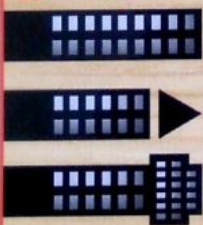


turning your dreams into an address..



SWASTIK  

SWASTIK ELITE is a premium residential complex offering an idyllic habitat for your mind , body and soul. Located within 1km from Basishta Chariali point and well connected to all parts of Guwahati. Basishta Chariali is a fast developing area of guwahati city, which is close proximity to NH-37 with a four lane road. **SWASTIK ELITE** offering you 2 and 3 BHK gracefully designed apartments, bestowing you with a lifestyle beyond your expectations.



Shopping malls and market-
ing area are located with close
vicinity, which makes the area
more lively and cosmopolitan.
Lush greens hills and mountains
surrounding the apartment aptly
confer the name **SWASTIK ELITE**
making the ambience scenic and
beautiful. Our group has recently
added more feather in its cap with
a completed project namely

SWASTIK ENCLAVE,

SWASTIK RESIDENCY,

SWASTIK GREENS,

SWASTIK PEARL

with modern stroke of architecture.





artists impression

“ SPECIFICATIONS ”

STRUCTURE :

Ground + 6
Earth Quake resistant RCC frame structure with seismic zone-v specification.

WALL FINISH :

Internal: 6inch thick brick wall with putty finish .
External: Modern and Elegant permanent outer finish with high quality external paint.

DOORS :

Entrance Doors - Flush door
Internal Doors - Flush door

WINDOWS :

Anodised Aluminium Windows
(without grill)

FLOORING :

Bedrooms - Verified Tiles
Living & Dinning - Verified Tiles
Kitchen - Verified Tiles
Bathrooms - Anti Skid Tiles
Balcony - Verified Tiles
Staircase - Marble / Kota stone / Tiles
Lobby - Ceramic Tiles with matt finish.

KITCHEN FITTINGS :

Wall Tiles - Tiles upto 2ft above the Granite Counter Top
Sink: - Stainless steel sink
Provision for - Points for water purifier, chimney & microwave will be provided.

WATER SUPPLY :

Round the clock water supply ensured with underground and over the head tank.

FIRE SAFETY :

Well equipped with fire fighting alarm/devices/ extinguishers will be provided as per norms.

“ DELIGHT LIVING ”

ELITE DETAILING TO

BATHROOM FITTINGS :

Wall Tiles - Glazed tiles on walls upto Door level
Sanitary Fitting - Jagaur /Hindware/ Parryware/Cera or equivalent make
CP Fitting - Jagaur /Grohe/Cera or equivalent make Hot & Cold water line will be provided in all the bathrooms.

ELECTRICAL FITTINGS :

Superior quality concealed Copper wire with ISI quality modular switches.
Split A/c point will be provided in master bedroom.
Telephone Point will be provided in living room
T.V point will be provided in Living room
Adequate Electric points.

LIFT & ELEVATOR :

1 nos of lift in each tower of Kone/Otis/Johnson/Nova or equivalent make.



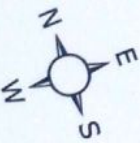
AMENITIES

- 1) Approx 60% Open Area
- 2) All Flat have balconies
- 3) Childrens Play area
- 4) Landscape Gardening
- 5) Standby Generator Backup for common area and facilities.
- 6) Adequate lighted compound
- 7) Iron removal filter will be installed.
- 8) Security Cabin in the entrance of the complex
- 9) Fascinating elevation design with best architectural and structural design.
- 10) Rain water harvesting.

