

“ Discover a place you can call home, where luxury
and affordability come together.”

Developer



Inclits Core Ventures Pvt. Ltd.
2nd Floor,
Sarada Bhawan Bharalumukh,
Guwahati -781009, Assam

Site Address

Narbam, Sarbodoi Nagar Path,
Lalmati. Guwahati-781029
Lalmati, Narbam

Architect



Simplex Architectures

3rd Floor, Golden Woods
Convenient, Nursery,
R. G Baruah Road,
Guwahati, Assam 781005

Rera No.



DISCLAIMER

All the elevations, plans, drawings, amenities are subject to approval from respective authorities and may be changed if required.
The discretion remains with the builder/developer. The furniture and fixtures shown in this brochure is only for illustrative
purposes and cannot be treated as a commitment from the builders' part.

Concept, Design, 3D Architectural Images & Floor Plans
GREY SKETCH STUDIO || +91 9954070025


ORCHHID

A GLORIOUS LIFE AWAITS!

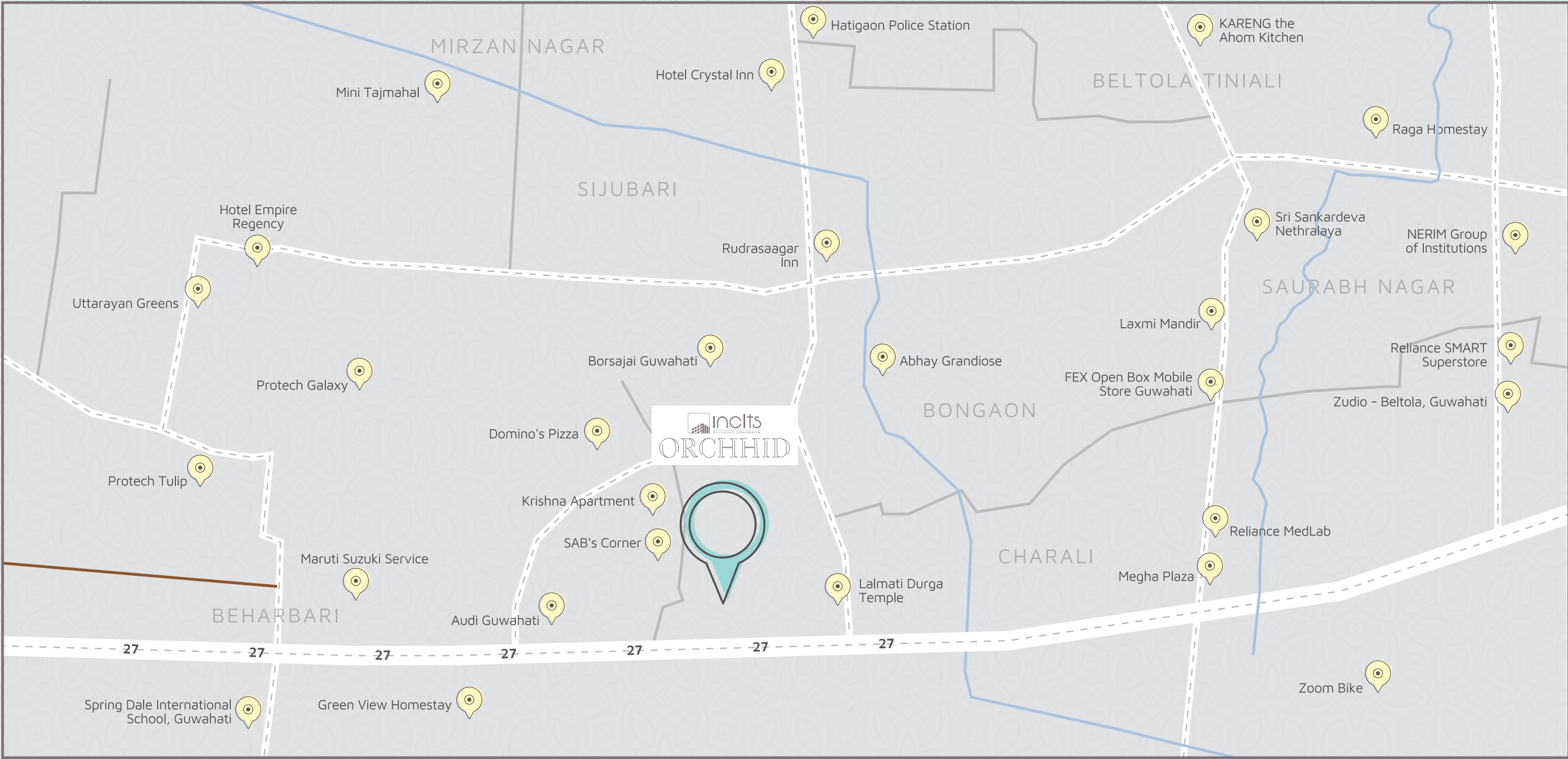
Gate
View

Welcome to a world of modern
luxury and urban tranquility!



