













2nd Floor, ICICI Bank Building, M.G. Road, Guwahati - 781001 T: 0361 2732510 | E: info@roodraksh.co.in | W; www.roodraksh.co.in

Architect:

Sanyam Surana Associates Guwahati

Structural Engineers: Structural Solutions New Delhi

MEP Consultants:

Activ Consulting Engineers Pvt. Ltd. Guwahati

#### Site Address:

Satgaon, Beside SFS High School For Booking Call: +91 91646 79164









Disclaimer: All the elevations, plans, drawings, amenities are subject to approval from respective authorities and may be changed if required. The discretion remains with the builder/developer. The furniture and focuses shown in this brachuse is only for illustrative purposes and cannot be treated as a commitment from the builders' part.

# CHALLENGE





# It's a challenge

Zeroing down to a home that is in perfect sync with the lifestyle you aspire for is no mean ordeal. As today everyone desires their home to be a perfect balance of all contemporary urban conveniences.





Blessed with a plentitude that'll make you rejaice

## MAJESTIC



homes that perfectly qualify to be **YOU'rs** 

### **Project Statistics**

- Three G+9 Residential Blocks
- One G+8 Residential Block
- One G+3 Commercial Block
- 290 intelligently designed homes
- Expansive Clubhouse







# Its a sight to behald

Enamouringly poised in a picturesque milieu, stands a sprawling estate cuddled so delicately to guard your peace and privacy. With its contemporary exteriors and intelligent layout coupled with best- in -class fixtures and fittings, there's hardly anything else you'll ask for.

Offering for the first time in North East India, quality homes pre-inspected by MACJ, in collaboration with A buyers Choice Home Inspections, USA

### World of Security

- 24 hr Security & CCTV surveillance
- Earthquake resistant construction
- · Efficient fire fighting system
- · Rainwater harvesting
- · Sewage treatment plant
- Iron filtration plant



## LOCALE

Far from nothing (

### Distance Chart

Pratiksha Hospital	2.9 Km
Narengi Railway Station	2 Km
Market	500 Mtr
St Francis De Sales Higher Secondary School	Next Building
Ganeshguri (G S Road)	$8.5~\mathrm{Km}$
Narangi Anchalik Mahavidyala	$800~\mathrm{Mtr}$
Army Public School, Narengi	3.7 Km
Zoo	7.2 Km
Srimanta Sankaradeva Kalakshetra	5.4 Km
Assam Secretariat	6.5 Km





Pratiksha Hospital

\_\_\_\_\_

G S Road

'Man not to scale

Shankardev Kalakshetra



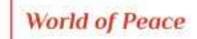
• • • • • • • Gently tucked off VIP road, the premise stands adjoining the St Francis de Sales H.S. school with the army cantonment area situated just minutes ahead of it. Needless to say, safety and security are unconditionally called for.











- Round the clock gated security
- 24 / 7 power backup
- Tranquil pollution-free environ
- Stilt garden
- Ample open and covered car park













Life here is about a splendid sense of joy as residents enjoy the privilege of abundant avenues to enjoy and unwind. The premise being replete with almost all recreational activities indulged into by the urban fraternity is bound to keep the happy hormones level high.

> If happiness multiplies when shared, here's a whole community to share it!

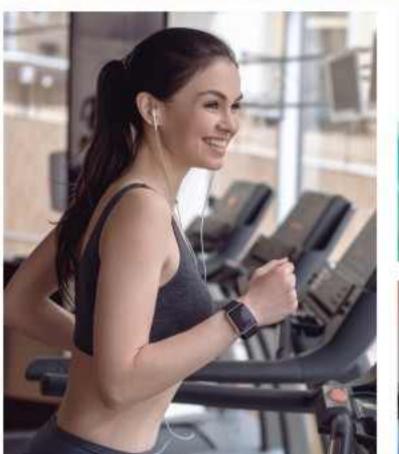




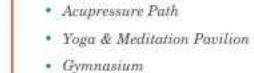




World of Health and







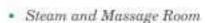
Happiness

Club House

· Jogging Track

· Community Hall

Extended Party Area



- · Games Room
- Children play area
- · Outdoor Gym.







Coming back home should always be a cherished experience and that's exactly what homes here are meant for. A lively neighbourhood, new bondings, de-stressing activities are good enough for a calling, but just in case you are looking for more there is a commercial zone too so that you don't miss the glitz of evening life.













### World of Conveniences

- Big Community, More Friends
- · Abundant Recreation Options
- · G+3 Commercial Zone
- · Adjoining H.S. School
- Quality Construction
- · Pioneering Pre-inspected Homes



# SPECIFICATIONS

# What your home is made up of!



#### Structure & Foundation:

- · Pile foundation.
- Earthquake resistant RCC framed structure.