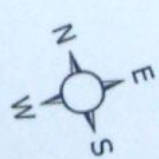
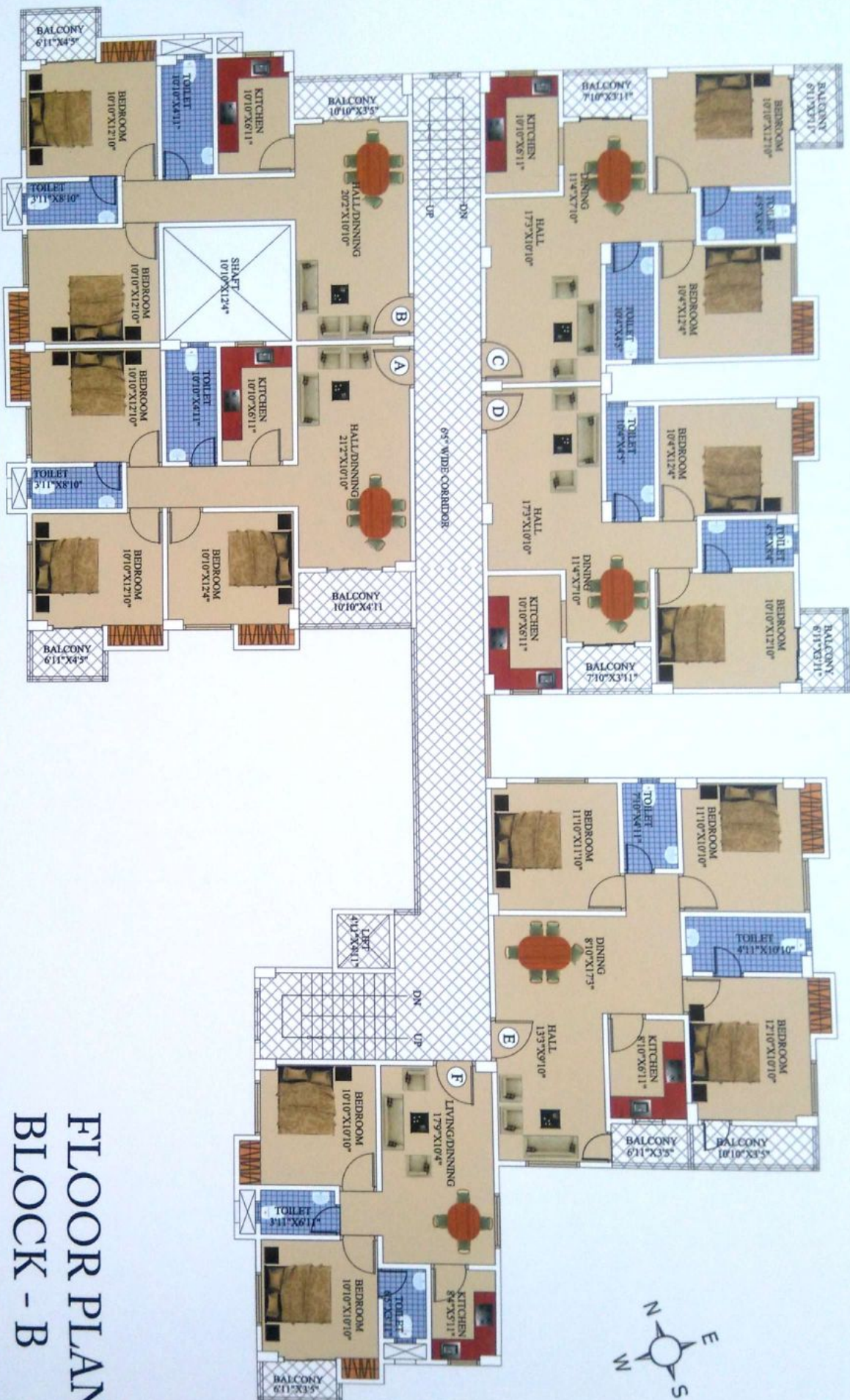


artist's impression





FLAT - A	FLAT - B	FLAT - C	FLAT - D	FLAT - E	FLAT - F
TYPE - 3bhk	TYPE - 2bhk	TYPE - 3bhk	TYPE - 3bhk	TYPE - 2bhk	TYPE - 2bhk
SBUA - 1387sqft	SBUA - 1162sqft	SBUA - 1294sqft	SBUA - 1387sqft	SBUA - 1162sqft	SBUA - 987sqft





