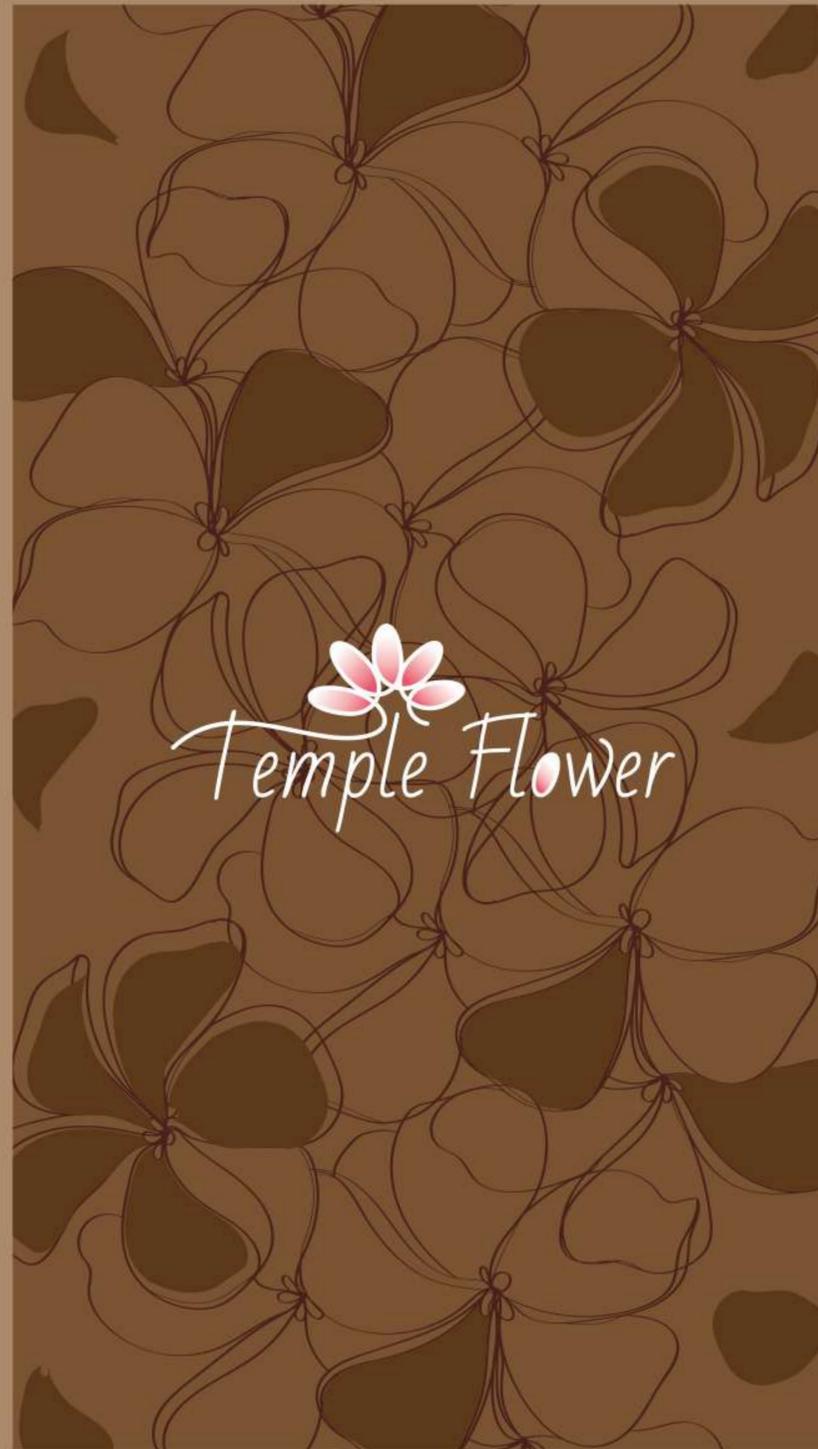


PLANTED POSITIVITY



2 BHK, 2.5 BHK & 3 BHK FLATS



PROJECT SUMMARY

In this hustle & bustle era, we all seek mental relaxation at the end of the day and weekend. Temple Flower is all set to fulfill the concern of positive vibrations. It's to get carved as the first **vaastu-compliant** residential project. A place that would not just take care of your materialistic lavishness but also look after your mental rhythm. Ensuring loaded greenery and chart buster amenities to cherish along. Ultimately, Temple Flower would be one's ideal desired abode.

2 BHK, 2.5 BHK & 3 BHK FLATS



SKY ESTATE:

CULTIVATING TOMORROW'S SKIES, BUILDING SUSTAINABLE LEGACIES TODAY

Sky Estate, formerly known as Creative Finance and Estates since 2003, originated from a small office near the old Octroi Gate in Gosaninuaagaon, Berhamapur. Initially focused solely on land development, the firm ventured into apartment projects in 2009, under the guidance of **Dhiraj Kumar Choudhury (Mitu)** and the blessings of his late father, **Shri Alekh Choudhury**, the company subsequently registered itself as Creative Marvel Projects LLP under the Ministry of Corporate Affairs, Government of India, New Delhi.

