



Time to unlock Happiness in your Life



# BEYOND EXTRA ORDINARY

Discover the Epitome of Luxury Living



Prepare to immerse yourself in a sanctuary of exquisite design and extra ordinary amenities, where your every desire is fulfilled.

84 Luxurious Apartments  
Exquisite Collection  
Combining Elegance and Opulence  
Discover the Grandeur of our 2 & 3 BHK Apartments







Welcome to Kokila Pearl at Kantilo, Sunderpada where opulence meets sophistication, where every moment is steeped in elegance and indulgence. Step into a realm of luxury living, where the finest of materials blend seamlessly with exquisite craftsmanship, creating an ambiance that exudes grandeur and refinement.



# TYPICAL FLOOR PLAN

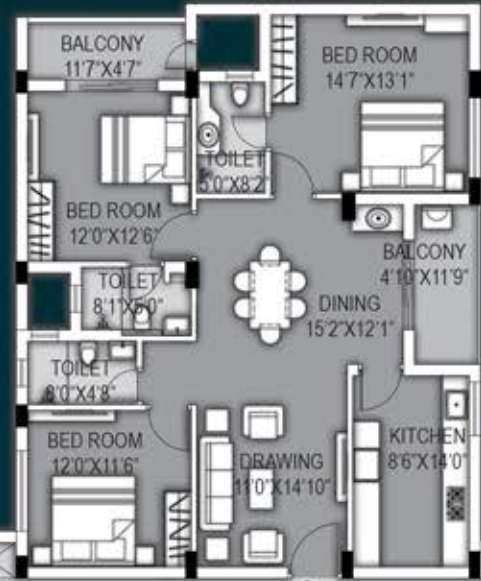
## FLAT NO. : 109 TO 509 (3BHK)

CARPET	BALCONY	SBA
1111 Sq.ft.	109 Sq.ft.	2009 Sq.ft.



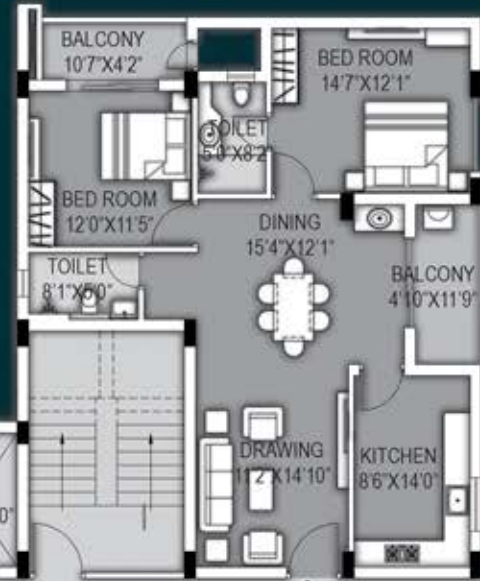
## FLAT NO. : 110 TO 510 (3BHK)

CARPET	BALCONY	SBA
1125 Sq.ft.	109 Sq.ft.	2032 Sq.ft.



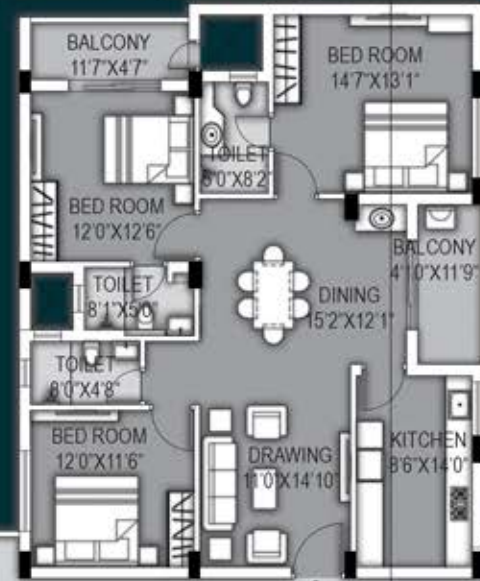
## FLAT NO. : 111 TO 511 (2BHK)

CARPET	BALCONY	SBA
912 Sq.ft.	105 Sq.ft.	1675 Sq.ft.



