

ROYAL
aawas

NAGAON

Where Dreams Come True



RERA NO: ARERANNP0000102017-1



A dream home...
that you can proudly call it your own.

ROYAL
aawas
— NAGAON —
Where Dreams Come True



EASY-TO-OWN HOMES:

It is not always easy to choose a home that's right for you, which is why we've made it easier than ever before to own a home at Royal Aawas.

Ease of Ownership:

Home with a hassle free buying process and smooth processing of loans and other legal formalities.

Ease of Connectivity:

The proximity to Uriagaon Chowk on the National Highway eases the daily connectivity to Guwahati, Tezpur, Kaziranga, Dibrugarh, Jorhat and other towns/cities of Assam.

Ease of Living:

A home amidst lush green surrounding and the Kolong River flowing behind the property ensures fresh air promoting healthy living. The convenience stores at your doorstep will help in easily fulfilling your daily requirements.

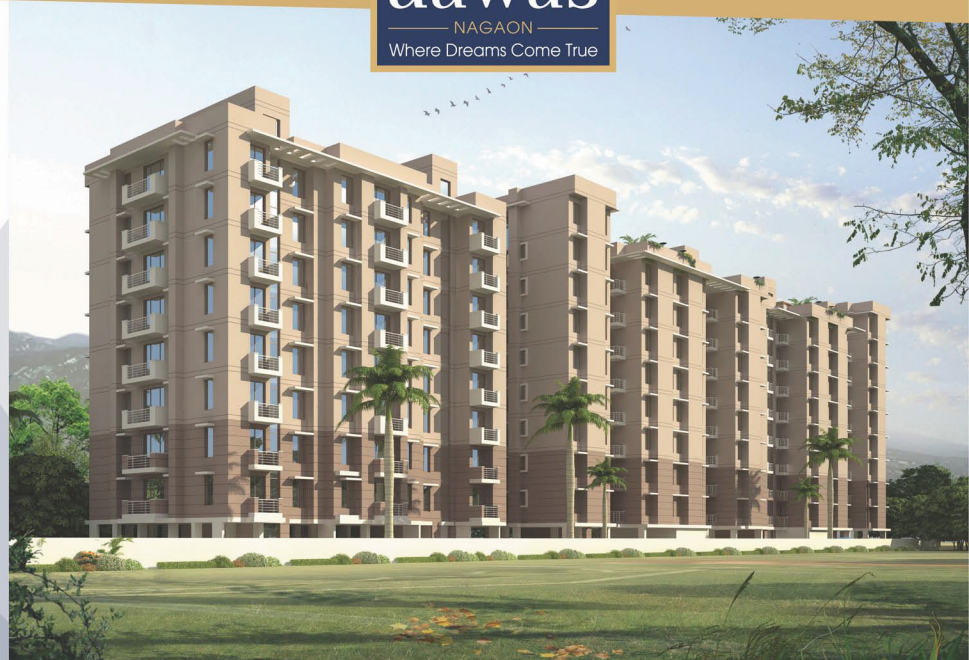
Ease of Space:

The home comes with a host of amenities such as a community hall cum games room, a gym & a terrace garden which definitely adds quality time to your life and helps you lead a healthy and happy life.