Payment Schedule

Sl no	Payment Description	Payment Method
1	On Booking/Application	20%
2	On Completion of foundation	10%
3	On 1st Floor roof casting	10%
4	On Completion of 2nd Floor roof casting	10%
5	On Completion of 3rd Floor roof casting	10%
6	On Completion of 4th Floor roof casting	10%
7	On completion of 5th Floor roof casting	10%
8	On completion of 6th Floor roof casting	10%
9	On completion of Brickwall & Plastering	10%

100%

EXTRA CHARGES TO BE PAID BY THE OCCUPANTS/FLAT OWNERS

1. Cost for ASEB meter, load security, transformer & DG to be borne by the flat owners.
2. Stamp duty, Registration charges, advocate fees, and legal charges for registration etc will be paid by the flat owners.
3. VAT, Service Tax and any other taxes if liable will be borne by the flat owners.
4. Cost for assessment work and getting Holding number from GMC will be borne by the flat owners.
5. Cost for additional work or alteration inside the flat will be borne by the flat owners.

Area Calculation

BLOCK - A

TYPE	RERA Carpet Area	Balcony Area	SBUA
2BHK	673 SQFT	60 SQFT	987 SQFT
2BHK	775 SQFT	82 SQFT	1162 SQFT
3BHK	882 SQFT	75 SQFT	1294 SQFT
3BHK	947 SQFT	99 SQFT	1387 SQFT

BLOCK - B

TYPE	RERA Carpet Area	Balcony Area	SBUA
2BHK	580 SQFT	30 SQFT	828 SQFT
2BHK	750 SQFT	70 SQFT	1101 SQFT
2BHK	779 SQFT	80 SQFT	1166 SQFT
3BHK	932 SQFT	74 SQFT	1338 SQFT
3BHK	950 SQFT	99 SQFT	1390 SQFT



