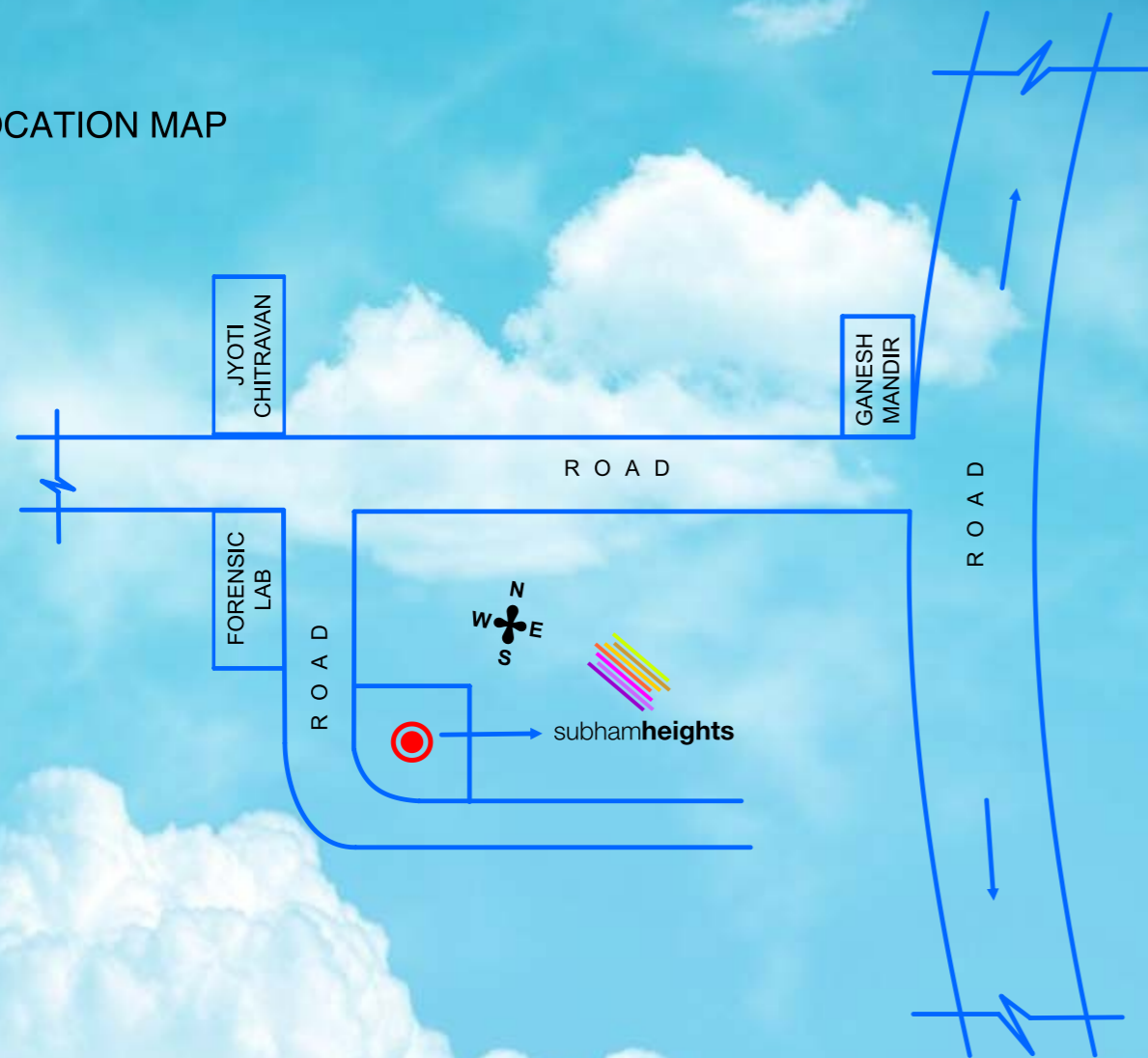


LOCATION MAP



concept & design by www.bouncedesign.net



subham®

S U B H A M HEIGHTS



subham™
A unit of Lohia group

Subham Planners Pvt. Ltd.

Corp. Off.:
5th Floor, Subham Velocity, Honuram Boro Path,
Opp. Wall Ford , G.S. Road,
Guwahati-781005.

Ph. : **98540 41000**

www.subhamgroup.com

TIMEBOUND PROJECTS. TIMELESS RELATIONSHIPS.



PROJECTS COMPLETED:

- Subham Enclave, Hathigaon, Guwahati
- Mega Plaza (Sohum Building), G.S. Road
- Customs Building, Christian Basti
- DRB Plaza, Rajamaidan Road, Jorhat

ONGOING PROJECTS:

- Subham Residency: Kharguli Road, Guwahati
- Subham Classic: Ambikagiri Nagar, Guwahati
- Subham Garden: Kalapahar, Guwahati

UPCOMING PROJECTS:

- G.S. Road, Lokhra, Dharapur, Gandhi Basti & Maligaon



SUBHAM GROUP

is Guwahati's premier real estate development company. Given their fourteen years spent building homes, offices and commercial complexes across North East, it comes as no surprise that with Subham Heights in Guwahati - they have once again made a landmark contribution to the burgeoning real estate industry in North East



subhamheights



Everybody wants the best, few achieve it.

Everybody aspires for the heights, few get there.

EVERYBODY TALKS OF HEAVEN, FEW FIND A HOME IN IT.





WELCOME TO THE DREAM OF MANY, HOME OF A SELECT FEW.

