

DEVELOPER



CORPORATE ADDRESS

1st floor, sambaya bhawan, janpath,  
Bhubaneswar, India, Odisha

**W** motwaniconstructions.com  
**E** motwaniconstructions@gmail.com  
**P** 0674 325 2008

SITE ADDRESS

Mangaraj Point, Near Pallavi Mandap  
Bhubaneswar, Odisha751006

**P** 90939 90938  
**E** info@anantara.in  
**W** anantara.in

DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.

Concept & Design by: BetheBee.in

ANANTARA  
|| YOUR SOUL HOME ||

What do you find  
when you search the sky?

ENDLESS  
HUES OF  
AZURE

What do you find  
when you search the seas?

BOTTOMLESS  
BLUE



सूक्ष्म

What do you find  
when you search inside?

YOUR  
INFINITE  
SOUL



Presenting



Spacious, Airy and Stylish find perfect balance  
in your new abode. Our Luxury apartments will bring  
you and your loved ones endless joy, hope, and contentment  
in the lap of comfort and greenery!





B+G+21

320 UNITS

3 & 4 BHK APARTMENTS

VASTU COMPLIANT HOMES

DEDICATED CLUB ON FIRST FLOOR

60% OPEN SPACE



# DEVELOPER'S NOTE

## ABODES OF LUXURY, SPACE & STYLE

We, at Motwani Constructions, have always been the pioneers in the real estate world, to bring to our clients, properties that are close to their heart-in terms of luxury, comfort and style. Our idea was to not just build homes for you but form a relationship that would last a lifetime. With Anantara we have gifted you a home that will feed their soul with endless joy, everyday you spend here. Spacious and luxurious, your homes will see you well-connected for Jharpada adjoins the futuristic Puri Bypass. Come find your soulful abodes with us for a happy and peaceful future ahead.

Team Anantara





## ENTRANCE



The Grand Entryway  
welcomes you to a life of  
tranquil prosperity.



# THE MAP TO YOUR SOUL BEGINS AT JHARPADA

Located at the much-coveted Jharpada, Bhubaneswar you are now connected with the world with ease!



Scan for the  
site location







# LOCATION HIGHLIGHTS

## SCHOOLS

|                      |         |
|----------------------|---------|
| Modern School        | 2.3 Kms |
| Royal Public School  | 2.3 Kms |
| Venkateswar School   | 3.7 Kms |
| Divine Public School | 4.4 Kms |

## COLLEGES

|                                       |         |
|---------------------------------------|---------|
| Pj College of Management & Technology | 3.4 Kms |
| Maharishi College of Natural Law      | 5.7 Kms |
| ASTHA School of Management            | 7.5 Kms |

## MALLS

|                        |         |
|------------------------|---------|
| The mart shopping mall | 2 Kms   |
| Nexus Esplanade        | 4.6 Kms |
| Symphony Mall          | 8.5 Kms |

## HOSPITALS

|                            |          |
|----------------------------|----------|
| Sparsh Hospital            | 6.3 Kms  |
| Shree Hospitals            | 8.9 Kms  |
| Satyam Hospital            | 11.8 Kms |
| AMRI Hospitals Bhubaneswar | 16.1 Kms |

## CONNECTIVITY

|                                      |          |
|--------------------------------------|----------|
| Railway station Bhubaneswar, New FOB | 6.8 Kms  |
| Biju Patnaik International Airport   | 10.7 Kms |







## ARCHITECT'S NOTE

### PEACE FOR THE MIND, SPACE FOR THE SOUL

We wanted to make houses that feel like home. Every aspect of the project was designed with the aim of providing the inhabitants peace of body, mind and soul! With 60% open space, spread of 3,34 acres, these exclusive apartments were for the people who love being in the heart of things but still enjoy having their own space.

Arch. Umeshchandra K. Powar  
Aakar Architects



# MASTER PLAN

- |  |                           |
|--|---------------------------|
| 1. Entrance Gate Complex                 | 9. Multi Purpose lawn     |
| 2. Entrance Driveway<br>With palm Avenue | 10. Palm Groove           |
| 3. Arrival Plaza                         | 11. Senior Citizen garden |
| 4. Curved water Feature                  | 12. Garden Of Reflection  |
| 5. Driveway                              | 13. Lilly Pool            |
| 6. Jogging Track                         | 14. Picnic lawn           |
| 7. Sports Complex                        | 15. Family Pavilion       |
| 8. Tower Entry Special Zone              | 16. Kids Play Zone        |
|  | 17. Swimming Pool Area    |








# S<sup>ULFUL</sup> GREENERY FULFILS YOUR PERIPHERY WITH EARTHINESS.

They said that the time spent around nature is worth its amount in gold! Built with 60% open space and a plethora of sites to spend quality time with nature, splendid is the word to go for.

