

THE DIFFERENCE  
BETWEEN A HOUSE AND  
A PLEASANT HOME



Developer

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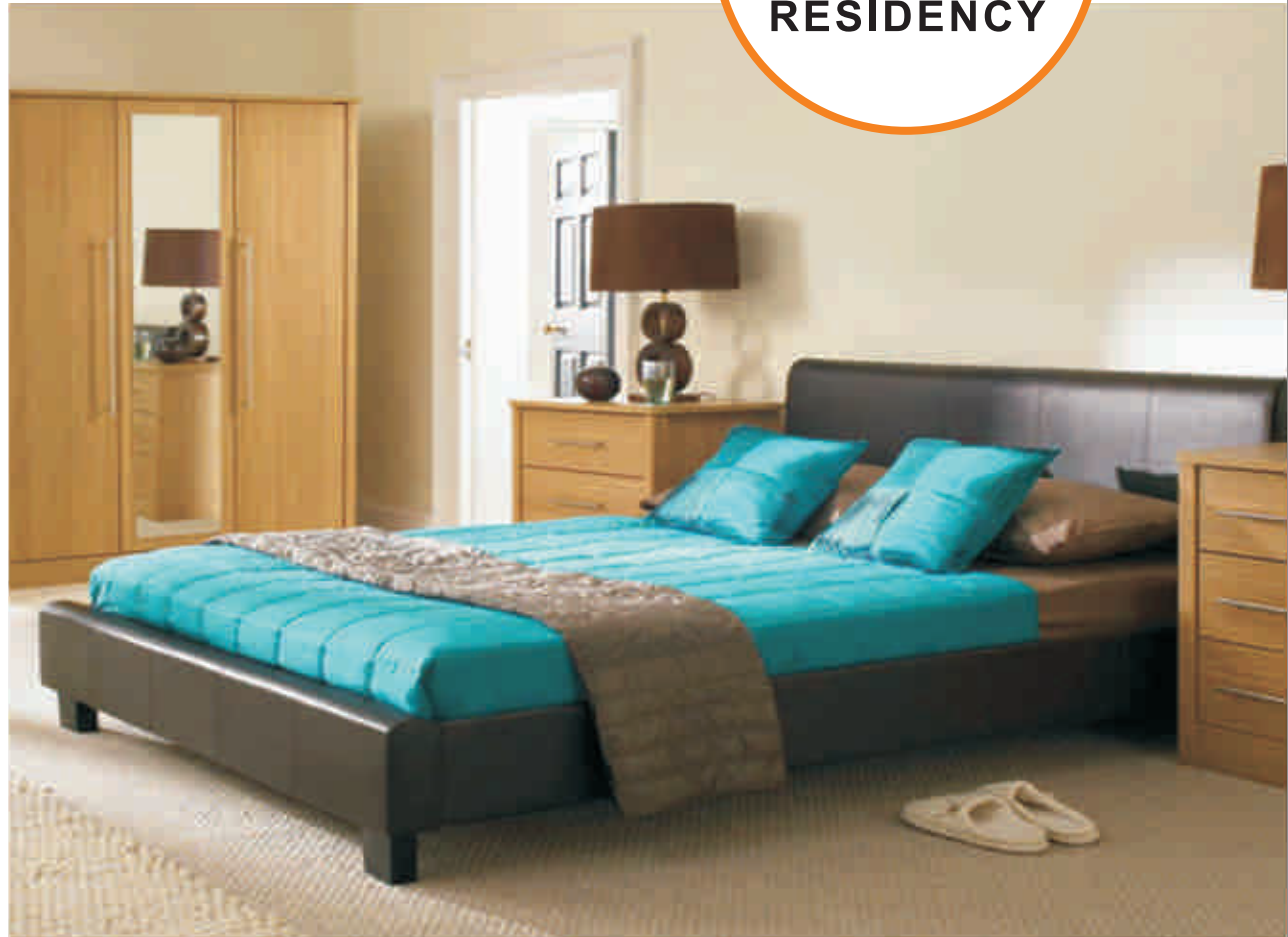