In 2023, the firm underwent another transformation. It was officially renamed as Dhiraj Sky Estate LLP.

Currently, Sky Estate takes pride in completing three apartment projects, one duplex and one commercial project ahead of schedule. With over 5000+ customers in plotting and 120+ satisfied customers in residential projects. Our commitment to honesty, quality work and legal compliance remains unwavering.

Led by **Dhiraj Kumar Choudhury** and partner **Priyadarshini Panigrahi** (wife), Sky Estate envisions launching significant township projects in the near future. These projects aim to set new standards in terms of quality, prime locations, commitment and various other aspects with customer satisfaction as our topmost priority.

Unveiling our latest residential marvel, Temple Flower, featuring **492 opulent units** spread across **five regal towers**, complemented by an **exclusive clubhouse**, all set within a vast **3.672-acres** haven, a fully vastu-based apartment project.



COMMITMENT TO THE CORE



PROJECTS DESIGNED AND EXECUTED BY MAATRA ARCHITECTS AT PAN INDIA

MAATRA[®]
ARCHITECTURE, INTERIOR, LANDSCAPE, URBAN PLANNING

THE ARCHITECTS BEHIND OUR SUCCESS

A profound appreciation extends to the brilliant, **Architect Nirav Sir** and **Architect Khushbu Madam** of **Maatra**. Their youthful vigor, unwavering commitment and meticulous focus on **vaastu** principles have not only shaped an architectural gem but also elevated the project with a perfect blend of aesthetics and structural finesse. Their dedication to perfection is truly commendable and we are eager to witness the continued brilliance that will undoubtedly define the future of our collaborative projects.

THE ARCH CORNER

More or less, we all are aware of the positive aspects of **vaastu**. But over the period of time, we kept underestimating it despite knowing its impact on our living aura. But keeping it upfront, we have penned this whole project that cannot be just **materialistically premium** but in terms of positivity as well. Almost every possible corner has been planned to comply with **vaastu**. Whether it's kitchen, dining area, bedrooms, washroom or living area. It's not like there are no **vaastu-compliant** homes around us, but it's rare nowadays as far as the flats are concerned. Here, we have executed the **Greek-squarish planning method**, considered one of the most ideal techniques. Even the carpet area we have delivered is Eighteen Hundred. So you get Nine summing upto that figure, which is considered auspicious. Amenities we offer on the ground floor beside the allotted parking also deliver a non-chaotic vibe. The elevation addresses an abundant vastness. So all in all, from the location's perspective to scale and planning, one would find it wholesomely rejuvenating.



Ar. Nirav Khant



Ar. Khushbu Khant

'MAATRA': As the name itself suggests that everything should be in proportion. For us designing is all about proportion: nevertheless – no for more. **'MAATRA'** is a young firm headed by architect **Nirav Khant** and urban planner **Khushbu Khant** with experience in architecture, interior design, landscaping, urban design, housing projects and hospitality @PAN India. Design and realization teams work hand in hand until a project is completed. Planning objectives are internalized and adhered too. This means clients can rely on us for completing projects on time and with unique features inside. The basis for our structures having a long life cycle is in particular architecture that is touching, that appeals to the emotions and delivers buildings in which users feel comfortable. Our strength lies in innovative conceptual thinking backed by demonstrated experience, skills and technical expertise to competently translate ideas into reality.

"DR. BIJAYA KRISHNA MOHANTY (ADVOCATE): A PILLAR OF LEGAL INTEGRITY"



We are profoundly grateful to have **Dr. Bijaya Krishna Mohanty** as our advocate and as my big brother, guiding us through the intricate legal landscape of real estate. People entrust the builder with their life's earnings and Dr. Mohanty's expertise and dedication are priceless assets in safeguarding those investments. With each consultation, Dr. Mohanty not only protects our interests but also adds immeasurable value to our ventures. As a legal advisor, Dr. Mohanty is unparalleled, offering invaluable insights and unwavering support that elevates our confidence and ensure our success in every transaction. With 25 years of dedicated law practice, Dr. Bijaya Krishna Mohanty's reputation as a legal luminary shines across Odisha.

"THE ENGINEERING VISIONARY: MR. ASHWIN LODHIYA SIR AND OUR STRUCTURES"



The realization of an architect's imaginative vision is brought to fruition by the expertise of a structural engineer. High-rise apartment buildings and other monumental structures stand as testaments to the indispensable role played by these engineers. Their meticulous work ensures the resilience of buildings against unforeseen events. Without the collaborative efforts of architects and structural engineers, such visionary projects would remain unrealized.