 Palm Groove And Curved Water Feature  
Lilly Pool & Garden Of Reflection | Family Pavillion





## PALM GROOVE AND CURVED WATER FEATURE



Spend peaceful hours at the Palm Groove or simply sit by the Curved Water Feature, you will be spoilt for choice, or sure.



## LILLY POOL & GARDEN OF REFLECTION



Enjoy peaceful  
moments of tranquility at  
the Garden of Reflection  
overlooking the serene Lily Pool







## FAMILY PAVILLION



The Garden of Reflection  
let's the peace surround  
you with its healing touch.





# ACTIVE ENGAGEMENTS HERE AREN'T JUST WHOLESOME, THEY'RE SOULS&ME.

Enjoy some peaceful walks around  
the Walking loop or Jog your way towards that  
ideal health line, we got your back!

Kids' Play Area | Multipurpose Court  
Senior Citizen Garden | Sports Complex





## MULTIPURPOSE COURT



you can simply challenge  
your partner for round of  
Badminton at the court.  
Being healthy and fit is  
no more just a resolution!



## KIDS' PLAY AREA



Relive your childhood  
days at the Kids' Play Area.



mayabious art





# THE SPIRIT OF YOUR SOUL FINDS LIFE AT OUR CLUB

Host that exquisite informal party  
for the colleagues or simply have a day  
in with the family, we have something  
for all your needs.

- Inviting Club Reception | Cheerful Kids' Play Room | Fully Equipped Gymnasium
- Playful Indoor Games Room | Kids' Play Zone | Well Stocked Library Room
- Swimming Pool | Lawn With Barbecue | Community Courtyard





INVITING  
CLUB RECEPTION



For every conversation with  
your loved one deserves  
a worthy cozy set-up.





## CHEERFUL KIDS' PLAY ROOM



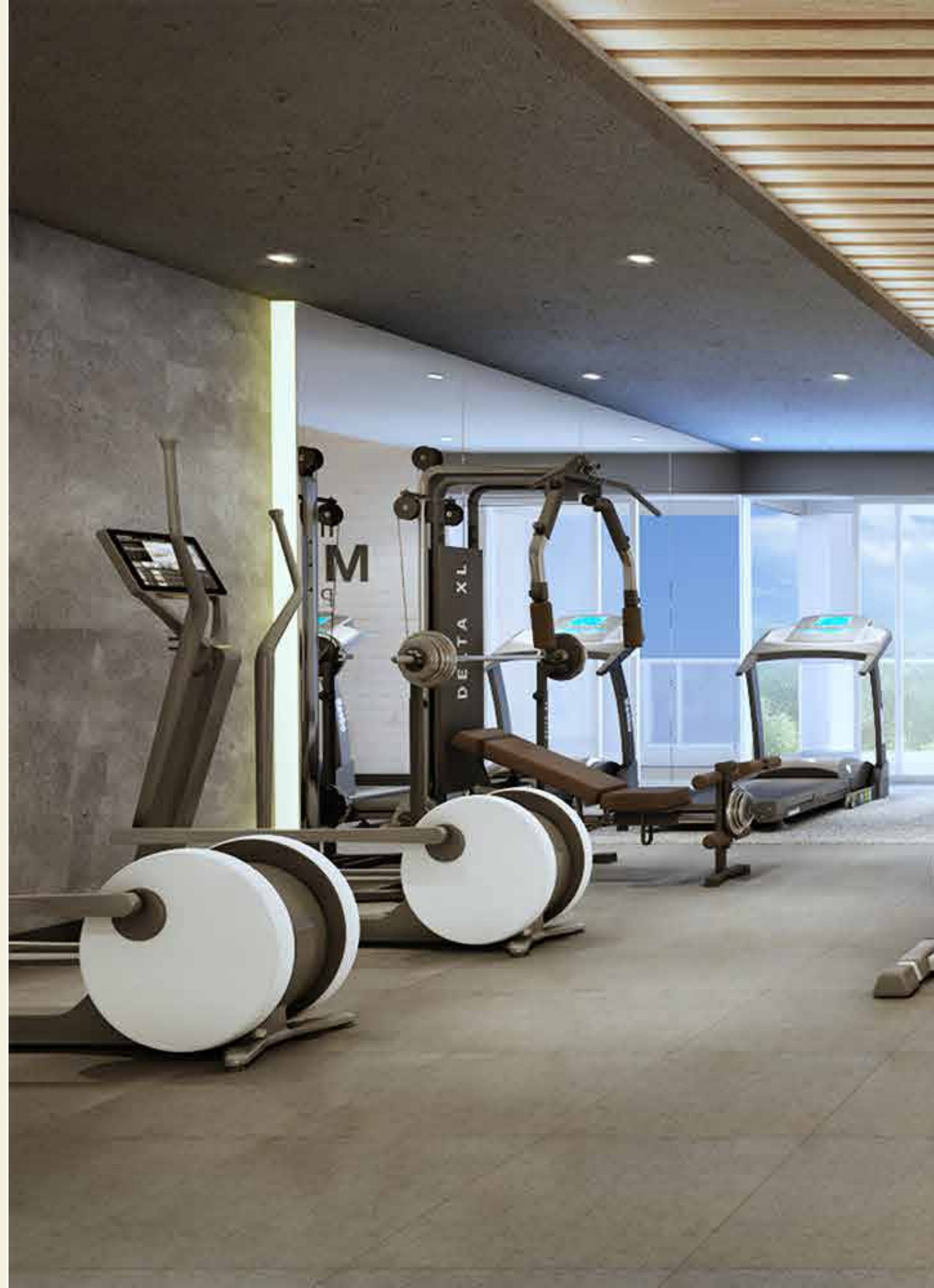
Where learning and games  
go hand in hand for  
your little one.



