

# **FOREVER** group

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# **FOREVER** **HOMES**



Disclaimer: This document is not a legal offering. It only describes the intent & concept of Forever Homes. All the areas/dimensions/layout/elevations/pictures etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.

Built on a sprawling **5 acres** land area, Forever Homes is the first mega project in Odisha's Jajpur district, home to steel and mining conglomerates.

A harmonious and integrated community of **450 apartments** across **9 towers** of **G+10 storeys** each.

Dwelling units ranging between **1 BHK** (593 sq.ft), **2 BHK** (843 sq.ft, 879 sq.ft and 920 sq.ft) and **3 BHK** (1,106 sq.ft and 1,439 sq.ft).



All **3-sides open apartments** with airy and cross-ventilated rooms. Vaastu-friendly apartments for positive outcomes in life.

The **largest township** in the industrial area of Kalinganagar, 'Forever' is synonymous with pioneering.

A **G+I commercial space** for effective supply chain of utilities.

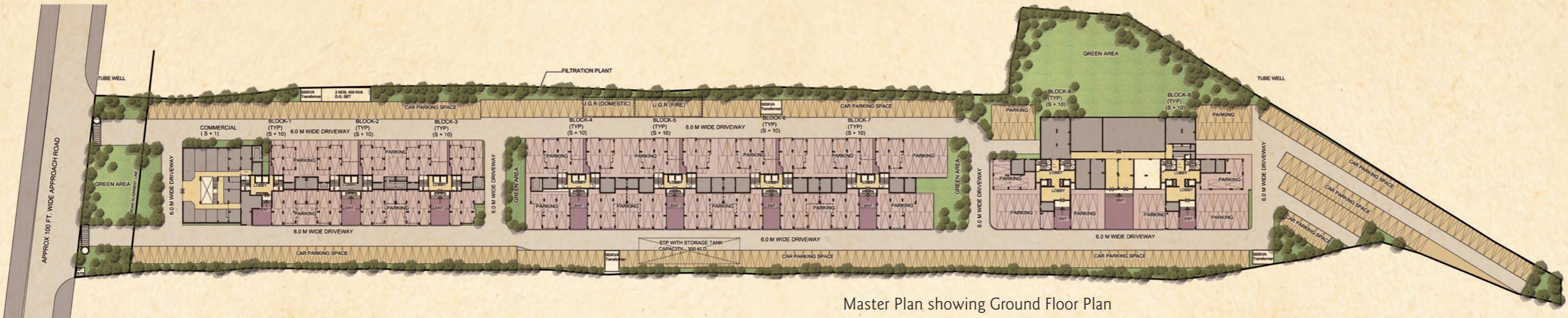
**85% space** open to the skies.



## Facilities and Amenities

- ★ Landscaped garden
- ★ Multi-purpose banquet hall with kitchen
- ★ Gymnasium
- ★ A/V room
- ★ Indoor games room
- ★ Lounge
- ★ Two automatic lifts in each block
- ★ 24 hours generator back up for common areas and in apartment (1KVA) at extra cost
- ★ Fire-fighting arrangements as per statutory norms
- ★ Intercom in each apartment, with CCTV at block entrance and main gate
- ★ Sewage treatment plant with provision to recycle water for flushing and gardening
- ★ Rainwater harvesting
- ★ LED lights in common areas for efficient power utilization

