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ORERA Regd. No. RP/19/2023/01013

Project Consultant :



AAKAR ARCHITECTS

AAKAR ARCHITECTS
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Where the journey of life begins

POKHARIPUT

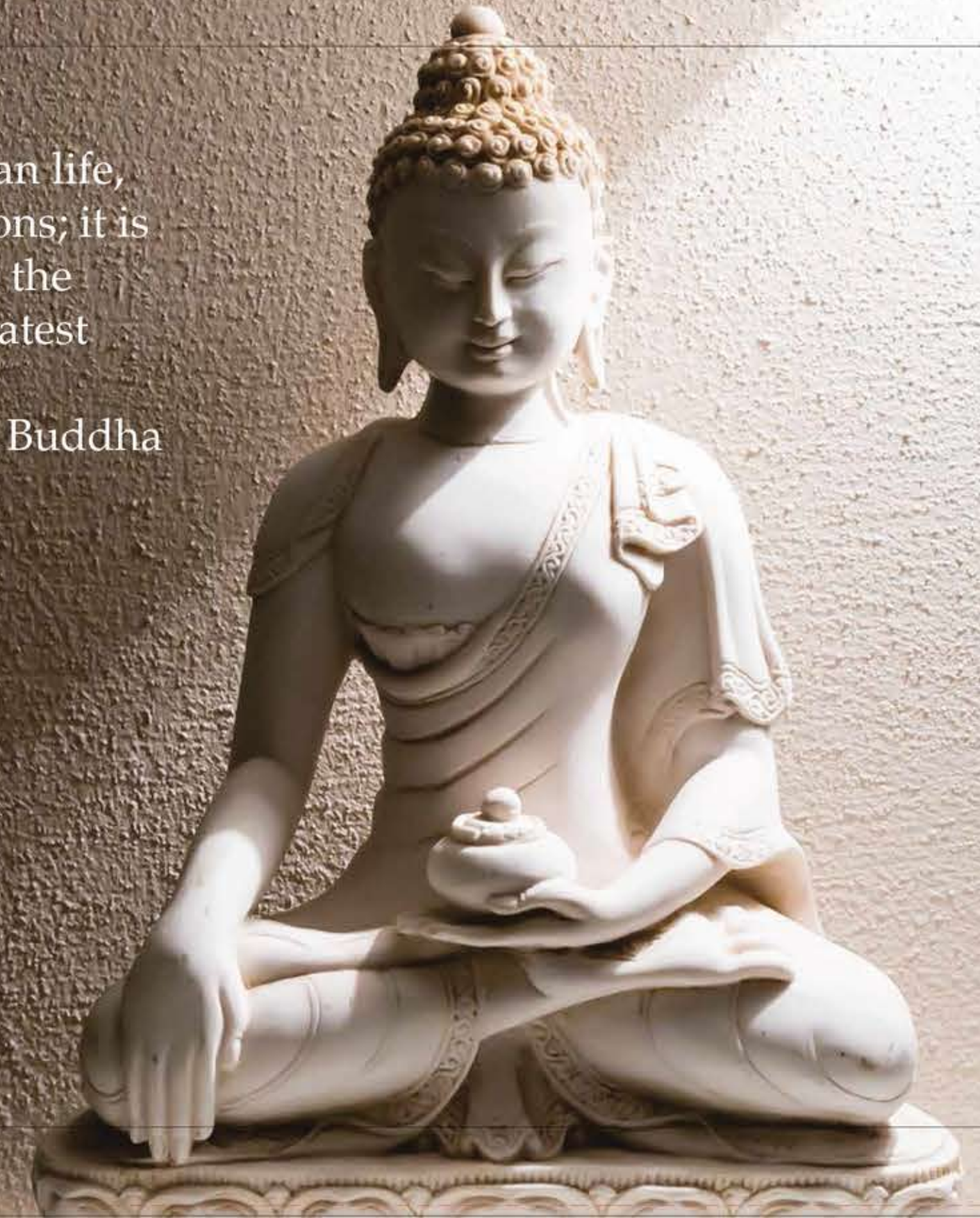
AN ADDRESS OF
ABSOLUTE
PROMINENCE

Imagine a dimension that elevates your life to the next level. Unveiling before you a futuristic lifestyle that's geared to redefine your experience with the best location, amenities, convenience and nature all rolled into one.

