



PIYA
ELITE

T h e A d d r e s s T h a t S p e a k s . . .





Welcome
TO A WORLD OF EXCLUSIVE *Urban Living*

About Developers

Born in 1994, **PRAGJYOTISH HOUSING PRIVATE LIMITED** is a Real Estate Firm in Guwahati standing strong and building luxurious estates all around the city. The name "**Pragjyotish**" has been derived from one of the most core values of our company - seeker of truth and wisdom. With an opulent wealth of experience and expertise in the construction and development field for nearly about 25 years, **PRAGJYOTISH HOUSING PRIVATE LIMITED** is a blooming firm that is in constant evolution.

PRAGJYOTISH HOUSING PRIVATE LIMITED, an eminent name in real estate, is known for its creations that are true testaments of excellence. Each of the projects has been designed to give the finest lifestyle to the residents. With their projects, the Group aims to redefine life for the urban soul and bring them closer to what they dream of!

PROJECT HIGHLIGHTS



Surrounded
By Greenery



Hill View



Easy
Connectivity



Ample Parking
Spaces



5 Residential
Towers



518
Apartments



3 Side
Open Flats



70% Open
Space



24 X 7
Security

Road
VIEW



Welcome to a Golden World of Urban Living

True to its name, **Piya Elite** brings a premium Elite way of life!

At **Piya Elite**, the amenities bring you a holistic lifestyle. Right from conveniences like parking spaces, facilities like the Badminton court and children play area or jogging tracks to CCTV surveillance, everything comes together to give you the perfect life.

Don't miss out on the gold standard of urban living. Come to **Piya Elite** and live in a home that truly matches your biggest dreams!



Location Advantage

The address of peace. The location of buzz. How do you get the best of both worlds together? Located at Khanapara, Guwahati, Piya Elite combines the easiness of a residential zone and vibrancy of daily conveniences – all in one neighborhood. All major IT, telecom, commercial, bank, education institutes, medical help and a upcoming modern club is at vicinity. You can reach faster and also enjoy your seclusion / privacy.

KEY DISTANCES

Health City Hospital – 850 Meters
Guwahati Metro Hospital – 1 Km
Dreamland Amusement Park – 1.1 Km
City View Point – 1.7 Km
Khanapara Bus Stop – 1.7 Km
Basistha Chariali Bus Stand – 2 Km
Science Museum – 2 Km
Basistha Police Station – 2.1 Km

Kendriya Vidyalaya – 2.1 Km
Guwahati Municipal Corporation – 2.2 Km
IIBM Guwahati – 2.4 Km
Nerim Group Of Institutions – 2.5 Km
Matrix Mall, Beltola – 2.9 Km
Sri Sankardeva Nethralaya – 3 Km
Guwahati Railway Station – 12 Km
Guwahati Airport – 33 Km



LOCATION MAP

Unwind Yourself

Give your children the childhood they'd always cherish! The kids play area at **Piya Elite** is a vibrant, happy space for kids to explore their imaginations while having fun with friends.



..... More Space for Golden Childhoods



The verdant greens of the lawn at Piya Elite will instantly fill you with calm. Sit on the grass with a book, take a walk or simply run around with your kid and create moments to cherish.



Kids Play
AREA





Badminton
COURT

Other Amenities



GUEST ROOMS



YOGA AND MEDITATION AREA



INDOOR GAMES

LANDSCAPED TERRACE



COMMUNITY HALL



LANDSCAPED GARDEN



SUNDECK



KIDS PLAY AREA



BASEMENT PARKING



24X7 SECURITY



GYMNASIUM

Amenities Block
VIEW



Swimming Pool
VIEW







Community Hall
VIEW



Indoor Games
VIEW



Guest
ROOM

FOUNDATION & SUPER STRUCTURE – BUILDING
STRUCTURE

RCC Framed Structure designed for seismic forces standing on Pile Foundation provided to take care of gravity and earthquake forces.

EXTERNAL & INTERNAL WALLS

External Wall of 140mm thick Brick Work to finish with Emulsion Paint. All internal Walls of 115mm thick Brick Work to finish with wall care putty.

APARTMENT

FLOORING

Master Bed Room / Drawing & Dining Area / other Bed Rooms
Vitrified flooring of 600mm x 600mm
well-known brands.

TOILETS

Anti-Skid Ceramic Tiles in floors and exclusively designed Ceramic Wall Tiles dado up to door height.

BALCONIES

Vitrified Tiles with water proofing treatment, with drainage system and exterior emulsion paints.



