



"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.

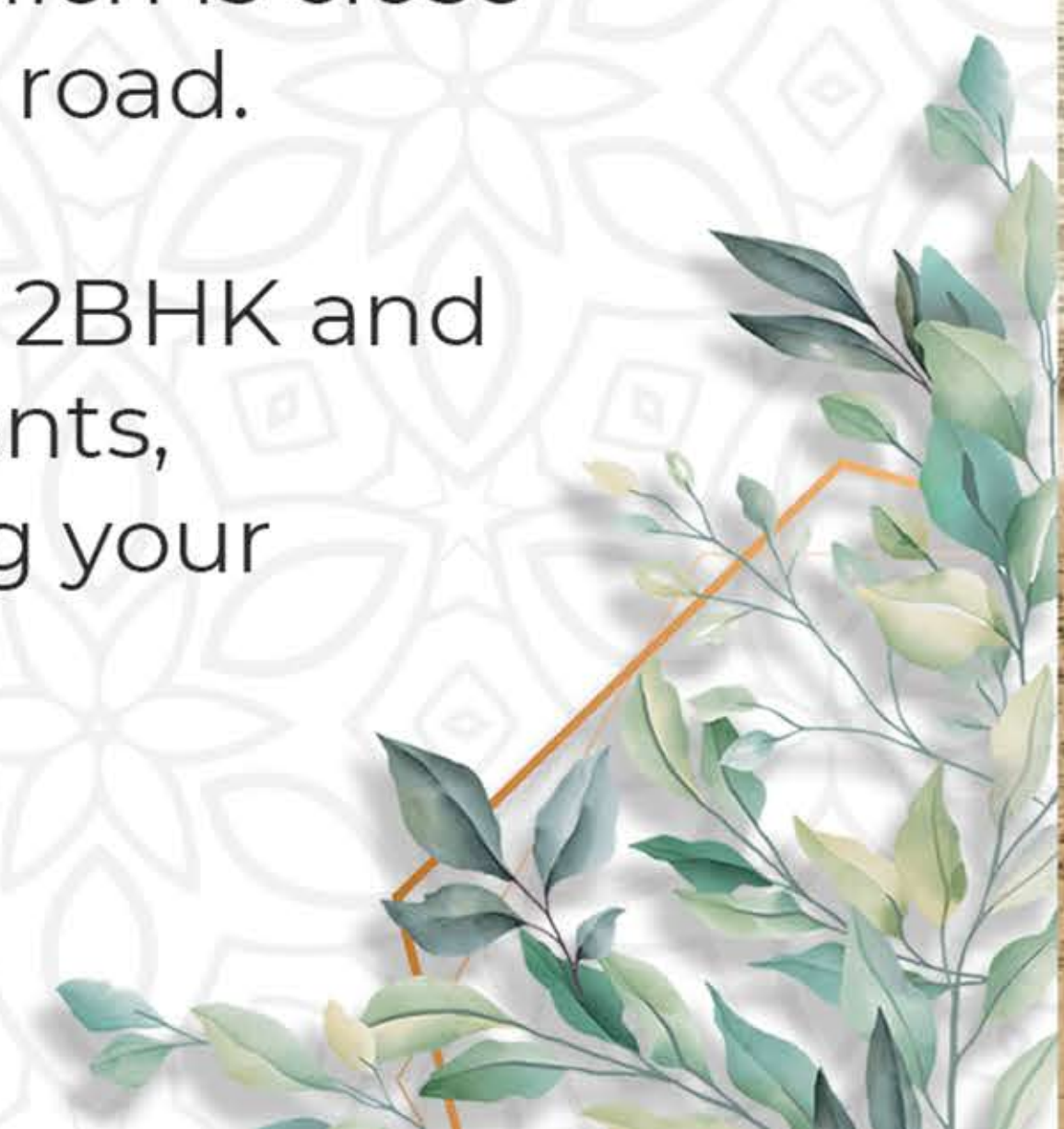
**SHIV CONSTRUCTION & DEVELOPER** provides modern and affordable living for all. We pledge to bring you some fine examples of architecture, we have recently completed the construction of Several Residential Flats projects namely- Swastik Enclave, Swastik Residency, Swastik Green, Swastik Pearl, Swastik 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.

