



RERAA Registered
KM 180 of 2023-24

Magnum Pinnacle

Patarkuchi, Guwahati



A Charming **Lifestyle**,
was Never so Affordable



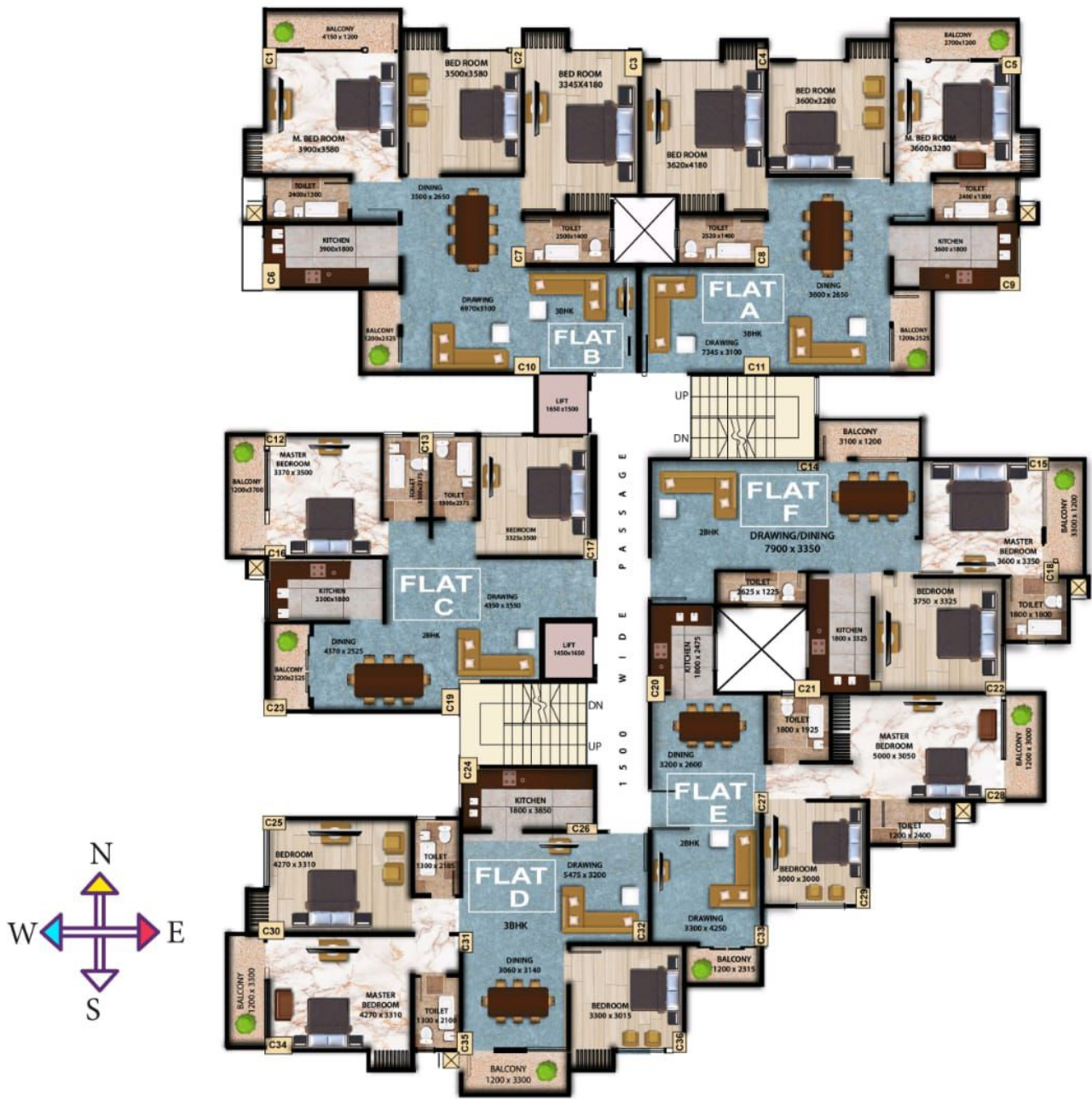
Elevation of Excellence!