## FLAT NO. : 112 TO 512 (3BHK)

CARPET	BALCONY	SBA
1125 Sq.ft.	109 Sq.ft.	2032 Sq.ft.



7' WIDE CORRIDOR



## FLAT NO. : 108 TO 508 (3BHK)

CARPET	BALCONY	SBA
1125 Sq.ft.	108 Sq.ft.	2030 Sq.ft.



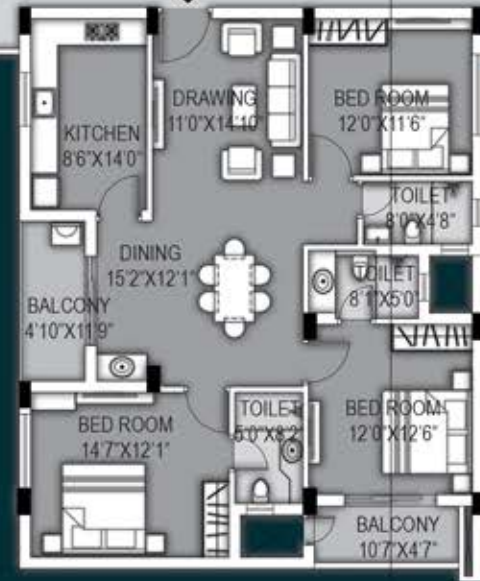
## FLAT NO. : 107 TO 507 (3BHK)

CARPET	BALCONY	SBA
1111 Sq.ft.	105 Sq.ft.	2002 Sq.ft.



## FLAT NO. : 106 TO 506 (3BHK)

CARPET	BALCONY	SBA
1125 Sq.ft.	110 Sq.ft.	2033 Sq.ft.



## FLAT NO. : 105 TO 505 (3BHK)

CARPET	BALCONY	SBA
1111 Sq.ft.	105 Sq.ft.	2002 Sq.ft.

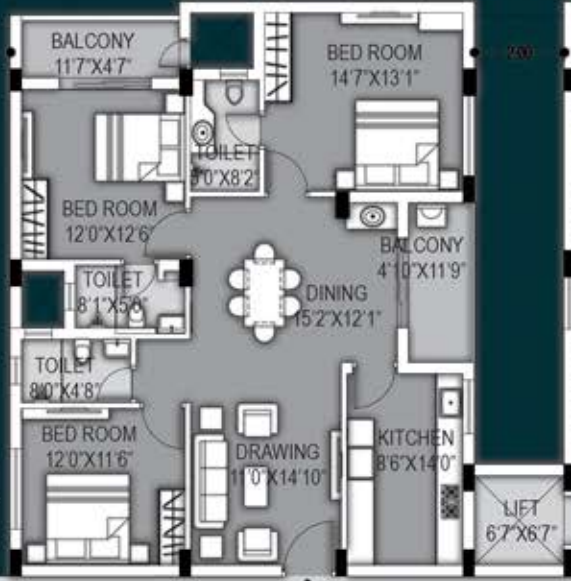
**FLAT NO. : 113 TO 513 (2BHK)**

CARPET	BALCONY	SBA
912 Sq.ft.	105 Sq.ft.	1675 Sq.ft.



**FLAT NO. : 114 TO 514 (3BHK)**

CARPET	BALCONY	SBA
1125 Sq.ft.	109 Sq.ft.	2032 Sq.ft.



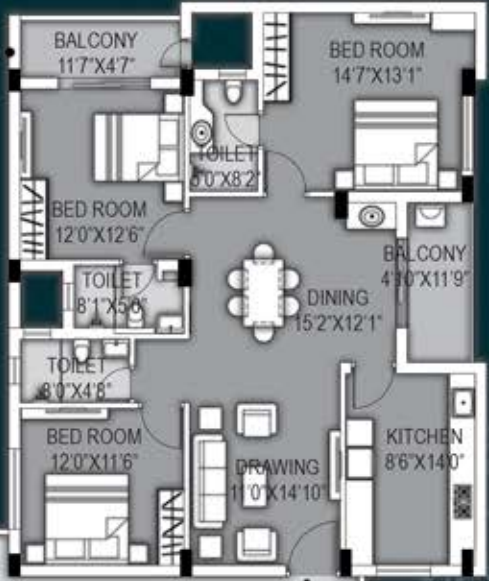
**FLAT NO. : 115 TO 515 (2BHK)**

CARPET	BALCONY	SBA
867 Sq.ft.	90 Sq.ft.	1575 Sq.ft.

