



— S U B H A M —
ASHRAY

PHASE - I & II



VISIT WEBPAGE



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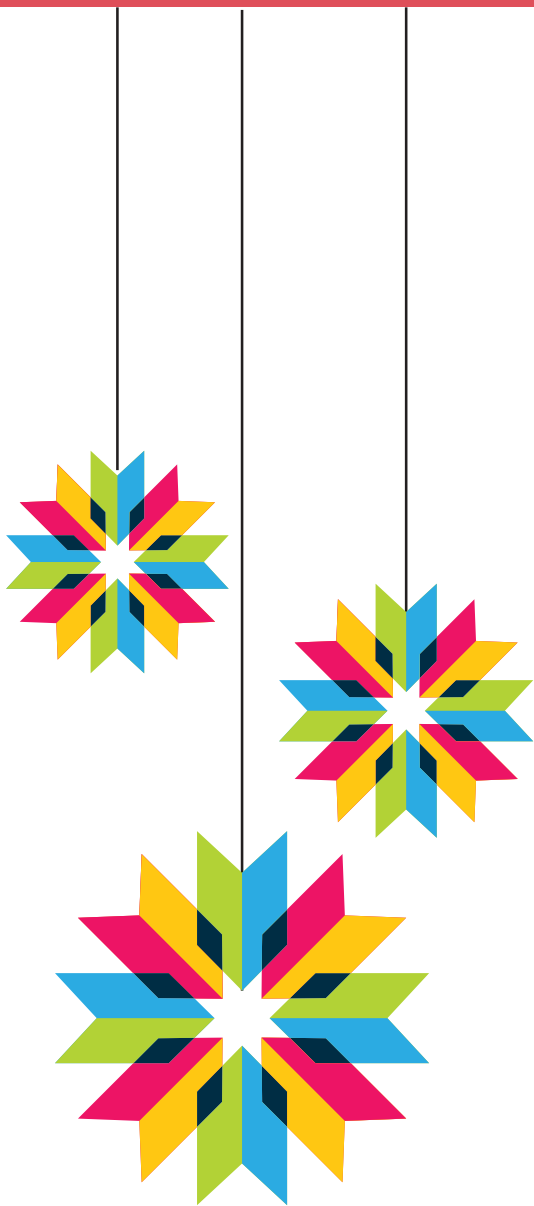




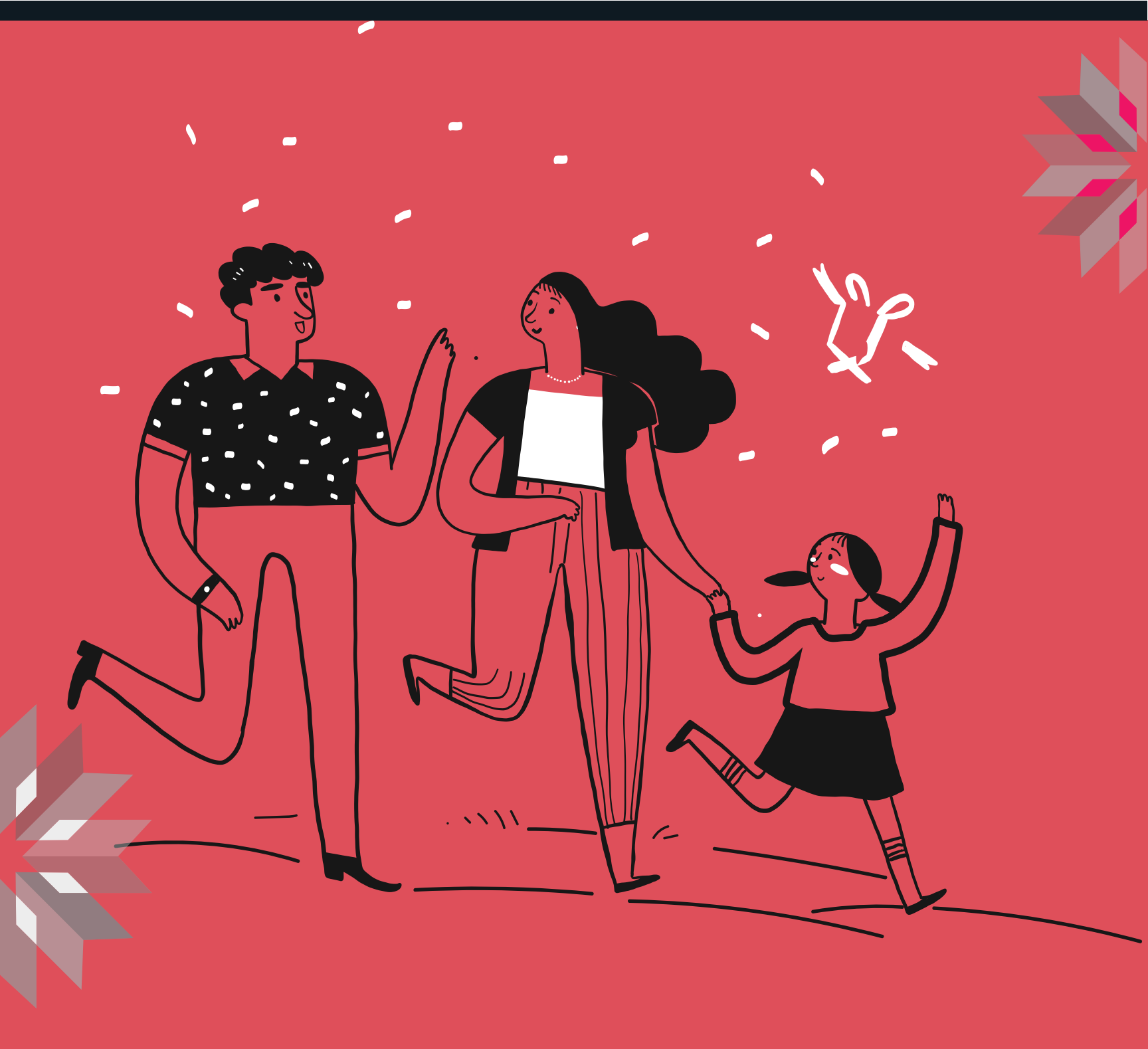
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AHA

(adj.)
Meaning



Anything authoring
from your heart.
It becomes more special
when it comes from a kid.



The Aha moment
of your life when
you leave behind
your phone and
tune in with
your child...

Embarking on long
walks together



You earn your
Aha moment
when space
envelopes you
with its beauty...

Leading you to a joyous life



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From the Desk of Chairman



Mr. Kailash Chandra Lohia
Chairman

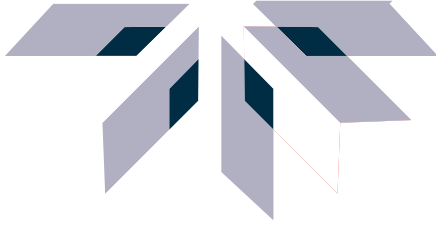


Exprience the AHA Life

Growing up, we all had the opportunity to enjoy nature at its best. Open fields, fresh air, and tons of playtime with our friends. That's why we wanted to gift families a present that would be enjoyed by their loved ones for years to come. A place where children have an opportunity to grow up with amenities that make their childhood an absolute delight. While their parents have an opportunity to relive their childhood days with their little ones. Ample space, airy abodes, and a club where merry times become merrier.