A New Landmark, with easy connectivity to essentials and daily needs.

Location Map



Scan Me

To View Project Location

Key Distances (Approx)

Police : 02 kms	Hospitals	Schools
Fire station : 4.6 kms	Apollo Hospitals : 5.3 kms	Royal Global University : 08 kms
Airport : 26 kms	Down Town Hospitals : 6.4 kms	Little Flower School : 2.6 kms
Guwahati Railway Station : 12 kms	GNRC : 05 kms	Maharishi VidyaMandir School : 0.65 km
Bus Terminus (ISBT) : 08 kms		
Shopping Mall (City Centre) : 5.2 kms		

Balcony View

Serenity with peace of mind, providing a tranquil and calm living environment where residents can relax and unwind.

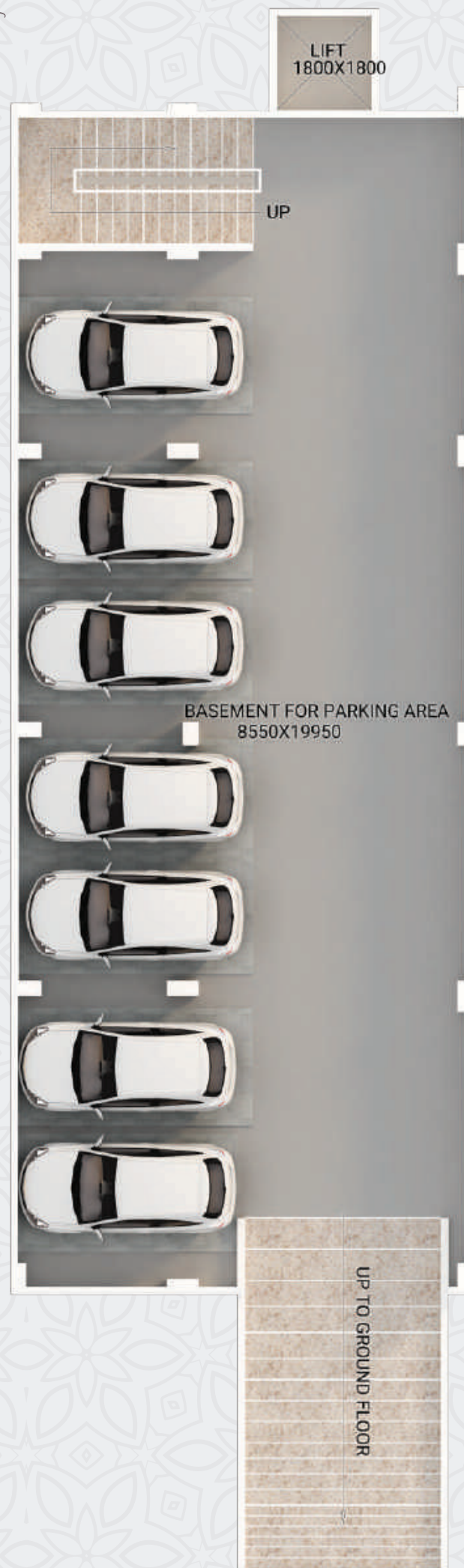


Day View

Boasting nature as its key feature, this residence is bathed in natural light throughout the day, creating an atmosphere of warmth and comfort that permeates every corner.



Basement Plan



Ground Floor With Site Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	530 SQ. FT.	34 SQ. FT.	41 SQ. FT.	605 SQ. FT.	805 SQ. FT.
UNIT B	773 SQ. FT.	65 SQ. FT.	62 SQ. FT.	900 SQ. FT.	1200 SQ. FT.
SHOP 1	75 SQ. FT.	—	13 SQ. FT.	75 SQ. FT.	100 SQ. FT.
SHOP 2	75 SQ. FT.	—	13 SQ. FT.	75 SQ. FT.	100 SQ. FT.
SHOP 3	75 SQ. FT.	—	13 SQ. FT.	75 SQ. FT.	100 SQ. FT.



