



COMPANY OVERVIEW

Cayana Infratech Pvt Ltd
(Previously Known as Verizon)

Registered under Indian Companies Act 1956 in 2010.

Cayana strongly believes in the essential core Values of
Integrity
Transparency
Trust

Working with a team of Experts, Cayana has been instrumental in delivering
Residential and Commercial Plots to its Valued Customers.



Nilachakra Residency

PREMIUM APARTMENT, PURI

The projects initiated by Cayana Infratech Pvt. Ltd. are of a unique creative genre. Starting with the architecture, each project is unique in itself. In each project to be proposed, the design elements will add to this novel approach.

Interior and exterior areas will integrate seamlessly to optimize living space and the use of natural and sustainable materials to create a truly unique experience which is in perfect harmony with nature.

PKDA REGD. NO. – 128/12/03/2019

ORERA REGD. NO. - RP/26/2021/00482



ODISHA REAL ESTATE REGULATORY AUTHORITY
 Block 'A', 3rd Floor, Toshali Bhawan, Satya Nagar,
 Bhubaneswar-751007

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016, to the following project under **Project Registration Number- RP/26/2021/00482**.

"NILACHAKRA RESIDENCY" (Residential Project, S+4, No. of Units-31) over Plot No.36/1006, Khata No.139/331 & Plot No. 36/1024, Khata No.139/331 of Mouza-Puri Sahar Unit No.-02, Markandeswar Sahl, Tahasil-Puri, Dist. Puri, Odisha.

1. **M/S. CAYANA INFRA TECH PVT. LTD.** ,having its registered office at Plot No. N1/187, IRC Village, Nayapalli, Bhubaneswar-751015, Dist. Khordha, Odisha

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth;
- (ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.
- (iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.
- (iv) The registration shall be valid for a period commencing from **24.06.2021** and ending with **11.03.2022** unless extended by the Authority in accordance with the Act and the rules made thereunder;
- (v) **The promoter shall comply all the conditions imposed by the Planning Authority i.e. P.K.D.A, Puri in the building plan approval letter No.128 dtd.12.03.2019.**
- (vi) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

Summit
24/6/2021

Contd to Page-2 →



3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 24-06-2021,
Place: Bhubaneswar.

Summit
24/6/2021
Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Joint Secretary
Odisha Real Estate Regulatory Authority



SITE LOCATION MAP

Way to New Beach Road



Mangala Ghata Bridge

Way to Satapada & Brahmagiri



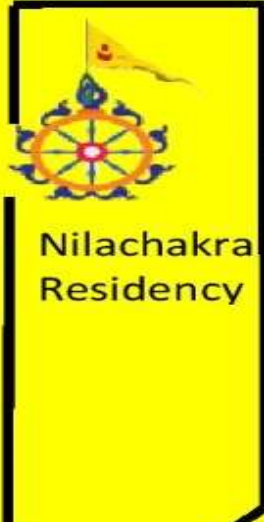
Way to
* New Puri Beach Road
* Mangala Ghata Bridge
* Satpada
* Brahmagiri
* Jagannath Temple



Malatipatpur Bus Stand Puri

Mangala Ghata Square

Way to Jagannath Temple



Nilachakra Residency

Puri – Bhubaneswar Road

Fly Over

Way to
* Sun Temple
* Konark Beach
* Water Park



Jagannath Temple



Way to
* Old road to Temple
* Batamangala Temple



PICTURES OF
" NILACHAKRA RESIDENCY "



Front View



Side View



Top View



Side View

* Images are for representation purpose only

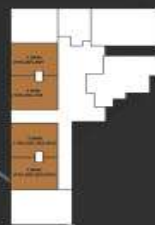
1 BHK (TYPE - A)



(102,202,302,402,
103,203,303,403,
104,204,304,
105,205,305)



