

Developers

The developers are one of the dynamic and vibrant real estate developers from the temple city Bhubaneswar formed to fulfill the aspiration of the people to have their own house. They have pledged themselves towards fulfilling their aspiration and have over the last 7 years been creating residential projects. They have worked towards establishing themselves as one of the key players in real estate development. Kokila Infratech (P) Ltd. believes in applying quality management systems and setting standards for construction, marketing and development of residential projects.



Kokila Infratech (P) Ltd.

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Architect



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Ph/Fax 0674- 2551898

Disclaimer:- All designs, perspectives, specifications, layout plans etc. are indicative & subject to change. Accessories shown in some of the pictures in this brochure such as furniture, cabinets, electrical appliances, light fittings, paintings, wall & floor textures etc. are indicative/ decorative & are not part of the sale offered.

E.A. STUDIO/ 8908740841

Kokila palace
Enjoy the lifestyle of your dreams



POKHARIPUT | BHUBANESWAR

An architectural rendering of the Kokila Palace, a modern multi-story residential building. The building features a mix of light-colored facades and dark, vertical architectural accents. Numerous balconies and windows are illuminated from within, creating a warm glow against the twilight sky. The building is set back from a dark asphalt road by a landscaped area with greenery, including trees and shrubs. A white car is shown driving on the road in the foreground, with its headlights on. The sky is a deep blue with some light clouds. The overall scene is a high-quality digital illustration.

Kokila palace

Overview

Kokila Infratech Pvt. Ltd. is a sister concern of S.B. Realcon Pvt. Ltd. an established construction company within the vicinity of Bhubaneswar. The company has four successful ongoing project and many more on stream line. We believe in our hard work and commitment and never dishearten our customers. Thus we would like to introduce you, one of our new project, "KOKILA PALACE PHASE - I & II "

"KOKILA PALACE PHASE - I & II is strategically located at Pokhariput, the vortex of staggering growth in various sectors. The project is close to schools, medical center, educational institutions and mega residential complex, excellent road and vehicular connectivity. DAV public school (Pokhariput) -1km/ Airport -2km/ Khandagiri Square -3km/ ITER Engineering college -2km/ Lingaraj Temple -2km/ Lingaraj Temple road railway station -1km.

Master plan



Kokila palace

Proposed facilities

- 1. Sitting area
- 2. Palm court
- 3. Party lawn
- 4. Flower bed
- 5. Driveway
- 6. Community hall
- 7. Indoor Games

Other facilities

- Lift.
- Intercom facility.
- 24hr security.
- 24hr water supply through deep bore well and overhead tank.
- 100% Standby generator for common area & Lifts.
- 300w power backup for individual unit.



Palm court

Kokila palace



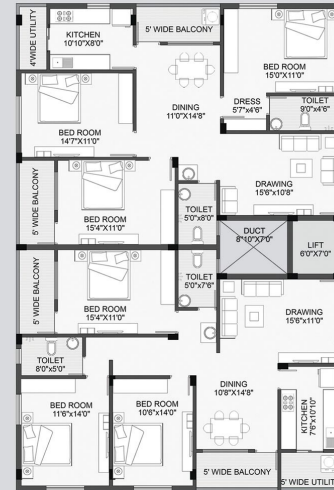
Area statement of Block - A1 & A2

Flat No	BUA	SBA	Flat type
A1 & A2 -101, 201, 301	1304 Sft	1721 Sft	3 BHK
A1 & A2 -102, 202, 302	1286 Sft	1698 Sft	3 BHK
A1 & A2 -103, 203, 303	1286 Sft	1698 Sft	3 BHK
A1 & A2 -104, 204, 304	1304 Sft	1721 Sft	3 BHK



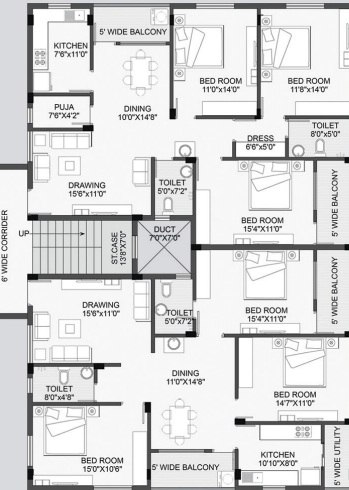
Typical floor plan of Block - A1 & A2 (Phase-I)

