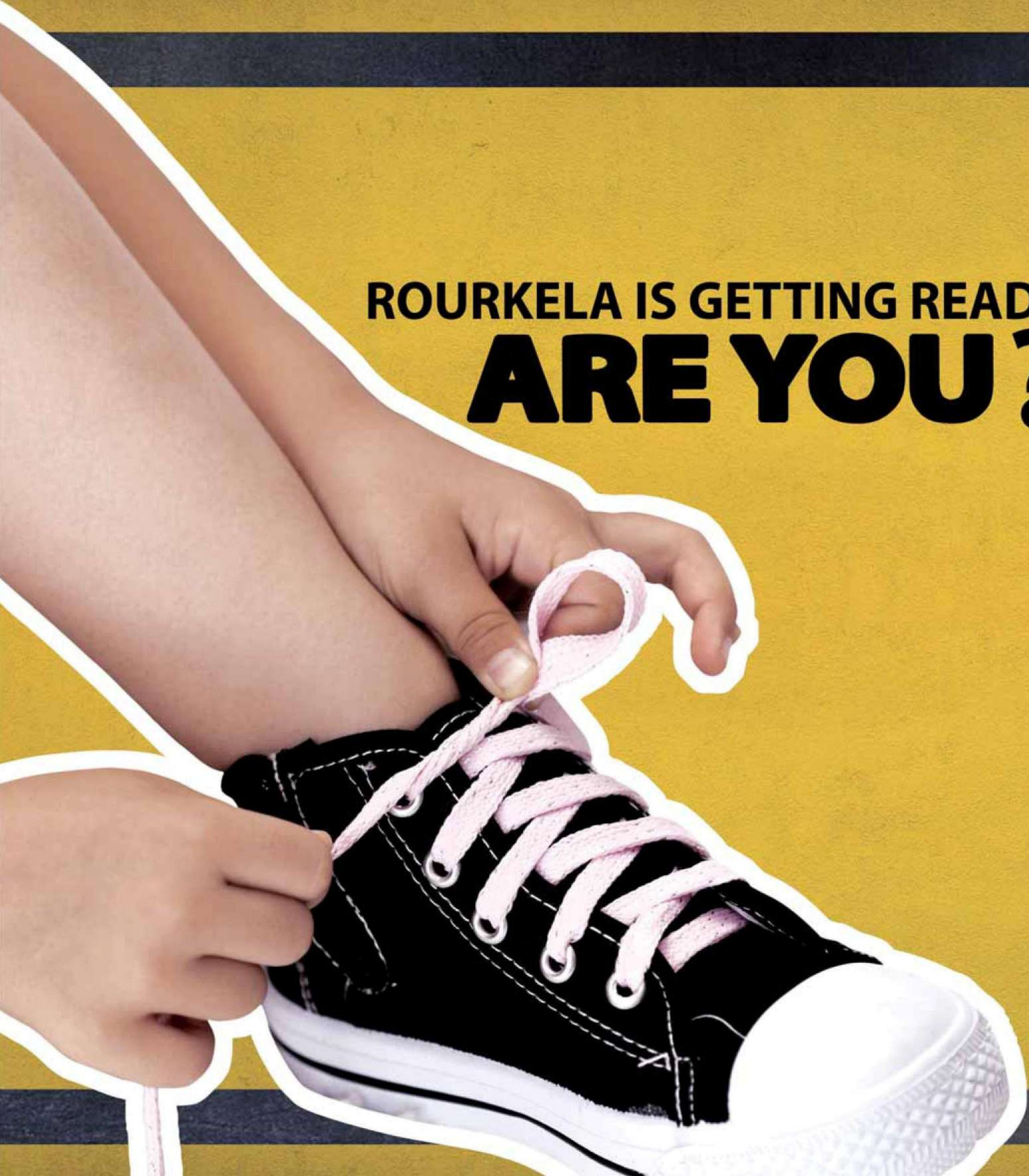


**ROURKELA IS GETTING READY
ARE YOU?**





YOU ARE WHAT YOU WEAR.

THE WORLD BRANDS HAVE ALREADY STARTED CATWALKING IN TO ROURKELA. THE CITY IS ALL SET TO CHANGE ITS LOOKS, FOREVER. THE GLITZ AND GLITTER OF THE INTERNATIONAL SHOPPING EXPERIENCE, SPREAD ACROSS THE SWANKY FIVE FLOORS, IS JUST ABOUT TO ENTER THE TOWN.

ARE YOU READY?



IT'S SHOW TIME FOR YOU!