In this regard, we extend our heartfelt gratitude to the distinguished structural engineer, **Mr. Ashwin Lodhiya Sir**, for his exceptional contributions. His commitment to safety and excellence in structural design has not only led to successful projects but has also significantly advanced the field. Mr. Lodhiya's medal-winning achievements underscore the vital role played by structural engineers in shaping a futuristic and secure built environment.



Life seems to be wandering without the right directions so is the luxury. No matter how much opulence you craft, it's useless if it's not in the right direction. The way India's sacred rivers meet at the confluence, all these wings meet at the same proportion of elegance

*A Well-Directed
Opulence*



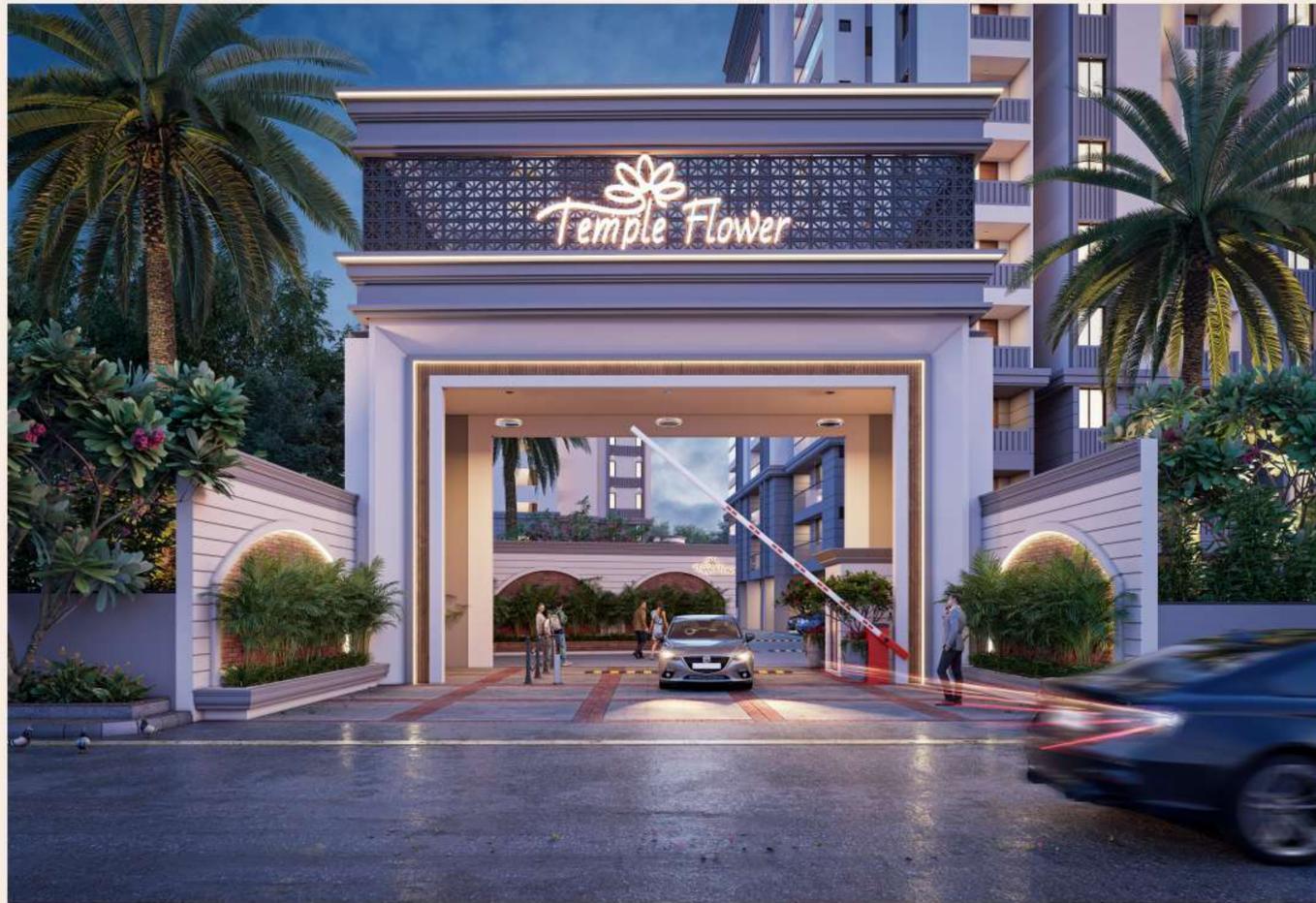
*Forget Disruption
Get Grandiosity*

There are rare points where one starts feeling a positive aura around. Once you enter this flourishing ingress, you will certainly feel a sort of divinity in the surroundings.



Nature is the only soothing feature that we have been carrying for ages and have to carry till our survival and such pleasure of pasture would be all around.

