



# RASHMI DELIGHT

DESIGNED FOR DISTINCTION

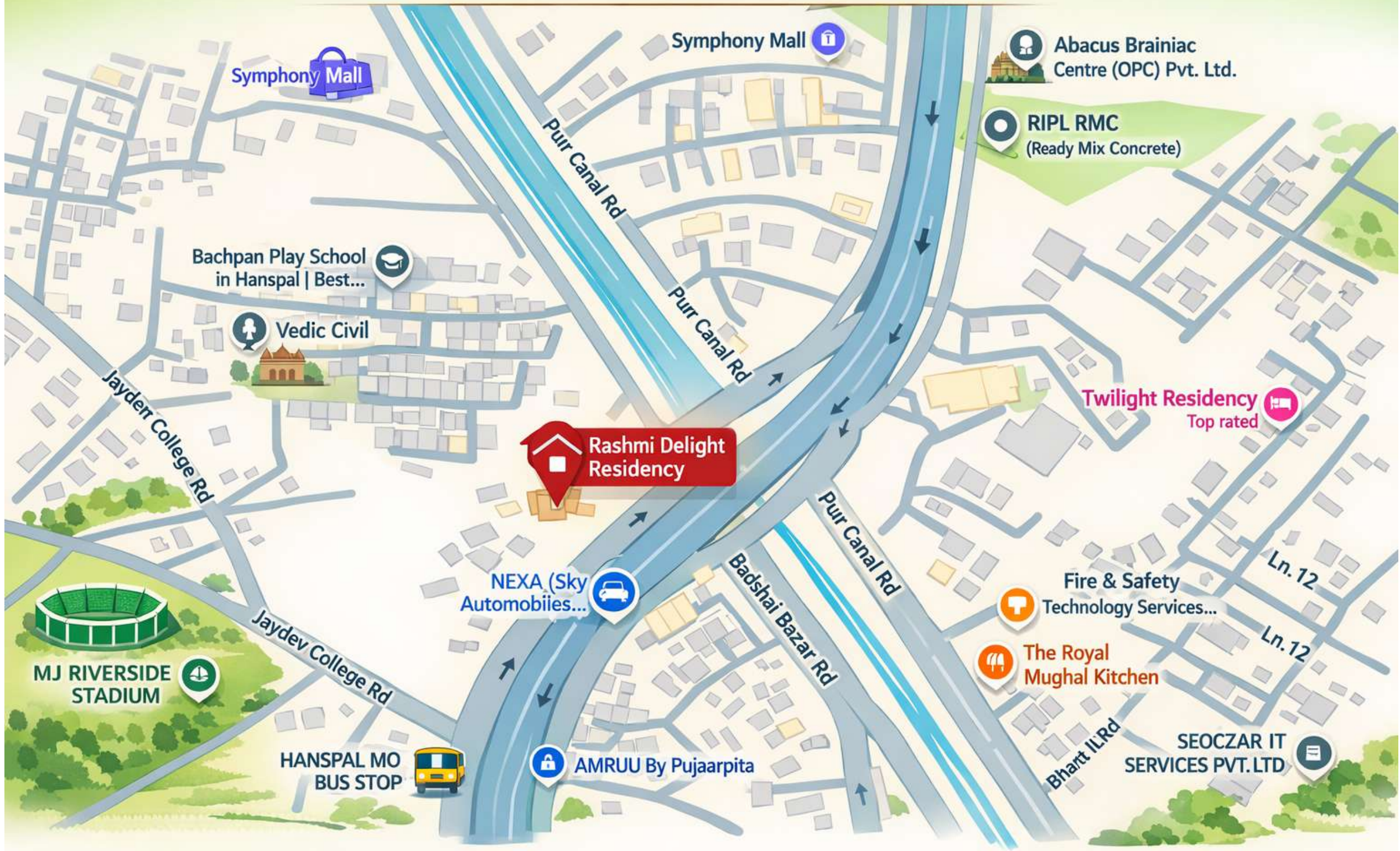
PREMIUM 2, 3 & 4 BHK RESIDENCES

RERA approved

RERA Regd. No. RP/19/2026/01431



# LOCATION PLAN





**BLOCK A**

**BLOCK B**

**ENTRY**

**CLUBHOUSE**

**PLAY AREA**

**CENTRAL PLAZA**

**UP**

A-001

A-002

A-003

A-006

A-005

A-004

B-001

B-002

B-004

FOUR-WHEELER DRIVEWAY

FOUR-WHEELER DRIVEWAY

FOUR-WHEELER DRIVEWAY

FOUR-WHEELER DRIVEWAY

FOUR-WHEELER DRIVEWAY

3M WIDE TWO-WHEELER DRIVEWAY

3M WIDE TWO-WHEELER DRIVEWAY

VISITOR PARKING

VISITOR PARKING

OPEN PARKING

OPEN PARKING

TO BHUBANESHWAR

N.H. 5

TO CUTTACK

TO JAI ANEY PHARMA COLLEGE





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION : SITE PLAN

## About the project :

Welcome to **Rashmi Delight** — a thoughtfully crafted residential address that blends contemporary architecture with comfort, convenience, and community living.

Strategically located at **Hanspal Square** on the **Bhubaneswar–Cuttack National Highway**, the project offers seamless connectivity while placing you at the heart of a rapidly developing urban corridor.

Featuring **premium 2, 3 & 4 BHK residences**, each home is meticulously designed to offer optimal space planning, natural light, and modern aesthetics — creating a lifestyle that is both elegant and functional.

## Key Highlights-

- ◆ Prime location at Hanspal Square with excellent connectivity
- ◆ Premium 2, 3 & 4 BHK residences
- ◆ Full basement parking for residents
- ◆ Dedicated visitor parking at ground level
- ◆ Beautifully landscaped open areas
- ◆ Dedicated kids' play zone
- ◆ Grand central entry podium with fountain feature
- ◆ Exclusive clubhouse for recreation and community gatherings
- ◆ Solar panels on terrace for sustainable living

At Rashmi Delight, every detail is curated to enhance everyday living — from serene landscaped surroundings to thoughtfully integrated amenities that bring comfort, sustainability, and style together.

