UTTARAYAN **PRESTIGE**



What gives the artist real prestige is his imitators

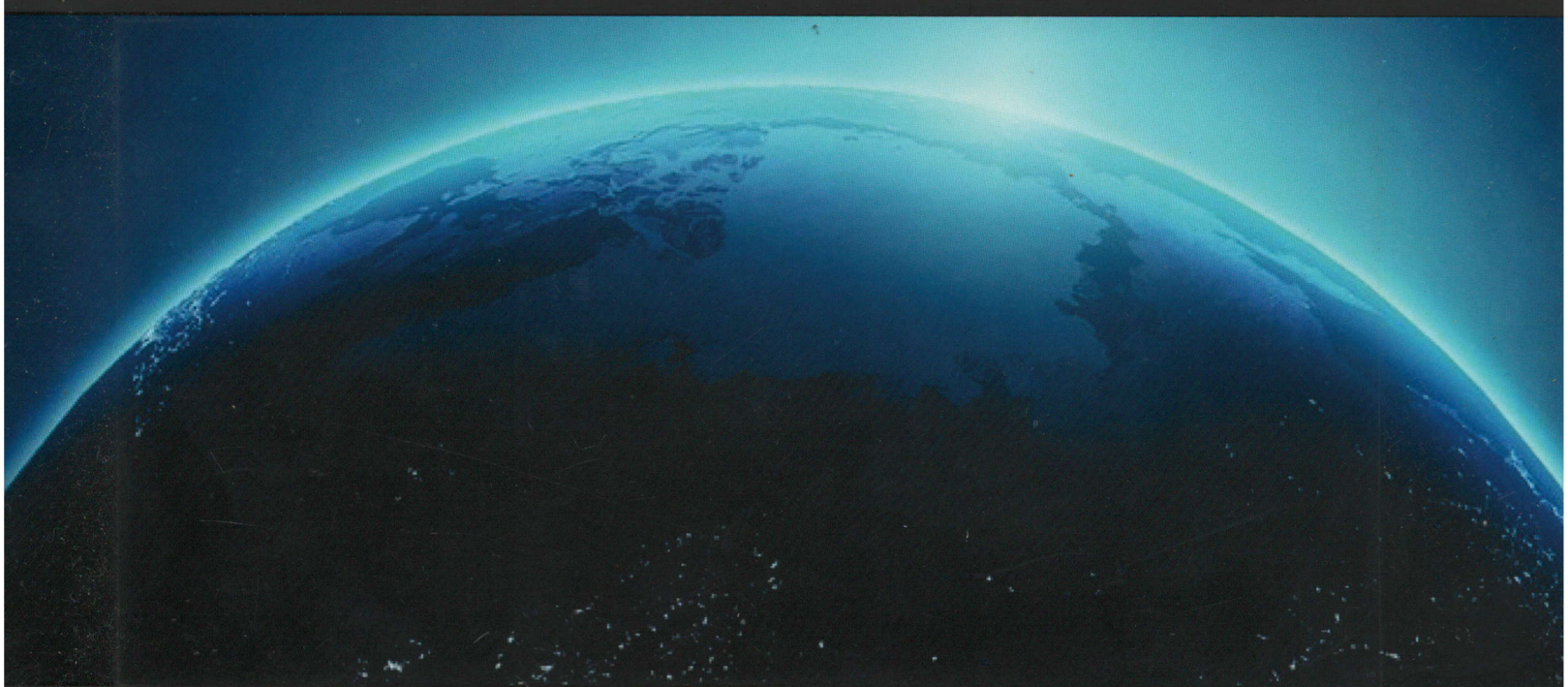
JOURNEY
INTO THE WORLD OF
EXQUISITENESS

Started in the year 2004-05 by two visionaries Mr. Deepjyoti Baruah and Mr. Amarchand Kalani, Uttarayan Developers (P) Ltd. since then has never looked back.

In the year 2005. Uttarayan completed its first project, a warehouse of 1 lacs 50 thousand sq fts at Beharbari, Guwahati . After that, both Mr. Baruah and Mr. Kalani realized the need to form a company in order to streamline the work load.

Following the boom in the real estate business in Guwahati, Assam and to meet the increasing demand for flats in Guwahati, the company decided to venture into the real estate market. Uttarayan Enclave was their first residential flat project in Guwahati and this project was completed in two years time.

In 2008 the company started the ambitious project Uttarayan Greens and today the project is



complete and the flats are ready for possession. Uttarayan Greens can be counted amongst the finest real estate projects in Guwahati. Simultaneously the company started another project Uttarayan Heights and that project also stands completed at this moment.

The current ongoing project of the company is Uttarayan Residency which is being developed in Kahilipara Guwahati. Future projects are in the pipeline which will add value to the real estate market of Guwahati. The company is committed to providing quality homes at an affordable price by developing quality projects that reflect the value and principles of the company.





