

ANANDA PRABHAAT

RERAA KM 76 OF 2024-2025

BY



LUXURY WITHIN REACH



A UNIT OF



A **place** where you will always belong

Introducing **Ananda Prabhaat, by Ananda Estates**, where urban living meets tranquility. Designed for modern lifestyles, this residential gem offers a perfect convenience.

Boasting a range of amenities like water treatment plant, vastu compliant, landscaping, DG backup in common area, security surveillance, its proximity to various prominent locations make it an ideal home to reside in.



The plans, designs, dimensions and elevations are as per current sanctioned plans and approvals.
The images and elevations are artistic impressions and purely for representational purposes.

Unveiling Your Dream Home



WINDOWS

Anodized aluminum windows, fully glazed of Jindal or equivalent make with iron window grills.

Main Doors of the flats to be made of Arch Doors/solid wood with wood frames/ Granite frames & other doors to be of Arch Doors/ wood frames/granite frames with flush doors with standard Godrej Mortice locks.



DOORS



ELECTRICAL

Concealed electric wiring with finolex or equivalent make multistent (FRLS) copper wires, switches of legrand/Havells or Equivalent make
A.C power point & TV point in all bedrooms & living room.
Gyesser provisions in all bathrooms.

General Floor: 2'x2' Glazed vitrified tile of Somany/Nitco/Marbito/Asian or equivalent.



FLOORING



PLUMBING

- Internal: Concealed hot and cold piping system with CPVC pipes of Astral/Ashirwad/Ajay or equivalent brands.
- External: PVC and fittings.
- Sanitary fittings: Basins W/C and basins of Hindware or equivalent make of standard designs.
- C.P. fittings: Jaquar or equivalent standard design.

Stainless Steel Sink of Nirali or equivalent
Wall tiles Dado up to 2ft above Granite counter slab with top.



KITCHEN



WALL FINISHES

Wall finished with Birla white putty with one coat of cement primer.

Algae resistant super quality water proof paint on the exterior of the building.



EXTERIOR PAINT



DESIGN & STRUCTURE

Seismic resistant RCC framed structure and conforming to ISI specification designed by highly qualified experienced structural engineers, Reinforced concrete slab.

Automatic passenger lift of Kone/Schindler/Mitsubishi or equivalent.



LIFT



SECURITY

CCTV security surveillance
24 hours security maintained by the society.

Provision for water storage with deep tube well and iron removal plant.



WATER



FIRE SAFETY

Modern fire fighting systems equipped as per norms.



A Home for Every Lifestyle

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Live within reach



Schools

Kidzee Downtown - 500 m
Anand Academy High School - 1.8 km
Silver Oak High School - 2.8 km



Hospitals

Downtown Hospital - 1.2 km
GNRC Hospital - 2.2 km
Apollo Clinic - 1.5 km



Market

Pantaloons - 1.2 km
Vishal Mega Mart - 3.4 km
City Center - 4.2 km



Transport Hub

Paltanbazar Railway station - 9.7 km
ISBT Guwahati - 13 km
LGBI Airport - 34 km



Unveiling the Design

TYPICAL PLAN - 1ST TO 4TH FLOOR



FLAT-A (3BHK)