Located in the center of the city, yet far above the crowds, Subham Heights offers the best of both worlds. Awake to the glory of the blue skies and sleep under a blanket of stars. Experience the joy of living next door to heaven.

SPECIFICATIONS

FOUNDATION & SUPER STRUCTURE :	Pile foundation; RCC framed structure
BRICK WORK :	115mm peripheral wall internal partition 115mm thick
INTERNAL FINISH :	Plaster of Paris
FLOORING :	Vitrified tiles for all rooms/drawing/dining
TOILETS :	Anti skid vitrified tiles on floors and exclusively designed ceramic wall tiles
KITCHEN :	Anti skid vitrified tiles on floors with granite top counter; 2 ft. ceramic tiles above counter
DOORS & WINDOWS :	Timber framed flush doors in all rooms, toilets and kitchen - Anodized powder coated aluminum window
SANITARY WARES & FITTING :	Basin and water closets of reputed brands; CP fittings of ISI quality
ELECTRICALS :	Adequate electric points; intercom facilities - Regulated entry with intercom connection from entrance gate to each apartment - Fire resistant electric wires with elegant modular switches
OTHER FACILITIES :	Provision for SPLIT AC, Telephone, Intercom Facility, Internet Cabling, Lights, Fans and TV Points with adequate extra plug points
ELEVATOR :	Lifts manufactured by Kone/Otis/equivalent makes
FIRE SAFETY :	Equipped with fire alarm/fighting devices/extinguishers - A large fire water reservoir
SECURITY FACILITIES :	Due care has been taken to equip the building with modern day security equipment
GARDEN AMENITIES :	Beautiful landscaped garden with fountains, swimming pool

TERMS & PAYMENTS

On booking	15%
On casting of 1 st floor slab	10%
On casting of 2 nd floor slab	10%
On casting of 3 rd floor slab	10%
On casting of 4 th floor slab	10%
On casting of 5 th floor slab	5%
On casting of 6 th floor slab	5%
On casting of 7 th floor slab	5%
On casting of 8 th floor slab	5%
On casting of 9 th floor slab	5%
On brick work/internal and outside plastering	10%
On electric connection	5%
On possession of the flat	5%

All late payments would attract interest @ 2% p.m.

Extra charges to be paid by occupants

1. ASEB meter costs & load security, transformer & DG to be borne by the flat owners.
2. Stamp duty, registration charges & other incidental & legal charges for registration etc. will be paid by the occupants.

Time of Completion:

The project will take approximately thirty six months to get completed.

N.B. The time of completion may vary due to unavoidable reasons. The plan is subject to minor changes, and all measurements are tentative. Any kind of encroachment will not be allowed in common area. Any changes in internal specification by the purchasers, if they intend to should be made on a written request, provided the architect finds it feasible. Our authorized engineer shall calculate the impact of such deviations on cost and the amount has to be deposited before the execution of the concerned work.



- ▷ 77% open space
- ▷ Club house
- ▷ Swimming pool
- ▷ Gymnasium
- ▷ Double height balcony
- ▷ Sufficient basement parking
- ▷ Scenic surroundings
- ▷ Land scape garden with children play ground
- ▷ Jogging Track

Our mythology speaks about elements of life, namely, Prithvi, Agni, Jal, Vayu and Akash. Life sprouts from these five basic elements. At Subham Heights, we have picked up three of the most important elements - JAL, VAYU and AKASH and created a world of magnificence for you around them.

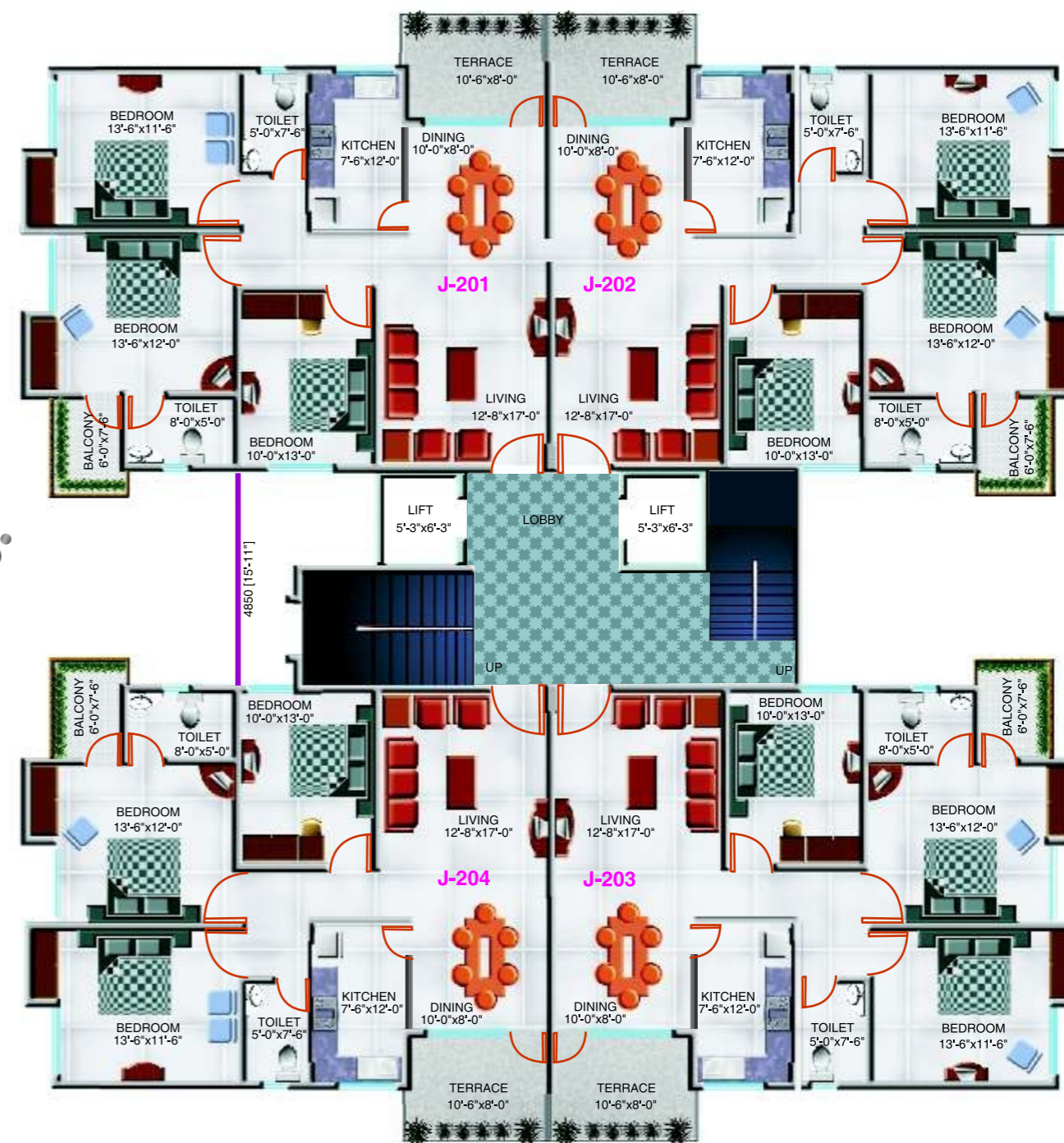
AKASH signifies opportunities. Every apartment is equipped with the latest amenities to give you an unparalleled comfort. Savor your new abode with exquisite interiors and panoramic exteriors .