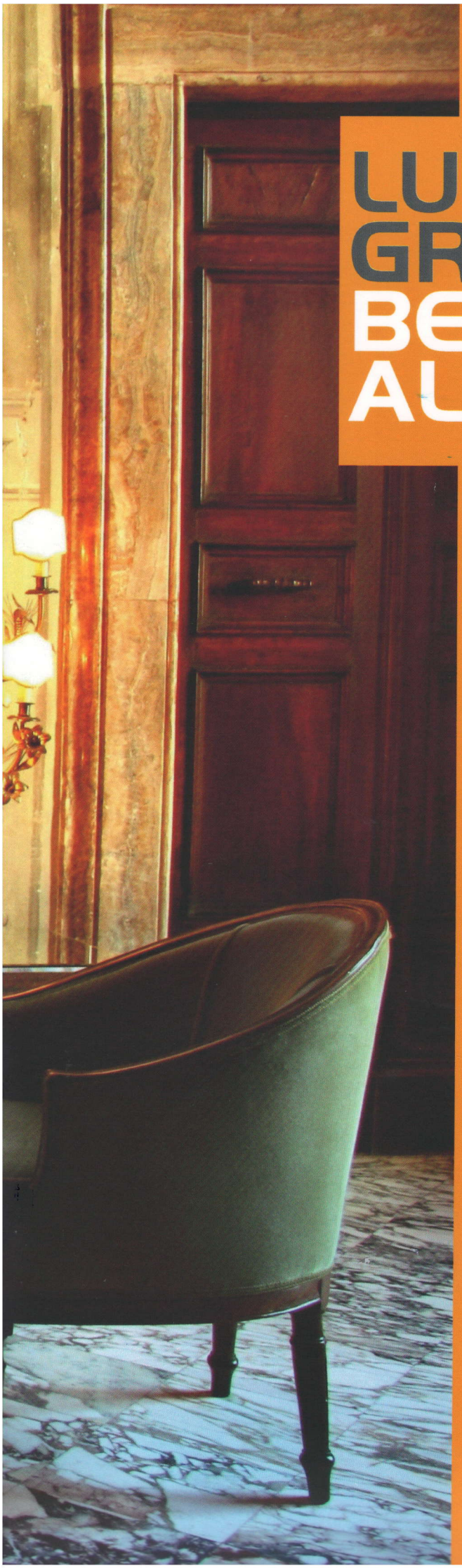
BRINGING HOME DREAM HOMES TO LIFE

28 COZY

Apartments At Survey Beltola, Guwahati

- Each flat has at least two balconies and one open terrace
- Interflowing living and dinning spaces for openness and efficient space management.
- Flats are prewired for cable and telephone
- The unit has two lifts and two staircase.
- Generator facility in common area of the units.
- No headaches of water logging.
- The site is only 2 km fron NH 37
- 2 km from the political centre of Assam i.e., Dispur.
- 15 mins drive to the ISBT.
- Elite schools like DPS, Gurukul and hospitals like GNRC, Downtown, Sankardev Netralaya , Centarl Nursing Home are nearby.
- The nearby Beltola Market will take care of your groceries.
- Evoke the blessings of Almighty at the sacred Balaji Temple which is only 15 mins drive from the site.





LUXURY ABOVE GREENERY BELOW BLISS ALL AROUND

Specifications

Structure :

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

Wall Finished :

Internal : Solid bricks walls with plastered and POP finish

External: Most modern and elegant permanent outer finish with high high quality external paint

Flooring :

All rooms will have vitrified tiles, toilet flooring will have anti – skid ceramic tiles

Kitchen :

Fitting & Fixtures superior quality CP fitting granite working platform with 2ft high glazed ceramic tiles above it, stainless steel sink, provision for one exhaust fan (without exhaust fan) All plumbing with concealed pipes for water connection.

Toilet :

Glazed tiles in white colour on walls up to door level. Provision for hot & cold water supply system in the master bedroom toilets (without geyser). European W.C.'s washbasins in light shade of hindware or equivalent brand. One towel rail, one mirror suitably fitted water lines with concealed CP fittings.

Doors :

All internal & external door frames in hard wood with flush doors.

Windows :

Sliding glass windows with powder coated aluminium frame.

Electrical :

All copper wiring in PVC concealed conduit. Provision for adequate light & Power points as well as Telephone & TV outlets. Quality modular switches of ISI marked.

Water Supply :

Round the clock water supply ensured with underground & over head tank.

Fire Safety :

Well equipped with fire alarm/fighting devices/extinguishers. A large water reservoir.


All flats are three side open | Iron removal water filter | CCTV camera


mmon area & linkages of flats with intercom
Max power (Load) of 7kw.


THE BIGGEST
TIMESAVER
OF ALL IS
CUSTOMER
FILTERING
EXTRA CHARGES
Registration as per actual.
Vat, service Taxes or any other taxes levied.
Electrical Meter Cost/Load security, Transformer, Generator.
Cost of formation of society.
Legal Expenses.
Additional Features at Extra cost.
Any sophisticated marble or granite flooring.
Premium quality CP & sanitary fittings.
Video door phone.
Any internal modifications.