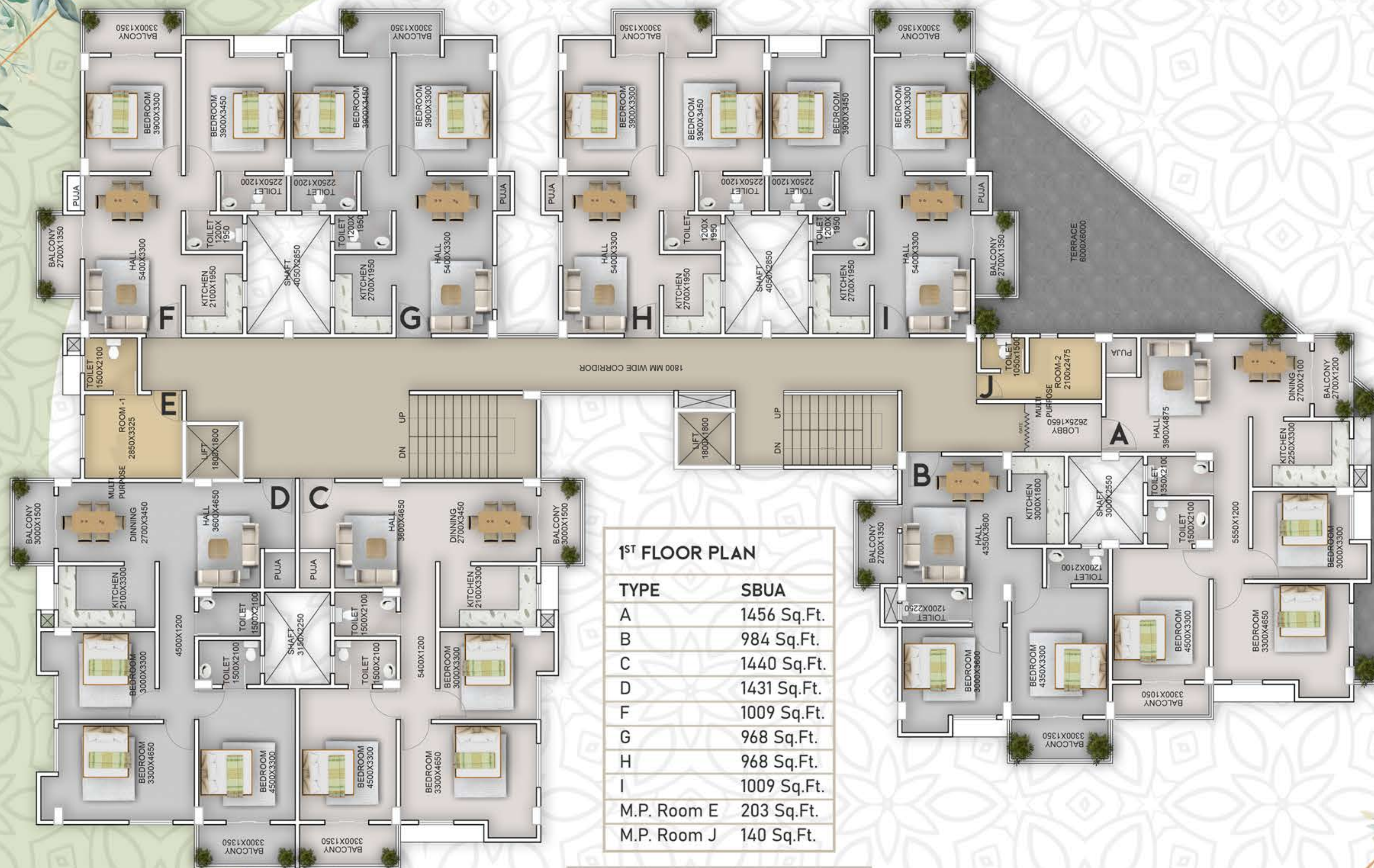
**WATER SUPPLY :** 24x7 uninterrrupted supply of water with an underground as well as an overhead tank.

