



VIJAYA
SAPPHIRE

A PROJECT OF
VIJAYA CONSTRUCTION

Where Safety & Quality Matter Most



Where Life Is A Celebration



An abode meant to please your senses, Vijaya Sapphire brings to you a noble destination for today's majestic lifestyle.

In Vijaya Sapphire - it's time to give in to its indulgent grandeur.



A Life, Beyond Your Dreams

OPTIMUM UTILISATION OF SPACE

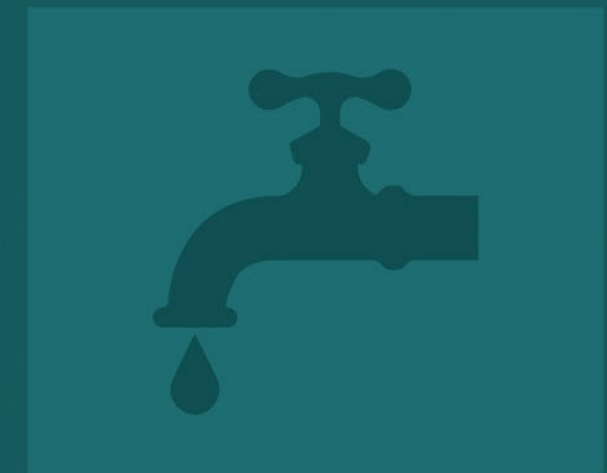
3 SIDE OPEN APARTMENTS

CENTRALLY LOCATED

QUALITY BUILDING MATERIALS

WELL CONNECTED

ARTISTICALLY DESIGNED ELEVATION



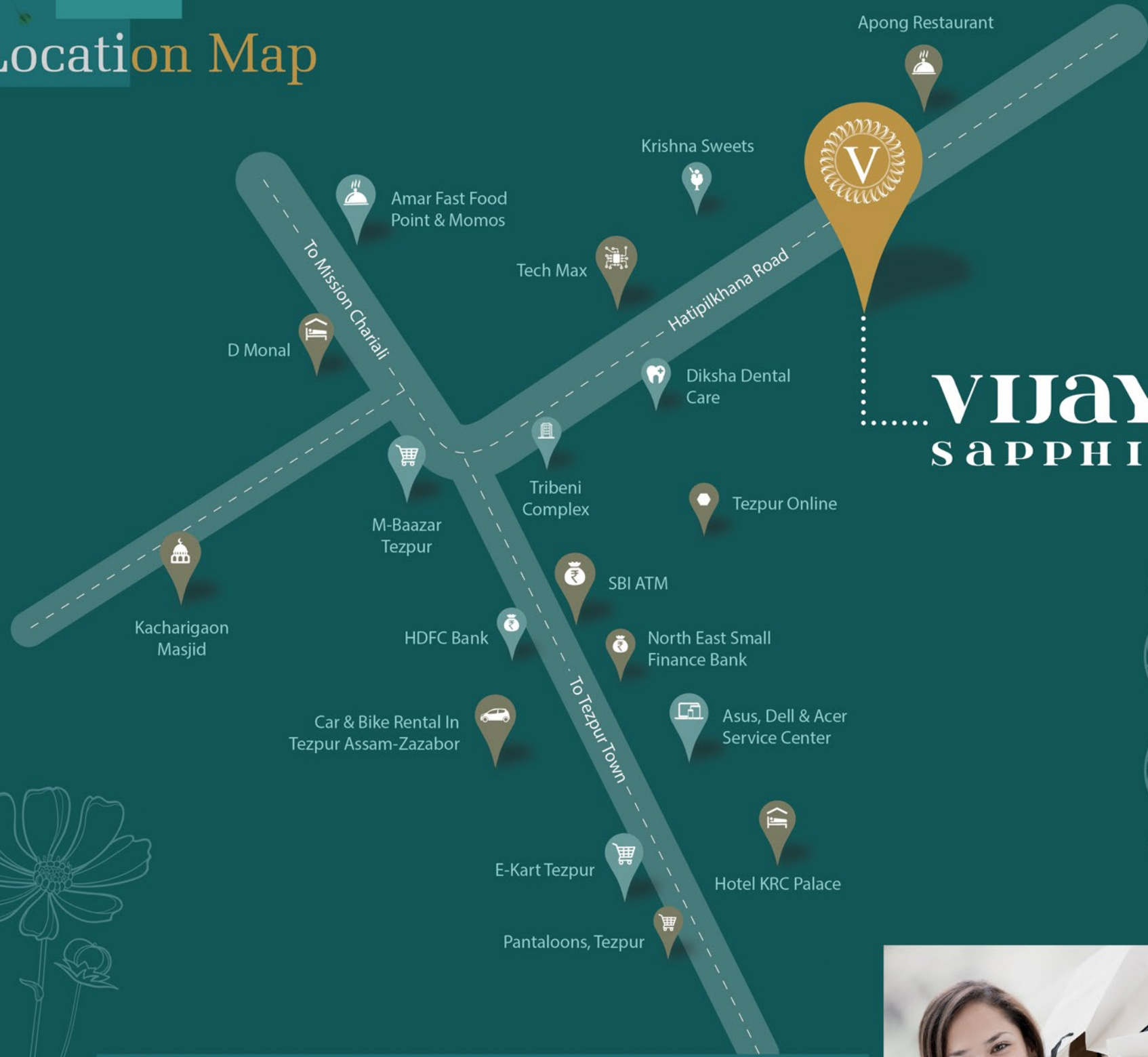
Automatic Lift

24 Hours Water Supply

Adequate Power Backup with
