



**VINAYAGA KUNJ**  
A VIBRANT LIFE





Vinayaga Kunj brings  
high and smart living in Guwahati  
Surrounded by greens with the highest  
quality standards of construction.  
Enabled with a robust team of Real  
Estate professionals & a smart  
architecture, Vinayaga Kunj is committed  
to changing lifestyles with affordable  
yet luxurious homes





'Luxury Real Estate: Redefined'





## Typical floor plan 1st 2nd and 3rd

TYPE	A
BHK	3
CARPET AREA	1080.00 Sq.Ft.
BALCONY AREA	120.00 Sq.Ft. (Approx)
BUA	1200.00 Sq.Ft.
SBUA	1500.00 Sq.Ft.
TYPE	B
BHK	2
CARPET AREA	800.00 Sq.Ft.
BALCONY AREA	80.00 Sq.Ft. (Aprox)
BUA	880.00 Sq.Ft.
SBUA	1100.00 Sq.Ft.
TYPE	C
BHK	3
CARPET AREA	1090.00 Sq.Ft.
BALCONY AREA	110.00 Sq.Ft. (Aprox)
BUA	1200.00 Sq.Ft.
SBUA	1500.00 Sq.Ft.





# SITE CUM PARKING PLAN





# ISOMETRIC VIEWS



TYPE - A



TYPE - B







TYPE - C





# SPECIFICATION

RCC SEISMIC EARTHQUAKE RESISTANT FRAME STRUCTURE AS PER I.S. CODE OF PRACTICE.

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VITRIFIED/ CERAMIC (2X2) TILES FOR ALL THE FLOORS OF THE RESIDENTIAL UNITS & ANTI SKID TILES IN BATHROOMS. GLAZED TILES UPTO THE HEIGHT OF 6" ON BATHROOM WALLS.

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SANITARY FITTINGS WILL BE PROVIDED FOR BATHROOM AND TOILET OF BRANDED QUALITY (ISI MARKED).

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STANDARD QUALITY GRANITE ON KITCHEN SLAB. CERAMIC TILES ON KITCHEN WALL ABOVE SLAB UPTO A HEIGHT OF 2". ATTACHED SINK WITH C.P. TAP.

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5" BRICK PLASTER WALLS.

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PUTTY ON INTERNAL WALLS & EXTERNAL WALLS PAINTED WITH GOOD QUALITY EXTERNAL PAINT.

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24 HOURS WATER SUPPLY WILL BE PROVIDED.

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CONCEALED BRANDED WIRE & CABLE WILL BE PROVIDED OF ISI MARK.

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ALUMINIUM CRR COATED FRAME WILL BE PROVIDED FOR THE WINDOWS WITH CLEAR GLASS & IRON GRILLS.

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LOBBY & STAIRCASE WILL BE OF MARBLE FINISH.

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GEN SET WILL BE PROVIDED FOR THE COMMON AREA & ELEVATOR.

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LIFT WILL BE PROVIDED OF ISI MARK.

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TIMBER FRAME OF 1<sup>ST</sup> QUALITY WOOD IN ALL ROOMS, BATHROOM, KITCHEN & HALL INCLUDING MAIN GATE.

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CAPACITY OF REQUIRED KW WILL BE PROVIDED FOR EACH FLAT.

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## ONGOING PROJECT



R.K. MISSION ROAD, BIRUBARI (G+4)



F.A. ROAD, KUMARPARA (B+G+6)

## UPCOMING PROJECTS



LOKHRA ROAD (G+8)



KUMARPARA G+5



## PAYMENT TERMS

At the time of booking	20% of total amount + GST
After Foundation	10% of total amount + GST
After 1st slab casting	10% of total amount + GST
After 2nd slab casting	10% of total amount + GST
After 3rd slab casting	10% of total amount + GST
After 4th slab casting	10% of total amount + GST
After Bricks work	10% of total amount + GST
After Plaster Work	10% of total amount + GST
On completion before handover	10% of total amount + GST