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





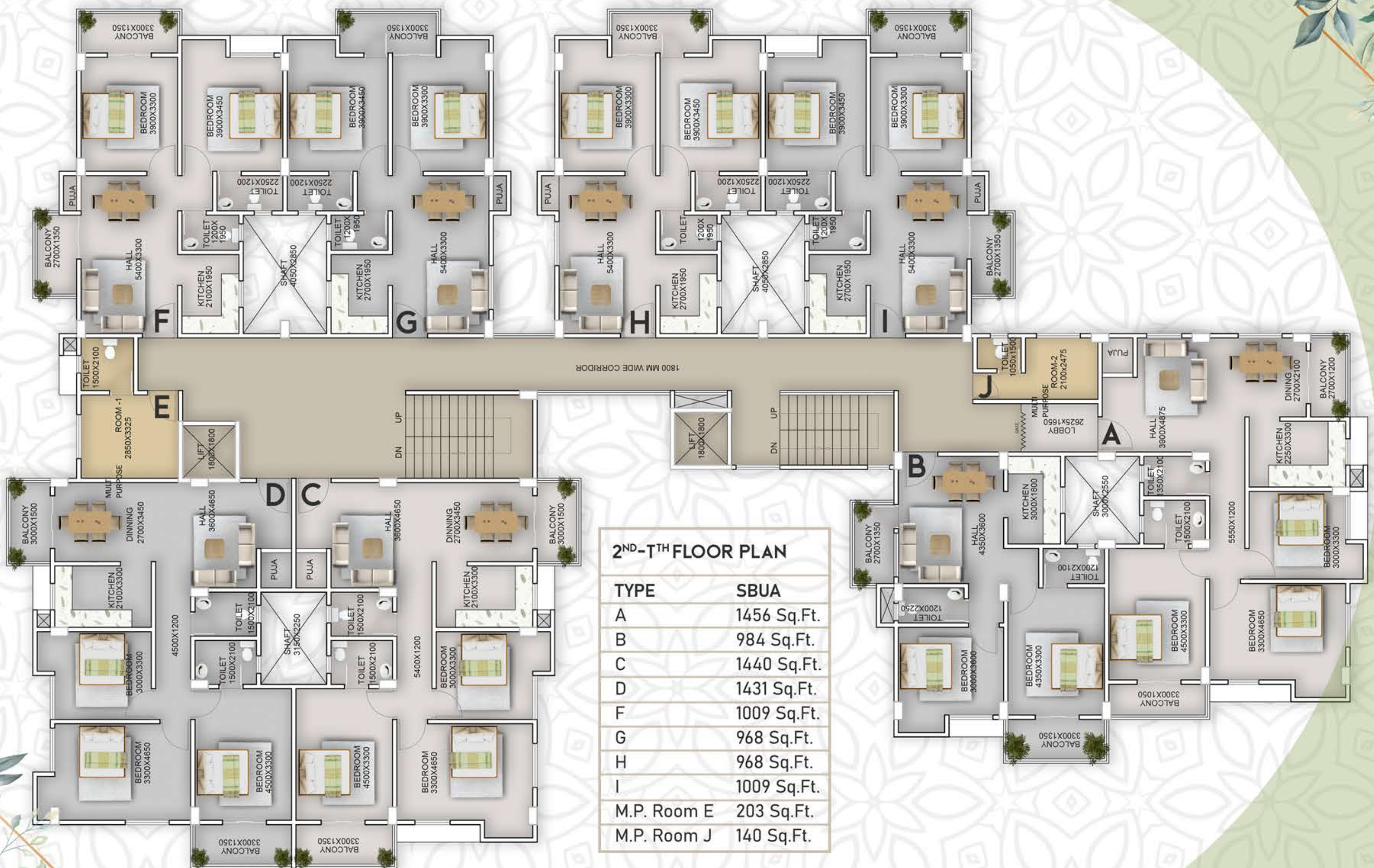
Where Dreams Come Home...



**1<sup>ST</sup> FLOOR PLAN**

TYPE	SBUA
A	1456 Sq.Ft.
B	984 Sq.Ft.
C	1440 Sq.Ft.
D	1431 Sq.Ft.
F	1009 Sq.Ft.
G	968 Sq.Ft.
H	968 Sq.Ft.
I	1009 Sq.Ft.
M.P. Room E	203 Sq.Ft.
M.P. Room J	140 Sq.Ft.

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



**2<sup>ND-TTH</sup> FLOOR PLAN**

TYPE	SBUA
A	1456 Sq.Ft.
B	984 Sq.Ft.
C	1440 Sq.Ft.
D	1431 Sq.Ft.
F	1009 Sq.Ft.
G	968 Sq.Ft.
H	968 Sq.Ft.
I	1009 Sq.Ft.
M.P. Room E	203 Sq.Ft.
M.P. Room J	140 Sq.Ft.

