



SWASTIK PEARL



THE NEXT LEVEL OF LIVING !

artist's impression



When the offices, showrooms and the home share the same address, it brings a new harmony. Your world becomes easier, cozier. Swastik Pearl brings a complete lifestyle in the prime zone of Guwahati.

16 Cosy, Contemporary Apartments at Beltola, Near Jayanagar, Guwahati.



FEATURES

Earthquake resistant R.C.C. framed structure.
Beautiful scenario visible.
24 hours water facility.
Covered storm water drain along the boundary wall.
High quality material used.
The block has one lift.
Located in most exclusive residential area of Guwahati.
Vaastu friendly layout and design.
Beautifully landscaped exteriors.
Ample space for car parking.

AMENITIES

More than 60 % open space.
All flat have balconies.
Children's 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.



floor plans



Ground Floor
Block 1

Typical 1st to 4th Floor
Block 1



Flat A
3 B.H.K
S.B Area
1430 sq.ft.



Flat B
3 B.H.K
S.B Area
1513 sq.ft.



Flat C
2 B.H.K
S.B Area
997 sq.ft.



Flat D
3 B.H.K
S.B Area
1592 sq.ft.

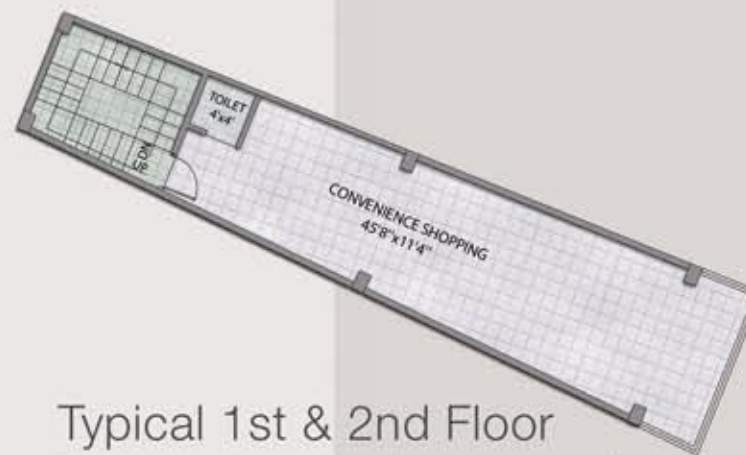


floor plans



Ground Floor
Block 2

S.B Area
538 sq.ft.



Typical 1st & 2nd Floor
Block 2

S.B Area
678 sq.ft.

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.



TOILETS

All plumbing work in bathroom with concealed pipes for water connection.

Hot and cold water connection in master bedroom toilet and in common toilet.

GLAZED TILES in white colours on walls up to door levels.

European W.C. , wash basin & cisterns in light shade of Hindware or equivalent brands.

One towel rail suitably fitted in each bathroom.



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 with CP fittings.

All plumbing with concealed pipes for water connection.



WATER SUPPLY

Overhead water tanks with pumps for uninterrupted water supply.



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.



EXTRA CHARGES TO BE PAID BY THE FLAT OWNERS/PURCHASER

Cost for ASEB meter, load security, transformer & DG to be borne by the flat owner.

Stamp duty, Registration charges, advocate fees and 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.

PAYMENT METHOD

Project name- SWASTIK PEARL

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 - 5%

Other condition:

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



location map



Beltola is the fast developing place into a modern city, it is situated close to NH-37(four lane road) that provides various mode of communication. Market is situated within walking distance or 2 minutes drive. Most attractive and beautiful scenario is visible. Most importantly our group have already completed project namely Swastik Enclave at Basistha Chariali.

PROMOTERS SHIV CONSTRUCTION AND DEVELOPERS

1st Floor, Lotus Apartment, Pankaj Nagar, Borsojai
Bhetapara Road, Opp. Shree Auto Pvt. Ltd., Guwahati - 781029
Tel: 09854043100
Email: scdevelopers@rediffmail.com

ARCHITECTS SIMPLEX ARCHITECTURES

SITE ADDRESS
SWASTIK PEARL
August Kranti Path, Beltola, Near Jayanagar
Guwahati - 781028

Ongoing Project, Swastik Greens



Ongoing Project, Swastik Residency



Completed Project, Swastik Enclave

