



ROODRAKSH
Arham



Dakhala Road, Opp New Jain Mandir,
Vijaynagar -781122

Promoters



Corporate Office

2nd Floor, ICICI Bank Building, M.G.Road, Guwahati - 781001
Ph. : 92073 09612

Branch Office

Tripura Darpan Building,
1st floor , Colonel Chowmuhani, Agartala-799001
Visit us at : www.roodraksh.co.in

Disclaimer : This brochure is not a legal document and just describes the developer's intended conceptual plan. Specifications and details provided herein are tentative, subject to approval by concerned authorities, and may change at the sole discretion of the promoter / developer.



Experience *Life*
at Its Finest.

ROODRAKSH
Arham



Lifestyle Beyond Imagination

Welcome to a world of elegance and sophistication, where every detail is crafted for your comfort and indulgence.

Our premium residences redefine luxury living, offering:

- ✓ **Spacious, Thoughtfully Designed Homes** –
Crafted for modern living with elegant interiors and premium finishes.
- ✓ **Prime Location** –
Nestled in a prestigious neighborhood with seamless connectivity.
- ✓ **Unmatched Comfort & Security** –
24/7 security, ample covered car parking and coveted neighbours



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Typical Floor Plan



AREA STATEMENT 1ST-6TH FLOOR

FLAT NO.	ROOM	BUILTUP AREA (Sq.Ft)	CARPET AREA (Sq.Ft)	BALCONY AREA (SQ.FT)	S.B.U.A. (SQ.FT)
A	3	1267	1104	74	1647
B	3	1251	1082	90	1626
C	2	800	664	73	1040
D	3	1250	1058	104	1625

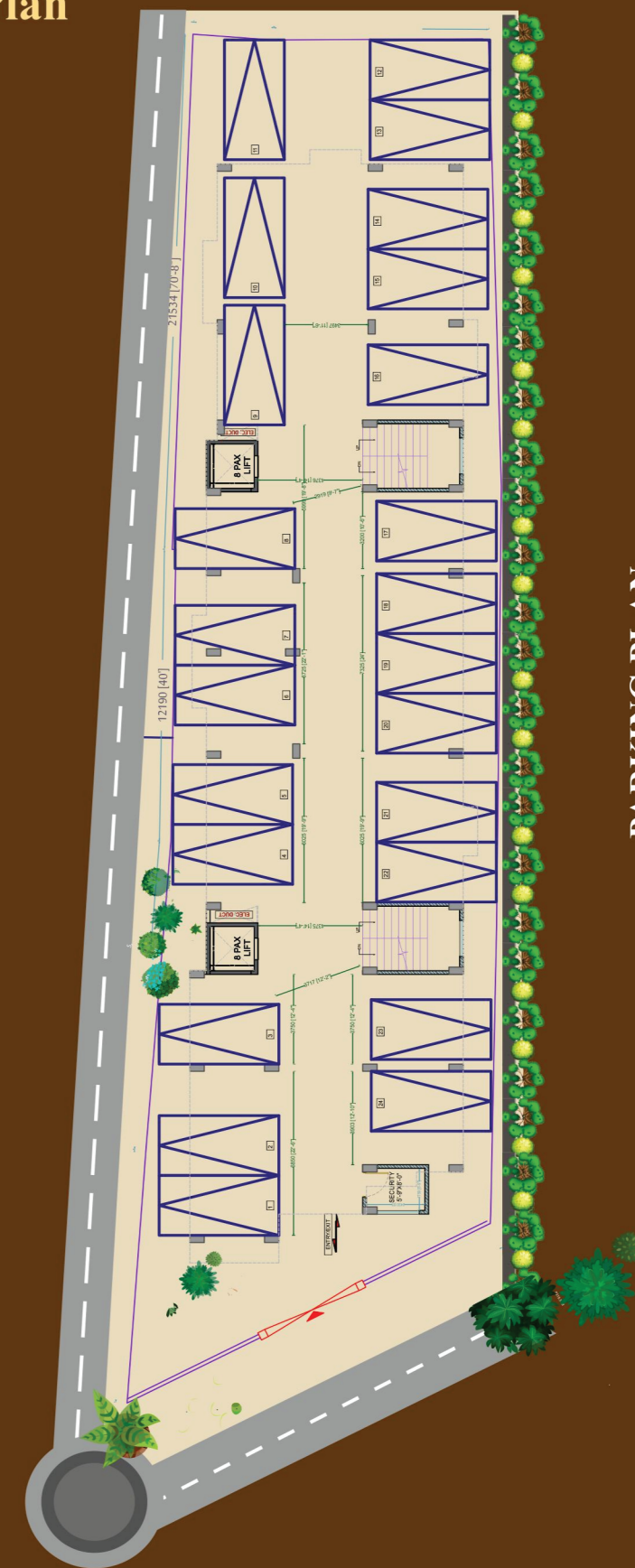
Location Map

The Map to a Luxurious Life.