Pleasure of Pasture





*Amalgamation of
Sigh & Zest of life*

Such joyful moments are pointless if there's no inner satisfaction of being in that state. The wholesome experience of residing here would be that rarest amalgamation of sigh and zest of life.



**BASEMENT
PLAN**



**STILT FLOOR
LAYOUT PLAN**





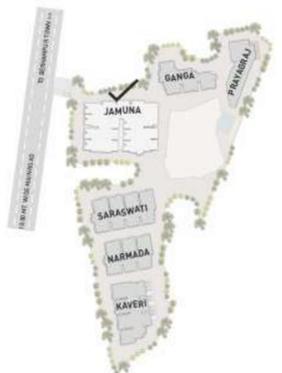
**1st TO 12th TYPICAL
FLOOR PLAN**

18.80 MT. WIDE MAIN ROAD

TO BERHAMPUR TOWN >>



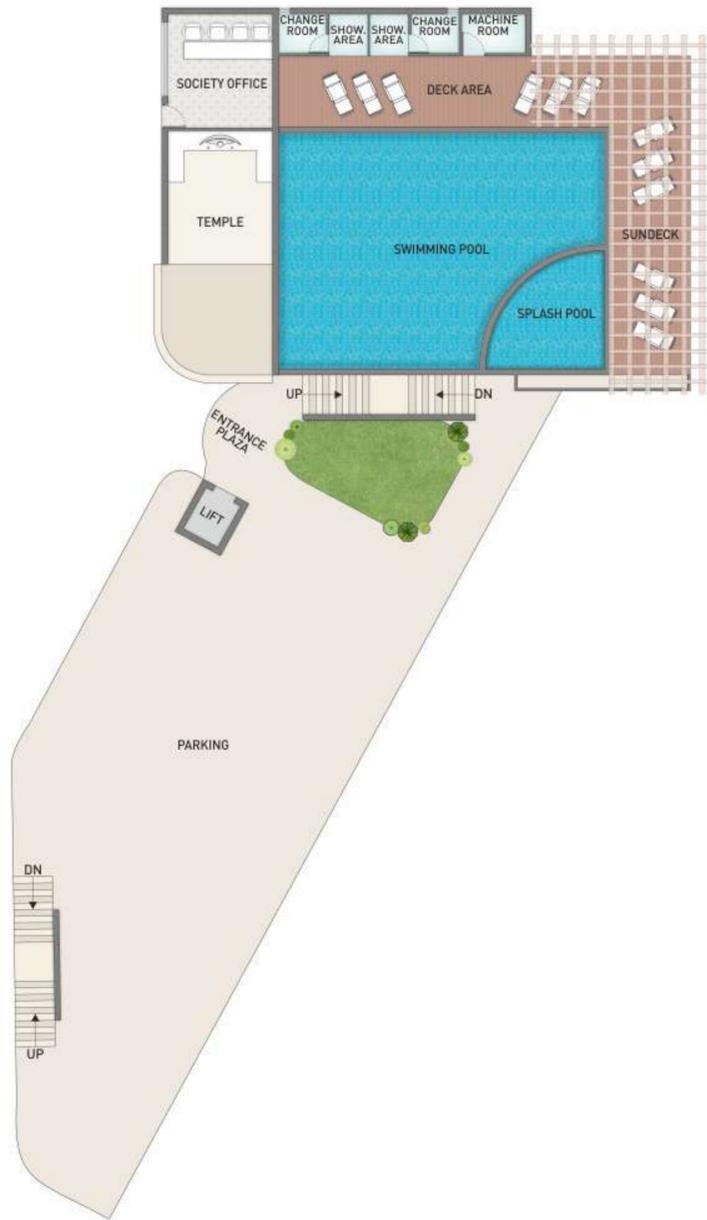




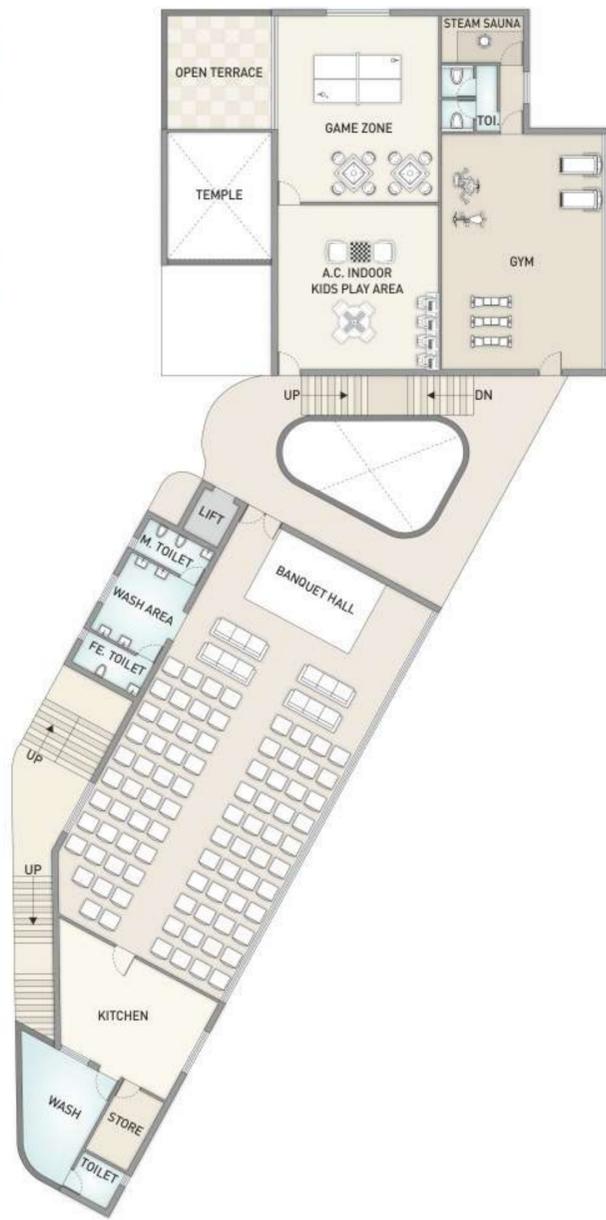




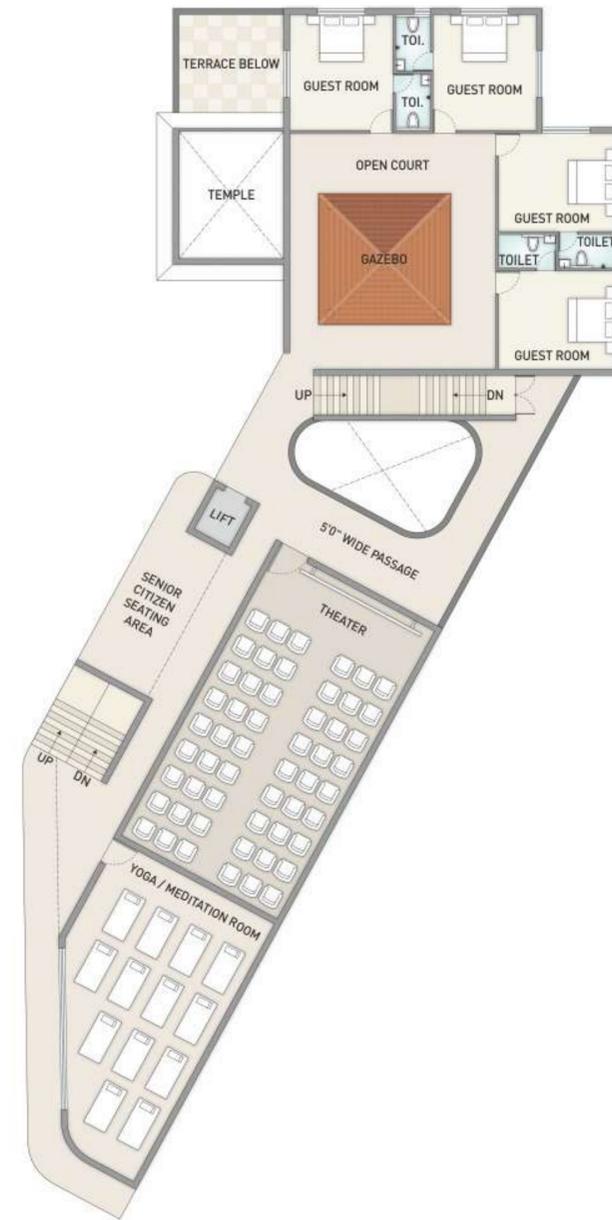




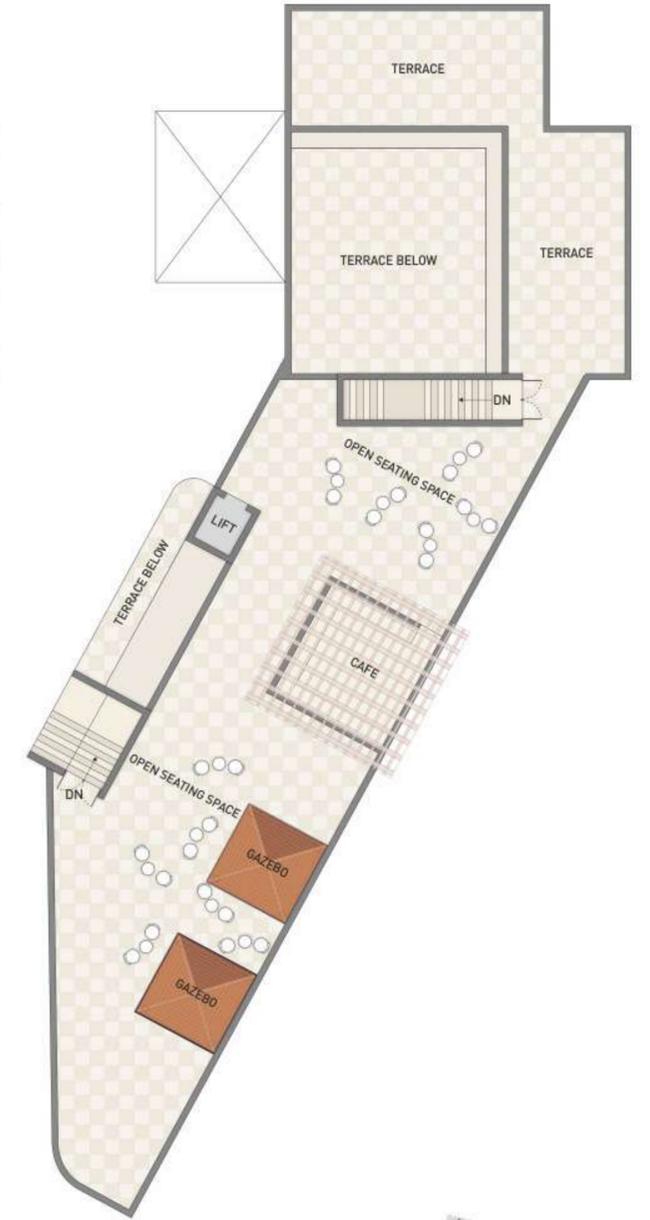
GROUND FLOOR LAYOUT



1st FLOOR LAYOUT



2nd FLOOR LAYOUT



TERRACE FLOOR



