

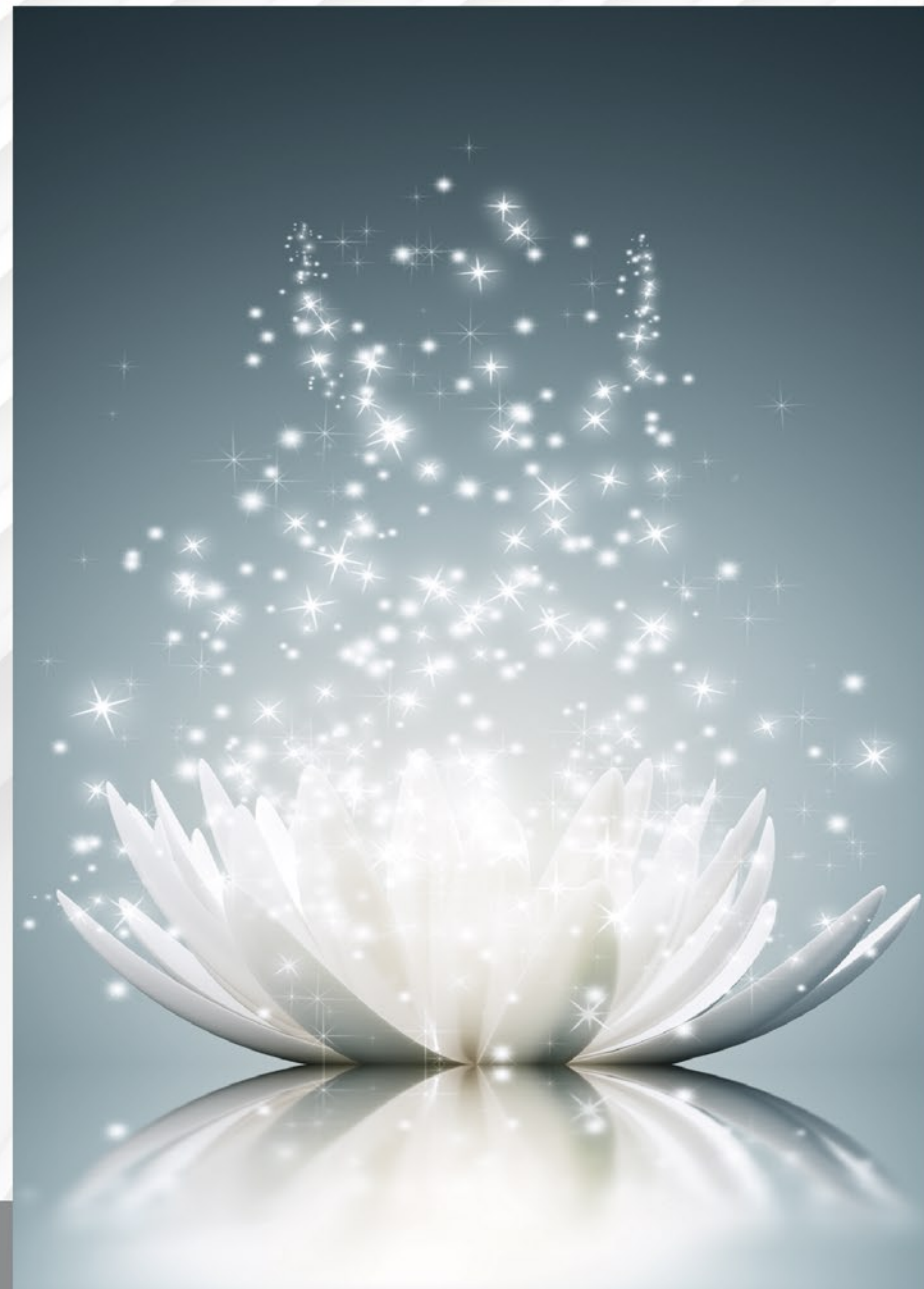


**JB ESTELLA**

— Unwind & Rejuvenate —

BUNGALOWS THAT REFLECT YOUR STYLE

Discover a harmonious blend of modern living and timeless elegance in our carefully crafted residential projects. Each development is a testament to our unwavering commitment to creating spaces that elevate lifestyles and inspire unforgettable memories.



PRIME LOCATION ON NATIONAL HIGHWAY-16



CONNECTING POINT  
OF HANSAPAL SQUARE & CUTTACK



TOTAL PLOT 2.5 ACRES



FULLY DEVELOPED 44 NOS OF VILLAS



DOUBLE CAR PARKING FACILITY  
ALONG WITH GUEST PARKING

PROJECT HIGHLIGHTS





GATE VIEW 

## ENCHANTING ENTRYWAY.

Step into a world of elegance as you explore our thoughtfully planned grounds. Lush green spaces, meticulously manicured gardens, and serene water features create a peaceful oasis for you to escape the hustle and bustle of everyday life.



