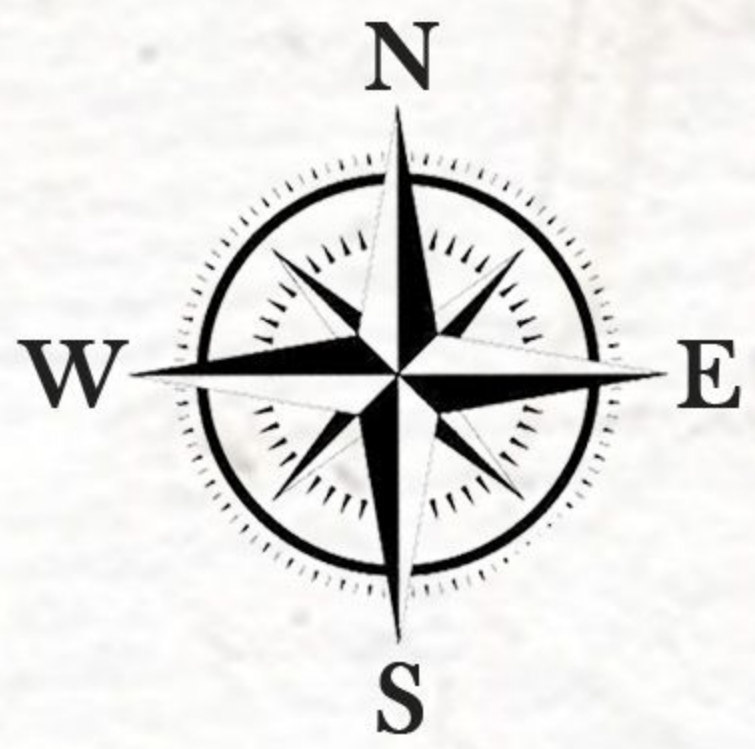


# ववशरवयुवल



# FLOOR PLAN



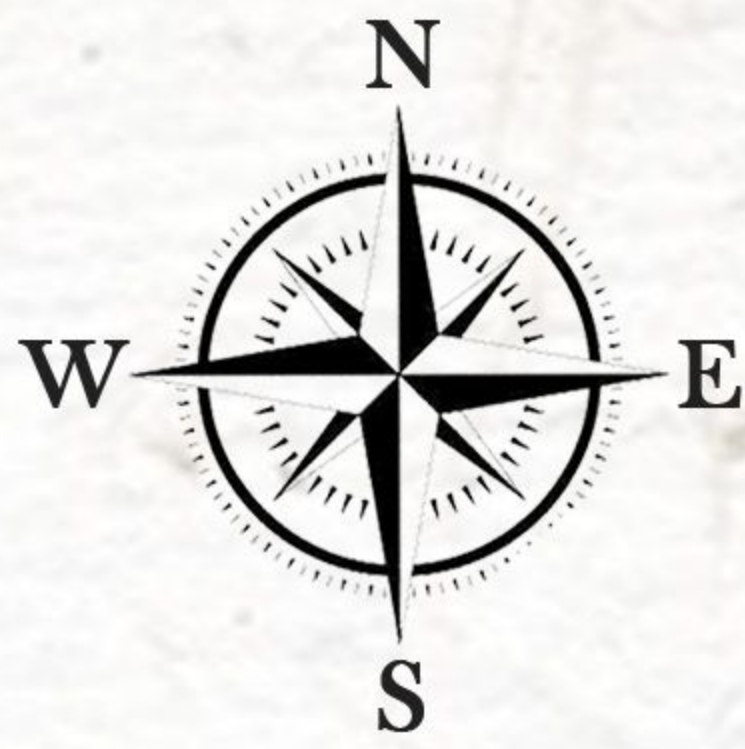
**ENTRANCE**



## 1ST FLOOR PLAN

| FLAT NO. | CARPET AREA | BALCONY AREA | B.U.A.     | S.B.U.      |
|----------|-------------|--------------|------------|-------------|
| A        | 846 Sq.Ft.  | 38 Sq.Ft.    | 963 Sq.Ft. | 1203 Sq.Ft. |
| B        | 852 Sq.Ft.  | 35 Sq.Ft.    | 972 Sq.Ft. | 1215 Sq.Ft. |
| C        | 853 Sq.Ft.  | 53 Sq.Ft.    | 991 Sq.Ft. | 1239 Sq.Ft. |
| D        | 835 Sq.Ft.  | 38 Sq.Ft.    | 963 Sq.Ft. | 1203 Sq.Ft. |
| E        | 852 Sq.Ft.  | 38 Sq.Ft.    | 972 Sq.Ft. | 1215 Sq.Ft. |
| F        | 851 Sq.Ft.  | 60 Sq.Ft.    | 995 Sq.Ft. | 1244 Sq.Ft. |