## FULLY EQUIPPED GYMNASIUM



You health plans will  
achieve fulfilment at the  
Fully Equipped Gymnasium.







PLAYFUL INDOOR  
GAMES ROOM



Game dates with your  
partner are now a  
weekend staple.





## WELL STOCKED LIBRARY ROOM



The reader in you will spend many gleeful moments at the Well Stocked Library Room.





## KIDS' PLAY ZONE



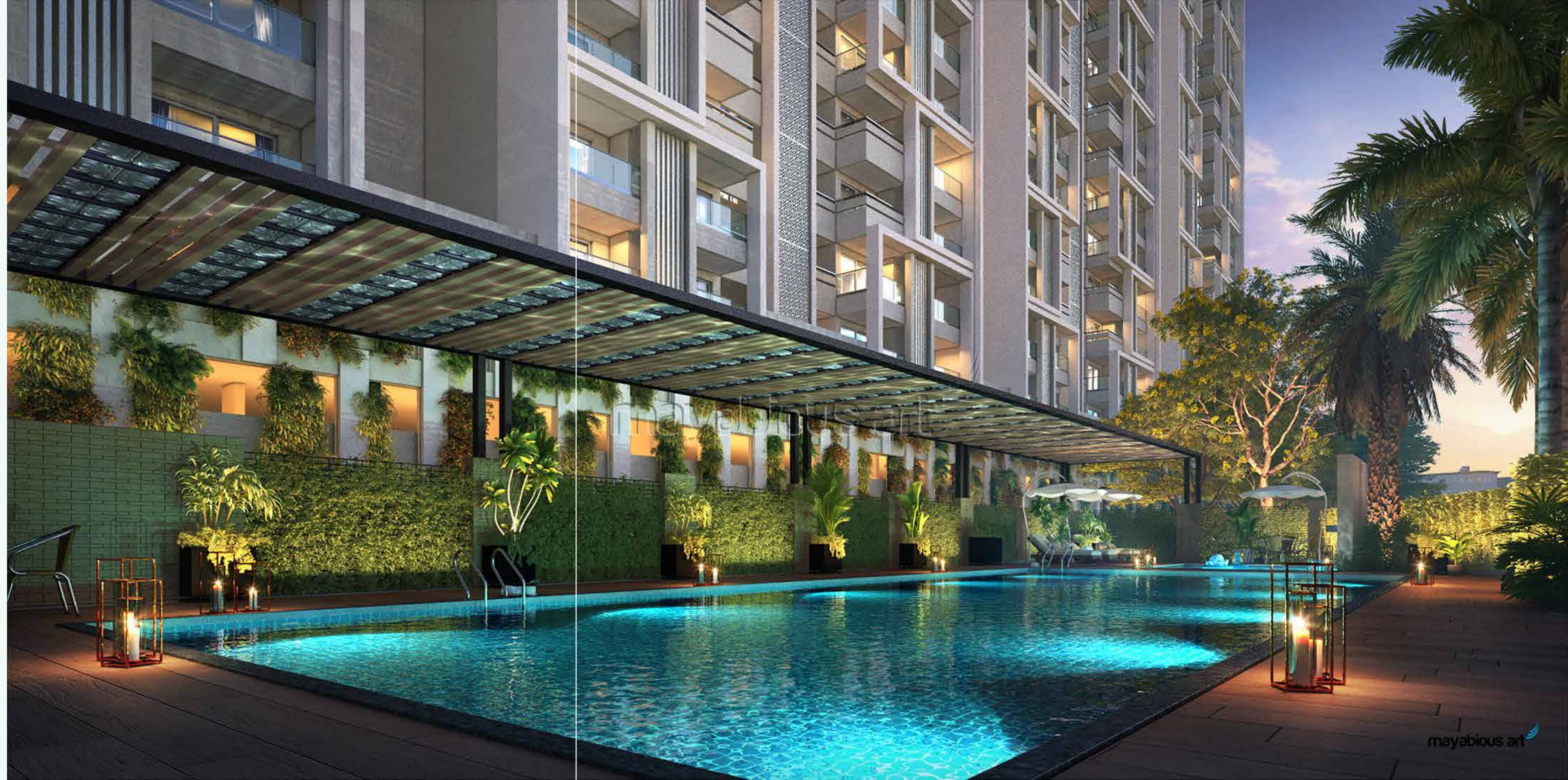
Fun -times are never ending  
at the Kids' Play Zone.



