



# Sanskaar Ratna Villa

PREMIUM APARTMENT AT GARCHUK, GUWAHATI





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Introducing Sanskaar Ratna Villa.

This is where your dreams take shape and the colours of life comes alive. Unlock a brighter tomorrow in Garchuk, Guwahati developed by Sanskaar Realtors.

Sanskaar Ratna Villa is not just an address. It is a modern residential complex well facilitated with all modern amenities and conveniences that offers practical and functional lifestyle to you and your family.

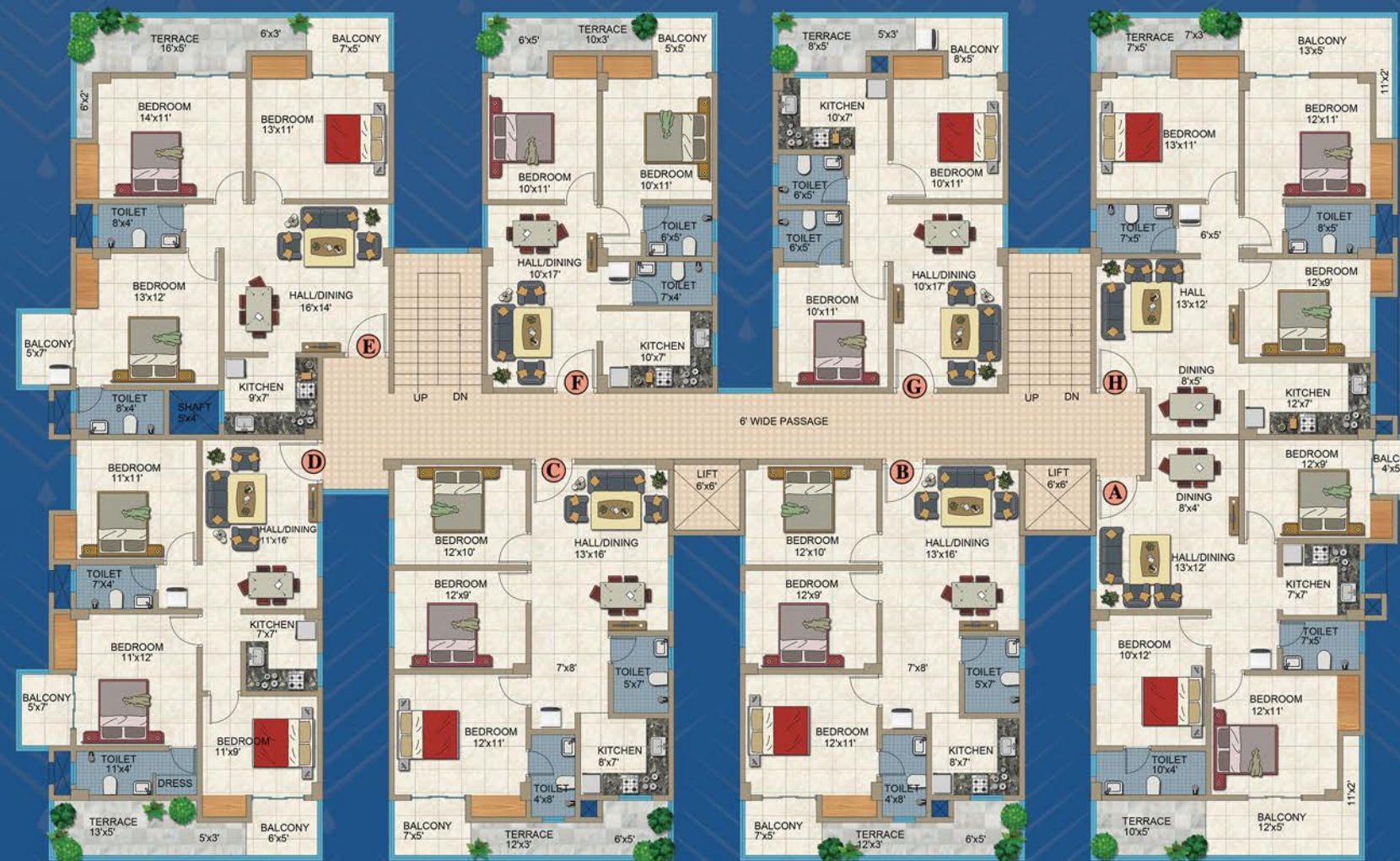
Unveil a new chapter in your new home.