## Forever Homes Master Plan



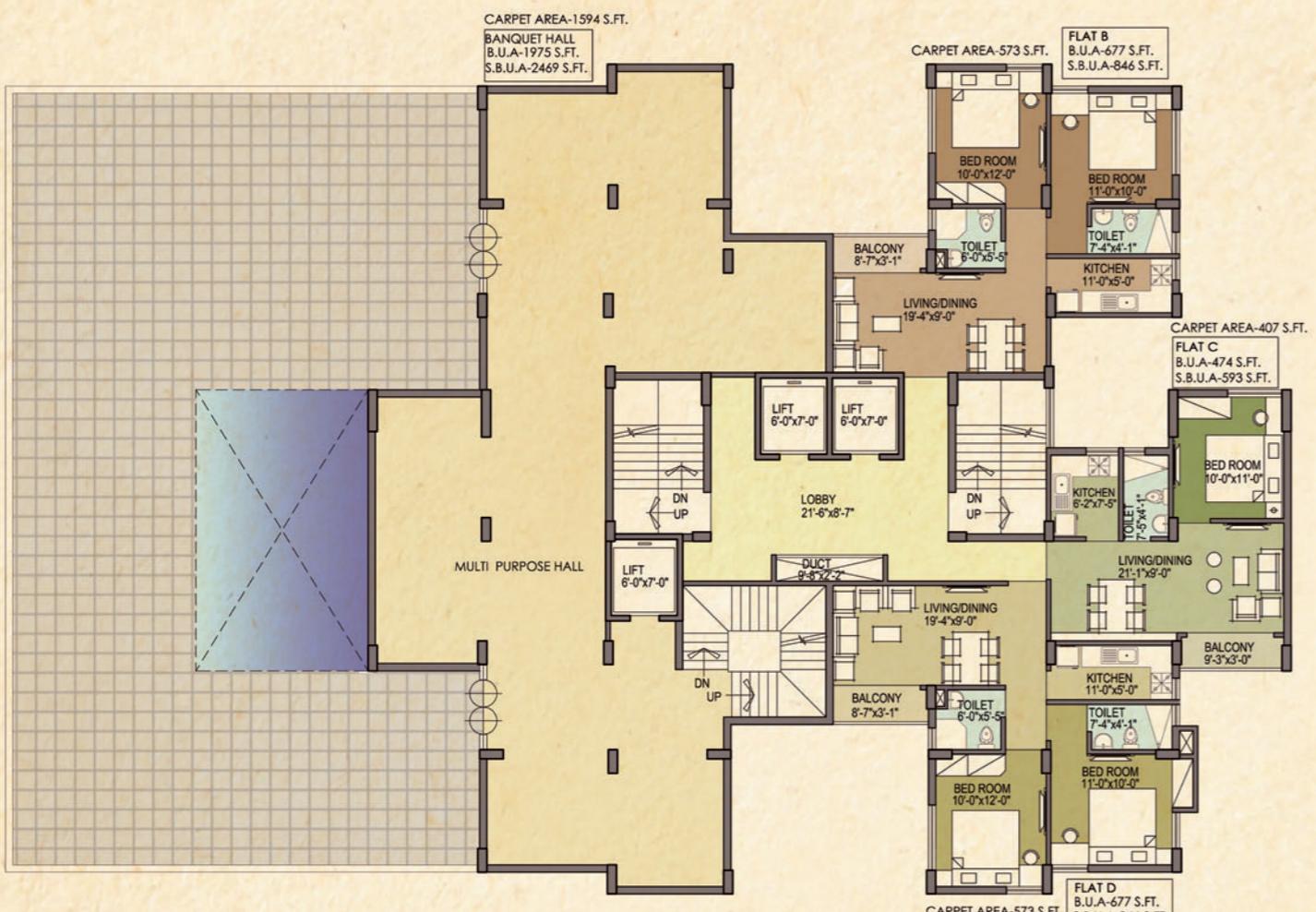
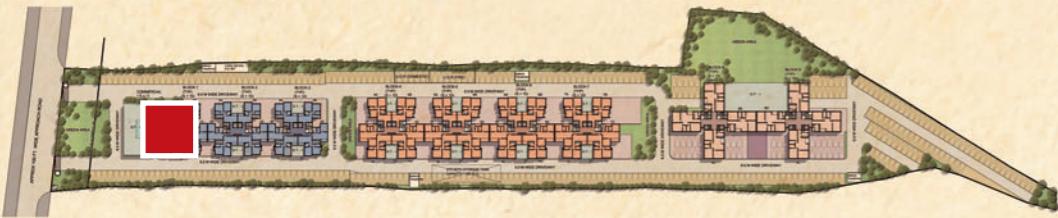
Master Plan showing Ground Floor Plan