Come, live the Aha Life!





The Aha Homes

Presenting



A luxury abode awaits to make your moments memorable. Here, everyday will start with a promise of keeping you joyous, by offering you an array of amenities at a remarkable location.

9 Towers

2 & 3 BHK

800 - 1255 Sq. Ft

525 Spacious Flats

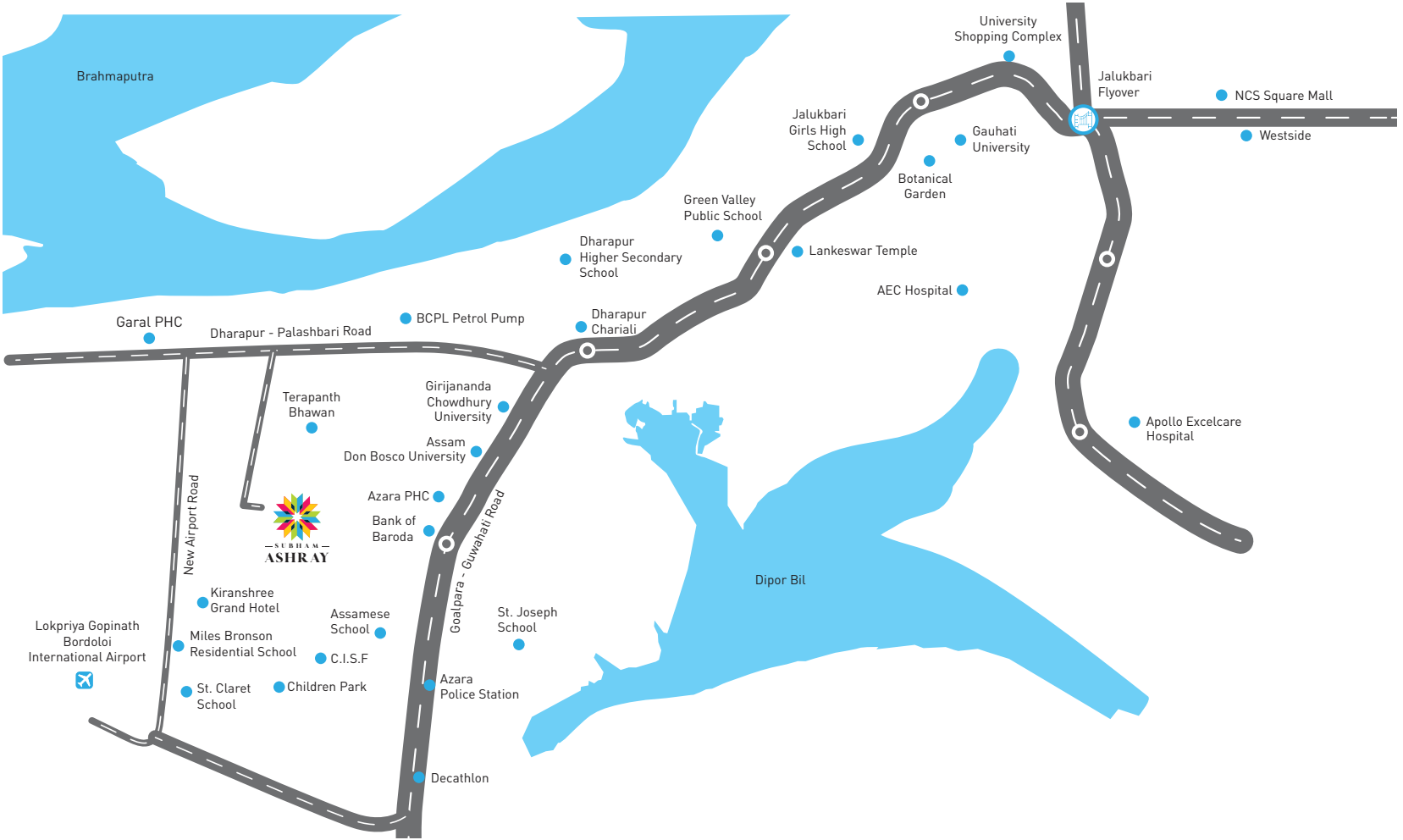
70% Open Space



WATCH VIDEO



A location wellborn & well-connected



GET DIRECTIONS



CONNECTIVITY

NH 17	2 kms.
Dharapur Bus Stop	2 kms.
Airport	5.7 kms.
Jalukbari Flyover	10 kms.
Kamakhya Rly. Stn.	12 kms.
ISBT	16.3 kms.
Guwahati Rly. Stn.	18.5 kms.

EDUCATION

Kidzee, Dharapur	0.8 kms.
Girijananda Chowdhury University	2.9 kms.
Assam Don Bosco University	3.3 kms.
Kendriya Vidyalaya	5.2 kms.
Gauhati University	5.4 kms.

HOSPITALS

I Care Diagnostic	2.1 kms.
City Health Centre	3.7 Kms.
Azara PHC	4.9 Kms.
Gauhati University Hospital	6.7 kms.
AEC Hospital	8 Kms.
Apollo Excelcare Hospital	12 kms.

DAILY NEEDS & LEISURE

Niharika Mini Supermarket	4.1 kms.
Lankeshwar Daily Market	4.4 kms.
RR Cinemas	5.6 kms.
University Shopping Complex	6.6 kms.
Decathlon Azara	6.7 kms.
NCS Square Mall	8.4 kms.
Westside	9 kms.

UTILITIES

BCPL Petrol Pump	0.7 km.
Azara Police Station	4.8 kms.
Azara Post Office	5.3 kms.
Fire & Emergency Services	11.4 kms.





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Come home to an elevated life of bliss



Artists Impression



Towering heights of luxury





Playdates with your little one will now be an everyday reality

A terrace adorned with landscaped greens and equipped for playful activities.



Stepped Planter * Open Gym * Adda Corner
 Senior Citizens' Area * Party Lawn
 Shaded Sitting Corner * Forest Orchard
 Kid's Play Area with Sand Pit
 Stepped Amphitheatre * Raised Lawn
 Stepping Stone Walkway



Quality times are joyfully spent at the **Landscaped Garden**



The **Kids' Play Area** hosts an array of engaging activities



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Enjoy unmatched merriment for everyday joys

Experience relaxation at its ultimate, amidst an array of options.