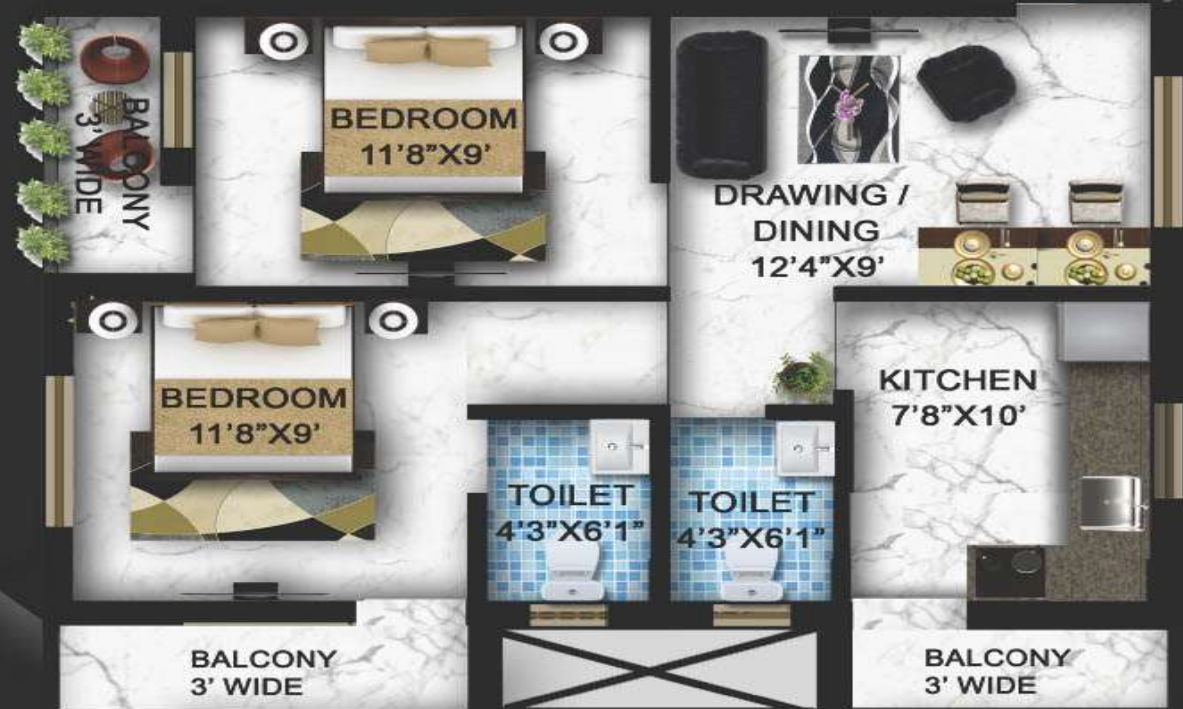
S B - 581.0 Sq. Ft



2 BHK (TYPE - A)



(101,201,301,401)




S B - 867.0 Sq. Ft



* Images are for representation purpose only

1 BHK (TYPE - B)

 (106,206,306,406)



S B - 609.0 Sq. Ft



2 BHK (TYPE - B)

 (109,209,309,409)



S B - 942.0 Sq. Ft



* Images are for representation purpose only

1 BHK (TYPE - C)

 (107,207,307,407)



S B - 428.0 Sq. Ft



2 BHK (TYPE - C)

 (108,208,308)



S B - 914.0 Sq. Ft



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PROJECT SPECIFICATION

Foundation and Plinth:

- Pile foundation with pile caps to withstand seismic loads.
- Super Structure: RCC framed structures to withstand wind and seismic loads as designed by licensed structural engineers.
- Partition Walls: Brick masonry with good quality fly ash bricks will be used.
- Plastering: All RCC ceiling shall have 6mm thick, internal walls 12mm thick and external walls as 15mm thick plastering with good quality sand.

Electrical:

- Single phase electrical connection to each flat.
- Double layer fire resistant copper wire will be used for electrical wiring.
- AC provision to every bed room & drawing/dining.
- Modular switches, sockets, boards will be used of branded make.
- Earthing arrangement for every flats.
- Lightening arrestor for the entire building.
- Provision for EV charging will be provided.
- Individual panel for common area.

Doors & Windows:

- Main Door: Main door would be of Teak wood frame with teak door with polish.
- Internal Doors: Internal doors would be of Teak wood frame with factory made flush door with laminates to both side.
- Windows: Windows shall be of 3 track sliding UPVC with mosquito net & granite/tiles will be provided on the sill.

Water Supply & Sanitary:

- CPVC items will be provided of branded make & Car washing point will be provided.