Flat no (A1 & A2 -101, 201, 301)



Flat no (A1 & A2 -104, 204, 304)

Flat no (A1 & A2 -102, 202, 302)



Flat no (A1 & A2 -103, 203, 303)

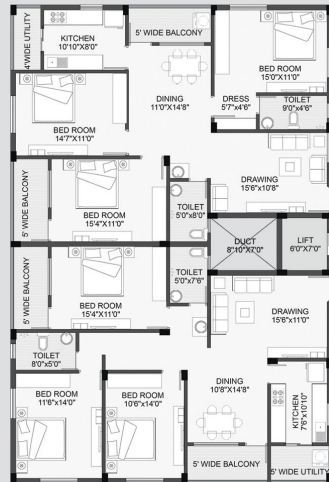


Area statement of Block - B1

Flat No	BUA	SBA	Flat type
B1-101, 201, 301	1304 Sft.	1721 Sft.	3 BHK
B1-102, 202, 302	1138 Sft.	1502 Sft.	3 BHK
B1-103, 203, 303	1138 Sft.	1502 Sft.	3 BHK
B1-104, 204, 304	1304 Sft.	1721 Sft.	3 BHK

Typical floor plan of Block - B1 (Phase-I)

Flat no (B1 - 101, 201, 301)



Flat no (B1 - 104, 204, 304)



Flat no (B1 - 102, 202, 302)



Flat no (B1 - 103, 203, 303)

Typical floor plan of Block - B2 (Phase-I)

Flat no (B2 - 101, 201, 301)

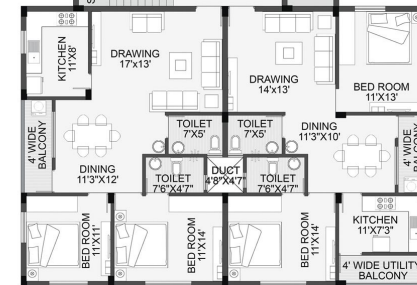


Flat no (B2 - 102, 202, 302)



Area statement of Block - B2

Flat No	BUA	SBA	Flat type
B2-101, 201, 301	937 Sft.	1237 Sft.	2 BHK
B2-102, 202, 302	937 Sft.	1237 Sft.	2 BHK
B2-103, 203, 303	942 Sft.	1243 Sft.	2 BHK
B2-104, 204, 304	942 Sft.	1243 Sft.	2 BHK



Flat no (B2 - 104, 204, 304)

Flat no (B2 - 103, 203, 303)



Kokila palace



Typical floor plan of Block - C (Phase-II)

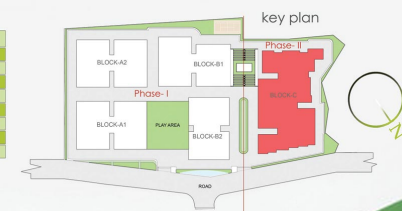


Kokila palace



Area statement of Block - C

Flat No	BUA	SBA	Flat type
C-101, 201, 301	1127 Sft.	1488 Sft.	3 BHK
C-102, 202, 302	942 Sft.	1243 Sft.	2 BHK
C-103, 203, 303	924 Sft.	1235 Sft.	2 BHK
C-104, 204, 304	897 Sft.	1184 Sft.	2 BHK
C-105, 205, 305	889 Sft.	1173 Sft.	2 BHK
C-106, 206, 306	1061 Sft.	1401 Sft.	3 BHK
C-107, 207, 307	987 Sft.	1303 Sft.	2 BHK
C-108, 208, 308	977 Sft.	1290 Sft.	2 BHK



Specifications

STRUCTURE:

Earthquake resistance frame structure.

WALLS:

Fly ash bricks with plastering interior walls with one coat of putty finish and exterior with weather coat.