Location:
Uriagaon

Nagaon, Assam

168 Units
3 blocks



Amenities



Automatic Elevators



Security & 24 hr. CCTV Surveillance



Terrace Garden



Gym



Community hall cum Games Room



Convenience Stores



BLOCK-A TYPICAL 1ST TO 8TH FLOOR PLAN

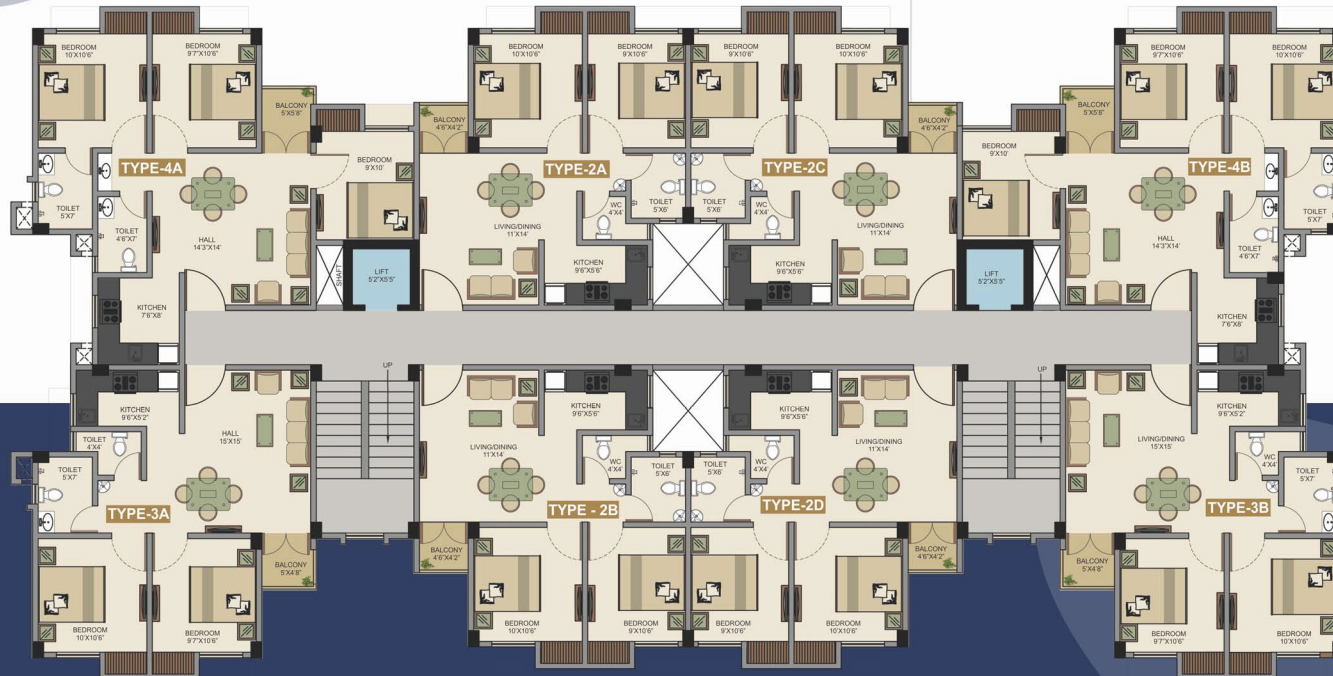


AREA CHART-BLOCK-A

Unit Type	Bedrooms	As per RERA		BUA	SBUA	Units
		Carpet Area	Exclusive Balcony Area			
TYPE-5	3	71.81 Sq. Mtr.	3.23 Sq. Mtr.	878.76 Sq.Ft.	1098.00 Sq.Ft.	16
TYPE-6	3	71.64 Sq. Mtr.	7.27 Sq. Mtr.	924.00 Sq.Ft.	1154.00 Sq.Ft.	16



