



Y POINT JORABAT

SETTING
NEW STANDARDS



SITE MAP/BASEMENT PARKING PLAN

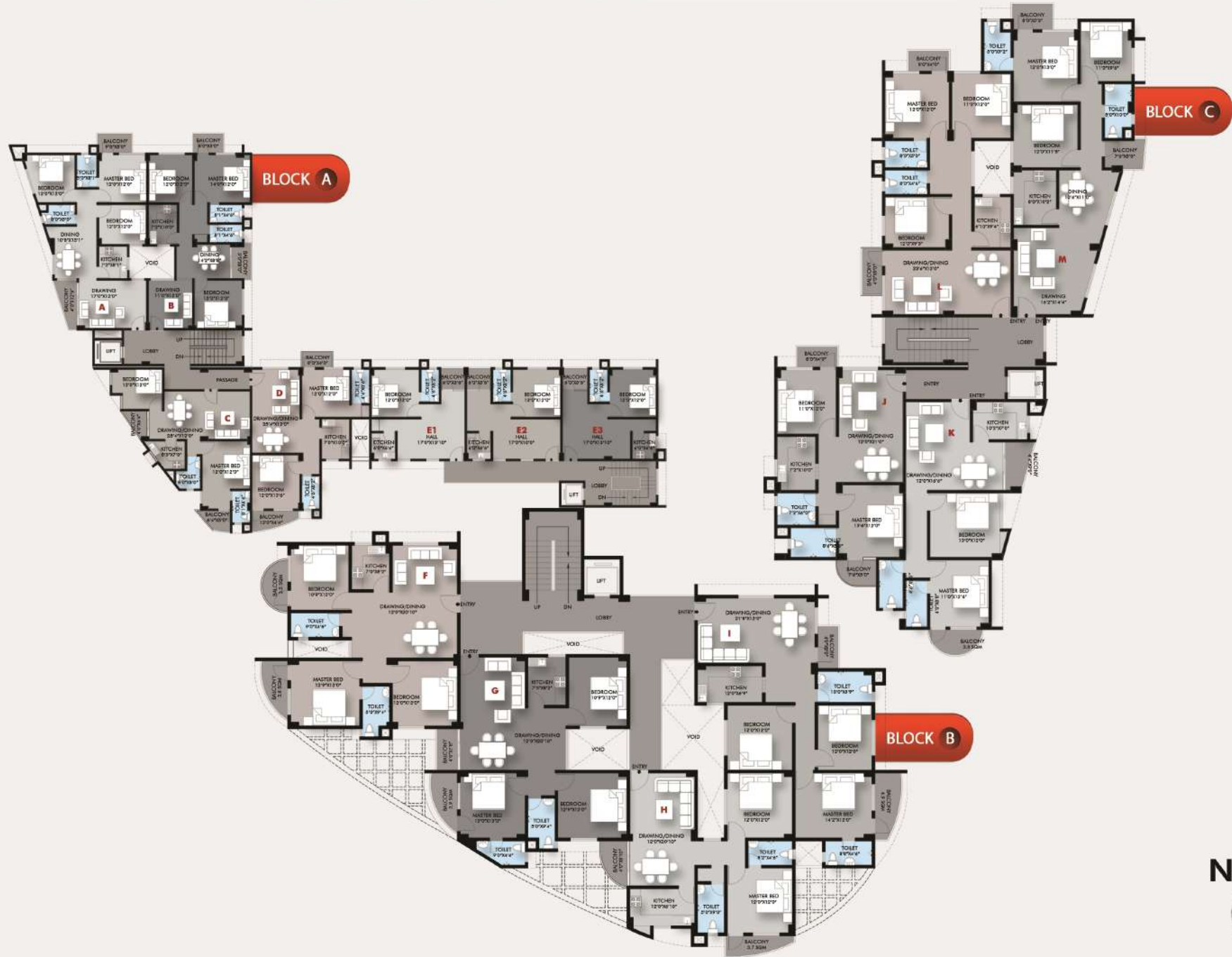


TYPICAL FLOOR PLAN (COMMERCIAL)
GROUND & FIRST FLOOR

AREA: 20,896 SQFT.