- AC Cumminity Hall
- AC Gymnasium
- AC Indoor Games Room
- Swimming Pool



Celebrate camaraderie at the Club



Artists Impression

Reach your fitness goals with ease at the **AC Gymnasium**



Artists Impression

AC Community Hall for precious gatherings



Artists Impression

Dive into refreshment at the **Swimming Pool**



AC Indoor Games Room for fun-filled activities



Enjoy pleasant conversations at the **Common Lounge Area**



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1. Entry / Exit

2. Gate Canopy Over Driveway

3. Free Standing Signage Letters

4. Guard House And Gate

5. Internal Driveway

6. 1.2m Wide Jogging Track

7. Drop Off Special Paving

8. Drop Off Feature Wall

9. Shaded Sitting Corner

10. Open Gym
11. Adda Corner

12. Peripheral Green

13. Party Lawn

14. Swimming Pool

15. Wooden Deck

16. Party Spilt Over Deck

17. Pavilion

18. Kids' Play Area With Sand Pit

19. Play Lawn

20. Stepped Amphitheater
21. Raised Lawn

22. Kids' Play Area

23. Seniors' Gathering

24. Stepping Stone Walkway

25. Parking

26. Forest Orchard

27. Multipurpose Court

28. Garden Entry Plaza

29. Community Lawn

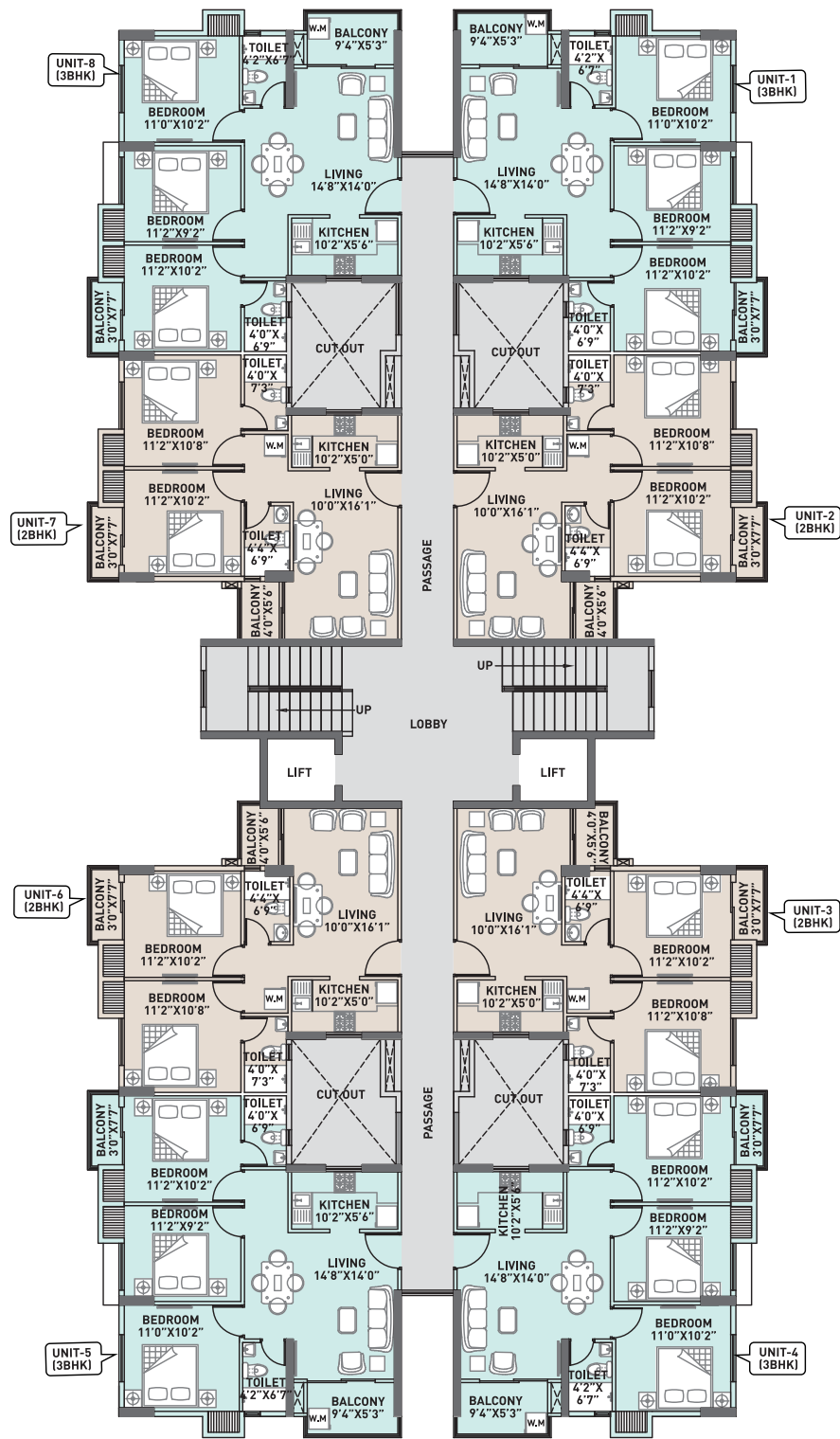
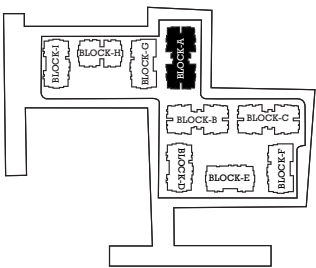
30. Stepped Planter