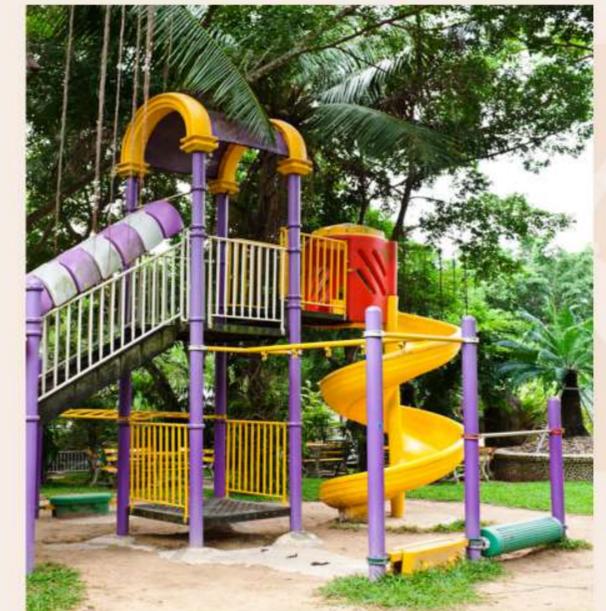


PRAYAGRAJ

GYM



OUTDOOR CHILDREN PLAY AREA



INDOOR CHILDREN PLAY AREA



*Where Strain
Won't Drain you*

In our daily routine, there are a few corners or places where the stress of the whole day vanishes and the clubhouse named Prayagraj, comprising such happening amenities won't let you remember harsh memories.