SUNDAYS AND OTHER HOLIDAYS ARE ABOUT TO FIND A NEW MEANING NOW. CATCHING A LATE NIGHT MOVIE SHOW WITH FRIENDS OR FAMILY - WILL NO MORE BE AN UNSAFE OPTION. THE STYLISH POPCORN TUBS AND SODAS ALONG WITH THE LATEST BLOCKBUSTER RELEASES, PREMIERE SHOWS IN MULTIPLE-SCREEN CINEPLEX AND THE WORLD-CLASS AMBIENCE - ALL ARE ABOUT TO ARRIVE IN ROURKELA VERY SOON.

STILL NOT READY?



HOT GOSSIPS; SPICY CHIT CHATS!

LEISURE TIME HAD NEVER BEEN SO COLOURFUL BEFORE! NOW YOU CAN STROLL IN THE GLAMOROUS PREMISE AND TRY THE EXCITING NEW FLAVOURS AT THE LOFTY FOOD COURT. THE VARIOUS WORLD-CLASS CUISINES WILL NEVER LET YOU GO OUT OF OPTIONS. NOW CHAT, GOSSIP AND FIND OUT WHAT'S THE LATEST STORY OF THE TOWN.

ARE YOU REALLY READY?



PRESENTING
SAHEJ DEEP
THE CROSSROAD
WHERE LIFE MEETS LIFESTYLE
A WORLD-CLASS SHOPPING MALL WITH MULTIPLEX AND OTHER LIFESTYLE ACTIVITIES. FOR THE FIRST TIME EVER, IN THE HEART OF ROURKELA.



ROURKELA – READY TO GO GLOBAL!

Rourkela is undoubtedly one of the most developing cities of India with an urban mindset. It is the financial capital of Odisha, where the Steel Authority of India set up one of their largest steel plants, specially equipped with an integrated CCTV facility, which was a first-of-its-kind facility in the whole of Asia. It is the 14th most clean and green city of India.

The retail scenario too, is experiencing a steep rise in its growth graph. With SAIL's 2012 announcement that they are planning to invest around 12000 crore Indian rupees on the modernization of the plant, the retail big players like Future Group, Big Bazaar etc. are also planning to make their presence in this city. International lifestyle brands like Levis, Mufti and popular hang-outs like Café Coffee Day, Baskin Robbins, Domino's Pizza etc. have already made their way into the market and bustling with footfalls.

THE CROSSROAD – JUNCTION OF ALL ACTIONS.

- Strategically located just opposite to the Rourkela railway junction area ensuring maximum footfall
- The Crossroad is going to be the first organized retail mall for the upwardly mobile consumers of the city
- The success of the already present international brands in the market show that there is a considerable amount of demand for the bigger retail brands among the affluent as well as middle-class section of the society
- Best road connectivity from all corners of the city

ROURKELA
RAILWAY STATION

SAHEJ DEEP
THE **CROSSROAD**
WHERE LIFE MEETS LIFESTYLE

HOTEL
SHUBHAM

MADHUSUDAN
MARKET

UMA
CINEMA
HALL

HOTEL
RADHIKA
REGENCY

STATE BANK
OF INDIA

IOC PETROL
PUMP

ROURKELA
MAIN BUS STAND



**AMENITIES THAT
ATTRACT.
FACILITIES THAT
FASCINATE.**

TO ENSURE MAXIMUM FOOTFALL AND TO ATTRACT PEOPLE OF ALL AGES, THE CROSSROAD IS DESIGNED WITH WORLD-CLASS AMENITIES AND FACILITIES THAT ROURKELA HASN'T EXPERIENCED BEFORE! THE DAZZLING INTERIORS, WELL-SPACED SHOWROOMS WITH INTERNATIONAL BRANDS, THE SWANKY FOOD COURTS AND MULTIPLEX ARE MATCHED WITH SUPER FAST ELEVATORS, ESCALATORS AND SEPARATE CAR PARKING FACILITY, TO MAKE THE CROSSROAD A HOT FAVOURITE OF EVERYONE IN THE TOWN!

FEATURES

- Food court and multiplex centrally air-conditioned
- Air conditioned shops
- Provision for medium and large format
- Superior quality fittings & fixtures
- 100% backup through DG Sets (Instant change over between mains and DG sets)
- Quality earthing for all electrical gadgets
- Wi-Fi connectivity
- Solar panel which will serve as the 'back up' power system for the street lights
- Ample space for parking in the basement
- High speed automatic lifts
- High speed escalators
- Water purifying plant
- Rain water harvesting facility
- Proper waste management
- Fire prevention system with water sprinkler and smoke detector
- Structure adhering to National Building Code
- International standard elevation
- Earthquake resistant foundation

