



# ORCHHID

A GLORIOUS LIFE AWAITS!

*Gate*  
View

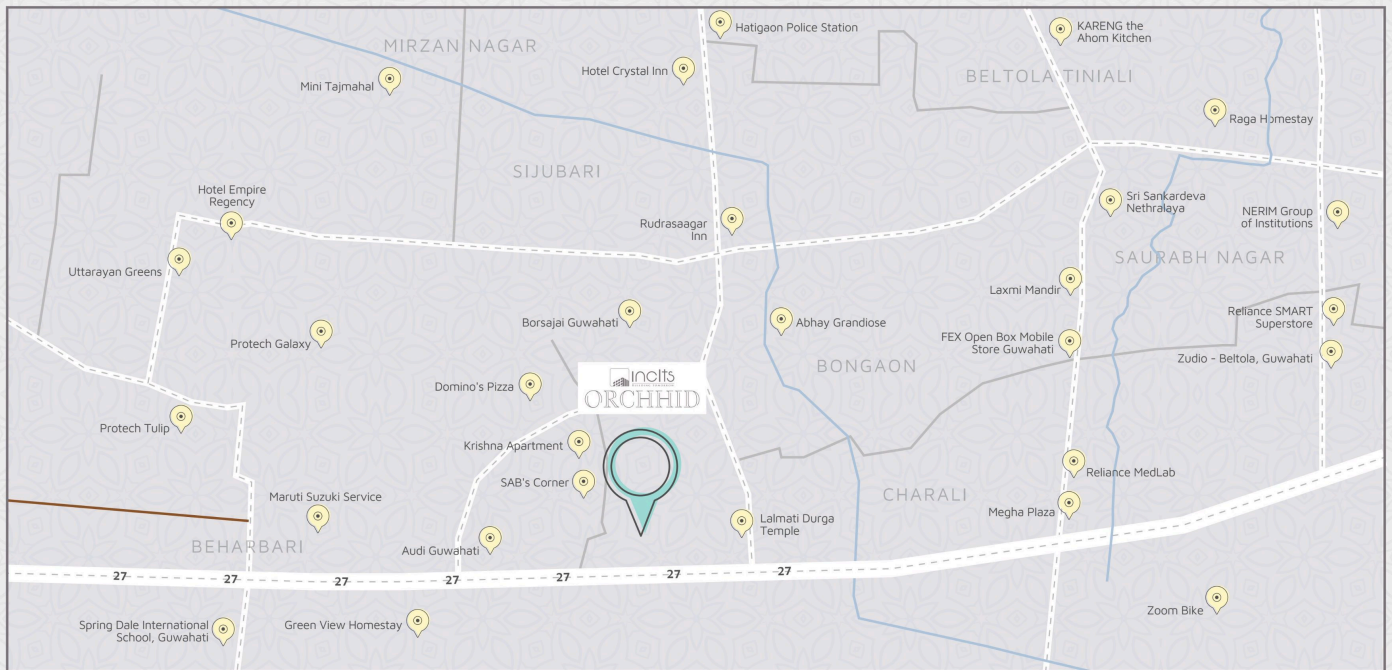
Welcome to a world of modern  
luxury and urban tranquility!





A New Landmark, with easy connectivity to essentials and daily needs.

## Location Map



### Key Distances (Approx)

Police : 02 kms	<b>Hospitals</b>	<b>Schools</b>
Fire station : 4.6 kms	Apollo Hospitals : 5.3 kms	Royal Global University : 08 kms
Airport : 26 kms	Down Town Hospitals : 6.4 kms	Little Flower School : 2.6 kms
Guwahati Railway Station : 12 kms	GNRC : 05 kms	Maharishi VidyaMandir School : 0.65 km
Bus Terminus (ISBT) : 08 kms		
Shopping Mall (City Centre) : 5.2 kms		

# Balcony View

Serenity with peace of mind, providing a tranquil and calm living environment where residents can relax and unwind.