VAYU signifies essence, an abode where you get fresh air to replenish your mind. Stunning landscape promises a breathtaking view to stir the soul.



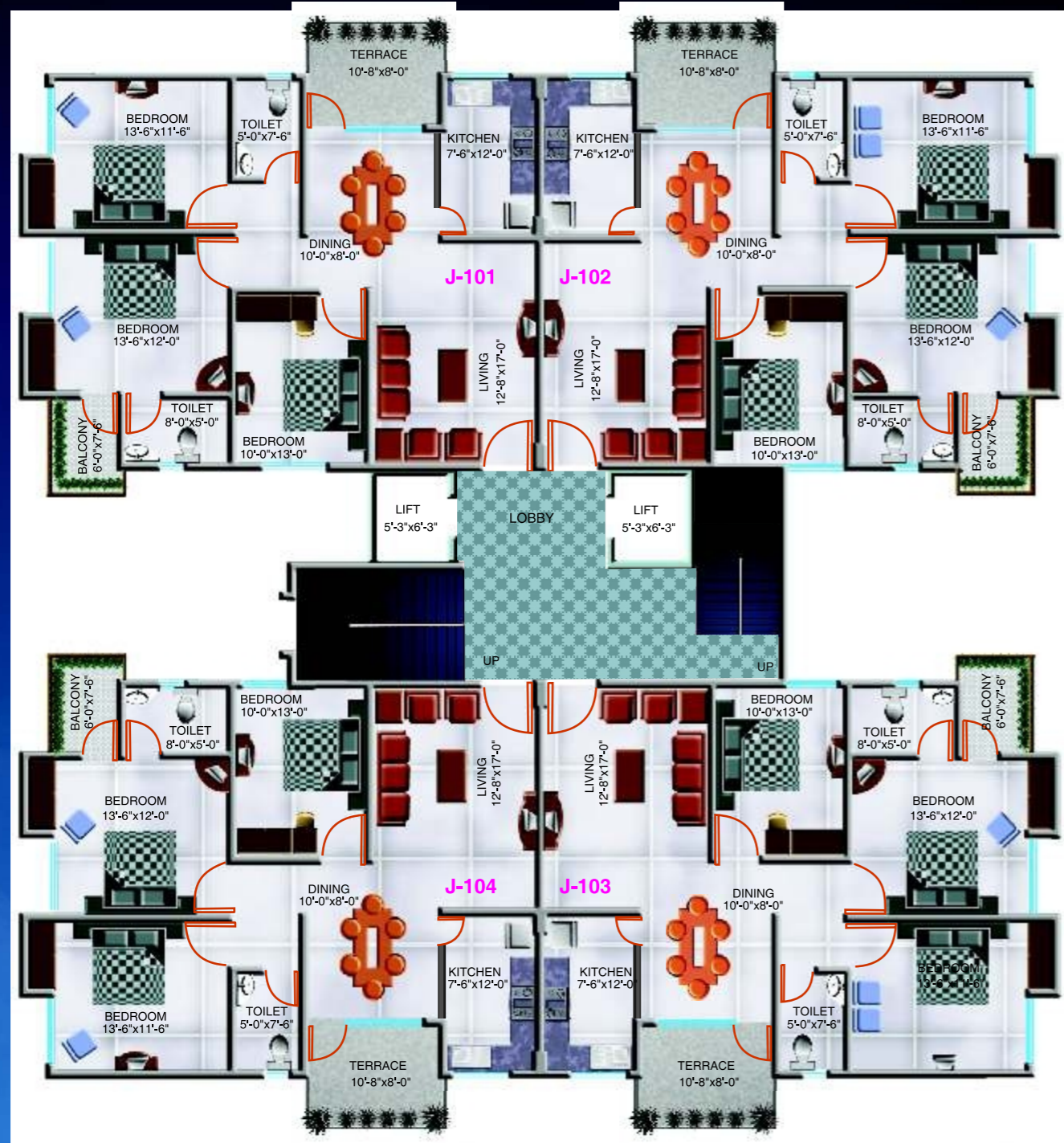
JAL signifies existence, splendid infrastructure that is bound to sweep you off your feet. Laze around in the pristine surroundings with green environs and enjoy the best that life has to offer.



