubaneswar-751007.
 Ph: 2544797, 2521434, 2546103, 2546104, 2545106
 Visit us : www.hi-techpromoters.com
 E-mail : info@hi-techpromoters.com

Corp.Off: 114, Saheed Nagar, Bhubaneswar-751007.
 Ph: (0674) 2542899, 2541164.

Branch Offices

BHUBANESWAR

B-10, HIG, BDA Duplex, Baramunda,
 Bhubaneswar -751003.
 Ph: (0674) 2354323, 2354324, 2354002
H.Annex : F/103, Pravati Villa,
 Nageswar Tangi, Lewis Road,
 Bhubaneswar.
 Ph: (0674) 2432504, 2430132

ANGUL

Near Durga Hotel, Turanga,
 Angul.
 Ph: 9238711127

CUTTACK

Vivekananda Lane,
 Near Govt. Bus Stand,
 Cuttack.
 Ph: (0671) 2334046, 2332076

PURI

Ghoda Bazar Square,
 (Near Water Tank),
 Stn. Road, Puri.
 Ph: (06752) 225633, 232676

BALASORE

Infront of Bus Stand,
 Sahadev Khunta, Balasore.
 Ph: (06782) 268889

Architects & Engineers

DHRUTI DESIGN SERVICES

208, Sai Tirumala Towers,
 Hyderaguda, Hyderabad- 29.
 Ph: 040 30284333,34,35,36
 Fax:040 30284337
 E-mail : infodhruti@gmail.com

ROURKELA

A/558, (Near Contrest Studio),
 Koel Nagar, Nac Market, Rourkela.
 Ph: (0661) 2476420

BERHAMPUR

Gandhi Nagar, 4th Lane,
 Berhampur.
 Ph: (0680) 2223731, 9438114231