



Member Of



RERAA NN 129 of 2024-2025





## About The Builder

"Debajit Bora and Swami Saran Das, the visionary duo behind Magnum Builders, have earned a stellar reputation in the real estate industry through their unwavering commitment to quality and innovation.

Their projects, ranging from luxurious residential apartments to versatile commercial spaces, are characterized by: Meticulous design, Durable construction and Customer-centric approach

This dedication to excellence has ensured that every homeowner experiences unparalleled satisfaction. Magnum Builders has significantly contributed to the urban infrastructure and economy of Guwahati, transforming the city's landscape with their iconic developments.

Debajit Bora and Swami Saran Das's vision transcends conventional home-building, aiming to revolutionize the construction industry and propel economic growth. Through the development of vibrant commercial spaces, they seek to boost local businesses and stimulate economic growth in India. Leveraging innovative ideas and smart working practices, Magnum Builders is poised to expand its presence across Northeastern India, while remaining steadfast in its commitment to excellence and customer satisfaction.

As Magnum Builders looks to the future, they remain committed to upholding their legacy of excellence. Their unwavering goal is to exceed client expectations with every project, delivering unparalleled quality and satisfaction.

This enduring journey serves as a shining testament to the transformative power of thoughtful construction and genuine care for homebuyers and commercial property owners. By prioritizing community needs and aspirations, Magnum Builders continues to make a profound and lasting impact.

### Our Commitment

"At Magnum Builders, we're driven by a passion to redefine the standards of construction and real estate development. With a legacy of exceptional craftsmanship and innovation, we've earned the trust of our clients by delivering outstanding properties that exceed expectations.

Our commitment to excellence goes beyond bricks and mortar. It's reflected in our dedication to sustainability, customer satisfaction, and perfection.

Discover the Magnum Difference and experience unparalleled quality and distinction. Join us on a journey that redefines the benchmarks of construction and real estate development.

**Magnum Builders Managing Director Debajit Bora, is also the Vice President of AREIDA."**



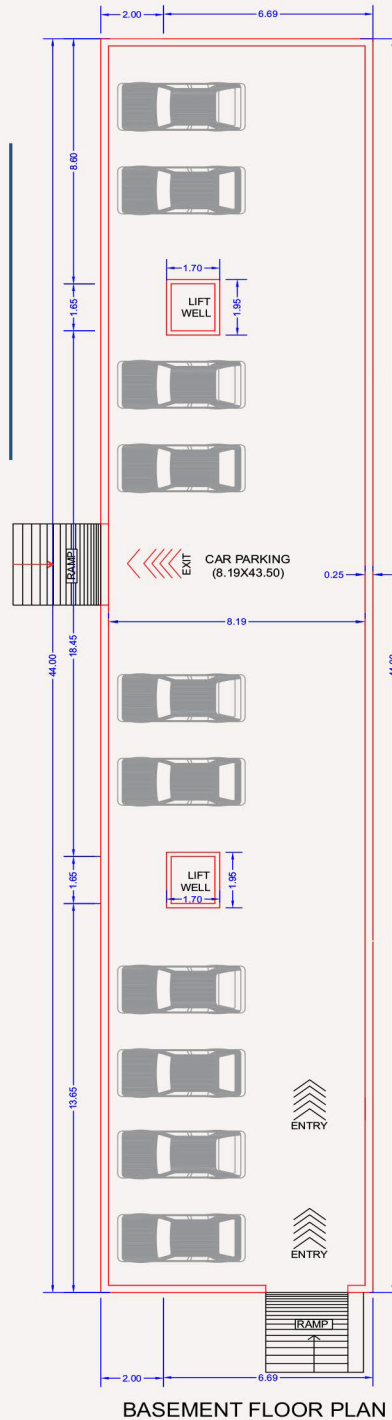
MAGNUM PROMOD ALAY







## BASEMENT FLOOR PLAN



## About The Architect



Onkit" is a group of consulting engineers and architects providing services in the heart of Assam from their office in Nagaon. The group has the expertise and experience to handle projects of varied nature and scale. They have been instrumental in successfully completing numerous multi-storied housing projects, commercial buildings, healthcare projects, and more.

