OUR CONSULTANTS

Design Architect
GRAVITY STUDIO, Dubai

Project Architect
BHAJANKA ASSOCIATES, Guwahati

Structural Consultant
SPA CONSULTANTS, Kolkata

MEP Consultant
AMPERE CONSULTANCY, Ahmedabad

Landscape
PROLIFIC DESIGNS, New Delhi

mayabios.com

PROJECT ADDRESS

THE MAJESTY
NH-37,
Near SBOA Public School,
Garchuk,
Guwahati - 781 035

A JOINT VENTURE BY

UTTARAYAN DEVELOPERS PVT LTD
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RERA NO
RERAA KM 176 of 2023-2024
www.rera.assam.gov.in

Scan for location

Scan for E-brochure

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AN ODE TO

THE CROWN LIVING



THE
MAJESTY



A world where royal elegance
intertwines with modern symphony.

Welcome to **THE MAJESTY.**
The most luxurious condominium
in all of Northeast India.



EMBRACE THE EXTRA-ORDINARY

Beyond its gate lies a paradise where architectural marvel pays homage to an era of grace and grandeur. Step across the threshold and be enveloped in a realm of lavishness.



Experience an

elevated lifestyle

A lifestyle that transcends chaos and
enriches your everyday living.



AN ORNATE LIVING

Ornate embellishments and flawless craftsmanship adorn each facet, inviting you to revel in the magnificence of bespoke interiors. Live the majestic dream you always desired.

2.5
Acres Sprawling Space

70%
Open Space

106
Exclusive Units

3/4/5
BHK Affluent Homes

30+
Luxurious Amenities

Plush
Clubhouse



Luxury is an

art of living



THE ABODE OF HER HIGHNESS

Where royalty resides

ISBT	2 km	Ayursundra Hospital	1.4 km	SBOA Public School	18 mtrs	Balaji Temple	2.2 km
Kamakhya Railway Station	7 km	Apollo Excelcare Hospital	4 km	Delhi Public School	1.4 km	Radisson Blu Hotel	6 km
Jalukbari	11.6 km	Health City Hospital	11.8 km	Sanskriti- The Gurukul	2 km	Fancy Bazar	11 km
Khanapara	12.3 km	AIIMS (Amingaon)	21.6 km			Dispur Secretariat	14 km
Lokapriya Gopinath Bordoloi International Airport	15.5 km						



CURATED WITH CARE

Experience unparalleled luxury living where world-class amenities redefine opulence and every detail crafted for your utmost comfort and convenience.

PINNACLE OF OPULENT LEISURE

All Weather Swimming Pool
Box Cricket
Squash Court
2 no.s Badminton Court
Kids' Play Area

Gymnasium
Free Hand Exercise Room
Yoga and Meditation Room

Creche
Indoor Games Room
Golf Simulation Room

Mini Theatre
Karaoke Room
Kids' Dance Area
Reading Zone

2 no.s Multipurpose Hall with Kitchen
4 no.s Ensuite Guest Rooms - Fully furnished
Temple
Rooftop Cabana
Rooftop Landscape Lawn
Laundromat

24X7 Power Backup
Water Treatment Plant
Fire Fighting with Adequate Water Reservoir
Smart Access Control System
Smart Society Management System
Guest Parking
EV Charging zone
AC Society Office



Dive into serenity

swim in luxury


Where sweat
meets success


Courting victory
in every serve

Swing and slide into

happiness





A retreat
for the discerning soul

Gaze into

infinite happiness





STEP INTO SPLENDOUR

Locale's most coveted and desired
Clubhouse, now at your doorstep



Celebrating

each moment turning
into memories

Step into the world

of captivating stories




Tap to the
melody of life


Sing, sway, laugh
to heart's delight



Invest

in a healthier tomorrow

The playground
for the mind





A magical world

for little dreamers



LET OPULENCE BECKON

Embrace the grand architectural poetry where every corner whispers a tale of royalty and every detail is crafted for the connoisseurs of elegance.