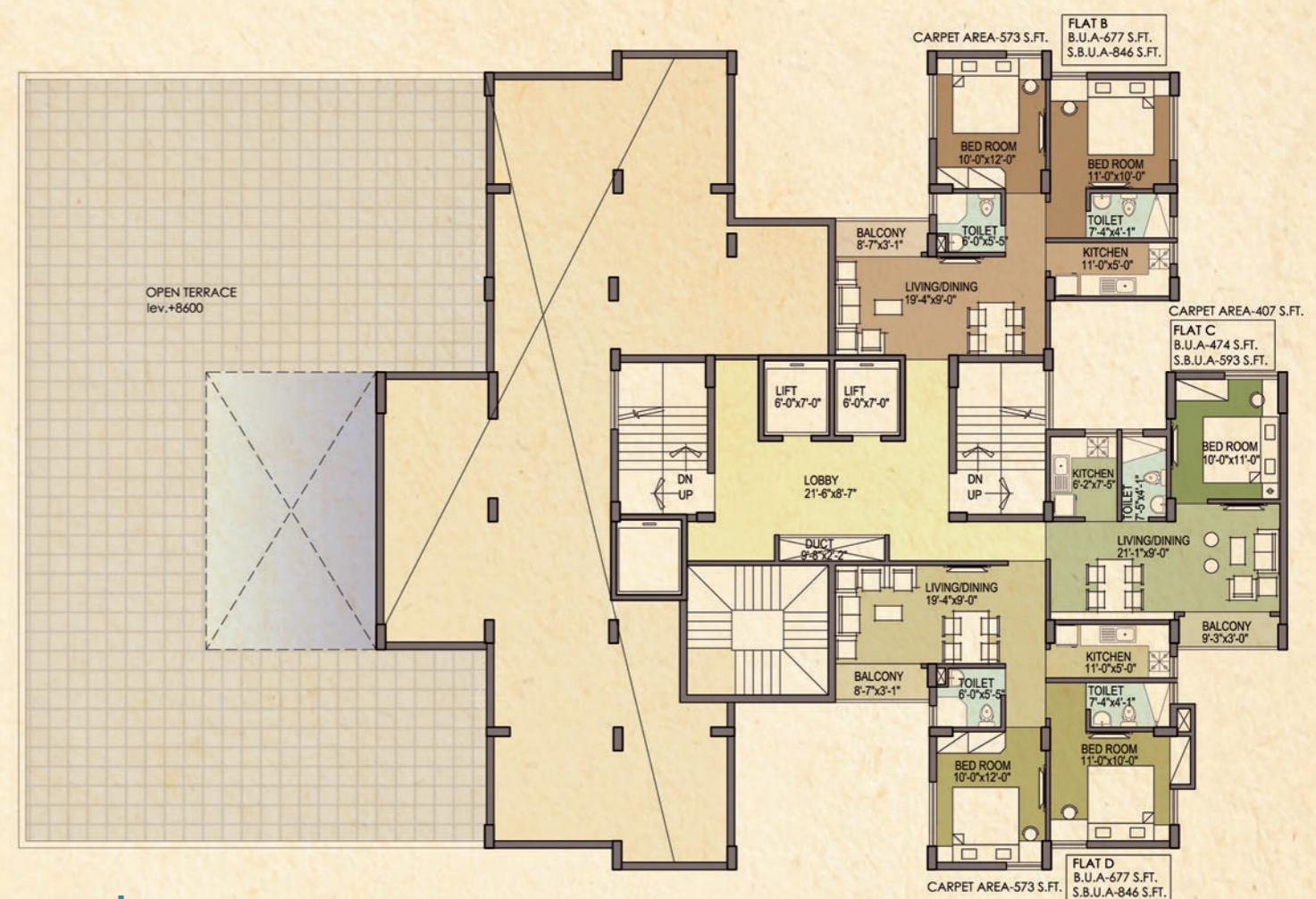
Master Plan showing Typical Floor Plan



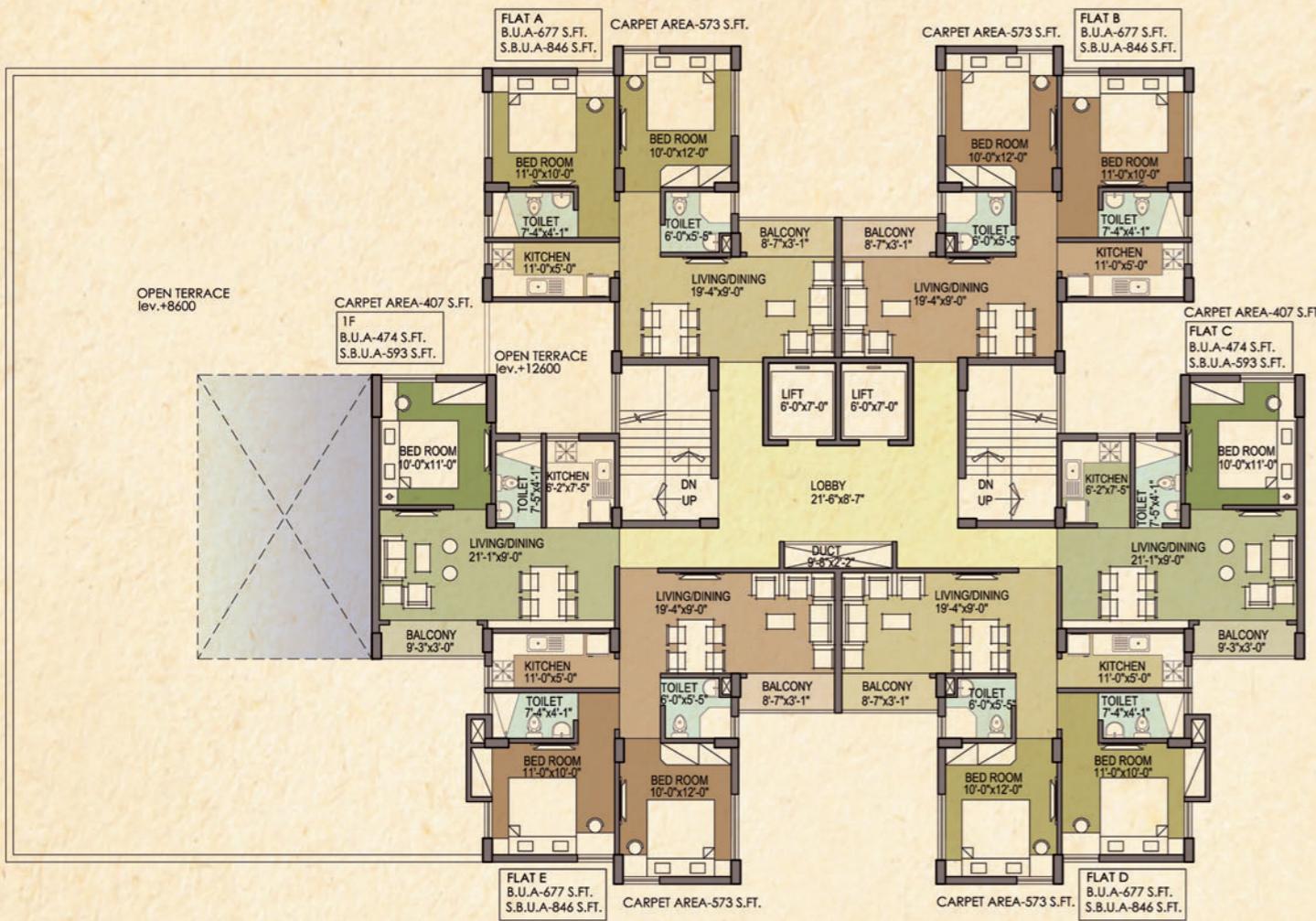
## Second Floor Plan of Banquet & Block I



