

Developer :



## S.B. Realcon Pvt. Ltd.

Kokila Residency, Plot No. 190/702  
Ananta Vihar, Pokhariput, Bhubaneswar-751020  
Ph. : +91 674 2352078, 2352079  
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Project Consultant :



AAKAR ARCHITECTS  
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Designed & Printed at :



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Unit - 3, Bhubaneswar - 751 001  
Tel. : 0674 - 2396469, Cell : +91 94371 62825  
E-mail : jayant\_artech@rediffmail.com



Distance from the project :

Airport 2.5 kms | Railway Station 5 kms | Capital Hospital 2.5 kms | Main market 3 kms | School 2 kms  
Site Address : Bhaktamadhu Nagar, Gandamunda, Khandagiri, Bhubaneswar - 751 030

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YOUR OWN WAY OF LIFE







Bask in the  
Glory of  
Spatial Greenery



## BRIGHTER HOMES. LIVELIER LIVES.

Have the sun rays wake you up every morning. And keep you company through your day. Let the bright cheer of natural light touch every reach of your home, and reflect in everything you do.

Come make your home at [Kokila Paradise](#)

It'll be a sunshiny day, everyday.





A NEW LIFE. **A NEW WORLD**

### WELCOME NATURAL LIGHT

Pull your drapes aside, and throw the windows open. Sunlight will pour in right from the large windows in all the rooms. The way we've planned your home, absolutely nothing can stop the passage of light. We've done away with the unwanted walls and passages, making sure the light is unobstructed. And that you have a brighter home.

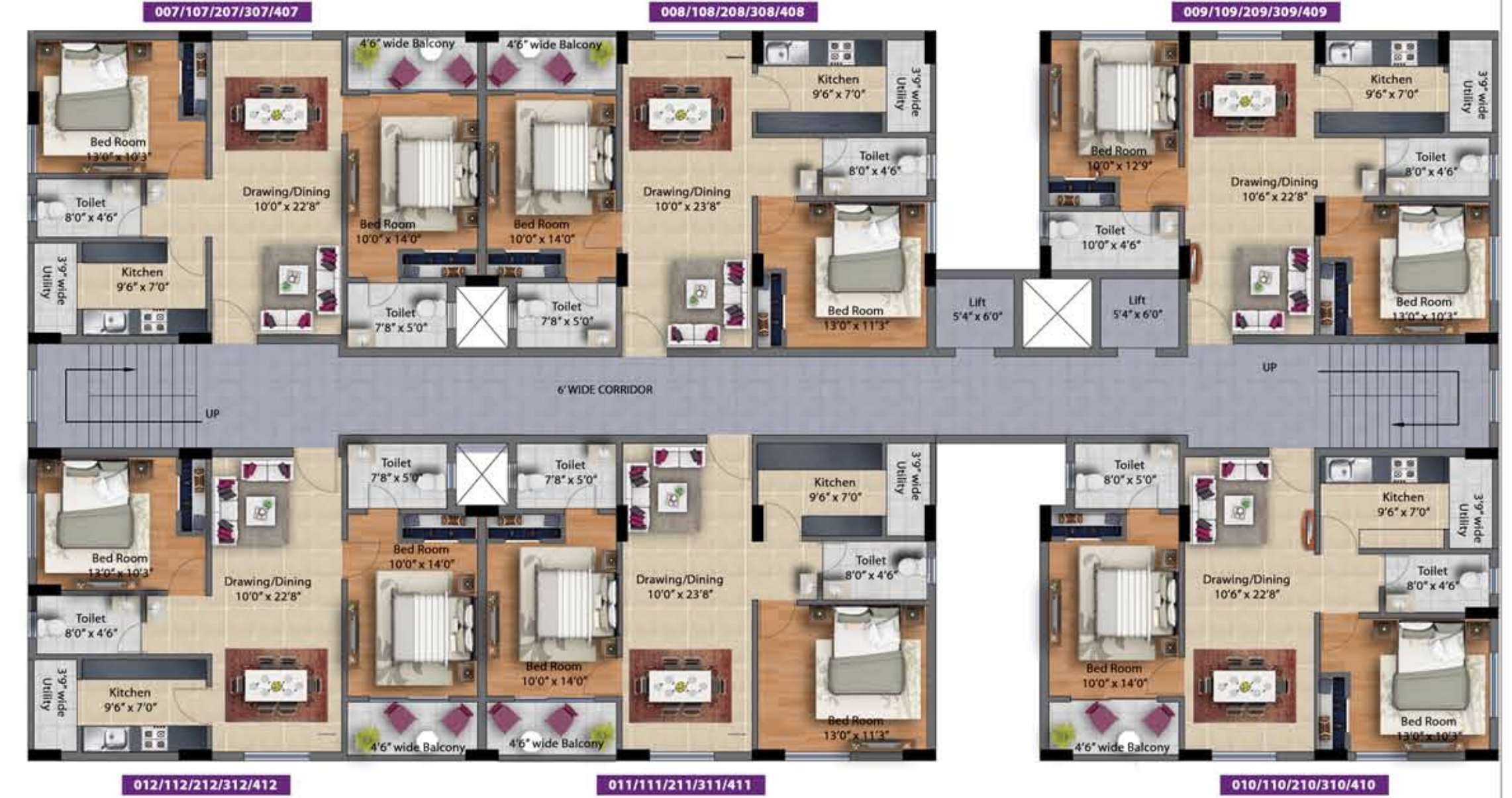
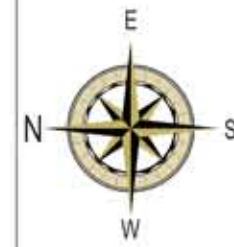
What's more surprising? You'd expect an apartment complex of 59 flats to block out natural light. But **Kokila Paradise** is very well lit because each window looks out onto open landscapes. And not other brick wall. Moreover, all the windows have been aligned to let in a steady stream of light.