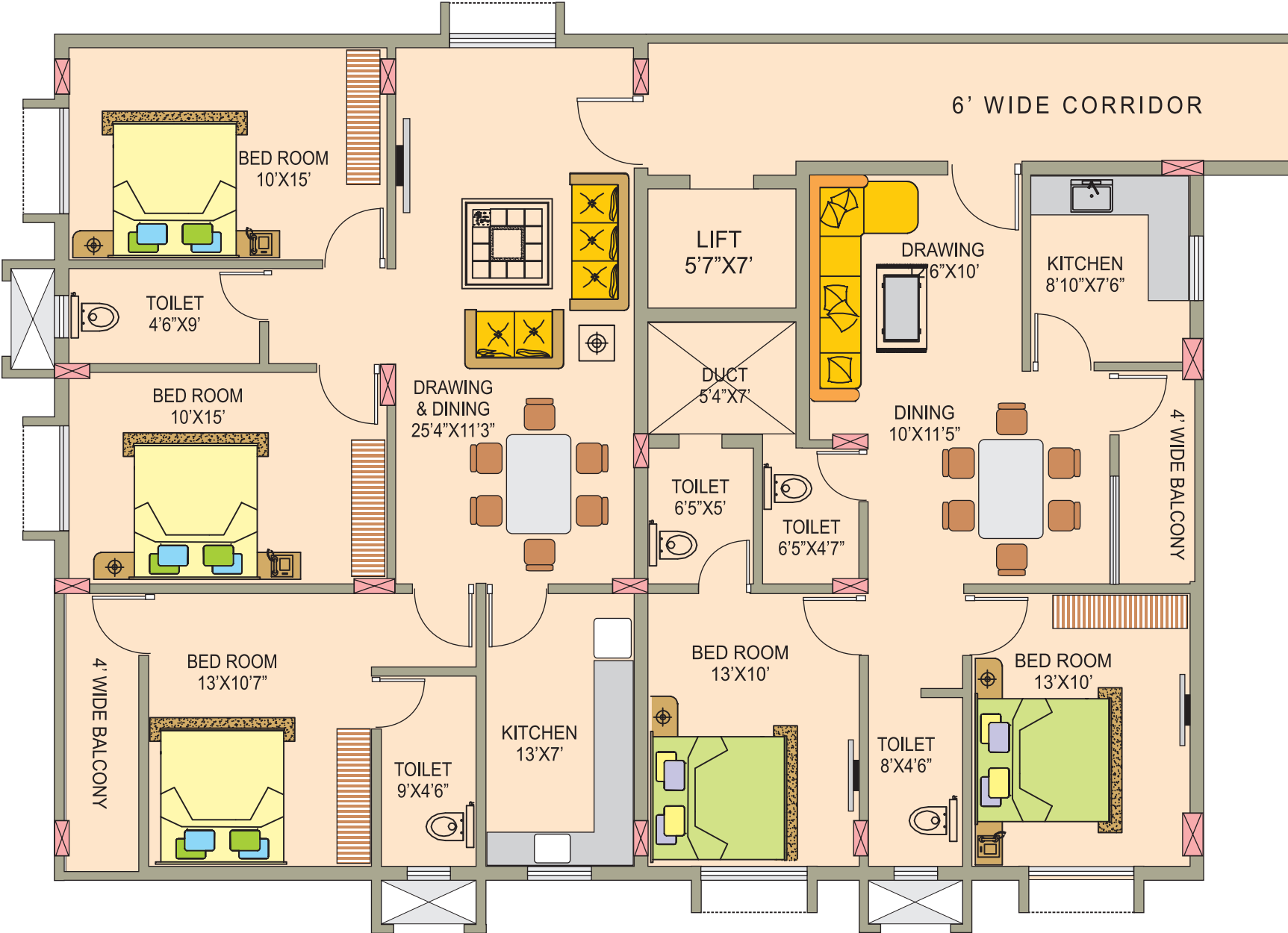
A place to build a life full of happiness and opportunities. Akankhya Developers, after a very successful run in the world of real estate, bring you yet another project full of promise, the **Royale Shreemati Residency**.