FLOORING:

Bedrooms, Living & Dining Vitrified tiles

DOORS:

Frame: Sal wood

Main Door: Both side teak veneered with godrej lock or equivalent.

Other: Company made flush door with enamel paint.

WINDOWS:

Aluminum powder coated windows with glass panel & grill.

TOILET:

Flooring: Anti-skid ceramic tiles.

Wall tile upto seven feet height

Ceramic: Ceraware make or equivalent.

Fitting: CP fittings of hindware make or equivalent.

KITCHEN:

Flooring: Anti-skid ceramic tiles.

Glazed tiles [upto two feet height from platform]

Platform: Green marble/ granite

Sink: Stainless steel.

ELECTRICAL:

Concealed wiring network of finolex make or equivalent and modular switch of havells make or equivalent.



Projects

Completed & on-going projects

- | | |
|--|-----------------|
| ❖ 1. Kokila Garden Phase-I
At Pokhariput completed | Duplex Project |
| ❖ 2. Pratima Tower
At Shastri Nager completed | Apartment |
| ❖ 3. Kokila Enclave Phase-I
At Pokhariput completed | Apartment |
| ❖ 4. Kokil Homes
At Pokhariput ongoing | Apartment |
| ❖ 5. Kokila Garden Phase-II
At Pokhariput ongoing | Apartment |
| ❖ 6. Kokila Cottage
At Birabandha ongoing | Triplex Project |
| ❖ 7. Kokila Villa
At Botanda ongoing | Duplex Project |
| ❖ 8. Kokila Enclave Phase-II
At Pokhariput ongoing | Apartment |
| ❖ 9. Kokila Green
At Dumuduma ongoing | Apartment |



"The best investment
on Earth is Earth."

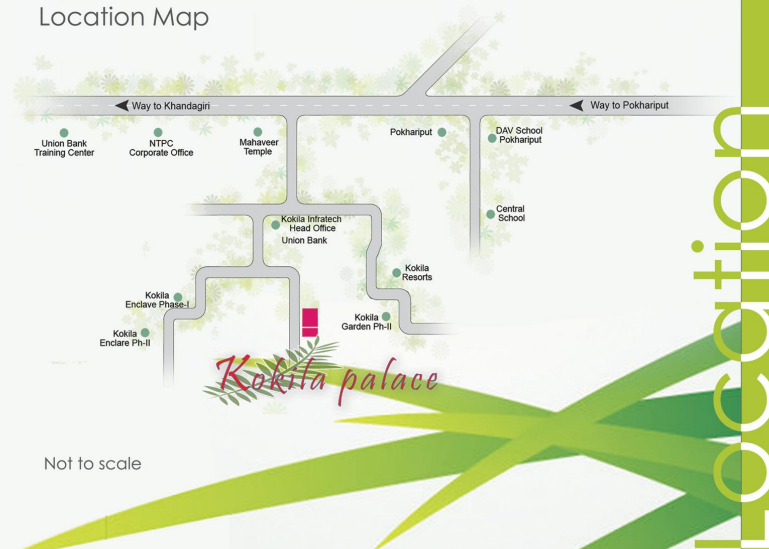
Payment structure

Kokila palace

- | | |
|---|-----------------------|
| ❖ Initial Booking Amount Rs.2, 00,000/- | [Rupees Two Lac only] |
| ❖ At the time of Agreement [including booking amount] | :20% |
| ❖ On completion of foundation of respective block | :15% |
| ❖ On completion of still floor roof casting of respective block | :10% |
| ❖ On completion of 1st floor roof casting of respective block | :10% |
| ❖ On completion of 2nd floor roof casting of respective block | :10% |
| ❖ On completion of 3rd floor roof casting of respective block | :10% |
| ❖ On completion of brick wall of respective flat | :07% |
| ❖ On completion of plastering & finishing of respective flat | :07% |
| ❖ On completion of flooring of respective flat | :07% |
| ❖ On possession or completion whichever is earlier | :04% |

All the payment to be paid either by cheque or DD in favour of
"KOKILA INFRA TECH PVT. LTD." payable at Bhubaneswar, Odisha

Location Map



Not to scale

Location