JAL 2nd, 4th, 6th & 8th Floor Plan

S. No.	Super Built up Area
Flat J-201	1446 sq. ft.
Flat J-202	1446 sq. ft.
Flat J-203	1446 sq. ft.
Flat J-204	1446 sq. ft.

FLOOR PLAN (JAL)



SITE PLAN



ARCHITECTS

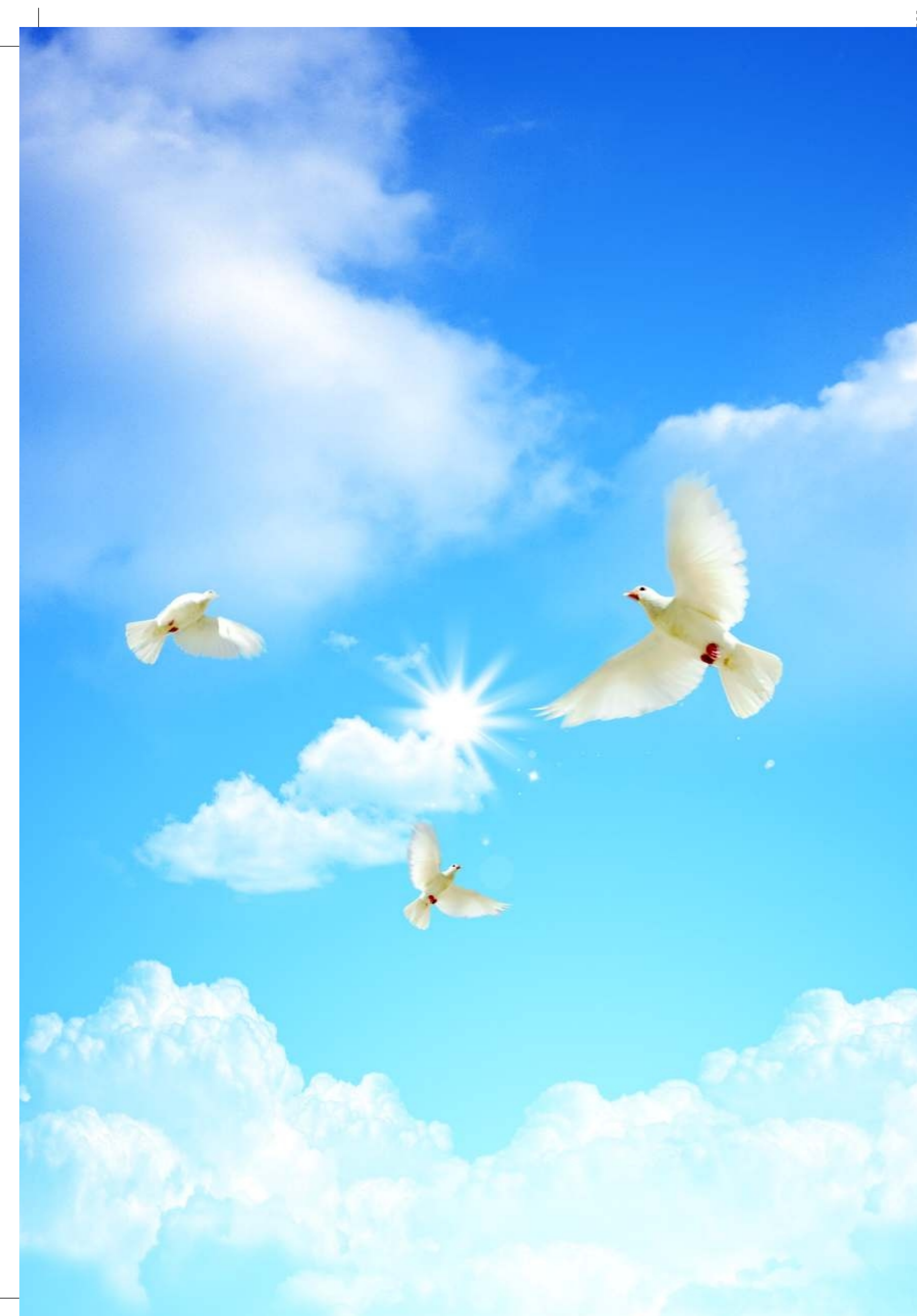
In a short span of time BANKA & ASSOCIATES have established a stronghold in the real estate development industry. Expert knowledge of architecture and structural know-how, together with the strength of their team of contractors and supervisors ensure that the architectural wonders created by Banka & Associates stand out of the crowd.

Some of the most prestigious projects, not only in the city of Guwahati but in the entire North East, have been successfully executed by Banka & Associates. The company's activities cover the entire range of construction projects: residential buildings, commercial complexes, educational institutions, hospitals, hotels, parks, housing colonies and more. The company's distinguishing feature is their specialized interiors.