Site Plan



Our Completed Projects

SWASTIK ENCLAVE



SWASTIK GREENS

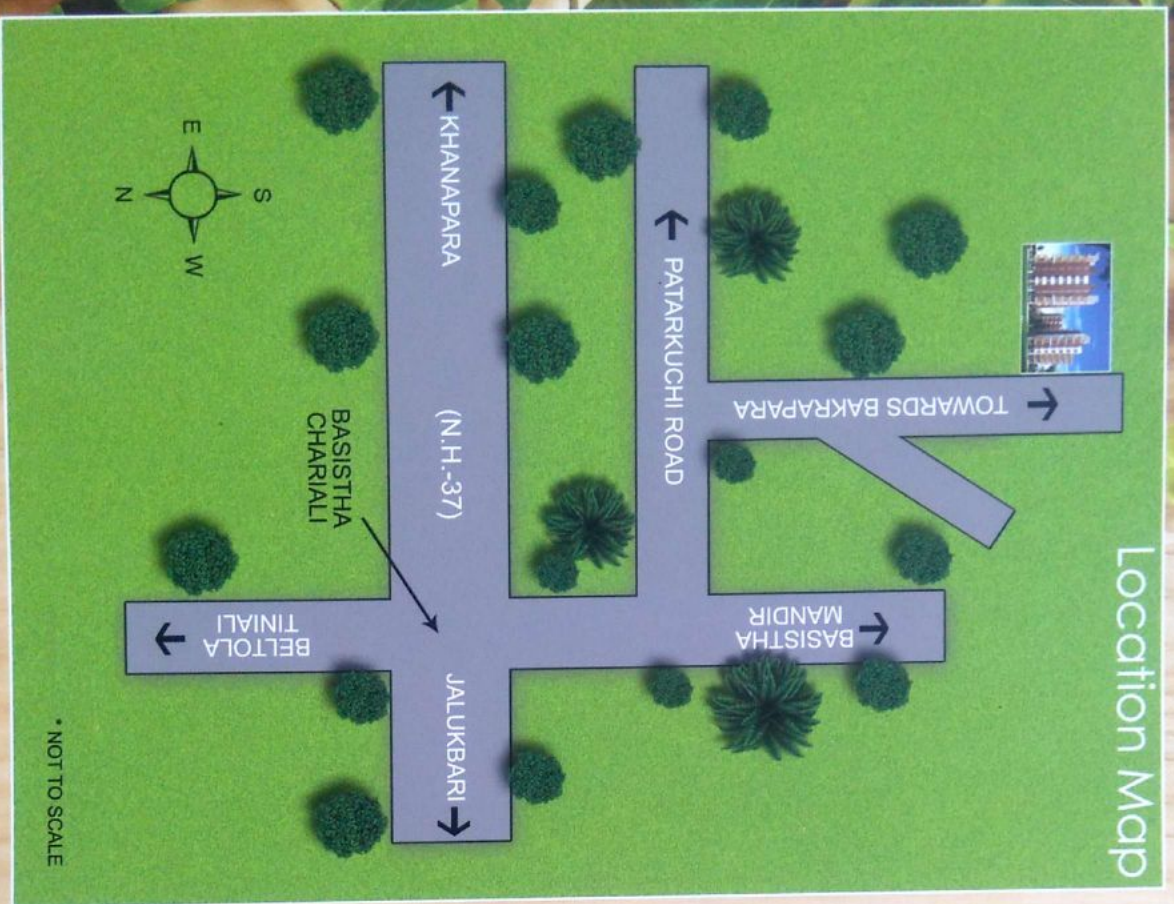


SWASTIK PEARL



SWASTIK RESIDENCY





Promoters:



SHIV CONSTRUCTION & DEVELOPER

1st Floor, Lotus Apartment, Pankaj Nagar, Borsojai,
Bhetapara Road, Opp Unnati Bajaj Showroom,
Guwahati - 781029

☎ - 09854043100

E mail - swastikeelife.guwahati@gmail.com
Also find us on 

Architects:



SIMPLEX ARCHITECTURES

Structural Consultant:



ZENITH ENGINEERS & CONSULTANCY

All details in this booklet are for easy information and concept purpose only, and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modification.



"TURNING YOUR DREAM
INTO A ADDRESS"

SWASTIK ELITE

PHASE - II

PILLINGKATA ROAD | B A K A R A P A R A
BASISTHA CHARIALI | NEAR SHIV MANDIR
K A M R U P (M) | GUWAHATI - 29



ABOUT S.C.D.