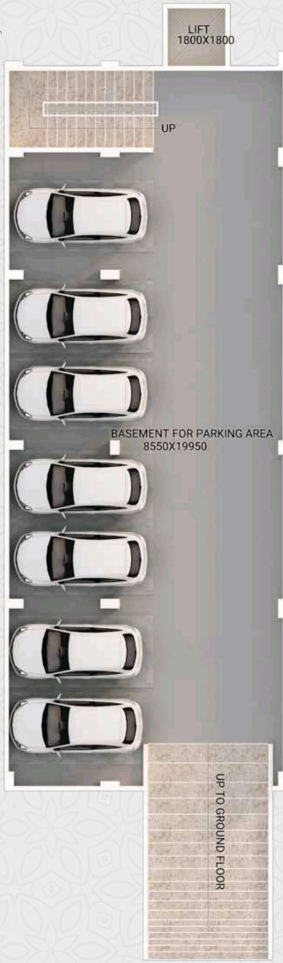


# Day View

Boasting nature as its key feature, this residence is bathed in natural light throughout the day, creating an atmosphere of warmth and comfort that permeates every corner.



# Basement Plan



# Ground Floor With Site Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	530 SQ FT	34 SQ FT	41 SQ FT	605 SQ FT	605 SQ FT
UNIT B	773 SQ FT	65 SQ FT	62 SQ FT	900 SQ FT	1200 SQ FT
SHOP 1	75 SQ FT	—	13 SQ FT	75 SQ FT	100 SQ FT
SHOP 2	75 SQ FT	—	13 SQ FT	75 SQ FT	100 SQ FT
SHOP 3	75 SQ FT	—	13 SQ FT	75 SQ FT	100 SQ FT



Experience urban living at its finest in our thoughtfully designed apartments.



# 1st & 2nd Floor Plan

# 3rd Floor Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	886 SQ FT	126 SQ FT	64 SQ FT	1076 SQ FT	1435 SQ FT
UNIT B	766 SQ FT	77 SQ FT	57 SQ FT	900 SQ FT	1200 SQ FT
UNIT C	499 SQ FT	54 SQ FT	47 SQ FT	600 SQ FT	800 SQ FT
UNIT D	878 SQ FT	133 SQ FT	62 SQ FT	1073 SQ FT	1430 SQ FT

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Affordable premium apartments with high-quality living spaces that provide a luxurious experience at an affordable price.

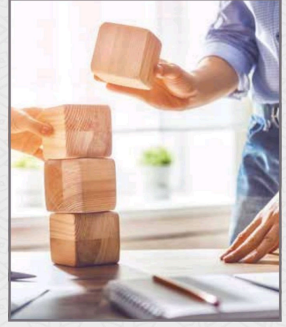
# 4th Floor Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	886 SQ FT	126 SQ FT	64 SQ FT	1076 SQ FT	1435 SQ FT
UNIT B	766 SQ FT	77 SQ FT	57 SQ FT	900 SQ FT	1200 SQ FT
UNIT C	499 SQ FT	54 SQ FT	47 SQ FT	600 SQ FT	800 SQ FT
UNIT D	878 SQ FT	133 SQ FT	62 SQ FT	1073 SQ FT	1430 SQ FT



## When Integrity Is A Habit, Trust Is Natural

We are committed to quality and affordability and providing harmonious blend of modern luxury and comfort with fostering sense of reliability.



## Ongoing Projects



INCLTS SQUARE  
Beltola, Guwahati



INCLTS HERITAGE  
Bhetapara, Guwahati

## Upcoming Projects

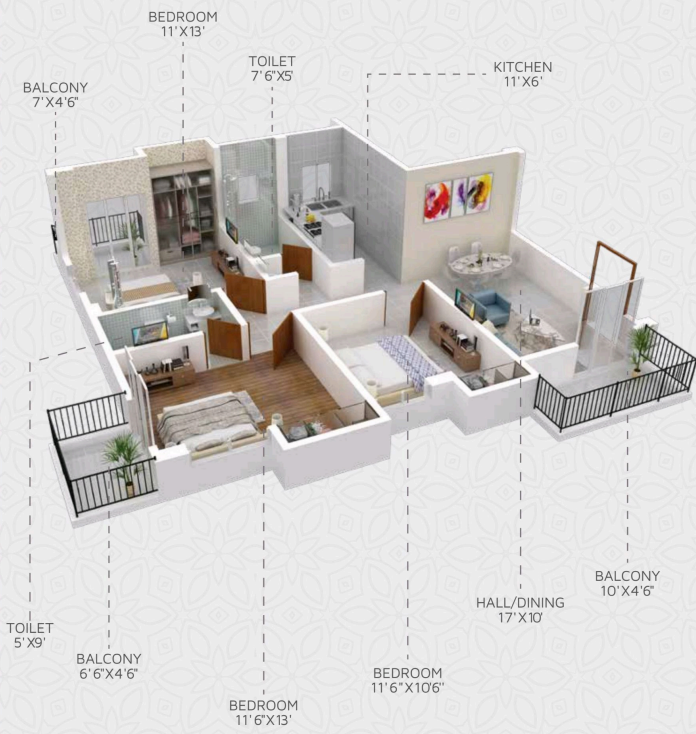
-   
**KUMARPARA**  
 Guwahati
-   
**AZARA**  
 Guwahati



