

DEVELOPER

**KAIZEN MAGNUM CONSTRUCTION .JV**  
Krishna Magnum Opera Tower, Block -I Commercial,  
3rd Floor, Zoo Road Tiniali, R.G.Baruah Road,  
P.O. Bamunimaidam, Guwahati- 781021

**CONTACT NO :**  
98640 41300  
98540 45169  
98641 18484  
94351 09195

ARCHITECT

**RITTICK HAZARIKA & ASSOCIATES**  
DIRANG ARCADE  
Guwahati - 781007

STRUCTURAL

**CADMETRIC CONSULTING**  
6th fFloor, DIVINE PLAZA, G.S.Road  
Dispur, Guwahati - 781006

*This brochure is not a legal offer. The promoter/developer reserves the right to alter, amend or delete any part mentioned therein.*



KAIZEN

Hillside

Elevation of Excellence



KAIZEN *Hillside*



KAIZEN *Hillside*

## ELEVATION OF EXCELLENCE

Imagine a life where everyday is an occasion .The best of world comes to pamper you with the finest of comfort & the grandest of luxury. Life in all its Celebration!

Are you ready ? Here's presenting your lifestyle at **Kaizen Hillside**

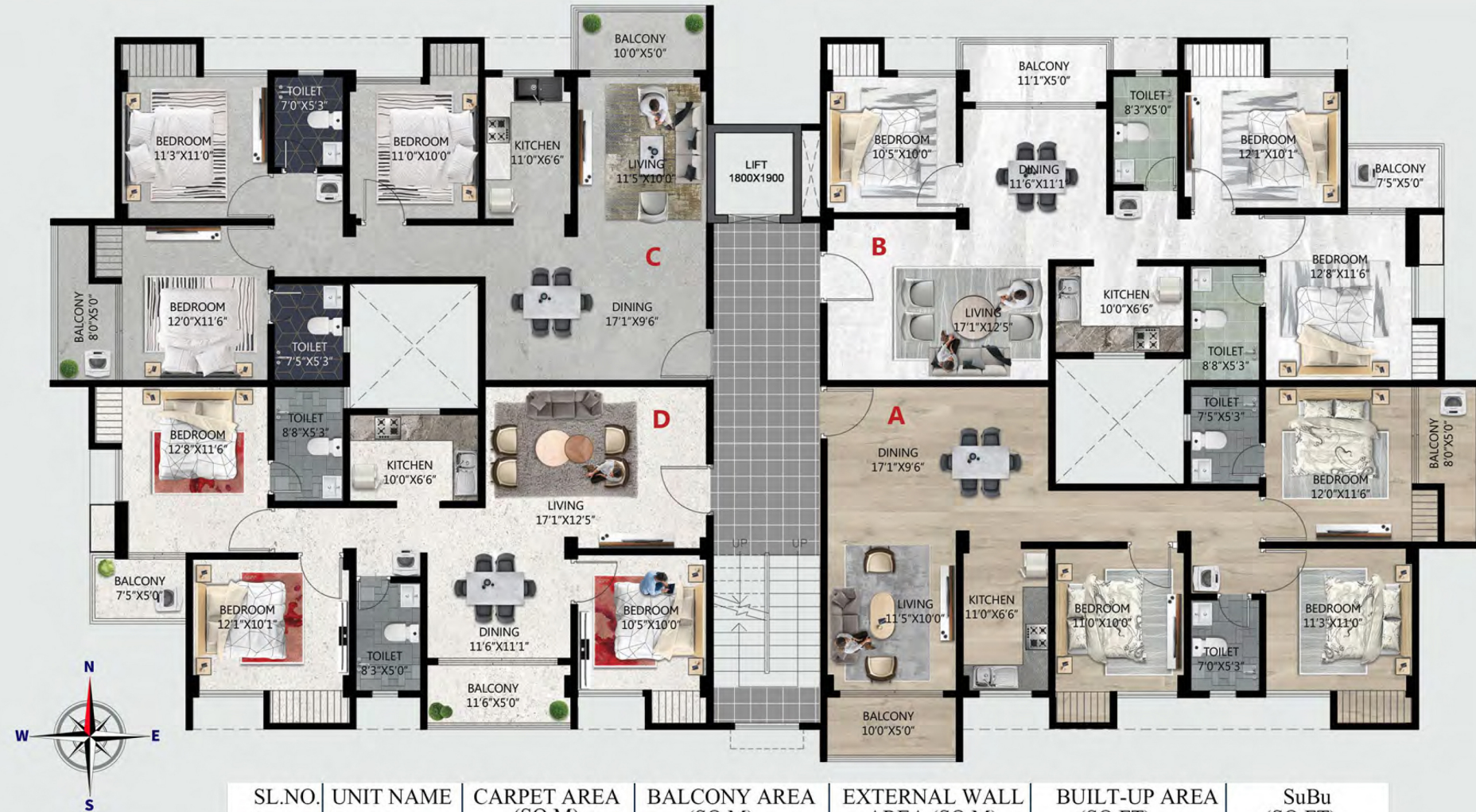
The address of peace. The location of buzz. How do you get the best of worlds together ? Located at Parag Kumar Das Path, near FCI Bus Stop, New Guwahati, **Kaizen Hillside** combines the easiness of a residential zone and vibrancy of daily continence - all in one neighborhood. All major Education Institutes, Banks, Markets and Medical help is at vicinity. You can reach faster and also enjoy your seclusion in privacy