**Experience refined living in a location that keeps you connected.**



ARTISTIC IMPRESSION : PROPERTY VIEW FROM THE ROAD



ARTISTIC IMPRESSION

CENTRAL PLAZA



ARTISTIC IMPRESSION

TOWARDS BASEMENT PARKING



ARTISTIC IMPRESSION

KIDS PLAY AREA



**BLOCK 'A' FLOOR PLAN**





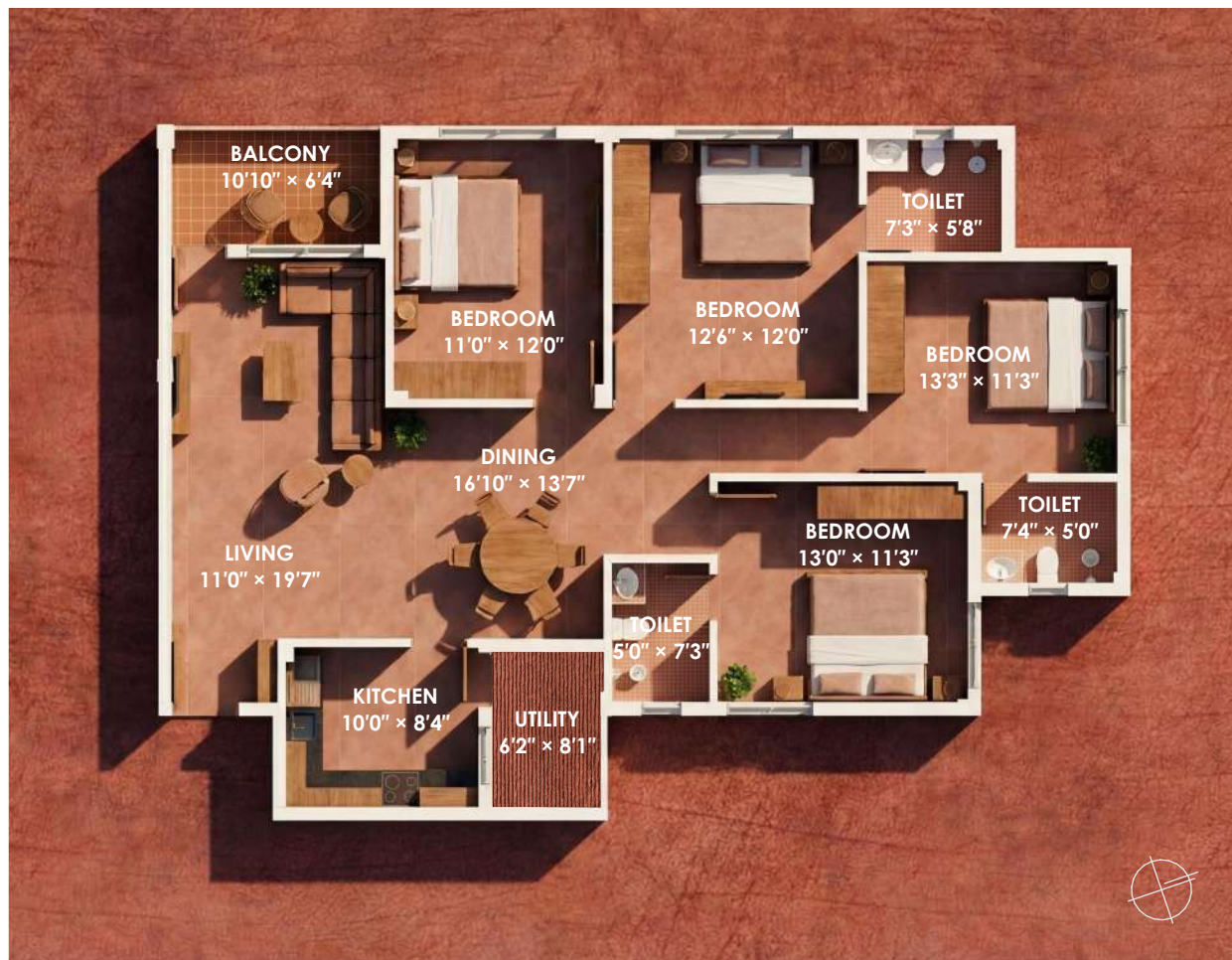
**BLOCK 'A' CUT 3D PLAN**



**BLOCK - A**  
**TYPE = 4 BHK**  
**FLAT NO. - 001/101/201/301/401/501**  
**SUPER BUILTUP AREA = 2118 SQ.FT.**



**BLOCK - A**  
**TYPE = 3 BHK**  
**FLAT NO. - 002/102/202/302/402/502**  
**SUPER BUILTUP AREA = 1760 SQ.FT.**



**BLOCK - A**  
**TYPE = 4 BHK**  
**FLAT NO. - 003/103/203/303/403/503**  
**SUPER BUILTUP AREA = 2118 SQ.FT.**



ARTISTIC IMPRESSION : KITCHEN VIEW