Generator For Lift, Water Pump,
Lobby & Common Areas

Adequate Car Parking

Location Map



Vijaya Sapphire

Key Distances

ASTC And Private Bus Stands - 1 Km • Vishal Mega Mart - 60 Mtrs • SBI - 850 Mtrs
 Darrang College - 1.8 Kms • Moonlit High School - 120 Mtrs • Cole Park - 1.4 Kms
 Maha Bhairav Temple - 1.6 Kms • Vijaya Bank - 1 Km • Bank Of India - 60 Mtrs
 Pantaloons - 70 Mtrs • Bazar India- 1.5 Kms • Civil Hospital - 1.2 Kms
 Padum Pukhuri - 50 Mtrs



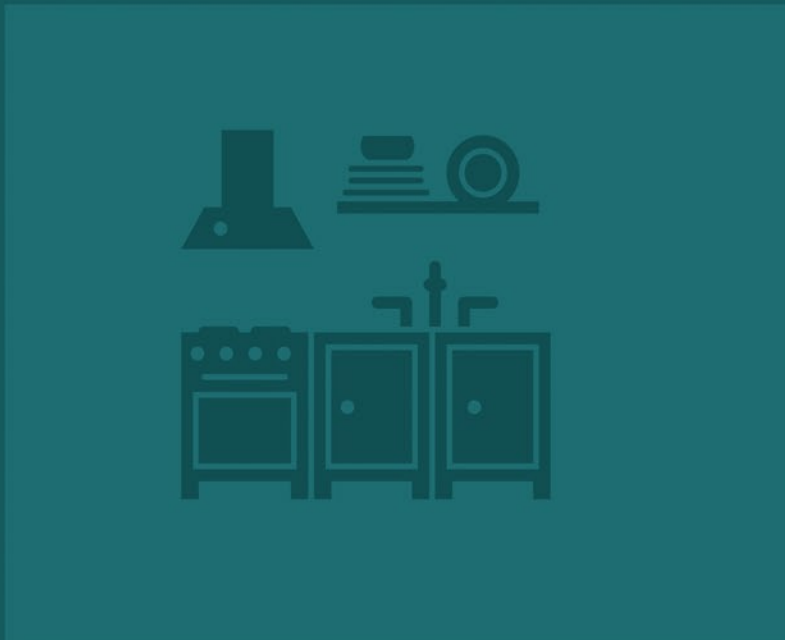
Specifications



Kitchen
 Granite Platform With Stainless Steel Sink, Wall Tiles Upto 2 Feet Above Platform And Ceramic Tiles Flooring