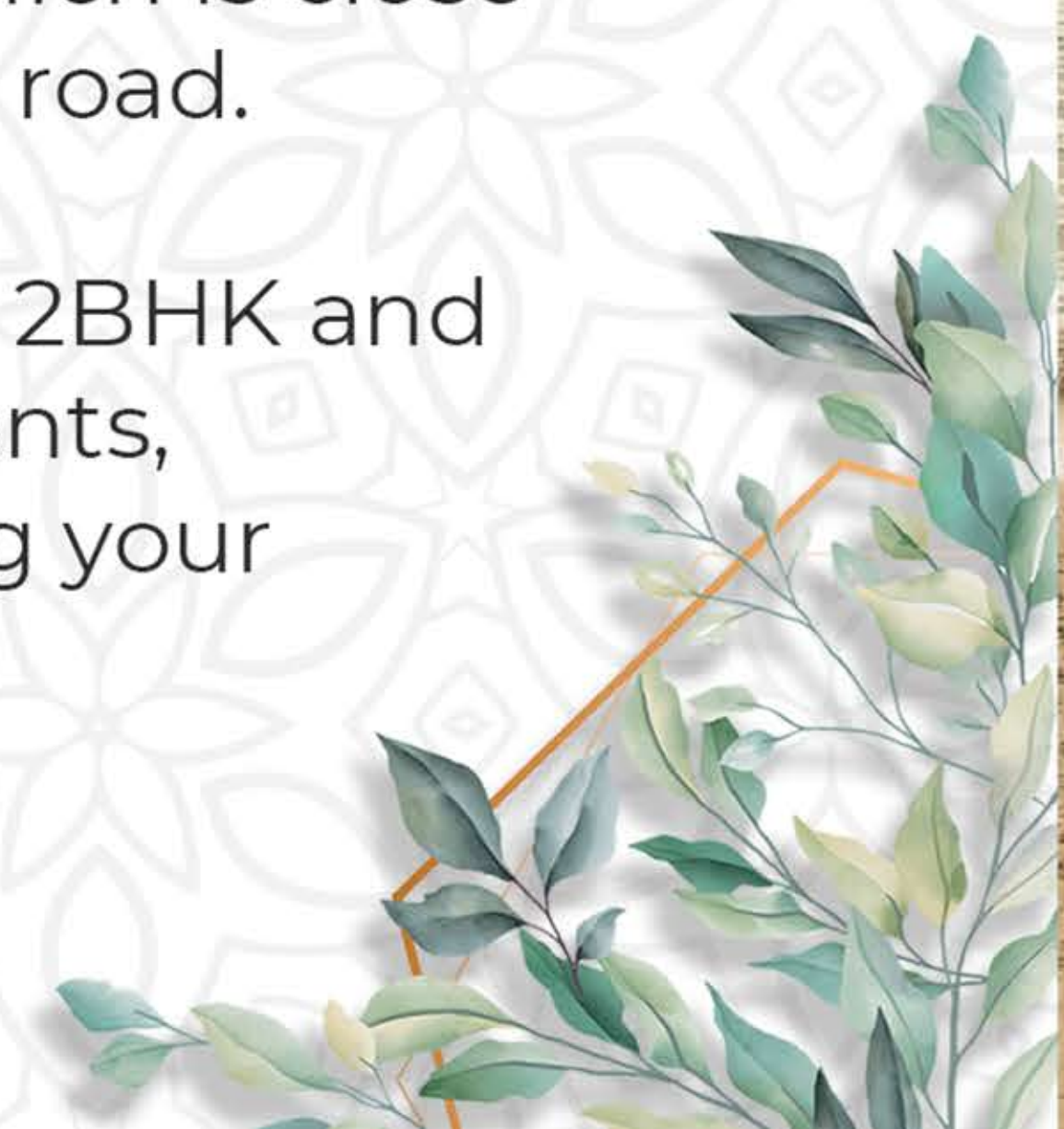
SHIV CONSTRUCTION & DEVELOPER provides modern and affordable living for all. We pledge to bring you some fine examples of architecture, we have recently completed the construction of Several Residential Flats projects namely- Swastik Enclave, Swastik Residency, Swastik Green, Swastik Pearl, Swastik Elite and our sister concern projects of **Samriddhi Group & Global Group**. You can trust us for the life style covering all your expectations.

ABOUT SWASTIK ELITE

Swastik Elite - Phase I (72 Nos Flat) has successfully developed & delivered to our customers and we feel proud to say that we have launched our new project Swastik Elite (Phase II) with 56 Nos of residential flats.

SWASTIK ELITE (Phase II) is a premium residential complex offering an idyllic habitat for your mind, body and soul. Located within 1KM from Basistha Chariali Point and well connected to all parts of Guwahati. Basistha Chariali is a fast developing area of Guwahati city, which is close proximity to NH-37 with a four lane road.

Swastik Elite (Phase II) offering you 2BHK and 3BHK gracefully designed apartments, bestowing you with lifestyle beyond your expectations.



THE *best*
MEMORIES
are MADE at
home



SPECIFICATIONS

STRUCTURE : Block A (Ground+7)
Earth Quake resistant RCC frame structure with seismic zone-v specification

WALL FINISH : Internal Wall: 6-inch thick brick wall with putty finish.
External Wall: Elegant finesse with premium quality external wall paint.

DOORS : Entrance Doors: Flush doors.
Internal Doors: Flush Doors.

WINDOWS : No grill and made of Anodised aluminum.

