




# Siddhi *Enclave*



## CORPORATE OFFICE:

Plot No: 688/1758,  
Near Income Tax Office,  
Bhaskarganj-A  
Balasore 756001, Odisha

## FOR BOOKING

 **8599013333**  
 [mantraestateindia@gmail.com](mailto:mantraestateindia@gmail.com)  
 [www.mantraestate.in](http://www.mantraestate.in)

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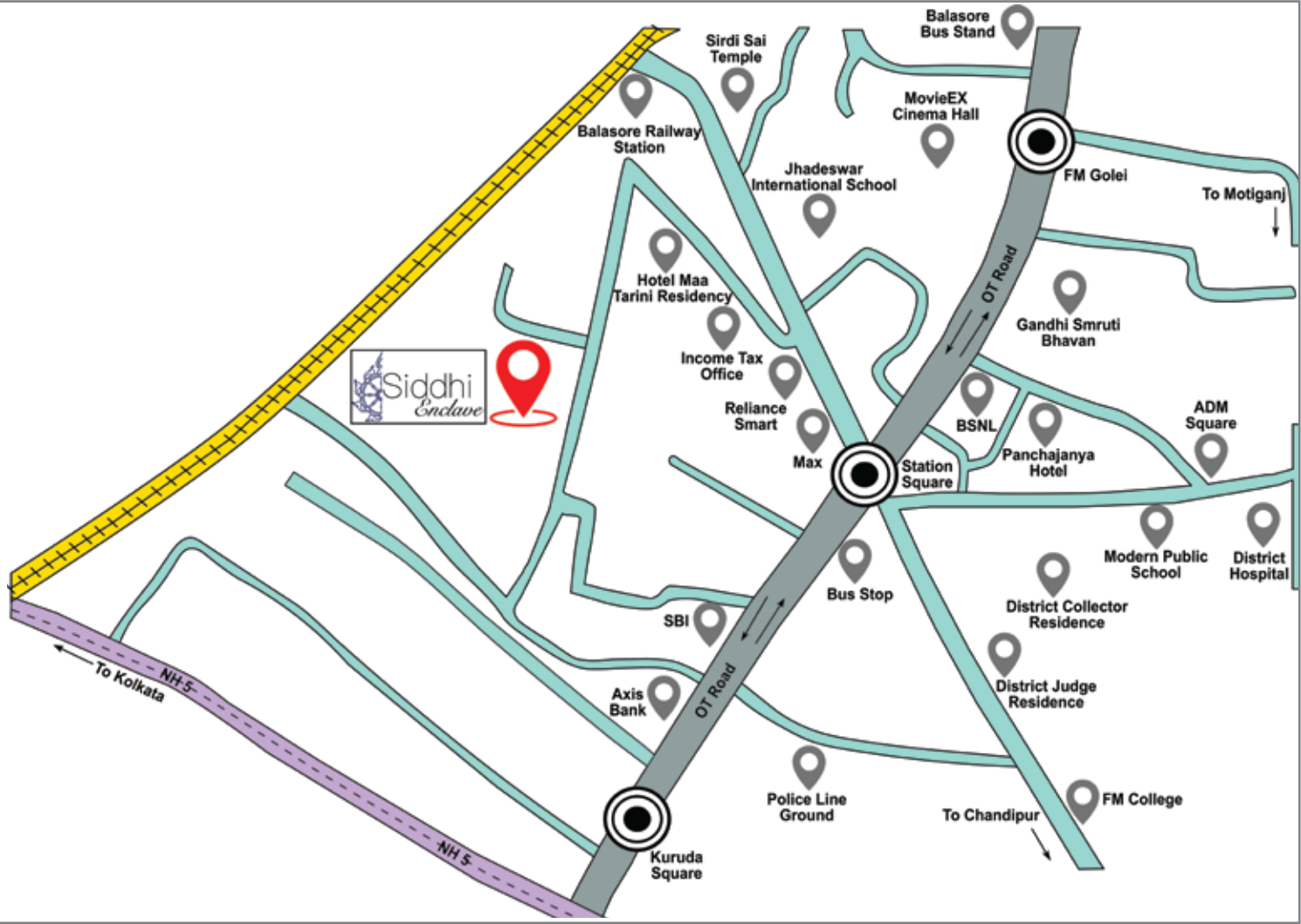
# Siddhi *Enclave*