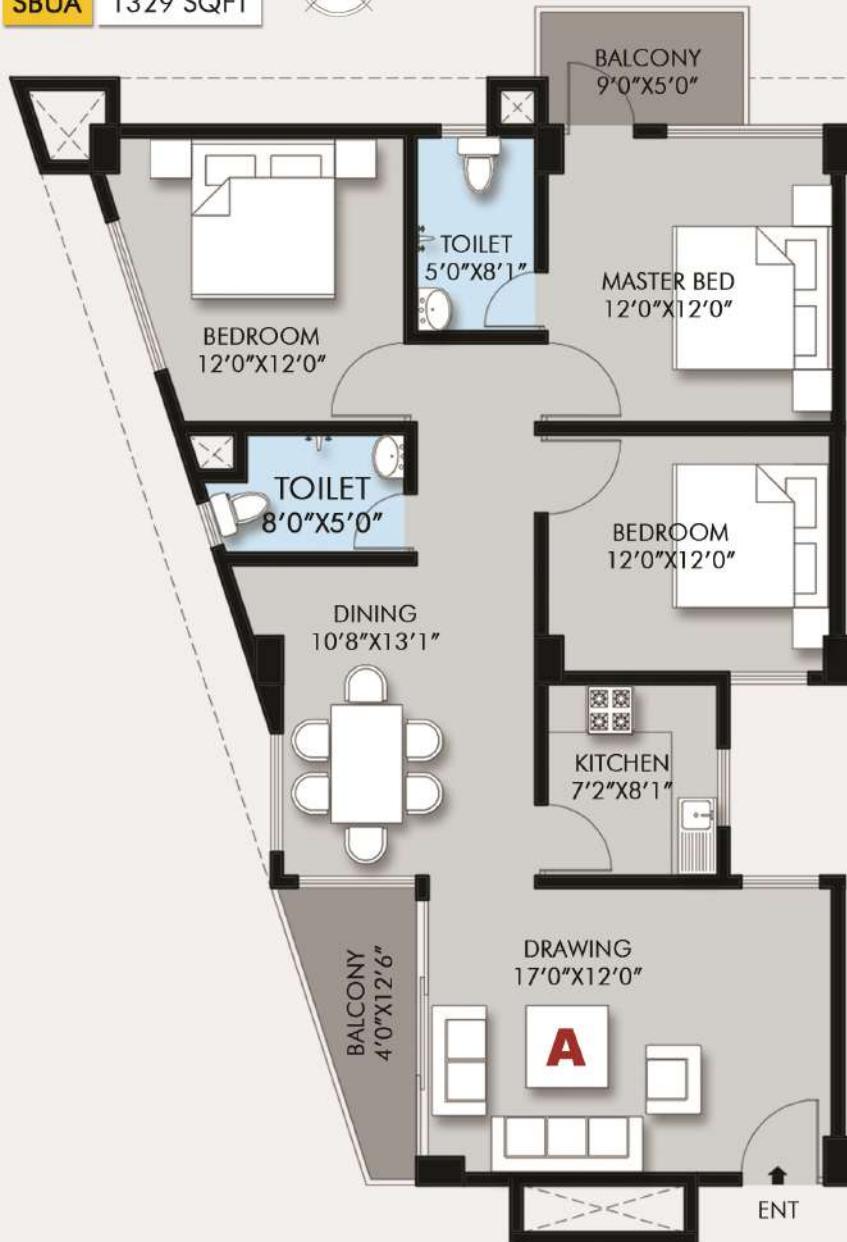


TYPICAL FLOOR PLAN (RESIDENTIAL) 2ND/3RD/4TH/5TH & 6TH



BLOCK A UNITS

UNIT A
TYPE 3 BHK
SBUA 1329 SQFT



UNIT B
TYPE 3 BHK
SBUA 1291 SQFT

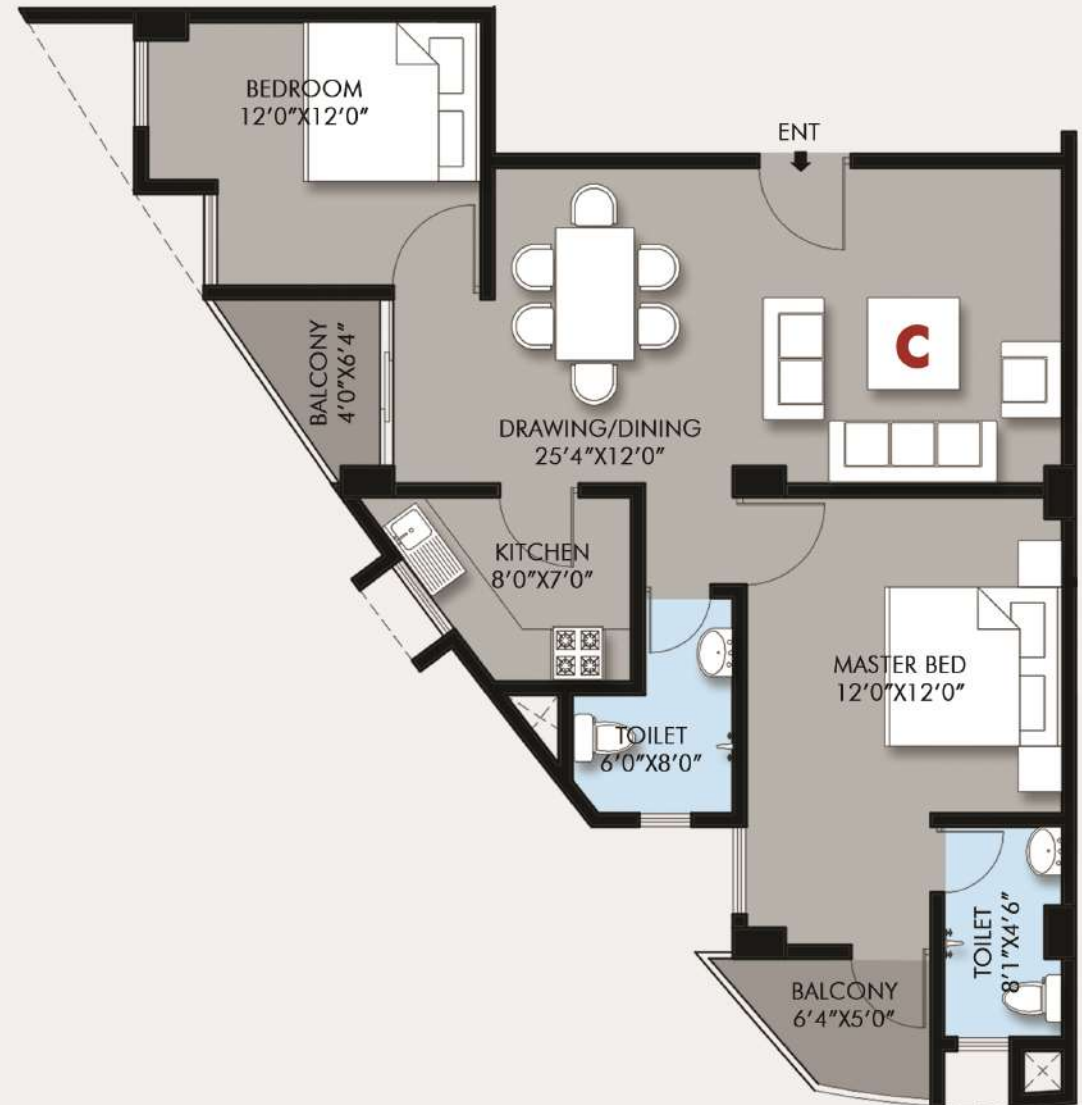


BLOCK A UNITS

UNIT D
TYPE 2 BHK
SBUA 1114 SQFT



UNIT C
TYPE 2 BHK
SBUA 1029 SQFT



BLOCK A UNITS

UNIT
TYPE
SBUA

E1/E2/E3
1 BHK
654 SQFT



BLOCK B UNITS

UNIT F
TYPE 3 BHK
SBUA 1329 SQFT



UNIT G
TYPE 3 BHK
SBUA 1303 SQFT



Y POINT

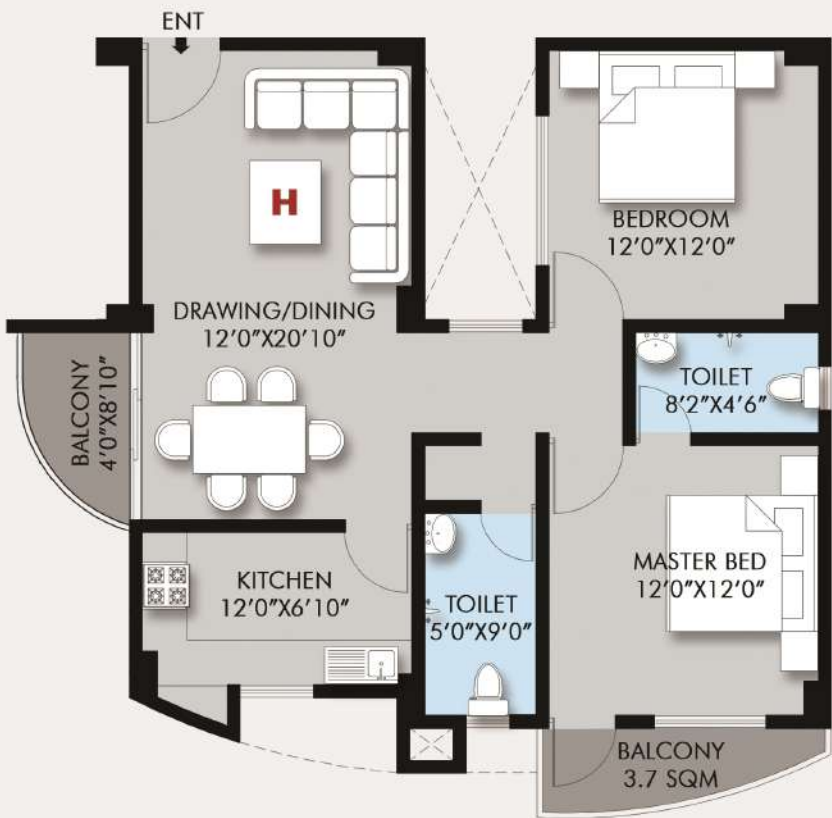


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BLOCK B UNITS

UNIT H
TYPE 2 BHK
SBUA 1083 SQFT



UNIT I
TYPE 3 BHK
SBUA 1389 SQFT

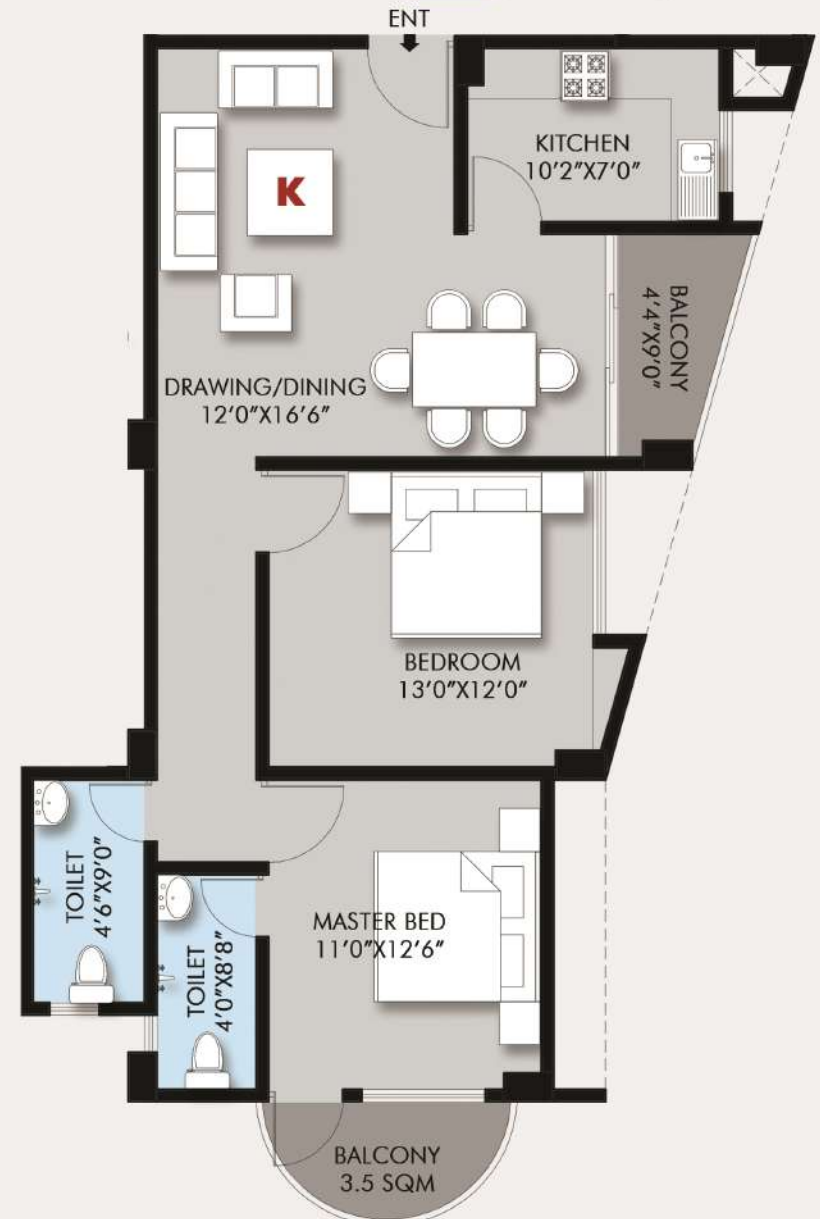


BLOCK C UNITS

UNIT J
TYPE 2 BHK
SBUA 1075 SQFT



UNIT K
TYPE 2 BHK
SBUA 1104 SQFT