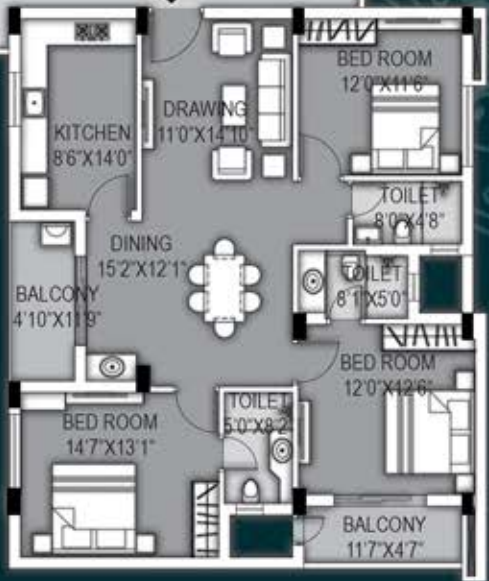
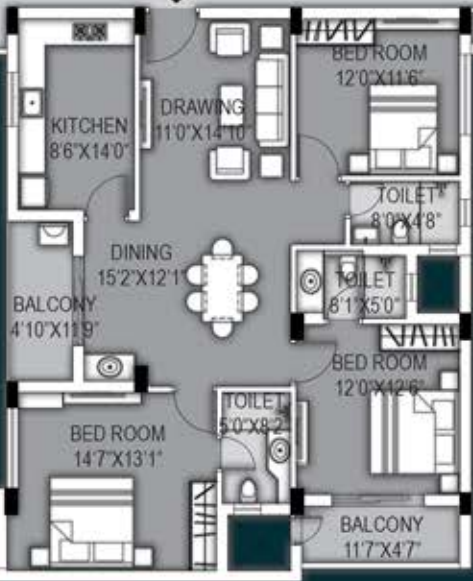
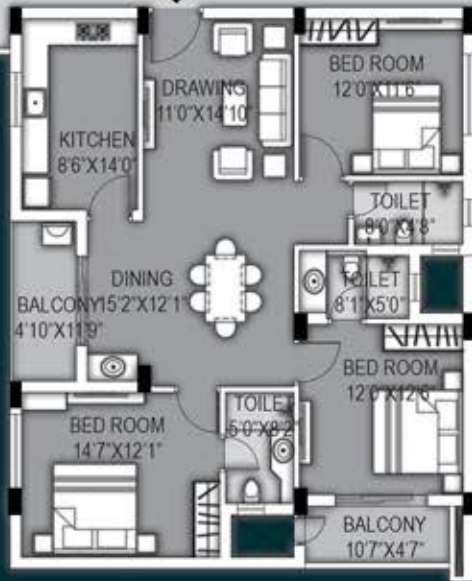
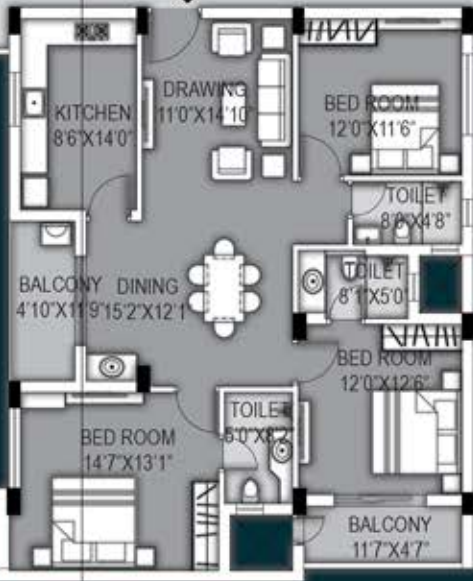


**FLAT NO. : 116 TO 516 (3BHK)**

CARPET	BALCONY	SBA
1143 Sq.ft.	110 Sq.ft.	2063 Sq.ft.



7' WIDE CORRIDOR



**FLAT NO. : 104 TO 504 (3BHK)**

CARPET	BALCONY	SBA
1125 Sq.ft.	110 Sq.ft.	2033 Sq.ft.