**UNIQUELY DESIGNED**  
**LIVE IN THE HEART OF LUXURY**





Address



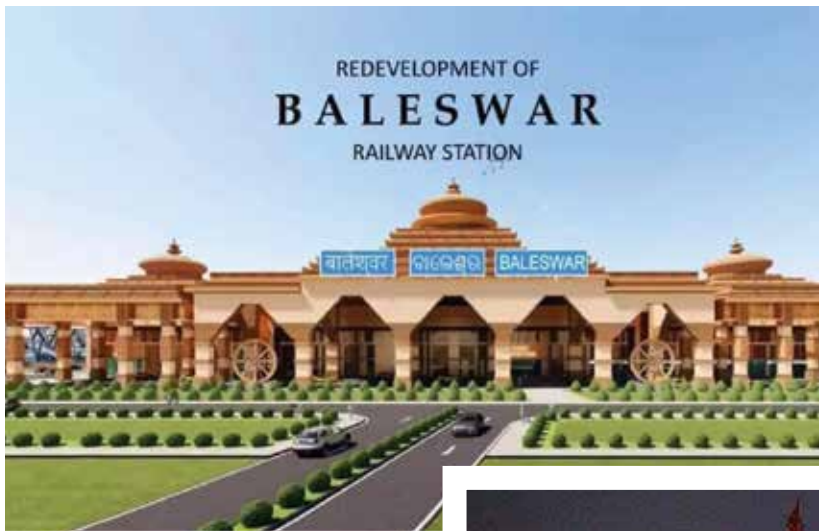
Payments Structure

Initial Booking Amount	10%
On Execution of Agreement	20%
On Completion of Foundation	10%
On Completion of Stilt Floor Roof Casting	10%
On Completion of 1st Floor Roof Casting	10%
On Completion of 2nd Floor Roof Casting	10%
On Completion of 3rd Floor Roof Casting	10%
On Completion of 4th Floor Roof Casting	05%
On Completion of Brick masonry Works/ Plastering	05%
On Flooring & Finishing of respective Floors	05%
Before Possession	05%

Connectivity

Balasore Railway Station	500 m
Station Square	400 m
Balasore Bus Stand	1 km
District Court	1 km
District Headquarter Hospital	2 km
F M Medical College & Hospital	5 km
International School	400 m
Reliance Smart	300 m
Max	300 m
Main Market	1 km
Chandipur Sea Beach	13 km





## Siddhi Enclave

**Siddhi Enclave** offers families a refined experience, showcasing elegance in every detail. From the welcoming drop-off zone at the entrance to the contemporary, elegant design, **Siddhi Enclave** offers a luxurious living experience. Ideally situated, all your necessities healthcare, connectivity, schools, and everyday essentials are just a few minutes away, ensuring a pampered lifestyle.

**Mantra Estate** warmly invites you to the world of real estate sector. Established in 2023, we have swiftly become one of Balasore's most trusted names, known for delivering projects on time and upholding the highest quality. Our collaboration with leading architects and industry specialists ensures that each project is crafted with meticulous attention to detail, instilling a sense of security and confidence in our buyers.

Our mission is to enhance family living by focusing on our core values: Trust, Quality, and Lifestyle (T.Q.L). Each project reflects our dedication to these principles, always aiming to create spaces that elevate your quality of life. Stepping into **Siddhi Enclave**, experience a home where luxury meets comfort. Live the life you've dreamed of, surrounded by beauty and elegance at every turn.







## Amenities



Entry & Exit Gate



24X7 CCTV  
surveillance



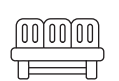
100% Vaastu  
compliant



Power backup



Pollution free  
environment



Seating Ledge



Excellent  
location



High-Quality  
Construction



EV Charging  
facility



Bore well for  
24 hrs water



Car Parking  
Facilities



24/7  
Security



Fire Fighting



Overhead Water  
Reservoirs



Provision for  
Cable TV



Abundant flow of  
air and light



Dedicated Puja  
room



BM Approved







# Construction Specification



## STRUCTURE

- Design Aesthetically crafted (S+4) well-lighted and ventilated apartment
- Steel FE-550 of make Vizag/Sail/Jindal/SEL or any reputed brands
- Cement Ultratech, Nuvoco, Dalmia, ACC or equivalent
- Bricks Eco-friendly fly-ash cement bricks
- Structure Earthquake-resistant RCC framed structure
- Grade M20 Concrete

## BOUNDARY WALL

5’ Height & 8” Thick boundary wall with periphery lighting

## WALL

Fly ash cement bricks & all inside and outside walls shall be plastered in (1:6) prop. All ceiling areas shall be plastered in (1:4) prop.

