



A Heavenly Abode

Close To The Hills

Bhoglaxmi

*Bhog Laxmi Is Truly
The Epitome Of High Life*

GRIHANIRMAN is a partnership firm registered under
the Indian Partnership Act 1932 having its office at
Guwahati

Bhog Laxmi has been designed meticulously, to make
space for everything that can give you the ultimate,
luxurious living experience! With an impressive facade
outside and aesthetic 6 elite interiors in side.



G+6 Storied Apartment.



With 40 Flats, 3 Side Open Flats



70% Greenery



60% Open Area



Serene Environment

A LIFE OF BLISS BECKONS!

Day View

Awake to Awe: A **New** Day,
Your **New Home.**





LANDSCAPE GARDEN



BETTER CONNECTIVITY



POSCH LOCALITY



BACK UP & STAND BY
GENERATOR

Amenities



Living in the city is often synonymous with more time indoors than outdoors. This holds unless you're residing at bhog laxmi with 60% open area. This project brings you back the joy of being outdoors. Breathe in the fresh air as you take a walk down the walking / jogging track or stroll around landscaped gardens. Watch your children tumble and play around swings and slides, the old-fashioned way. Stay closer to nature and savour the joy it brings to your heart and mind. All of this, without giving up the conveniences of city life!

*A Space For You To
Find Your Space*

SECURITY CAMERAS IN
LOBBY AND COMMON AREAS

WATER SUPPLY FROM
DEEP TUBEWELL

ADEQUATE
PARKING SPACES

OUTDOOR LIFT FOR
THE ENTIRE CAMPUS

RAINWATER HARVESTING
FACILITY



Typical Floor Plan

UNIT	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	3	901 SQFT	90 SQFT	69 SQFT	1060 SQFT	1378 SQFT
FLAT B	2	725 SQFT	93 SQFT	54 SQFT	872 SQFT	1134 SQFT
FLAT C	2	793 SQFT	53 SQFT	70 SQFT	916 SQFT	1191 SQFT
FLAT D	3	1063 SQFT	98 SQFT	75 SQFT	1236 SQFT	1607 SQFT
FLAT E	3	845 SQFT	80 SQFT	70 SQFT	995 SQFT	1294 SQFT
FLAT F	3	845 SQFT	80 SQFT	70 SQFT	995 SQFT	1294 SQFT
FLAT G	3	845 SQFT	80 SQFT	70 SQFT	995 SQFT	1294 SQFT



Site Plan



Sixth Floor Plan

UNIT	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE BUA	TERRACE SBUA
FLAT A PENTHOUSE	3	901 SQFT	90 SQFT	69 SQFT	1060 SQFT	1378 SQFT	975 SQFT	1268 SQFT
FLAT B	2	725 SQFT	93 SQFT	54 SQFT	872 SQFT	1134 SQFT	-	-
FLAT C	2	793 SQFT	53 SQFT	70 SQFT	916 SQFT	1191 SQFT	-	-
FLAT C	3	1063 SQFT	98 SQFT	75 SQFT	1236 SQFT	1607 SQFT	-	-
FLAT E PENTHOUSE	3	845 SQFT	80 SQFT	70 SQFT	995 SQFT	1294 SQFT	975 SQFT	1268 SQFT



