

About Company



Buying a home is a profound emotional journey for many, as they invest their hopes and dreams into owning their slice of paradise. The joy and satisfaction of having a place to call your own is priceless, a sentiment that inspired Mr. Debajit Bora and Mr. Swami Saran Das to establish their construction company in 2005. Over the past 19 years, they have transformed the real estate landscape of Guwahati, completing over 17 projects that have fulfilled the dreams of more than 360 families.



**We strongly believe
in providing perfect
service to our
customers.**



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MAGNUM BUILDERS

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PRESENTS

**DMAGNUM
TIARA**

**The Best
Real Estate
DEVELOPER**



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1ST FLOOR TO 4TH FLOOR PLAN

SL. NO	UNIT NAME	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	EXTERNAL WALL AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SUPER BUILT-UP AREA (SQ.FT)
1	Unit A	860 SQ.FT	88 SQ.FT	68 SQ.FT	1016 SQ.FT	1298 SQ.FT
2	Unit B	859 SQ.FT	88 SQ.FT	68 SQ.FT	1015 SQ.FT	1299 SQ.FT

DESCRIPTION OF THE PROPERTY

The G+4 plot at Dwarandha, Sachal Road, offers an exceptional opportunity for those seeking a balance between urban convenience and serene living. Nestled in the heart of the city, this prime location combines the best of both worlds. Despite its central position, the area maintains a quiet, peaceful ambience, making it ideal for residential purposes or multi-functional development.

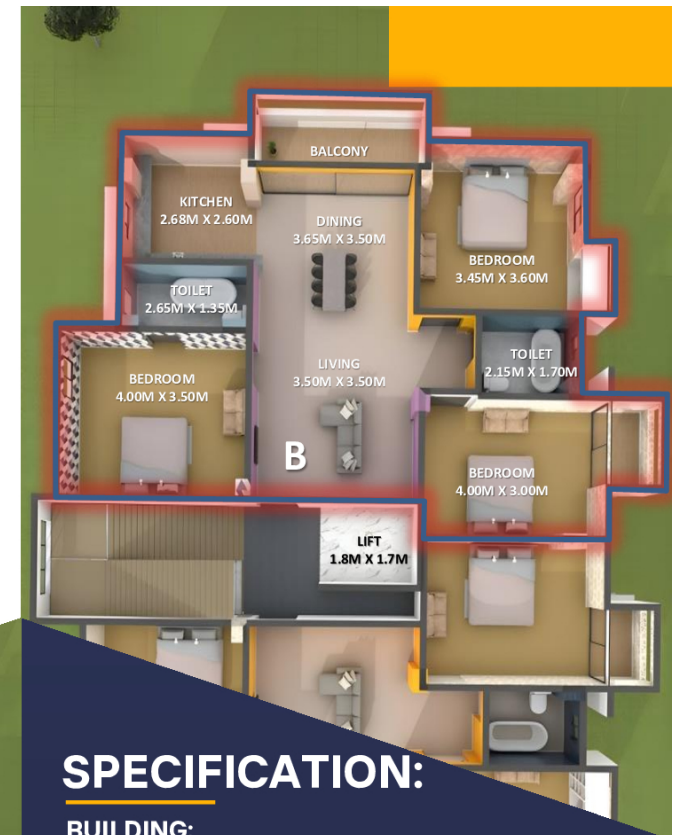
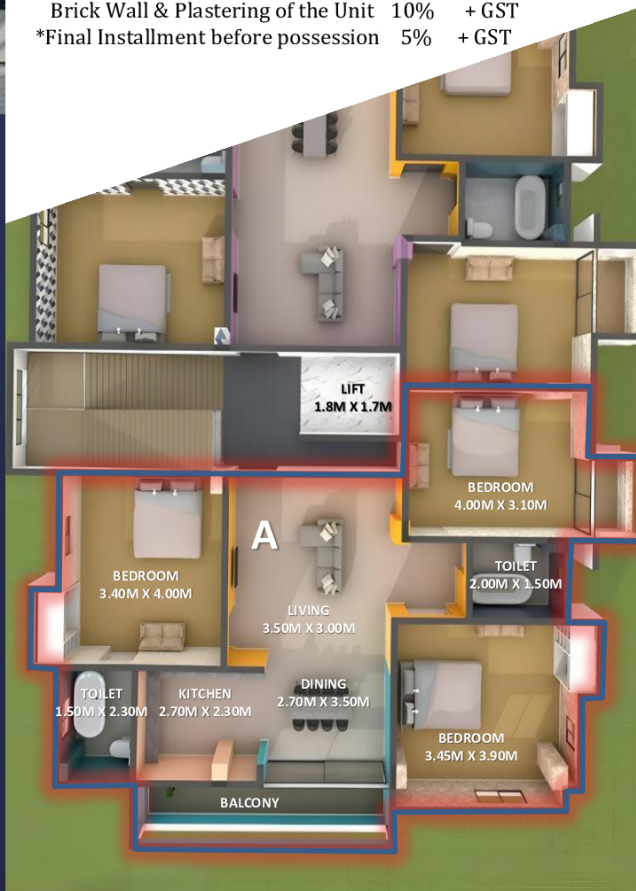
The plot is strategically situated, providing easy access to key city amenities like schools, hospitals, shopping centers, and public transport, all within a short distance. Its proximity to Sachal Road ensures seamless connectivity to major parts of the city while retaining a sense of calm and privacy. This G+4 configuration opens doors to various opportunities, whether for a spacious family home, apartments for rental income, or even a commercial-residential hybrid project. The neighborhood's charm is further enhanced by lush greenery and well-maintained surroundings, making it an appealing place to live and invest in. With ample scope for customization and development, this plot stands out as a valuable asset in a thriving urban area. It is perfect for those who aspire to create a comfortable, modern lifestyle in a location that prioritizes both convenience and tranquility.



MAGNUM BUILDERS

PAYMENT SCHEDULE

On Booking	10%	+ GST
*On Execution of Legal Documents	15%	+ GST
*1 st Installment on completion of Foundation Work	15%	+ GST
*2 nd Installment on casting of 1 st Slab	10%	+ GST
*3 rd Installment on casting 2 nd Slab	15%	+ GST
*4 th Installment on casting 3 rd Slab	10%	+ GST
*5 th Installment on casting 4 th Slab	10%	+ GST
*6 th Installment on completion of Brick Wall & Plastering of the Unit	10%	+ GST
*Final Installment before possession	5%	+ GST



SPECIFICATION:

BUILDING:

Single tower of flat consisting of 8 No.s 3 BHK premium flats.

STRUCTURE:

Earthquake resistant as per ISO code 4562000

KITCHEN:

Granite top counter and claddings with ceramic

BATHROOM:

High Quality ceramic tiles up to door height with antiskid on floor. Quality Sanitary and CP fittings. All attached bathroom to have both hot and cold water connection.

BALCONY:

Cantilever balconies having water proofing treatment finished in vitrified tiles.

LIFT:

1 Number of 5 passengers lift of branded make.
DOORS Water proof flash doors with accessories

ELECTRICAL:

Master bedroom will have options of AC plus all other necessary electrical points as in other rooms. Separate MCB for each flat of quality make. Ample lighting to be provided in common as well as parking area. Geyser point in all bathroom.

WINDOW:

UPVC windows sections with quality 4mm glass.

SECURITY:

Security 24x7