#### Walls:

- Plastered AAC blocks.
- Interior: double coat putty.
- Exterior: good quality waterproof paint.

#### Flooring:

 Vitrified double charged tiles in all bedrooms, living/dining.

#### Doors:

- Door frames made of seasoned wood.
- Flush doors for entrance, rooms and toilets.
- Mortise lock on the doors of Godrej make or equivalent.

#### Electrical:

- Concealed wiring with Finolex/Polycab or equivalent.
- Provision for adequate light points.
- AC wiring in master bedroom.
- TV point in living room.
- Modular switches of GreatWhite or equivalent.

#### Fire-fighting:

 Fire-fighting arrangement as per fire safety norms.

#### Project Exclusive:

· French window in all flats.

#### Kitchen

- · Vitrified double charged tiles on the floor.
- Granite kitchen top with stainless steel sink and 2ft dado over kitchen top.
- Provision for exhaust,

#### Toilets:

- · Anti-skid vitrified tiles on the floor.
- High-quality sanitary ware of Jaguar Essco or equivalent.
- C.P. fittings of Jaquar Essco or equivalent.
- Concealed plumbing and pipe works.
- Provision for geyser in all bathrooms.

#### Windows:

Natural color aluminum sliding windows.

#### Common Lighting:

PVC concealed wiring everywhere inside the complex.

#### Security:

- · CCTV for compound with the security room.
- · Security check-point at entrance.

#### Lift

· Otis/Kone/Schindler automatic door lift for upto 10 pax.

#### Power Backup:

DG for common area lighting and lift.

#### Water:

 Adequate water storage with deep tubewells and central iron removal plant.









### PAYMENT PLAN

At the time of Booking	10%
On Signing of Agreement	10%
On completion of Foundation of the said Block	10%
On completion of 2nd floor roof slab of the said Block	15%
On completion of 4th floor roof slab of the said Block	15%
On completion of 6th floor roof slab of the said Block	15%
On completion of 8th floor roof slab of the said Block	15%
On completion of Plaster of the said Block	5%
On offer of Possession	5%



#### EXTRA CHARGES

- Stamp duty, registration and other incidental and legal charges for registration.
- 2. GST and other taxes, if levied by the Government Authorities.
- ASEB meter cost, load security, transformer and its related installation and legal charges.
- 4. Rs. 20/- per sq.ft. security deposit against maintenance charge.
- 5. Any late payment would attract interest.



# UNIT PLAN









### Floor plan of Type 2 Apartment

#### 2 BHK

As Per RERA		NAME:	enite.
Carpet Area	Balcony Area	BUA	SBUA
48.5 Sq. Mtr.	4.4 Sq. Mtr.	647 Sq. ft.	808 Sq. ft.



# UNIT PLAN















# BLOCK C & E













Over a decade back, the dynamic team of Roodraksh had been humbled by the incredible response and plaudits for the magnanimous Roodraksh Mall, Silver Spring, Silver Aspire and Silver Desire Apartments in Guwahati. And after sculpting the skyline of Agartala with an impressive 12 already delivered projects and another 16 projects in the pipeline, is now again set to offer a fascinating living experience for 290 families with Roodraksh Kundan, Satgaon.

Garnering an impeccable status of repute for its consistent and committed efforts, professional outlook and sharp foresight, the company enjoys a distinction in maintaining high standards of quality and ethics while incessantly creating new benchmarks of excellence.

Upgrading its own standards with every new project undertaken, the company has a penchant for incorporating the most innovative, up-market & top-of-the-line features in their projects. The perseverance of the Team ROODRAKSH remains in providing its' clients the best value for every penny spent by them. Striving for excellence with every project undertaken, Roodraksh has scaled a phenomenal growth and is all geared to forge its recognition in time.













### AGARTALA PROJECTS



### GUWAHATI PROJECTS



Silver Spring, Betkuchi



Roodraksh Mall, Bhangagarh



Silver Aspire & Desire, Paltan Bazar



Roodrahsh Shilpi Enclave, Maligaon



Roodraksh MM Dhar Apartment



Roodraksh Pride



Roodraksh Elite



Roadraksh Harmony



Talukder Mansion



Roodraksh Darpan



Roodraksh Amrabati



Chittaranjan Apartment



Roodraksh Sukasini



Dinesh Palace



Roodraksh Labanya



Radha Raman



Roodraksh Biswabina



Roodraksh Chakrabarty Mansion



Roodraksh Darpan II



Roodraksh Pravad Apartment



