



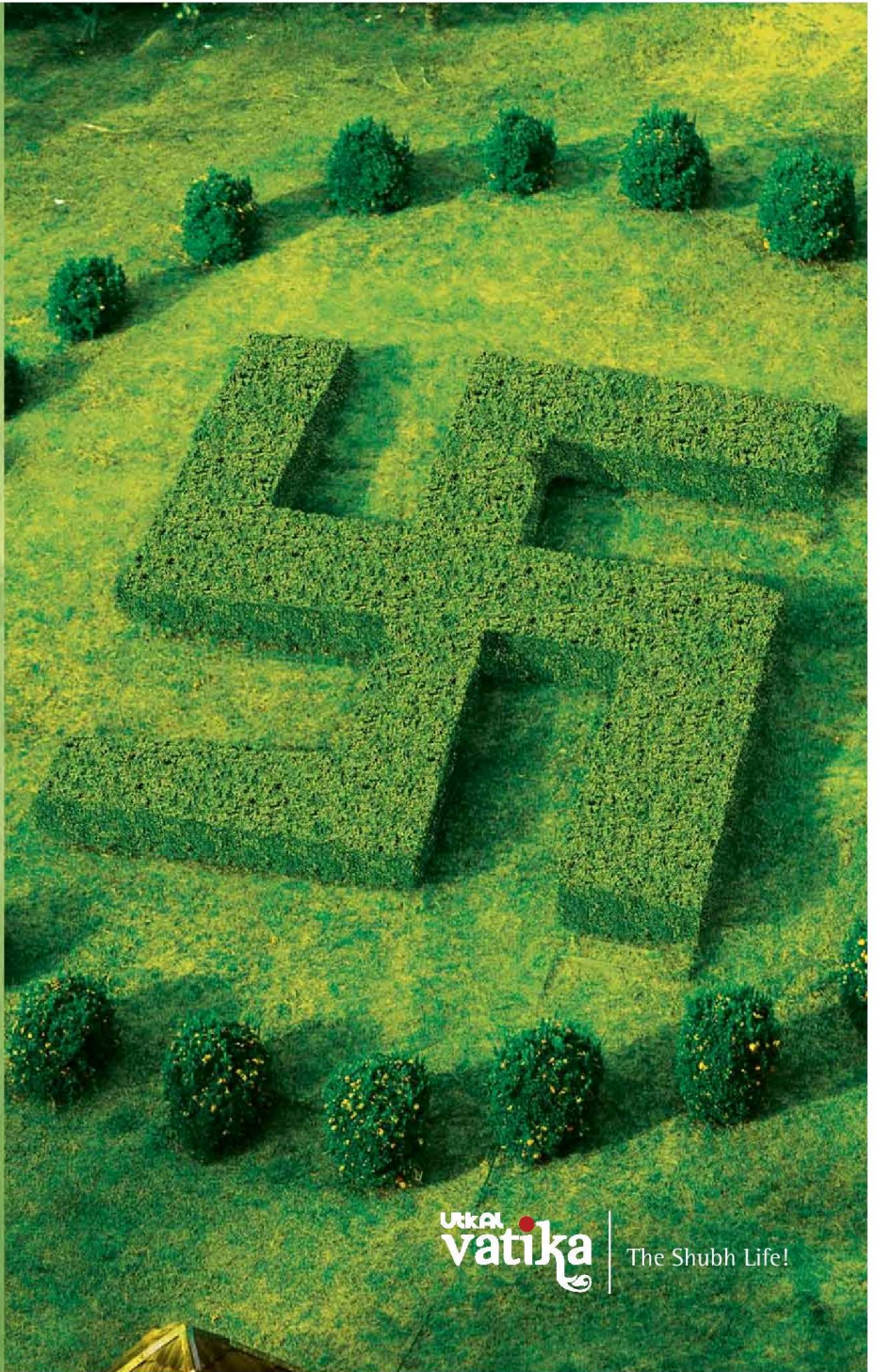
Corporate Office:  
Utkal Builders Ltd., "Virayatan", 777 Saheed Nagar, Bhubaneswar-751007  
Phone: +91 674 254 8294, 254 8329, Mobile: +91 94376 01111, 94377 01111  
E-mail: info@utkalbuilders.com, Website: www.utkalbuilders.com

Site Office:  
Canal Road, Jharpara, Bhubaneswar

J.V. Partners  
Sumag Builders (P) Ltd.  
Narayan Agencies & Estates (P) Ltd.  
Pradhan Builders (P) Ltd.