BLOCK-B (FRONT SIDE) TYPICAL 1ST TO 8TH FLOOR PLAN

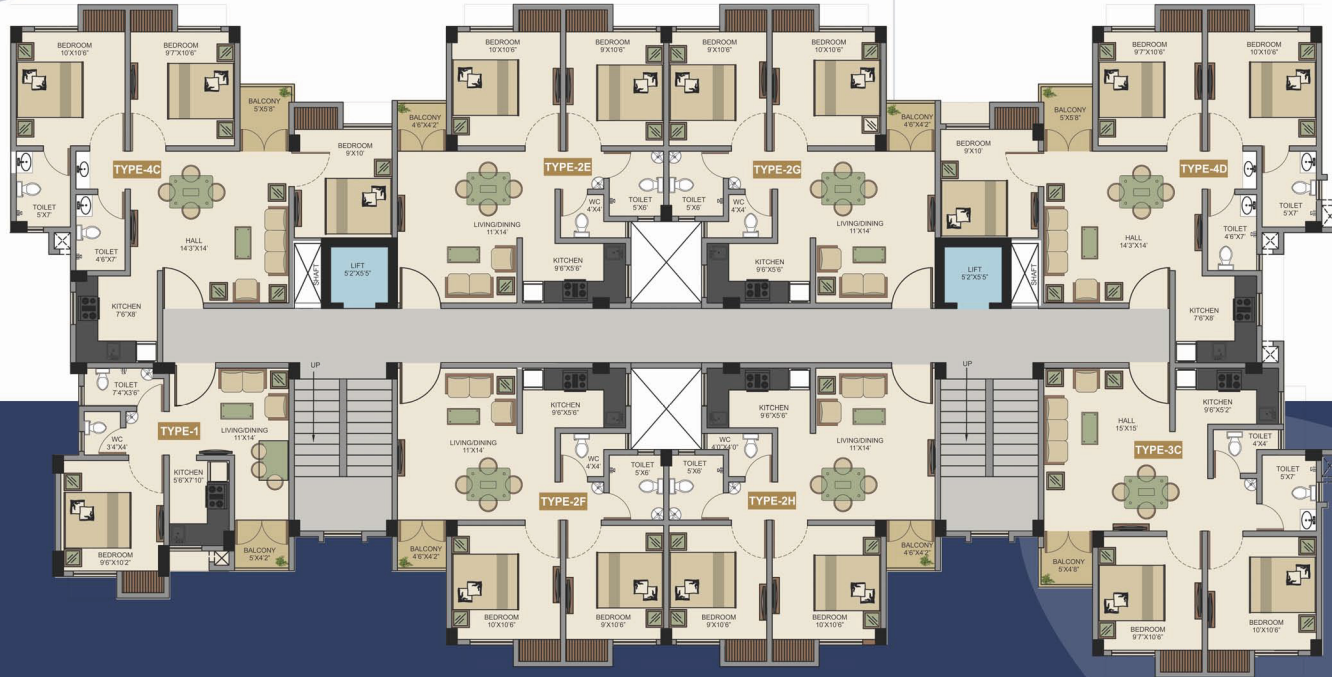


AREA CHART-BLOCK-B (FRONT SIDE)

Unit Type	Bedrooms	As per RERA		BUA	SBUA	Units
		Carpet Area	Exclusive Balcony Area			
TYPE-2	2	49.00 Sq. Mtr.	1.78 Sq. Mtr.	591.26 Sq.Ft.	740.00 Sq.Ft.	32
TYPE-3	2	52.65 Sq. Mtr.	2.10 Sq. Mtr.	641.40 Sq.Ft.	801.75 Sq.Ft.	16
TYPE-4	3	59.75 Sq. Mtr.	2.60 Sq. Mtr.	762.88 Sq.Ft.	954.00 Sq.Ft.	16



BLOCK-B (BACK SIDE) TYPICAL 1ST TO 8TH FLOOR PLAN



AREA CHART-BLOCK-B (BACK SIDE)

Unit Type	Bedrooms	As per RERA		BUA	SBUA	Units
		Carpet Area	Exclusive Balcony Area			
TYPE-1	1	29.55 Sq. Mtr.	2.00 Sq. Mtr.	393.38 Sq.Ft.	492.00 Sq.Ft.	8
TYPE-2	2	49.00 Sq. Mtr.	1.78 Sq. Mtr.	591.26 Sq.Ft.	740.00 Sq.Ft.	32
TYPE-3	2	52.65 Sq. Mtr.	2.10 Sq. Mtr.	641.40 Sq.Ft.	801.75 Sq.Ft.	8
TYPE-4	3	59.75 Sq. Mtr.	2.60 Sq. Mtr.	762.88 Sq.Ft.	954.00 Sq.Ft.	16



BLOCK-C TYPICAL 1ST TO 2ND FLOOR PLAN



AREA CHART-BLOCK-C

Unit Type	Bedrooms	As per RERA		BUA	SBUA	Units
		Carpet Area	Exclusive Balcony Area			
TYPE-1N	2	73.56 Sq.Mtr.	4.08 Sq.Mtr.	890 Sq.Mtr.	1112 Sq.Mtr.	2
TYPE-2N	3	104.61 Sq.Mtr.	6.94 Sq.Mtr.	1276 Sq.Mtr.	1594 Sq.Mtr.	2
TYPE-3N	3	122.97 Sq.Mtr.	8.00 Sq.Mtr.	1484 Sq.Mtr.	1855 Sq.Mtr.	2
TYPE-4N	3	104.07 Sq.Mtr.	7.90 Sq.Mtr.	1268 Sq.Mtr.	1585 Sq.Mtr.	2