DOORS

Wooden frame flush doors of reputed brand.

Specifications

WINDOWS

Glazed Anodized Powder Coated Aluminium Windows.

ELEVATOR

Block A 6 lifts; **Block B** 4 lifts; **Block C** 4 lifts; **Block D** 4 lifts; **Block E** 3 lifts
All lifts will be of 6-10 passengers

KITCHEN

Vitrified Tiles in floors and exclusively designed Ceramic Wall Tiles dado up to 2'6" height.
Marble/Granite cooking platform.
C.P. Fittings of reputed brand.



ELECTRICALS

Concealed electrical wiring with fire resistant wires of reputed brand.

Adequate points for lights, fans & other plugs in bedrooms, toilets, kitchens with modular switches of reputed brand.

Provisions for exhaust fans in toilets & kitchens.

Provisions for Geysers point in Master Bedroom toilets.

Provision for T.V. points in living, dining and Master bedroom.

Pre-laid Conduits in all rooms for drawing DTH cable from Rooftop for Tata Sky/Dish TV/Cable TV etc.

Provision for easy & safe installation of Split Air conditioners in Master Bedroom, and Living and Dining Area with electrical & Condensate Water drain point.

Per phase isolation with RCCB in all flats.



PAYMENT SCHEDULE

On booking	10%
On registration	10%
1st Installment on/before Foundation	20%
2nd Installment on/before casting of Slab No.1	5%
3rd Installment on/before casting of Slab No. 2	5%
4th Installment on/before casting of Slab No. 3	5%
5th Installment on/before casting of Slab No. 4	5%
6th Installment on/before casting of Slab No. 5	5%
7th Installment on/before casting of Slab No. 6	5%
8th Installment on/before casting of Slab No. 7	5%
9th Installment on/before casting of Slab No. 8	5%
10th Installment on/before casting of Slab No.9	5%
11th Installment on/before casting of Slab No.10	5%
12th Installment on/before casting of Slab No. 11	5%
13th Installment before fitting and fixing of sanitary & electrical goods	5%
On/before Sale Deed	

	10%
	10%
	20%
	5%
	5%
	5%
	5%
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	5%
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	5%
	5%

Costs Stated in Paragraph no. 1.2.V of the registered agreement for sale i.e.
Rs. _____/- alongwith GST i.e. Rs. _____/-.