Basement and Car Parking

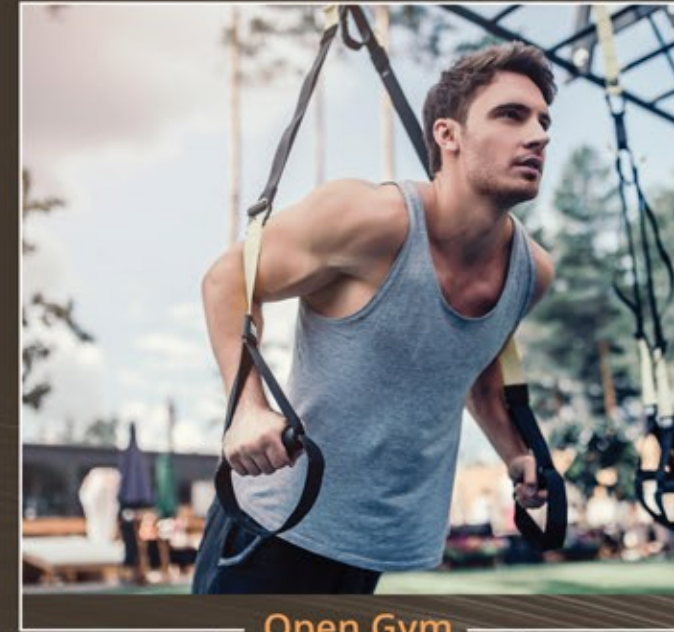
Terrace Plan



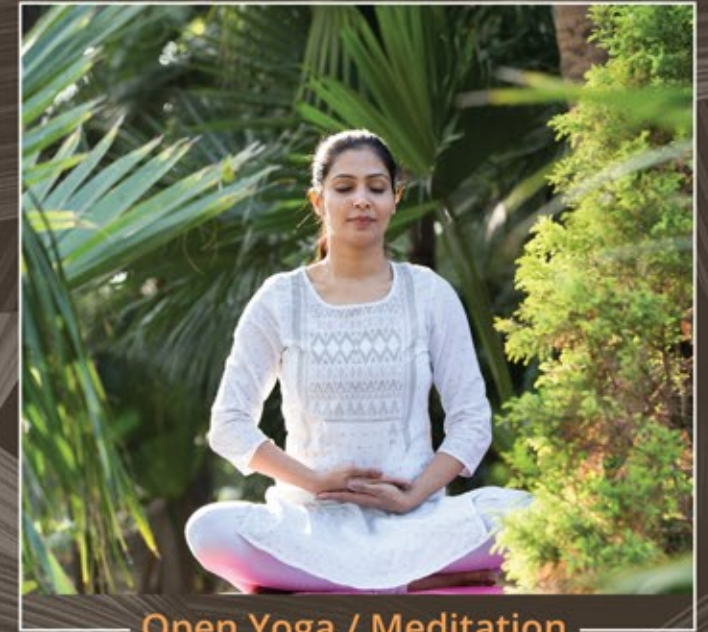
Legends

1. Community Hall
2. Open Gym
3. Landscaped Garden
4. Open Yoga / Meditation

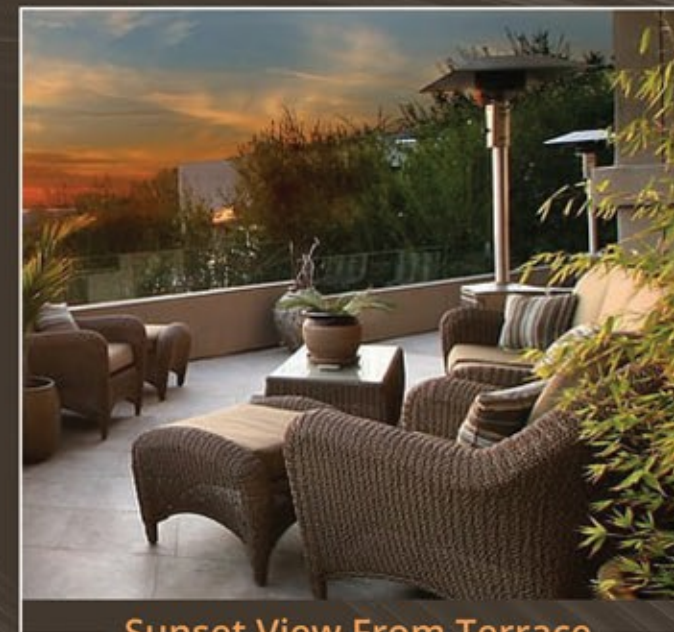
Project Amenities



Open Gym



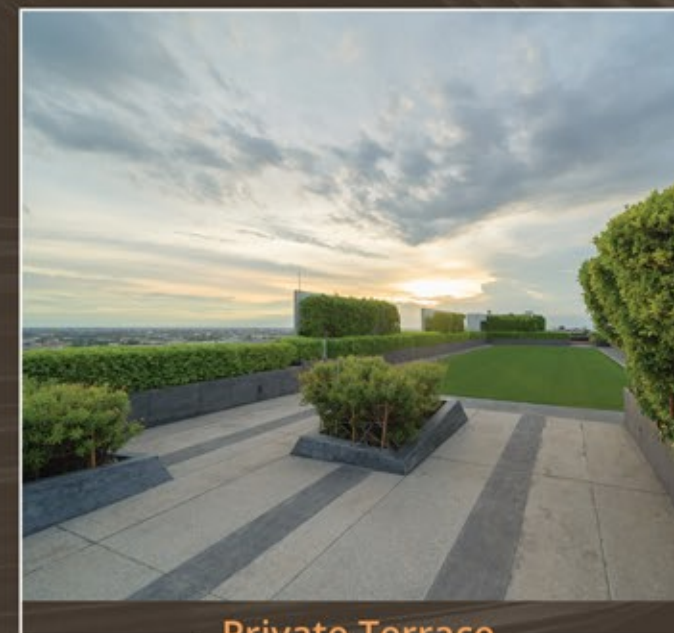
Open Yoga / Meditation



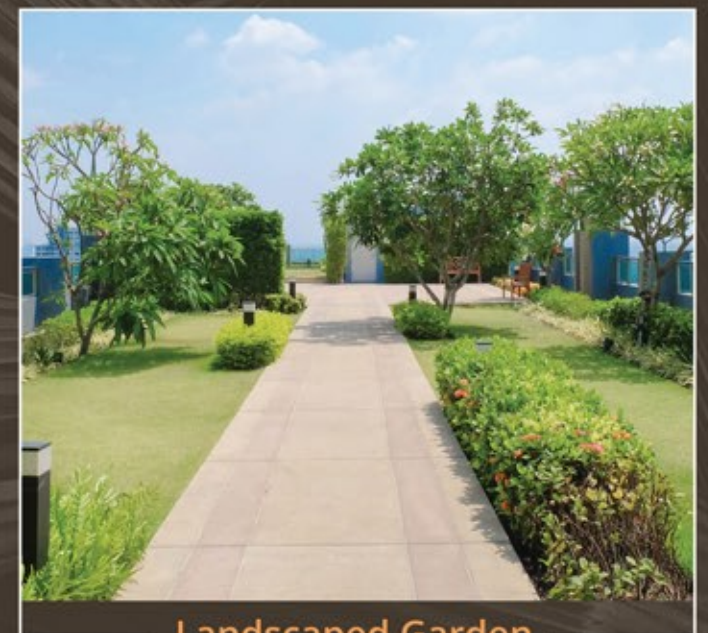
Sunset View From Terrace



Community Hall



Private Terrace



Landscaped Garden

Flat Type B

UNIT	FLAT B
BHK	2
CARPET AREA	725 SQFT
BALCONY AREA	93 SQFT
EXTERNAL WALL AREA	54 SQFT
BUA	872 SQFT
SBUA	1134 SQFT



Flat Type D

UNIT	FLAT D
BHK	3
CARPET AREA	1063 SQFT
BALCONY AREA	98 SQFT
EXTERNAL WALL AREA	75 SQFT
BUA	1236 SQFT
SBUA	1607 SQFT



Designed For A Brighter Life

"GRIHANIRMAN" is a Partnership Firm Registered Under The Indian Partnership Act 1932 having it's Office At Guwahati

A home is more than a structure of brick and mortar. It is a space of love, togetherness. little joys and big moments. Hence. at Grihanirman we strive to build homes that make your days feel more alive and keep you close to both leisure and convenience. From meticulous designing to picking the finest quality material and from choosing excellent locations to proving amenities and facilities that make your life easier. We take care of it all to bring you a home you can be truly proud of. All our projects have one thing in common - they make life feel like a celebration, every day!



Ongoing Project



Dayasagar B
Guwahati



Dayasagar Pristine,
Guwahati



Smriti Enclave,
Sorumotoria Guwahati



Dayasagar A,
Guwahati

Upcoming Project



Rukminigaon Guwahati



Lokhra Guwahati



New Guwahati



Tezpur



Ambikagiri Nagar
R.G . Baruah Road,
Guwahati

Night View

Stars Above, **City** Below:
Your **Nighttime** Retreat



Living Room



Bedroom

Modern **Living**, Timeless **Design**:
Your **Home** Inside Out



Bathroom



Kitchen

Specifications

STRUCTURE

Earthquake resistant RCC framed structure as per BIS
Steels will be of TATA,JINDAL. SHYAM STEEL, JSW or equivalent as approved by the architect.
Cement shall be of reputed brands as approved by the architect

ROOF

Waterproofing Roof

DOORS

Door frame will be of wood polymer composite (WPC)
Door locks and other hardware fittings of Godrej or other reputed brands