SITE PLAN



1ST, 3RD & 5TH FLOOR PLAN



| TYPE   | CARPET AREA | BALCONY AREA | EXTERNAL WALL AREA | BUA       | SBUA       | TERRACE   |
|--------|-------------|--------------|--------------------|-----------|------------|-----------|
| FLAT A | 740 SQ FT   | 111 SQ FT    | 53 SQ FT           | 904 SQ FT | 1175 SQ FT | 56 SQ FT  |
| FLAT B | 749 SQ FT   | 39 SQ FT     | 57 SQ FT           | 845 SQ FT | 1099 SQ FT | 75 SQ FT  |
| FLAT C | 749 SQ FT   | 39 SQ FT     | 57 SQ FT           | 845 SQ FT | 1099 SQ FT | 75 SQ FT  |
| FLAT D | 716 SQ FT   | 71 SQ FT     | 55 SQ FT           | 842 SQ FT | 1095 SQ FT | 87 SQ FT  |
| FLAT E | 835 SQ FT   | 77 SQ FT     | 65 SQ FT           | 977 SQ FT | 1270 SQ FT | 116 SQ FT |
| FLAT F | 579 SQ FT   | 31 SQ FT     | 50 SQ FT           | 660 SQ FT | 858 SQ FT  | 65 SQ FT  |
| FLAT G | 570 SQ FT   | 40 SQ FT     | 50 SQ FT           | 660 SQ FT | 858 SQ FT  | 61 SQ FT  |
| FLAT H | 793 SQ FT   | 88 SQ FT     | 57 SQ FT           | 938 SQ FT | 1220 SQ FT | 60 SQ FT  |





1ST, 3RD & 5TH 3D FLOOR PLANS



|         |            |
|---------|------------|
| UNIT A  | 3 BHK      |
| SBUA    | 1175 SQ.FT |
| TERRACE | 56 SQ.FT   |



|         |            |
|---------|------------|
| UNIT B  | 3 BHK      |
| SBUA    | 1099 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |            |
|---------|------------|
| UNIT E  | 3 BHK      |
| SBUA    | 1270 SQ.FT |
| TERRACE | 116 SQ.FT  |



|         |           |
|---------|-----------|
| UNIT F  | 2 BHK     |
| SBUA    | 858 SQ.FT |
| TERRACE | 65 SQ.FT  |



|         |            |
|---------|------------|
| UNIT C  | 3 BHK      |
| SBUA    | 1099 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |            |
|---------|------------|
| UNIT D  | 3 BHK      |
| SBUA    | 1095 SQ.FT |
| TERRACE | 87 SQ.FT   |



|         |           |
|---------|-----------|
| UNIT G  | 2 BHK     |
| SBUA    | 858 SQ.FT |
| TERRACE | 61 SQ.FT  |



|         |            |
|---------|------------|
| UNIT H  | 3 BHK      |
| SBUA    | 1220 SQ.FT |
| TERRACE | 60 SQ.FT   |