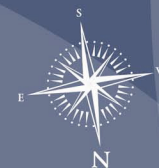


BLOCK- C
TYPICAL GROUND FLOOR PLAN

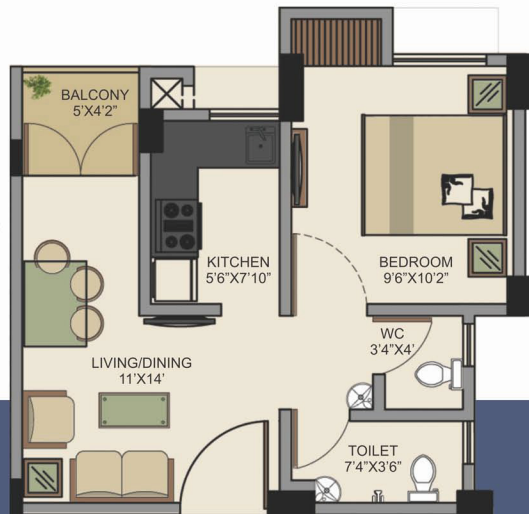


AREA CHART-BLOCK- C

Unit Type	Showroom Space	As per RERA	
		B.U.A	S.B.U.A
Unit 1	Shop 1	257.39 Sq. Mtr.	321.73 Sq. Mtr.
Unit 2	Shop 2	171.00 Sq. Mtr.	213.75 Sq. Mtr.



TYPE-1 (1BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
29.55 Sq. Mtr.	2.00 Sq. Mtr.	393.38 Sq.Ft.	492.00 Sq.Ft.

TYPE-2 (2BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
49.00 Sq. Mtr.	1.78 Sq. Mtr.	591.26 Sq.Ft.	740.00 Sq.Ft.

TYPE-3 (2BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
52.65 Sq. Mtr.	2.10 Sq. Mtr.	641.40 Sq.Ft.	801.75 Sq.Ft.

TYPE-4 (3BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
59.75 Sq. Mtr.	2.60 Sq. Mtr.	762.88 Sq.Ft.	954.00 Sq.Ft.

TYPE-5 (3BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
71.81 Sq. Mtr.	3.23 Sq. Mtr.	878.76 Sq.Ft.	1098.00 Sq.Ft.

TYPE-6 (3BHK)



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
71.64 Sq. Mtr.	7.27 Sq. Mtr.	924.00 Sq.Ft.	1154.00 Sq.Ft.



Salient Features



STRUCTURE
RCC Framed structure conforming to all Seismic design code.



LIFTS
Automatic 6-passengers lift, Two in each block.



FLOORING
600mm x 600mm Vitrified tiles in all Bed Rooms, Drawing, Hall and Kitchen.



TOILETS
Designer ceramic tiles on wall, anti-skid floor tiles and Cp fittings. Sanitary white colour (Jaguar/Parryware) or equivalent brand.



KITCHEN
Granite top cooking platform with one stainless steel sink, ceramic tiles dado upto 60 cms above the platform.



ELECTRIC
Concealed electric wiring and switches, boards and MCB.



DOOR
Quality wooden door frame, and flush door for all the rooms and main door.



WINDOWS
Aluminium Natural Colour Sliding Windows with MS Grill.



WATER
Adequate water storage with deep tubewell and central iron removal plant. 2 Nos water boring for 24hrs water supply.



INTERIOR WALL
Inside walls finished with POP.



FIRE SAFETY
Equipped with fire fighting devices in each block as per norms.



ELEVATION
Excellent front elevation uniquely finished with exterior emulsion paint to withstand all weather conditions.



OTHERS
Provision for TV point in drawing hall and geyser point in one bathroom only.