WINDOWS

UPVC Sliding Window frame and shutter

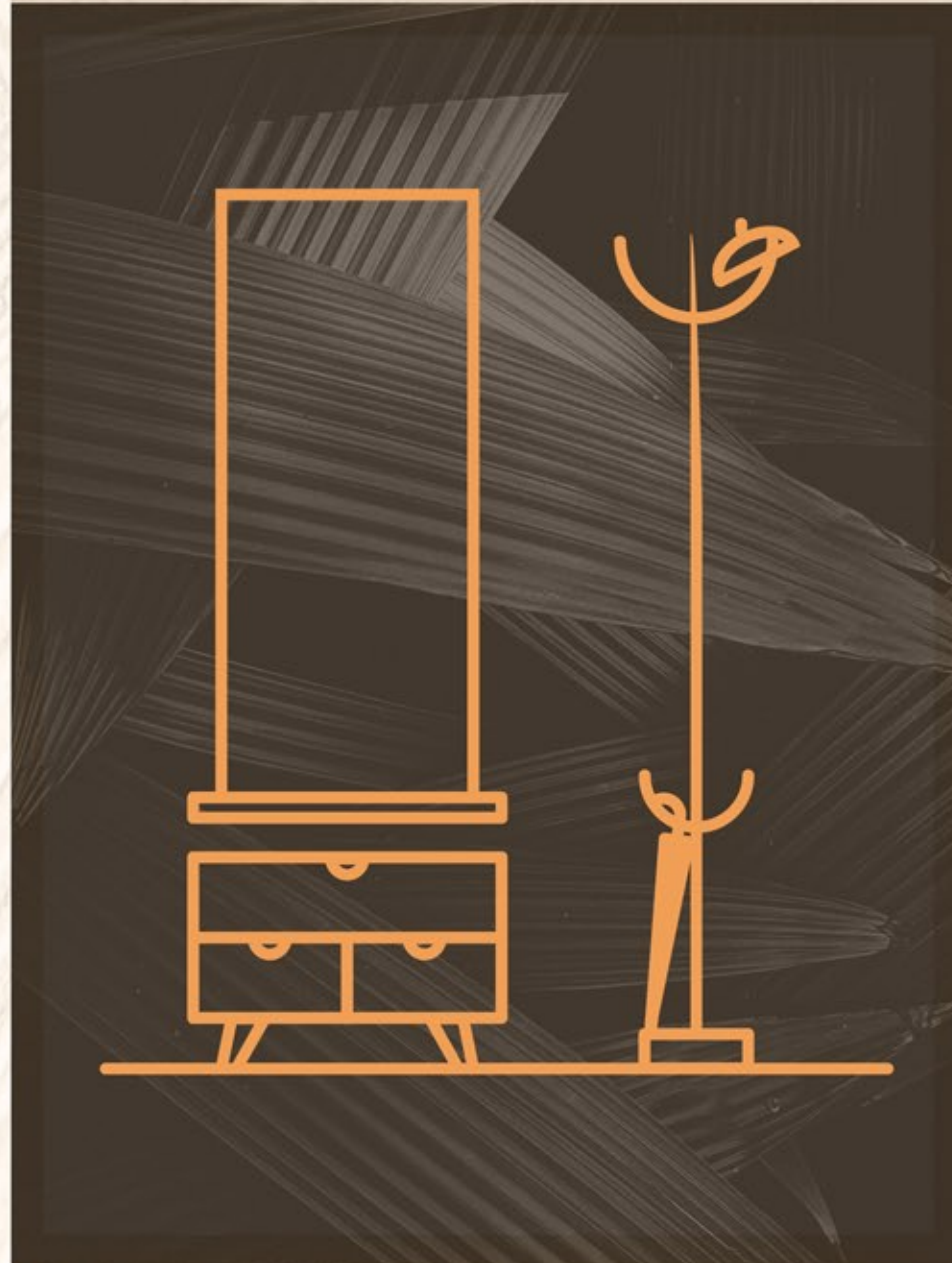
FLOOR

Vitrified tiles on floors of reputed brands
Anti Skid tiles of reputed brand on bathroom floors and Balconies.



TOILETS

Ceramic tiles of reputed brands on bathroom walls.
Sanitary fittings of Jaguar, Parryware, Kohler, Hindware. ROCA etc or equivalent brand.