Floor Plan



TYPICAL 1ST, 4TH & 7TH FLOOR

SR NO	S.B.U. AREA
FLAT-1	1560 SQFT
FLAT-2	1420 SQFT
FLAT-3	1420 SQFT
FLAT-4	1600 SQFT

Floor Plan



TYPICAL 2ND & 5TH FLOOR

SR NO	S.B.U. AREA
FLAT-1	1560 SQFT
FLAT-2	1420 SQFT
FLAT-3	1420 SQFT
FLAT-4	1600 SQFT

Floor Plan



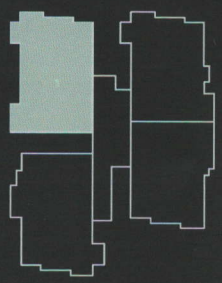
TYPICAL 3RD & 6TH FLOOR

SR NO	S.B.U. AREA
FLAT-1	1560 SQFT
FLAT-2	1420 SQFT
FLAT-3	1420 SQFT
FLAT-4	1600 SQFT

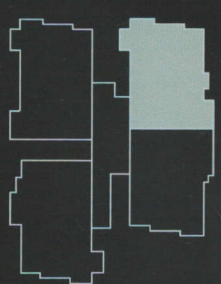
Unit Plan



FLAT 1
SBUA: 1560 sqft





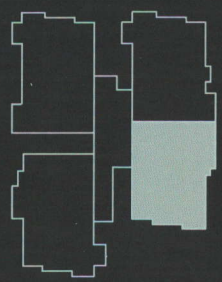


FLAT 2
SBUA: 1420 sqft

Unit Plan



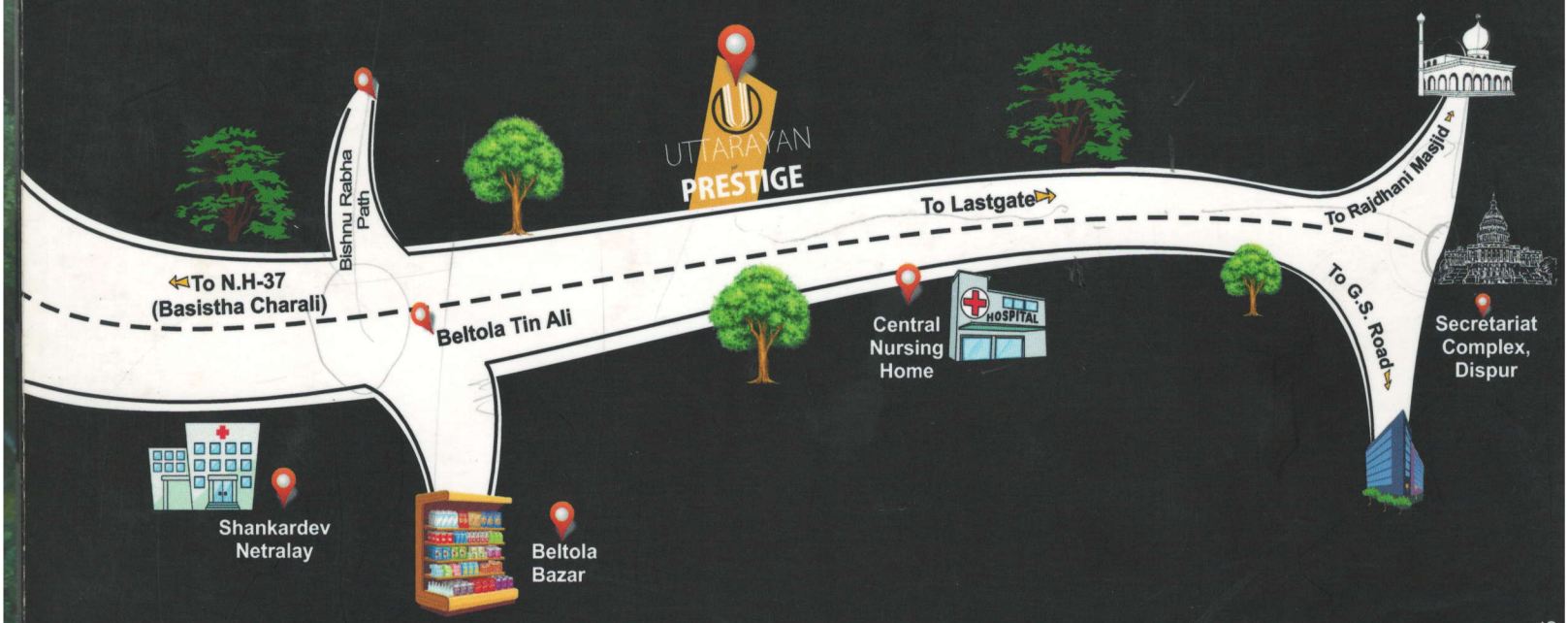
FLAT 3
SBUA: 1420 sqft





FLAT 4
SBUA: 1600 sqft

location **MAP**



www.grafitoon.com | 7838877395

Uttarayan
Developers (P) Ltd.

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Oriental Engineer
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NOTE: The pictures used are indicative. The brochure is purely conceptual & not a legal offering. Developer reserves the rights to amend and/or change plans, elevations, specifications and amenities etc at any point of time without prior notice.