FLOORING : Bedrooms with Vitrified Tiles.
Living & Dinning with Vitrified Tiles.
Kitchen with Vitrified Tiles.
Washrooms with anti Skid Tiles.
Balcony with Vitrified Tiles.
Staircase with Marbel /Kota stones/Tiless.
Lobby in Ceremic / Vitrified Tiles with matt finish.

KITCHEN FITING : Wall tiles: A Granite Counter Top and tiles upto 2 ft above it.
The sink is made of stainless stell.
Plug Points for water purifier, chimney & microwave will be provided.

BATHROOM FITTINGS : Walls: Digital tiles up to the level of the Door level.
Sanitary Fitting: Jaquar/Hindware/Parryware/Cera or equivalent makes.
CP Fitting: Jaquar/Grohe/Cera or Equivalent make Hot & Cold water line will be provided in all the bathrooms.
Simultaneous hot and cold water lines will be given in all the washrooms.

ELECTRICAL FITTINGS : Superior quality concealed Copper wire with ISI quality modular switches.
Split AC point will be provided in master bedroom.
T.V. point will be provided in living room and master bedroom.
Adequate Electric points for several appliances.

WATER SUPPLY : 24x7 uninterrrupted supply of water with an underground as well as an overhead tank.

LIFT & ELEVATOR : 2 Nos of lift in each tower of Kone/Otis/Johnson/ equivalent make or something similar in each tower.





Where Dreams Come Home...

AREA CALCULATIONS (1st Floor Plan)

FLAT	A	B	C	D	F	G	H	I
BHK	3	2	3	3	3	3	2	2
CARPET AREA	964 Sq.Ft.	630 Sq.Ft.	968 Sq.Ft.	968 Sq.Ft.	659 Sq.Ft.	690 Sq.Ft.	690 Sq.Ft.	659 Sq.Ft.
BALCONY AREA	85 Sq.Ft.	105 Sq.Ft.	107 Sq.Ft.	107 Sq.Ft.	106 Sq.Ft.	56 Sq.Ft.	56 Sq.Ft.	106 Sq.Ft.
EXT. WALL AREA	116 Sq.Ft.	52 Sq.Ft.	77 Sq.Ft.	70 Sq.Ft.	42 Sq.Ft.	28 Sq.Ft.	28 Sq.Ft.	42 Sq.Ft.
BUA	1165 Sq.Ft.	787 Sq.Ft.	1152 Sq.Ft.	1145 Sq.Ft.	807 Sq.Ft.	774 Sq.Ft.	774 Sq.Ft.	807 Sq.Ft.
SBUA	1456 Sq.Ft.	984 Sq.Ft.	1440 Sq.Ft.	1431 Sq.Ft.	1009 Sq.Ft.	968 Sq.Ft.	968 Sq.Ft.	1009 Sq.Ft.

FLAT	A	I
TERRACE AREA	410 Sq.Ft.	658 Sq.Ft.

FLAT	MULTI PURPOSE E	MULTI PURPOSE J
CARPET AREA	140 Sq.Ft.	93 Sq.Ft.
EXT. WALL AREA	22 Sq.Ft.	19 Sq.Ft.
BUA	162 Sq.Ft.	112 Sq.Ft.
SBUA	203 Sq.Ft.	140 Sq.Ft.

AREA CALCULATIONS (2nd - 7th Floor Plan)

FLAT	A	B	C	D	F	G	H	I
BHK	3	2	3	3	2	2	2	2
CARPET AREA	954 Sq.Ft.	620 Sq.Ft.	968 Sq.Ft.	968 Sq.Ft.	659 Sq.Ft.	690 Sq.Ft.	690 Sq.Ft.	659 Sq.Ft.
BALCONY AREA	85 Sq.Ft.	105 Sq.Ft.	107 Sq.Ft.	107 Sq.Ft.	106 Sq.Ft.	56 Sq.Ft.	56 Sq.Ft.	106 Sq.Ft.
EXT. WALL AREA	116 Sq.Ft.	52 Sq.Ft.	77 Sq.Ft.	70 Sq.Ft.	42 Sq.Ft.	28 Sq.Ft.	28 Sq.Ft.	42 Sq.Ft.
BUA	1165 Sq.Ft.	787 Sq.Ft.	1152 Sq.Ft.	1145 Sq.Ft.	807 Sq.Ft.	774 Sq.Ft.	774 Sq.Ft.	807 Sq.Ft.
SBUA	1456 Sq.Ft.	984 Sq.Ft.	1440 Sq.Ft.	1431 Sq.Ft.	1009 Sq.Ft.	968 Sq.Ft.	968 Sq.Ft.	1009 Sq.Ft.