Power Backup:

- Emergency power supply to individual flats, common areas and lifts.

Lifts:

- 2 nos Auto door close/open lifts with ARD will be provided.

* Subject to change without prior notice

PROJECT SPECIFICATION

Cable TV:

- Provisions for multi channel viewing facility through cable networking in all flats.

Intercom:

- Intercom facility shall be provided to all flats.

FTTH:

- Provision for Internet shall be provided to all flats.

Toilets/Kitchens:

- 24×7 water supply.
- All CP fittings & porcelain ware shall be of branded make.
- Provision for geyser point in every toilets.
- Basin, wall hung commode will be provided in every toilets.
- Stainless steel sink to kitchen with hot & cold water supply along with provision for water purifier and chimney.

Painting:

- External: Texture/Exterior weather coat paint of branded make as per elevation.
- Internal: Smooth finish with putty, 2 coat of plastic emulsion paint of branded make over a coat of primer.

Tiles/Cladding/Dado:

- Glazed ceramic tiles for full wall to all bathrooms and 3'0" height to kitchen of branded make.
- 2'0x4'0 vitrified glazed tile flooring to all flats of branded make.
- Vitrified anti skid tile flooring to all corridors, balconies of branded make.
- Granite/Kota stone/Vitrified tiles to staircase.
- Stone cladding to lift lobby walls as per design.

Safety grills/Railings:

- Stainless steel grills of 304 grade will be provided at the windows.
- Stainless steel railing of 304 grade with glass will be provided at the balcony.

* Subject to change without prior notice

Facilities



Jogging Track



Children Corner



Stilt Parking



Garden Lawn

* Images are for representation purpose only

Amenities



Video Door Phone



Fire Safety



CCTV Camera



24x7 Power Backup

* Images are for representation purpose only

Amenities



Lift with ARD



Sitting Area



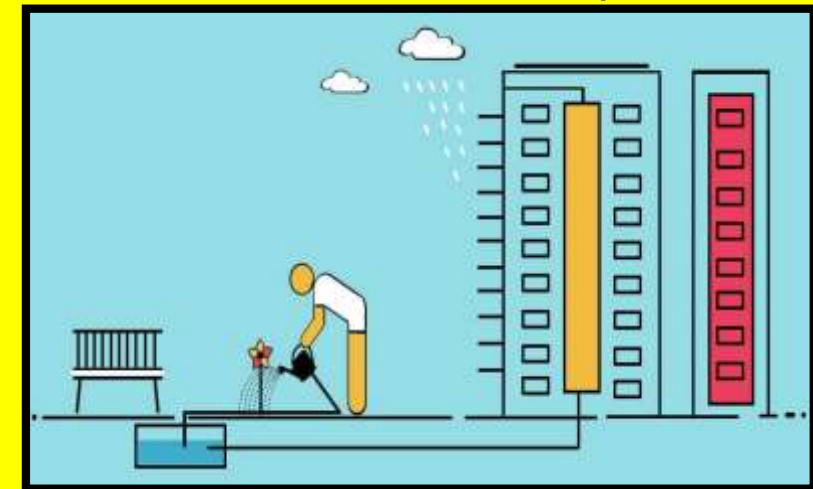
Manual Security



Gated community



Terrace Garden



Rain water Harvesting

* Images are for representation purpose only

PICTURES OF PROJECT HIGHLIGHTS



**Jagannath Mandir
5 min. drive**



**Puri Sea Beach
10 min. drive**



**Proposed Puri Airport
10 min. drive**



**Puri Railway Station
15 min. drive**

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Top Attractions near by Nilachakra Residency



Jagannath Temple



Puri Sea Beach



Water Park



Konark Temple



Raghurajpur Craft Village



Sudarshan Craft Museum



Sakhi Gopal Temple



Satapada Dolphin view



Marine Drive Road



Lokanath Temple



Narendra Pond



Puri Light House

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**BOOK
ONLINE**



Nilachakra Residency

PREMIUM APARTMENT, PURI

For any queries, Please feel free to

Call Us@ 8908012233

Mail Us@ support@cayana.co.in

Visit Us@ N1/187, IRC Village, Nayapalli, Bhubaneswar, 751015

www.cayana.co.in

“ THANK YOU ”