

Developer :



S.B. Realcon Pvt. Ltd.

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ORERA Regd. No. RP/19/2023/00985

Project Consultant :



AAKAR ARCHITECTS

AAKAR ARCHITECTS
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N2/14, Nayapalli,
Bhubaneswar-751015
Telefax No. : +91 674 2551898
E-mail : aakar.architects@yahoo.co.in

Designed & Printed at :



IDCO Plot No. M-29, Near OTV
New IT Zone, Chandaka Industrial Estate
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PLUSH • PEACEFUL • PRISTINE





CLASSIC BEAUTY. STUNNING VIEWS.
Level next Living



A Classic architectural marvel, Beautiful, Breathtaking, Bountiful, An exclusive floor for amenities. It's a new level of luxury.

The views from these Flats are brilliant to behold. Take a look at the city like never before.

Privacy is paramount here with only 38 Flats Including 18 Nos. 3 BHK & 20 Nos. 2 BHK uber luxury homes. The joy and excitement its just fantastic.

Come, See how superior construction and innovative floor plans combine with modern features to create a fascinating fine living experience.



Transforming a land to a
Landmark...

Vast, Vivid, A vision, A dream. Partnering with the best of city Architects, we are developing a plot of land into a milestone of aesthetic marvel, in tandem with the latest trends and available topography. Drawing inspiration form the infinite possibilities of nature we have conceived this gree building project. Our ultimate goal is to magically transform a plot of LAND to a LANDMARK development.



1ST FLOOR PLAN

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|-----------|-----------|-----------|
| 102 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |

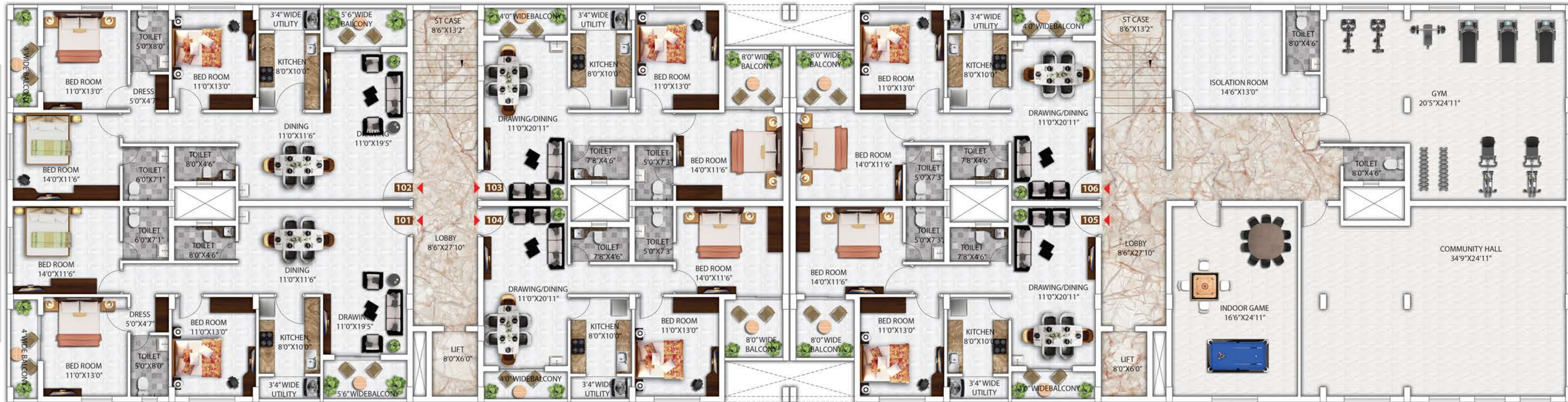
| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|----------|-----------|----------|
| 103 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|----------|-----------|----------|
| 106 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|-----------|-----------|-----------|
| 101 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|----------|-----------|----------|
| 104 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|----------|-------|----------|-----------|----------|
| 105 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |



| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|-----------|-----------|-----------|
| 202 TO 502 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|----------|-----------|----------|
| 203 TO 503 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|----------|-----------|----------|
| 206 TO 506 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