8.4 M WIDE ROAD

Experience urban living at its finest in our thoughtfully designed apartments.

1st & 2nd Floor Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	886 SQ FT	126 SQ FT	64 SQ FT	1076 SQ FT	1435 SQ FT
UNIT B	766 SQ FT	77 SQ FT	57 SQ FT	900 SQ FT	1200 SQ FT
UNIT C	499 SQ FT	54 SQ FT	47 SQ FT	600 SQ FT	800 SQ FT
UNIT D	878 SQ FT	133 SQ FT	62 SQ FT	1073 SQ FT	1430 SQ FT



Affordable premium apartments with high-quality living spaces that provide a luxurious experience at an affordable price.



3rd Floor Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	886 SQ FT	126 SQ FT	64 SQ FT	1076 SQ FT	1435 SQ FT
UNIT B	766 SQ FT	77 SQ FT	57 SQ FT	900 SQ FT	1200 SQ FT
UNIT C	499 SQ FT	54 SQ FT	47 SQ FT	600 SQ FT	800 SQ FT
UNIT D	878 SQ FT	133 SQ FT	62 SQ FT	1073 SQ FT	1430 SQ FT



4th Floor Plan

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
UNIT A	886 SQ FT	126 SQ FT	64 SQ FT	1076 SQ FT	1435 SQ FT
UNIT B	766 SQ FT	77 SQ FT	57 SQ FT	900 SQ FT	1200 SQ FT
UNIT C	499 SQ FT	54 SQ FT	47 SQ FT	600 SQ FT	800 SQ FT
UNIT D	878 SQ FT	133 SQ FT	62 SQ FT	1073 SQ FT	1430 SQ FT



When Integrity Is A Habit, Trust Is Natural

We are committed to quality and affordability and providing harmonious blend of modern luxury and comfort with fostering sense of reliability.