## PAYMENT SCHEDULE:

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





# GROUND FLOOR PLAN

GA GB

2 BHK & 3BHK

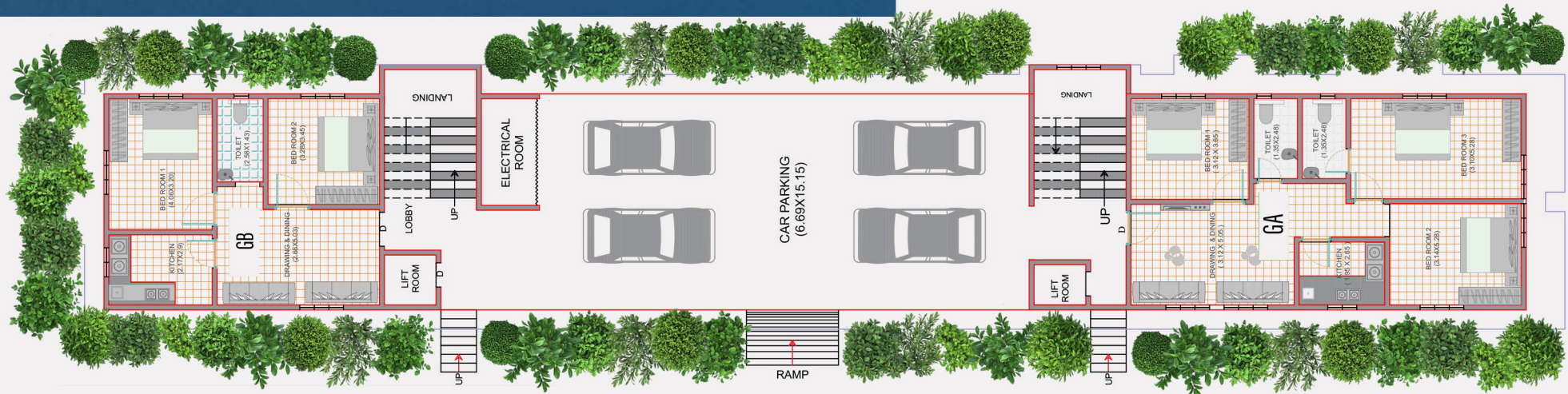


MAGNUM PROMOD ALAY

## MAGNUM PROMOD ALAY

GROUND FLOOR PLAN

BUILT-UP AREA: 2017 SQ.M



FLAT NO.	FLATTYPE	CARPETAREA (SQFT.)	BUILT UP AREA (SQFT.)	SBUA (SQFT.)
GA	3 BHK	820.53	1083.50	1114
GB	2 BHK	566.00	722.04	903

FLOOR PLAN

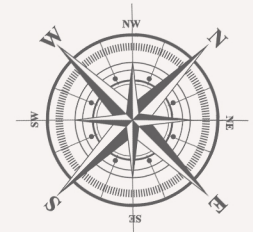


## TYPICAL 1ST, 2ND, 3RD, & 4TH FLOOR PLAN

### 2 BHK & 3 BHK



FLAT NO.	FLAT TYPE	CARPET AREA (SQFT.)	BUILT UP AREA (SQFT.)	SBUA (SQFT.)
A	3 BHK	820.10	1101.79	1377.23
B	2 BHK	590.80	747.98	934.98
C	2 BHK	590.80	747.98	934.98
D	2 BHK	596.86	804.06	1005.08