We've ensured that for as long as you live here, you will never feel the need to use artificial light when the sun's still up.

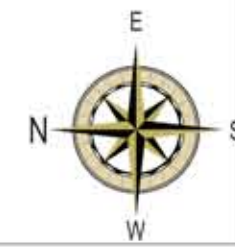


# TYPICAL FLOOR PLAN

FLAT NO.	TYPE	S.B.A.
101/201/301/401	3 BHK	1772 Sq.ft.
002/102/202/302/402	3 BHK	1772 Sq.ft.
003/103/203/303/403	3 BHK	1796 Sq.ft.
004/104/204/304/404	3 BHK	1694 Sq.ft.
005/105/205/305/405	3 BHK	1796 Sq.ft.
006/106/206/306/406	3 BHK	1796 Sq.ft.



FLAT NO.	TYPE	S.B.A.
007/107/207/307/407	2 BHK	1161 Sq.ft.
008/108/208/308/408	2 BHK	1204 Sq.ft.
009/109/209/309/409	2 BHK	1107 Sq.ft.
010/110/210/310/410	2 BHK	1183 Sq.ft.
011/111/211/311/411	2 BHK	1204 Sq.ft.
012/112/212/312/412	2 BHK	1170 Sq.ft.







## A COMPLETE LIFESTYLE

- Gated Community
- 24 hrs. Security
- Party Lawn
- Jogging Track
- Multipurpose Hall
- Gym
- Society Room
- 24 hrs. Water Supply
- Sewage Treatment Plant
- Intercom Facilities
- Fire fighting system



## SPECIFICATION



A few more reason to love your new home

STRUCTURE	: RCC framed structure. Fly Ash Bricks masonry work for walls.
Flooring Finishes	: Vitrified floor tiles in living, dining, kitchen and bedrooms, balconies, kota/marble finish to the staircase. Matt finish floor tiles to the toilets.
Kitchen	: Granite based kitchen top with stainless steel sink. 2' height ceramic tiles above granite top with modular points.
Doors	: Main door : Bothside Veneered flush door. All Other doors are of Company made flush door.
Windows	: Powder coated aluminum framed glass shutters with grill protection.
Electrical	: Premium quality copper wire with modular switches and fitting. Provision for Telephone, A.C. and Geysers.
Sanitation	: Wash basin in Dining area. Closets, wash basins and health faucet in toilets. Ceramic and CP fittings of standard quality & make.
Wall Finish	: Internal Walls : Finished with two coat Putty. External Walls : Finished with exterior weather coat paints. Toilet Walls : Finished ceramic glazed tiles up to 7' height.
Staircase	: Fitted with stainless steel railing / MS powder coated pipes.



## PAYMENT SCHEDULE :

Initial Booking Amount	: Rs.2,00,000/-
At the time of agreement (Including booking amount)	15%
On completion of foundation of respective block	8%
On completion of basement slab casting of respective block	8%
On completion of ground floor roof casting of respective flat	8%
On completion of 1st floor roof casting of respective flat	8%
On completion of 2nd floor roof casting of respective flat	8%
On completion of 3rd floor roof casting of respective flat	8%
On completion of 4th floor roof casting of respective flat	8%
On completion of bricks work of respective flat	8%
On completion of plastering & finishing of respective flat	8%
On completion of flooring of respective flat	8%
On possession or completion whichever is earlier	5%

All the payment to be paid either by Cheque/DD in favour of "S.B. REALCON PVT. LTD." payable at Bhubaneswar





LAYOUT PLAN :





Developer :



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