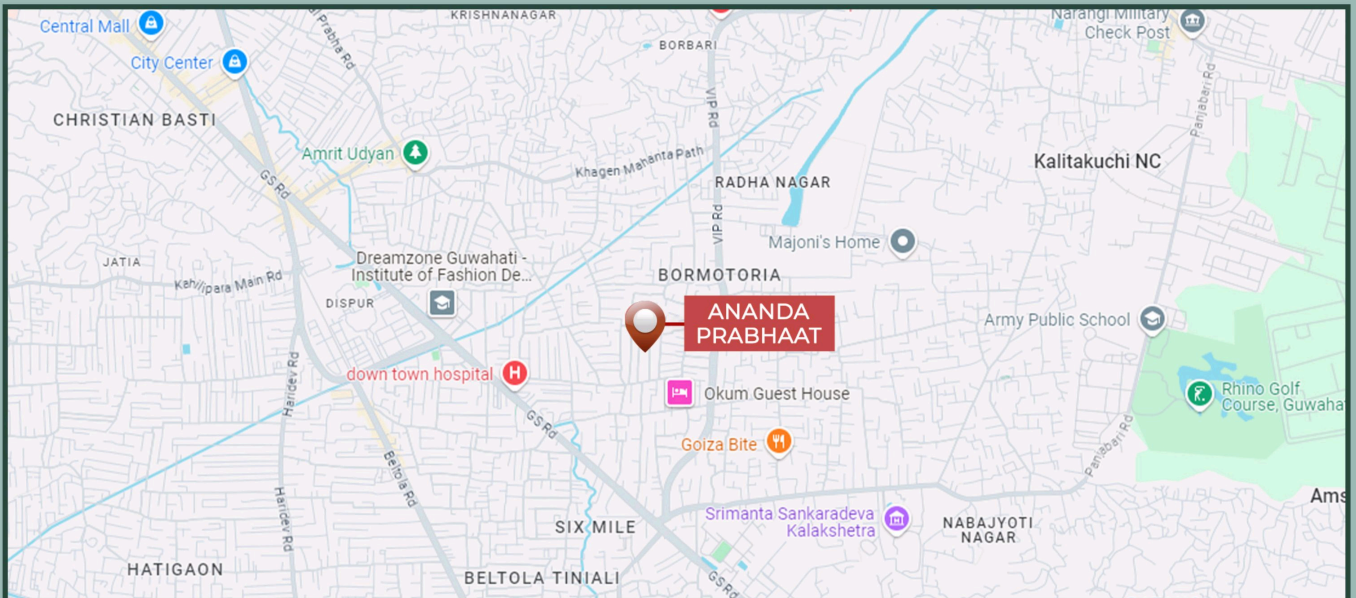
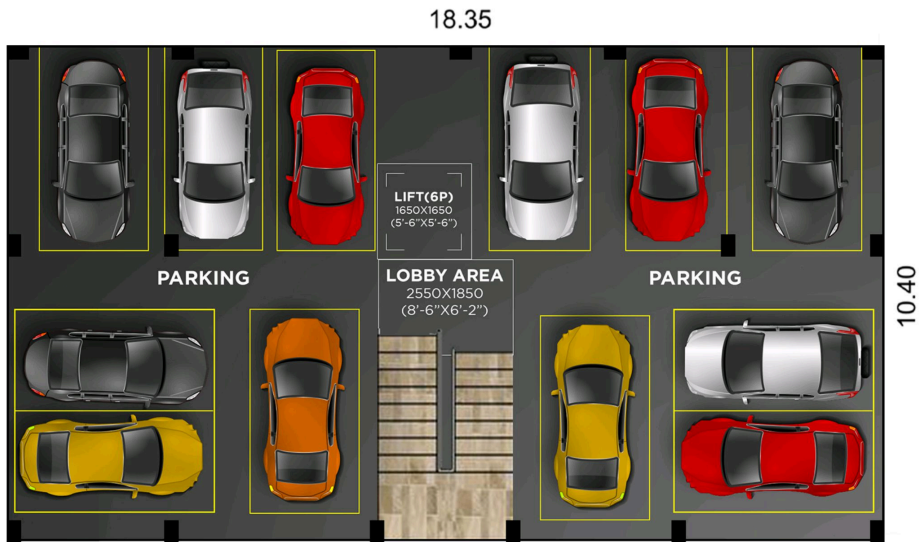
SBUA (Sq.ft.)	BUA (Sq.ft.)	Carpet Area (Sq.ft.)	Balcony Area (Sq.ft.)
1345	1076	913	93

FLAT-B (3BHK)

SBUA (Sq.ft.)	BUA (Sq.ft.)	Carpet Area (Sq.ft.)	Balcony Area (Sq.ft.)
1345	1076	913	93

PARKING PLAN

Build-up area (BUA) = 190.84 SQ.M (2,054.00 SQ. FT)



- Kidzee Downtown
- Anand Academy High School
- Silver Oak High School
- Downtown Hospital
- GNRC Hospital

- Apollo Clinic
- Pantaloons
- Vishal Mega Mart
- City Center
- Paltanbazar Railway Station

ABOUT OUR LEGACY

Ananda Estates, the real estate division of **KL Group**, proudly highlights the construction excellence and reliability of its flagship company, **Rajshekhar Constructions Pvt. Ltd.** Established in **1958**, **Rajshekhar Constructions Pvt. Ltd.** has earned a stellar reputation through its extensive portfolio of successful projects.

Initially gaining prominence with significant infrastructure developments such as the approach to the first bridge over the Brahmaputra River at Saraighat, **Rajshekhar Constructions Pvt. Ltd.** has since expanded its expertise. The company has undertaken a diverse range of projects, including irrigation works, hydroelectric project dykes, and RCC multi-story buildings. Notable achievements include the development of **Neha Apartments**, a unique residential project started in **1987** in Guwahati's Athgaon area; the **Lokopriya Gopinath Bordoloi Bhawan; Aayakar Bhawan; and Kar Bhawan**. Additionally, the company has delivered critical infrastructure for the **Oil India Corporation** and **Brahmaputra Cracker and Polymer Ltd. (BCPL)** in Lepetkata.

In recent years, **Rajshekhar Constructions Pvt. Ltd.** has continued to showcase its versatility and capability through high-profile projects. These include buildings within the **Capital Complex** at Dispur, **IIT Guwahati**, and the **Lakwa Waste Heat Recovery Project**. The company has also completed significant residential and tourism facilities in Majuli and is currently working on prestigious projects such as the academic building for **Cotton University**, multiple bridges under the **Border Roads Organisation**, and **cultural centres** like the **Sri Sri Madhabdev Kalakshetra** in Narayanpur, North Lakhimpur. Furthermore, **Rajshekhar Constructions Pvt. Ltd.** is developing the infrastructural campus of the **National Law University** and **Judicial Academy** in Amingaon. **Rajshekhar Constructions Pvt. Ltd.** expanded into the real estate market with the wing **Ananda Estates**, which has completed standout projects such as **Fortune Central** and **KL One** in Guwahati, demonstrating capability in delivering high-quality real estate developments.

With a robust organisational structure, skilled technical personnel, and advanced machinery, **Rajshekhar Constructions Pvt. Ltd.** is well-equipped to handle diverse civil and electrical projects, particularly in the Northeastern region of India.

Disclaimer

This brochure is not a legal document. It outlines the conceptual plan for Ananda Prabhaat. Images are illustrative, and details are tentative and may change at the developer's or architect's discretion.

 **Krishna Path, Dwaraka Nagar, Guwahati, Assam- 781022**

MEMBER OF