### KEY DISTANCES :

Railway Station.....	4kms
Bus Stand.....	200 meters
Airport.....	25kms
School, Market and Hospitals less than .....	1.2kms





SL.NO.	UNIT NAME	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	EXTERNAL WALL AREA (SQ.M)	BUILT-UP AREA (SQ.FT)	SuBu (SQ.FT)
1.	A	90.51 SQ.M	8.65 SQ.M	6.87 SQ.M	1141.30 SQ.FT	1374 SQ.FT
2.	B	88.00 SQ.M	8.71 SQ.M	6.47 SQ.M	1119.24 SQ.FT	1343 SQ.FT
3.	C	91.02 SQ.M	8.55 SQ.M	6.82 SQ.M	1145.07 SQ.FT	1375 SQ.FT
4.	D	88.69 SQ.M	8.71 SQ.M	6.52 SQ.M	1119.02 SQ.FT	1343 SQ.FT



SL.NO.	UNIT NAME	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	EXTERNAL WALL AREA (SQ.M)	BUILT-UP AREA (SQ.FT)	TERRACE (SQ.FT)	SuBu (SQ.FT)
1.	A	144.86 SQ.M	8.65 SQ.M	8.34 SQ.M	1742.15 SQ.FT	501.06 SQ.FT	2090 SQ.FT
2.	B	133.87 SQ.M	12.31 SQ.M	8.45 SQ.M	1664.43 SQ.FT	578.13 SQ.FT	1998 SQ.FT





SL.NO.	UNIT NAME	CARPET AREA (SQ.M)	BALCONY AREA (SQ.M)	EXTERNAL WALL AREA (SQ.M)	BUILT-UP AREA (SQ.FT)	SuBu (SQ.FT)
1.	A	89.24 SQ.M	9.03 SQ.M	6.54 SQ.M	1128.17 SQ.FT	1353 SQ.FT
2.	B	89.52 SQ.M	10.57 SQ.M	8.71 SQ.M	1117.12 SQ.FT	1405 SQ.FT
3.	C	92.00 SQ.M	11.18 SQ.M	6.58 SQ.M	1181.56 SQ.FT	1417 SQ.FT
4.	D	92.78 SQ.M	9.51 SQ.M	7.40 SQ.M	1180.70 SQ.FT	1416 SQ.FT

## BUILDING SPECIFICATIONS

### STRUCTURE WALLS DOOR FRAMES WINDOWS KITCHEN TOILETS

### FLOORING

### ELECTRICITY FINISHING

### WATER SUPPLY

### SECURITY DRAINAGE

R.C.C. framed structure designed in compliance with earthquake zone V specifications.  
Brick wall both for internal and external wall in cement mortar.  
WPC / Wooden door frame with flush door. Designer membrane for entrance door.  
Sliding Aluminum windows.  
Granite Platform with two feet wall tiles.  
Anti-skid tiles flooring, Ceramic tiles dado up-to door top level. Branded white/Ivory wash basins. European type WC and CP fittings.  
Vitrified tiles flooring in Bedrooms, Drawing/Dining room and balconies. Anti-skid tiles in Kitchen & Toilets.  
Branded concealed copper wiring, Switches. AC point in all Bed rooms.  
Interior walls and ceiling will be done with wall putty providing smooth and even base.  
Exterior walls will be done with all-weather paint and anti fungal base with decorative finish.  
24 hours water supply from deep tube well.  
Filtration arrangement for drinking water as per provisions.  
CCTV surveillance system for building entrance and surrounding.  
Scientifically designed for disposal of rain water.