# FLOOR PLAN



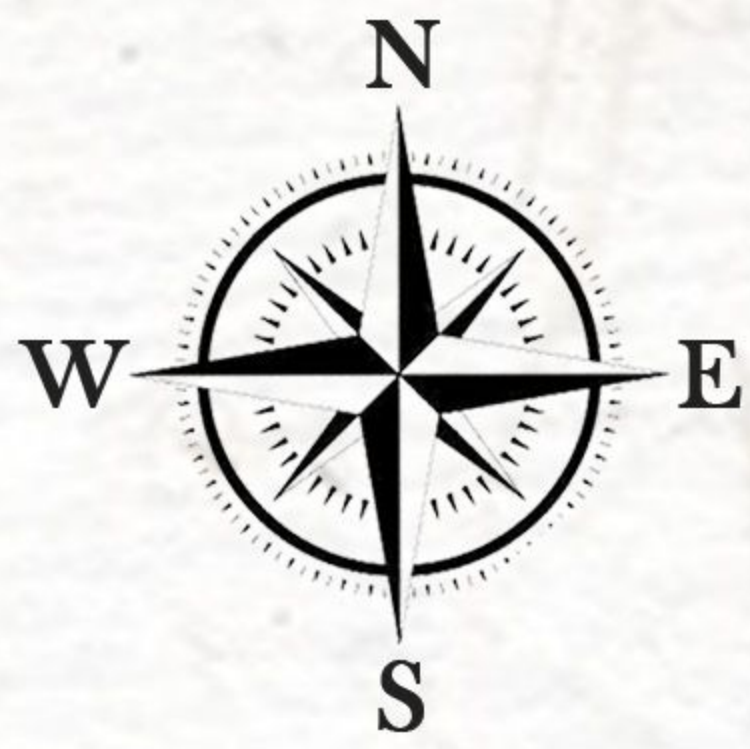
**ENTRANCE**



## 2ND, 4TH, 6TH AND 8TH FLOOR PLAN

| FLAT NO. | CARPET AREA | BALCONY AREA | B.U.A.      | S.B.U.      |
|----------|-------------|--------------|-------------|-------------|
| A        | 846 Sq.Ft.  | 131 Sq.Ft.   | 1060 Sq.Ft. | 1325 Sq.Ft. |
| B        | 852 Sq.Ft.  | 131 Sq.Ft.   | 1070 Sq.Ft. | 1337 Sq.Ft. |
| C        | 853 Sq.Ft.  | 145 Sq.Ft.   | 1088 Sq.Ft. | 1361 Sq.Ft. |
| D        | 835 Sq.Ft.  | 123 Sq.Ft.   | 1054 Sq.Ft. | 1317 Sq.Ft. |
| E        | 852 Sq.Ft.  | 123 Sq.Ft.   | 1064 Sq.Ft. | 1329 Sq.Ft. |
| F        | 851 Sq.Ft.  | 144 Sq.Ft.   | 1086 Sq.Ft. | 1358 Sq.Ft. |

