



RERAA KM 173 OF 2024 - 2025



H T N DEVELOPERS

OM PALACE



DAKHINGAON | KAHILIPARA | GUWAHATI



## About Us

Om Palace brings high and smart living amidst the city surrounded by urban landscape with the highest quality standards of construction. Enabled with a robust team of Real Estate professionals & a smart architecture, **Om Palace** is committed to changing lifestyles with affordable yet luxurious homes.





“The magic thing about home is that it feels good to leave, and it feels even better to come back.”

## SPECIFICATIONS

RCC seismic earthquake resistant frame structure as per I.S. code of practice.

Vitrified/ ceramic (2x2) tiles for all the floors of the residential units & anti skid tiles in bathrooms. Glazed tiles upto the height of 6" on bathroom walls.

Sanitary fittings will be provided for bathroom and toilet of branded quality (ISI marked).

Standard quality granite on kitchen slab. Ceramic tiles on kitchen wall above slab upto a height of 2". Attached sink with C.P. tap.

5" brick plaster walls.

Putty on internal walls & external walls painted with good quality external paint.

24 hours water supply will be provided.

Concealed branded wire & cable will be provided of isi mark.

Aluminium CRR coated frame will be provided for the windows with clear glass & iron grills.

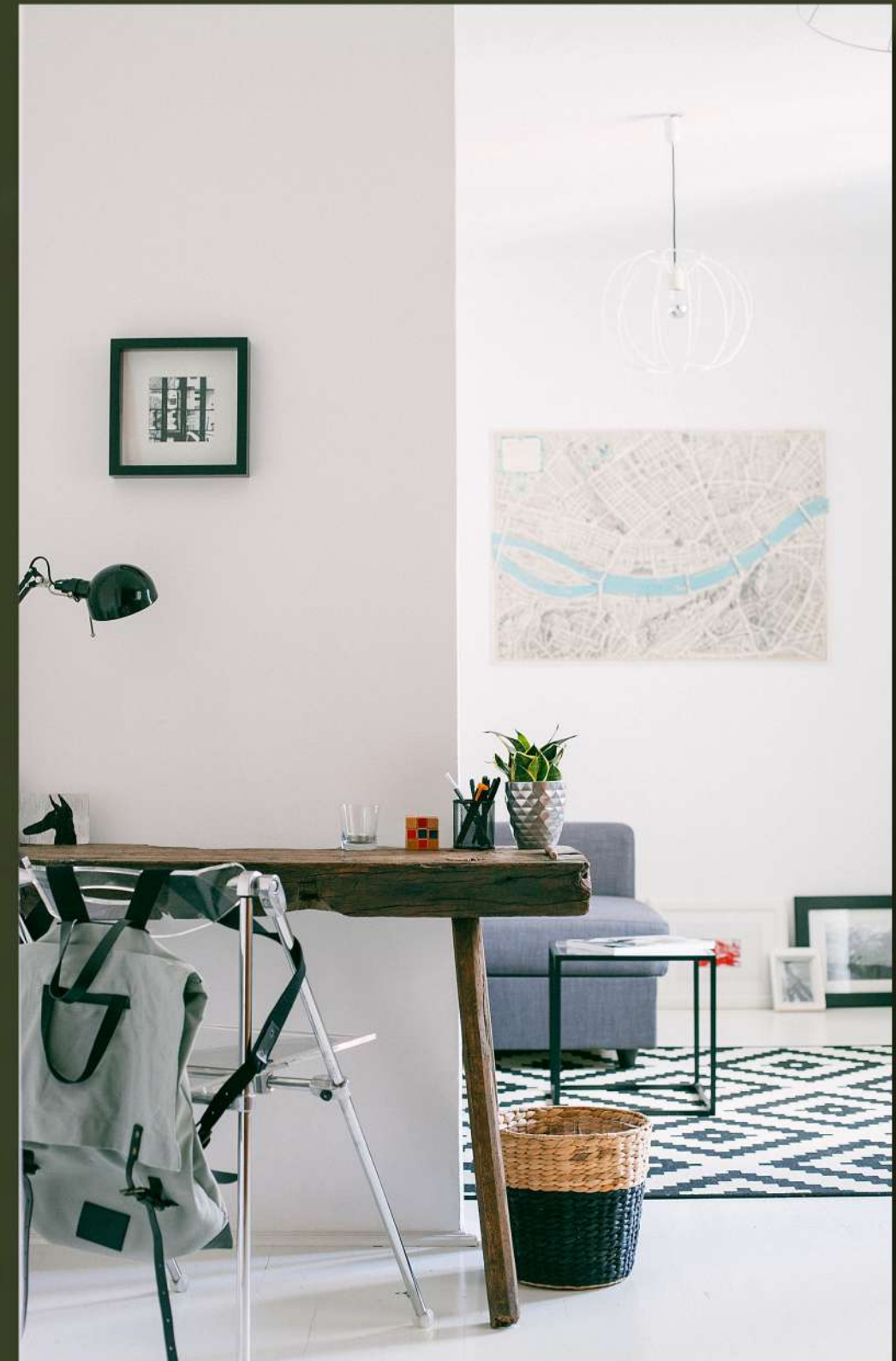
Lobby & staircase will be of granite finish.

Gen set will be provided for the common area & elevator.

Lift will be provided of ISI mark (Kone).

Timber frame of 1st quality wood in all rooms, bathroom, kitchen & hall including main gate.

Capacity of required KW will be provided for each flat.

