



VIJAYA STERLING HEIGHTS

WHEN COMFORT MEETS LUXURY!





BUILDING TRUST BRICK BY BRICK

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.



FLOOR PLAN

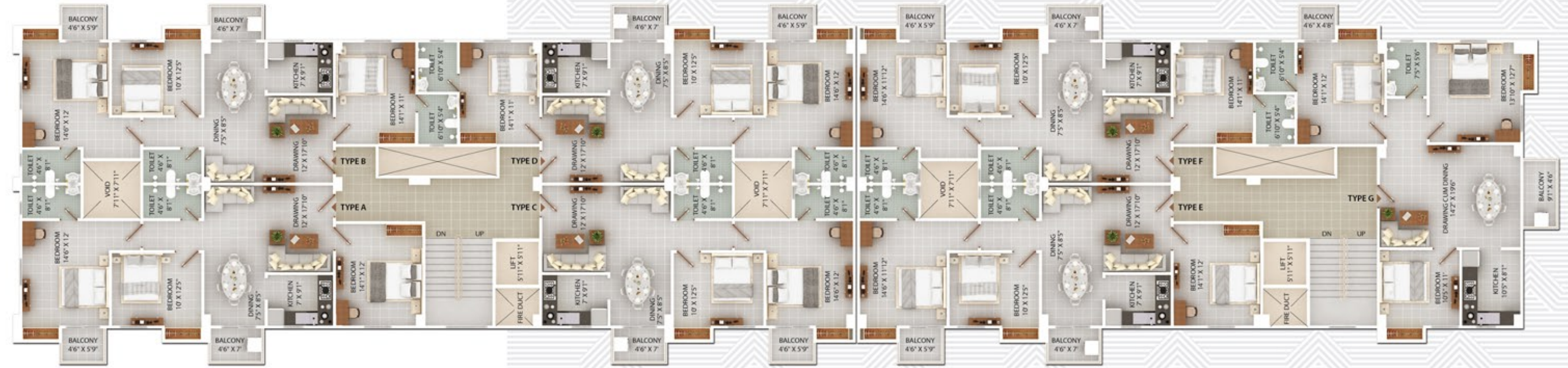


1ST FLOOR PLAN

FLAT	CARPET AREA	BALCONY AREA	BUA	SBUA	BHK
G1	981.85 SQFT	40.67 SQFT	1094.29 SQFT	1459.79 SQFT	3
F1	983.03 SQFT	23.88 SQFT	1076.96 SQFT	1436.68 SQFT	3
E1	945.69 SQFT	23.88 SQFT	1037.80 SQFT	1384.43 SQFT	3
D1	984.54 SQFT	23.88 SQFT	1076.00 SQFT	1435.38 SQFT	3
C1	775.68 SQFT	23.88 SQFT	857.57 SQFT	1144.00 SQFT	2
B1	986.69 SQFT	23.88 SQFT	1076.97 SQFT	1436.68 SQFT	3
A1	946.34 SQFT	23.88 SQFT	1037.69 SQFT	1384.28 SQFT	3

TYPICAL 2ND TO 7TH FLOOR PLAN

FLAT	CARPET AREA	BALCONY AREA	BUA	SBUA	BHK
G2 - G7	981.85 SQFT	61.65 SQFT	1120.44 SQFT	1494.67 SQFT	3
F2 - F7	1010.90 SQFT	57.24 SQFT	1144.97 SQFT	1527.39 SQFT	3
E2 - E7	972.05 SQFT	57.24 SQFT	1105.70 SQFT	1475.00 SQFT	3
D2 - D7	1012.30 SQFT	57.24 SQFT	1148.09 SQFT	1531.55 SQFT	3
C2 - C7	803.23 SQFT	57.24 SQFT	926.22 SQFT	1235.58 SQFT	2
B2 - B7	1016.17 SQFT	57.24 SQFT	1146.80 SQFT	1529.83 SQFT	3
A2 - A7	968.93 SQFT	57.24 SQFT	1107.53 SQFT	1477.44 SQFT	3



SITE PLAN



SPECIFICATIONS

- WALL** - Bricks
- DOORS** - Flush Doors
- MAIN DOOR** - Teak Wood
- WINDOWS** - Anodized Aluminium Sliding Windows