Discover a space of your dreams that's private, progressive and prominent, discover Pokhariput. Come home to an advanced lifestyle and grow into the future.

On a long journey of human life,
faith is the best of companions; it is
the best refreshment on the
journey; and it is the greatest
property

- Gautama Buddha





Life begins as a journey
and reaches a destination.

The journey of life is inexplicable. In theory, each journey begins with the first step whether it's your first step as a baby, your first day at school, your first job, your first car or even your first home. This journey will take you down many roads, but that does not matter. The only thing that matters is the number of times you brush off the dust on your knees to continue following your dream. It is a journey with many options. We currently live in a world that is yet to be discovered, to be explored, goals to reach and people to meet. There will be times when you will need assistance with knowing what you want, when you want it and where you want it. At times like these our homes will be a constant reminder that you made the right choice.



TYPICAL FLOOR PLAN (BLOCK -A)

FLAT NO.	TYPE	BUA	S.B.A.	CARPET
103 TO 503	2 BHK	1165 SFT.	1518 SFT.	921 SFT.



FLAT NO.	TYPE	BUA	S.B.A.	CARPET
102 TO 502	2 BHK	1165 SFT.	1518 SFT.	921 SFT.

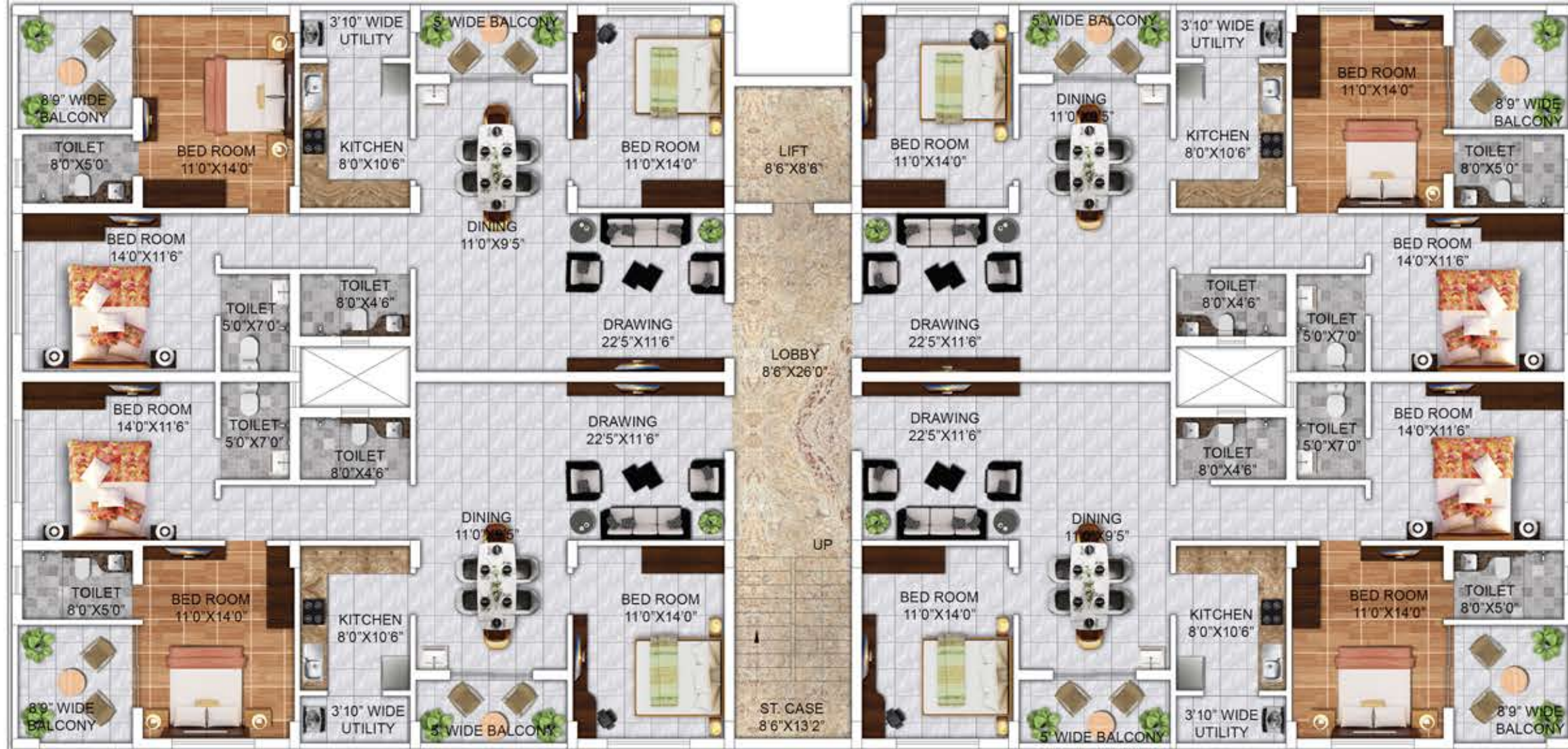
FLAT NO.	TYPE	BUA	S.B.A.	CARPET
102 TO 402	3 BHK	1402 SFT.	1827 SFT.	1131 SFT.