Isometric View

Type-A

BHK	SBUA
3	1435 SQ FT



Type-B

BHK	SBUA
3	1200 SQ FT

Isometric View

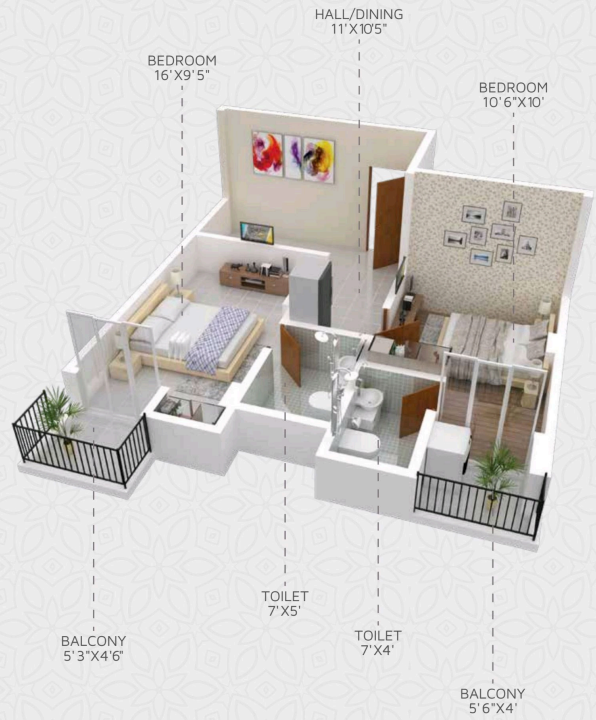
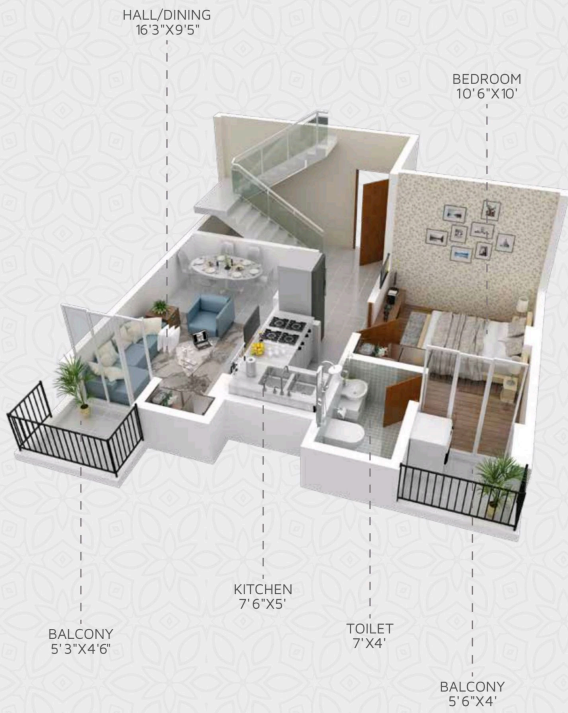


Meticulously designed living space embodies elegance and luxury, presenting an exquisite oasis for those seeking stylish urban living at its finest.

Isometric View  
Type-C (Duplex-Lower)

SEUA  
1600 SQ FT

Isometric View  
Type-C (Duplex-Upper)



Modern amenities and contemporary design for comfortable living.



Isometric View

Type-C

BHK	SBUA
2	800 SQ FT



Type-D

BHK	SBUA
3	1430 SQ FT

Isometric View



A Luxurious living experience at an affordable price.