JAL 1st, 3rd, 5th & 7th Floor Plan

FLOOR PLAN (JAL)

S. No.	Super Built up Area
Flat J-101	1446 sq. ft.
Flat J-102	1446 sq. ft.
Flat J-103	1446 sq. ft.
Flat J-104	1446 sq. ft.



JAL

Nurture your loved ones with the best facilities and nourish them with the extra love and care they deserve. Homes at Subham Heights are enhanced with the state of the art infrastructure, in anticipation of your every need. Now you can spend time, taking care of your family just as nature's bountiful water does.

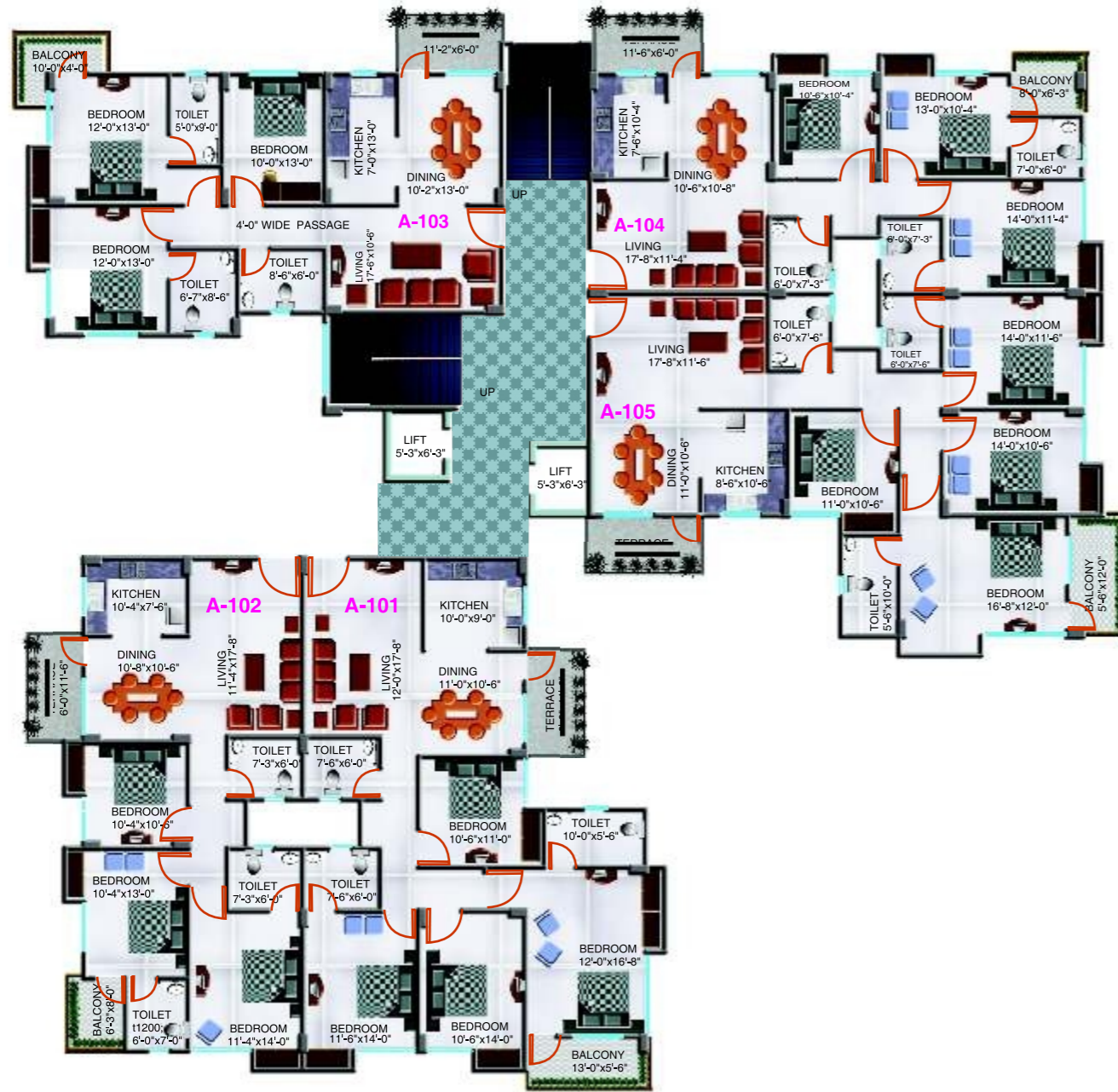




AKASH

Surrounded by nature's bounty, our premium apartments have been designed with your comfort and convenience in mind. Every apartment is equipped with all possible amenities, including a club house, a swimming pool as well as a gymnasium. From the landscaped exteriors to the world class interiors, a home at Subham Heights offers a world of opportunities limitless as the sky.