**FLAT NO. : 103 TO 503 (3BHK)**

CARPET	BALCONY	SBA
1111 Sq.ft.	105 Sq.ft.	2002 Sq.ft.

**FLAT NO. : 102 TO 502 (3BHK)**

CARPET	BALCONY	SBA
1125 Sq.ft.	110 Sq.ft.	2033 Sq.ft.

**FLAT NO. : 101 TO 501 (3BHK)**

CARPET	BALCONY	SBA
1123 Sq.ft.	110 Sq.ft.	2030 Sq.ft.



# LAYOUT PLAN

FLAT NO. : 003 (3BHK)		
CARPET	BALCONY	SBA
1111 Sq.ft.	105 Sq.ft.	2002 Sq.ft.

FLAT NO. : 004 (3BHK)		
CARPET	BALCONY	SBA
1123 Sq.ft.	109 Sq.ft.	2029 Sq.ft.



FLAT NO. : 002 (3BHK)		
CARPET	BALCONY	SBA
1123 Sq.ft.	108 Sq.ft.	2027 Sq.ft.

FLAT NO. : 001 (3BHK)		
CARPET	BALCONY	SBA
1111 Sq.ft.	105 Sq.ft.	2002 Sq.ft.







LIVE A LIFE **BIGGER** THAN YOUR IMAGINATION

## **COMMON AMENITIES & FEATURES**

Gated Community

Gym

Isolation Room

Visitor's Parking

Society Room with Pantry

Security Room

LIFT

24 hrs. Water Supply

Swerage Treatment Plant

Intercom facility

Walking Track

Landscaped Area

CCTV

300 wt Power Back-up/Unit

Plantation

EV Charging Point

Solar Water Heater ( for Kitchen)

ICT Room

Guest Toilet



## 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  
**"Kokila Infratech Pvt. Ltd. : Kokila Pearl"** payable at Bhubaneswar

" Experience Spacious Apartments with Abundant Natural Light and Airflow. Indulge in Luxurious, Oversized Bedrooms and Expansive Balconies for Unparalleled Comfort."

## *Sunlit Serenity*



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.





**SCENIC**  
THE ONLY WORD THAT  
DESCRIBE THE ROAD TO



The perfect home to live and build your legacy. Located in Kantilo, Sunderpada, one of the city's most desirable residential locations Providing you with tranquillity, peace and comfort that one would crave after a hard day's work or early in the morning before starting the day



# Location Map

## Proximity

### Health Care

AIIMS, Sum Hospital, AMRI  
Bagchi Cancer Hospital  
Capital Hospital

### Entertainment

Khandagiri & Udaygiri, Dhauli  
DN Regalia

### School

Central School, Pokhariput  
Pokhariput DAV Public School,  
Redcliff School,  
Aditya Birla Public School

### College

CV Raman Engineering College  
NIIS Business School,  
ITER, Aryan College Engineering,  
Ekamra College  
Satya Sai Womens  
College, Xavier University,  
IIT, NISER, Indus college of Engineering



A Home for your Dreams at the  
new side to the City



Google Location Map link  
Scan

Developer :



## Kokila Infratech Pvt. Ltd.

Kokila Residency, Plot No. 190/702

Ananta Vihar, Pokhariput, Bhubaneswar-751020

Ph. : +91 674 2352078, 2352079

E-mail : kokilainfratech@gmail.com

Project Architect :



A, 3rd Floor, Block - A, Kasturi Estate, Ashok Nagar  
Bhubaneswar - 751 009, Odisha, India  
+91 674 253 4330  
www.rhythmarchitects.com, info@rhythmarchitects.com

Designed & Printed at :



M-29, Near OTV, KIIT University Area,  
Chandaka Industrial Estate, Patia  
Bhubaneswar, Odisha - 751 024  
Tel. : 0674 - 2976825, Cell : +91 94371 62825  
E-mail : artech.bbsr@gmail.com

Disclaimer : The Sizes / Shapes / Positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Area mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative.

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ORERA Registration No. : RP/19/2024/01284

[www.rera.odisha.gov.in](http://www.rera.odisha.gov.in)