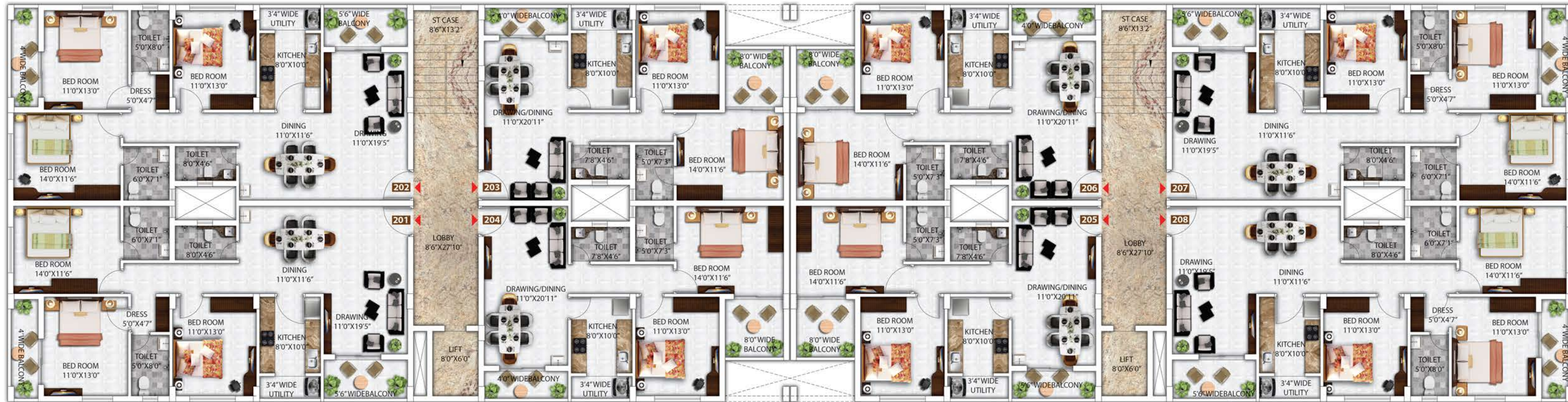
| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|-----------|-----------|-----------|
| 207 TO 507 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|-----------|-----------|-----------|
| 201 TO 501 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|----------|-----------|----------|
| 204 TO 504 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|----------|-----------|----------|
| 205 TO 505 | 2 BHK | 997 SFT. | 1410 SFT. | 770 SFT. |

| FLAT NO. | TYPE | BUA | S.B.A. | CARPET |
|------------|-------|-----------|-----------|-----------|
| 208 TO 508 | 3 BHK | 1367 SFT. | 1933 SFT. | 1122 SFT. |





A
COMPLETE
LIFESTYLE

- Gated Community
- Gym
- CCTV
- Solar water heating for Kitchen
- 24 hrs. Security
- Community Hall
- Owners Society Office
- Isolation Room
- Security Room
- 24 hrs. Water Supply
- Sewage Treatment Plant
- Intercom Facilities
- Fire fighting system
- 300 Watt Power Backup each unit





2 BHK : 1410 Sq. ft.



3 BHK : 1933 Sq. ft.

SPECIFICATION



A few more
reason to
love your
new home

| | |
|-------------------|---|
| STRUCTURE | : RCC framed structure. Fly Ash Bricks/AAC Blocks for masonry work on walls. |
| Flooring Finishes | : Vitrified floor tiles in living, dining, kitchen and bedrooms, balconies, Granite/Tile 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 framed glass shutters with grill protection. |
| 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. |