## SWIMMING POOL



For that lazy brunch weekends by the pool after a refreshing dip, our Swimming Pool Zone comes handy.







LAWN WITH  
BARBECUE



Our Picnic Lawn with Barbecue  
has your back when you want  
to host that perfect get together  
for the wine club.



## COMMUNITY COURTYARD



Form bonds with your  
neighbours to form a  
community that stays  
strong forever.





# PODIUM PLAN



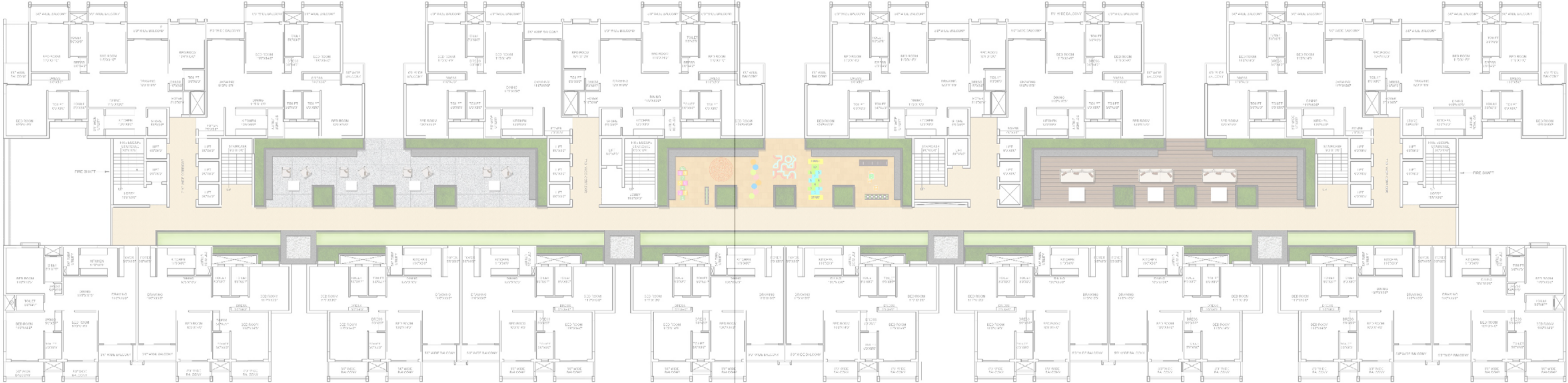
## LEGEND

- 1. Controlled Courtyard
- 2. Kids Courtyard
- 3. Community Courtyard
- 4. Sculpture Pockets
- 5. Planter