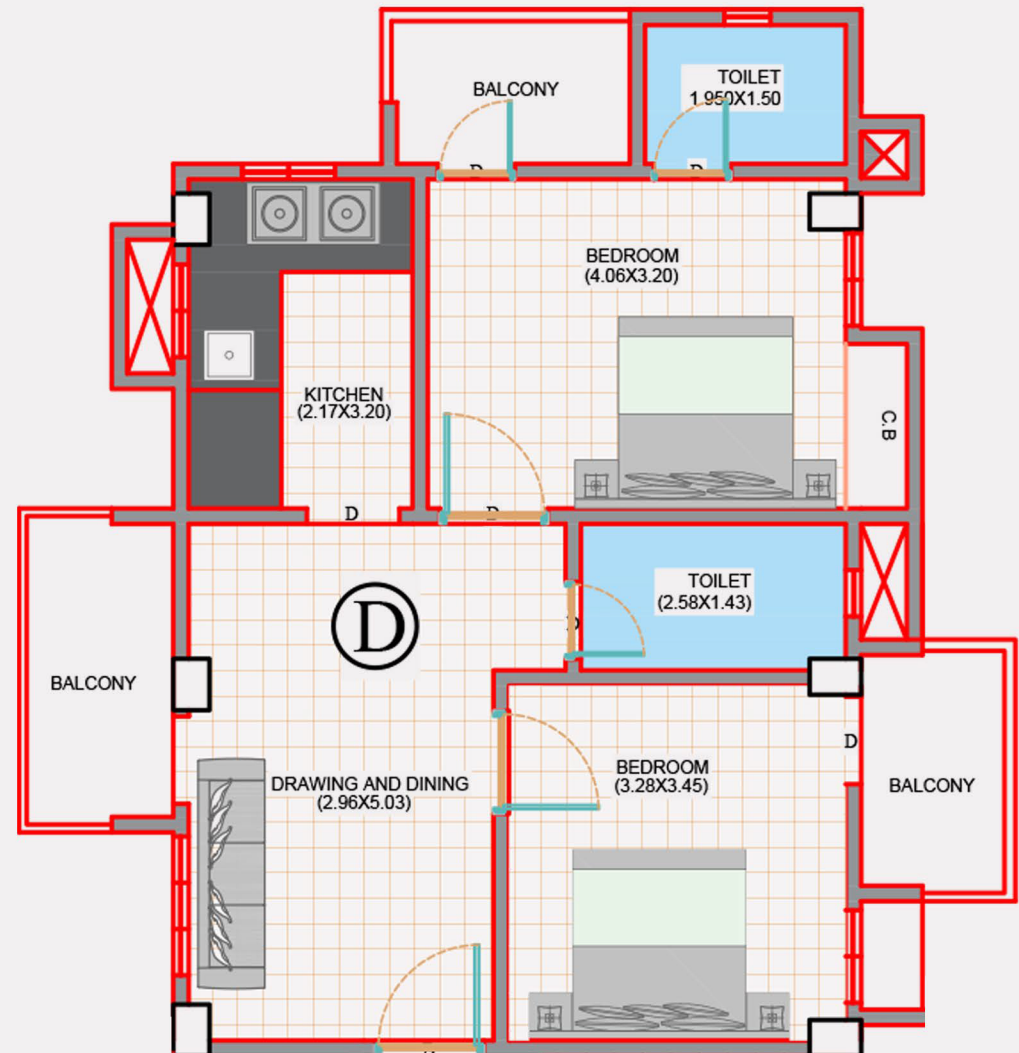
# FLOOR PLAN



FLOOR PLAN D



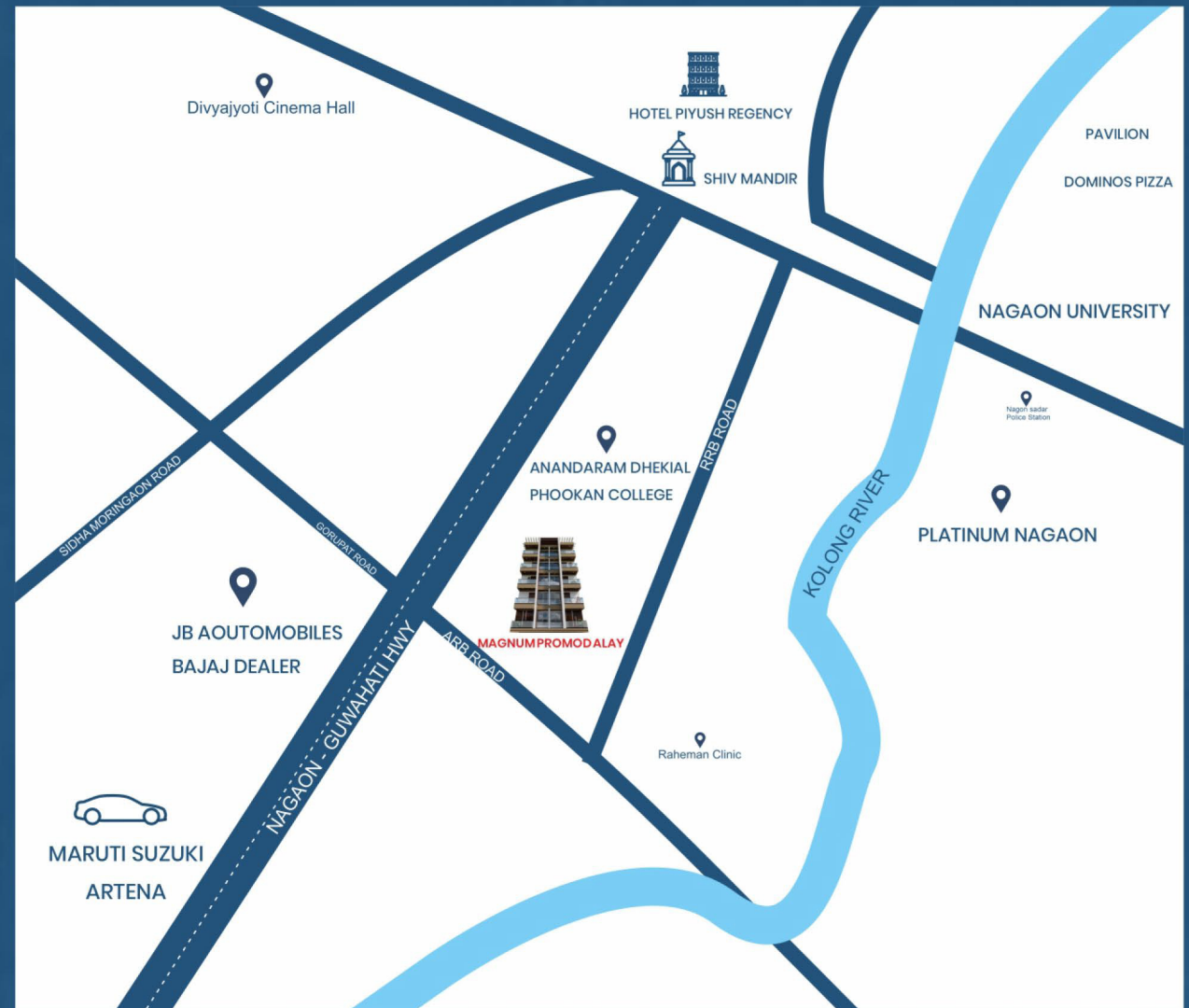
MAGNUM PROMOD ALAY







## MAGNUM PROMOD ALAY



- 1.Distance from Haiborgaon Rly Station 1.5 KM
- 2.Distance from Mercy Hospital 1 KM & G D Nursing Home 1 KM
- 3.Distance from Police Station 1.2 KM (Haiborgaon Outpost)
- 4.Distance from A D P College 700 M



## DEVELOPER



### Magnum Builders

Krishna Magnum Opera Tower, Block-I Commercial, 3<sup>rd</sup> Floor,  
Zoo Road Tiniali, R.G. Baruah Road, P.O. Bamunimaidam,  
Guwahati-781021

#### Contact details



98640-41300

98641-18484



[magnumbuilder.in](http://magnumbuilder.in)

## Architect



### ON KIT

Dr Huze Road. Mission Market, nagaon.

#### Contact details



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91019 65744



**KAPTUR Co.**  
MARKETING AGENCY  
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