**BLOCK - A**  
**TYPE = 4 BHK**  
**FLAT NO. - 004/104/204/304/404/504**  
**SUPER BUILTUP AREA = 2118 SQ.FT.**





**BLOCK - A**  
**TYPE = 3 BHK**  
**FLAT NO. - 005/105/205/305/405/505**  
**SUPER BUILTUP AREA = 1760 SQ.FT.**





**BLOCK - A**  
**TYPE = 3 BHK**  
**FLAT NO. - 006/106/206/306/406/506**  
**SUPER BUILTUP AREA = 1820 SQ.FT.**

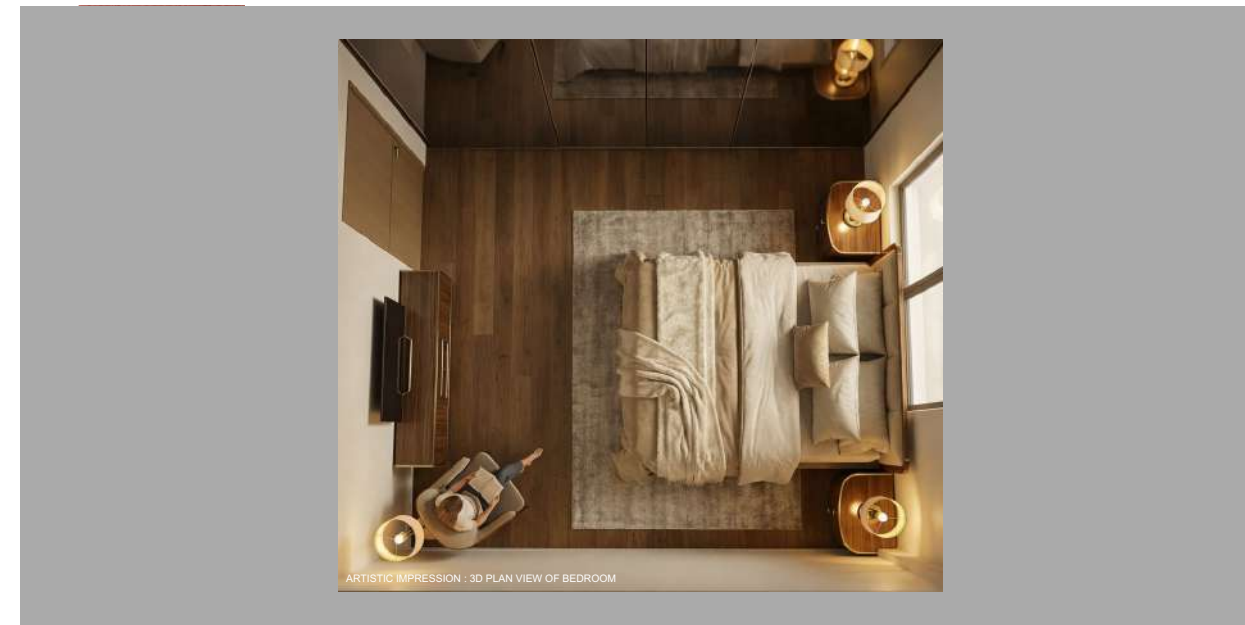


**BLOCK 'B' FLOOR PLAN**





**BLOCK 'B' CUT 3D PLAN**

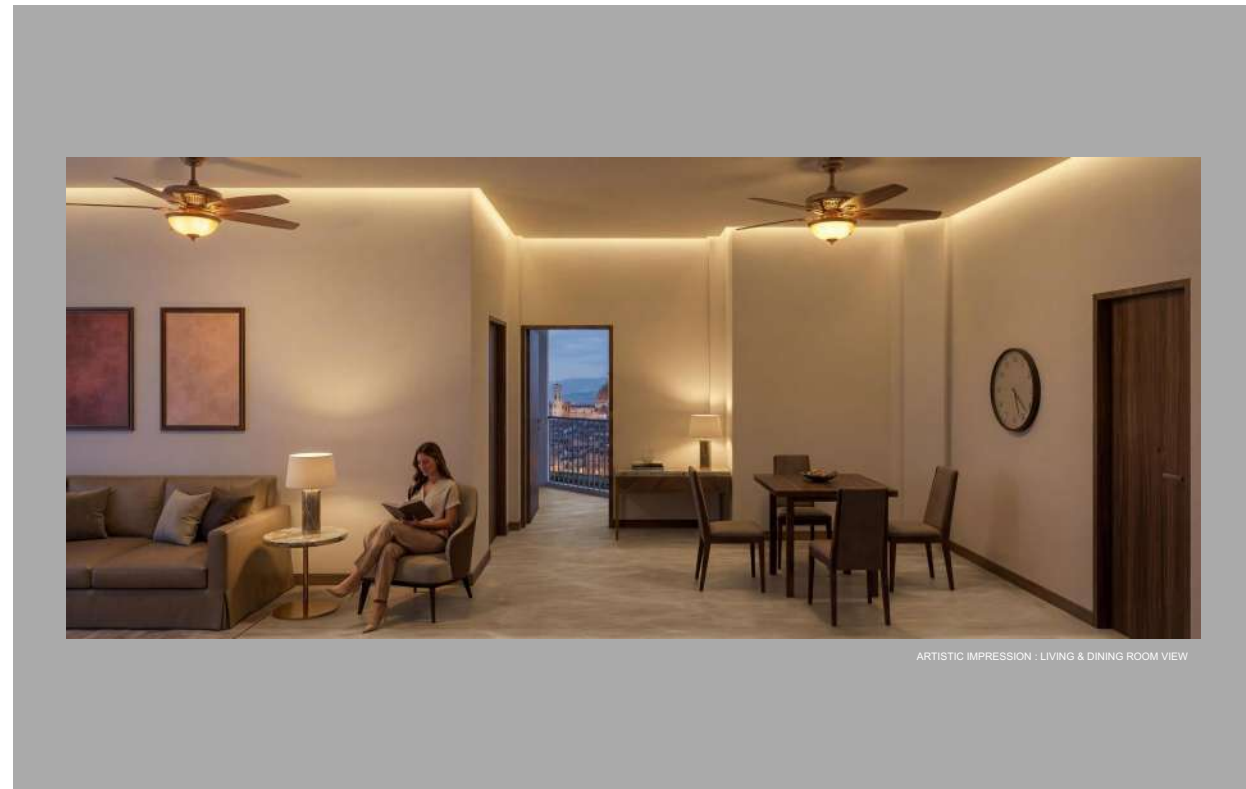


**BLOCK - B**  
**TYPE = 2 BHK**  
**FLAT NO. - 001/101/201/301/401/501**  
**SUPER BUILTUP AREA = 1375 SQ.FT.**

**BLOCK - B**  
**TYPE = 2 BHK**  
**FLAT NO. - 002/102/202/302/402/502**  
**SUPER BUILTUP AREA = 1238 SQ.FT.**



**BLOCK - B**  
**TYPE = 2 BHK**  
**FLAT NO. B-003 - COMMUNITY HALL**  
**FLAT NO. - 103/203/303/403/503**  
**SUPER BUILTUP AREA = 1375 SQ.FT.**



**BLOCK - B**  
**TYPE = 2 BHK**  
**FLAT NO. - 004/104/204/304/404/504**  
**SUPER BUILTUP AREA = 1375 SQ.FT.**



## Specifications:

### Structure

Pile foundation, Earthquake resistant RCC framed structure with fly ash/concrete brick wall.

### Flooring

Rooms - Vitrified tiles  
Kitchen - Vitrified tiles  
Toilet - Anti skid tiles  
Common area - Vitrified tiles

### Doors and Windows

Main door - Flush door  
Inner doors - Flush door  
Door frames - Sal wood/RCC  
Windows - Aluminium windows with glass panels  
Toilet - Flush door

### Electrical

Concealed copper wiring and modular switches.  
Provision for AC, TV, Telephone points and geyser points in toilets.

### Toilets

CP fitting of a reputed brand.  
Designer tiles on walls, provision for exhaust fan.