With a premium location behind Kalinga Hatchery, Bhagwanpur Industrial area , Patrapada in Bhubaneswar and flexible communications for day to day lives for School, College, Office, Airport, Railways and various market complexes, we bring you a new lifestyle where everything is better.

Come make a wonderful home out of these wonderful houses. Step towards better living with us.

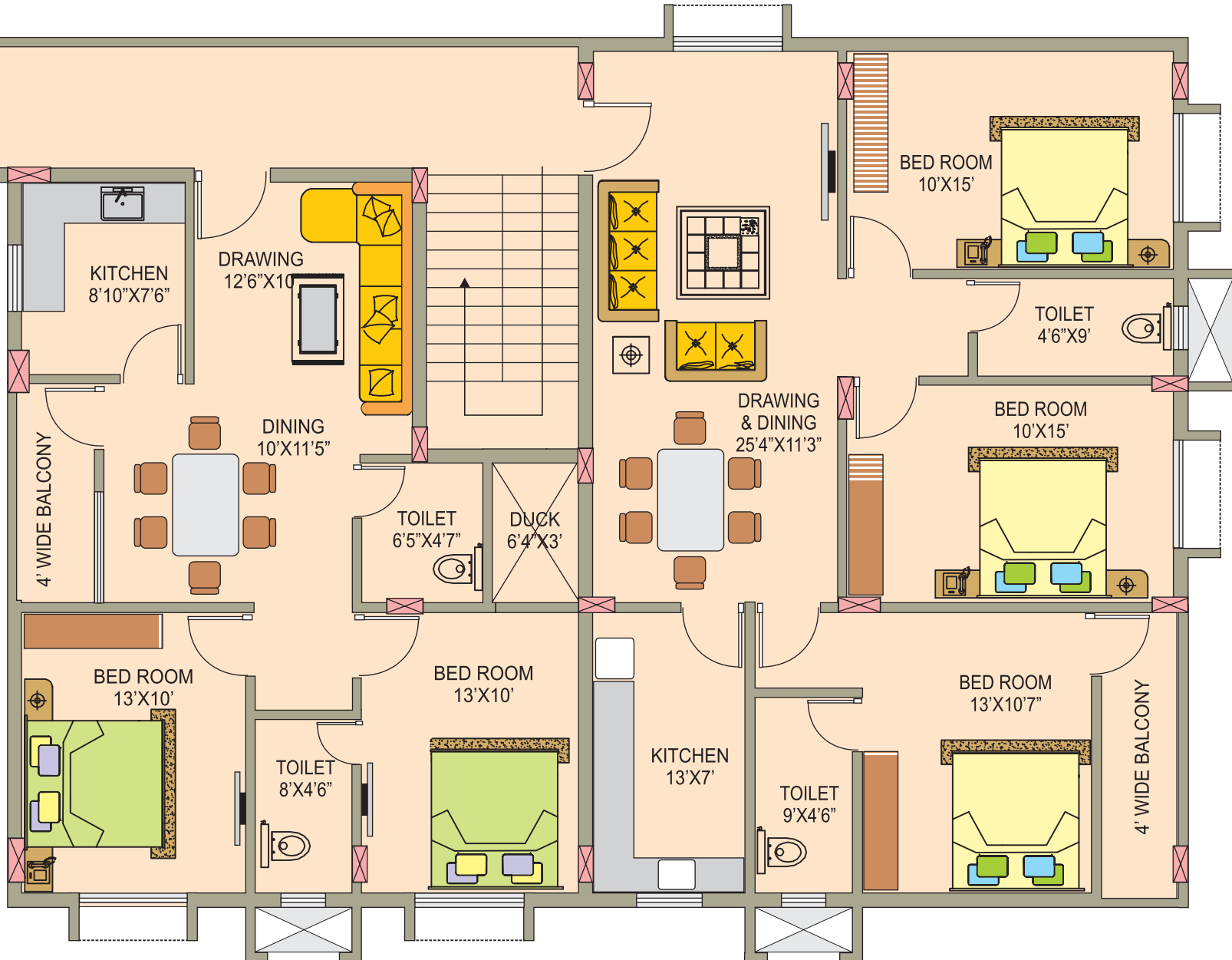


TYPICAL 1st, 2nd, 3rd & 4th FLOOR PLAN



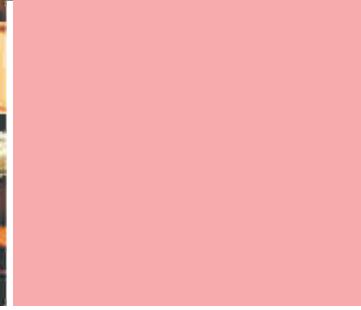
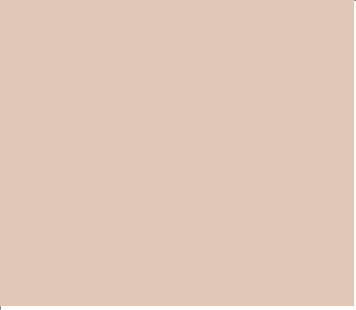
3 BHK 1450 Sqft.  
101, 201, 301, 401

2 BHK 1052 Sqft.  
102, 202, 302, 402



2 BHK 1022 Sqft.  
103, 203, 303, 403

3 BHK 1450 Sqft.  
104, 204, 304, 404



## Specification

### Structure

Earthquake resistant RCC framed structure  
With Fly ash / Concrete brick wall

### Flooring / Wall tile

Room-Vetrified Tiles  
Bed Rooms-Vetrified Tiles  
Kitchen- Ceramic Tiles with granite platform  
Toilet- Ceramic Tile up to 7 Feet Height  
Common Area- Marble/kota stone

### Doors And Window

Main Doors - Decorative flush Doors with lamination  
Inner Doors - Flush Doors with enamel paint  
Door Frames - Sal Wood  
Windows - Powder coated aluminum with glass & protected with MS grill.  
Toilet - PVC doors.

### Electrical

Modular Electrical Switches.  
All room provided with 2 light Point,  
1 fan point along with 1 plug point.  
1 TV point, 1 Telephone point in  
master bed room & drawing room.  
Provision for AC in all bed room. (Split)

### Toilets

Designer tiles on walls up to 7ft height.  
Provision for exhaust fan.  
Provision for geyser.  
Hot & cold water in shower &  
Sanitary ware of reputed brand.  
CP fitting of reputed brand.