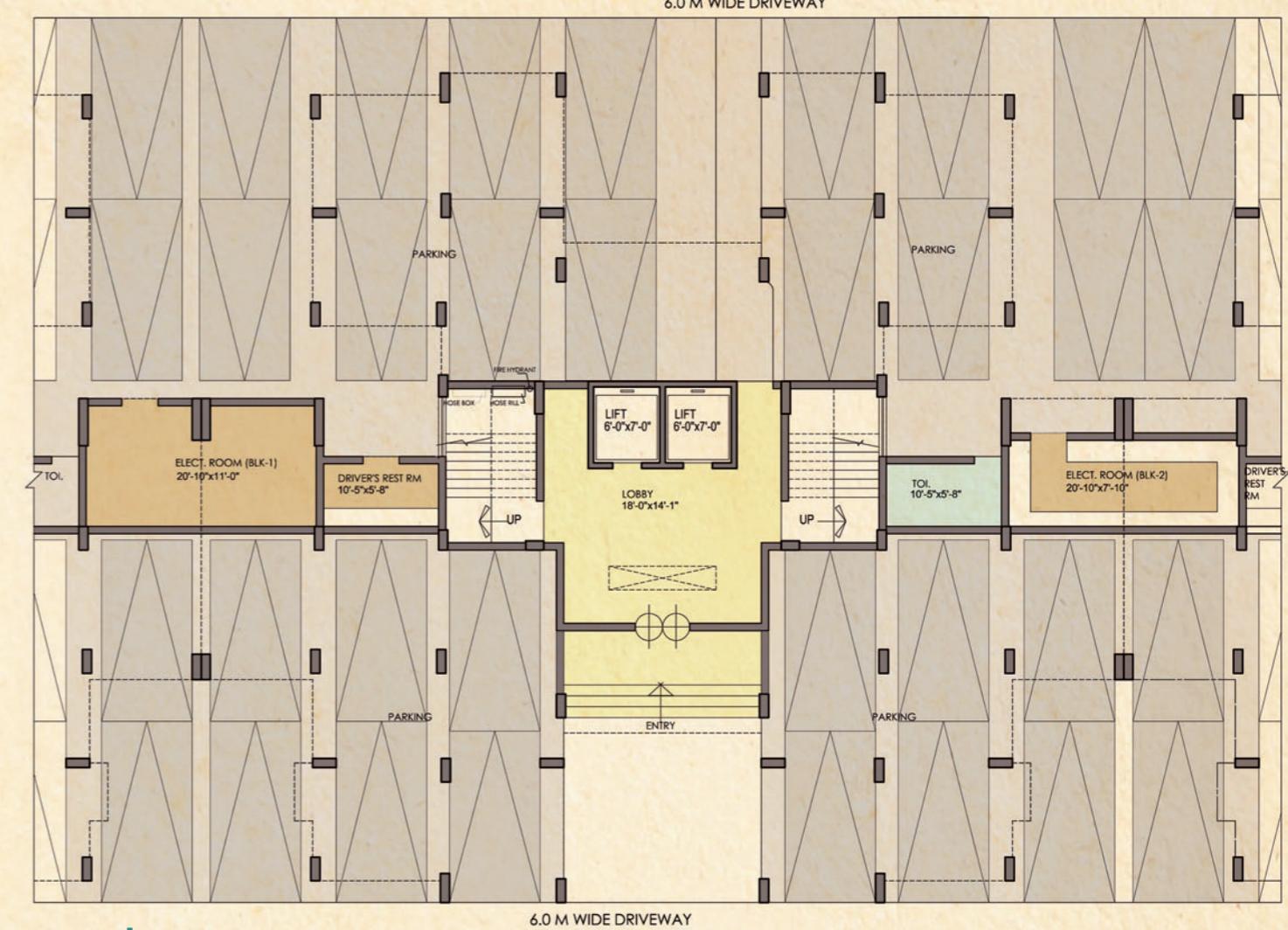
## Third Floor Plan of Block I