## EXTRA CHARGES

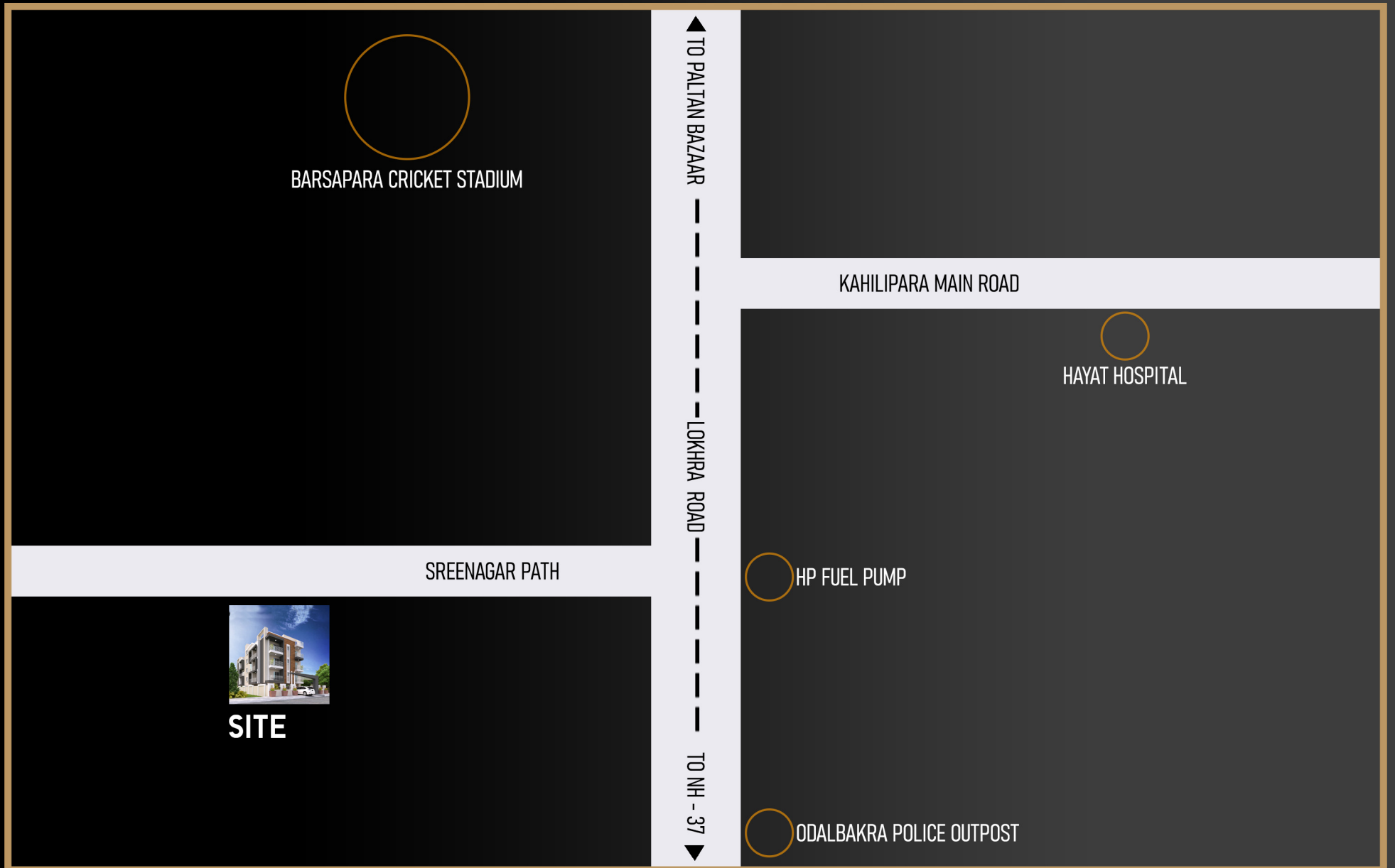
Transformer, estimate, load security, individual meter, panel board, power backup, lift etc. will be charged extra.

Stamp duty, registraion and legal charges for registration, mutation, municipality holding and any other Taxes/charges levied by government should be Borne by purchaser as per actual.





## WHERE THE PROJECT LOCATES



SITE ADDRESS - SREENAGAR PATH, LALGANESH, GUWAHATI - 781034

### KEY DISTANCES

Barsapara Cricket Stadium - 1.5 K.M.

Hayat Hospital - 1 K.M.

Odalbakra Police Outpost - 800 M.

School - 1 K.M.

I.S.B.T. - 5 K.M.

Railway Station - 7 K.M.





3D & GRAPHICS BY REENOV | 08876493221

**BUILDER**

**VINAYAGA BUILDCOM**

REGT. GOVT. FIRST CLASS CONTRACTOR OF ROAD & BUILDING  
H.M. MOUR MARKET, T.R.P. ROAD, FANCY BAZAAR GUWAHATI-01

**STRUCTURAL CONSULTANT**

JYOTIRMOY KALITA

**ARCHITECT**

PRITHVIRAJ BHATTACHARJEE



\* THE BROCHURE IS NOT A LEGAL OFFERING. THE DEVELOPER RESERVES THE RIGHT TO ALTER / MODIFY THE SPECIFICATIONS MENTIONED THEREIN.