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

Here's Presenting your
Lifestyle at Magnum
Pinnacle.

40 Best-in-Class,
Contemporary
Apartments in
Patarkuchi.
Guwahati-29





Site Plan

TYPICAL 1ST TO 6TH FLOOR PLAN

SL. NO	UNIT NAME	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	EXTERNAL WALL AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SBUA (SQ.FT)
1	A	975 SQ.FT	81 SQ.FT	59 SQ.FT	1138 SQ.FT	1423 SQ.FT
2	B	990 SQ.FT	85 SQ.FT	58 SQ.FT	1156 SQ.FT	1445 SQ.FT
3	C	725 SQ.FT	85 SQ.FT	50 SQ.FT	861 SQ.FT	1076 SQ.FT
4	D	908 SQ.FT	91 SQ.FT	56 SQ.FT	1071 SQ.FT	1339 SQ.FT
5	E	668 SQ.FT	72 SQ.FT	46 SQ.FT	786 SQ.FT	983 SQ.FT
6	F	737 SQ.FT	85 SQ.FT	49 SQ.FT	870 SQ.FT	1088 SQ.FT



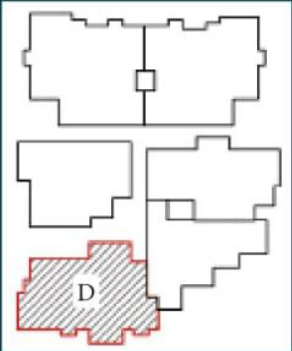
Site Plan

SL. NO	UNIT NAME	CARPET AREA (SQ.FT)	OPEN TERRACE (SQ.FT)	EXTERNAL WALL AREA (SQ.FT)	BUILT-UP AREA (SQ.FT)	SBUA (SQ.FT)
1	AB	1305 SQ.FT	499 SQ.FT 357 SQ.FT	82 SQ.FT	1419 SQ.FT	1774 SQ.FT
2	C	686 SQ.FT	47 SQ.FT	49 SQ.FT	810 SQ.FT	1013 SQ.FT
3	D	908 SQ.FT	87 SQ.FT	59 SQ.FT	1070 SQ.FT	1339 SQ.FT
4	EF	1129 SQ.FT	283 SQ.FT 45 SQ.FT 118 SQ.FT	71 SQ.FT	1200 SQ.FT	1515 SQ.FT

Flat 'D' : 1st to 6th Floor



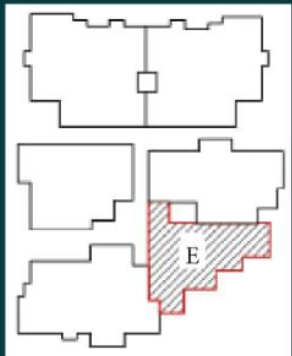
1ST TO 6TH FLOOR
FLAT TYPE = D
BHK = 3BHK
SBUA = 1339 SQ.FT



Flat 'E' : 1st to 6th Floor



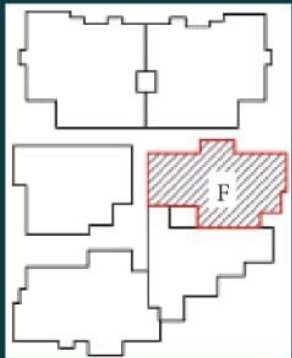
1ST TO 6TH FLOOR
FLAT TYPE = E
BHK = 2BHK
SBUA = 983 SQ.FT