PRAYAGRAJ



SWIMMING POOL

AMENITIES

- 

SWIMMING POOL



THEATRE
- 

SPLASH POOL



YOGA / MEDITATION ROOM
- 

SUN DECK



CAFÉ
- 

STEAM ROOM



OPEN TERRACE SEATING AREA
- 

GAME ZONE



ENTRANCE PLAZA
- 

INDOOR KIDS PLAY AREA



TEMPLE
- 

GYM



SOCIETY OFFICE
- 

BANQUET HALL



MACHINE ROOM
- 

GUEST ROOM



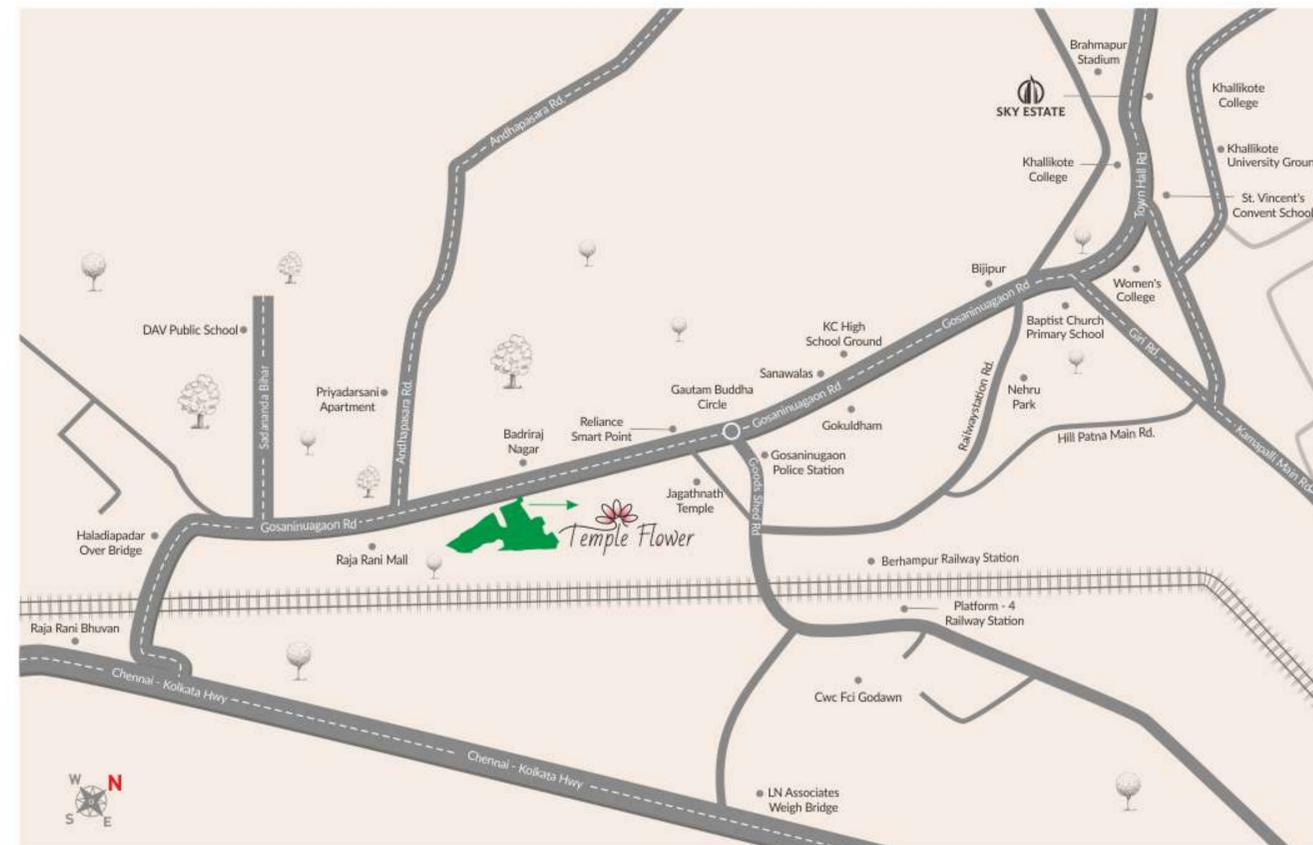
CRICKET PITCH
- 

GAZEBO



MULTIPURPOSE COURT
- 

SR. CITIZEN SEATING AREA



CONNECTIVITY :

- Chennai- Calcutta Highway (NH-16) 1.5 kms
- Berhampur Railway Station 1.5 kms
- Prem Nagar Main Road 3.5 kms
- Kanisi New Bus Stand 3.5 kms

LOCATION ADVANTAGES :

- Restaurants : Fine Dining 3.0 kms
- Healthcare Facilities 3.5 kms
- Education
 - a. St. Vincent Convent School 2.0 kms
 - b. DAV Public School 0.5 kms
- Retail
 - a. Sanawalas 0.5 kms
 - b. D Mart 0.5 kms
 - c. Janta Mall 1.5 kms
 - d. Vishal Mega Mart 2.0 kms
- Recreation:
 - a. Rama Lingeswar Temple 3.5 kms



Commitment to the Core

The moment you step into this enchanting world, you will sense the core competency in the commitment. The extended height and the charm of such a well-entitled arrival would blow your mind with eagerness and pride.