This brochure is purely conceptual and not a legal offering. All the specifications, designs, facilities, dimensions etc. are subject to the approval of the respective authorities. The developers reserves right to change the specifications or features without any notice or any obligation.

shreyansh.in



Utkal  
vatika | The Shubh Life!

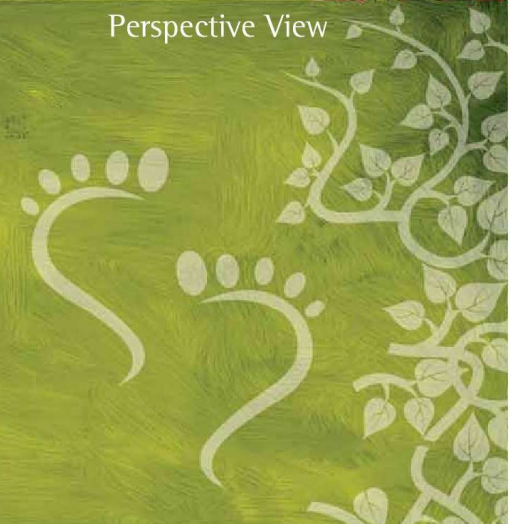


Imagine a space - simply filled with joy.  
Peace, comfort, energy - it's all there.  
The finest features of lifestyle apart, you sense  
a unique vibe around - simply defined as  
'Shubh'. India's traditional sense of deep  
goodness, is equally apt for the signature,  
contemporary residential community -  
**Utkal Vatika.**  
It's time to discover!



Perspective View

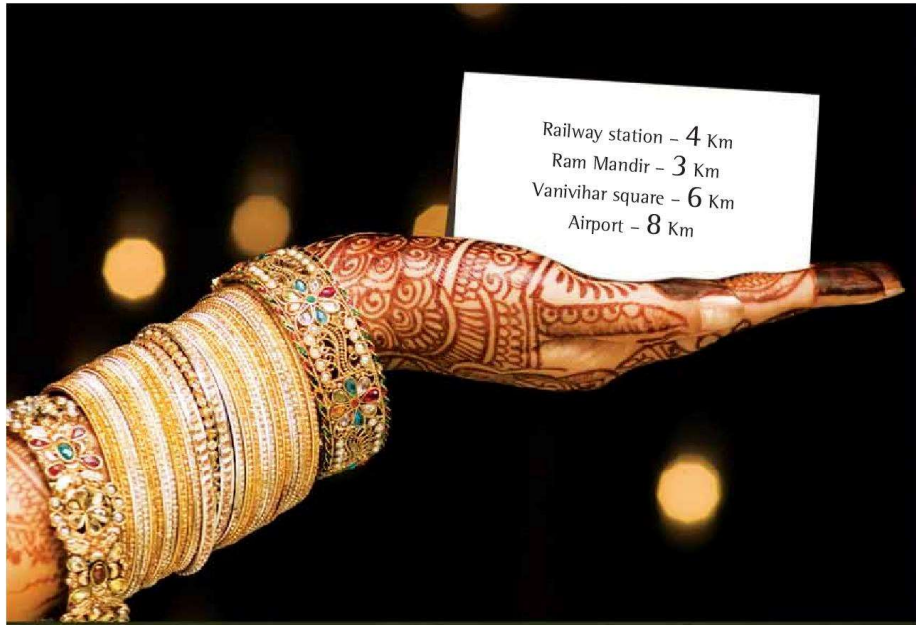
270 Smart apartments  
across 7 blocks at Jharpara,  
Bhubaneswar