FLAT	MULTI PURPOSE E	MULTI PURPOSE J
CARPET AREA	140 Sq.Ft.	93 Sq.Ft.
EXT. WALL AREA	22 Sq.Ft.	19 Sq.Ft.
BUA	162 Sq.Ft.	112 Sq.Ft.
SBUA	203 Sq.Ft.	140 Sq.Ft.

PAYMENT METHODS

ON BOOKING / APPLICATION	10%
AT THE TIME OF FOUNDATION /BASEMENT WORK	10%
AT THE TIME OF GROUND FLOOR ROOF WORK	10%
AT THE TIME OF 1ST FLOOR ROOF WORK	10%
AT THE TIME OF 2ND FLOOR ROOF WORK	10%
AT THE TIME OF 3RD FLOOR ROOF WORK	10%
AT THE TIME OF 4TH FLOOR ROOF WORK	10%
AT THE TIME OF 5TH FLOOR ROOF WORK	10%
AT THE TIME OF 6TH FLOOR ROOF WORK	10%
AT THE TIME OF 7TH FLOOR ROOF WORK	5%
ON COMPLETION OF BRICK WALL & PLASTERING OF SAID FLAT	5%

AMENITIES

Enough light flooded in the compound.
Commercial in ground floor.
A filter for Iron removal will be installed. (IF REQUIRED)
Standby generator backup for common area & facilities.
Adequately lighted compound.
Iron removal filter will be installed.
Security cabin in the entrance of the complex.
Car parking facility.
24*7 water supply.
Lift facility.
Building resistant to earthquake.
Departmental store.
Gym in terrace.
Community hall with indoor games facility.
Garden / Children play area.

EXTRA CHARGES

COST FOR **APDCL** METER, LOAD SECURITY, TRANSFORMER & DG TO BE BORNE BY THE FLAT OWNERS.

EXTRA CHARGES APPLICABLE FOR AMENITIES

STAMP DUTY, REGISTRATION CHARGE, ADVOCATE FEES, AND LEGAL CHARGES FOR REGISTRATION ETC WILL BE PAID BY THE FLAT OWNERS.

GST AND ANY OTHER TAXES IF LIABLE WILL BE BORNE BY THE FLAT OWNERS.

COST FOR ASSESSMENT WORK AND GETTING HOLDING NUMBER FROM GMC WILL BE BORNE BY THE FLAT OWNERS.

COST FOR ADDITIONAL WORK OR ALTERATION INSIDE THE FLAT WILL BE BORNE BY THE FLAT OWNERS.



SITE PLAN



COMPLETED PROJECTS



SWASTIK GREENS



SWASTIK ELITE (PHASE - I)