BLOCK C UNITS

UNIT L
TYPE 3 BHK
SBUA 1291 SQFT



UNIT M
TYPE 3 BHK
SBUA 1380 SQFT





**MAKE IT
easy & accessible**

App Type: Android and web based.

App Users: Apartment Owner, Society Member, Security Personals, Administrative personals, etc.

App Service overview:

- Individual Account creation
- Maintenance and society fees payment through app
- Emergency Service assistance in one tap
- Push notifications
- Important alerts
- Service booking (e.g. Doctor, Repairs, plumber etc)
- Emergency alert (like fire warning) from the security personals.
- Commercial area rent and utility payment

Add-on (Optional):

- Food Delivery
- Utility and services Delivery

IMPORTANT INFORMATIONS

- Fire safety norms as per dept. of Fire (NOC).
- APDCL Meter cost / Load security; GMC holding number cost will have to be borne by the clients /Flat owners.
- Stamp Duty; Registration cost; other legal charges with advocate fees etc.; SGST; CGST; any State and/ or Central and/ or local taxes as and when arise, present or future will have to be borne by the clients /Flat owners.
- Any professional services regarding interior decoration etc. if sought, the cost shall be born by clients/ flat owners.
- Alteration/ modification Externally in terms of structure or even paint coats will strictly not be allowed in any condition.
- Clients/ flat owner cannot alter internally in the Flat without written permission from the builder.
- Internal alternation from builder's end will be informed before hand.
- Any incidental increase or decrease of areas or sizes of the allotted flat shall be compensated by both the parties vise versa at the assigned rates during the time of agreement.
- Roof will be the Exclusive property of the builder. Vertical extension of any kind can not be objected by any individual or society or any flat owner.
- Society will be formed and will be run under the chairmanship of builder for one year and then after as decided by the flat owners.
- Society fees will be as per square feet basis.
- Details of society functions and rules will be provided as Annexure of possession letter.
- Transformer and External electrical installations within and outside the complex for the project will be born by client/ flat owner on proportionate ratio basis, to be decided by the builder.
- Covered parking per flat owner will be charged separately.