MAATRA
ARCHITECT
Ar. Nirav Khant | Ar. Khushbu Khant

OUR TEAM

STRUCTURE ENGINEER
Ashwin Lodhiya

LEGAL ADVISOR
Dr. Bijaya Krishna Mohanty

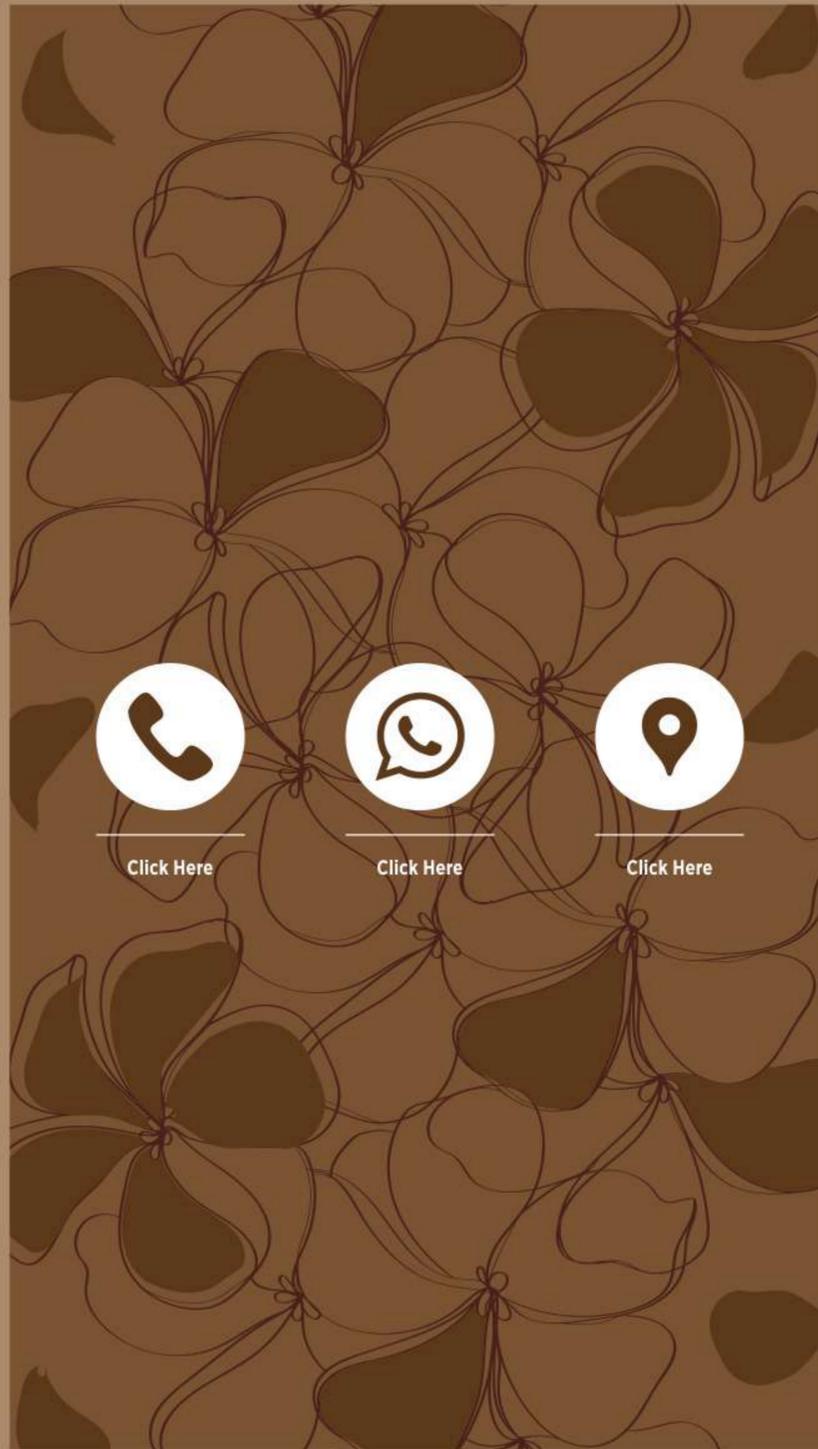
MEPF CONSULTANT
Umang Patel | Masoom Bagdai

ELEMENTS
MEPF Consultants

RERA Reg. No. :
Website : www.

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NOTE: • The representation of all and everything mentioned in the present brochure is purely conceptual and has no legal offering. That no warranty either expressly or impliedly, given that the completed development of the project will comply in any degree with such artistic impression depicted herein. The specifications and information etc. are tentative subject to amendment(s) and can be altered by the firm and/or pursuant to the sanctions/directions of the competent authorities. All rights reserved, other terms & conditions apply. All specifications, amenities etc. of the unit/project shall be as per the final agreement to sell between the parties. Viewers/Recipients are advised to use their discretion in relying on the information described/shown herein • By no means it will form part of any legal contract • Stamp duty, Legal / advocate's fees, electricity connection charges, society maintenance deposit etc. shall be borne by the purchaser apart from sales value • TDS, TCS, GST & or any other taxes / charges levied by state government, central government & / or local authorities / bodies in future or during course of project shall be borne by the purchaser as & when applicable • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall be abiding by such changes • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED to customer during or after the completion of the scheme • Any part of RCC STRUCTURE must not be damaged by its tenants during the course of interior modifications / renovations • Low-voltage cables such as Telephone, TV and Internet Cables shall be strictly laid as per developers guidelines • No wire / cables / conduits units shall be laid or installed in such a way that they form hanging formation on the building exterior faces • Common passages / landscaped areas are not allowed to be used for personal purpose • AC outdoor unit's space is already designated in consultation with HVAC consultant. It is planned according to design specification / elevation, available space etc. No changes in location can be made on personal basis • All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products • Any arising disputes will be subject to Berhampur, Odisha Jurisdiction.



Infront of Badriraj Nagar Main Road, Gosaninuagaon, Berhampur, Ganjam, Odisha - 760003

Contact : 99387 59999