

A WORLD WITHIN





YOUR DREAM AWAITS YOU

The project is a dream coming to reality, a dream of a beautiful life. Combining residential apartments, a futuristic shopping mall with multiplex and a state-of-the-art hotel, the complex is beckoning you towards an enriched and complete life. Open your eyes to your new habitat anchored at Guwahati's most central location- Adabari.



HAPPINESS JUST AROUND THE CORNER

NCS Square is set to become a landmark destination. All the attributes for retail success are present- an exceptional location, a range of world-class facilities, well planned retail mix and as a result of these-great exposure of products and services to customers.

The G+5 storey Mall shall feature over 126 easily accessible retail establishments making it a new destination for shopping & fun, drawing crowds from the city and beyond. Put your brands and business in the centre of a new retail phenomenon steadily taking shape in the heart of the city.



A HUB OF ACTIVITY



Designed as a lifestyle mall, **NCS Square** will house major anchor stores, retail establishments, food court and restaurants, 3 screen multiplex and ample car parking space to address the growing lifestyle needs of the population. Strategic location in residential surroundings with close proximity to Kamakhya Railway station and Gauhati University gives it a ready catchment area for potential footfalls.

Highlights

- Only Mall in Adabari within the radius of 10 kms
- Over 1.5 lakh sq.ft. of well designed space
- 6 Floors of Retail, Entertainment and F&B space
- 3 screen multiplex with around 672 seats
- Food Court
- Ample Car parking space for over 200+ cars



THE EXPERIENCE

Easy Flow & Movement

- 4 customer lifts
- Escalators

Distinguishing design feature

- A three storey atrium

Enhanced Customer Experience

- Floor plans designed to draw customers from one level/area to the next
- Ample car parking for over 200+ cars

Food, Events & Entertainment

- Multi-cuisine food court
- Upto three speciality restaurants
- Event space at ground floor lobby area
- Children's gaming area
- 3 screen multiplex with around 672 seats

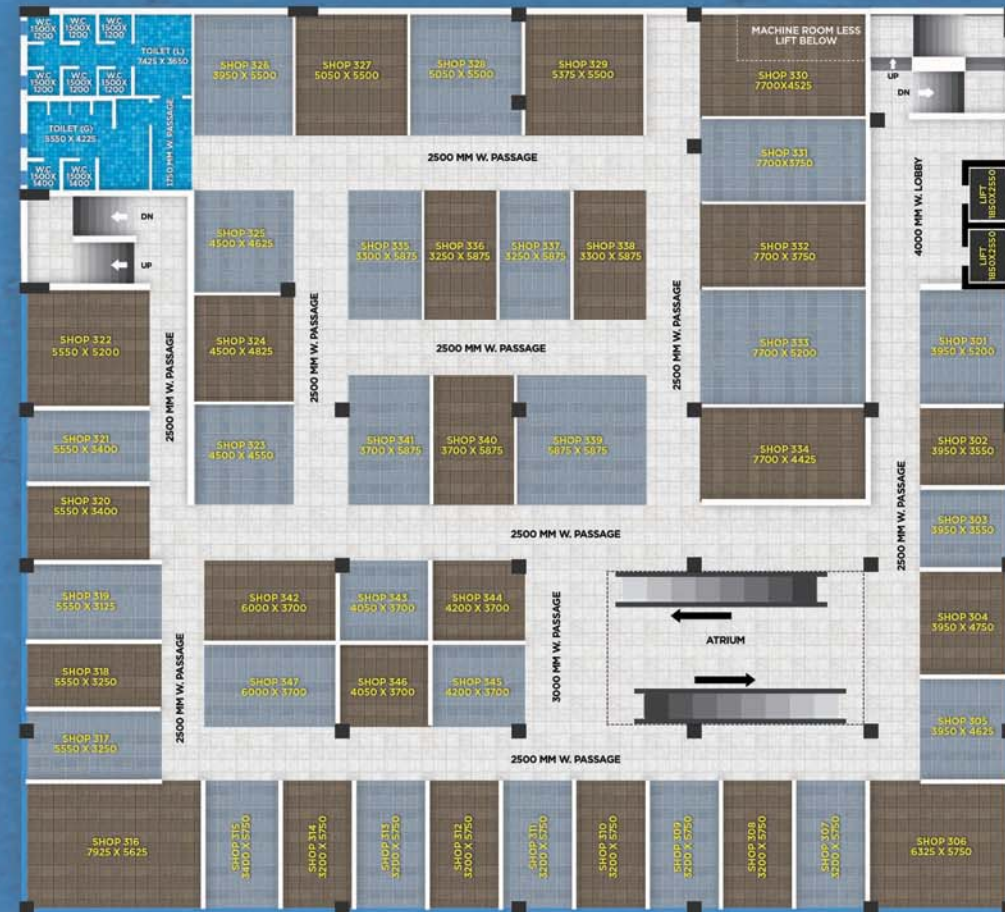


GROUND FLOOR PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



Over 1 lakh sq.ft. of gross leasable area with each retail store ranging from 250 sq.ft. to 3000 sq.ft. super built up area adorn the Mall