# ARRIVE AT THE CITY'S MOST COVETED ADDRESS!



## KEY DISTANCES

- DPS School - 7 km
- Mothers Public School - 4 km
- Narayani School - 4 km
- Pal Heights Mantra - 3.5 kms
- Esplanade Mall - 5.5 km
- Symphony Mall - 3 kms
- Hi-Tech Hospital - 4 kms
- Airport - 10km
- Railway Station - 8 km
- Balianta Market - 1 km
- All Banks - 1 km





DRIVEWAY VIEW 

## YOUR PATHWAY TO LUXURY.

The driveway, lined with perfectly manicured landscaping and illuminated by elegant outdoor lighting, beckons you with a warm and inviting ambiance. The carefully chosen pavers or stones underfoot lend a sense of timelessness and sophistication, enhancing the overall aesthetics of your property.





AMENITIES

LET YOUR SPORTY  
SELF-COME OUT & PLAY





DAY VIEW 

## EMBRACE THE BEAUTY OF NATURAL LIGHT.

Step outside and immerse yourself in the wonders of our thoughtfully designed grounds. Lush gardens, vibrant floral displays, and sprawling lawns create a harmonious blend of colors and scents, inviting you to embrace the outdoors.





  
SITTING AREA

RELAX AND UNWIND.

Nestled in the heart of your home, our residential sitting area beckons you with its warm ambiance and thoughtful decor. Sink into the plush, oversized sofas that embrace you in softness, inviting you to unwind and indulge in moments of pure relaxation.







TEMPLE VIEW

## ELEVATE YOUR SPIRITUALITY.

Step into the peaceful ambiance of our temple, designed with reverence to honor timeless traditions. The architecture and decor reflect the rich cultural heritage of spiritual sanctuaries, creating an atmosphere of devotion and inner reflection.





#### STRUCTURE

Earthquake resistant RCC Framed Structure as per IS CODE 2016 with Anti- Termite treatment in foundation.

#### WALLS

Internal Walls finished with putty and premium paint.  
Exterior walls finished with superior quality putty & weather proof paint.

#### KITCHEN

Wall Tiles dado up to 3 ft above Granite counter Slab,  
Stainless steel sink.  
Provision for exhaust fan outlet, water heater outlet and RO water purifier.

#### WINDOWS

Sliding windows (with UV Protective glass) with UPVC frame.

#### DOORS

Main Door - Decorative Doors (Door height 7 ft).  
Other Doors- Solid Core flush/WPC door (bare) (door height 7 ft) in internal rooms, bathrooms and balcony.

#### ELECTRICAL

Concealed copper wiring with MCB, DB & modular switches of Legrand/Schneider/equivalent.  
A.C. Power Point & T.V point in all bedrooms & living room.  
Telephone outlet & intercom facility in all rooms.  
Geyser provision in all bathrooms.

#### FLOORING

Slab tiles in drawing, dining and common area.  
Wooden flooring in the master bedroom.  
600mm\*1200mm tiles in other rooms.  
Granite in floor lobby area & staircase with SS railing.

#### TOILET

Premium Ceramic tiles dado 7ft height with matching anti- skid tiles in the toilet.

#### TOILET FITTING

WC & Basin – White glazed porcelain of Jaquar/- Kohler/equivalent.  
C P Fittings with diverter of Jaquar/kohler/equivalent.

#### SECURITY

CCTV camera at all entry points and each corner of the project.  
24 hours security maintained by the Society.  
Additional charges to be paid by the purchaser.  
1 year advance security maintenance deposit.  
Stamp duty, registration fee, legal/advocate fees for agreement and registration as per Govt terms & any other taxes are applicable.



# SPECIFICATIONS

CREATION BY  
EXTRAORDINARY CREATORS

## PAYMENT SCHEDULE

1	On booking	10%
2	Agreement	10%
3	Land registration	20%
4	After completion of plinth level	20%
5	After completion of ground floor roofing	10%
6	After completion of 1st floor roofing	10%
7	After completion of brick work	10%
8	After completion of flooring	5%
9	Before possession	5%





SWIMMING POOL   
& GYMNASIUM VIEW

DIVE INTO LUXURY, STAY  
FIT IN STYLE.

Dive into luxury at our sparkling swimming pool. With its inviting azure waters, the pool offers a refreshing escape from the stresses of the day. Immerse yourself in its cool embrace, or simply lounge by the poolside, soaking in the sun and enjoying the picturesque views that surround you.