Windows
 Anodised Aluminium Sliding Windows

Balconies
 Ceramic Tiles Flooring



Wall
 Bricks

Main Door
 Teak Wood

Bathroom Fittings
 Branded Fittings

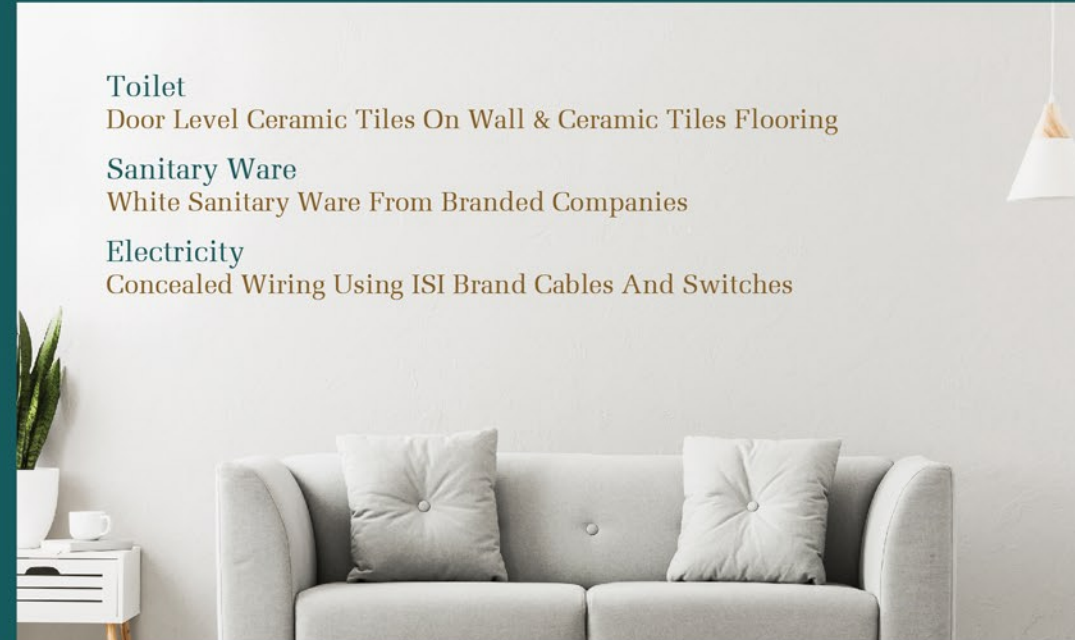
Doors
 Flush Doors

Interior Paint
 Putty Finish

Exterior Paints
 Good Quality Exterior Paints

Floors
 Vitrified Tiles Flooring Inside The Flats And Marble/ Tiles In Staircases And Common Areas