Flat 'F' : 1st to 6th Floor



1ST TO 6TH FLOOR
FLAT TYPE = F
BHK = 2BHK
SBUA = 1088 SQ.FT



Flat 'AB' : 7th Floor



7TH FLOOR

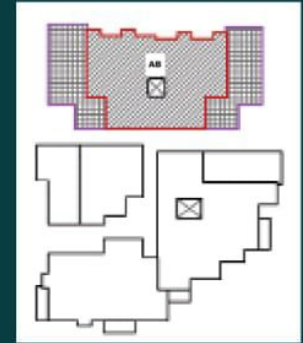
FLAT TYPE = AB

BHK = 4BHK

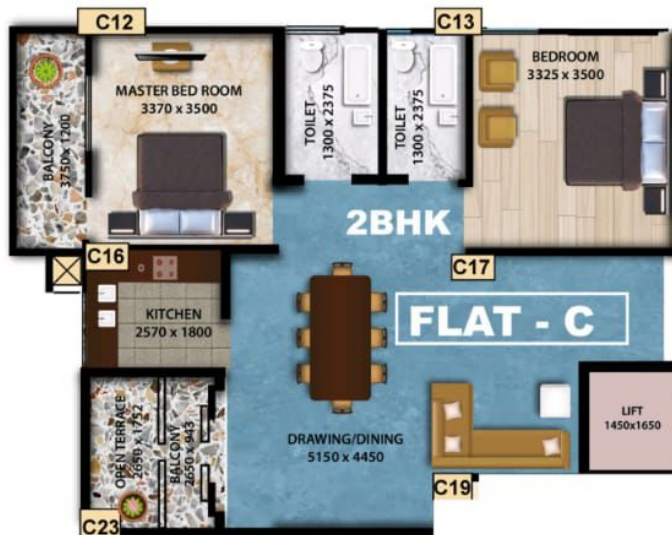
OPEN TERRACE 1 = 499.48 SQ.FT

OPEN TERRACE 2 = 357.23 SQ.FT

SBUA = 1773.51 SQ.FT



Flat 'C' 7th Floor

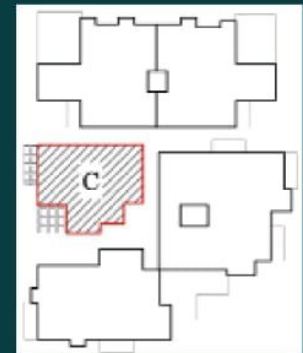


7TH FLOOR

FLAT TYPE = C

BHK = 2BHK

SBUA = 1013 SQ.FT



Flat 'D' 7th Floor

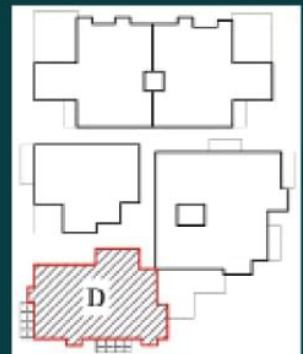


7TH FLOOR

FLAT TYPE = D

BHK = 3BHK

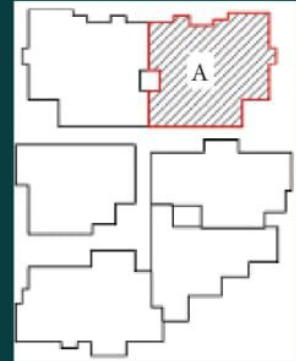
SBUA = 1339 SQ.FT



Flat 'A' : 1st to 6th Floor



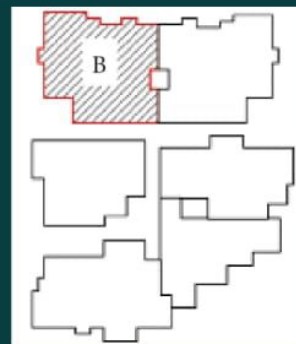
1ST TO 6TH FLOOR
 FLAT TYPE = A
 BHK = 3BHK
 SBUA = 1423 SQ.FT