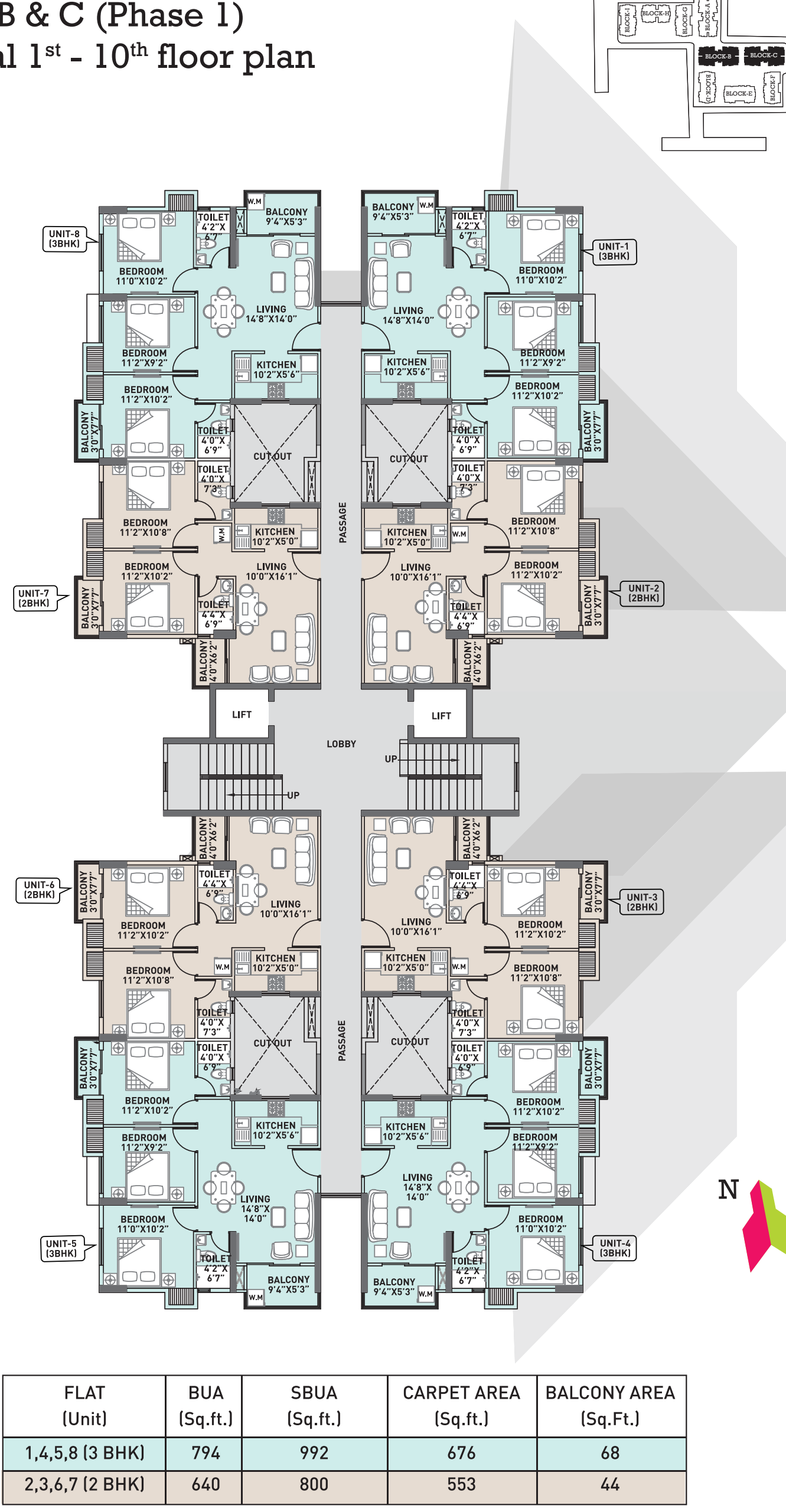
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Block A (Phase 1) Typical 1st-10th floor plan



FLAT (Unit)	BUA (Sq.ft.)	SBUA (Sq.ft.)	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.Ft.)
1,4,5,8 (3 BHK)	794	992	676	68
2,3,6,7 (2 BHK)	640	800	553	44

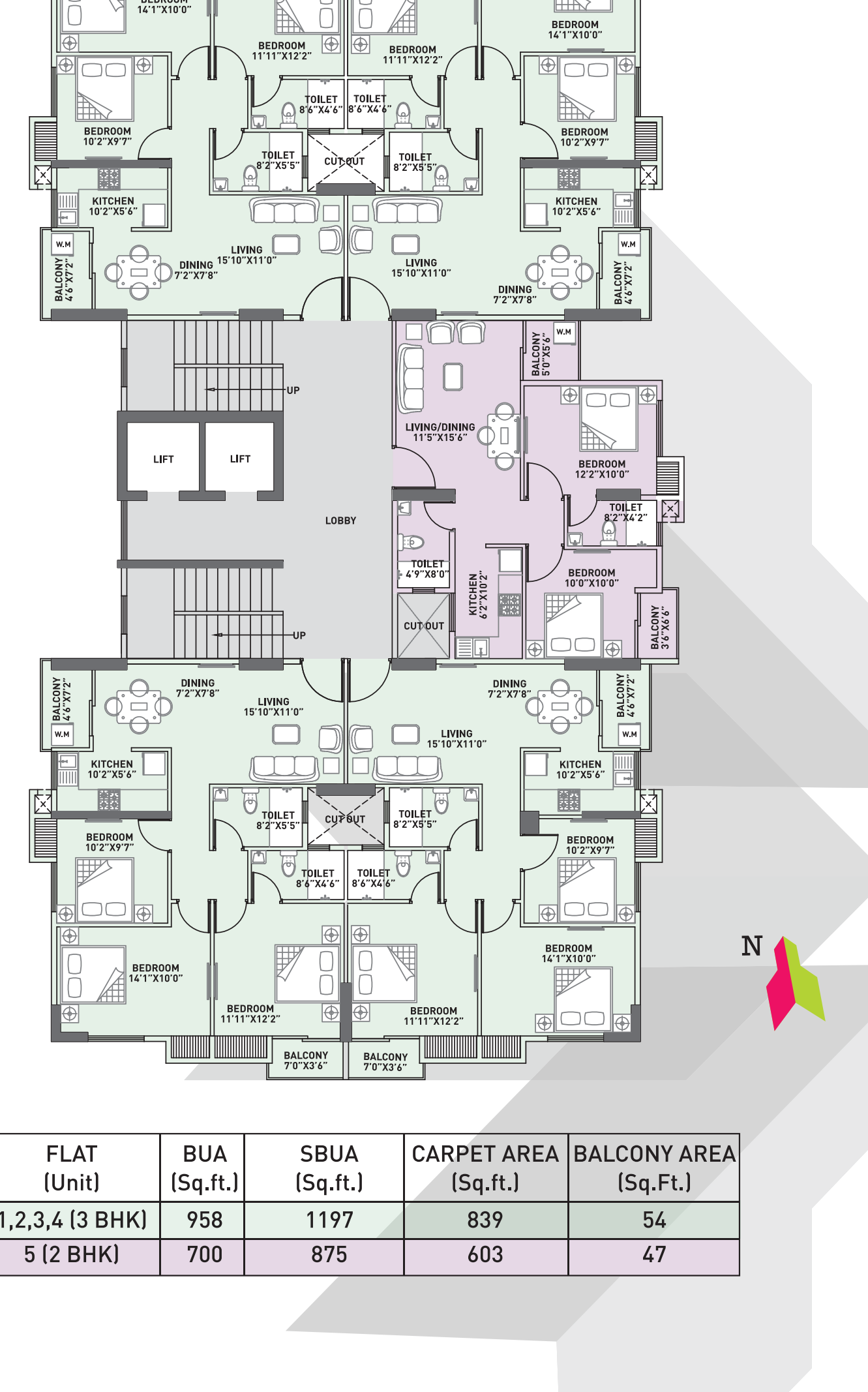
Block B & C (Phase 1)
Typical 1st - 10th floor plan