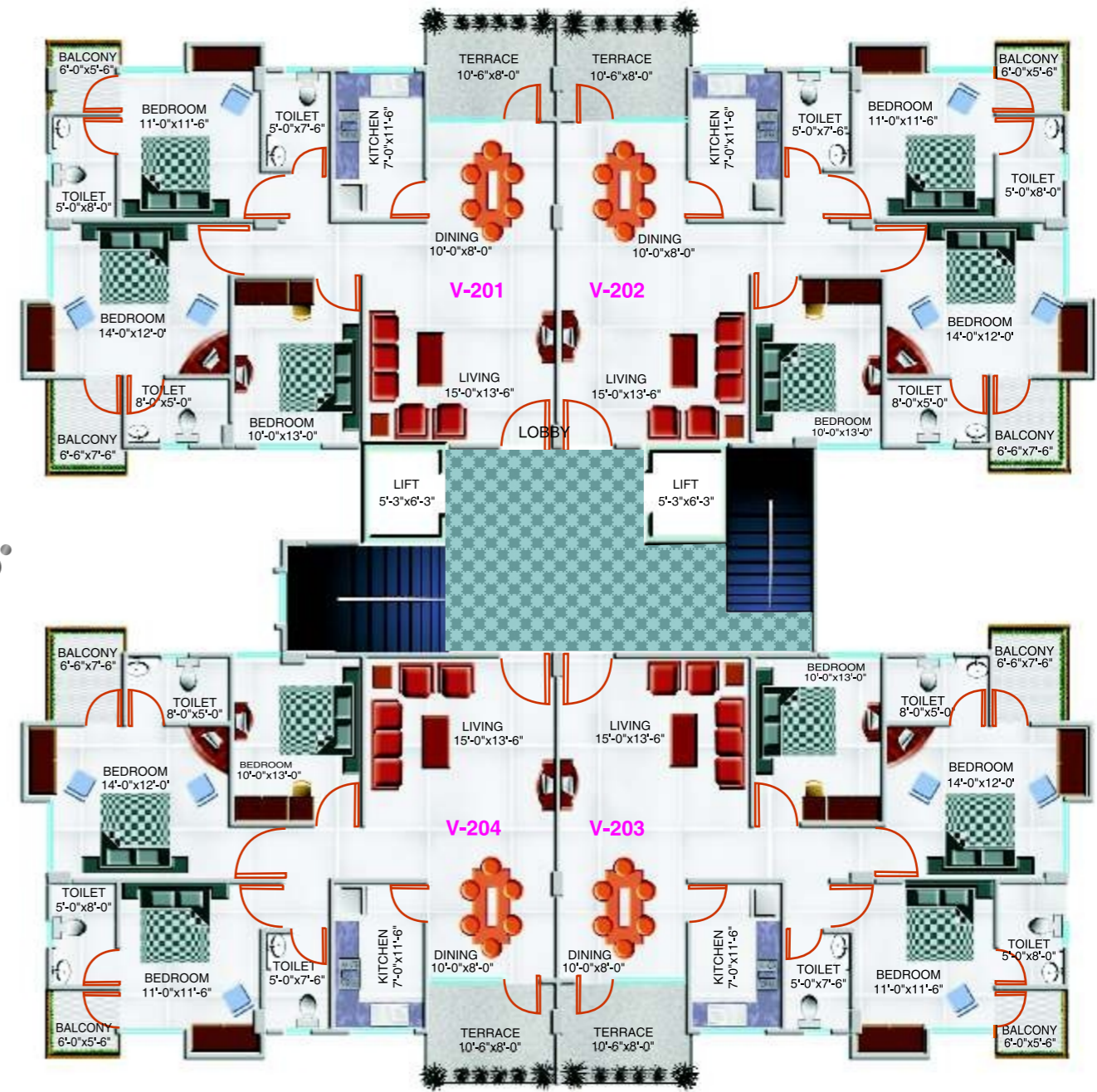




AKASH 1st, 3rd, 5th & 7th Floor Plan

FLOOR PLAN (AKASH)

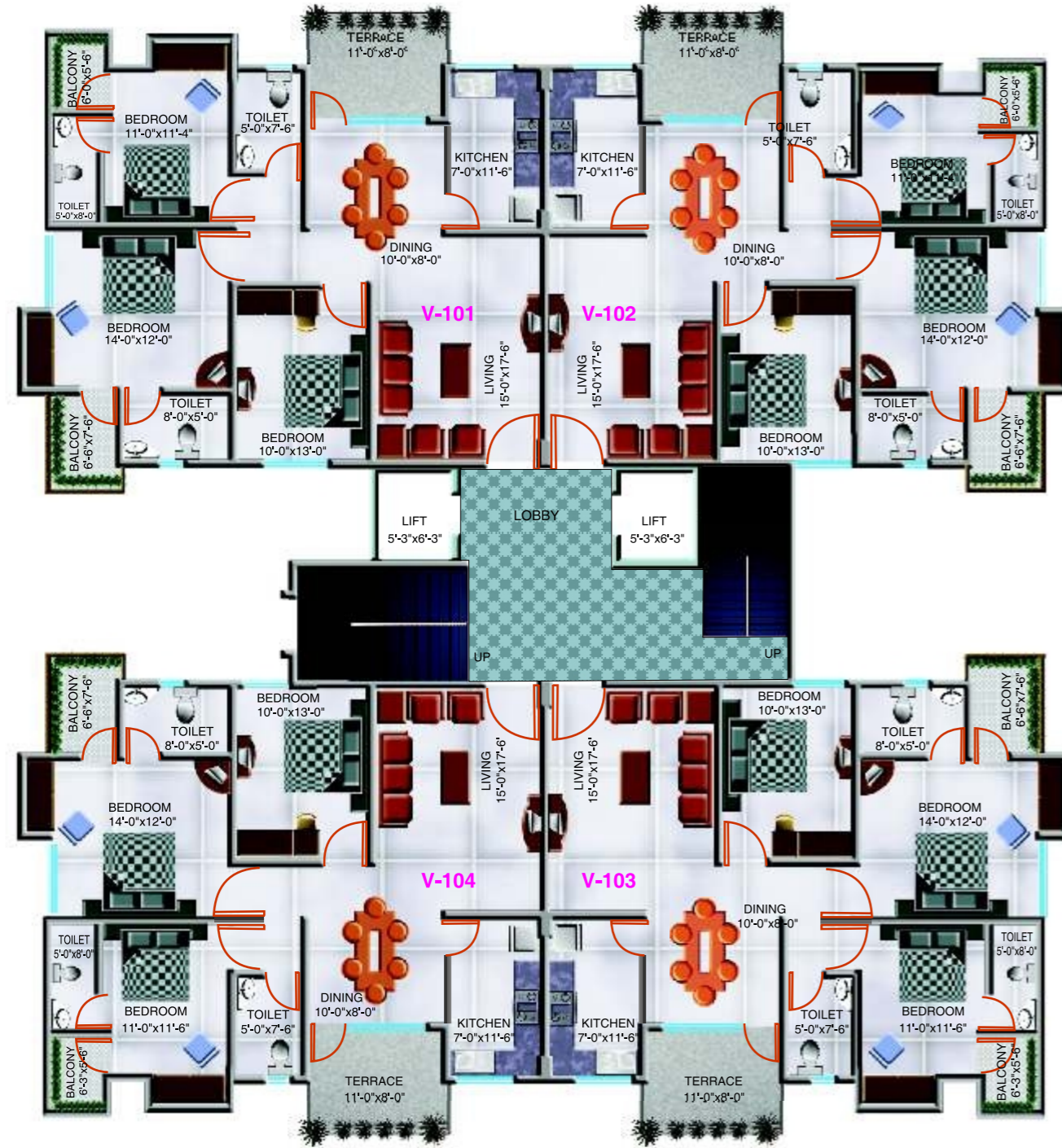
S. No.	Super Built up Area
Flat A-101	1932 sq. ft.
Flat A-102	1495 sq. ft.
Flat A-103	1620 sq. ft.
Flat A-104	1495 sq. ft.
Flat A-105	1932 sq. ft.