*Night  
View*

Nestled in a vibrant environment, this upscale dwelling redefines sophistication offers an unparalleled urban lifestyle embracing pure serenity and contemporary elegance.





Modern facilities and contemporary features, enhancing lifestyle comfort and convenience.

### Specifications

#### STRUCTURE

R.C.C. framed structure compliant with Seismic Zone-V specification.

#### WALL FINISH

Internal: 5" thick walls with plaster & putty finish.

External: Modern and elegant permanent outer finish with high quality external paint.

#### ELECTRICAL FITTINGS

Superior quality concealed F.R.L.S. copper wires of ISI quality switches.

Split A/C point: Will be provided in master bedroom.

In all other rooms, provision shall be provided without wire & switches.

#### BATHROOM FITTINGS

Wall tiles: Designer tiles up to door height on the wall.

Sanitary fitting: Wall mounted WC in all bathrooms of Jaquar / Hindware / Parryware or equivalent.

C. P. fitting: Jaguar or equivalent make.

Hot & cold water line: Provision will be provided in all the bathrooms.

#### WATER

Provision for 24 hours water supply and adequate water storage with deep boring.

#### LIFT / ELEVATOR

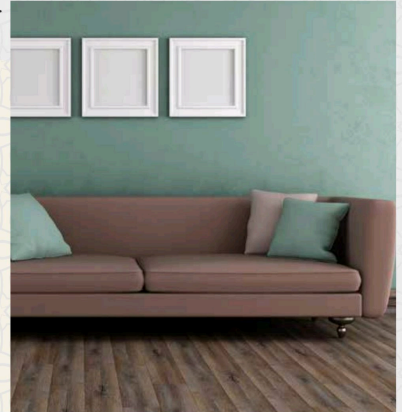
Automatic Lift in each tower of Kone / Otis / Johnson or equivalent make.

Water Supply: Round the clock water supply ensured with underground and overhead tanks.

Fire Safety: Well equipped with fire alarm / fitting devices / extinguishers.

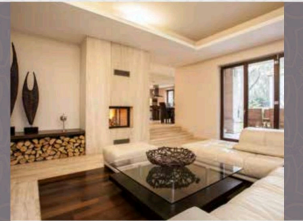
#### SECURITY SYSTEM

24/7 security with CCTV surveillance.



#### EXTRA CHARGES

- Stamp duty, Registration and other incidental and legal charges for registration.
- GST and any other taxes, if levied by the Government / Authorities.
- APDCL meter cost, load security, and its installation charges & legal charges with taxes extra, if any.
- Rs. 36/- per sq. ft. security deposit against maintenance charge.
- Time of Completion: 30 months.
- Any late payment would attract interest.



#### FLOORING

Bedrooms: Vitrified tiles.

Living & dining: Vitrified tiles.

Kitchen: Anti skid tiles.

Bathrooms: Anti skid tiles.

Balcony: Vitrified tiles.

Lobby: Vitrified tiles.

Staircase: Granite / Marble / Tiles.

#### WINDOWS

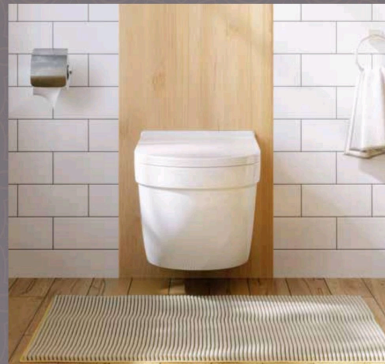
UPVC / Anodized aluminum windows.

#### DOORS

Branded flush doors in all rooms.

#### KITCHEN

Granite slab counter top with stainless steel sink, designer tiles up to 2ft above counter top.



#### PAYMENT SCHEDULE

- Booking ..... 10%
- Within 15 days or agreement whichever is earlier..... 10%
- Foundation..... 20%
- 1st slab ..... 20%
- 3rd slab ..... 15%
- 5th slab ..... 15%
- Brick work ..... 05%
- Possession ..... 05%





*Aerial*  
View

Tranquil rooftop recreational areas with exclusive dedicated spaces to leisure and relaxation, offering panoramic views and tranquility.