The fine living
experience


A gourmet
luxury


Luxury served on a
platter

Where tranquility
reigns supreme





A canvas
of coziness

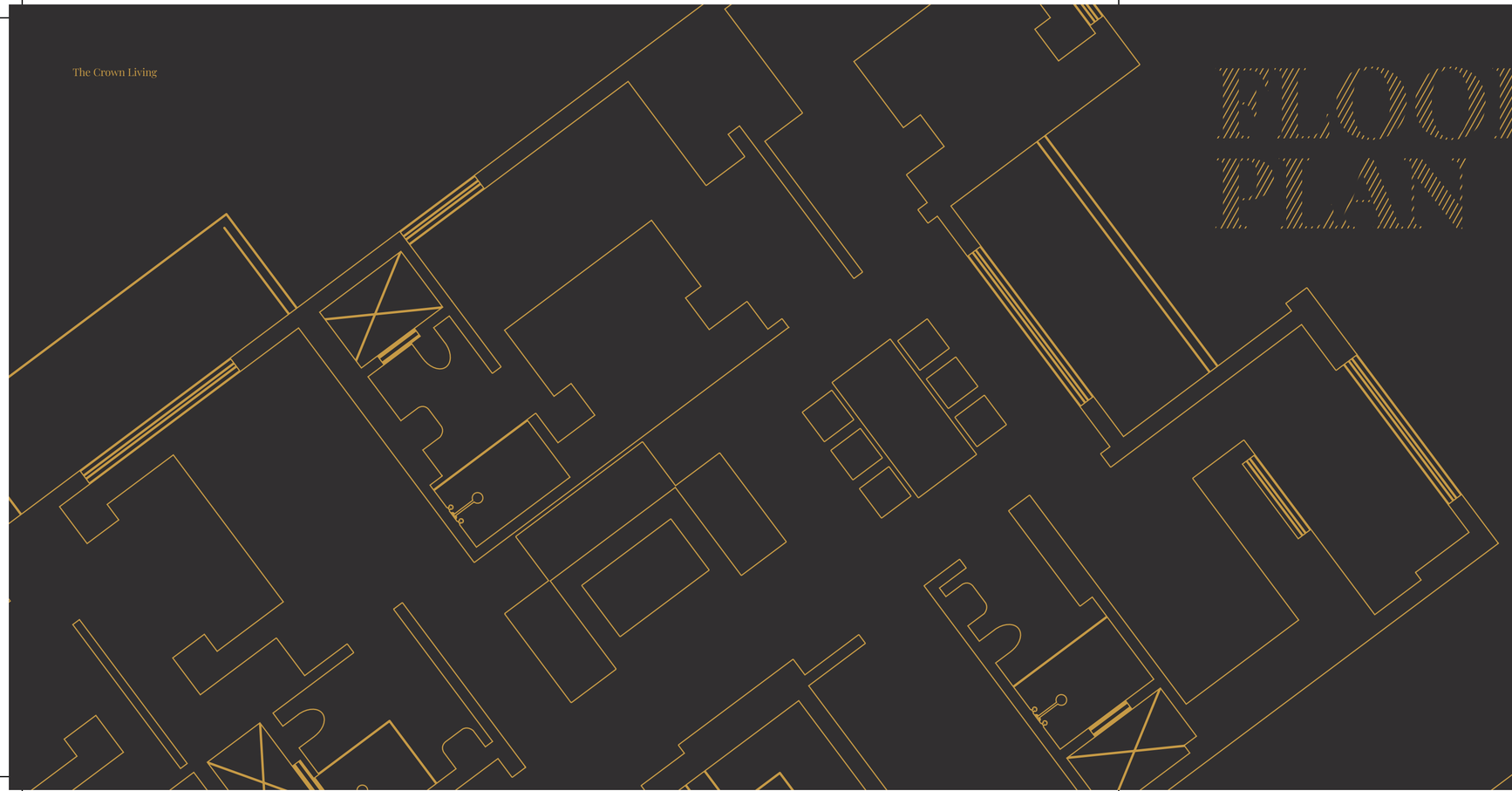

The theatre of
luxury


Sanctuary of
serenity



An ode to
grandeur

FLOOR PLAN



Master Plan



LEGEND

01. TEMPLE
02. MOON GARDEN WITH SEATING
03. CURVILINEAR SEATING
04. SKATING RINK
05. PET PARK

N

Floor Plan

Block – 2 (Flat – A & B)
Typical 2nd, 4th, 6th Floor Plan



Floor Plan

Block - 3 (Flat - A & B)
Typical 2nd, 4th, 6th Floor Plan



Floor Plan

Block - 4 (Flat - A & B)
Typical 2nd, 4th, 6th Floor Plan



Floor Plan

Block - 5 (Flat - A)



Area Chart

BLOCK	FLOOR	UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
01	Ground	Retail Shop 1	9556	0	0	0	352	9908	3468	13375
	First	Retail Shop 2	10755	0	0	0	330	11084	3880	14964
	Second Floor	Room - 1	744	0	0	0	69	814	285	1099
		Room - 2	723	0	0	0	62	785	275	1059
		Room - 3	716	0	0	0	59	775	271	1046
		Room - 4	731	0	0	0	64	794	278	1072
		Room - 5	1328	0	0	0	92	1421	497	1918
		Room - 6	1936	0	0	0	102	2039	714	2752
		Room - 7	968	0	0	0	73	1042	365	1406
		Room - 8	948	0	0	0	68	1016	356	1372
		Room - 9	753	0	0	0	76	829	290	1119