TYPICAL 1<sup>ST</sup> TO 21<sup>ST</sup> FLOOR



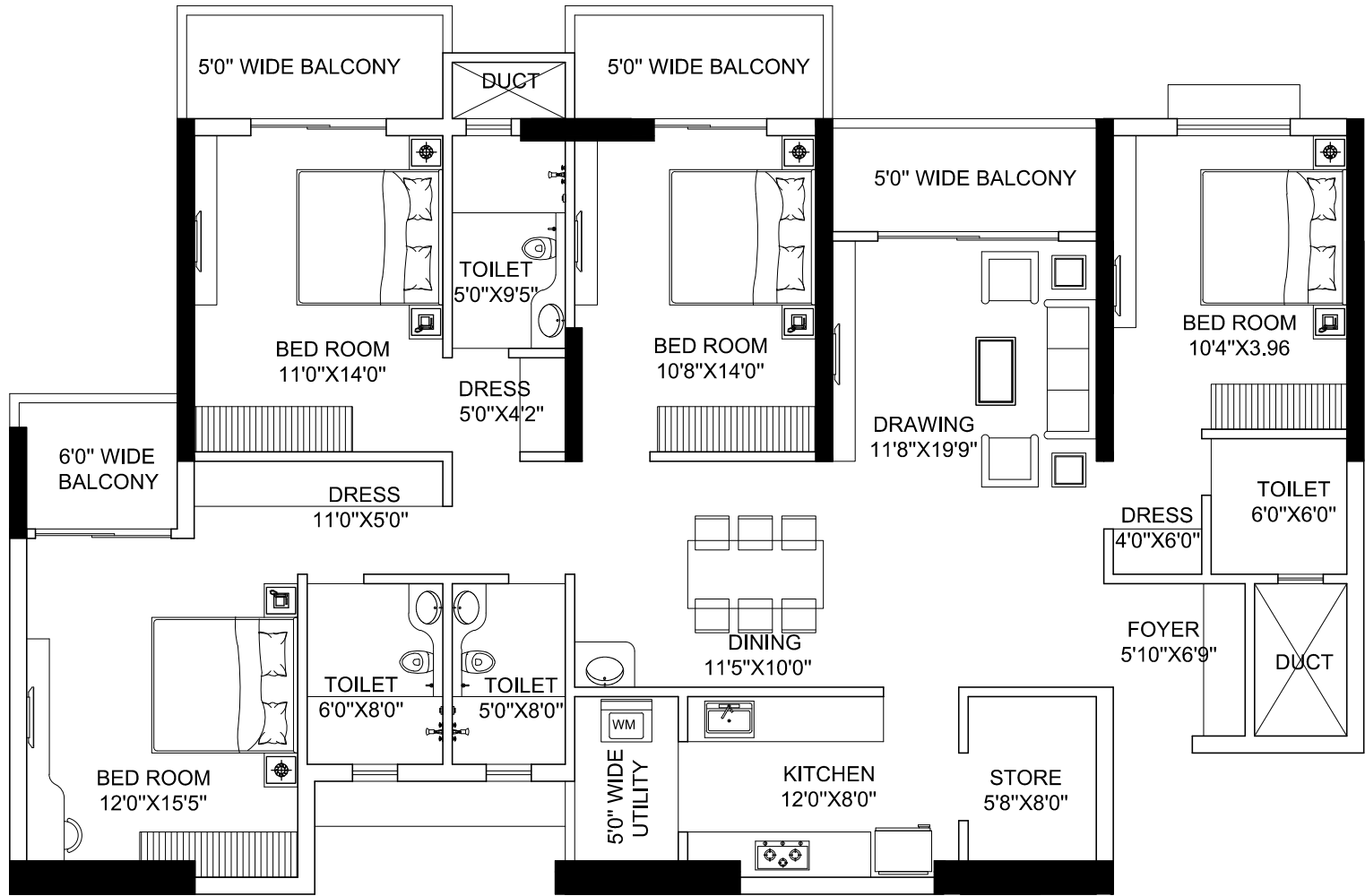
AWAITING PLAN





TYPICAL UNIT PLAN - A

1<sup>ST</sup> TO 21<sup>ST</sup> FLOOR



TYPE-01

FLAT - 201 to 1801  
C.A. = 1514 SFT.



