



Elegantly
Convenient



the warming welcome

Agrim Vista invites a chosen few to a new world and a new life. It lends you the best of both worlds. The old world charms of a quiet living environment and close proximity to all urban conveniences. It is enriched by the beauty and serenity of nature and endowed with every conceivable modern day luxury. When you will step in this beautiful ambience you are sure to get contentment from within. So come, Let's enter...!





the elegant living

A new world, a new life, awaits you at Agrim Vista, a place that's more than a house. It is our endeavor to give our homeowners a lifestyle undreamt of. A level of finish that is seldom seen elsewhere. Interiors that are the pride of any design-conscious family. Affordable homes featuring all the amenities, comfort and luxury that define modern day living. All-in-all, a home to be proud of.





the happy lifestyle

Be on the brighter side of life at one of the most sought-after residential locations in Guwahati. The area that surrounds Agrim Vista will see more developments in the upcoming years. Each apartment here is an elegant home of exceptional beauty and enduring functionality. It is designed in a way to give you that extra living space. Agrim Vista is an attractive and perfect living option for those who cherish an unruffled lifestyle.





the green community

Allow us to show you around, step through the gateway into "Agrim Vista", into a world where the sunlight is brighter & newer every day, where the happy warble of birds in the trees never ceases. Agrim Vista is the very essence of contentment; it is a home that encompasses the peaceful balance of beauty, serenity & comfort. Nestled amidst lush greens and blooming flora, it is as beneficial as it is luxurious; an ideal space for you & your family



6 residential towers of G+6 floors, 1 Club House Tower
and 1 Commercial tower of G+7 floors



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the dreamy location

Agrim Vista is a Resi-Commercial township project on NH37 at Dharapur, Guwahati. It is spread over an area of approximately 9 Bighas, 3 Kathas & 18 Lechas (Around 141000 sqft). The project consists of 230 residential units with a mix of 1 BHK, 2BHK and 3BHK Apartments in 6 towers.

Agrim Vista is a commendable piece of architecture with its charming environs, picturesque locales and serene surroundings, offering a high quality life. Standing by the side of Deepor Beel, Agrim Vista provides breathtaking views of the Siberian and other migratory Birds during the summer season. Agrim Vista blend the exceptional modern features with the beautiful scenery to provide its client the never before experience!



Deepor Beel - 0 Mtr.

BSNL Colony - 0 Mtr.

Petrol Pump - 0 Mtr.

Dharapur Chariali - 400 Mtr.

Hospital - 1 Km

School - 1 Km

Engineering College - 1 Km

Guwahati University - 2 Km

Police Station - 3 Km

Jhalukbari Circle - 4 Km

Saraighat Bridge - 5 Km

Maligaon Chariali - 6 Km

Railway Station - 7 Km (10 mins. drive)

Airport - 8 Km (10 mins. drive)

Kamakhya Temple - 11 Km

ISBT - 12 Km (10 mins. drive)

Balaji Temple - 12 Km

Fancy Bazar - 12 Km



the fancy comforts

Agrim Vista is complete with all the amenities that make for a classy lifestyle. A well equipped gym, rooftop swimming pool, community area for recreation, outdoor games and much more. Of course, there will be so much for the children to do that they won't complain of a single wasted moment. Enriched by the beauty and serenity of nature and endowed with every conceivable modern day luxury, Agrim Vista presents a perfect setting for you and your loved ones. Quite simply, its sheer enchantment gift-wrapped.

Facilities/Amenities

- ✓ 68% Open Space with picturesque & landscaped gardens
- ✓ **Club House with following Facilities :-**
 - Roof-Top Swimming Pool for a refreshing break and a healthy lifestyle
 - Multipurpose Gym for keeping you healthy and Fit
 - A Multipurpose Community Hall for celebrating all those important occasions in life
 - Badminton Court for all the sport fanatics
 - Basketball Court for youngsters
 - Indoor Games such as Table Tennis & Carom
 - Crèche for kids
 - Conference Room
- ✓ Joggers Track to make your early mornings that extra special
- ✓ Children's Play Area with Slides
- ✓ Hi tech Security Systems: Video Door Phones on each flat for keeping your family safe and tension free
- ✓ DG set with back up for common areas so that you stay hassle free even during power cuts
- ✓ Water treatment plant with Iron removal mechanism
- ✓ Grocery Store
- ✓ Doctor's Chamber
- ✓ Rain water harvesting
- ✓ Bank ATM

Site Plan

Swimming Pool



Gymnasium



Community Hall



Conference Room



Doctor's Chamber



Indoor Games



Outdoor Games



Landscaped Garden



Children's Play Area



Creche



Joggers Track



Bank ATM

the specifications

BUILDING :

-8 Towers consisting of 230 Nos. luxury Apartments and Commercial Space.

STRUCTURE:

-Earthquake resistant RCC frame structure (Structure compliant with the Seismic Zone V specification).