Semi Aerial
VIEW



Basement Plan



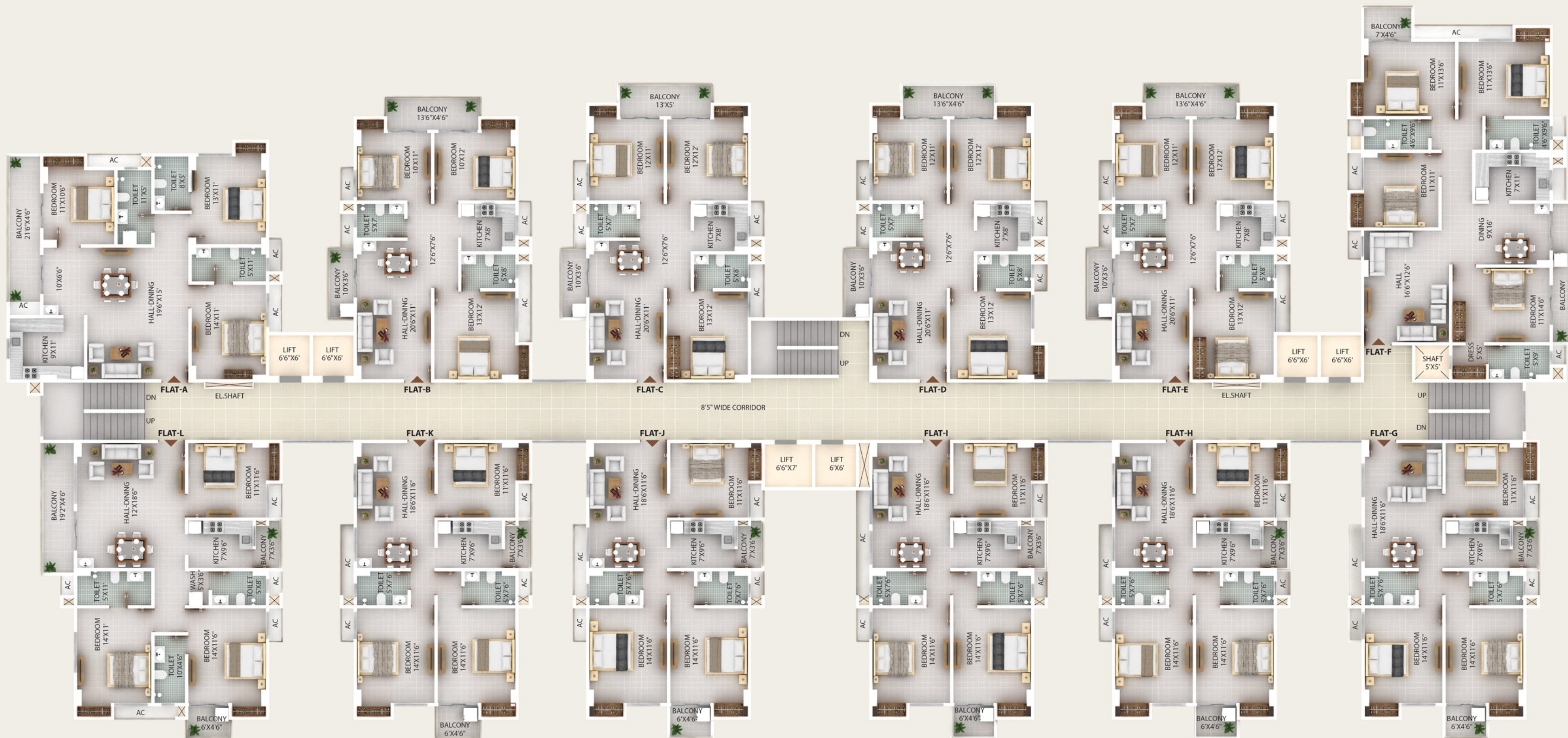
Parking Plan



Site Plan



Floor Plan



BLOCK - A
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
A	3	1087 SQ FT	116 SQ FT	74 SQ FT	1277 SQ FT	1597 SQ FT
B	3	858 SQ FT	111 SQ FT	65 SQ FT	1034 SQ FT	1293 SQ FT
C	3	894 SQ FT	111 SQ FT	65 SQ FT	1070 SQ FT	1338 SQ FT
J	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT
K	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT
L	3	1060 SQ FT	156 SQ FT	75 SQ FT	1291 SQ FT	1614 SQ FT

BLOCK - A
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
D	3	904 SQ FT	109 SQ FT	68 SQ FT	1081 SQ FT	1352 SQ FT
E	3	894 SQ FT	111 SQ FT	65 SQ FT	1070 SQ FT	1338 SQ FT
F	4	1291 SQ FT	122 SQ FT	82 SQ FT	1495 SQ FT	1869 SQ FT
G	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT
H	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT
I	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT



Floor Plan

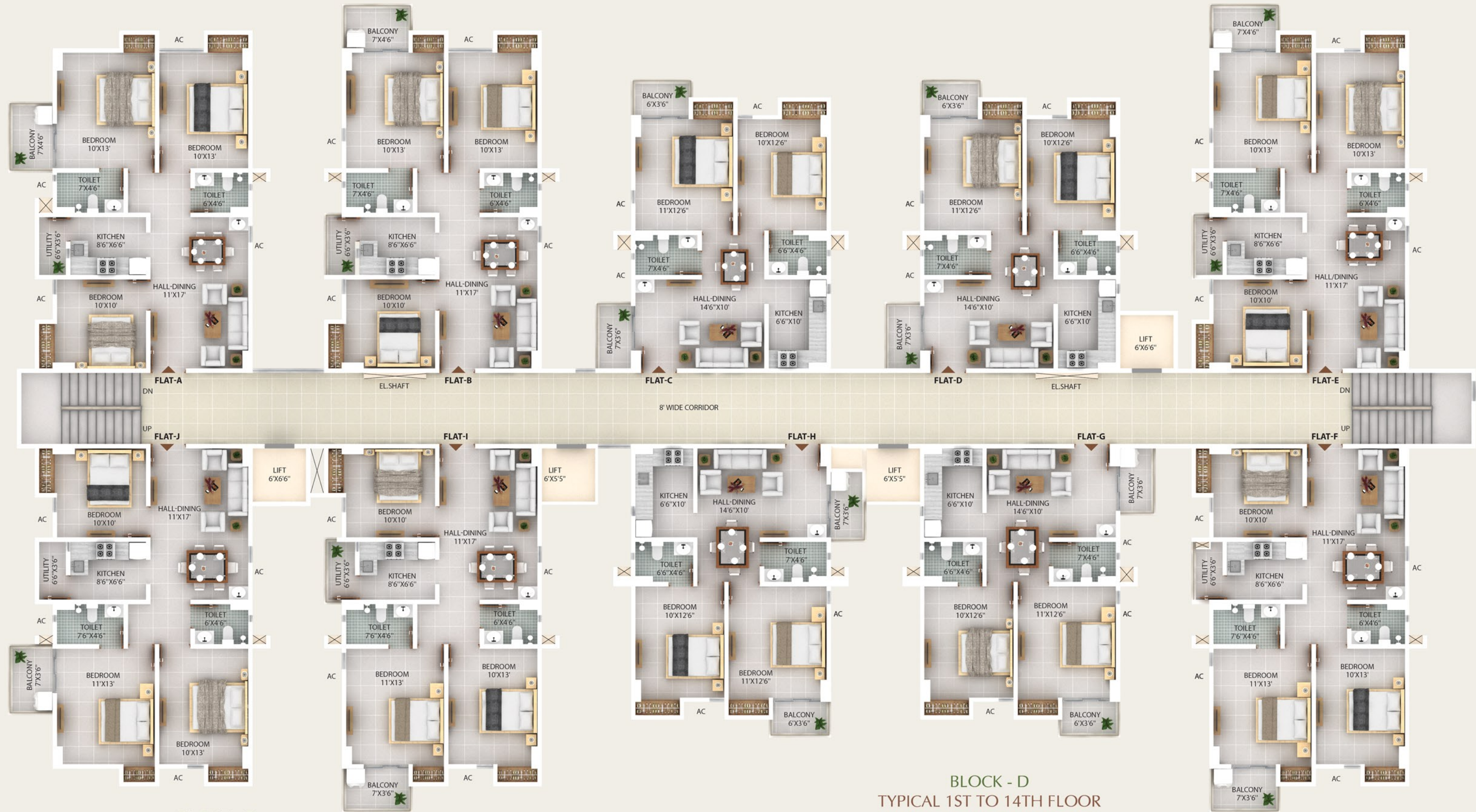


BLOCK - B & C
TYPICAL 1ST TO 11TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
A	3	816 SQ FT	75 SQ FT	72 SQ FT	963 SQ FT	1204 SQ FT
B	1	355 SQ FT	35 SQ FT	37 SQ FT	427 SQ FT	534 SQ FT
C	1	355 SQ FT	36 SQ FT	41 SQ FT	432 SQ FT	540 SQ FT
D	3	809 SQ FT	75 SQ FT	71 SQ FT	955 SQ FT	1194 SQ FT
E	3	809 SQ FT	75 SQ FT	71 SQ FT	955 SQ FT	1194 SQ FT
F	2	744 SQ FT	93 SQ FT	60 SQ FT	897 SQ FT	1121 SQ FT
G	3	809 SQ FT	75 SQ FT	71 SQ FT	955 SQ FT	1194 SQ FT



Floor Plan



BLOCK - D
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
A	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT
B	3	753 SQ FT	61 SQ FT	38 SQ FT	880 SQ FT	1100 SQ FT
I	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT
J	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT

BLOCK - D
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
C	2	601 SQ FT	57 SQ FT	53 SQ FT	711 SQ FT	889 SQ FT
D	2	601 SQ FT	57 SQ FT	53 SQ FT	711 SQ FT	889 SQ FT
E	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT
F	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT
G	2	601 SQ FT	57 SQ FT	53 SQ FT	711 SQ FT	889 SQ FT
H	2	601 SQ FT	57 SQ FT	53 SQ FT	711 SQ FT	889 SQ FT



Floor Plan



BLOCK - E
TYPICAL 1ST TO 14TH FLOOR



FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
A	4	1654 SQ FT	172 SQ FT	92 SQ FT	1918 SQ FT	2398 SQ FT
B	3	1309 SQ FT	112 SQ FT	83 SQ FT	1504 SQ FT	1880 SQ FT
C	3	1321 SQ FT	96 SQ FT	84 SQ FT	1501 SQ FT	1876 SQ FT
D	4	1634 SQ FT	165 SQ FT	88 SQ FT	1887 SQ FT	2359 SQ FT

Isometric Views

BLOCK - A
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
F	4	1291 SQ FT	122 SQ FT	82 SQ FT	1495 SQ FT	1869 SQ FT