LIFT

Lift will be OTIS, KONE. Schindler, Jhonson or other reputed brands



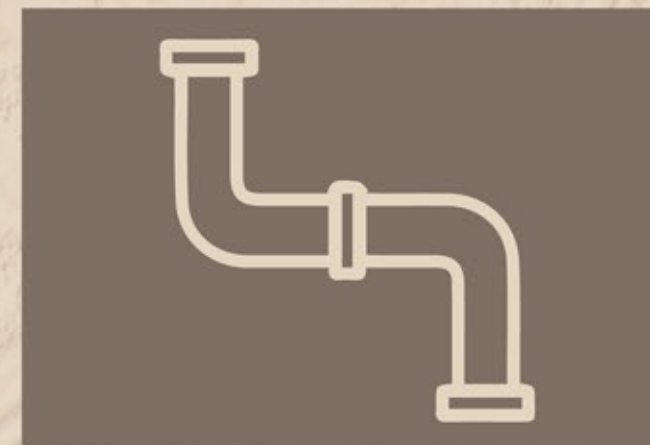
FIRE SAFETY

Equipped with modern Fire Fighting System



WATER PIPES

Water pipes, solid pipes,waste pipes, etc of Supreme. K-Flex or other equivalent brands



KITCHEN

Granite Slab Working Platform
Stainless Steel Sink
Ceramic Tiles Cladding Upto 2 Ft Height From Counter

ELECTRICALS

Electrical fittings from reputed brands like Philips, Havells, Compton, Legrand etc of equivalent brands.
Electric wiring of brands like Finolex. Havells etc



Evening View

Lights **Aglow**, Serenity Below:
Your **Evening** Respite



The Place Of Convenience



LOCATION MAP

Key Distances



Bus Terminal
3 Kms



Railway Station
8 Kms



Airport
35 Kms

In Close Vicinity

Secretariat
Hospital
Police Station

1 KM (APPROX)
0.5 KM
1 KM

Fire Station
School
Shopping Mall

1 KM
200 METERS
0.5KM

Payment Schedule

On execution of legal documents (within 60 days of booking)
1st installment on completion of foundation work
2nd installment on casting of 1st slab
3rd installment on casting of 3rd slab
4th installment on casting of 4th slab
5th installment on casting of 5th slab
6th installment on casting of 6th slab
7th Installment on casting of brick works
8th Installment on completion of Floor works
9th Installment on completion of Sanitary and electrical works
10th installment Before handing over possession

20% of total flat value
10% of total flat value
10% of total flat value
10% of total flat value
10% of total flat value
10% of balance amount of agreement value
10% of balance amount of agreement value
5% of balance amount of agreement value
5% of balance amount of agreement value
5% of balance amount of agreement value

Please Note

- 1) Delay in payment would attract interest on the defaulted amount @ 18% per annum.
 - 2) 10% of Booking amount or Rs. 50,000/- whichever is higher will be forfeited in case of cancellation of flat.
 - 3) GST at the applicable to be paid along with each payment.
 - 4) Registration of agreement for sale will be made only after payment of 1st installment.
 - 5) Cheque/Draft should be payable at Guwahati only.
- ABOVE REFERRED TO SPECIFICATION

Payment Plan By The Allottee

- 1) Booking Amount Rs. 5,00,000/-
- 2) 1st installment (within 45 days of Booking) = 15% of balance amount of agreement value
- 3) 2nd installment on casting of foundation = 15% of balance amount of agreement value
- 4) 3rd Installment on casting of 1st Slab = 15% of balance amount of agreement value
- 5) 4th Installment on casting of 3rd Slab = 15% of balance amount of agreement value

Mode Of Payment

All Payments Are To Be Made By The Purchaser Of Flats By Bank Draft /cross Cheque On Any Nationalized Banks Payable At Guwahati In Favor Of Grihanirman

Aerial View

From **Above**,
Unveiling Urban **Elegance**



DEVELOPER



GRIHA NIRMAN

2nd Floor, Krishna Bhakti Enclave, RG
Baruah Road, Behind Shristi Diagnostics
Jonali, Guwahati-24
Contact No.- +91 98540 17933

 grihanirman001

 @grihanirmanghy

Email: _____

SITE ADDRESS

SARUMOTORIA
Nandan Nagar
Dilip Huzuri Path Super Market. Guwahati.
Near (Ex.CM) Hiteswar Saikia
Residence & Near Bageshwari Mandir.
Dispur. Guwahati - 781006

ARCHITECT



INDESH KUMAR AGARWAL
SIMPLEX ARCHITECTURES
Golden Woods Convenient. Sundarpur
R. G Baruah Road. Manik Nagar
Guwahati, Assam 781005
Email : simplexarchitecturesghy@gmail.com

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of BHOG LAXMI. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.

Concept, Design & 3D Architectural Views & Floor Plan
GREY SKETCH STUDIO | + 91 99540 70025