### **PAYMENT SCHEDULES : G+4**

The purchaser shall pay / agrees to pay the consideration for purchasing the said flat in the manner shown below -

- a) 20% of the total cost(including the cost of the base or basement of the Building) shall be paid as Earnest money deposited on or before the execution of the agreement.
- b) 20% of the total cost shall be paid before the 1st slab casting of the building.
- c) 10% of the total cost shall be paid before the 2nd slab casting of the building.
- d) 15% the total cost on or before the casting of the 3rd slab and brick work of 1st floor.
- e) 15% of total cost on or before the casting of the 4th slab and brick work of 1st,2nd floor.
- f) 15% of the total cost on or before the completion of brick work of all the floors.
- g) 5% balance amount on the completion of work and before handing over of the flats/units.

### **PAYMENT SCHEDULES : G+8**

The purchaser shall pay / agrees to pay the consideration for purchasing the said flat in the manner shown below -

- a) At the time of booking 10% of the flat.
- b) 15% of the total value( within 30 days of booking) shall be paid on execution of legal documents.
- c) 10% of the total value of the flat shall be paid on completion of foundation work.
- d) 10% of the total value of the flat shall be paid before casting of the 2nd slab.
- e) 10% of the total value of the flat shall be paid before casting of the 4th slab.
- f) 10% of the total value of the flat shall be paid before casting of the 6th slab.
- g) 10% of the total value of the flat shall be paid before casting of the 8th slab.
- h) 10% of the total value of the flat shall be paid before casting of the 9th slab.
- i) 10% of the total value of the flat shall be paid on completion of brick works.
- i) 5% balance amount on they completion of the work and before handing over oft the flats/units.