SPECIFICATIONS

Superstructure: RCC Framework with brick work

Walls: Internal walls of final putty finish

External Facade: Finish with international quality facade material

Flooring: Shop area - vitrified floor tiles

Doors: Aluminium glass doors in all shops

Parking and driveway: Kota stone and pavers

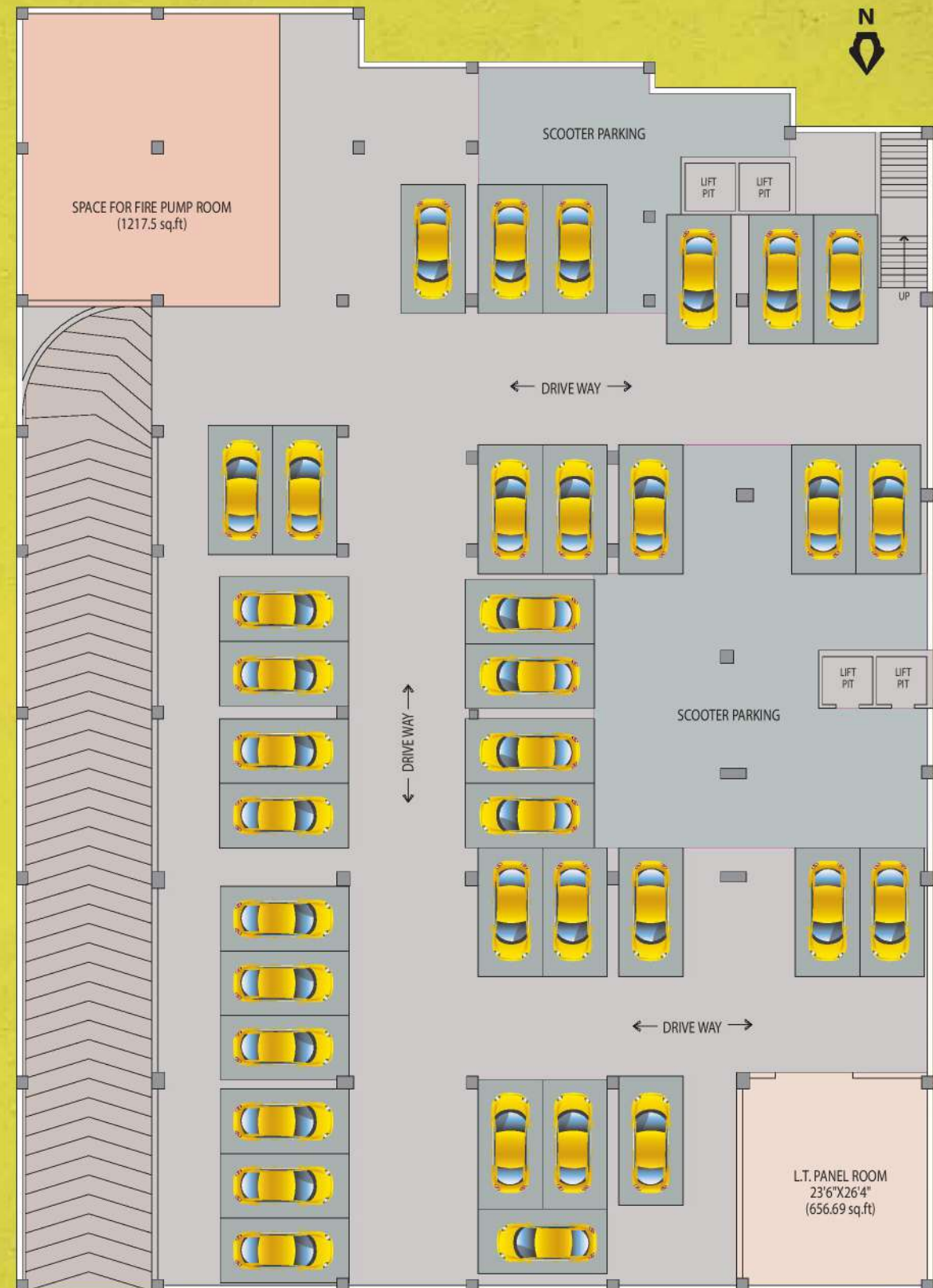
Sanitary Work: Sanitaryware of reputed brand, planned in a maintenance friendly manner

Air Conditioning: Provisions for split ACs with dedicated plug points

Electricals: False ceiling, concealed electrical wiring and adequate power points in all shop spaces

