



Toshna Skyline

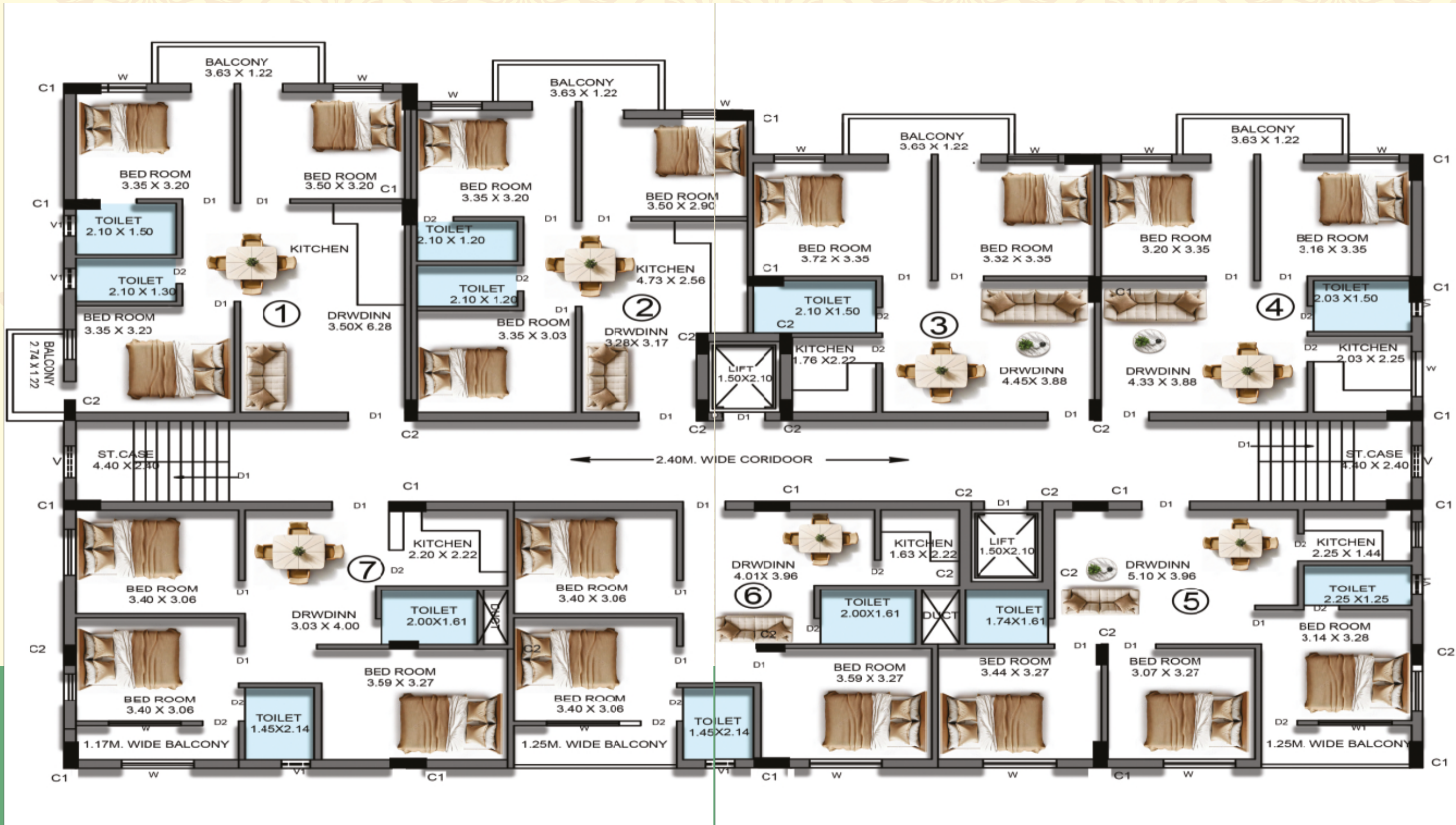
The Promise of
Authentic Luxury

**CHAULIAGANJ,
MAHANADI VIHAR, CUTTACK**

BANK FINANCE AVAILABLE

2/3 BHK ROYAL FLATS





SL. NO.	FLAT NO.S	BHK- Configuration	CARPET AREA (SQFT)	BUILT-UP AREA (SQFT)	SUPER BUILT-UP AREA 45% (SQFT)
1	101-401	3-BHK	737.20	926	1342.40
2	102-402	3-BHK	646.47	785	1138.25
3	103-403	2-BHK	579.49	712	1032.40
4	104-404	2-BHK	546.97	700	1015.00
5	105-405	3-BHK	718.46	930	1348.50
6	106-406	3-BHK	671.00	850	1232.50
7	107-407	3-BHK	732.74	950	1377.50

SPECIFICATIONS

STRUCTURE:

Super structure:

RCC framed structure with piling. Internal & External walls: AAC Bricks.

STEEL: Tata/Jindal or equivalent

CEMENT: Lafarge, Ambuja, Jsw or equivalent

DOORS: Main Door: WPC frame with decorative teak door with lock. Internal Doors: WPC frame with decorative flush door.

WINDOW: UPVC with glass panels. Grills: M.S. painted, aesthetically designed and fix. to the wall.

FLOORING: Vitrified tiles flooring in flats, cornmon areas and bathroom. Glazed tiles of Johnson, Somany or Equivalent

TILES CLADDING:

Kitchen: Dadooing in kitchen, Glazed ceramic tiles dado up to 3' height above kitchen platform,

PAINTING

EXTERNAL: Two coats exterior Acrylic Emulsion (weather coat) paint of Nerolac / Asian / Berger or equivalent Make over one coat of primer.