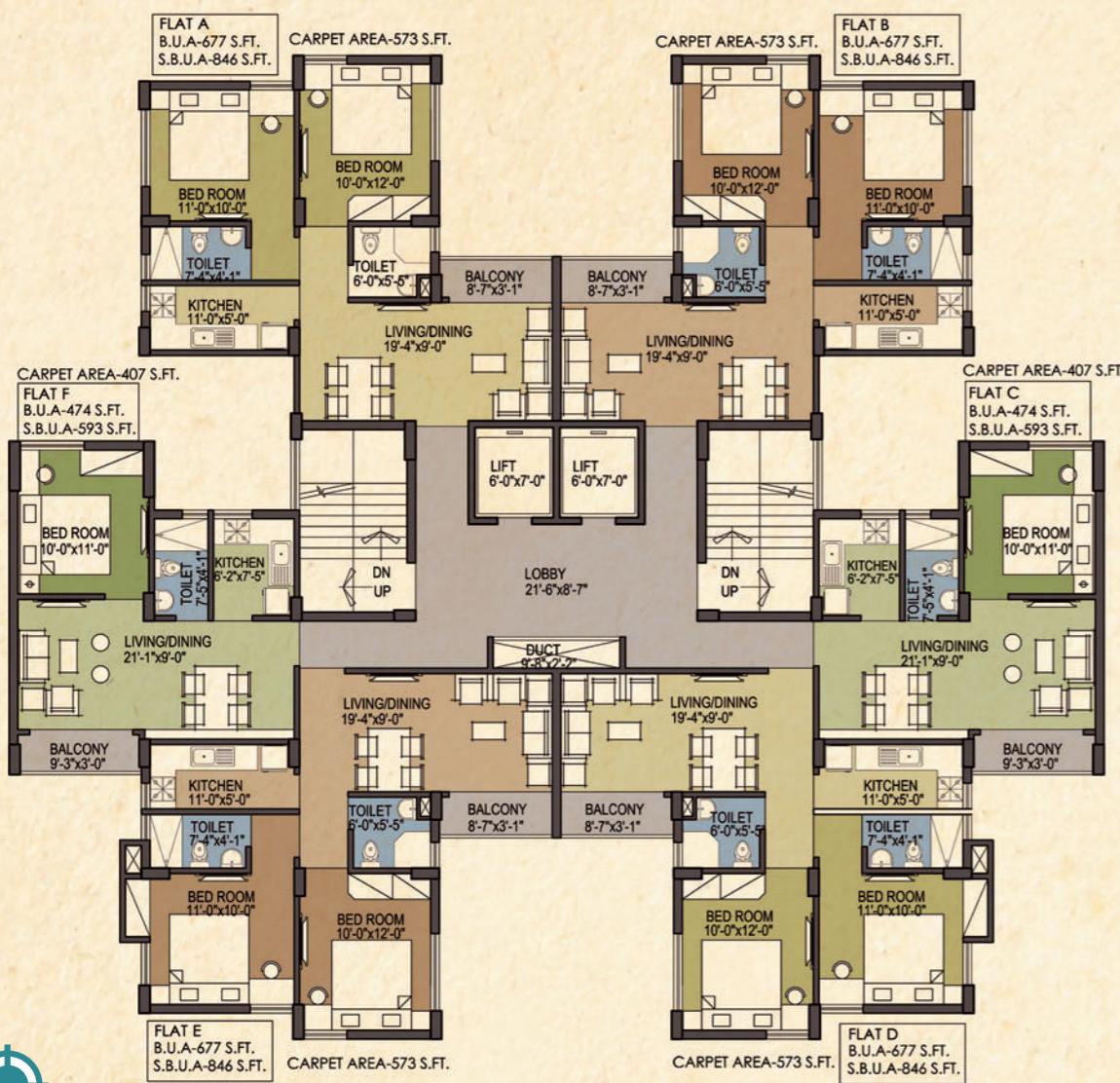
## Typical (4th - 10th) Floor Plan of Block 1