Toilet
 Door Level Ceramic Tiles On Wall & Ceramic Tiles Flooring

Sanitary Ware
 White Sanitary Ware From Branded Companies

Electricity
 Concealed Wiring Using ISI Brand Cables And Switches

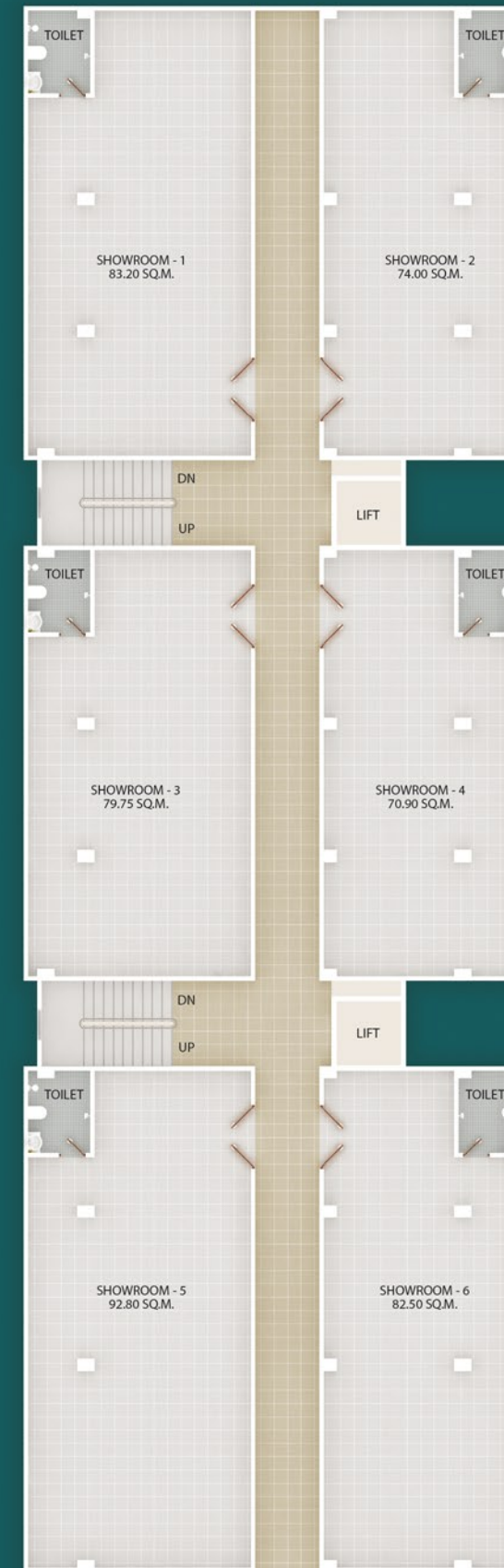
Floor Plans

Ground Floor

SHOWROOM	CARPET AREA	BUA	SBUA	EXTERNAL WALL AREA
1	644.46 sqft	688.64 sqft	919.0 sqft	44.18 sqft
2	546.50 sqft	589.22 sqft	786.0 sqft	42.72 sqft
3	617.19 sqft	659.91 sqft	880.0 sqft	42.72 sqft
4	523.36 sqft	564.68 sqft	753.0 sqft	41.42 sqft
5	719.95 sqft	768.05 sqft	1025.0 sqft	48.10 sqft
6	610.20 sqft	657.22 sqft	877.0 sqft	47.02 sqft

Typical 1st & 2nd Floor

SHOWROOM	CARPET AREA	BUA	SBUA	EXTERNAL WALL AREA
1	847.02 sqft	895.23 sqft	1194.0 sqft	48.21 sqft
2	749.11 sqft	796.24 sqft	1062.0 sqft	47.13 sqft
3	810.76 sqft	858.11 sqft	1145.0 sqft	47.35 sqft
4	717.47 sqft	762.88 sqft	1018.0 sqft	45.41 sqft
5	946.23 sqft	998.53 sqft	1332.0 sqft	52.30 sqft
6	836.91 sqft	887.70 sqft	1184.0 sqft	50.79 sqft