TYPICAL UNIT PLAN - B

1<sup>ST</sup> TO 21<sup>ST</sup> FLOOR



TYPE-02

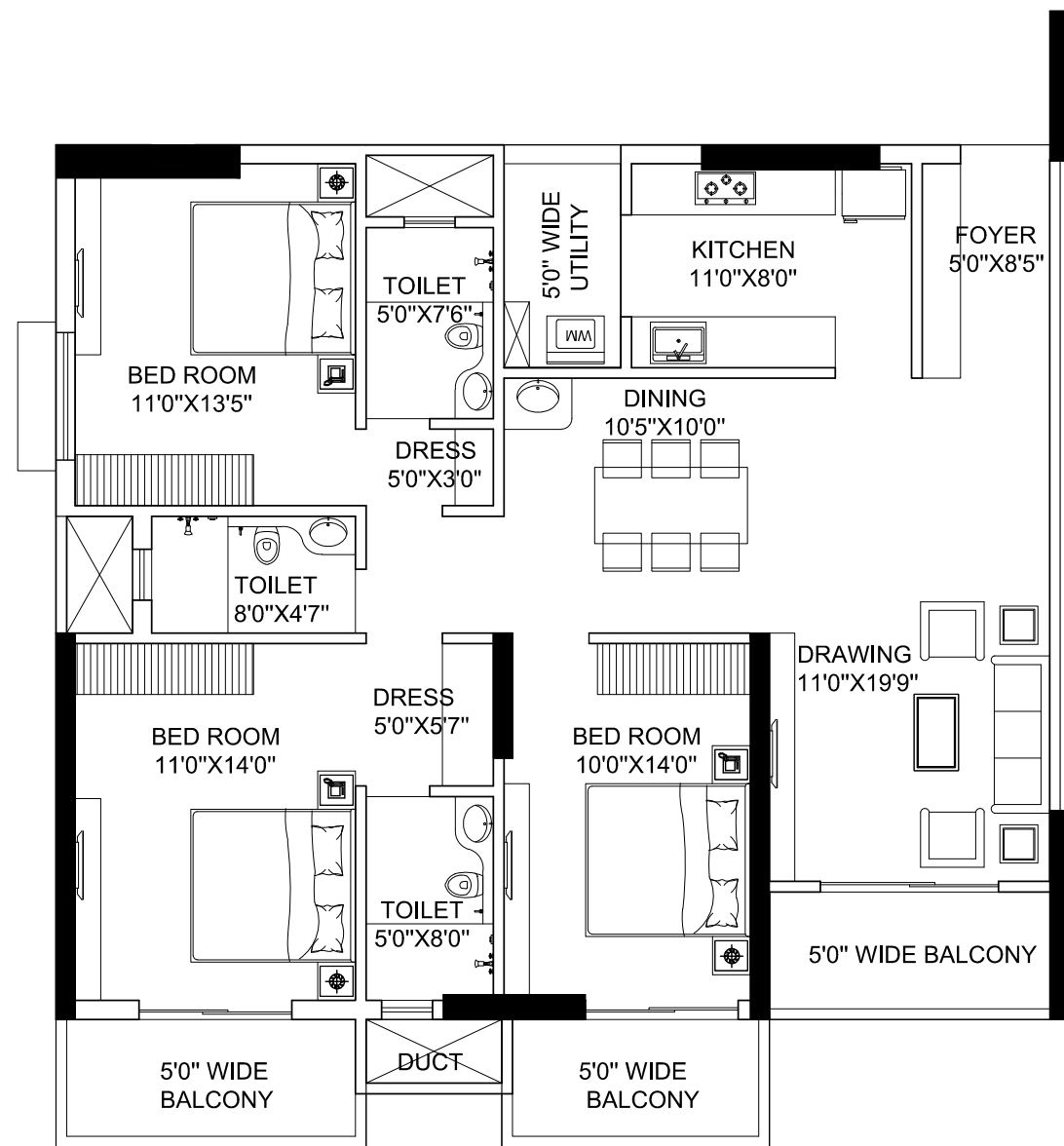
FLAT - 202 to 1802  
C.A. = 1244 SFT.





