

Covenant's
LA CASA

Discover Quality, Convenience and Future Growth ...

At Kalinga Vihar...

Covenants Developers Pvt. Ltd. a professionally managed leading company is involved in construction of Apartments, Duplex, Interior Design, Land Scaping, Farm House Projects and Construction of individual Houses. **Covenants Developers Pvt. Ltd.** is a reliable and trusted name in the real estate activities in Orissa. **Covenants Developers Pvt. Ltd.** is a professional real estate company based in Bhubaneswar, Odisha. We expertise in the field of selling and buying of plots, building duplex, apartments and other construction works. For our valued and dedicated service to the customers, we have attained a remark of being a notable real estate company in the state. The mission is "to be the most successful real estate company in the state of Odisha."

Home to **COVENANTS LA CASA**, the city of Bhubaneswar has a unique position by virtue of the ability to seamlessly integrate its rich cultural heritage with strong regional economic base.

A rising educational and healthcare hub, Bhubaneswar is home to some of the biggest name in IT industry and is one of the upcoming smart cities. Also the spiritual heritage of the city makes it a part of the much cherished Eastern Golden Triangle. This confluence of heritage and modernity makes living in Bhubaneswar truly world class.

Covenants Developers Pvt Ltd. - A sacred agreement to deliver your dream home.

Covenants **LA CASA** Welcomes you to Quality with Convenience and future growth in the middle of the up market locality of Bhubaneswar.



*A house is made of bricks
and beams. A home is made
of hopes and dreams.*

We will help you find your home.





perspective view of building.

Bhubaneswar.

Buying an apartment is an excellent investment. The benefits are plentiful, and there's no shortage of reasons to invest in Real Estate.

COVENANTS LA CASA is a standalone apartment located in well developed up market locality of Bhubaneswar having

1. Location advantage- Located adjacent to TATA ARAIANA in Shankarpur Mouza of Bhubaneswar, it is surrounded by all big residential projects like Vipul gardens, Grace, Trident Galaxy, Polaris, BDA high rise buildings, Springville etc. It is just 2 kms from the national highway. It is surrounded by schools like Saints Arnold English medium, Apeejay School, DAV kalinanagar, Wisdom Global, Central School, St Xavier, Doon International etc and colleges like CET engineering college, ITER, SUM Medical, Dental, Pharma Colleges MBA, Law colleges and etc. It is ideally located to cater your health needs as it is surrounded by AMRI hospital, Loyola hospital, Sum hospital, Sum ultimate care, AIIMS, KIDS hospital etc. Being an up market locality it is nearby to Shopping malls like Reliance fresh, DN regalia and markets etc. Big names in hotels like Taj Vivanta and ITC welcome are located nearby. Upcoming new Bhubaneswar Town Planning Area (TPA) developed by BDA in an area of 500 acre like Noida and Gurugram is just 500 meters from the project. Well connected by City Bus routes. Close to New IT hub Infovalley.
2. Cost Advantage- Being a standalone apartment it gives you the best quality of material along with the best of amenities and low maintenance cost for your dream home to be convenient to you.
3. Low risk and high return- The project being Standalone will be completed in a much faster pace as compared to High rise and gated communities thus giving you high return of investment also
as it is single owner property your property has no legal hassels as compared to multiple land property. You can take possession of your Dream Home in a shorter timeline as compared to bigger projects thus having high return on investment.

Project Facilities :

- CCTV cameras.
- Jogging Track.
- 24x7 Security.
- Club House.
- 24Hrs Backup Electricity.
- Intercom Phone.
- Earthquake Resistance.



Garden

- Power Back up Lift.
- Play Area/Sky Lounge.
- Visitors Parking.
- Gym.
- Landscape Garden.
- Car Parking.
- Senior Citizen sitting place.



Sit-out



Elderly Lounge



Gaming Zone

- Paved compound.
- Strecher Lift.
- Gated community.
- Fountain.
- Open Space.
- STP
- Rain Water Harvesting.



EV Charging

- Solar Light.
- Aqua Pressure jogging track.
- Children Play area.
- Meditation Area.
- EV Charging.
- Vaastu Compliant.



Sky Lounge..

Specification :

FOUNDATION :

- Isolated RCC footing.

STRUCTURAL :

- Earthquake resistant RCC frame.

ELECTRICAL :

- Concealed electrical network with reputed quality copper wires. Modular type switches and sockets.

FLOORING :

- Vitrified floor tile in Drawing,Dining & Bed rooms.

DOORS :

- Both side decorative laminated flush doors fitted to EPC/ Sal wood frames.Hardware & fittings in stainless steel.

WINDOWS :

- Aluminum frames and MS grills.

KITCHEN :

- WALL : Ceramic tiles 2' above working platfrom.
- FLOORING : Anti skid floor tiles.

- FITTINGS : Granite working platform with stainless steel sink.

TOILETS :

- WALL : Designer tiles up to 7" hight.
- FLOORING : Anti skid floor tiles.
- FETTINGS : Wash basin , WC/Commode of reputed mark & all taps and fittings with disigner C.P. of reputed mark.

WALL FINISH :

- Distemper over putty punning to Interior walls & weather coat paint to exterior walls.

STAIRCASE :

- Granite/Marble staircase with steel railing.

WATER SUPPLY :

- 24Hours Water supply withdeep Bore and Over HeadWater Tank.