Aerial View

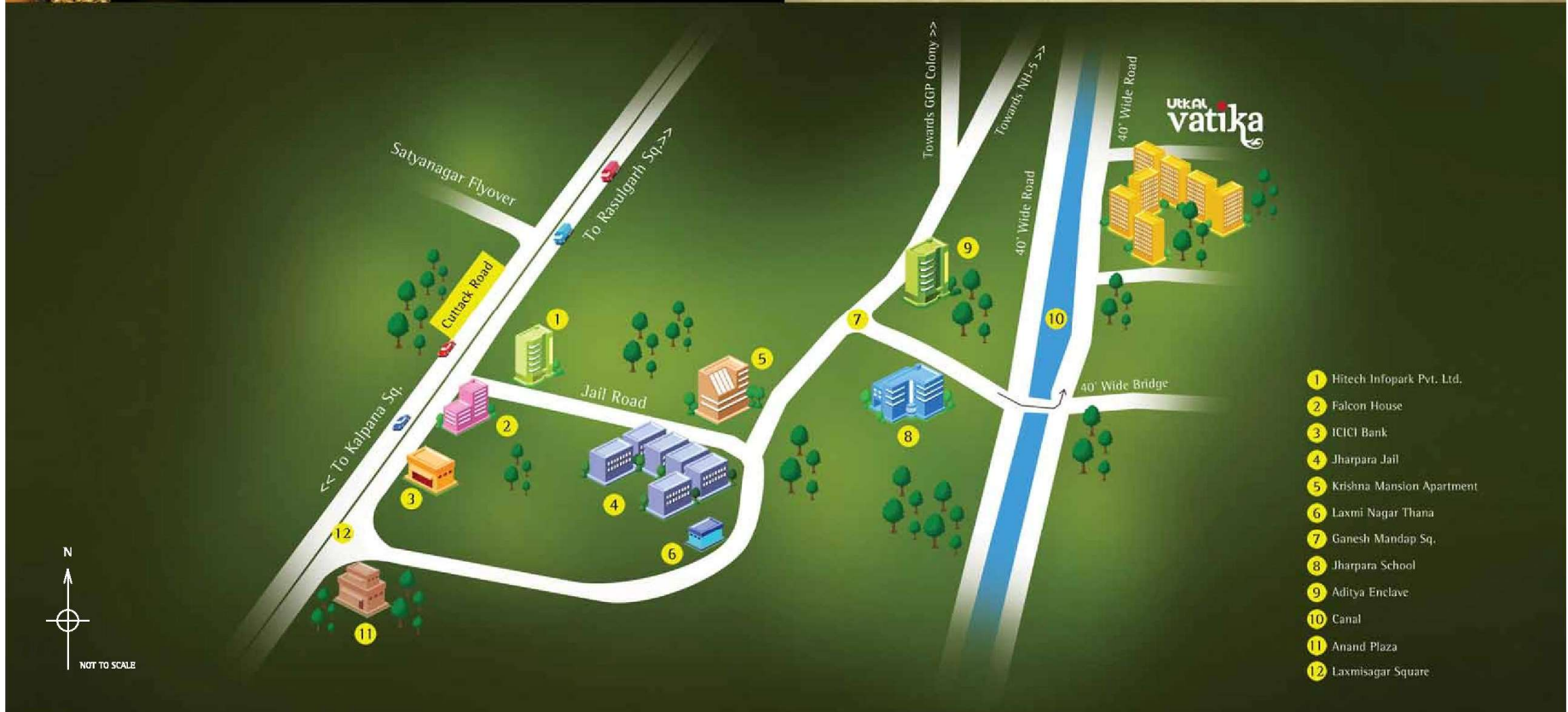
Experience a moment embracing health and happiness.  
Get swept off your feet by the stately form of Utkal Vatika.  
Live the good life!