INTERNAL: smooth wall finish with putty and

acrylic emulsion paint of

nerolac / Asian / Berger or equivalent make over one coat of prime

KITCHEN

Granite platform with stainless steel sink, Provision for fixing of Aquaguard, Provision For cabinets, exhaust fan & chimney.

TOILETS

All toilets will consists of Wash basin, EWC with flush tank of Kerovet/Jaquar or equivalent make.

ELECTRICAL Concealed copper wiring of Havells / Finolex / or equivalent make. Individual meter boards, miniature circuit breakers(MBC) for each distribution boards and modular switches for reputed make.

Power back up facilities.



PAYMENT SCHEDULE

Booking Amount

1st Installment

2nd Installment

3rd Installment

4th Installment

5th Installment

6th Installment

7th Installment

8th Installment

Extra

Individual Car Parking

Maintenance for 1 year

legal expanses

- 10% of the total cost
- 10% (at the time of agreement)
- 15% on completion of 1st floor roof slab of respective block
- 15% on completion of 2nd floor roof slab of respective block
- 10% on completion of 3rd floor roof slab of respective block
- 10% on completion of 4th floor roof slab of respective block
- 15% on completion of brickwork or respective flat.
- 10% on completion of flooring of respective flat.
- 5% on completion of respective flat or before taking possession

- 2,00,000/-

- 40,000/-

- 10,000/-



AMENITIES

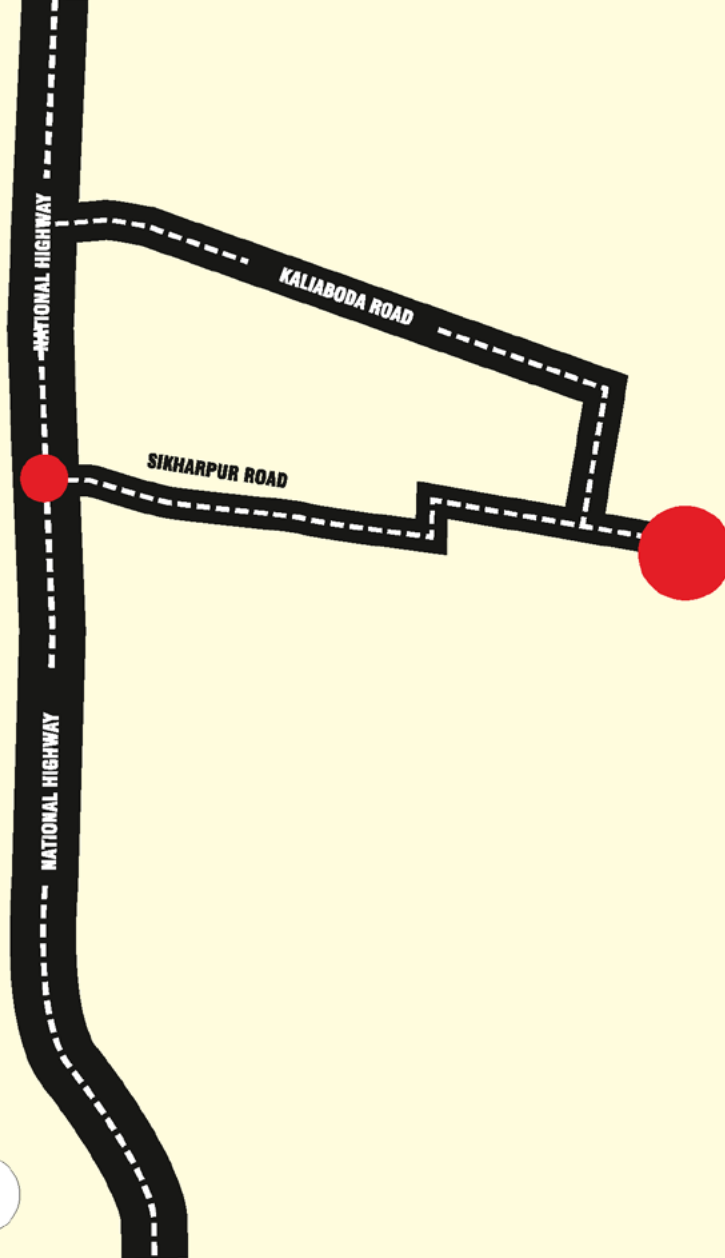
24X7 Security with CCTV
24x7 Power Backup & water Supply
24x7 Lift Facilities
All families societies and community hall
Electric Transformer
Fire Safety & Services
Terrace Garden

PROJECT HIGHLIGHTS

Looking into the day to day leaving comfort with frequent communication facilities, our location is remarkable in each and every aspect. The project is surrounded with high level society, prospective institutions, schools, colleges & ultra modern shopping complexes.	
DAV SCHOOL	2 KM
CENTRAL SCHOOL	1.5 KM
RAVENSHAW UNIVERSITY	2 KM
RAILWAY STATION	3 KM
SCB MEDICAL	5 KM
NEAREST BUS STAND	2 KM
TEMPLES AND PARKS	2.5 KM



CONTACT NO.:



Joshna
Skyline



Promoter : **Mr. Santosh Kumar Nayak**

GSTN: 21CNIPN8025R1ZH

RERA Registered | CMC Approved

Project Registration Number- **RP/07/2026/01480**

www.rera.odisha.gov.in

Mob: **9437009120**