# FLOOR PLAN



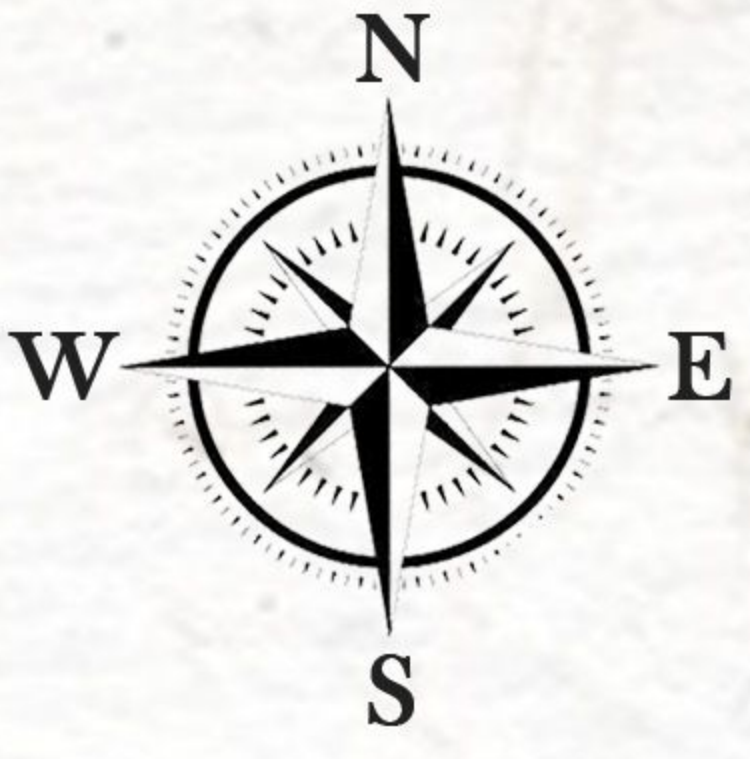
**ENTRANCE**



## 3RD, 5TH, 7TH AND 9TH FLOOR PLAN

| FLAT NO. | CARPET AREA | BALCONY AREA | B.U.A.      | S.B.U.      |
|----------|-------------|--------------|-------------|-------------|
| A        | 846 Sq.Ft.  | 123 Sq.Ft.   | 1054 Sq.Ft. | 1317 Sq.Ft. |
| B        | 852 Sq.Ft.  | 123 Sq.Ft.   | 1064 Sq.Ft. | 1329 Sq.Ft. |
| C        | 853 Sq.Ft.  | 137 Sq.Ft.   | 1082 Sq.Ft. | 1353 Sq.Ft. |
| D        | 835 Sq.Ft.  | 131 Sq.Ft.   | 1060 Sq.Ft. | 1325 Sq.Ft. |
| E        | 852 Sq.Ft.  | 131 Sq.Ft.   | 1070 Sq.Ft. | 1337 Sq.Ft. |
| F        | 851 Sq.Ft.  | 152 Sq.Ft.   | 1092 Sq.Ft. | 1365 Sq.Ft. |

# SITE PLAN

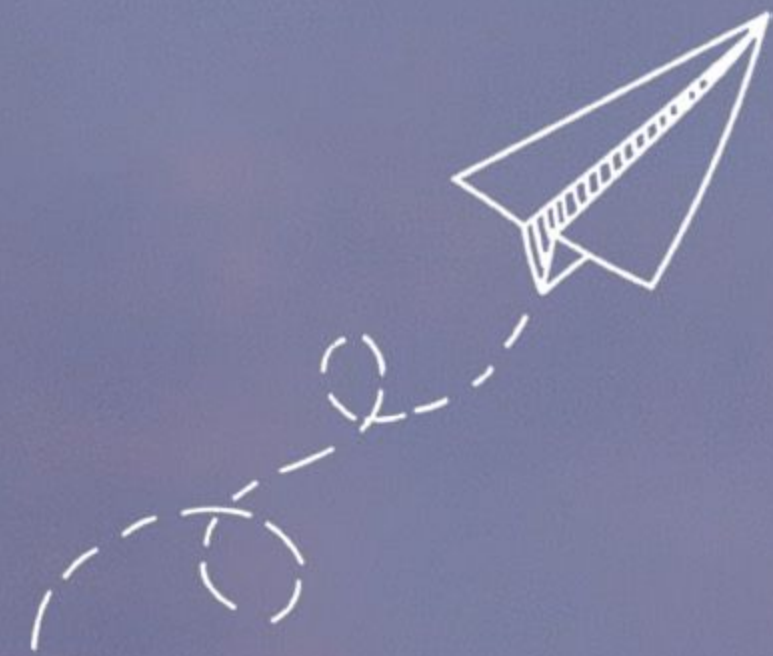


# TERRACE FLOOR PLAN



# ARCHITECTURAL 3D VISUAL

“the  
journey  
begins  
Here...”