Ongoing Projects



INCLTS SQUARE
Beltola, Guwahati



INCLTS HERITAGE
Bhetapara, Guwahati

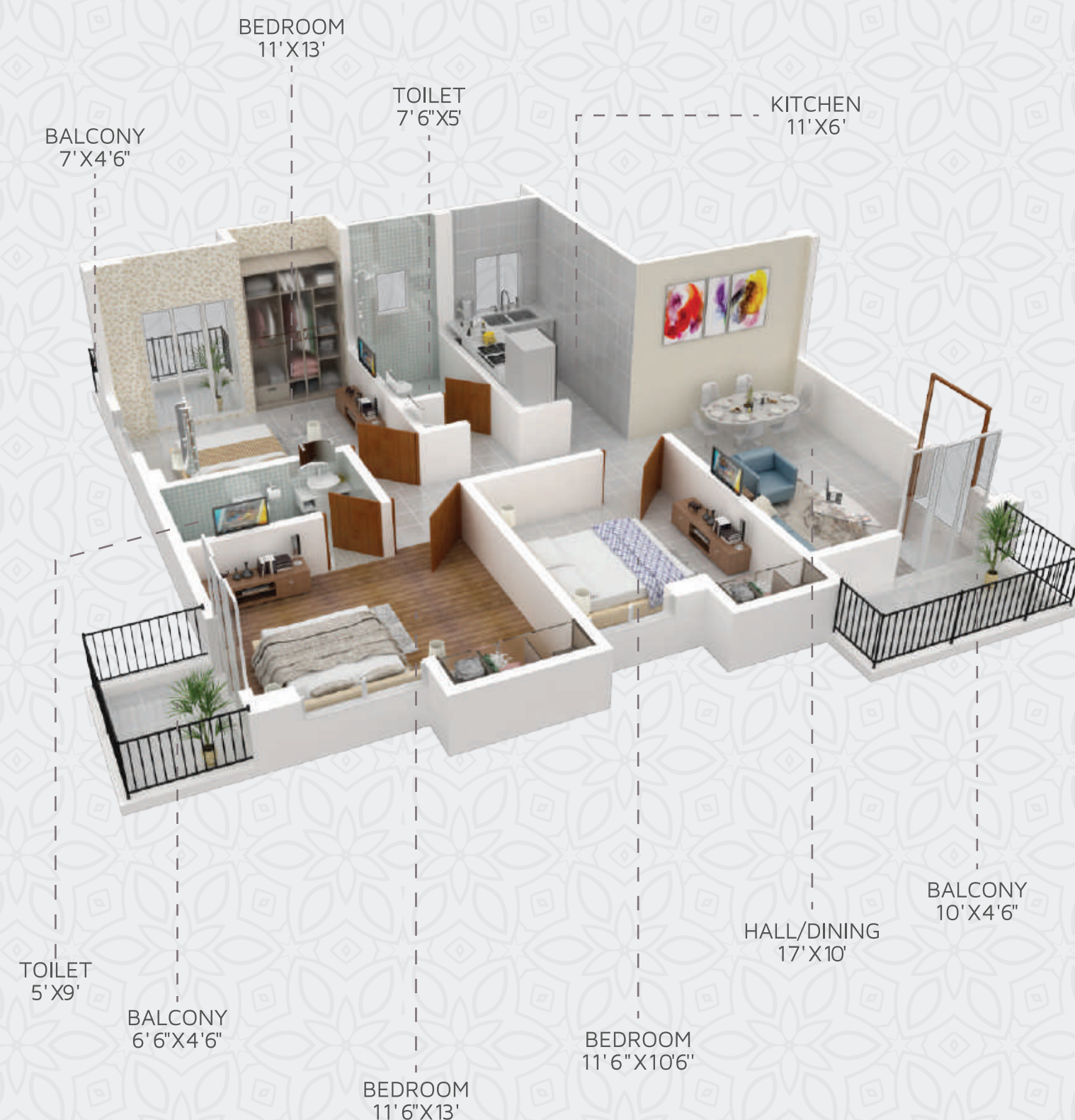
Upcoming Projects



Isometric
View

Type-A

BHK	SBUA
3	1435 SQ FT



Type-B

BHK	SBUA
3	1200 SQ FT

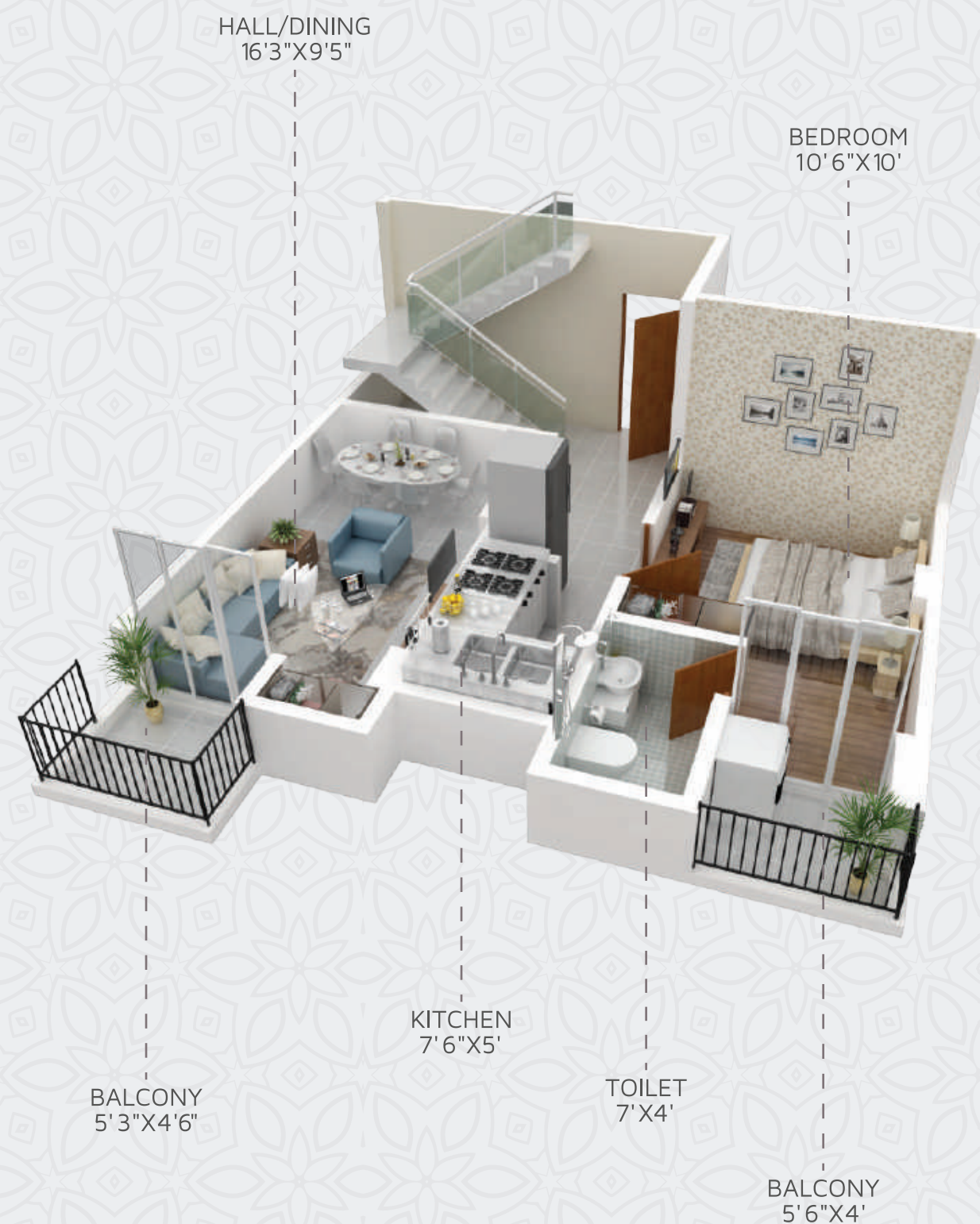
Isometric
View



Meticulously designed living space embodies elegance and luxury, presenting an exquisite oasis for those seeking stylish urban living at its finest.

Isometric
View
Type-C (Duplex-Lower)

SBUA
1600 SQ FT



Isometric
View
Type-C (Duplex-Upper)



Modern amenities and contemporary design for comfortable living.

Isometric
View

Type-C

BHK	SBUA
2	800 SQ FT



Type-D

BHK	SBUA
3	1430 SQ FT

Isometric
View



A Luxurious living experience at an affordable price.

Night
View

Nestled in a vibrant environment, this upscale dwelling redefines sophistication offers an unparalleled urban lifestyle embracing pure serenity and contemporary elegance.



Modern facilities and contemporary features, enhancing lifestyle comfort and convenience.

Specifications

STRUCTURE

R.C.C. framed structure compliant with Seismic Zone-V specification.

WALL FINISH

Internal: 5" thick walls with plaster & putty finish.

External: Modern and elegant permanent outer finish with high quality external paint.

ELECTRICAL FITTINGS

Superior quality concealed F.R.L.S. copper wires of ISI quality switches.

Split A/C point: Will be provided in master bedroom.

In all other rooms, provision shall be provided without wire & switches.

BATHROOM FITTINGS

Wall tiles: Designer tiles up to door height on the wall.

Sanitary fitting: Wall mounted WC in all bathrooms of Jaquar / Hindware / Parryware or equivalent.