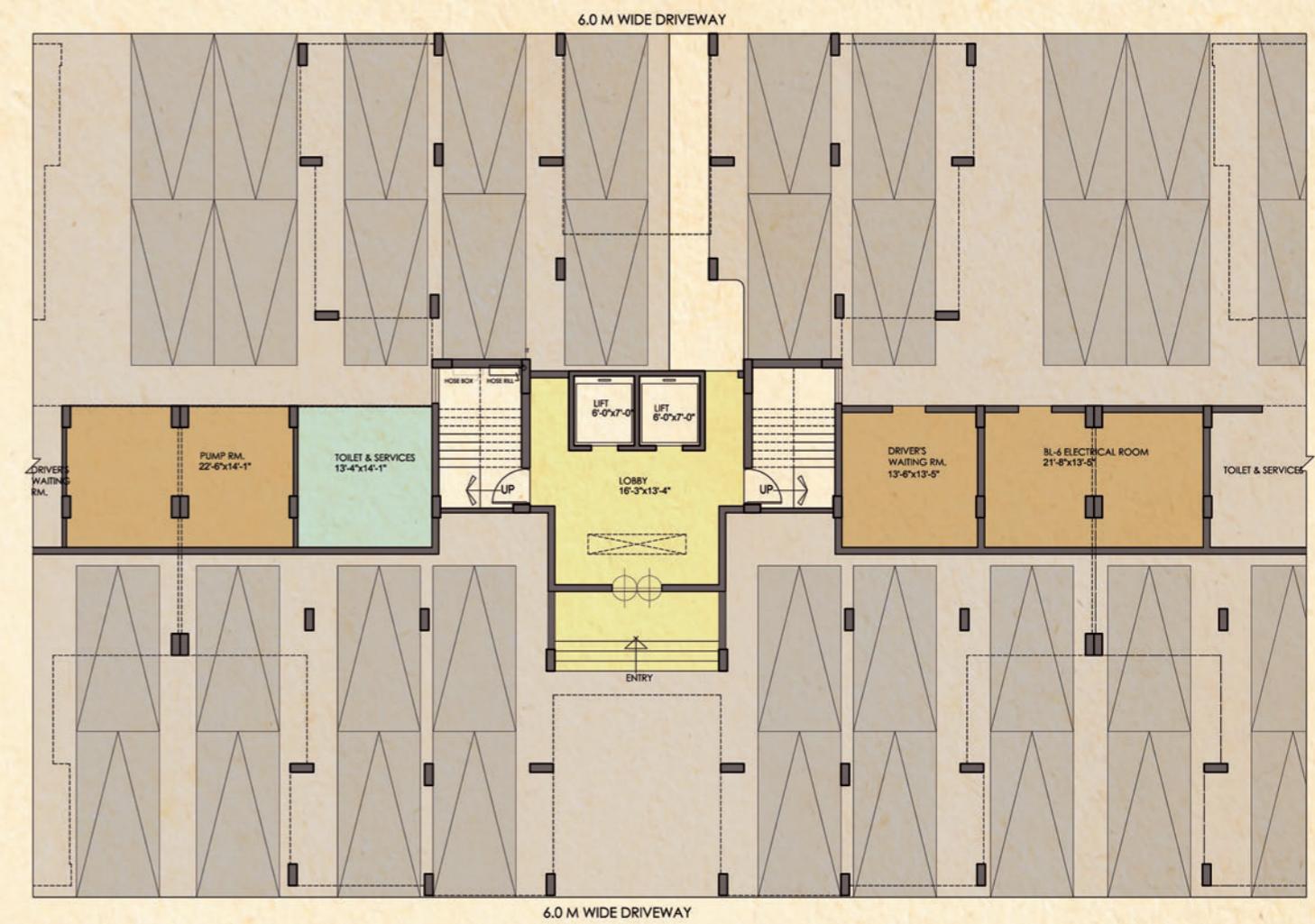
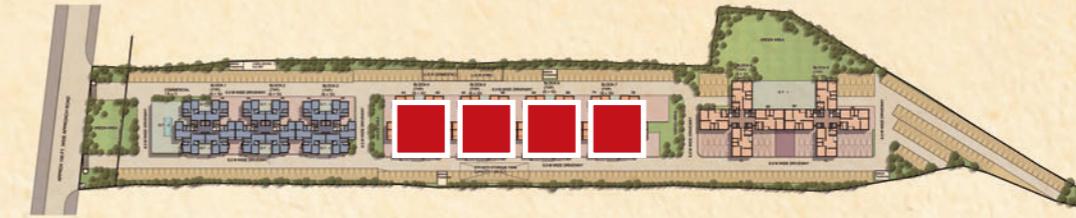
## Ground Floor Plan of Block 2 and Block 3