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

TOILET - Door Level Ceramic Tiles On Wall & Ceramic Tiles Flooring



BATHROOM FITTINGS - Branded Fittings

BALCONIES - Ceramic Tiles Flooring

SANITARY WARE - White Sanitary Ware From Branded Companies

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

INTERIOR WALLS - Putty Finish

EXTERIOR PAINT - Good Quality Exterior Paints

ELECTRICITY - Concealed Wiring Using ISI Brand Cables And Switches

AMENITIES



ADEQUATE POWER BACKUP

ENTRANCE LOBBY

CAR PARKING

PLAYPEN



GENERATOR FOR LIFT, WATER PUMP,
LOBBY & COMMON AREAS

SECURITY WITH SOPHISTICATED INTERCOM
& CCTV SURVEILLANCE

AESTHETIC LANDSCAPING

AUTOMATIC LIFT PER BLOCK

24 HOURS WATER SUPPLY



DAY VIEW



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
Vijaya Golden Crest - Panjabari, Guwahati

ONGOING PROJECTS

Vijaya Jyoti - New Guwahati | Vijaya Emerald - Wireless, Near Old Passport Office, Guwahati
Vijaya Eternity - Ajanta Path, Guwahati | Vijaya Imperial Towers - Kerakuchi, Near Hockey Stadium, Guwahati
Vijaya Sapphire - Near Tribeni Cinema, Tezpur | Vijaya Golden Orchid - Kharghuli, Guwahati

UPCOMING PROJECTS

Vijaya Radiance - M. C. Road, Guwahati | Vijaya Royale - Hatigaon, Guwahati
Vijaya Ashiyana - Anil Nagar, Guwahati | Vijaya Royal Heritage - Club Road, Jorhat



**ONE ADDRESS.
ENJOY THE 360 DEGREE
CONVENIENCES!**



HEALTH CARE CENTERS

I) Ayushman Hospital	0.7 km.
II) Critical Care Hospital & Research Institute	0.9 km.
III) Global Hospital of Surgery	2.7 kms.
IV) Sankardeva Nethralaya	4.0 kms.
V) Central Nursing Home	4.9 kms.
VI) Health City Hospital	5.9 kms.
VII) Ayursundra Hospital	6.6 kms.
VIII) Exelcare Hospitals	111 kms.

SPORTS

I) Barsajai Sports Stadium (Hockey Stadium)	0.3 kms.
II) Indira Gandhi Athletics Stadium, Sarusajai	15 kms.

ENTERTAINMENT

I) Carnival Cinema, Beltola	4.0 kms.
-----------------------------	----------

SCHOOL, COLLEGES & INSTITUTIONS

I) Maharishi Vidya Mandir	12 kms.
II) Indian Technical Institute	0.8 kms.
III) Dakshin Guwahati Junior College	1.3 km.
IV) Institute of Solar Energy	15 kms.
V) Regional Institute of Management & Technology	15 kms.
VI) Royal Global School	6.2 kms.
VII) Delhi Public School	6.8 kms.
VIII) Sanskriti the Gurukul	7.2 kms.
IX) Ascent Academy High School	5.0 kms.
X) NPS International School	4.0 kms.

MARKETS

I) Beltola Bazar	4.0 kms.
II) Ganesh Market, Beharbari	12 Kms.

COMMUNICATION

I) 5 min. walking distance to the bus stoppage	
II) ISBT	5.3 kms.

KEY DISTANCES

FRONT VIEW



PAYMENT SCHEDULE

Booking Amount	Rs.4,00,000
1st Instalment 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	5%
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 Casting of Roof No.8	5%
11th 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 Rs. 4,00,000/- (Rupees Four Lakhs only). Payment of the full amount for the flat will be considered with rebate.

All transactions of VIJAYA STERLING HEIGHTS will be done with VIJAYA CONSTRUCTION. Cheques/Drafts should be payable in Guwahati Only.

Developer



WHERE SAFETY AND QUALITY MATTER MOST

VIJAYA CONSTRUCTION

Vijaya Kamal Kutir, M.C. Road, Chenikuthi,
Guwahati - 781003, Assam
Contact - 9854031806 / 9864023571 /
8133827156 / 8638172418
Website: www.vijayaconstruction.com
E-mail: info@vijayaconstruction.com

Site Address

VIJAYA STERLING HEIGHTS

Near Hockey Stadium
Kerakuchi, Guwahati - 781034
Assam

Assam RERA Registration No. – RERAA KM 05

Member Of



DISCLAIMER

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