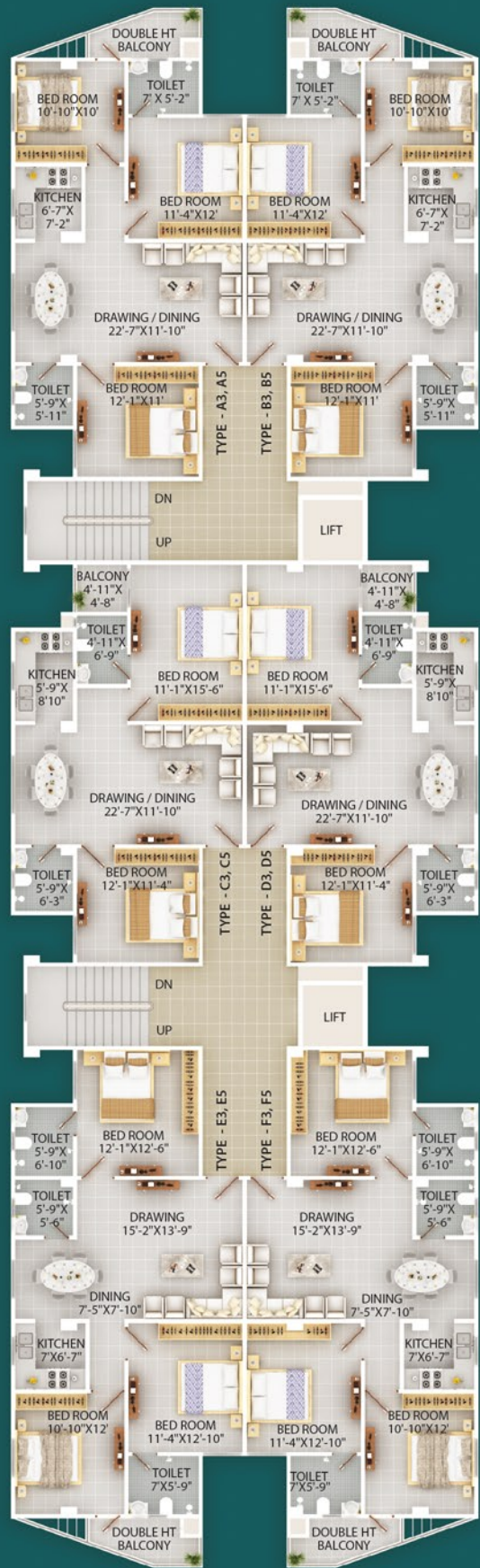


Vijaya Sapphire
N.T Road, Kacharigaon
Tezpur

Floor Plans

Typical 3rd & 5th Floor

FLAT NO	CARPET AREA	BUA	SBUA	EXTERNAL WALL AREA	BALCONY AREA	FLAT TYPE
A3, A5	827.98 sqft	922.56 sqft	1231.0 sqft	45.41 sqft	49.17 sqft	3 BHK
B3, B5	827.98 sqft	922.56 sqft	1231.0 sqft	45.41 sqft	49.17 sqft	3 BHK
C3, C5	744.91 sqft	805.49 sqft	1075.0 sqft	37.67 sqft	22.91 sqft	2 BHK
D3, D5	744.91 sqft	805.49 sqft	1075.0 sqft	37.67 sqft	22.91 sqft	2 BHK
E3, E5	925.14 sqft	1022.2 sqft	1364.0 sqft	47.78 sqft	49.28 sqft	3 BHK
F3, F5	925.14 sqft	1022.2 sqft	1364.0 sqft	47.78 sqft	49.28 sqft	3 BHK



4th Floor

FLAT NO	CARPET AREA	BUA	SBUA	EXTERNAL WALL AREA	BALCONY AREA	FLAT TYPE
A4	827.98 sqft	927.08 sqft	1237.0 sqft	49.93 sqft	49.17 sqft	3 BHK
B4	827.98 sqft	927.08 sqft	1237.0 sqft	49.93 sqft	49.17 sqft	3 BHK
C4	744.91 sqft	805.49 sqft	1075.0 sqft	37.67 sqft	22.91 sqft	2 BHK
D4	744.91 sqft	805.49 sqft	1075.0 sqft	37.67 sqft	22.91 sqft	2 BHK
E4	925.14 sqft	1026.72 sqft	1370.0 sqft	52.30 sqft	49.28 sqft	3 BHK
F4	925.14 sqft	1026.72 sqft	1370.0 sqft	52.30 sqft	49.28 sqft	3 BHK





Payment Schedule

BOOKING AMOUNT	₹ 4,00,000/-
1st Instalment after Deduction of Non-Refundable Earnest Money (Within One Month of Booking)	25%
2nd Instalment Within One Month From the Date of 1st instalment	15%
3rd Instalment Before Casting of Roof No.1	10%
4th Instalment Before Casting of Roof No.2	10%
5th Instalment Before Casting of Roof No.3	10%
6th Instalment Before Casting of Roof No.4	10%
7th Instalment Before Casting of Roof No.5	5%
8th Instalment Before Casting of Roof No.6	5%
9th Instalment Before Casting of Roof No.7	5%
10th Instalment Before Fitting and Fixing Of Sanitary & Electrical Goods	5%

PLEASE NOTE

1. Any delay in payment would attract interest on the defaulted amount as per RERA.
2. Booking amount will be forfeited in case of cancellation of the flat later.