SWASTIK RESIDENCY



SWASTIK PEARL



SWASTIK ENCLAVE

ONGOING PROJECTS

Samriddhi Residency

Samriddhi Skyview

Samriddhi Galaxy

Samriddhi Warehouse

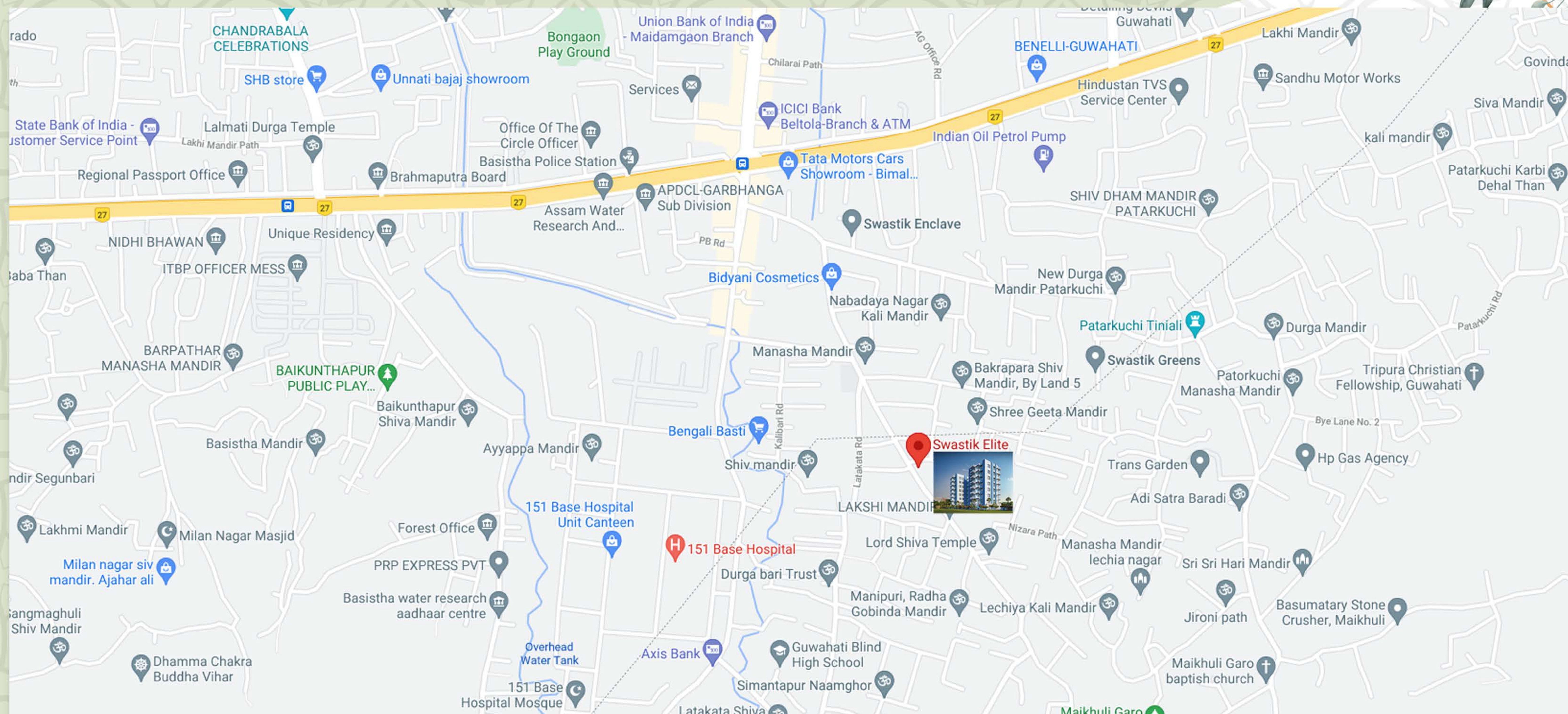
Global Imperia

Global Sankriti

Global Aashiyana

Global Tower

LOCATION MAP



BUILDER/ PROMOTER NAME

SHIV CONSTRUCTION AND DEVELOPER

Pillingkata Road, Bakarapar

Near Shiv Mandir

Basistha Chariali, Guwahati-29

SITE OFFICE ADD:

Swastik Elite, Pillingkata Road

Bakrapara, Basistha Chariali, Ghy-29.

ARCHITECT

SIMPLEX ARCHITECTURES

Zoo Road, Guwahati

Kamrup(M) Assam.

STRUCTURAL

ZENITH ENGINEERING

Kahilipara, Guwahati-07

Kamrup(M) Assam.



DESIGNED BY REENOV - 08876493221

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