



SWASTIK PEARL



THE NEXT LEVEL OF LIVING !



artistic impression

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

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



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.

AMENTIES

More than 60 % open space.
All flat have balconies.
Children's park and play area.
Garden for refreshment.
Stand by generator for common area and facilities.
Adequately lighted compound.
Iron filtration filter install.
Security cabin in the entrance of the complex.
Fascinating elevation design with best architectural and structural design.



floor plan



Ground Floor
Block 1



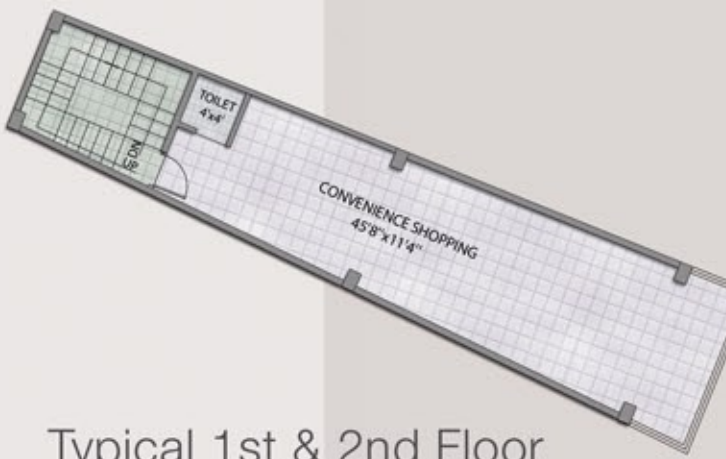
Typical 1st to 4th Floor
Block 1



floor plan



S.B Area
538 sq.ft.



S.B Area
678 sq.ft.



specifications

GENERAL

Earthquake resistant structure designed by highly experienced structural engineers, duly vetted.



STRECTURE

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 aluminum glazing.

All internal door will be Flush door.

Main entrance door frames as in hard wood with panel door/or company made door.

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.

Provisions for hot and cold water system in master bedroom's toilets.

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

European W.C's wash basins & cisterns in light shade of hindware or equivalent brands.

One towel rail, suitably fitted water lines with concealed C.P. fittings.



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 & fixtures superior qualities C.P. fittings.

All plumbing with concealed pipes for water connection.



WATER SUPPLY

Overhead water tanks with pumps for interrupted 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 OCCUPANT/FLAT OWNERS

ASEB meter cost and lo ad security , transformer & DG to be born by the flat owners.

Stamp duty, Registration charges, advocate fees and other legal charges for registration.

Etc will be paid by the occupant.

VAT, Service tax and other tax if liable will be borne by the flat owners.

Assessment work and getting Holding number from GMC will be borne by the flat owners.

PAYMENT METHOD/PROCEDURE

Installments- On booking	- 10%
On plinth level	- 15%
1st s lab	- 15%
2nd slab	- 15%
3rd slab	- 15%
4th slab	- 15%
5th slab	- 10%

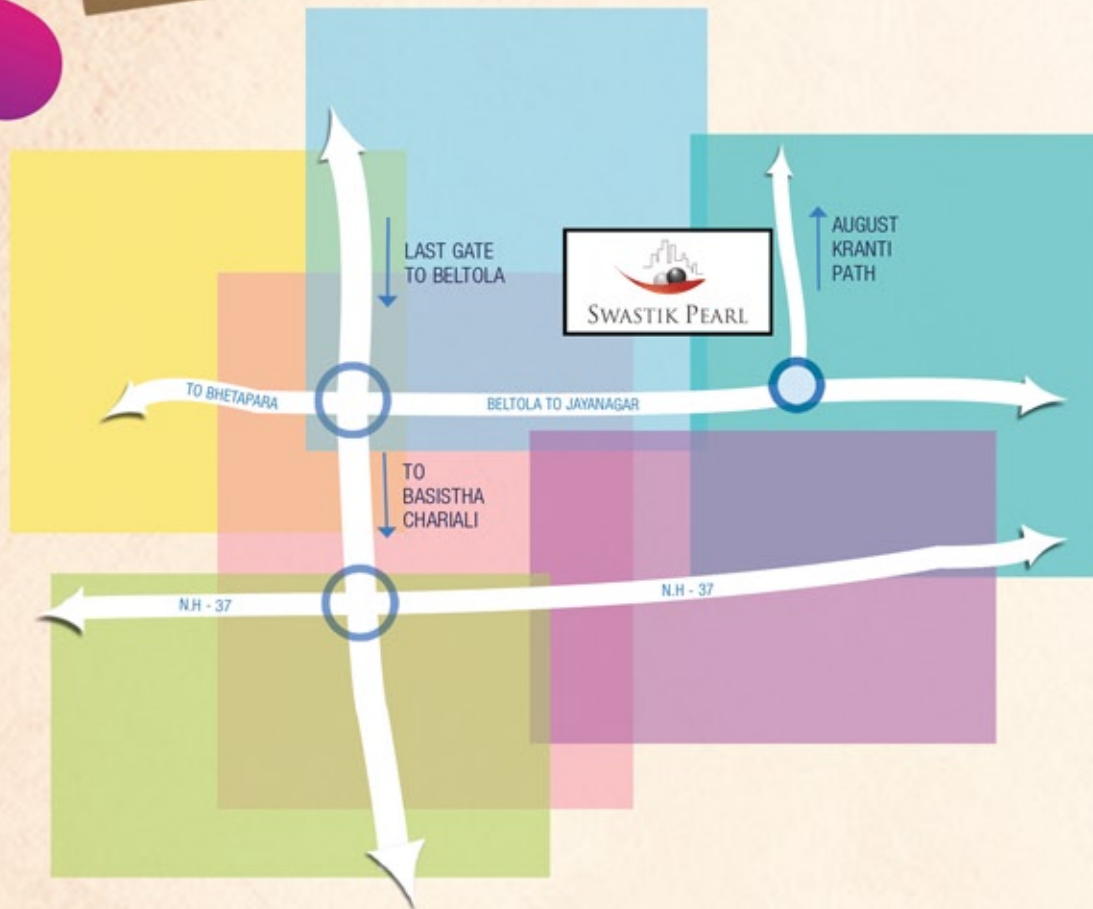
After completion of brick wall and plastering work-5%

Condition apply:

Other condition is mention 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 DEVELOPER

SWASTIK PEARL, August kranti path, Beltola tinali, Guwahati-28.

ARCHITECTS

SIMPLEX ARCHITECTURES

2D-Aditi Appt.,Bylane-2,Manik Nagar,Zoo Road Guwahati-5

SITE ADDRESS

SWASTIK PEARL, August kranti path, Beltola, Near Jayanagar, Guwahati-28.

Ongoing Project, Swastik Green



Ongoing Project, Swastik Residency



Completed Project, Swastik Enclave