PAYMENT TERMS

Booking amount is ₹4,00,000/- (Rupees Four Lakhs only) out of which ₹25,000/- (Rupees Twenty Five Thousand only) is non-refundable earnest money and the balance amount of ₹3,75,000/- (Rupees Three Lakhs Seventy Five Thousand only) shall be adjusted with the first instalment, that is, 25% of the total cost of the flat.

Facility for payment of the full amount will be considered with rebate.

Cheques/Drafts should be in favour of VIJAYA CONSTRUCTION & will be payable in Guwahati only.

One Name. Behind Transformed Skyline!



Vijaya Construction is an Assam based real estate development firm that began operations in the year 2002. Its impeccable credentials are one's ultimate seal of assurance, its prominent name needs no introduction in the real estate market of the North Eastern Region. A glance at its impressive array of projects would ensure that one's trust is in safe hands. It boasts of exclusive projects where luxury meets convenience. All the completed projects of Vijaya Construction are marked by their immaculately finished exteriors, functional as well as aesthetically pleasing interiors making these apartments the perfect haven of comfort. Vijaya Construction remains committed to a high standard of construction that it has set for itself.

Completed Projects

Vijaya Apartments - Barthakur Mill Road, Ulubari, Guwahati | Vijaya Complex - Survey, Beltola, Guwahati
Vijaya Heights - New Guwahati | Vijaya Crescent - Kharghuli, Guwahati | Vijaya Enclave - Lakhimi Path, Beltola, Guwahati
Vijaya Orchid - Ajanta Path, Beltola, Guwahati | Vijaya Residency - Zoo-Narengi Tiniali, Guwahati
Vijaya Classic - Pub-Sarania, Guwahati | Vijaya Mrinalini - Silpukhuri, Guwahati | Vijaya Kamal Kutir - M.C. Road, Guwahati
Vijaya Royal Crest - Zoo-Narengi Road, Guwahati | Vijaya Heritage - J.N. Road Tezpur
Vijaya Mayfair Manor - Alakananda Path, Beltola, Guwahati | Vijaya White Orchid - Hatigaon, Guwahati
Vijaya Ashrayam - Bamunimaidan, Guwahati | Vijaya Serenity - Pub-Sarania, Guwahati

Ongoing Projects

Vijaya Golden Crest - Panjabari, Guwahati | Vijaya Jyoti - New Guwahati
Vijaya Emerald - Wireless, Near Old Passport Office, Guwahati
Vijaya Imperial Towers - Kerakuchi, Near Hockey Stadium, Guwahati
Vijaya Eternity - Ajanta Path, Guwahati

Upcoming Projects

Vijaya Sterling Heights - Opp Hockey Stadium, Kerakuchi, Guwahati
Vijaya Golden Orchid - Kharghuli, Guwahati | Vijaya Royale - Hatigaon, Guwahati
Vijaya Radiance - M.C. Road, Guwahati | Vijaya Ashiyana - Anil Nagar, Guwahati

Developer



VIJAYA CONSTRUCTION

Vijaya Kamal Kutir, M.C. Road, Chenikuthi,
Guwahati - 781003, Assam

Contact - 7002524219/7005370862/9854033621

Website - www.vijayaconstruction.com

E-mail - info@vijayaconstruction.com



Site Address

Vijaya Sapphire

N.T Road, Kacharigaon, Tezpur,

District Sonitpur, Assam - 784001

“Assam RERA Registration No. - ARERASTP0000102017-6”

Architect

Creations, Ulubari

Guwahati - 781007

Disclaimer

*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Vijaya Sapphire. 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.

