



Your Home, your Impression

See yourself living the Dream . . .

**Sai Pratik** is all about creating impression. Impress & inspire others with the lifestyle sai pratik offers. Superbly constructed with unmatched facilities make this project unique.

Located in the new prime location of gothapatna, the project is well connected to the other parts of the city. Developed by Akankhay Developer, a developer known for delivering quality projects, is promising to improve living standards of the city.

Come be a part of it.

**Sai pratik:** your new world ; comprised of 55 flats out of which 45 no 2 BHK & 5 no 3 BHK flats & 5 no of studio flats. It has a AC gym & ample of car parking. As your children is special for you, we have a play area for them with landscaping for unwinding of your senses.





See Yourself Living In . . .





See yourself living in style . . .

- 24Hr water supply.
- 24Hr security.
- Intercom facility.
- Society cum community hall.
- Separate entry and exit gate.



- Children play area.
- Jogging track.
- 100% Power backup for common area and limited points for each unit.

Visualise your new Home . . .





# Typical Floor Plan - A

104, 204, 304, 404, 504

2 BHK / 1166Sft.

103, 203, 303, 403, 503

2 BHK / 1138 Sft.

102, 202, 302, 402, 502

2 BHK / 1166 Sft.



105, 205, 305, 405, 505

2 BHK / 1205 Sft.

101, 201, 301, 401, 501

3 BHK / 1800 Sft.



106, 206, 306, 406, 506

2 BHK / 1134 Sft.



105, 205, 305, 405, 505

2 BHK / 1216 Sft.

104, 204, 304, 404, 504

2 BHK / 1162 Sft.



## Typical Floor Plan - B



103, 203, 303, 403, 503

2 BHK / 1162 Sft.

102, 202, 302, 402, 502

1 BHK / 521 Sft.

101, 201, 301, 401, 501

2 BHK / 1334 Sft.

# 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 master bed room. (Split)

### Toilets

Designer tiles on walls upto 7ft height.

Provision for exhaust fan.

Provision for geyser.

Hot & cold water in shower & basin.

Sanitary ware of reputed brand.

CP fitting of reputed brand.

### Kitchen

Cooking platform with granite.

Stainless steel sink with drain board.

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.



# An impressive location : Gothapatna

## Distance Chart



### Healthcare

Sum Hospital	: 3km.
Ayurveda Hospital	: 5km.

### Education

DAV School	: 2km.
CET	: 5km.
IIT	: 0.5km.
Times College	: 0.1km.

### Communication

NH5	: 7km.
Airport	: 10km.
Railway station	: 10km.

### Developer



Plot No. : 687/ 2365, Jaydev Vihar,  
Bhubaneswar, Ph. : 0674-2552040  
E-mail : akankhyadevelopers@gmail.com  
akankhyadevelopers@yahoo.com  
Web. : www.akankhyadevelopers.com

### Architect



### Techno Arch

Architects, Engineers & Interior Designers,  
Plot No. : N4/ 236 (1st floor), I.R.C Village,  
Nayapalli, Bhubaneswar - 15  
Mobile : 9437189632, Ph. : 0674-2551479  
E-mail : ss\_alli@rediffmail.com