SITE PLAN



## LEGENDS

- |                                |                                   |
|--------------------------------|-----------------------------------|
| 1. Entrance / Exit To The Site | 5. Utility                        |
| 2. 9.14 M Wide Driveway        | 6. Lawn                           |
| 3. Temple                      | 7. Swimming Pool & Gymnasium Area |
| 4. Multipurpose Hall           |                                   |



 TYPE - 1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	PLOT AREA	B.U.A OF DUPLEX	FAR ACHIEVED	NO. OF CAR PARKING	PROJECTION AREA	COVERED AREA AREA
1	1386.489 SQFT	2526.42 SQFT	1.82 SQFT	2	134.01 SQFT	2660.48 SQFT

REMARK - 3BHK+STUDY+PUJA+SERVANT



PLAN PER SQUARE FEET.

 TYPE - 5



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	PLOT AREA	B.U.A OF DUPLEX	FAR ACHIEVED	NO. OF CAR PARKING	PROJECTION AREA	COVERED AREA AREA
5	1195.353 SQFT	2465.92 SQFT	2.06 SQFT	2	147.25 SQFT	2613.17 SQFT

REMARK - 4BHK+PUJA



FITS YOUR LIFESTYLE.

 TYPE - 8



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE	PLOT AREA	B.U.A OF DUPLEX	FAR ACHIEVED	NO. OF CAR PARKING	PROJECTION AREA	COVERED AREA AREA
8	1226.418 SQFT	2440.74 SQFT	1.99 SQFT	2	133.9 SQFT	2574.64 SQFT

REMARK - 4BHK+SERVANT



SPACE REDEFINED. DISCOVER MORE.

 TYPE - 12



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

TYPE	PLOT AREA	B.U.A OF DUPLEX	FAR ACHIEVED	NO. OF CAR PARKING	PROJECTION AREA	COVERED AREA AREA
12	1305.544 SQFT	2426.31 SQFT	1.86 SQFT	2	123.25 SQFT	2549.56 SQFT

REMARK - 4BHK+STUDY+SERVANT



MAKING YOUR FLOOR A MASTERPIECE.