Block D (Phase 1) & I (Phase II)
Typical 1st - 10th floor plan



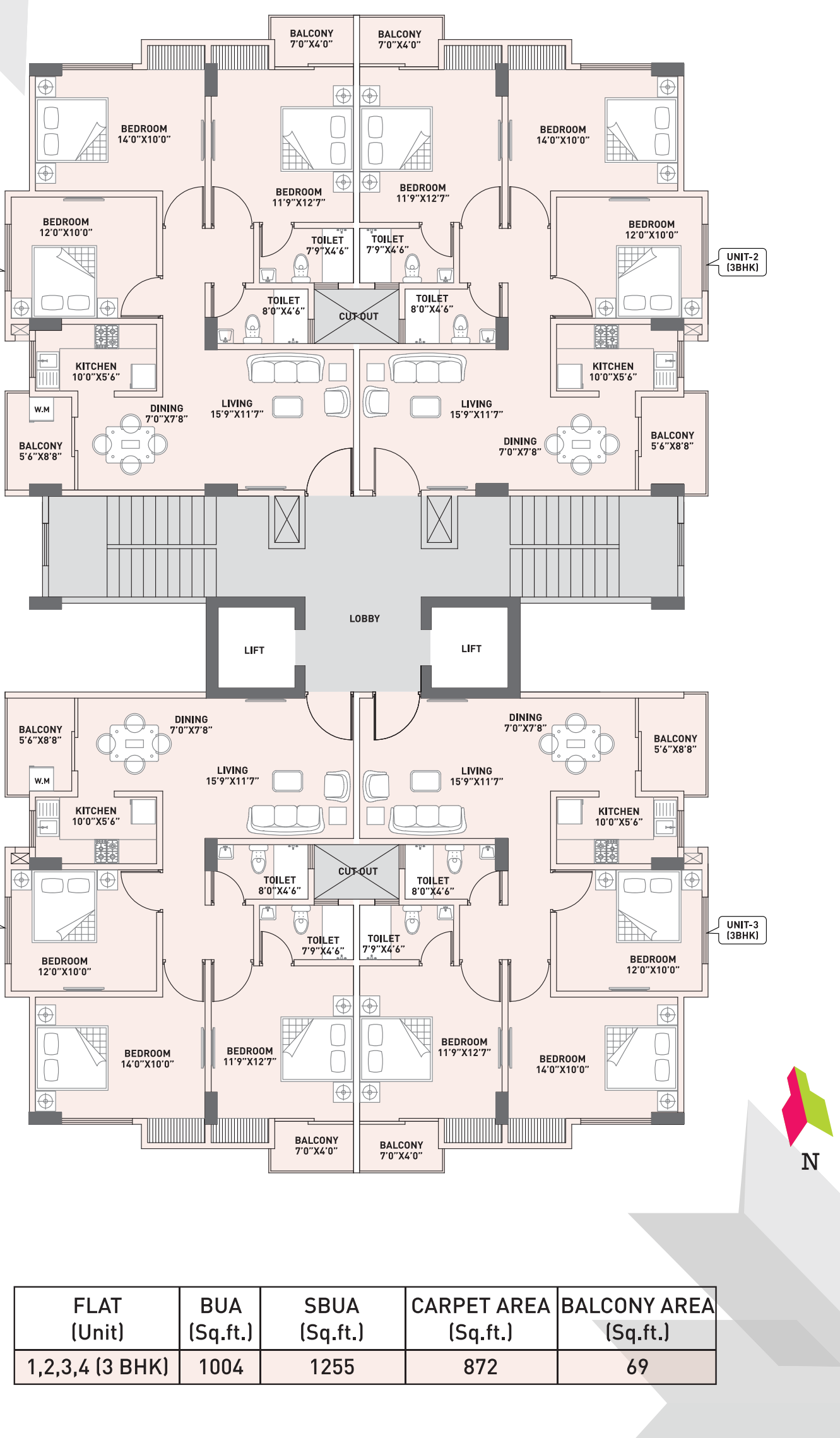
Block E
Typical 2nd - 10th Floor Plan



Block F (Phase 1) & G (Phase II)
Typical 1st - 10th Floor Plan



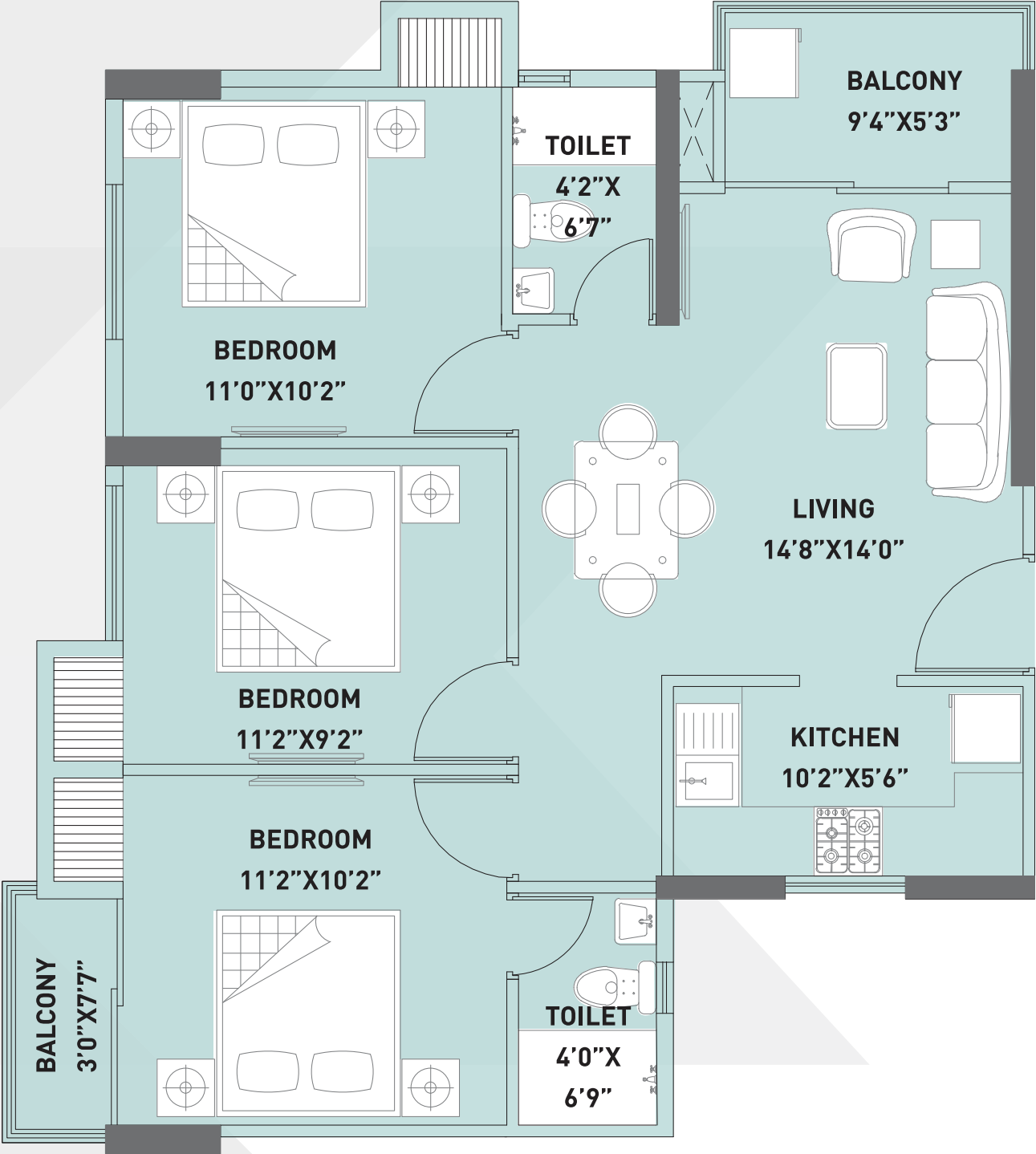
Block H (Phase II)
Typical 1st - 10th floor plan





