



Basistha Chariali, Guwahati



## ARTIST'S IMPRESSION

Basistha Chariali which houses the apartment "Swastik Greens" is a fast developing area of Guwahati city, which is in close proximity to the NH-37 with a four lane road.

Shopping malls and marketing area are located within close vicinity, which makes the area more lively and cosmopolitan. Lush green hills and mountains surrounding the apartment aptly confer the name "Swastik Greens" making the ambiance scenic and beautiful. Our group has recently added a feather in its cap with a completed project "Swastik Enclave" with modern stroke of architecture located within 100 metres of this

Imagine a home that blends the finest of architecture and the best of quality. Live a luxury yet affordable housing in an urban residential neighborhood.

20 Contemporary Apartments  
at Basistha Chariali, Guwahati.





# FLOOR PLANS



TYPICAL 1ST TO 4TH FLOOR



# FLOOR PLANS



## Flat-A

S.B.A - 833 SQ.FT

BHK - 2

TYP 1ST TO 4TH FLOOR



## Flat-B

S.B.A - 1046 SQ.FT

BHK - 2

TYP 1ST TO 4TH FLOOR





## FLOOR PLANS



### Flat-C

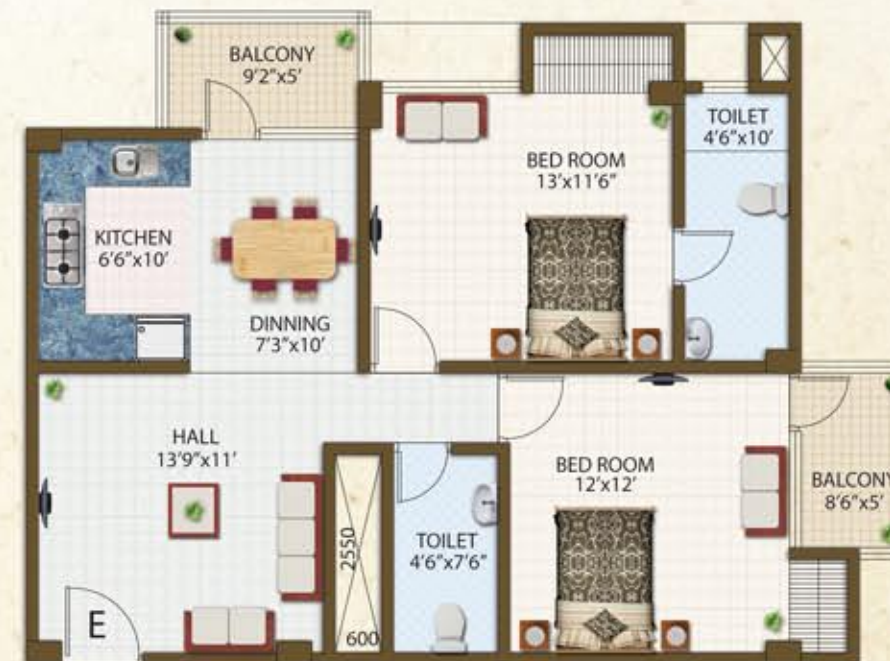
S.B.A - 917 SQ.FT

BHK - 2

TYP 1ST TO 4TH FLOOR



## FLOOR PLANS



### Flat-E

S.B.A - 1084 SQ.FT

BHK - 2

TYP 1ST TO 4TH FLOOR



### Flat-D

S.B.A - 1046 SQ.FT

BHK - 2

TYP 1ST TO 4TH FLOOR





# SPECIFICATIONS

## GENERAL

- Earthquake resistant structure designed by highly experienced structural engineers.

## STRUCTURE

- R.C.C . framed structure with tie beams connecting the columns.
- R.C.C . beams with brick wall partitions in between.
- R.C.C . roof and R.C.C foundation.



## DOORS/WINDOWS

- All internal windows with powder coated aluminium glazing.
- All internal door will be Flush door.
- Main entrance door frames in hard wood.
- P.V.C door in toilet.

## FLOORING

- All room will have verified tiles.
- Toilet flooring will have anti skid ceramics tiles.

## INTERNAL & EXTERNAL FINISH

- All internal walls plastered with POP finish.
- Most modern and elegant permanent outer finish with quality external paint.

## WATER SUPPLY

- Overhead water tanks with pumps for uninterrupted water supply.

## KITCHEN

- Marble / Granite slab over kitchen platform in cooking area.
- Marble/Granite working platform with 2ft. glazed ceramics tiles above it.
- Stainless steel sinks.
- Provision for exhaust fan.
- Fitting and fixtures of superior quality.
- All plumbing with concealed pipes for water connection.

## ELECTRICAL

- All copper wiring in P.V.C. concealed conduit.
- Provision for adequate light and power points.
- Telephone socket & TV outlets in drawing room.
- Quality modular switches of ISI mark.
- One AC point in master bedroom.
- PowerPoint for Geyser and points for refrigerator and washing machine.

## PAYMENT METHOD/PROCEDURE

Project name Swastik Greens	
Installments	
On booking	10%
On plinth level	10%
Ground slab	15%
1st slab	15%
2nd slab	15%
3rd slab	15%
4th slab	15%
After completion of brick wall and plastering work	05%



## OTHER CONDITION

- Other condition are mentioned in agreement regarding registration , cancellation, housing loan and late payment charges etc.

## EXTRA CHARGES TO BE PAID BY THE OCCUPANT/FLAT OWNERS

- Cost for ASEB meter, load security, transformer & DG to be borne by the flat owner.
- Stamp duty, Registration charges, advocate fees and legal charge for registration etc will be paid by flat owners.
- VAT, Service tax and other tax if liable will be borne by the flat owners.
- Cost for assessment work and getting Holding number from GMC will be borne by the flat owners.



Disclaimer : All details in this booklet are for easy information and concept purposes only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modification.



## FEATURES

Earthquake resistant RCC framed structure

Beautiful scenario visible

24 hours water facility

Covered storm water drain along boundary wall

High quality material used.

The block have at least one lift.

Located in most exclusive residential area of Guwahati.

Vaastu friendly layout and design

Beautifully landscape exteriors

Ample space for car parking



## AMENITIES

More than 60 % open space

All flat have balconies

Children's park and play area

Garden for refreshment

Standby generator for common area and facilities

Adequately lighted compound

Iron filtration filter installed

Security cabin in the entrance of the complex

Fascinating elevation design with best architectural and structural design





## LOCATION MAP

**SITE ADDRESS**  
SWASTIK GREENS  
UDHAYAN PATH  
PATARKUCHI ROAD  
BASISTHA CHARIALI  
GUWAHATI-29



ONGOING PROJECT

SWASTIK PEARL



ONGOING PROJECT

SWASTIK RESIDENCY



COMPLETED PROJECT

SWASTIK ENCLAVE

### PROMOTERS

#### SHIV CONSTRUCTION AND DEVELOPERS

1ST FLOOR, LOTUS APARTMENT, PANKAJ NAGAR, BORSOJAI  
BHETAPARA ROAD, OPP SHREE AUTO PVT. LTD,  
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### ARCHITECTS

#### SIMPLEX ARCHITECTURES