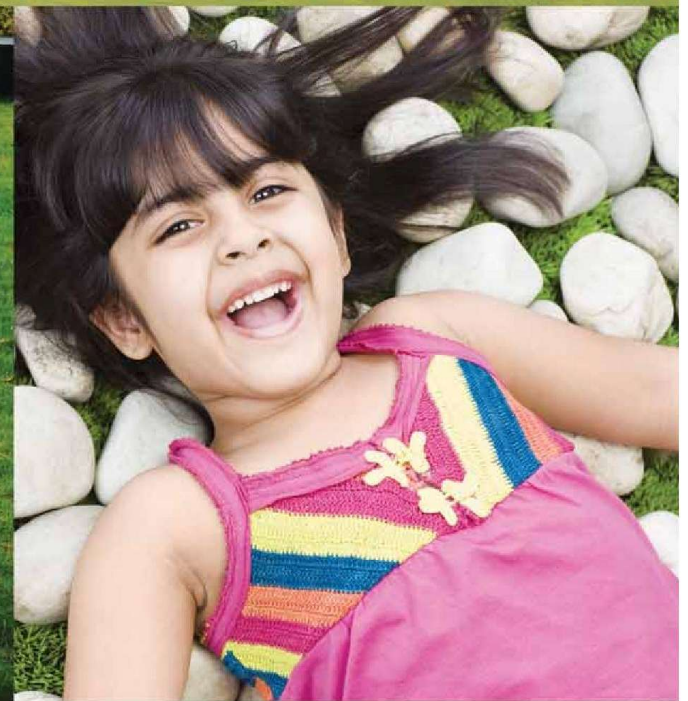
## Your location map is your lifestyle map!

Utkal Vatika is conveniently located to enable rapid travel, shorter work-schedules and maximize family-time. Be it schools, colleges, offices or shopping malls, their proximity is liberating. The entire family's lifestyle is smartly accommodated to ease travel. Go ahead, do more, live more, celebrate more...

the world is now at an arm's length!



Take a deep Breath



True wealth is priceless, they say. Pure winds, flower beds, grass, herbs, trees... At Utkal Vatika, your home extends from nature. Over 60% is open space. What will be the impact on your family's health and mood? Quite akin to the auspicious 'kalash' that invokes the finest energies.

Nature is better than cure... come, live healthier, live longer.

Spread over 4.32 acres

60% Open Space

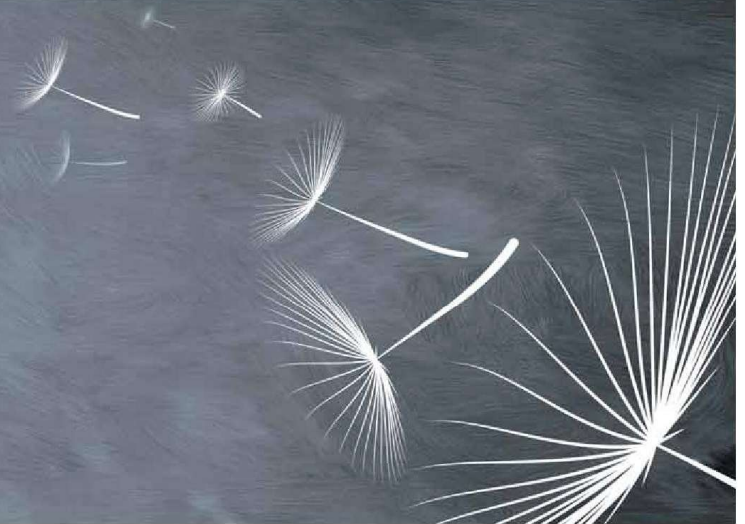
Jogging Track

Herbal Garden



## Life is auspicious

Across the routine days, stress and targets, isn't something important missing? Rediscover life. Activate the mornings at the health club or the pool. Enjoy the vibe through the day. Let sports bond you and your family; not television. Spend time with your friends. Get together at the community hall... Welcome life in all its prosperity... ring the bells of togetherness and an active attitude.