### Kitchen

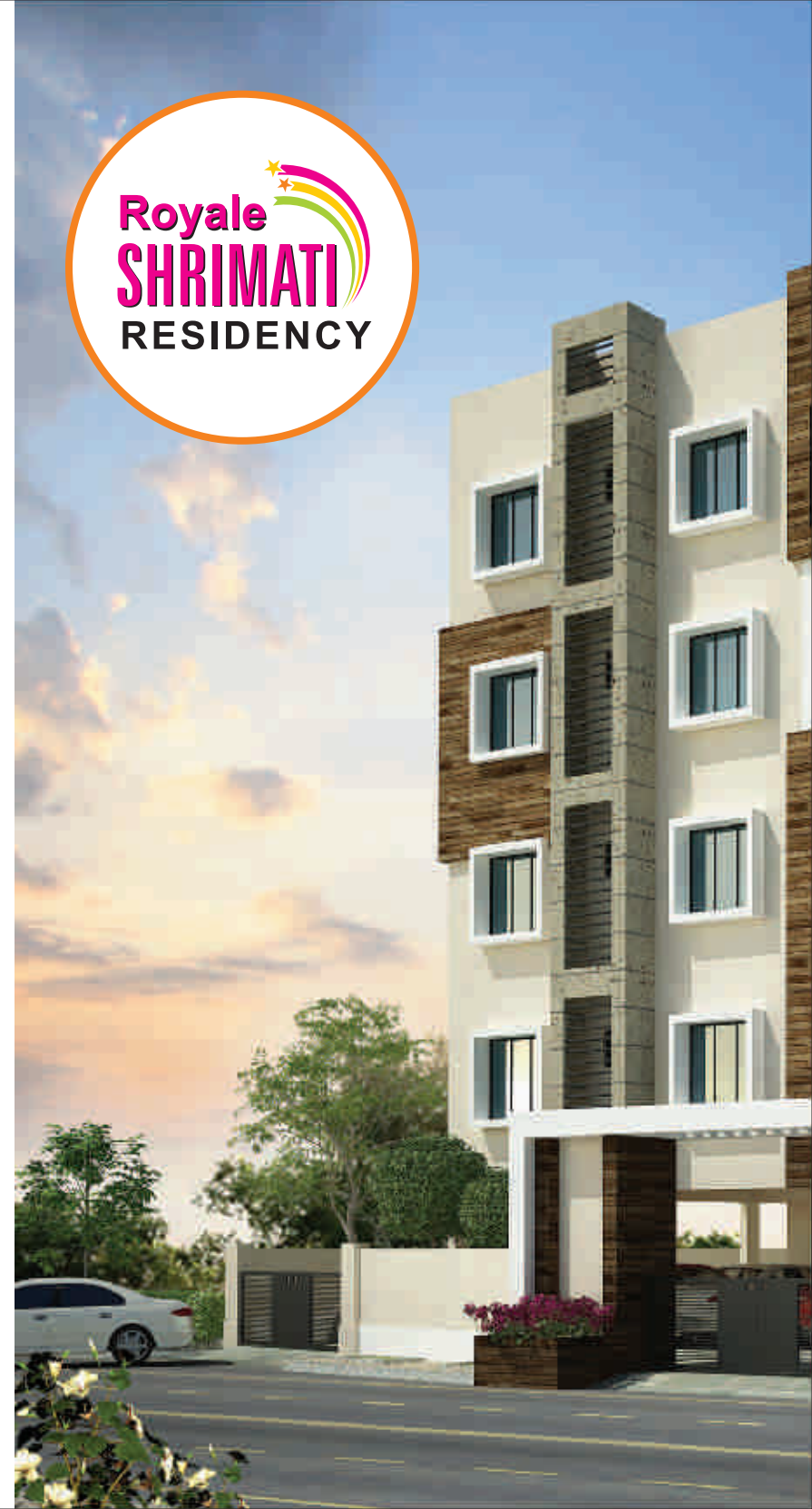
Cooking platform with granite.  
Stainless steel sink  
Designer tiles up to 2 ft above the  
platform. Provision for exhaust fan.

### Wall Finishes

Internal - 2 coat of primer & paint over putty finish.  
External - Weather coat paint.  
1 water point and drainage for washing machine.