Flat 'B' : 1st to 6th Floor



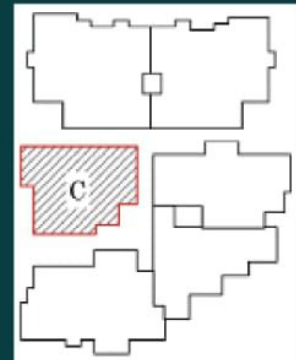
1ST TO 6TH FLOOR
 FLAT TYPE = B
 BHK = 3BHK
 SBUA = 1445 SQ.FT



Flat 'C' : 1st to 6th Floor



1ST TO 6TH FLOOR
 FLAT TYPE = C
 BHK = 2BHK
 SBUA = 1076 SQ.FT



Magnum Pinnacle

Patarkuchi, Guwahati

Travel
Less.
Reach
More...

The address of peace. The location of buzz. How do you get the best of both worlds together? Located at Patarkuchi Road, Beltola, Guwahati, Magnum Pinnacle combines the easiness of a residential zone and vibrancy of daily conveniences - 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 privacy.

Parking



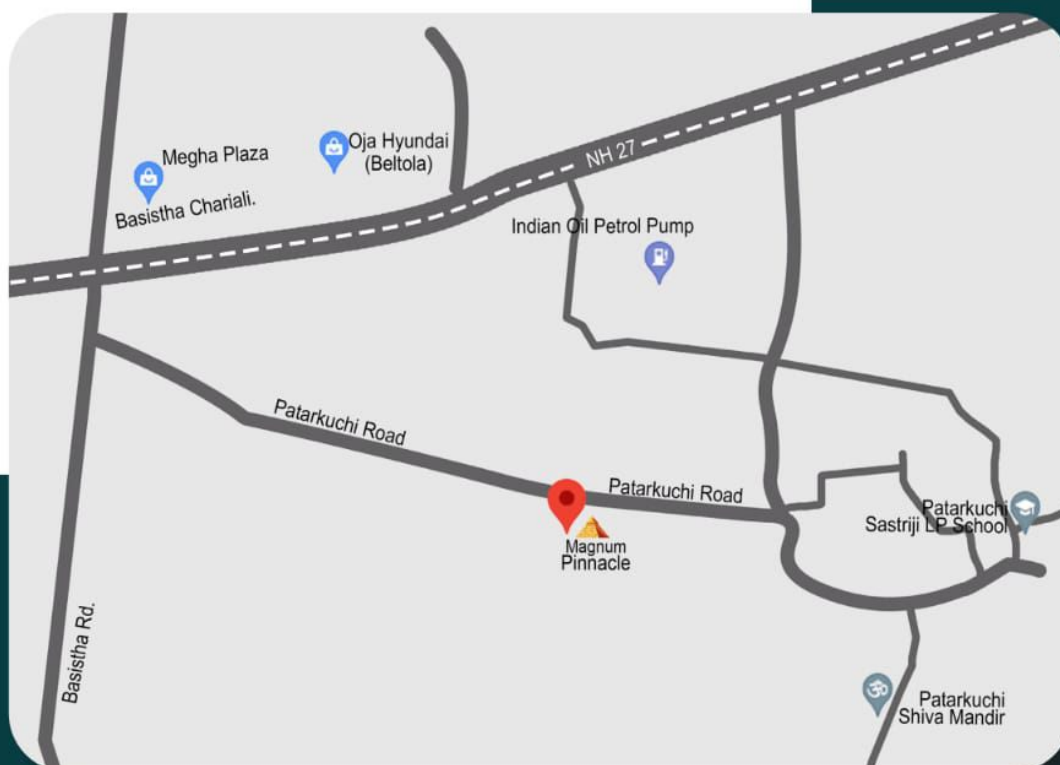
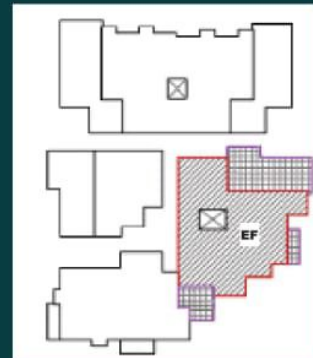


Flat 'EF'_7th Floor



7TH FLOOR

FLAT TYPE = EF
 BHK = 4BHK
 OPEN TERRACE 1 = 282.98 SQ.FT
 OPEN TERRACE 2 = 44.76 SQ.FT
 OPEN TERRACE 3 = 118.49 SQ.FT
 SBUA = 1515 SQ.FT



KEY DISTANCES

Railway Station – 12.4 kms.
 Bus Stand – 0.5 kms.