VAYU 2nd, 4th, 6th & 8th Floor Plan

FLOOR PLAN (VAYU)

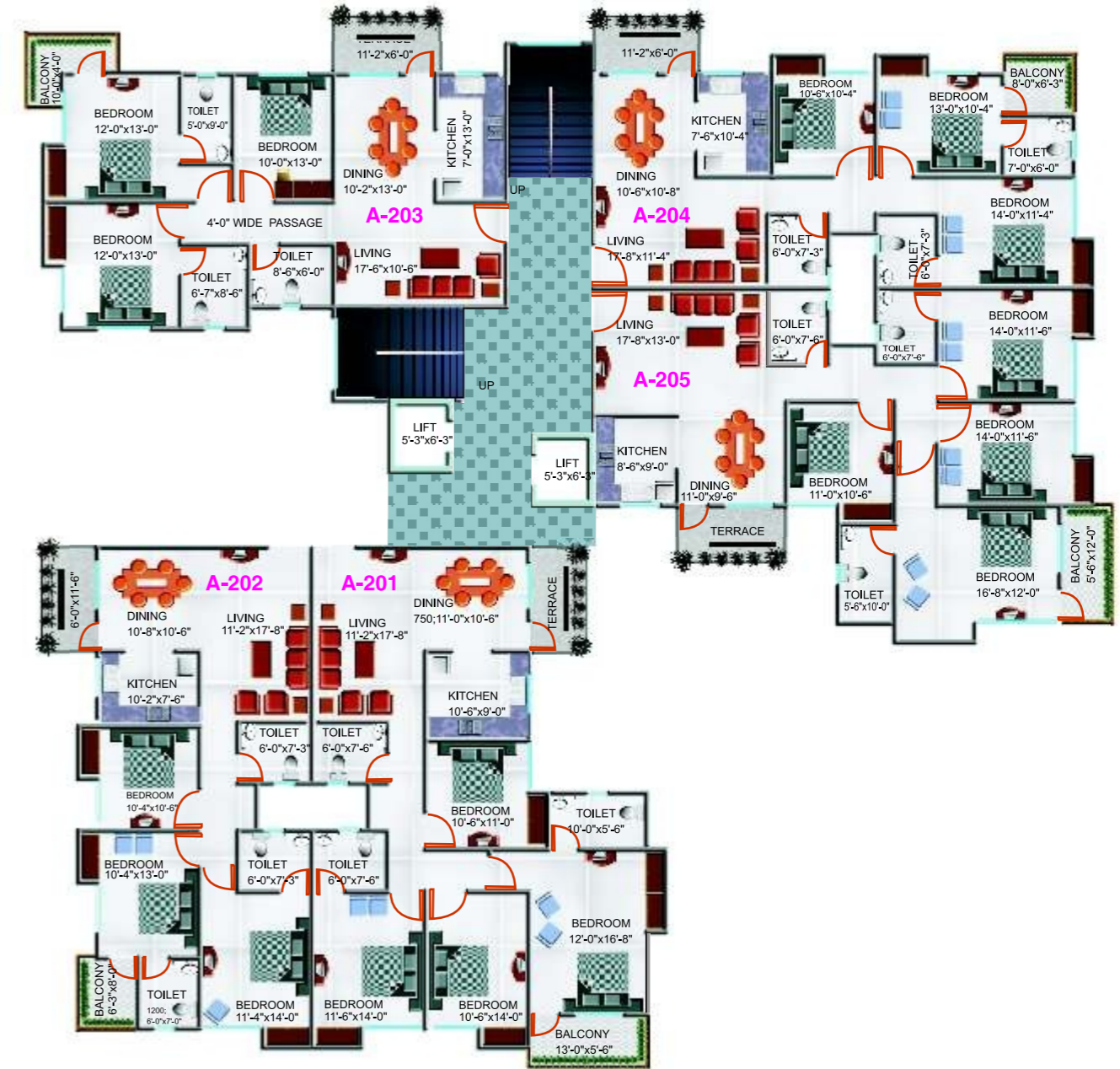
S. No.	Super Built up Area
Flat V-201	1560 sq. ft.
Flat V-202	1560 sq. ft.
Flat V-203	1560 sq. ft.
Flat B-204	1560 sq. ft.