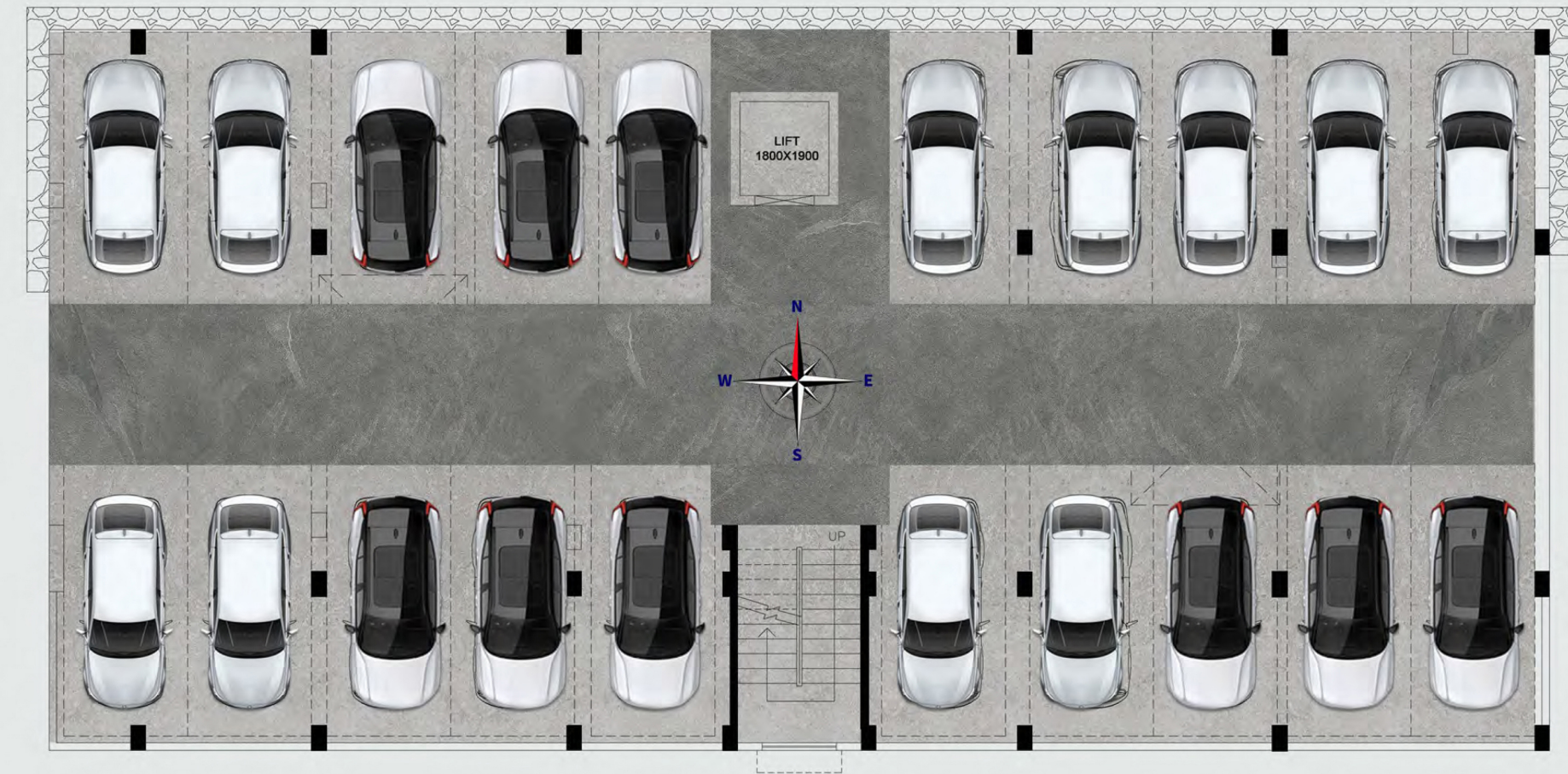




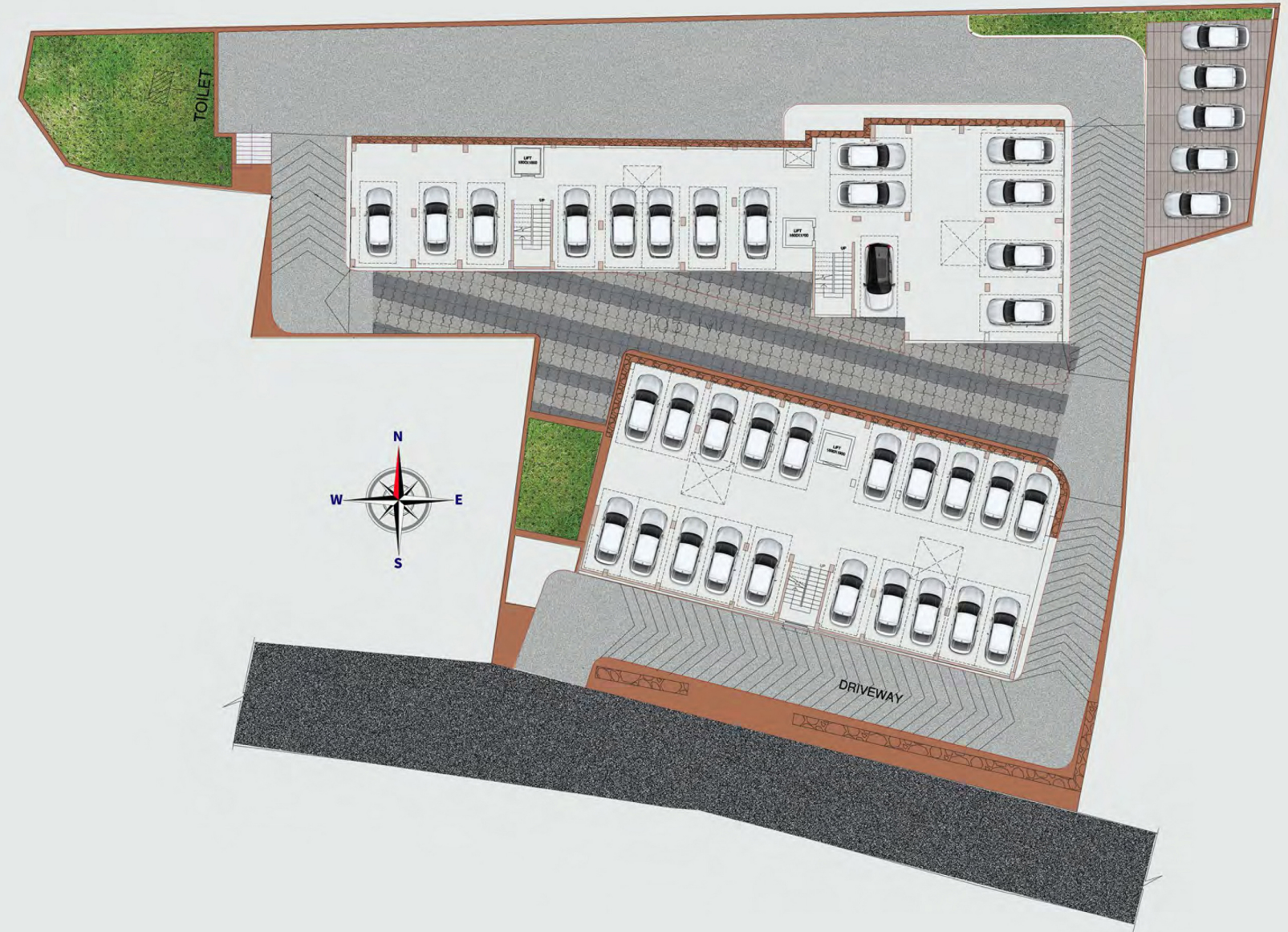
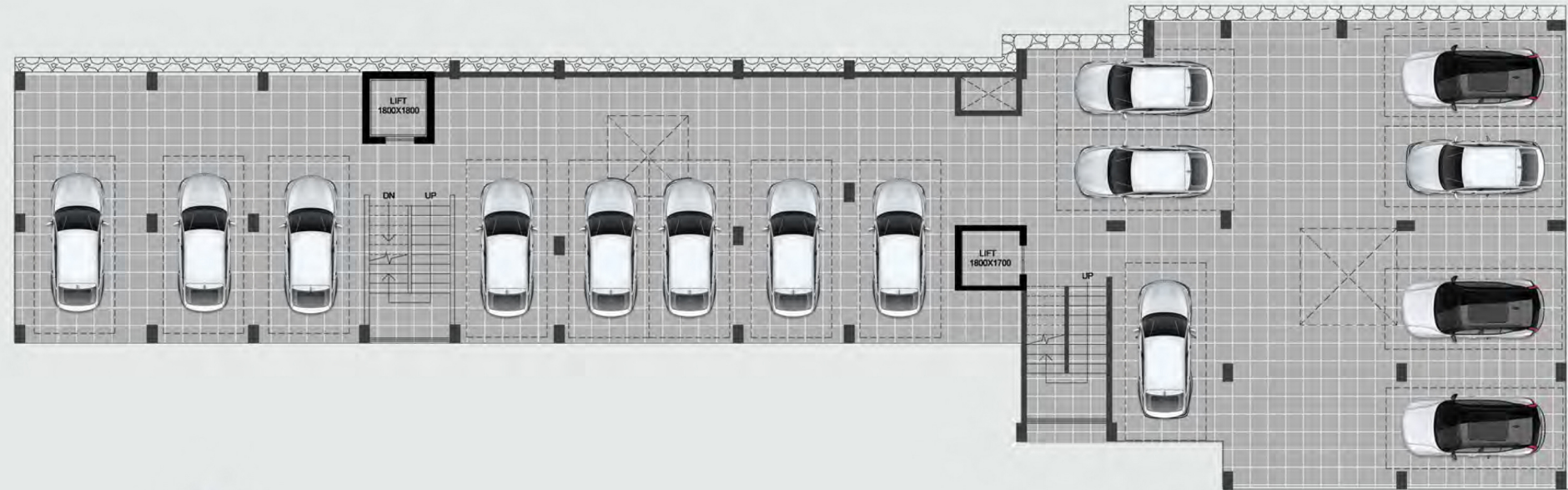
KAIZEN *Hillside*

**BLOCK- I** GROUND FLOOR

KAIZEN *Hillside*









LOCATION MAP