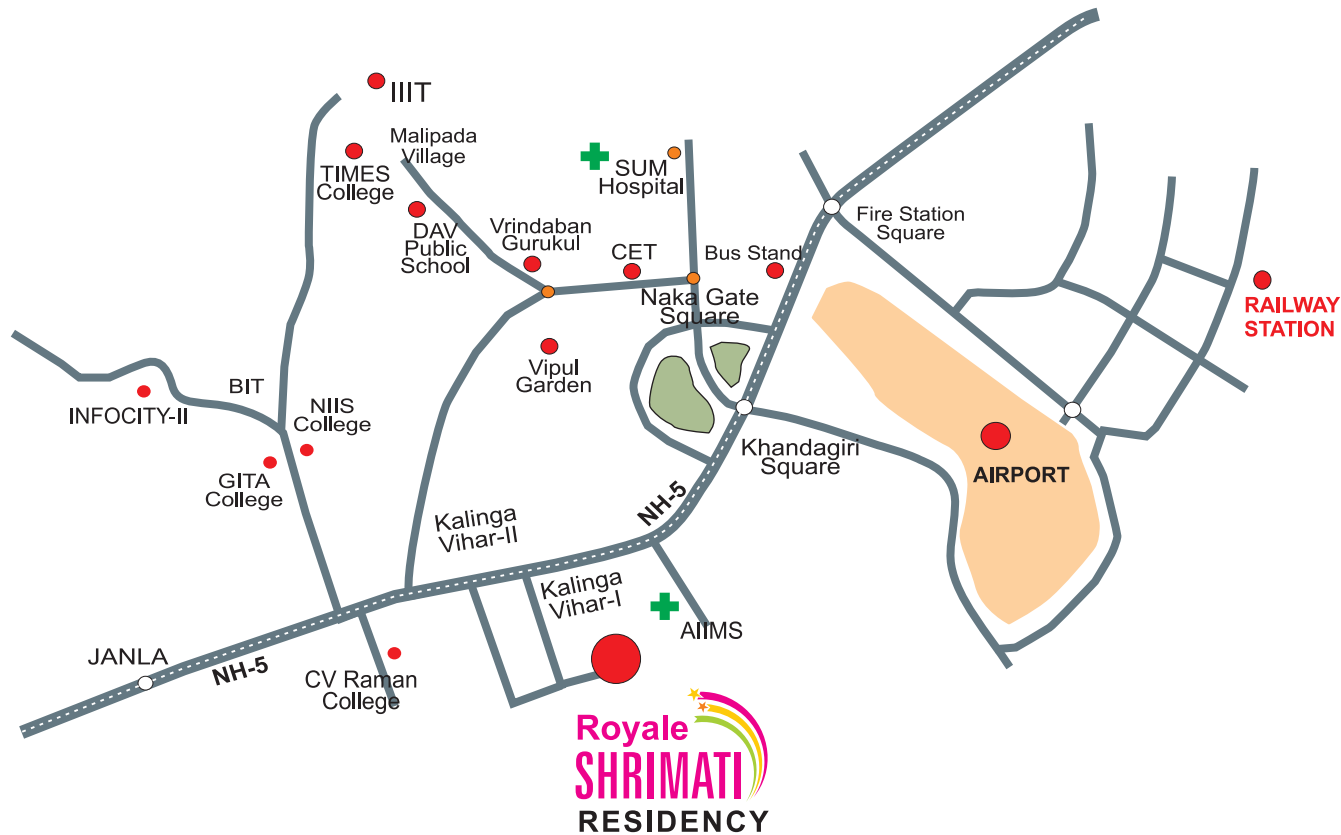
## Payment Schedule

- ◆ Booking amount of Rs. 2,00,000/-
- ◆ Rs. 3000/-Sft. during launching period i.e. June 2016.
- ◆ Parking - covered Rs. 2,00,000/-
- ◆ For one time booking prices shall be negotiable.
- ◆ At the time of agreement 20% including booking amount.
- ◆ On the completion of foundation - 10%
- ◆ On the completion stilt floor roof casting - 10%
- ◆ On the completion first floor roof casting - 10%
- ◆ On the completion 2nd floor roof casting - 10%
- ◆ On the completion 3rd floor roof casting - 10%
- ◆ On the completion 4th floor roof casting - 10%
- ◆ On the completion of brick work - 10%
- ◆ On the completion flooring - 5%
- ◆ Possession - 5%



# LOCATION MAP

## BHUBANESWAR



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Architects:

**AAKAR Architects**



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