## AREA CALCULATIONS (1<sup>st</sup> 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 (2<sup>nd</sup> - 7<sup>th</sup> 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

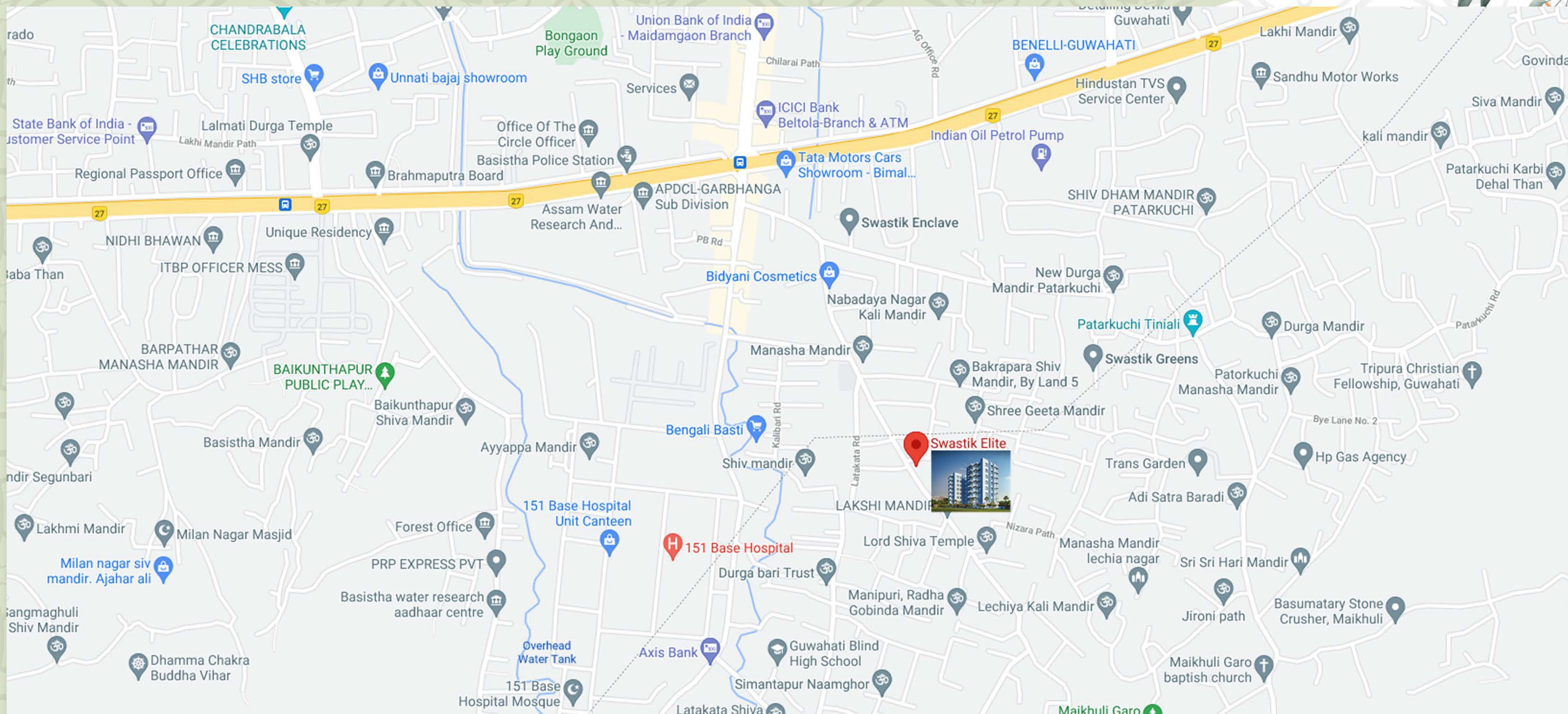
Global Imperia

Global Sankriti

Global Aashiyana

Global Tower

# LOCATION MAP



## BUILDER/ PROMOTER NAME

### **SHIV CONSTRUCTION AND DEVELOPER**

Pillingkata Road, Bakrapara  
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