C. P. fitting: Jaguar or equivalent make.

Hot & cold water line: Provision will be provided in all the bathrooms.

WATER

Provision for 24 hours water supply and adequate water storage with deep boring.

LIFT / ELEVATOR

Automatic Lift in each tower of Kone / Otis / Johnson or equivalent make.

Water Supply: Round the clock water supply ensured with underground and overhead tanks.

Fire Safety: Well equipped with fire alarm / fitting devices / extinguishers.

SECURITY SYSTEM

24/7 security with CCTV surveillance.

EXTRA CHARGES

- Stamp duty, Registration and other incidental and legal charges for registration.
- GST and any other taxes, if levied by the Government / Authorities.
- APDCL meter cost, load security, and its installation charges & legal charges with taxes extra, if any.
- Rs. 36/- per sq. ft. security deposit against maintenance charge.
- Time of Completion: 30 months.
- Any late payment would attract interest.



PAYMENT SCHEDULE

- Booking 10%
- Within 15 days or agreement whichever is earlier..... 10%
- Foundation..... 20%
- 1st slab 20%
- 3rd slab 15%
- 5th slab 15%
- Brick work 05%
- Possession 05%



FLOORING

Bedrooms: Vitrified tiles.

Living & dining: Vitrified tiles.

Kitchen: Anti skid tiles.

Bathrooms: Anti skid tiles.

Balcony: Vitrified tiles.

Lobby: Vitrified tiles.

Staircase: Granite / Marble / Tiles.

WINDOWS

UPVC / Anodized aluminum windows.

DOORS

Branded flush doors in all rooms.

KITCHEN

Granite slab counter top with stainless steel sink, designer tiles up to 2ft above counter top.



Aerial
View

Tranquil rooftop recreational areas with exclusive dedicated spaces to leisure and relaxation, offering panoramic views and tranquility.