TYPICAL UNIT PLAN - C

1<sup>ST</sup> TO 21<sup>ST</sup> FLOOR



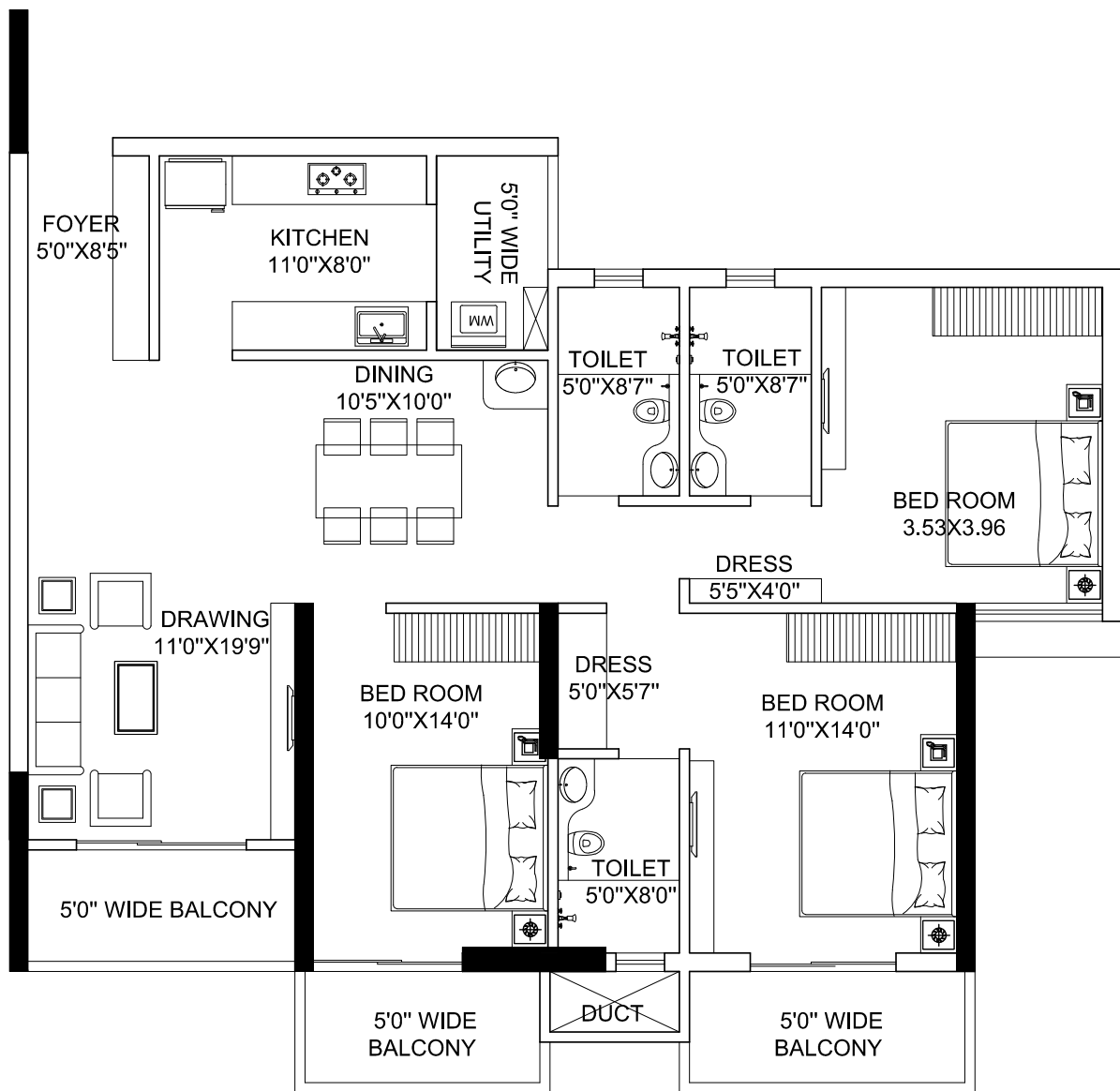
TYPE-03

FLAT - 218 to 1818  
C.A. = 1126 SFT.



TYPICAL UNIT PLAN - D

1<sup>ST</sup> TO 21<sup>ST</sup> FLOOR



TYPE-04

FLAT - 217 to 1817  
C.A. = 1145 SFT.







# FACILITIES



STP

Rainwater Harvesting

EV Charging Points on Demand

Parking for Visitors

Firefighting System

24x7 CCTV Security Surveillance

24x7 Power Backup

Solar Water Heating

Solar PV Cells to Light Commn Areas



# SPECIFICATIONS

## STRUCTURE

Earthquake & Fire Resistance  
RCC Shear Wall Framed Structure  
Floor to Floor Height - 10'

## WALL

Periphery/Reinforced Concrete Wall  
Internal AAC Block Wall with Plaster and Putty

## DOOR

Laminated Flush Door with Solid/Engineered Wood Frame, SS Hinge, Lock & Tower Bolt  
  
Main door with double lever locks  
  
Sliding Aluminum/UPVC Doors in Drawing hall and Master Bedroom

## WINDOW

Sliding Aluminium/UPVC Window with Glass

## FLOORING

Living/Dining/Bedroom - Vitrified Tiles  
Toilet/Kitchen/Balcony - Matt Finish Vitrified Tiles