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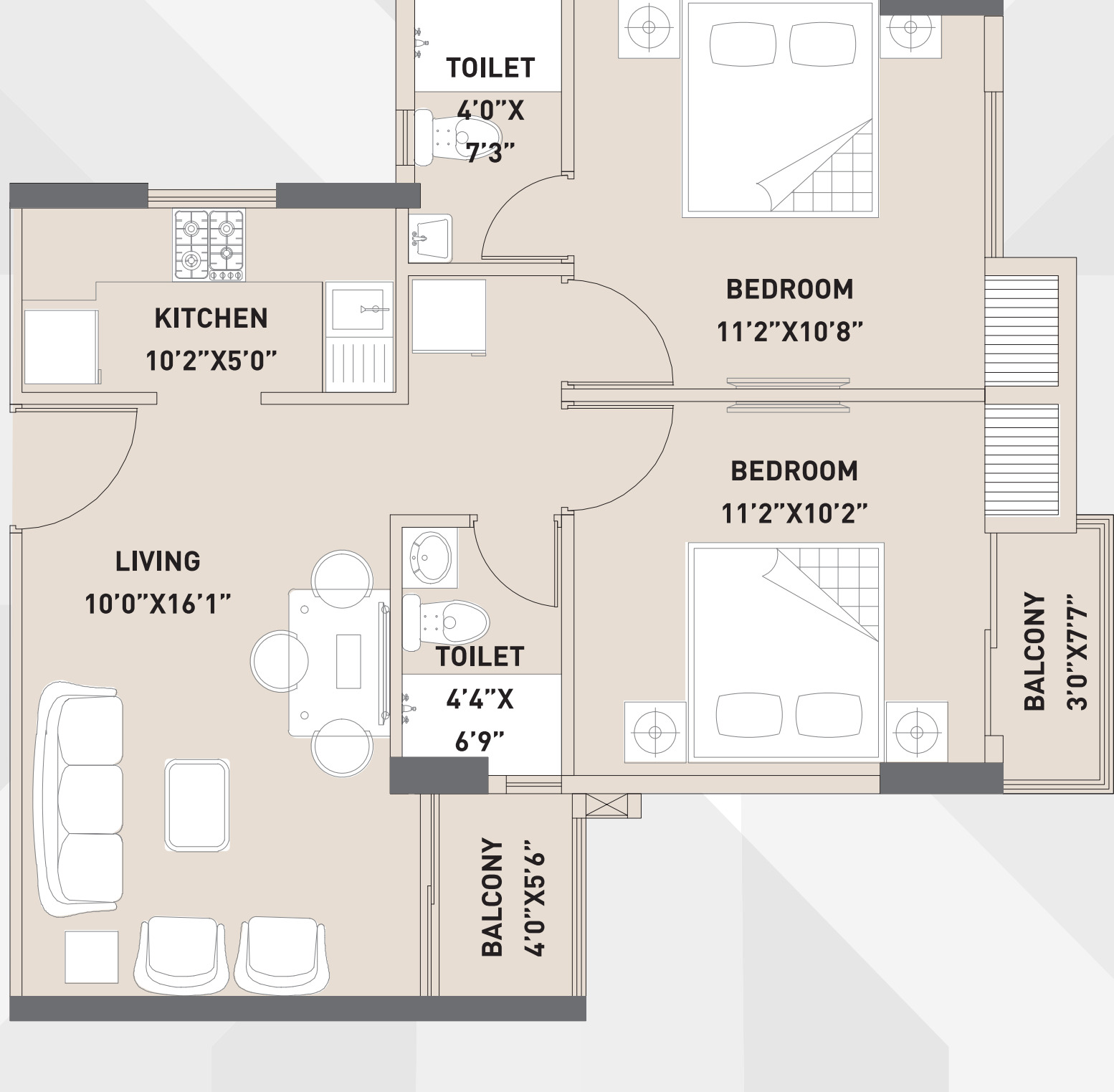
Unit Plan - 3 BHK (Smart)
Block A, B & C



Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	BU Area (Sq. Ft.)	SBU Area (Sq. Ft.)
676	68	794	992