## Typical Floor Plan of Block 2 and Block 3



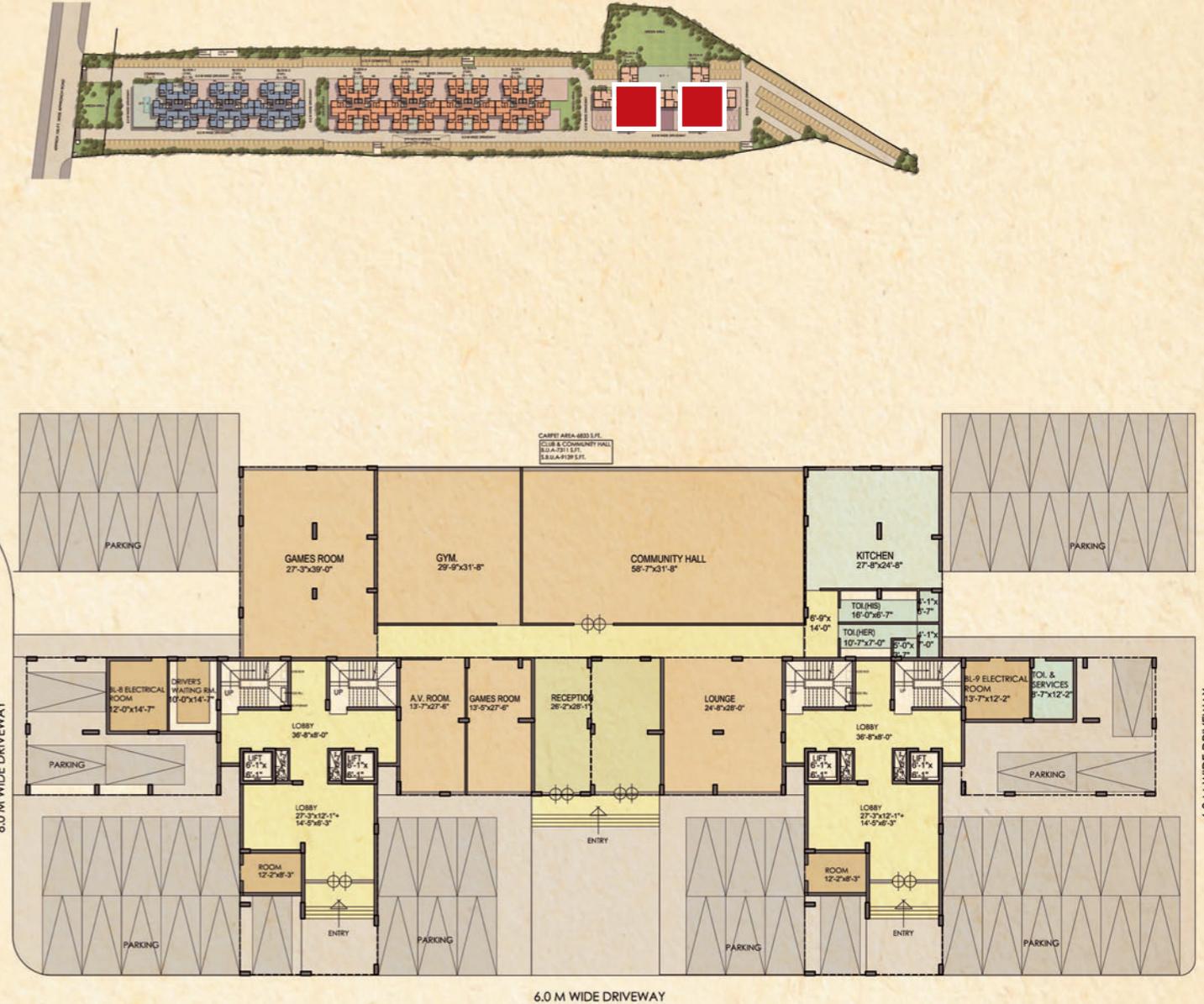
## Ground Floor Plan of Block 4, Block 5, Block 6 and Block 7



## Typical Floor Plan of Block 4, Block 5, Block 6 and Block 7



## Ground Floor Plan of Block 8 and Block 9



## Typical Floor Plan of Block 8 and Block 9



## Specifications

### LIVING / DINING AND BEDROOMS

- Vitrified Tiles on floor
- Plaster of paris with primer finish on all walls

### KITCHEN

- Matte finish ceramic tiles on floor
- Granite counter top
- Dado of ceramic tiles above platform up to 2 feet height
- Stainless steel sink

### TOILET

- Matte finish ceramic tiles
- Dado tiles till door height
- WC, wash-basin and CP fittings of reputed brand
- Provision for hot and cold water
- Provision for geyser in bathroom

### DOORS

- Wooden Door frame
- Painted flush doors
- Decorative polish on Main door

### ADDITIONAL COSTS

#### ELECTRICAL

- Emergency power mandatory at extra cost
- Power infrastructure cost at actuals

### WINDOWS

- Anodised sliding aluminum windows

### WATER SUPPLY

- Filtered water supply

### ELECTRICAL EQUIPMENT

- Modular switches of reputed make
- Provision for broadband internet, telephone and TV line in living area and in master bedroom
- Safety feature such as Master Circuit Breaker (MCB)
- Concealed copper wiring of reputed brand