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
02	1	A	3 BHK	1686	324	0	0	112	2122	743	2864
	1	B	3 BHK	1764	410	0	0	134	2308	808	3116
	2	A	3 BHK	1686	324	0	0	112	2122	743	2864
	2	B	3 BHK	1764	410	0	0	134	2308	808	3116
	3	A	3 BHK	1686	324	0	0	112	2122	743	2864
	3	B	3 BHK	1764	410	0	0	134	2308	808	3116
	4	A	3 BHK	1686	324	0	0	112	2122	743	2864
	4	B	3 BHK	1764	410	0	0	134	2308	808	3116
	5	A	3 BHK	1686	324	0	0	112	2122	743	2864
	5	B	3 BHK	1764	410	0	0	134	2308	808	3116
	6	A	3 BHK	1686	324	0	0	112	2122	743	2864
	6	B	3 BHK	1764	410	0	0	134	2308	808	3116
	7	A	3 BHK	1686	324	0	0	112	2122	743	2864
	7	B (Duplex)	DUPLEX	3429	668	6667	219	276	11259	3941	15200
	8	A	3 BHK	1686	324	0	0	112	2122	743	2864

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
02	9	A	3 BHK	1686	324	796	0	112	2917	1021	3938
	9	B	3 BHK	1764	410	0	0	134	2308	808	3116
	10	A	3 BHK	1686	324	0	0	112	2122	743	2864
	10	B	3 BHK	1764	410	0	219	134	2528	885	3412
	11	A	3 BHK	1686	324	0	0	112	2122	743	2864
	11	B	3 BHK	1764	410	0	0	134	2308	808	3116
	12	A	3 BHK	1686	324	0	0	112	2122	743	2864
	12	B	3 BHK	1764	410	0	219	134	2528	885	3412
	13	A	3 BHK	1686	324	0	0	112	2122	743	2864
	13	B	3 BHK	1764	410	0	0	134	2308	808	3116
	14	A	3 BHK	1686	324	0	0	112	2122	743	2864
	14	B	3 BHK	1764	410	0	219	134	2528	885	3412
	15	A	3 BHK	1686	324	0	0	112	2122	743	2864
	15	B	3 BHK	1764	410	0	0	134	2308	808	3116
	16	A	3 BHK	1686	324	0	0	112	2122	743	2864
	16	B	3 BHK	1764	410	0	219	134	2528	885	3412

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
03	1	A	3 BHK	1558	276	0	0	112	1947	681	2628
	1	B	3 BHK	1543	363	0	0	125	2031	711	2742
	2	A	3 BHK	1558	276	0	0	112	1947	681	2628
	2	B	3 BHK	1543	363	0	0	125	2031	711	2742
	3	A	3 BHK	1558	276	0	0	112	1947	681	2628
	3	B	3 BHK	1543	363	0	0	125	2031	711	2742
	4	A	3 BHK	1558	276	0	0	112	1947	681	2628
	4	B	3 BHK	1543	363	0	0	125	2031	711	2742
	5	A	3 BHK	1558	276	0	0	112	1947	681	2628
	5	B	3 BHK	1543	363	0	0	125	2031	711	2742
	6	A	3 BHK	1558	276	0	0	112	1947	681	2628
	6	B	3 BHK	1543	363	0	0	125	2031	711	2742
	7	A	3 BHK	1558	276	0	0	112	1947	681	2628
	7	B	3 BHK	1543	363	0	0	125	2031	711	2742
	8	A	3 BHK	1558	276	761	0	112	2708	948	3655
	8	B	3 BHK	1543	363	0	0	125	2031	711	2742

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
03	9	A	3 BHK	1558	276	0	0	112	1947	681	2628
	9	B	3 BHK	1543	363	720	0	125	2751	963	3715
	10	A	3 BHK	1558	276	761	0	112	2708	948	3655
	10	B	3 BHK	1543	363	0	0	125	2031	711	2742
	11	A	3 BHK	1558	276	0	0	112	1947	681	2628
	11	B	3 BHK	1543	363	0	0	125	2031	711	2742
	12	A	3 BHK	1558	276	0	0	112	1947	681	2628
	12	B	3 BHK	1543	363	0	0	125	2031	711	2742
	13	A	3 BHK	1558	276	0	0	112	1947	681	2628
	13	B	3 BHK	1543	363	0	0	125	2031	711	2742
	14	A	3 BHK	1558	276	0	0	112	1947	681	2628
	14	B	3 BHK	1543	363	0	0	125	2031	711	2742
	15	A	3 BHK	1558	276	761	0	112	2708	948	3656
	15	B	3 BHK	1543	363	0	0	125	2031	711	2742
	16	A	3 BHK	1558	276	0	0	112	1947	681	2628
	16	B	3 BHK	1543	363	0	0	125	2031	711	2742