Landscaping: Proper hardscape and softscape to beautify the compound

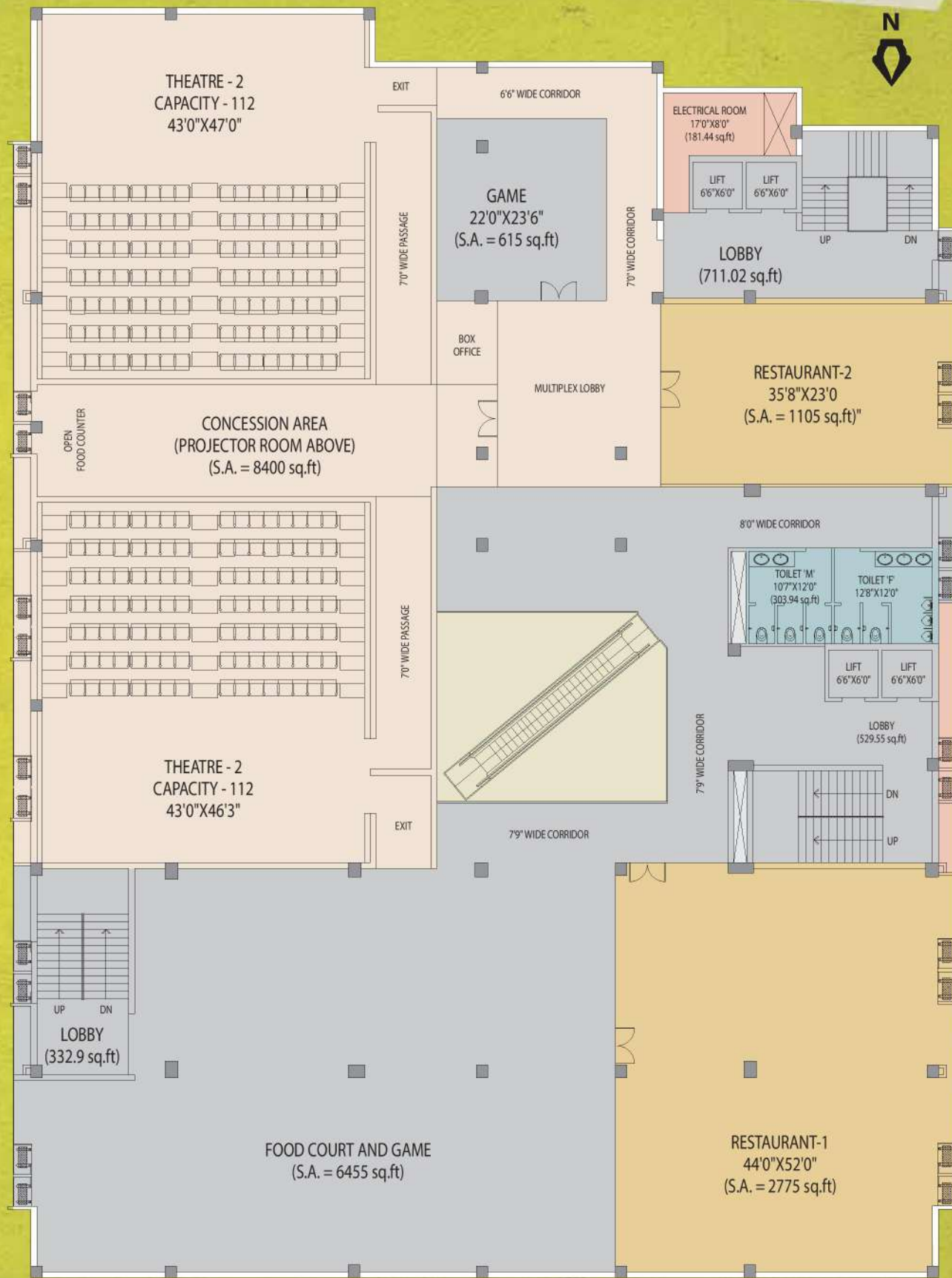
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIFTH FLOOR PLAN



THE MASTERMINDS

Real Tech Group has years of experience in providing people with real estate landmarks. Commitment towards quality, on time delivery and maintaining relationships with its patrons – have led this group to achieve extraordinary success and fame in the construction fraternity. The Crossroad is just another 'feather in the cap' of the group which promises to change the landscape of Rourkela, forever.

THE PROJECTS

Completed: Sahej Enclave, Sahej Villa, Natural Comfort, Sahej Garden, Sahej Residency

Ongoing: Sahej Lagoon, Sahej Plaza, Sahej Success, Sahej Green, Sahej Prestige



SAHEJ DEEP
THE **CROSSROAD**
WHERE LIFE MEETS LIFESTYLE

Site: Station Road, Rourkela, Odisha



SAHEJ REALCON PVT LTD

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Mobile: 9437882222, 9776608888

Email: realtechgroup1@gmail.com, info@realtechgroup.net

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Associate Architect

Sahej Architects

Gaurav Singh (B. Arch, M. I. C. A.)

1st floor, Nanda Bhawan, Main Road, Rourkela

Marketed by



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