## FLOORING

- Rooms Premium Vitrified tiles of (600x1200) mm or larger size of Kajaria/ Johnson/ Somani/ Oasis/ RAK make or equivalent with 4” skirting
- Kitchen Vitrified tiles with 4” skirting
- Toilets Antiskid Tiles (600x600) of reputed make
- Balcony Antiskid Tiles of reputed make with stainless steel railing of 304 grade
- Staircase Granite
- Common areas Granite/ Tiles
- Pathway Designer paver block

## KITCHEN

- Walls 600x300 ceramic tiles upto 2’ above counter top
- Countertop Granite slab
- Fittings/Fixtures S.S sink link with C.P fittings, Provision for Chimney with electric point, provision for RO & Microwave point

## TOILETS

- Walls 600x300 glazed tiles upto 7 feet
- Fittings/Fixtures CPVC pipes, C.P fittings of Jaquar/ Johnson/ Hindware/ Parryware/ Essco or equivalent with wash basin, provision for geyser & exhaust fan with electric point. Water proof treatment for Toilet wall & floor.
- Sanitary Fittings European commode (Parryware/ Hindware/ Jaquar/ Cera or equivalent) with cistern

## DINING & UTILITY

- Fittings/Fixtures C.P fittings of Jaquar/ Johnson/ Hindware/ Parryware/ Essco or equivalent with wash basin, provision for washing machine point

## DOORS & WINDOWS

- Main Door Sal/ Neem wood frame with teak wood door
- Internal Door Skin laminated finished flush doors of Green/Century/Sylvan or equivalent ready-made flush doors
- Fittings Main door shall be fitted with Godrej/Doorset ultra-locking system. Internal doors with S.S fittings
- Doors Dining side balcony door shall be fitted with 3 channel white UPVC sliding shutter
- Windows White UPVC windows with glazed glass of 5 mm thickness as sliding shutters
- Grill 10 mm Sq. MS iron grills

## ELECTRICALS

- Wiring Concealed wiring of copper conductors with all essential fittings as per requirement make of Finolex / Havells / Legrand / Polycab / RR cable or equivalent
- Fittings The modular switches and accessories shall be L&T / Legrand / Anchor / Havells or equivalent. The electrical lines shall be fixed with one MCB box on each floor and one BDB at the main panel board.

## LIFTS

Automatic 6pax elevator of reputed brand

## PAINTING

The internal walls are painted with two coated putty of JK/ Birla/ Novoco or equivalent. The external wall shall be of plaster finish with weatherproof paint of Asian/ Berger/ Dulux/ Birla or equivalent.







## *Find Inner Peace*

Escape the everyday chaos and embrace a life of tranquility and rejuvenation in our thoughtfully designed apartments. Imagine waking up to quiet mornings, breathing in the fresh air, and feeling a sense of calm wash over you. Our apartments offer a sanctuary from the hustle and bustle, providing a space where you can truly relax, recharge, and reconnect with yourself. Discover a serene environment that promotes inner peace and a fresh perspective on life. More than just a place to live, our apartments offer a transformative journey towards a more peaceful and fulfilling existence.





Flat No – 101, 201, 301, 401

## Floor Plan



Flat No – 102, 202, 302, 402



## Layout Plan

Flat No – 102, 202, 302, 402



Flat No – 101, 201, 301, 401



## Area Statement

UNIT	101 – 401 & 102 – 402
TYPE	3.5 BHK
CARPET AREA	1272 Sq. Ft.
BUA	1626 Sq. Ft.
SBA	1767 Sq. Ft.







YOUR **HOME**  
INSIDE THE **CITY**  
AMIDST **NATURE**