INTERIOR WALL :

-Inside wall finished with Plaster of Paris punning.

FLOORING :

-Vitrified tiles in Drawing, Dining and all the bedrooms.

TOILETS :

-Anti - Skid ceramic tiles on floor.
-Designer Ceramic Tiles on Walls upto door height.
-Hot and Cold water provision in all bathrooms.

SANITARY WARE & C.P. Fittings :

-Sanitary of Hindware / Parryware or equivalent.
-Sleek C.P. fittings of jaguar or equivalent brand.

KITCHEN:

-Granite (black) top cooking platform with one stainless steel sink.
-Ceramic tiles up to 2ft above the platform.

WATER:

-Adequate storage with deep tube well.

ELECTRICAL :

-Geyser point in master toilet
-Concealed copper wiring (ISI marked) with modular switches. A.C. point (Split) in master bedroom only.

PHONE/T.V WIRING:

-T.V & telephone points in drawing/dining and master bedroom.

EXTERIOR:

-Latest weatherproof non-fading acrylic exterior finish paint of good quality.

FIRE PROTECTION:

-Hydrant system with Ceasefire provision in each floor.
Equipped with Fire alarm & Fire fighting devices/extinguishers.

LIFT:

-Automatic lifts of Kone/ Otis or similar make in each Block.

DOOR:

-Quality wood door frame with 32mm thick flush shutters for rooms. Teak veneer finished on outside for Main Door.

WINDOWS:

-Sliding Aluminium powder coated windows.



AGRIM RESIDENCY Recent Project in Guwahati

Agrim Residency is a residential project on Janakpur Road, Jatiya, Kahilipara. It is spread over an area of 3 Bigha and 6 Lechas (Around 44000 sq.ft.) providing high quality living experience for its inhabitants. The site is just 2.5 km from Ganeshguri chariali and is in close vicinity of Schools, Colleges, Market, Hospitals and Banks. The project consists of 74 Flats with a mix of 2 BHK, 3BHK and Penthouses. 74% of the space is open in order to provide a fresh and airy environment to its residents. The project is near to completion and would be delivered in second half of 2011.

the people
behind



AGRIM INFRAPROJECT PVT. LTD.

Builder, Guwahati

Agrim Infraproject Pvt. Ltd. is a company with extensive interest in infrastructure and Real Estate Projects. The company has a right blend of Youth and Experience in its leadership and foresees itself as a major upcoming player in Real Estate Sector in North-East India.

Their approach is holistic; combining strategy, planning and methodical research to incorporate economic, environmental and technological advancements. Always guided by a spirit of total quality and customer satisfaction, the group is making its presence felt on the changing urban skylines of North East.

Banka & Associates

Architect, Guwahati

Banka & Associates is one of north east India's leading architects. They have undertaken and successfully executed some of the prestigious projects in the entire N. E. region varying from residential and commercial complexes to educational institutions, hospitals, hotels, parks and housing colonies.

Dr. Jayanta pathak

Structural Consultant

Dr. Jayanta Pathak is one of the eminent structural engineer of North East India. He has 20 years of experience in Civil/Structural & Infrastructure Consultancy, teaching & Research. He is a member of ASCE, INSDAG & ISTE.

Payment Plan

Total amount would be the summation of Apartment cost based on Sqft rate, Parking Charge and the Club Charge. The Construction Linked Payment Plan for the same is given below

Construction Linked Payment Plan:

1. On Booking: 1 Lac
2. On Allotment: 20% - Booking Amount
3. On Completion of Foundation Work: 12%
4. On 1st Slab Casting: 12%
5. On 3rd Slab Casting: 12%
6. On 5th Slab Casting: 12%
7. On 7th Slab Casting: 12%
8. On Brick Work: 10%
9. On Flooring and Interiors: 5%
10. On Finishing & Possession: 5%

Other Payment Terms:

- All Late payments would attract interest at 2% pm

Extra charges to be paid by occupants:

1. ASEB meter costs and load security
2. DG & Transformer Installation Cost
3. Stamps duty, Registration charges and other incidental and legal charges for registration etc.
4. VAT & Service Tax
5. GMCHolding Tax

Time of Completion:

Dec 2013

N.B. The time of Completion may vary due to unavoidable reasons. The plan is subjected to minor changes and all measurements are tentative. Any kind of encroachment will not be allowed in common areas. Any changes in internal specifications required by the purchasers would be made on receiving a written request from the same, provided the architect finds it feasible. Our authorized engineer shall calculate the impact of such deviations on cost and the amount has to be paid before the execution of the concerned work.

***Approved By all Major Financial institutions**



AGRIM INFRAPROJECT PVT. LTD.

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Divine Plaza, Dispur

Guwahati – 781006

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Site Address :- Agrim Vista, Near Pradip oil depot & BSNL Colony, Dharapur, Guwahati - 781033

All the plans, drawings etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developers.
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