Airport – 27.4 kms.
 School, Market and
 Hospital less than – 0.5 kms.



BATHROOMS

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



WINDOW

Aluminium windows sections with quality 4mm glass.



ELECTRICAL

All bedrooms will have options of AC along with 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 master bathroom.

Magnum
Pinnacle
Patarkuchi, Guwahati

Payment Schedule

Booking Amount	10% of the flat value.
On Execution of legal documents	10% of the flat value.
1 st Installment on completion of Foundation work	20% of the flat value.
2 nd Installment on casting of 2 nd Slab	10% of the flat value.
3 rd Installment on casting of 4 th Slab	10% of the flat value.
4 th Installment on casting of 6 th Slab	10% of the flat value.
5 th Installment on casting of 8 th Slab	10% of the flat value.
6 th Installment on completion of brick works	15% of the flat value.
Final Installment before possession	05% of the flat value.

Specifications



BUILDING

Single tower of G + 7 floors consisting of 19 nos. Exclusive 3BHK, 19 nos. Exclusive 2 BHK and 2 nos. Exclusive 4BHK premium Flats.



STRUCTURE

Earthquake resistant structure as per ISO code 456:2000



DOORS

Water proof flush doors with accessories.



LIFT

2 Number of 6 passenger lift of branded make.



FLOORING

All flats will have vitrified tiles. Common area will have granite flooring. Parking area will have pavers block.



KITCHEN

Granite top counter and claddings with ceramic tiles upto two feet above counter with S.S Sink.



BALCONIES

Cantilever balconies having water proofing treatment finished in vitrified tiles.



SANSKRITI ENCLAVE
SREENAGAR



MAGNUM SAI
NIVASH
SURVEY, BELTOLA



SHAILAJA
APARTMENT
NEW GUWAHATI,
BAMUNIMAIDAN



RAMPADA
NIRADALAY
DOWNTOWN



MAGNUM
HEIGHTS
(V.I.P ROAD,
RADHANAGAR)



SARAT
RESIDENCY
AMBIKAGIRI NAGAR
JYOTI PATH



MAGNUM TRILLION
(SIJUBARI ROAD,
HATIGAON)



MAGNUM RESIDENCY
GEETANAGAR

Ongoing Projects



MAGNUM REGALIA



KAIZEN MAGNUM HILL SIDE



SHAILAJA NALINI
RESIDENCY

Founded On Trust, Elevated On Integrity.

Magnum Pinnacle is a Project of Magnum Builders with basic principle of Quality Project, Customer Satisfaction & timely Delivery. A series of landmarks in the past are testimony of Credibility, Quality, Value and Aesthetics that have elevated Magnum Pinnacle to the next level. Come, Experience an exceptional life, a decision you will cherish forever.

**Magnum
Pinnacle**
Patarkuchi, Guwahati

Some of our Completed Project



KRISHNA MAGNUM OPERA



MAGNUM MANASH PLAZA
BAMUNIMAIDAN



MAGNUM GREEN, KAHILIPARA



MAGNUM NIRVANA, KAHILIPARA



DHANALAKSHMI
MAGNUM NIVASH,
REHABARI



HEMENDRA KUTIR
SREENAGAR



SANTI NIVASH
SREENAGAR



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Amitabh Sarma

AKAR FOUNDATION

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Guwahati - 781007

DISCLAIMER

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