MODE OF PAYMENT

Payment will be recieved through bank draft, Cross Cheques on any nationalised bank, payable at Guwahati. The payments should be made in favour of "Prachi Associates".

FINANCE

Loan facilities will be provided from private and nationalised bank or financial institution listed by the builder

SPECIAL AMENITIES

- Gym
- Swimming Pool
- Kid's Zone
- Banquet Hall

Y POINT



SPECIFICATIONS

ELEVATION

Modern Elevation with appropriate coats of exterior paints.

STRUCTURE FOUNDATION

R.C.C. framed structure designed in compliance with earthquake zone V specifications.
Pile foundation depending upon soil condition as recommended by structural engineer.

ELECTRICALS

Appropriate capacity transformer, panel board will be installed.

- Individual meter will be installed supplied by APDCL.
- Concealed copper wire of Standard ISI marked / brand (Both for APDCL electricity & inverter)
- A.C. points in all bed rooms.
- Geyser points in all Toilets.

BACK-UP ELECTRICITY HARDWARE DOORS

Generator for common lighting; water pump & campus lighting.
Good quality standard fittings and Godrej lock in the main door.
Quality wood, steel or RCC frames.

- Main Door branded factory made flush door.
- Inside door flush door shutters with appropriate coats of paints.

WINDOWS TOILETS

Sliding/Hinged aluminum windows and ventilators.
Floor - 12"x12" anti skid tiles.

WATER

- Walls – Ceramic tiles up to 7' height inside toilet.

24x7 water supply from deep tubewell as well as pipe water supply as and when made available by the authority.

- Conventional Iron removal plant with storage tank over head as well as under ground.
- Provision of rain water harvesting.

STAIRCASE & LOBBY

Stair case will be of marble or staircase tiles.

- Lobbies will be furnished with tiles of appropriate size.
- Staircase railing and balcony grills will be of M.S. steel appropriately painted (Maximum height 1 meter).

CCTV surveillance system for building entrance and surrounding; 24 hours manned security (managed by society.)
3 nos. of lift as specified in the approved drawing.

SECURITY LIFT

FLOORS WALLS TOILETS

24" x 24" Vitrified tiles flooring in Bedrooms, Drawing/Dining room and balconies.
Interior walls and ceiling will be done with plaster of Paris providing smooth improvised POP with appropriate coats of primer.
Sleek C.P. fittings – Sona or Equivalent.

KITCHEN

- White/ivory coloured wash basins, European type-WC

Polished marble/Granite platform with stainless steel kitchen sink, ceramic tiles upto 2ft. height above platform.

ELECTRICALS EXTERIOR

- Separate point for water purifier.

Multi-strand concealed copper wire, MCB/ DB for safe electrical distribution, modular switches of superior quality.
Exterior walls will be done with all weather paint of anti fungal-base with decorative finish to provides rich look.

PAYMENT SCHEDULES

On Booking	10%
On Agreement	10%
On Foundation work	10%
On ground floor slab casting	5%
On 1st floor slab casting	5%
On 2nd floor Slab Casting	5%
On 3rd floor Slab Casting	5%
On 4th floor Slab Casting	5%
On 5th floor Slab Casting	5%
On 6th floor Slab Casting	5%
On 7th floor Slab Casting	5%
On Brick work	10%
On interior & exterior plaster	10%
On flooring, plumbing, electrical fitting, wall finish with putty & Primer	5%
On registration	5%

LOCATION MAP



PROMOTER

Yubraj Dynasty/ Prachi Associates

OFFICE ADDRESS : Noonmati, Krishna Complex Building
2nd Floor
Noonmati, Guwahati - 781 020

SITE ADDRESS : Jorabat, Y Point,
Near Jorabat flyover
Guwahati - 781 022

CONTACTS

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ARCHITECT



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