Unit Type- 2 BHK SMART

Block- A, B & C

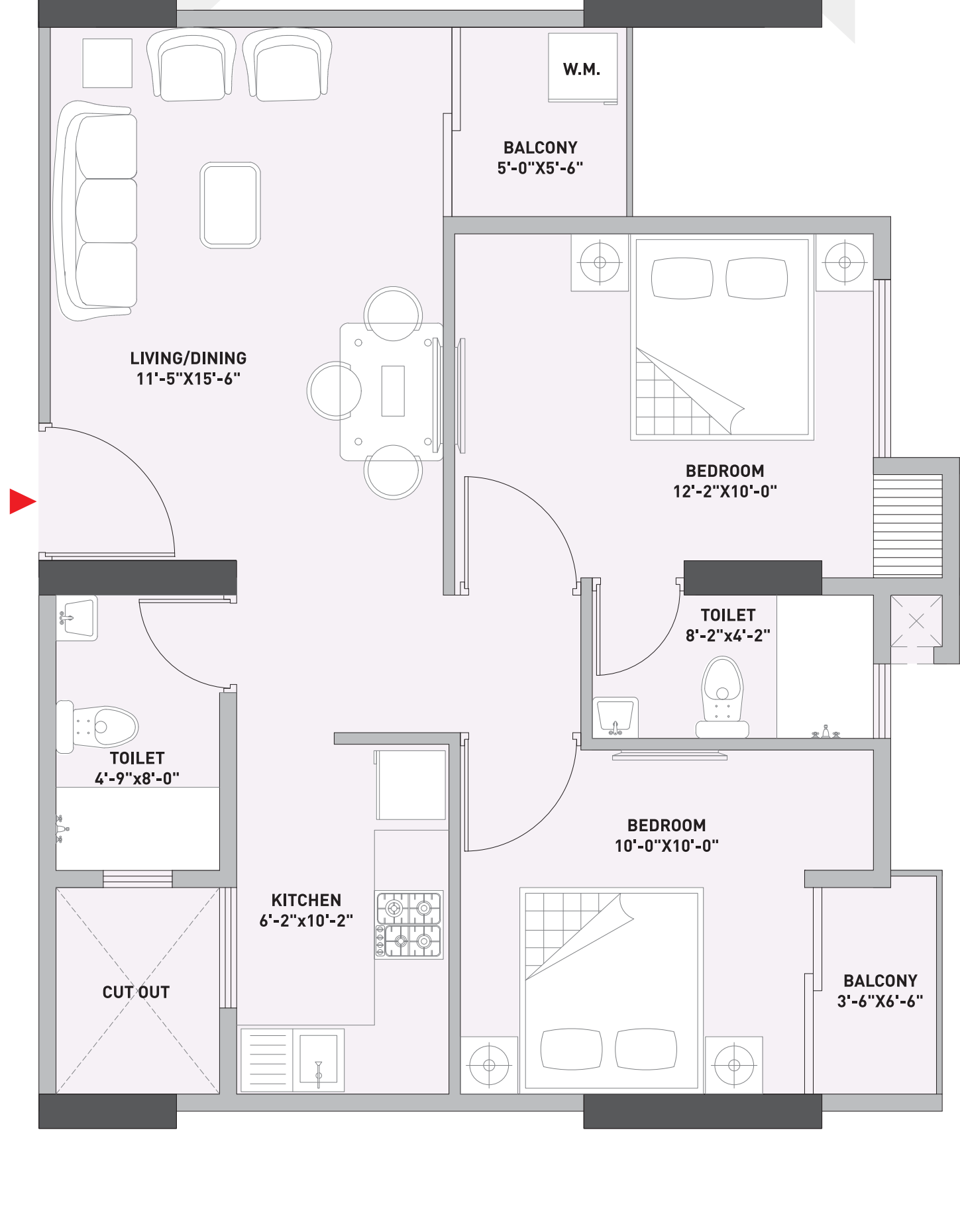


Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	BU Area (Sq. Ft.)	SBU Area (Sq. Ft.)
553	44	640	800

Unit Plan

Block D, E, F (Phase I) G & I (Phase II)

2 BHK Premium

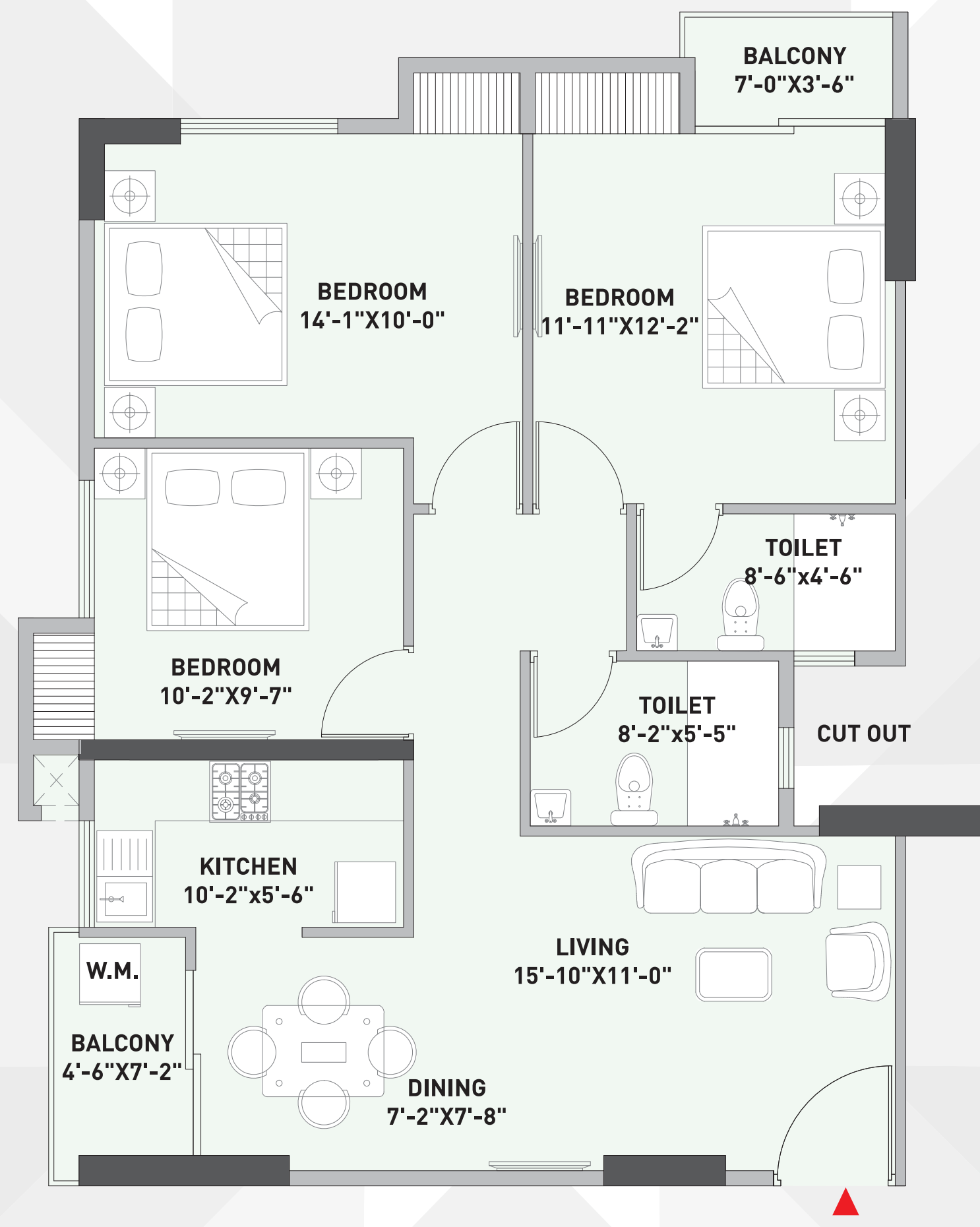


FLAT (Unit)	BUA (Sq.ft.)	SBUA (Sq.ft.)	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)
5 (2 BHK)	700	875	603	47

Unit Plan

Block D, E, F (Phase I) G & I (Phase II)