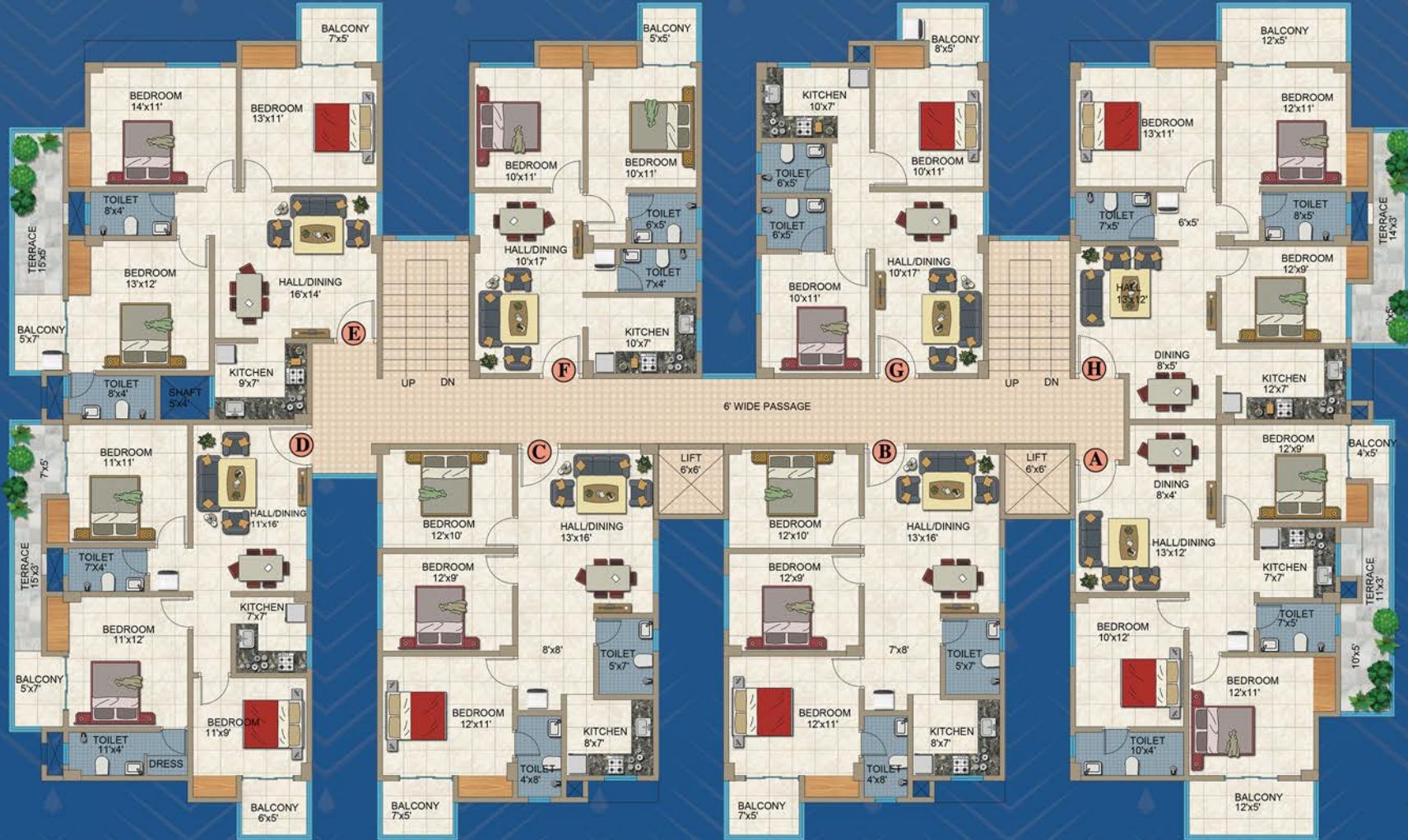








## 2ND & 4TH FLOOR PLAN



| TYPE   | CARPET AREA | BALCONY AREA | EXTERNAL WALL AREA | BUA       | SBUA       | TERRACE  |
|--------|-------------|--------------|--------------------|-----------|------------|----------|
| FLAT A | 740 SQ FT   | 89 SQ FT     | 53 SQ FT           | 882 SQ FT | 1147 SQ FT | 88 SQ FT |
| FLAT B | 749 SQ FT   | 39 SQ FT     | 57 SQ FT           | 845 SQ FT | 1099 SQ FT | 75 SQ FT |
| FLAT C | 749 SQ FT   | 39 SQ FT     | 57 SQ FT           | 845 SQ FT | 1099 SQ FT | 75 SQ FT |
| FLAT D | 716 SQ FT   | 71 SQ FT     | 55 SQ FT           | 842 SQ FT | 1095 SQ FT | 75 SQ FT |
| FLAT E | 835 SQ FT   | 77 SQ FT     | 65 SQ FT           | 977 SQ FT | 1270 SQ FT | 75 SQ FT |
| FLAT F | 579 SQ FT   | 31 SQ FT     | 50 SQ FT           | 660 SQ FT | 858 SQ FT  | 65 SQ FT |
| FLAT G | 570 SQ FT   | 40 SQ FT     | 50 SQ FT           | 660 SQ FT | 858 SQ FT  | 61 SQ FT |
| FLAT H | 793 SQ FT   | 66 SQ FT     | 57 SQ FT           | 916 SQ FT | 1191 SQ FT | 82 SQ FT |