POWER SUPPLY :

- 24 Hours Power supply from CESU supported with Generator Backup upto 200 watt.

Payment schedule :

- Booking-10%
- Agreement-10%
- Completion of foundation -15%

- Stilt floor roof -10%
- Casting of Roof of your booked floor-15%
- Rest 4 floor roof casting- 5%

- Brickwork-10%
- Plumbing and color-5%
- Handover -5%



Entrance Gate view.





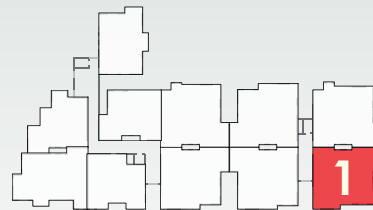
Aerial view.

3Bhk Flat No: 101

Carpet Area	Saleable Area
1066.00 sft.	1662.00 sft.



ENTRANCE

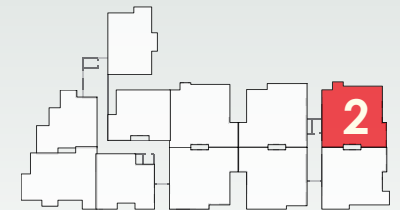


3Bhk Flat No: 102

Carpet Area	Saleable Area
1066.00 sft.	1680.00 sft.



ENTRANCE

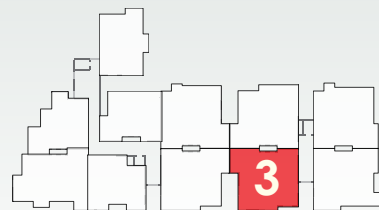


3Bhk Flat No: 103

Carpet Area	Saleable Area
1074.00 sft.	1705.00 sft.



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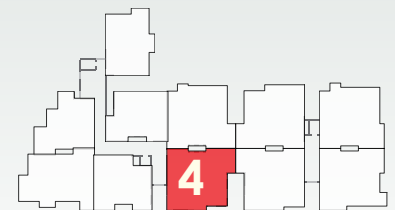


3Bhk Flat No: 104

Carpet Area	Saleable Area
1082.00 sft.	1716.00 sft.

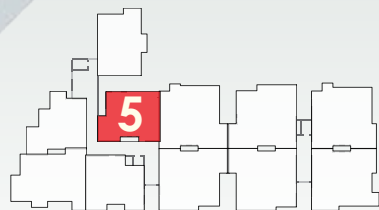


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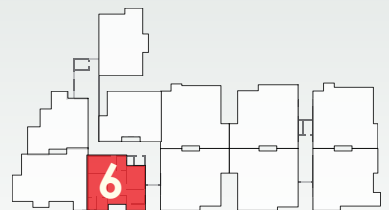
2Bhk Flat No: 105

Carpet Area	Saleable Area
801.00 sft.	1271.00 sft.



2Bhk Flat No: 106

Carpet Area	Saleable Area
756.00 sft.	1352.00 sft.

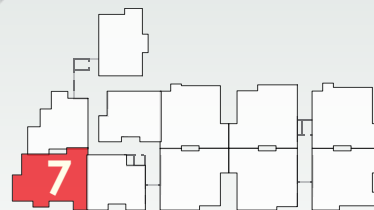


3Bhk Flat No: 107

Carpet Area	Saleable Area
1068.00 sft.	1630.00 sft.



ENTRANCE

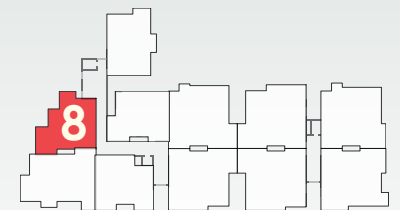


2Bhk Flat No: 108

Carpet Area	Saleable Area
807.00 sft.	1240.00 sft.



ENTRANCE

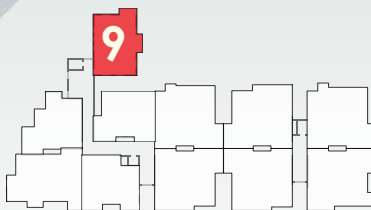


2Bhk Flat No: 109

Carpet Area	Saleable Area
809.00 sft.	1284.00 sft.



ENTRANCE

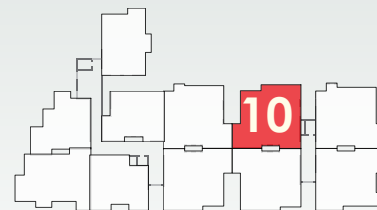


3Bhk Flat No: 210

Carpet Area	Saleable Area
1104.00 sft.	1700.00 sft.



ENTRANCE



3Bhk Flat No: 211

Carpet Area	Saleable Area
1095.00 sft.	1707.00 sft.



Connecting to
Urban Life Style ...



Typical F floor Plan :



Location Map :

*Not to scale



Distance :

- AllMS : 4kms.
- Airport : 7kms.
- Sum Hospital : 4 kms.
- DN Regalia : 2kms.
- Apeejay school : 2kms.
- Busstand : 5kms.
- New IT HUB : 8kms.
- AMRI Hospital : 3kms.
- Railway Station : 12kms.



ORERA NO-RP/19/2021/00557



BDA APPROVED

ALL LEADING BANKS APPROVED