 SWIMMING POOL



GROUND FLOOR

FIRST FLOOR

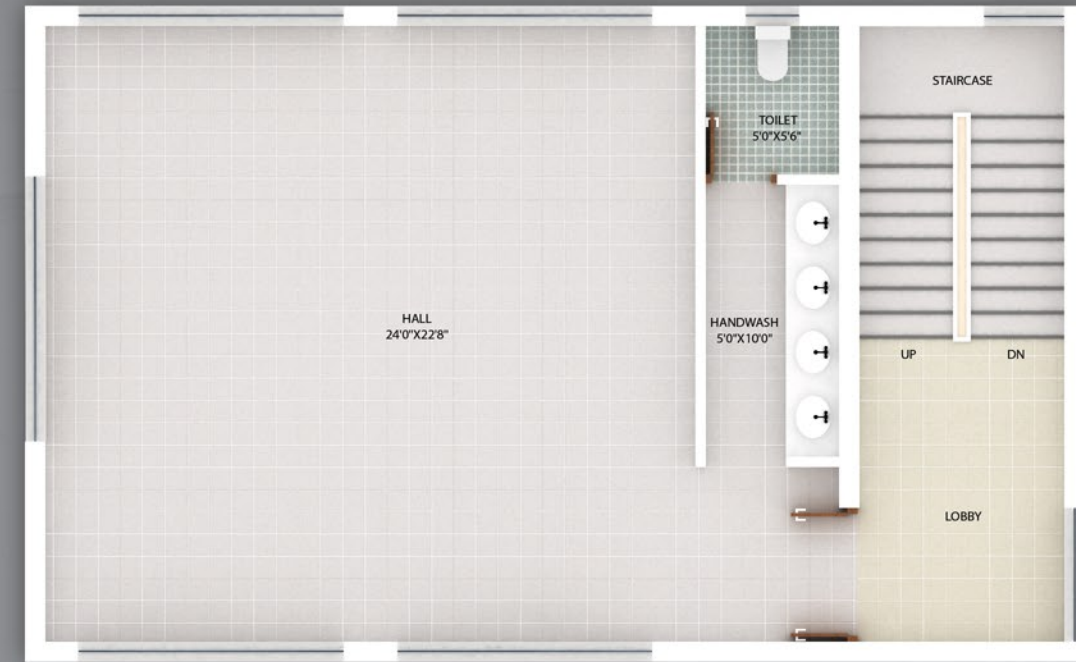


 GYMNASIUM

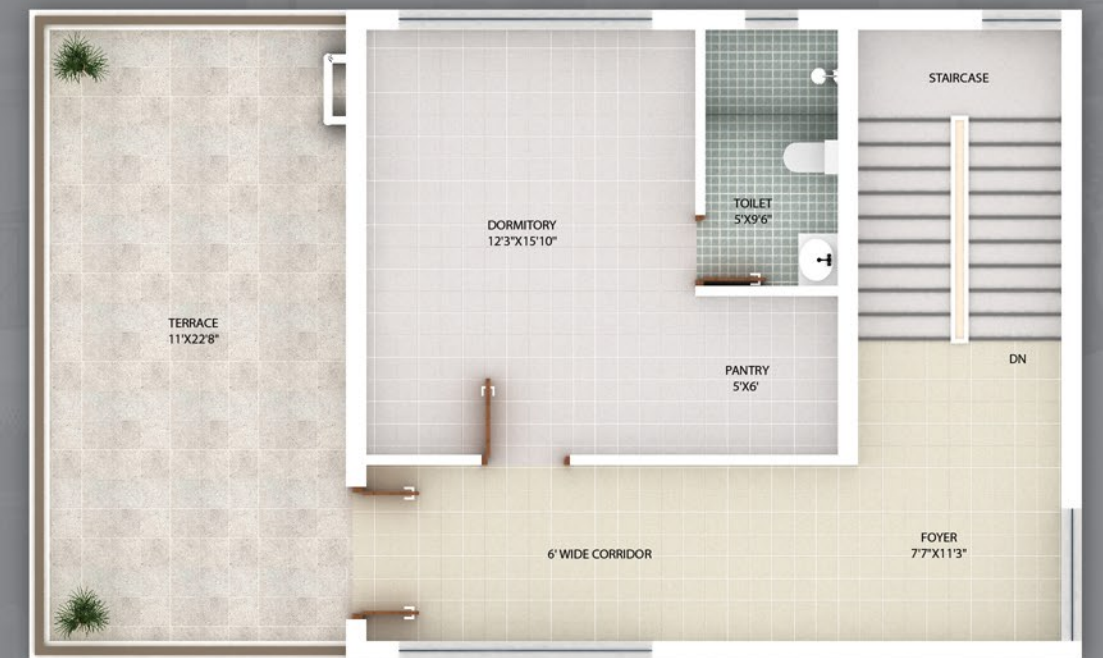
MULTIPURPOSE HALL



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



GRIP LIFE BY THE FLOORS.

Er. Jyotirajan Behuria, is a civil engineer and the visionary behind this company. With a remarkable career spanning over twelve years, he has demonstrated his expertise in overseeing the construction of a diverse range of multi-storied residential, commercial, and institutional buildings. His exceptional talent and professional reputation have earned him the trust and satisfaction of countless customers who have experienced the quality and excellence of our projects. From meticulously designed complexes to individual residential houses and villa duplexes, each creation showcases state-of-the-art designs at competitive prices, a testament to his engineering prowess and exceptional management skills. Rest assured, every construction we undertake adheres to ISI Standards and follows stringent civil engineering codes to ensure uncompromising quality.



## COMPLETE PROJECTS



MADHAB RESIDENCY  
Forestpark



JB RESIDENCY  
Kalinga Nagar



JB ELYSIUM  
BJB Nagar



JB ANNEX  
Kalinga Nagar



JB TWINS  
Balianta



JB VALLEY PHASE-1  
Hansapal



JB VALLEY PHASE - 2  
Hansapal



JB VALLEY PHASE - 3  
Hansapal

## ONGOING PROJECT



JB PARK VIEW  
Balianta

## UPCOMING PROJECTS



JB CELESTIA  
Aiginia



JB POLARIS  
Tomando



JB STELLER  
Madanpur

 BEHIND EVERY SUCCESS STORY





AERIAL VIEW 

## A BREATHTAKING AERIAL VIEW OF A TRANQUIL RESIDENTIAL NEIGHBORHOOD.

From the bird's-eye perspective, the residential area unfolds like a meticulously crafted miniature world, boasting a symphony of diverse architecture and lush green spaces. A tapestry of streets, neatly lined with charming houses, winds its way through the landscape.



## DEVELOPERS & PROMOTERS



JB ASSETS PVT LTD  
N-6/178, IRC Village, Jaydev Vihar, Bhubaneswar  
[www.jbassets.in](http://www.jbassets.in)  
Contact - 7978417383

## ARCHITECTS



Email ID: [info@adotdesign.in](mailto:info@adotdesign.in)  
Contact - 82490 01876  
Delhi NCR - Bhubaneswar

## MARKETING

Contact - 73776 66000

## SITE ADDRESS

Benupur, Odisha - 752101

## RERA REGISTRATION

RP/19/2023/00944

## DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of JB ESTELLA. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.