*Map not to scale.

Parking Plan



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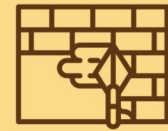
Specifications

Structure & Foundation



- Pile Foundation
- Earthquake resistant
- RCC framed structure

Walls



- Red Bricks/Plastered AAC blocks
- Interior : Double coat putty
- Exterior : Good quality waterproof paint, Berger, Asian Paint or Equivalent

Fire fighting



- Fire fighting arrangement as per fire safety norms

Common Lighting



- PVC concealed wiring everywhere inside the complex

Kitchen



- TILES on the floor
- Granite kitchen top with stainless steel sink and 2ft dado over kitchen top
- Provision for exhaust

Doors



- Door frames made of seasoned wood/WPC
- Flush doors for entrance, rooms & toilets
- Mortise lock on the doors of Godrej make or equivalent

Security



- CCTV for compound with the security room
- Security checkpoint at entrance

Lift



- Otis/ Kone/ Schindler or equivalent automatic door lift for upto 8 pax

Electrical



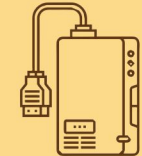
- Concealed wiring with Finolex/ Polycab/ K.E.I. or equivalent
- Provision for adequate light points
- AC wiring in master bedroom
- TV point in living room
- Modular switches of Great White/M.K. or equivalent
- One common EV Charging Point (optional)

Toilets



- Anti-skid tiles on the floor
- High quality sanitary ware of Hindware/ Jaguar, Essco or equivalent
- C.P. fittings of Hind ware/Jaguar, Essco or equivalent
- Concealed plumbing and pipe works
- Provision for geyser in all bathrooms

Power Backup



- DG for common area lighting and lift

Water



- Adequate water storage with deep tubewells and central iron removal plant

Windows



- Powder Coated aluminium sliding windows

Flooring



- Tiles in all bedrooms, living/dining

Payment Schedule :

Booking Amount	10%
On Agreement -Within 30 days of booking	10%
On completion of foundation/ Basement	10%
On the casting of 1st slab (Ground Floor)	15%
On the casting of 3rd slab (Second Floor)	15%
On the casting of 5th slab (Forth Floor)	15%
On the casting of 7th slab (Sixth Floor)	15%
On completion of Plaster	5%
On offer of possession	5%

Note

- All late payment would attract interest @2% per annum
- Extra Charges to be borne by the flat owners:

Extra Charges

- Stamp duty, registration, and other incidental and legal charges for registration.
- GST and other taxes, if levied by the government authorities.
- ASEB meter cost, load security, transformer, and its related installation and legal charges.
- Rs.30 per square feet security deposit for sinking fund.
- Any late payment would attract interest.

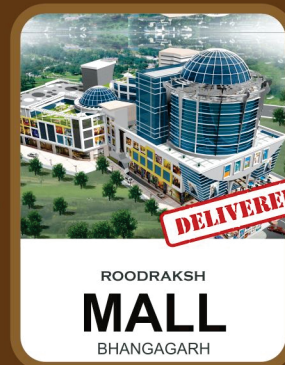
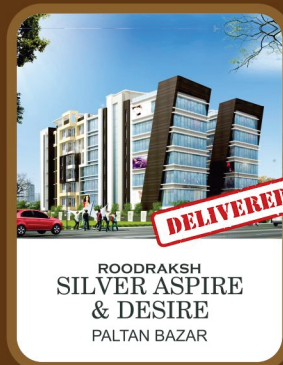
Meet the Creators

Visionaries Behind Every Landmark

Over a decade back, the dynamic team of Roodraksh had been humbled by the incredible response and plaudits for the magnanimous Roodraksh Mall, Silver Spring, Silver Aspire and Silver Desire Apartments in Guwahati. And then had set applaudable benchmarks, while creating a fascinating living experience for 318 families with Roodraksh Kundan, Roodraksh Pride and the twin-block Shilpi Enclave. Proudly urbanising the skyline of new Agartala, the company in just 11 years of its' operations there, has contributed an impressive lineage of over 35 already delivered projects, 6 soon-to-be delivered and an equal number of projects that are awaiting their launch. Garnering an impeccable status of repute for its consistent and committed efforts, professional outlook and sharp foresight, the company enjoys a distinction in giving before time delivery of its' projects while responsibly maintaining high standards of quality and business ethics. Once again the team is set to surpass its own standards of commitment with two new already underway residential projects, Roodraksh Arham and Roodraksh Sapphire. With a penchant for incorporating the most innovative, up-market & top-of-the-line features in their projects the perseverance of the Team ROODRAKSH remains in providing its clients the best value for every penny spent by them. Striving for brilliance, Roodraksh has scaled a phenomenal growth and is all geared to forge its recognition in time.

GUWAHATI's Landmark Projects

Crafting the Future, Brick by Brick



AGARTALA Rising

Innovation in Every Structure.