VAYU 1st, 3rd, 5th & 7th Floor Plan

FLOOR PLAN (VAYU)

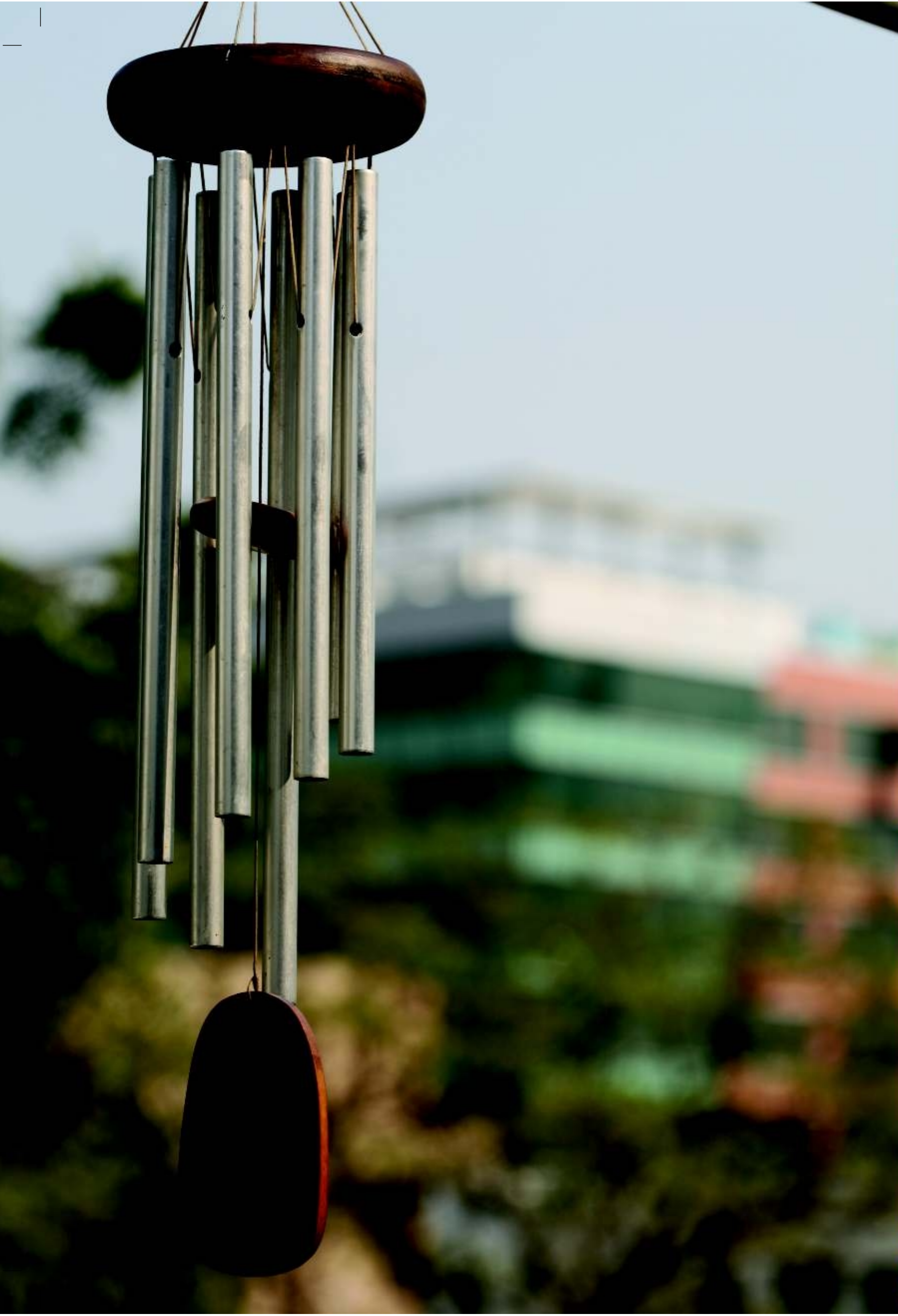
S. No.	Super Built up Area
Flat V-101	1560 sq. ft.
Flat V-102	1560 sq. ft.
Flat V-103	1560 sq. ft.
Flat V-104	1560 sq. ft.



AKASH 2nd, 4th, 6th & 8th Floor Plan

FLOOR PLAN (AKASH)

S. No.	Super Built up Area
Flat A-201	1932 sq. ft.
Flat A-202	1495 sq. ft.
Flat A-203	1620 sq. ft.
Flat A-204	1495 sq. ft.
Flat A-205	1932 sq. ft.



VAYU

A different address, a new home, a better lifestyle. Blowing in through the double height balconies, the winds of change have come to rest at the preferred destination in town. Standing tall in the midst of the cityscape, homes at Subham Heights ensure you'll always be in tune with the changing times.