FLAT NO.	TYPE	BUA	S.B.A.	CARPET
101 TO 501	3 BHK	1402 SFT.	1827 SFT.	1131 SFT.

TYPICAL FLOOR PLAN (BLOCK -B)

FLAT NO.	TYPE	BUA	S.B.A.	CARPET
104 TO 504	3 BHK	1402 SFT.	1827 SFT.	1134 SFT.



FLAT NO.	TYPE	BUA	S.B.A.	CARPET
103 TO 503	3 BHK	1402 SFT.	1827 SFT.	1134 SFT.



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TYPICAL FLOOR PLAN (BLOCK -C)

FLAT NO.	TYPE	BUA	S.B.A.	CARPET
103 TO 503	2 BHK	1165 SFT.	1518 SFT.	921 SFT.



FLAT NO.	TYPE	BUA	S.B.A.	CARPET
102 TO 502	2 BHK	1165 SFT.	1518 SFT.	921 SFT.



FLAT NO.	TYPE	BUA	S.B.A	CARPET
101 TO 501	3 BHK	1402 SFT.	1827 SFT.	1131 SFT.



INCOMPARABLE IN ADDRESS. PARAMOUNT IN LIFESTYLE

ALL IN THE DETAILS

Luxury is attention to detail, originality, exclusivity and above all, quality.

Kokila Royal Garden is designed to be special in every way. Every day turns into a new experience in a building designed for the high flyer's life, literally. Exceptional in design and amenities, utterly private and incredibly captivating, Kokila Royal Garden is a destination beyond compare.

Structure

RCC framed structure. Fly ACC block 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

UPVC frame glass shutters.

Electrical

Premium quality copper wire with modular switches and fitting.
Provision for Telephone, A.C. and Geyser.

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.



FOR
LIFE'S
CONVENIENCES

COMMON AMENITIES & FEATURES

Gated Community
Gym
Society Room
Security Room
24 hrs. Water Supply
Swerage Treatment Plant
Intercom
Walking Track
Children Play Area
CCTV
300 wt Power Back-up/Unit



Payment Schedule

Initial Booking Amount	: Rs.5,00,000/-
At the time of agreement (Including booking amount)	10%
On completion of foundation of respective blocks	20%
On completion of Stilt floor roof casting of respective blocks	10%
On completion of 1st floor roof casting of respective blocks	07%
On completion of 2nd floor roof casting of respective blocks	07%
On completion of 3rd floor roof casting of respective blocks	07%
On completion of 4th floor roof casting of respective blocks	07%
On completion of 5th floor roof casting of respective blocks	07%
On completion of bricks work of respective flat	07%
On completion of plastering & flooring of respective flat	07%
On completion of finishing work of respective flat	06%
On possession or completion whichever is earlier	05%

All the payment to be paid either by Cheque/DD in favour of
"Kokila Infratech Pvt. Ltd. : Kokila Royal Garden" payable at Bhubaneswar



kokila
ROYAL GARDEN

LOCATION MAP

It was a time when everything was within reach

Schools, markets, parks and even friends. People smiled when they passed by and everyone knew you by name. Stress was a foreign word and the neighborhood was so safe. you could even leave the front door unlocked.

Your children cycled down winding paths and their laughter made you realize what you had worked for. Most days, you felt an overwhelming sense of contentment.

Distance from the project :

Airport 3 kms Railway Station 5 kms Capital Hospital 2.5 kms
Main market 3 kms School 2 kms