### Kitchen

Granite top, stainless steel sink.  
Designer tile, provision of exhaust fan.

### Wall finishes

Internal - Plaster of Paris  
External - Good quality weatherproof acrylic paint

## Special Features:

- Project approved by BMC.
- Power backup facilities.
- Bore well for 24 hrs water supply.
- Round the clock Security.
- Overhead water reservoirs.
- Cable TV points in Drawing Room.
- Gated Community with 24 hrs Security Arrangement.
- Separate Electric Substation to meet the residents power need.
- CCTV Camera provision.
- Lift, Visitors Parking.
- Community Hall on Ground floor Flat no. B-003.
- Basement floor Parking.
- Landscape Podium.

## Payment Schedule (as per O RERA) -

INSTALLMENTS DESCRIPTION	%	AMOUNT+GST
1) ON OR BEFORE AGREEMENT (Within 15 days from booking whichever is earlier)	10 %	
2) On COMPLETION OF FOUNDATION	10 %	
3) On STILT FLOOR ROOF CASTING	10 %	
4) On 1 <sup>st</sup> FLOOR ROOF CASTING	10 %	
5) On 2 <sup>nd</sup> FLOOR ROOF CASTING	10 %	
6) On 3 <sup>rd</sup> FLOOR ROOF CASTING	10 %	
7) On 4 <sup>th</sup> FLOOR ROOF CASTING	10 %	
8) On 5 <sup>th</sup> FLOOR ROOF CASTING	10 %	
9) ON START OF BRICK WORK	10 %	
10) ON START OF PAINTING WORK	05 %	
11) ON OR BEFORE POSSESSION	05 %	

\*\*Booking amount may differ according to the stage of construction.

\*\*Service Tax, GST & registration charges as per government rates.



### Chairman's Message :

"At OPB Group, our journey over the past three decades has been guided by a simple yet powerful belief — that real estate is not merely about constructing buildings, but about building trust, communities, and enduring value.

From our humble beginnings in Kolkata to becoming a respected name in the suburban real estate landscape of West Bengal, we have consistently focused on quality, integrity, and customer satisfaction. Every project we undertake reflects our commitment to thoughtful planning, structural excellence, and long-term value creation. We understand that for most families, owning a home represents one of life's most significant investments, and we honor that trust with responsibility and dedication.

Our growth into the promising city of Bhubaneswar, Odisha, marks an important milestone in our journey. With our strategically located National Highway project, we are expanding our footprint into high-potential markets while upholding the same standards of excellence that define our legacy. This expansion is not merely geographic—it reflects our confidence in India's growing urban aspirations and our readiness to contribute meaningfully to that progress.

We firmly believe that sustainable growth is achieved through ethical business practices, transparency, disciplined execution, and strong relationships with our customers, partners, and stakeholders. Our dedicated team continues to work with passion and professionalism to ensure that every development enhances both lifestyle and investment value.

As we look towards the future, our vision remains clear — to create developments that stand as symbols of reliability, innovation, and long-term prosperity.

On behalf of the entire OPB Group family, I thank our customers, associates, and well-wishers for their continued trust and support. We remain committed to delivering excellence, today and in the years to come."

Chairman,  
OPB Group

## Rooted in Heritage, Striding into the Future.

### STRENGTH THROUGH THE NUMBERS

35+ COMPLETED  
PROJECTS

1000+ HAPPY  
FAMILIES

22+ LAKH SQ. FT.  
DELIVERED

5+ LAKH SQ. FT.  
IN PROGRESS

# RASHMI DELIGHT

PREMIUM 2, 3 & 4 BHK RESIDENCES

RERA Regd. No. - RP/19/2026/01431



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Project & Site Office location : Rashmi Delight, Plot.no.230/2202 , Puri canal road , Naharkanta, Rudrapur, Bhubaneswar, Dist.Khorda , PIN- 751035

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