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
04	1	B	4 BHK	2213	396	0	0	152	2760	966	3726
	2	A	4 BHK	2151	405	0	76	159	2790	976	3766
	2	B	4 BHK	2213	396	0	0	152	2760	966	3726
	3	A	4 BHK	2151	405	0	0	159	2714	950	3664
	3	B	4 BHK	2213	396	0	0	152	2760	966	3726
	4	A	4 BHK	2151	405	0	76	159	2790	976	3766
	4	B	4 BHK	2213	396	0	0	152	2760	966	3726
	5	A	4 BHK	2151	405	1337	0	159	4051	1418	5469
	5	B	4 BHK	2213	396	0	0	152	2760	966	3726
	6	A	4 BHK	2151	405	0	76	159	2790	976	3766
	6	B	4 BHK	2213	396	0	0	152	2760	966	3726
	7	A	4 BHK	2151	405	0	0	159	2714	950	3664
	7	B	4 BHK	2213	396	0	0	152	2760	966	3726
	8	A	4 BHK	2151	405	1353	0	159	4067	1424	5491
	8	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	9	A	4 BHK	2151	405	0	0	159	2714	950	3664
	9	B	4 BHK	2213	396	0	0	152	2760	966	3726

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
04	10	A	4 BHK	2151	405	1353	0	159	4067	1424	5491
	10	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	11	A	4 BHK	2151	405	0	0	159	2714	950	3664
	11	B	4 BHK	2213	396	0	0	152	2760	966	3726
	12	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	12	B	4 BHK	2213	396	0	0	152	2760	966	3726
	13	A	4 BHK	2151	405	0	0	159	2714	950	3664
	13	B	4 BHK	2213	396	0	0	152	2760	966	3726
	14	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	14	B	4 BHK	2213	396	0	0	152	2760	966	3726
	15	A	4 BHK	2151	405	0	0	159	2714	950	3664
	15	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	16	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	16	B	4 BHK	2213	396	0	0	152	2760	966	3726

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
05	1	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	2	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	3	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	4	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	5	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	6	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	7	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	8	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	9	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	10	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	11	A	5 BHK	3375	1170	2927	0	234	7705	2697	10402



SPECIFI-CATIONS

3 Premium B+G+16 towers alongwith roof top amenities on the 17th floor

1 Ultra premium B+G+11 tower

Front Block with Basement

Ground, First & Second Floor Commercial

Third, Fourth & Fifth Exclusive Club for Residents

Floor to Floor height of flats are 11.5 ft

Floor to Floor height of parking is 14 ft

Structure - RCC Framed Seismic Zone V compliant structure

All Rooms and Toilets - Designer Tiles of Premium make. Sanitary & CP Fittings shall be of premium brands like Kohler/ Grohe/ Hansgrohe or equivalent

Windows - High Quality Aluminium Windows

Lifts - High Speed Elevators of reputed brand like Kone/ Thyssenkrupp/ Schindler/Otis or equivalent

Electrical Load - 3BHK: 16 KvA, 4BHK: 19KvA, 5BHK: 25KvA, Full Power Backup of the Entire Society

Fire Safety as per FESSA

To take care of exterior seepage (due to high rainfall in Assam), all around Balconies and Chajjas have been provided

About Developers

Uttarayan Group

For over two decades, Uttarayan Group has been the most trusted real estate developer in Northeast India, known for timely delivery, exceptional quality, and customer satisfaction. They turn dreams into living spaces, offering diverse options from value-driven apartments to luxurious residences. Meticulous planning and sustainable practices ensure comfort and harmony with the environment. Beyond buildings, they foster vibrant communities where residents connect and thrive, with lush landscapes and bustling community centers.

Past Projects


Uttarayan Empire


Uttarayan Shreejoni


Uttarayan Ville


Uttarayan Residency

Ongoing Projects


Uttarayan Harmony


Uttarayan Vedic


Uttarayan Nirvana


Uttarayan Prakriti

PARAMOUNT

Paramount Developers of Guwahati are renowned for their unwavering commitment to ethical business practices. They prioritize transparency in dealings, fostering trust with clients and partners. Their strong adherence to timelines reflects a sense of reliability and professionalism. Paramount Developers consistently prioritize quality construction, ensuring that their projects meet high standards.

Projects



Paramount Square


Paramount Greens


Paramount Grande


Paramount Palazzo


Paramount Taj


The Capital Avenue