2ND & 4TH 3D FLOOR PLANS



|         |            |
|---------|------------|
| UNIT A  | 3 BHK      |
| SBUA    | 1147 SQ.FT |
| TERRACE | 88 SQ.FT   |



|         |            |
|---------|------------|
| UNIT B  | 3 BHK      |
| SBUA    | 1099 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |            |
|---------|------------|
| UNIT E  | 3 BHK      |
| SBUA    | 1270 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |           |
|---------|-----------|
| UNIT F  | 2 BHK     |
| SBUA    | 858 SQ.FT |
| TERRACE | 65 SQ.FT  |



|         |            |
|---------|------------|
| UNIT C  | 3 BHK      |
| SBUA    | 1099 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |            |
|---------|------------|
| UNIT D  | 3 BHK      |
| SBUA    | 1095 SQ.FT |
| TERRACE | 75 SQ.FT   |



|         |           |
|---------|-----------|
| UNIT G  | 2 BHK     |
| SBUA    | 858 SQ.FT |
| TERRACE | 61 SQ.FT  |



|         |            |
|---------|------------|
| UNIT H  | 3 BHK      |
| SBUA    | 1191 SQ.FT |
| TERRACE | 81 SQ.FT   |





## SPECIFICATIONS

### BUILDING

A G+5 tower consisting of 40 super deluxe flats of 2 & 3 BHK.

### STRUCTURE

Earth quick resistant RCC framed structure as per IS code.

### FLOORING

All rooms drawing, kitchen dinning will have 2X2 vitrified tiles.

### KITCHEN

Granite slab, stainless steel sink, wall tiles above slab up to 2ft height.

### TOILET

Superior quality CP fittings with wall tiles upto 7ft height and anti skid floor tiles 1ft X 1ft. Glazed white sanitary ware of reputed brand.

### DOORS

Wooden / Concrete door frames and readymade flush doors.

### WINDOWS

Aluminum sliding window with clear glass and iron grills.

### WATER

Water supply with iron removal plant.

### INTERIOR WALLS

Inside wall finished with putty.

### EXTERIOR WALLS

Exterior wall finished with good quality weather proof cool paints.

### ELECTRICAL

Super quality concealed wiring with fire resistance electrical wires of reputed make and matching elegant modular electrical switch. Dedicated earth breakers for each flats. TV POINT in drawing Room. Deducted Geyser, washing machine ac point in master bed room etc.

### FIRE SAFETY

Adequate fire detection / fighting system as per fire safety norms.

### AMENITIES & COMMON FACILITIES

Security booth in the entrance. Two Stair case along with two reputed brand lift with capacity of 6 passengers in the building . Standby generator for common area, lighting, pump and lift. Open space on all sides of the building and architectural ensures free flow of air and sunlight. Yoga center and community hall facilities. Ground Floor Parking.

### PAYMENT TERMS

|  |     |
|--|-----|
| On booking -----                                   | 20% |
| On completion of foundation -----                  | 15% |
| On completion of 1st floor slab casting -----      | 15% |
| On completion of 3rd floor slab casting -----      | 15% |
| On completion of 5th floor slab casting -----      | 15% |
| On completion of brick work of the said flat ----- | 10% |
| On Intimation of Possession -----                  | 10% |

### EXTRA CHARGES

Additional charges for yoga center and community hall. Transformer and ASEB charges etc. Stamp duty registration charges , other incidental and legal charges, advocate fees for agreement and registration, taxes etc.





DEVELOPERS:

**SANSKAAR REALTORS**

Kiranshree Apartment, Block B - 101, ABC,  
Tarun Nagar, Guwahati- 781005

ARCHITECTS:

**SIMPLEX ARCHITECTURES**

3rd Floor, G.W. Convenient, Nursery  
RGB Road, Guwahati- 781005

SITE ADDRESS:

Sanskaar Ratna Villa, Om Path,  
opp. Sanskriti The Gurukul,  
Ahomgaon, Garchuk, Guwahati- 781035

Channel Partner:



☎ 9854000013



☎ 9864152028

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