Location Advantage



350m from Uriagaon Chowk



3km from Nagaon Commerce College



3km from Kopili Nursing Home



5km from Nagaon Railway Station



6km from Nurul Amin Stadium



6km from Bara Bazar



6km from ASTC Bus Stand

About Nagaon

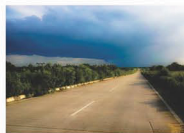
Nagaon, the rice bowl of Assam is located in the very heartland of Assam. It falls precisely at the center of the entire North East of India. It is situated 123 kilometers (76 mi) east of Guwahati. In terms of natural resources endowment, the economy is purely agrarian. Agriculture is the backbone of its economy providing livelihood to about 78% of the total population. The district is bounded by Sonitpur district & the Brahmaputra River in the North, Karbi Anglong & North Cachar Hills in the South, East Karbi Anglong & Golaghat district in the East.



Kolong River



Nurul Amin Stadium



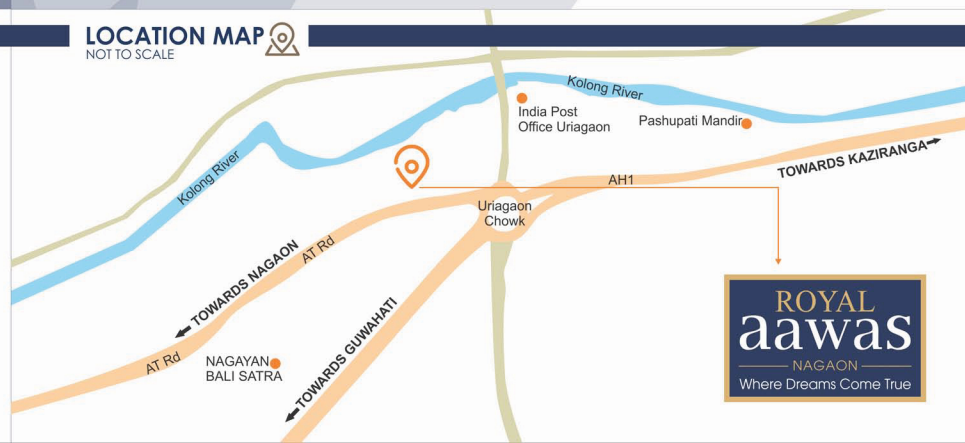
Nagaon Bypass



Nagaon-Bird's eye View

LOCATION MAP

NOT TO SCALE





ROYAL ESTATE DEVELOPERS

For years, **Royal Estate Developers** has been the leading name in the real estate industry of Assam. Supported by a highly qualified team with a strong commitment to excellence, **Royal Estate Developers** has garnered a strong reputation for building residential communities, commercial complexes and office buildings throughout the state. Our measure for excellence is the long term satisfaction of our clients with strong focus on quality and time parameters and the achievement of the principles we share as a firm. Our portfolio reflects our achievement of design excellence as we usher in an ethic of sustainability, ecological awareness, resource efficiency and regenerative design to all our projects.



OUR PROJECTS



ROYAL HERITAGE



ROYAL ARCADE I



ROYAL ENCLAVE



ROYAL SQUARE



ROYAL RESIDENCY, TINSUKIA



ROYAL CIRCLE



ROYAL SILVER TOWER



ROYAL RESIDENCY



ROYAL VIEW



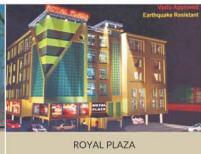
ROYAL RESIDENCY, TEZPUR



ROYAL SILVER HEIGHT



ROYAL CENTRE



ROYAL PLAZA



ROYAL POINT



ROYAL HUT



ROYAL ARCADE II



ROYAL UTSAV



ROYAL DARSHAN ARCADE, JORHAT



ROYAL ORCHID



ROYAL RESIDENCY, JORHAT



ROYAL GARDEN, JORHAT



ROYAL PARK



ROYAL DARSHAN, JORHAT



ROYAL AAWAS, TEZPUR



ROYAL AAWAS, BOKAKHAT



ROYAL AAWAS, GUWAHATI



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Promoters:

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