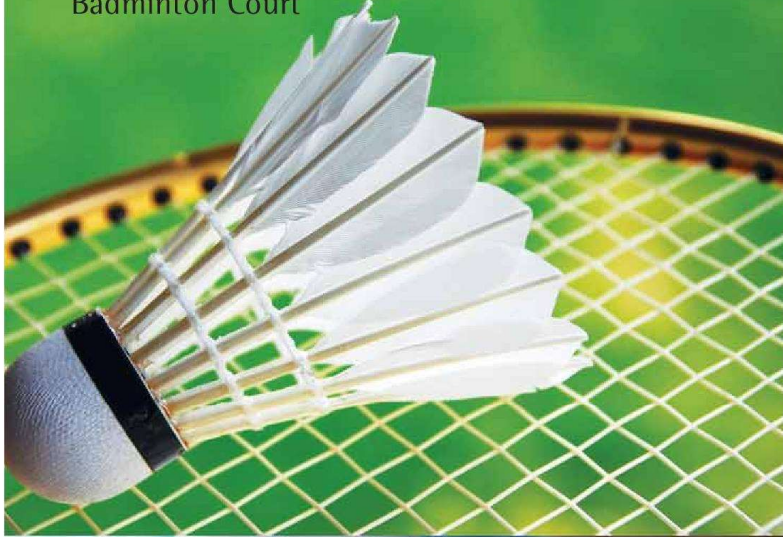
Aerobics Room



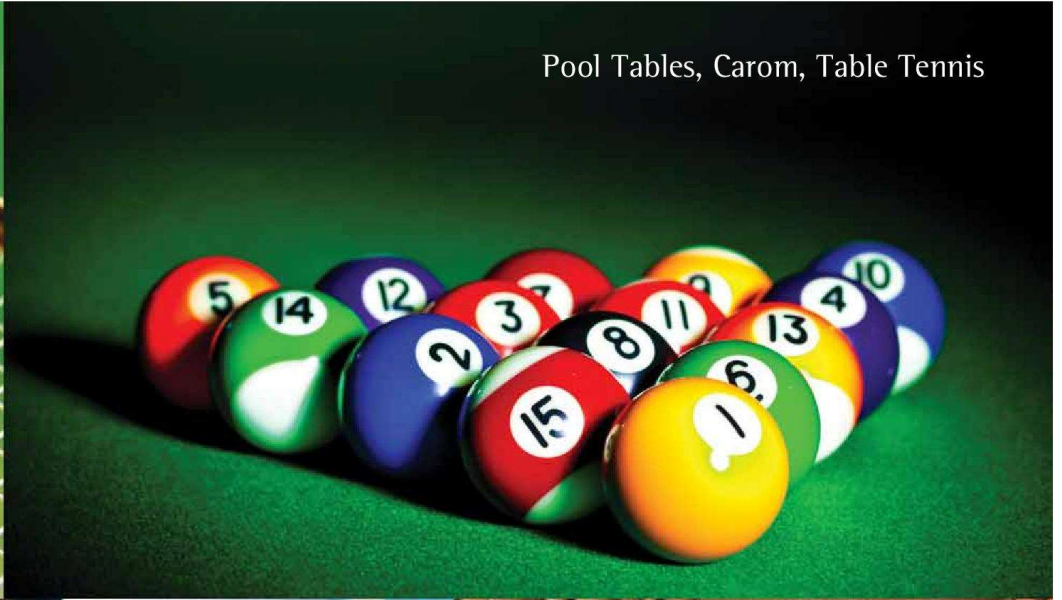
Swimming Pool



Badminton Court

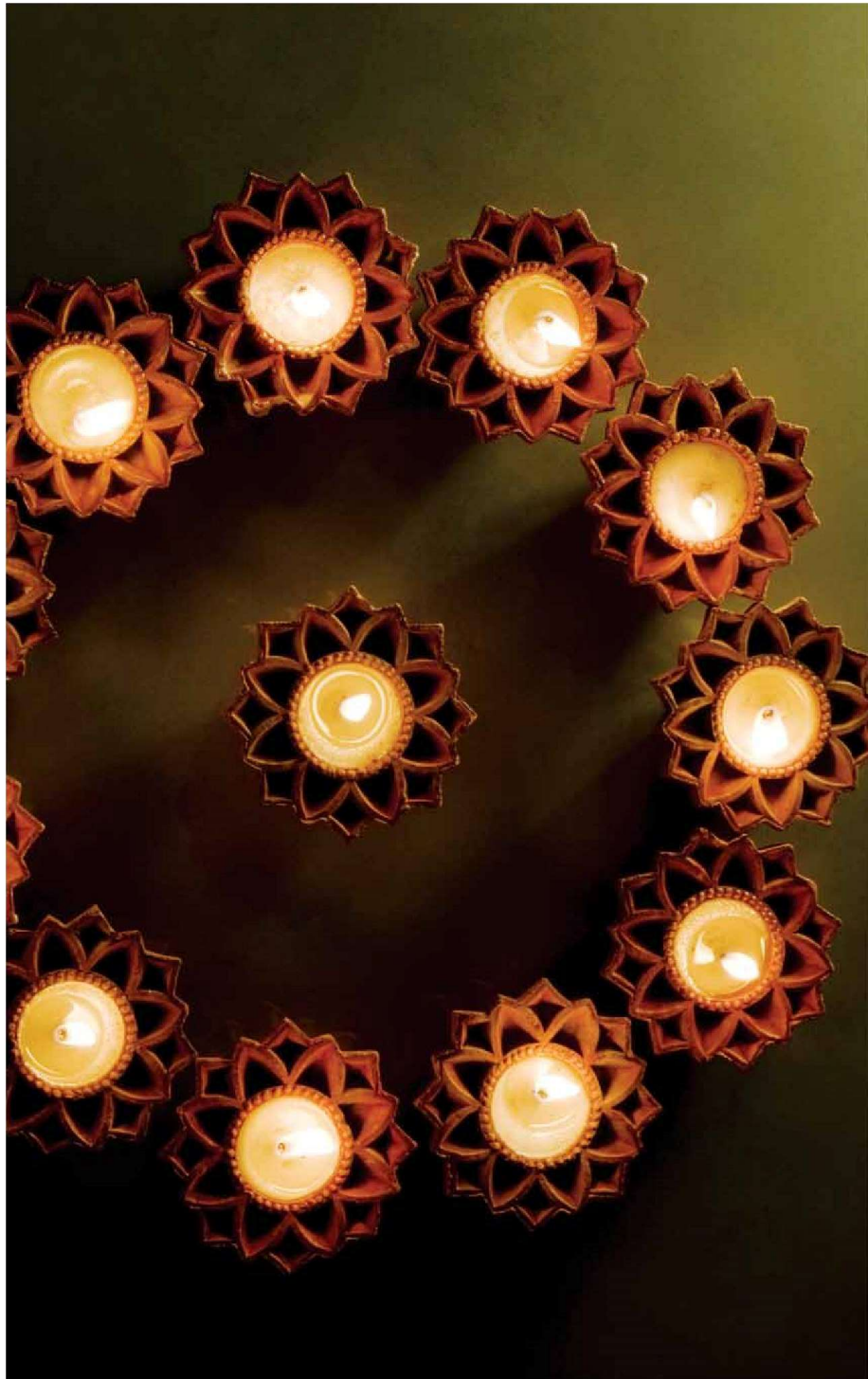


Pool Tables, Carom, Table Tennis



Kids Play Room





What's your festival  
today?

Everyday presents a new scenario, a new reason to celebrate. But to do that you need to have tranquility within. At Utkal Vatika, your home offers a seamless flow. With branded materials, power-back-ups, 24/7 security and ample parking. Cruise through the smooth internal roads.

Engross in the magical touch of a technology-enabled everyday living... 'Tilak' it yourself.

#### Branded Materials and Fittings

Thematic Designed Air-conditioned Entrance Lift Lobbies

Ample Parking Space, Guest Parking

Power Back-up for the Common Arena and the Elevators

Power Back-up for Apartments

Rain Water Harvesting

Sewerage Treatment Plant

Intercom Facility

Stable, Well-lit Internal Roads





Utkal Royal Residency



Utkal Heights



Utkal Signature



Utkal Corporate Park



Utkal Kanika Galleria



Utkal Villas



Utkal Pinnacle



Utkal Emerald



## Current Projects

Utkal Builders has built several revered landmarks in Odisha over the previous two decades; living to its promise to promote the art of fine living in a very special way. Clearly emerging as the real state leader of eastern India in general and Odisha in particular! Pioneering landmarks in residential communities, malls, workplaces and townships - Utkal Vatika is conceived to bring a whole new life of goodness for you and your family. Another innovated, value for money offering from Utkal - a reciprocation of Odisha's robust faith in the group.





Utkal Vatika is a part of the Utkal vision. It is the invitation for you to rediscover life in all its energy, health and goodness. Here, you can steal away quiet moments of solitary pleasure and happiness and keep yourself energized and upbeat for the life on the fast lane. Utkal Vatika gives you the best of both worlds – open greens to let your thoughts run free and a strategic location to enjoy the city's thoroughfare. All with the promise of uncompromised quality and trust from the revered Utkal Builders.

Your dream life is calling

Contact us at: +91 94377 01111, 94378 01111