### COMMON AREAS

- Vitrified tiles in the lobby
- Painted façade

### COMMON LIGHTING

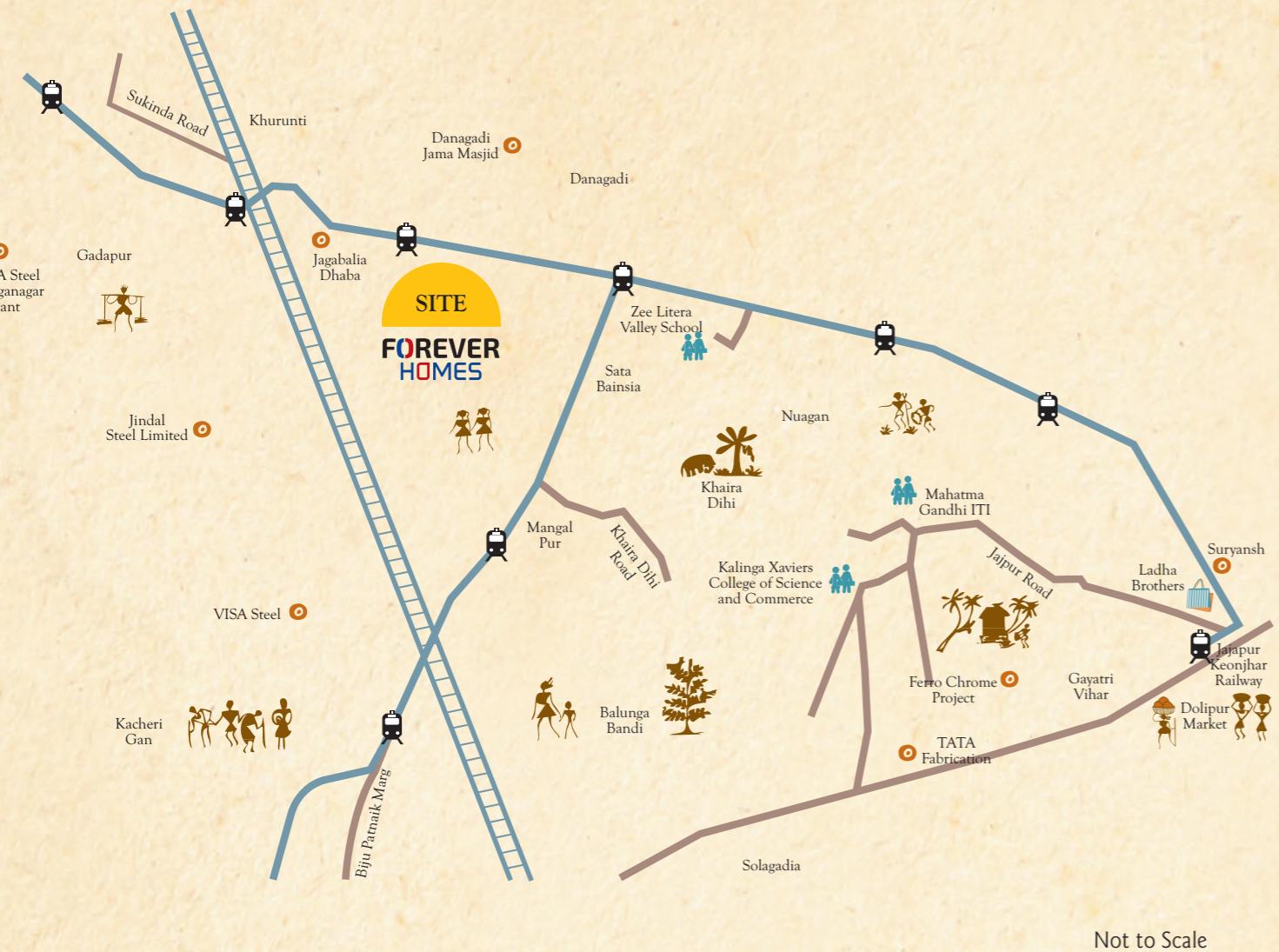
- Street lights for compound

### AIR-CONDITIONING

- Electrical wiring for split A/C to be provided in master bedroom and living room



## Location map



Forever Homes will be developed by two of the most coveted and credible names of real estate in Eastern India – the Merlin and the Sureka Group.

## SUREKA

### Sureka Group

The Group's success depends upon a clear vision of where Sureka can make a significant and differentiated contribution that its customers can value. Sureka's people provide the Group with the cutting edge. For sustainable success, their performance orientation and customer focus is imperative. Only where people grow, does the organization also grow.

A diverse range of styles:

Let's talk about the bold strokes and the challenges – the vision of where the Sureka Group needs to be. Let's get aligned to the strategy and make it real.

Attention to detail is execution, and execution is business.

It's one great thing to know what you want to do – but it's another to actually 'make it so' and bring it to life for your customers. Philosophy and values are the Group's bricks and mortar.

Sureka is a name that people trust. Characterized by its attention to detail, the Sureka Group is at work making a difference to the way people currently live. The Group has sculpted a niche for itself across diverse businesses spanning property, rubber and silver jewellery, manufacturing and marketing these across the country and abroad.

Run by a team of professionals, the Group is also known for its involvement with educational, cultural, social and philanthropic organisations.



### Merlin Group

The Merlin Group is a recognized and admired brand which has moved from strength to strength over past three decades. The Group stands firm on commitments, not only to upkeep its tradition but to strive to improve its offering and service in providing "A Home for Every Indian". Its accomplishments consist of over 50 residential and commercial complexes and 150 independent bungalows.

The Group's strength is delivery of its promises through meticulous planning, emphasizing on essential requirements, importance of location, connectivity and convenience, budget limitation of the customer, backed by quality material, workmanship and after sales service.

Merlin Group has innovated with various formats and core projects including premium housing, essential housing, country homes and bungalows, specialty malls, office towers, I.T. buildings, hotels new generation clubs, and resorts, serviced apartment's stadium and townships.

# FOREVER greens

A Sureka – Merlin – Grandmark initiative



Premium residential project across 10.65 acres of land in Tomando, Bhubaneswar.

12 towers of G+14 storeys to house 2 BHK (small), 2 BHK (large), 3 BHK (small) and 3 BHK (large) apartments.

Superb specifications and world class modern amenities amidst lush greenery.

11 lacs sq. ft of development.

(COMING SOON IN BHUBANESWAR)

Location map



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