## WALL FINISH

Living/Dining/Bedroom/Balcony - Acrylic Emulsion Paint Finish  
  
Kitchen - Provision of Dado 2 ft. above Kitchen Top  
  
Toilet - Provision of Dado 7 ft. above Floor and False Ceiling

## EXTERNAL FINISH

Weather Coat Paint

## ELECTRICAL

Concealed Wiring and Modular Switches

## PLUMBING

Concealed & Underslung

## CP FITTINGS

Premium Fittings

## SANITARY

Premium Sanitary Fixtures

## LIFT

Premium Brand Lift with ARD Facility, Stretcher Lifts. Total 17 nos. Of lifts

## STAIRS

Kota Stone/Anti-skid Tiles/Epoxy Flooring with MS Railing

## BALCONY

Glass railings

## KITCHEN

Single Bowl SS Sink with Drain-Board and Tap  
  
Granite Top



## ABOUT DEVELOPER

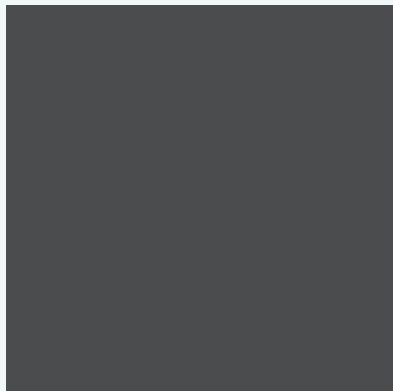


With over a decade of experience in real estate the Motwani Constructions have been the pioneers to bring to the world of real estate houses that blend comfort and luxury effortlessly. With best-in-class amenities and ample open spaces their projects are unique in every aspect. The commercial projects done by them are also a celebration of style and convenience.



# COMPLETED PROJECTS

Showcasing decades of honest hard work



Rashmita  
Residency



Vinayak Enclave



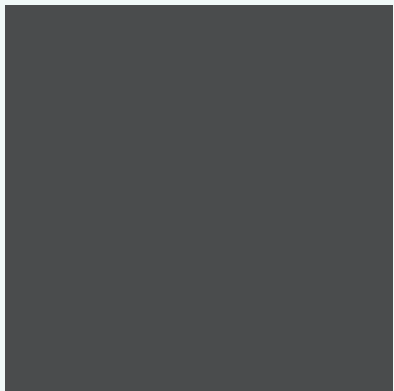
Bijay Laxmi  
Enclave



Lords Way



Kanika Devi  
Cottage



Shree Vihar



MJ Woods

# ONGOING PROJECTS



MJ Icon



Paramount  
Raghunathpur



Utkal Greenex  
Sundarpada



GM Terrace



Amrit Kailas



Marigold Inn

# UPCOMING PROJECTS

Park Inn by Radison | MJ Casa | Motwani Paradiso



# TEAM

## ARCHITECT AAKAR ARCHITECT



We at Aakar combine the technology and innovation of developers with our timeliness in procuring necessary approvals from different authorities. Aakar has excellent tie ups with almost all the government authorities that grants necessary approvals to real estate projects, not limited to MCGM but also including SRA, MOEF, MCZMA, HRC, U.D. Housing, MMRDA, MHADA, Collector etc. Our values make us different and stand out from what's currently being provided in the market. Through a collaborative and integrated approach, our small yet highly motivated team aims to being transparent throughout the process, while adequately knowing the client needs, being trustworthy and getting work done at the required speed.

Founded in 2005, Aakar has grown from a team of 05 members (and occupying 300 sq.ft. office) to 45 members (and now occupying 4,000 sq.ft office).

Mr. Umeshchandra K. Powar, Founder of Aakar, a qualified B.E. (Civil) has worked for over 23 years, in various capacities, with the Municipal Corporation of Greater Mumbai. Since its inception, Mr. Umesh has used his rich experience to decipher & simplify the approval processes for many clients. He has a dedicated team of experts, who strive to optimize the approval process & timelines, thereby minimizing project cost over – runs.

## LANDSCAPE CONSULTANT LAYERS DESIGN STUDIO



A boutique design firm offering – specialized professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team – brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

## STRUCTURAL CONSULTANT SANTOSH SAHOO



AWAITING WRITEUP  
Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper suscipit lobortis nisl ut aliquip ex ea commodo consequat. Duis autem vel eum irure dolor in hendrerit in vulputate velit esse molestie consequat, vel illum dolore eu feugiat nulla facilisis at vero eros et accumsan et iusto odio dignissim qui blandit praesent luptatum zzril delenit augue duis dolore te feugait nulla facilisi.

## BRAND CONSULTANT BetheBee



Bibhor Singhanian & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



COME FIND  
THE PERFECT ABODES  
FOR YOU SOUL TO  
LIVE IN PEACE!



Scan for  
walkthrough