# FEATURES & SPECIFICATIONS

|              |  |  |
|--------------|--|--|
| Structure :  | R.C.C. Framed Structure with Brick Partition.            |  |
| Doors :      | Door Frames  | : Made of Hardwood/any new innovative material   |
|              | Door Shutters  | : Flush door shutters of BWP Grade.<br>(Brand: Green, Century, Fiden etc.)                           |
| Windows :    | Anodised Aluminium sliding windows (with 4mm glass pane) |  |
| Flooring :   | Vetrified tiles  | : 2' X 2' Bedroom, Drawing and Dining area and Common Lobby.   |
|              | Anti Skid tiles  | : 1'X1' Toilets, Kitchen and Balconies<br>(Brand: Marbitto, Nitco, Johnson, Kajaria etc. or similar) |
|              | Marble   | : Staircase  |
| Electrical : | Wiring   | : Multistrand Copper Wire (Polycab etc. or similar)  |
|              | Switches   | : Modular switches (Phillips, Legrand, MK etc. or similar)   |
|              | Safety devices   | : One Isolator for each house (Legrand, L&T etc. or similar)<br>Separate MCB for each circuit.       |
|              | Entertainment  | : TV points in Drawing and One Bedroom.  |
|              | Phone point  | : Phone point in Drawing and One Bedroom.  |
|              | AC Point   | : 2 Nos per Unit.  |
|              | Geyser Point   | : All Bathrooms.   |
| Toilet :     | Wall Tiles   | : 8"X12" Ceramic Glazed tiles upto 7'0" Height.  |
|              | Wash Basin and WC  | : White glazed porcelain (Hindware, Cera, Perryware or similar).                                     |
|              | Fittings   | : C.P. fittings with a mixture Unit (Hindware or Cera or Jaquar etc.)                                |
| Finishes :   | Internal finishes  | : Putty Finish.  |
|              | External finishes  | : External Grade Plastic Paint.  |
| Kitchen :    | Kitchen platform   | : Green Marble or Granite Slab.  |
|              | Sink   | : Stainless Steel Sink.  |
|              | Wall tiles   | : 8"X12" Ceramic Glazed Tiles Upto 2'0" Height Over the Kitchen Slab.                                |



# PAYMET SCHEDULE

## Booking Amount

Rs. 50,000/- (Will be forfeited if agreement not done within 30 days)

## On the day of Agreement

20% of total amount payment including Rs. 50,000/- paid for booking

## 1st Installment

On completion of Foundation Works:  
10% of total amount payable

## 2nd Installment

On completion of 2nd Slab:  
10% of total amount payable.

## 3rd Installment

On completion of 4th Slab:  
10% of total amount payable

## 4th Installment

On completion of 6th Slab:  
10% of total amount payable

## 5th Installment

On completion of 8th Slab:  
10% of total amount payable

## 6th Installment

On completion of all RCC Works:  
10% of total amount payable

## 7th Installment

On completion of all Brickwork:  
15% of total amount payable

## Final Installment

On hand over of Flat/Registration:  
5% of total amount payable



Note: All payments are to be paid through Cheque/Bank DD/NEFT/RTGS in the name of "**ARS Creations**" payable at Guwahati. All specifications and Layouts are tentative and subject to alteration/modification as decided by the Architect for technical reasons or for betterment.

\*No changes to the facade of the building will be permitted.

# CHARGABLE ITEMS

- GST as per norms
- Society Formation Charges and Building Maintenance Charge for at least one year.
- APDCL Security Deposit, Share of Transformer, Share of Generator and cost of individual metres.
- Holding No Fees
- Any other additional charges if required on actuals.
- Cost of Additional/Extra Work not specified in the provisions of the agreement.
- Legal Fees for Documentation.
- Building Registration Fees and Advocate Charges on actuals.
- Any statutory taxes that might be imposed on a later stage by any Statutory Body.



# LOCATION MAP



**CONSTRUCTION  
YOU CAN  
COUNT ON**

## SITE ADDRESS

Kailashpur, Bye Lane - 1  
Lankeshwar  
Guwahati - 781014  
+91-9508819214

## BUILDER

ARS Creations  
Christan Basti, G.S. Road,  
Guwahati-781005  
info.arscreations@gmail.com  
+91-9864067400

## ARCHITECT

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bhajanka.anuj@gmail.com