THE CENTRE OF YOUR HAPPINESS

Sleek and sophisticated, each home at **NCS Palazzo** is thoughtfully created, both for your family as well as the friends you will have over. Sprawling 2 & 3 bedroom apartments aesthetically designed over 7 floors grace the residential apartment. Freshen your spirit with an abundance of sunlight and breeze and unwind in the comfort of the space that you can call home.

1.5 km from **Kamakhya Railway Station**

1 km from **Gauhati University**

1.5 km from **Jain Temple (Pandu)**

12 km from **Guwahati Airport**

2 km from **Sanjeevani Hospital**

Site Location: AT Road, Adabari, Guwahati





A COMFORTABLE LIFE

Life is bound to be a pure luxury and fancy in lifestyle at **NCS Palazzo**. All amenities for your comfort and happiness have been integrated in this one-of-a-kind project that is sure to help you and your family live a life to the highest standards.

Campus

Landscaped Garden and fountain

Space

60% open space with all flats three sides open

Lobby

Well decorated lobby with vitrified tiles and marble finish

Amenities

Community hall, Gymnasium and gaming room for children

Car Parking

Sufficient Car parking in ground floor

Security

24 hours security and intercom in every flat

Power

Power back-up for common areas and services & back-up power for each apartment

Fire Safety

Equipped with fire alarm/extinguishers



- Flat A • 2 BHK • 1000.31 sq.ft.**
- Flat B • 3 BHK • 1472.44 sq.ft.**
- Flat C • 3 BHK • 1472.44 sq.ft.**
- Flat D • 3 BHK • 1472.44 sq.ft.**
- Flat E • 2 BHK • 1000.31 sq.ft.**
- Flat F • 3 BHK • 1472.44 sq.ft.**
- Flat G • 3 BHK • 1472.44 sq.ft.**
- Flat H • 3 BHK • 1472.44 sq.ft.**

TYPICAL FLOOR PLAN

1ST TO 7TH FLOOR



Structure
RCC frame structure
with quality
cement concrete



3BHK
Spacious apartment
with 3 Bedrooms.
Master bedroom with
attached toilet and
balcony

Flooring

Entrance lobby

- Marble finish

Common area

- Marble finish

Flats

- Vitrified Tiles

Doors

- Main entrance- wooden frame and wooden finished door with fittings
- Inner doors- wooden frame and flush doors with fittings

Windows and Walls

- Aluminium windows
- All walls with POP finish

Kitchen

- Granite/marble top with stainless sink
- Ceramic tiles upto 2 feet high above the kitchen counter

Toilets

- White sanitary ware
- Chrome plated fittings
- Anti-skid ceramic floor
- Hot & cold lines in shower & basin

Electrical

- All concealed copper wiring
- Modular switches of reputed make
- Plug points in all switchboards
- TV point and telephone point in hall and master bedroom

PREMIER HOTEL

- Luxury Stay
- Banquet Hall
- Multi-cuisine Restaurant
- Swimming Pool



NCS group belongs to one of the most eminent business families based out of Kolkata and Guwahati. The Group has built for itself a reputation on the roots of customer faith and quality. Founded by Shri. NC Sarawgi, the group has been in existence for over 65 years with business interests in Real Estate, Travel & Tourism and Oil Distribution.

The group has now ventured into the construction business and seeks to offer top quality amenities, superlative designs and timely completion of all the projects initiated. NCS group promises quality of construction, keeping in mind the reputation enjoyed by the group.



DEVELOPER

NCS Estates Pvt. Ltd.
Kolkata

ARCHITECT

Raj Agarwal & Associates
Kolkata

SITE ADDRESS

AT Road, Adabari,
Opposite Maruti Showroom, Guwahati

FOR QUERIES, CALL

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Disclaimer: This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of the developer. The images are imaginary and the details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developer and/or architects.