3 BHK Premium

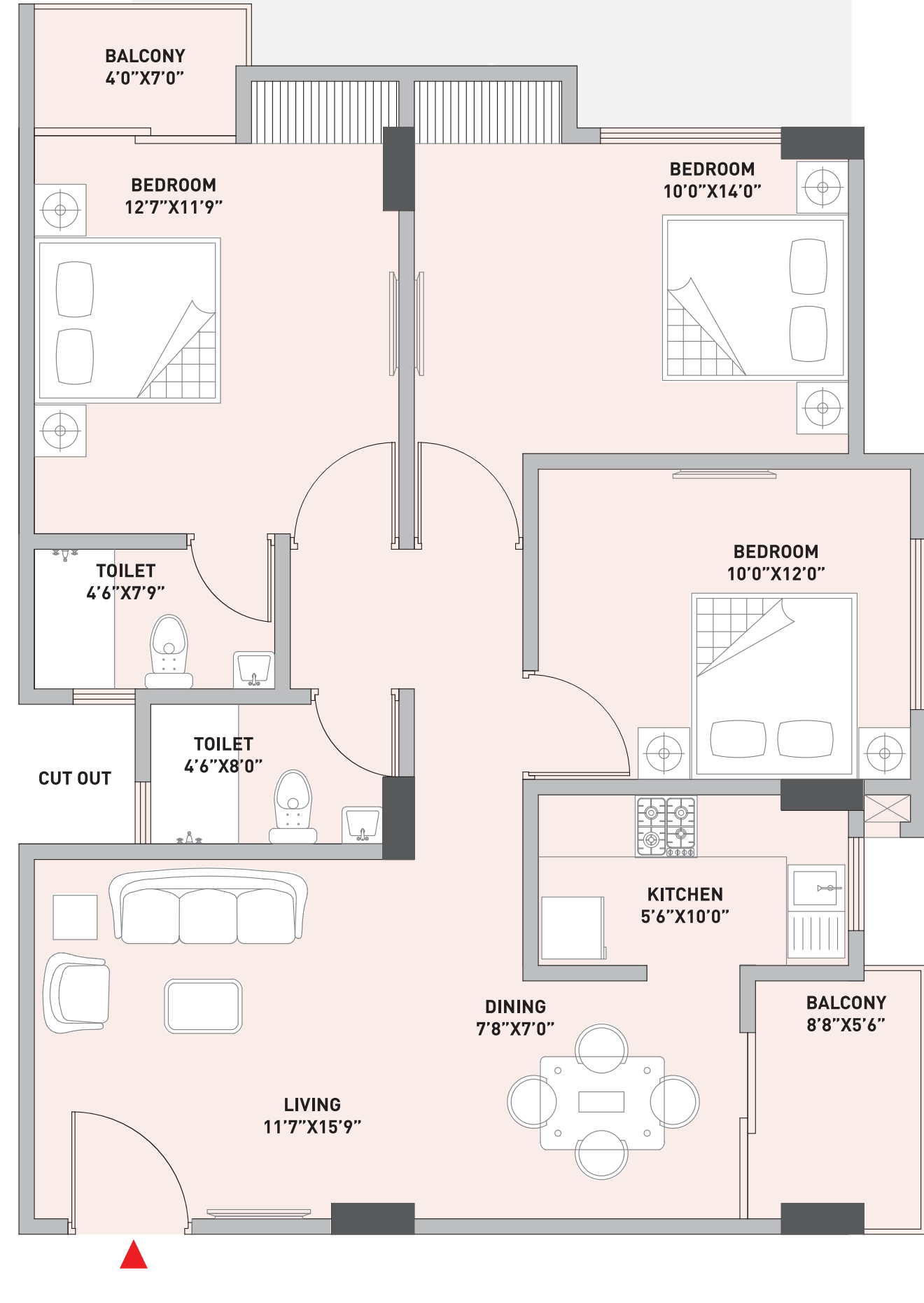


FLAT (Unit)	BUA (Sq.ft.)	SBUA (Sq.ft.)	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)
1,2,3,4 (3 BHK)	958	1197	839	54

Unit Plan

Block H (Phase II)

3 BHK Premium



FLAT (Unit)	BUA (Sq.ft.)	SBUA (Sq.ft.)	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)
1,2,3,4 (3 BHK)	1004	1255	872	69

Common Facilities

24X7 Manned Security

24X7 Power Backup

CCTV Surveillance

Rainwater Harvesting

STP

Optimum Parking at Stilt Level,
Basement Level & Outdoors



Specifications

Structure :

RCC frame with earthquake resistant structure

Internal Finish:

Wall Putty

Toilets:

Antiskid tiles in floors and exclusively designed ceramic wall tiles with W/C

Kitchen:

Vitrified Tiles in floors

Flooring:

Vitrified tiles for all rooms/drawing/dining

Doors & Windows:

Timber framed flush doors in all rooms, toilets and kitchen. Aluminum windows

Sanitary Wares & Fittings:

Basin and water closets of reputed brands, CP fittings of ISI quality

Electrical:

Adequate electrical points

Elevator:

Lifts of Kone / Otis / equivalent make

Security Facilities :

Due care has been taken to equip the building with modern day security equipment

Fire Safety:

Equipped with fire alarm / fighting devices / extinguishers



Developer



SUBHAM

A UNIT OF LOHIA GROUP
Timebound Projects, Timeless Relationships.

Since 2007, Subham Group has been a premier real estate builder & developer based out of Guwahati. Subham Group is known for its innovations, time-bound projects, and after-sale customer service.

We do everything to keep the promise of our motto of time-bound projects and timeless relationships.

15 Completed Projects	25 Lac Sq. Ft. constructed	17 Lac Sq. Ft. ongoing	5000+ Happy Residents
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Ongoing Projects



Subham Manjushree, Datalpara
For 126 select families



Subham Sapphire, Nalapara
For 139 select families



Subham Solitaire, Agartala
For 335 select families



Subham Garden, Jorhat
For 362 select families

Completed Projects

Residential Projects



Subham Enclave, Hatigaon
For 66 joyful families



Subham Park View, Fatasil
For 28 joyful families



Subham Heights, Kahlipara
For 125 joyful families



Subham Classic, Ambikagiri Nagar
For 12 joyful families



Subham Residency, Kharguli
For 24 joyful families



Subham Regency, Hengrabari
For 36 joyful families



Subham Elite, Gandhibasti
For 254 joyful families



Residential Cum Commercial Projects



Subham Greens, Lokhra
345 units for seamless living



Subham Garden, Kalapahar
90 units for seamless living



Subham Buildwell, Zoo Road
312 units for seamless living

Commercial Projects



Subham Velocity
G.S Road



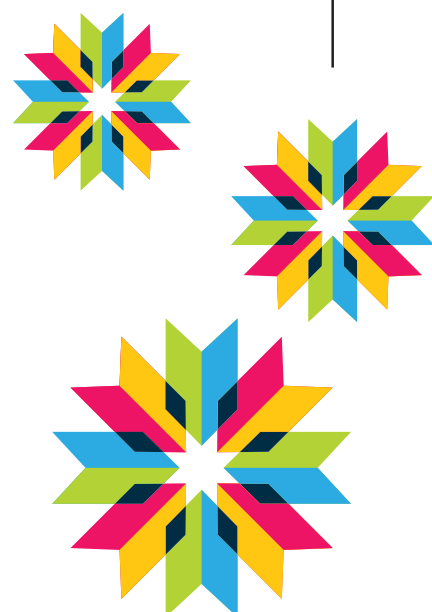
Subham Red Stone
Downtown



Subham Square
Lokhra



Bijay Crescent
Pibco



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AAA

Lifestyle!



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Developer



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Rera Registration No.

RERAA KM 113 of 2022-2023

RERA KM 162 of 2023-2024



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S.P.A. CONSULTANTS

Mep Consultants



Saent India Engineering
Consultants Pvt. Ltd.

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