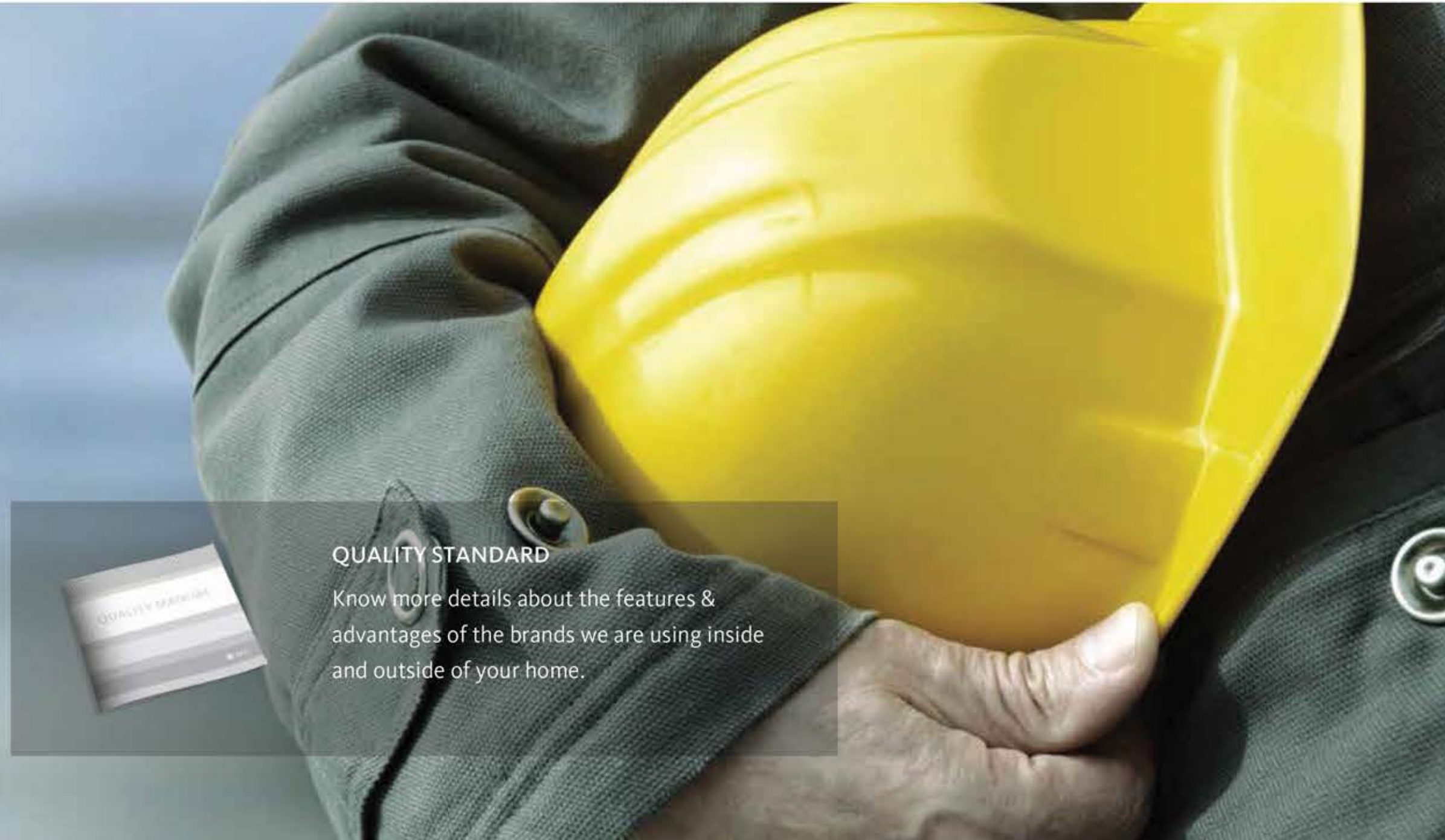
PAYMENT SCHEDULE :

| | |
|--|-----------------|
| Initial Booking Amount | : Rs.5,00,000/- |
| At the time of agreement (Including booking amount) | 10% |
| On completion of basement foundation | 15% |
| On completion of basement slab casting | 10% |
| On completion of Stilt floor roof casting | 08% |
| On completion of 1st floor roof casting | 07% |
| On completion of 2nd floor roof casting | 07% |
| On completion of 3rd floor roof casting | 07% |
| On completion of 4th floor roof casting | 07% |
| On completion of 5th floor roof casting | 07% |
| On completion of bricks work of respective flat | 06% |
| On completion of plastering of respective flat | 06% |
| On completion of flooring & finishing of respective flat | 05% |
| On possession or completion whichever is earlier | 05% |

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

Quality, at Kokila Garden Annex, isn't a destination, it's a starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. When you walk past the door of a home here and say to yourself "Ah! That's nice", that right there isn't just an expression of how you feel, but a validation of all that we've done to make you feel that way.

The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.



QUALITY STANDARD

Know more details about the features & advantages of the brands we are using inside and outside of your home.

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 and overwhelming sense of contentment.

Distance from the project :

Airport 3 kms | Railway Station 5.5 kms | Capital Hospital 3.5 kms
Market 2 kms | School 2 kms