BLOCK - A
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
K	3	891 SQ FT	61 SQ FT	70 SQ FT	1022 SQ FT	1278 SQ FT





BLOCK - A
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
L	3	1060 SQ FT	156 SQ FT	75 SQ FT	1291 SQ FT	1614 SQ FT



BLOCK - B & C
TYPICAL 1ST TO 11TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
C	1	355 SQ FT	36 SQ FT	41 SQ FT	432 SQ FT	540 SQ FT

BLOCK - B & C
TYPICAL 1ST TO 11TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
F	2	744 SQ FT	93 SQ FT	60 SQ FT	897 SQ FT	1121 SQ FT



BLOCK - B & C
TYPICAL 1ST TO 11TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
G	3	809 SQ FT	75 SQ FT	71 SQ FT	955 SQ FT	1194 SQ FT



BLOCK - D
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
G	2	601 SQ FT	57 SQ FT	53 SQ FT	711 SQ FT	889 SQ FT

BLOCK - D
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
I	3	753 SQ FT	61 SQ FT	65 SQ FT	880 SQ FT	1100 SQ FT



BLOCK - E
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
A	4	1654 SQ FT	172 SQ FT	92 SQ FT	1918 SQ FT	2398 SQ FT



BLOCK - E
TYPICAL 1ST TO 14TH FLOOR

FLAT NO	BHK	CARPET AREA	BALCONY AREA	EXTERNAL WALL	BUA	SBUA
B	3	1309 SQ FT	112 SQ FT	83 SQ FT	1504 SQ FT	1880 SQ FT

Isometric
Views

Ongoing Projects



PIYA HILL VIEW
Gotanagar, Guwahati



PIYA HERITAGE
Jilika Path, Guwahati



PIYA GREEN HILLS
Pani Path, Guwahati

..... A Whole New World Of Bliss



Upcoming Projects

PIYA CASTLE
Chandmari, Guwahati

PIYA AEROCITY
Azara, Guwahati

PRAGJYOTISH HOUSING PRIVATE LIMITED flaunts a dedicated team of in-house professionals, consultants and architects who provide the basis for unparalleled quality of construction, and timely delivery of projects.



Completed Projects



PIYA TOWERS
Radhanagar, Guwahati



SARAT KUTIR
Sarumotria, Guwahati



PURBASA APARTMENT
Six Mile, Guwahati



PIYA EXOTICA
Kahilipara, Guwahati



RAMANANDA TOWER
Paltan Bazar, Guwahati



DIVYA APARTMENT
Bhetapara, Guwahati



THE ANGEL
Pathar Quarry, Guwahati



JYO'S PLAZA
Last Gate, Guwahati



PIYA PLAZA
Borbari Chowk



ROLLY ENCLAVE
Jayanagar, Guwahati



PIYA PLAZA 2
Guwahati



PIYA VILLA
Baghorbari, Guwahati



SHREYANS ENCLAVE
Christian Basti, Guwahati



PIYA ENCLAVE
Juripar, Guwahati

Turning Dreams Into Reality

A home is more than a structure of brick and mortar. It is a space of love, togetherness, little joys and big moments. Hence, at PRAGJYOTISH HOUSING PRIVATE LIMITED we strive to build homes that make your days feel more alive and keep you close to both leisure and convenience. From meticulous designing to picking the finest quality material and from choosing excellent locations to providing amenities and facilities that make your life easier. We take care of it all to bring you a home you can be truly proud of. All our projects have one thing in common – they make life feel like a celebration, every day!

Aerial
VIEW



Birds Eye
VIEW



DEVELOPER



3rd Floor, Avantika Nilay,
Ulubari Bazar Road,
Guwahati – 781007
GSTIN: 18AACCP9956D2Z2
Mob: 7896049818 / 9365539198

ARCHITECT



INDESH KUMAR AGARWAL
SIMPLEX ARCHITECTURES
Golden Woods Convenient, Sundarpur,
R. G Baruah Road, Manik Nagar,
Guwahati, Assam – 781005

MARKETING PARTNER



Prime Properties n Realtors
1st Floor Munni Market, Opp.Hub Shopping Mall
ICICI Bank, Bhangagarh, Guwahati – 781005
Mob: 9864125580 / 9864036464

SITE ADDRESS

PIYA ELITE
Koinadhara, Patarkuchi,
Khanapara, Guwahati,
Assam – 781022

RERA REGISTRATION

RERAA KM 72 OF 2022-2023



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of PIYA ELITE.
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.