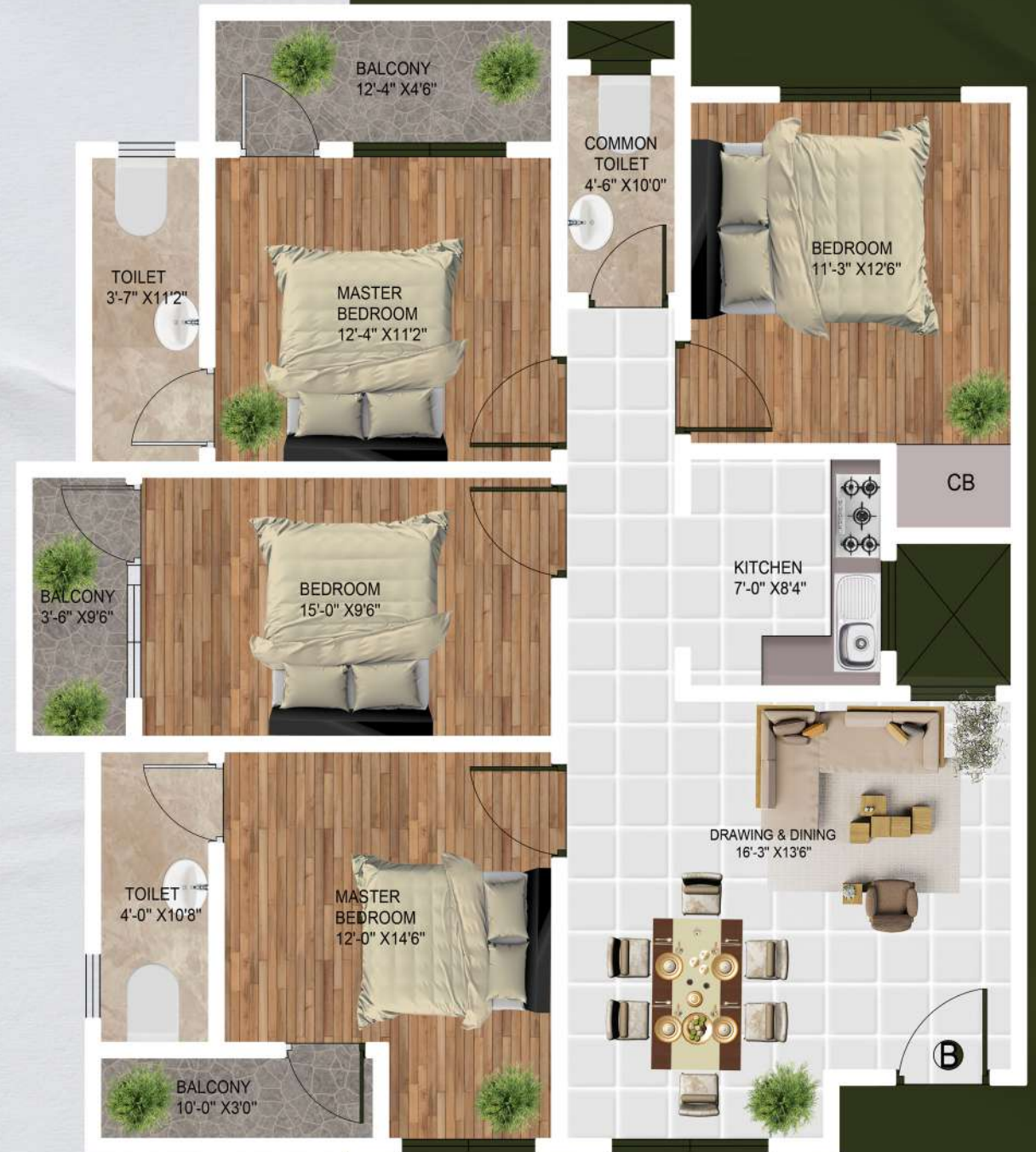


FLAT A  
 BUA  
 SBUA

1391 SQ. FT.  
 1670 SQ.FT.



FLAT A 4BHK



FLAT B 4BHK

FLAT B  
 BUA  
 SBUA

1363 SQ. FT.  
 1636 SQ.FT.

# FLAT D 3BHK



## FLAT D

BUA

SBUA

1065 SQ. FT.

1278 SQ.FT.



# FLAT C 3BHK

FLAT C

BUA

SBUA

1170 SQ. FT.

1404 SQ.FT.



FLAT E 3BHK



FLAT E  
BUA  
SBUA

1033 SQ. FT.  
1240 SQ.FT.



FLAT F 3BHK

FLAT F  
BUA  
SBUA

1075 SQ. FT.  
1290 SQ.FT.

## PAYMENT TERMS

At the time of Booking	20%
After Foundation	10%
After 1st slab casting	10%
After 2nd slab casting	10%
After 3rd slab casting	10%
After 4th slab casting	10%
After 5th slab casting	10%
After 6th slab casting	10%
After party's brickwork & internal plaster	5%
At the time of handover	5%

## EXTRA CHARGES

Transformer, estimate, load security, individual meter, panel board, power backup, lift etc. will be charged extra.

Stamp duty, registraion and legal charges for registration, mutation,municipality holding and any other Taxes/charges levied by government should be Borne by purchaser as per actual.



## EXTRA AMENITIES



**GYM** – A ROOFTOP FITNESS SPACE WITH FREEMEMBERSHIP FOR ALLOTTEES. ENJOY PREMIUM EQUIPMENT, STUNNING VIEWS, AND A SERENE WORKOUT EXPERIENCE. STAY FIT AND ELEVATE YOUR LIFESTYLE .



**YOGA STUDIO** – A ROOFTOP SANCTUARY WITH FREE MEMBERSHIP FOR ALLOTTEES. EXPERIENCE PEACE, SCENIC VIEWS, AND HOLISTIC WELL-BEING IN A SERENE SPACE DESIGNED FOR RELAXATION AND REJUVENATION. ELEVATE YOUR LIFESTYLE .

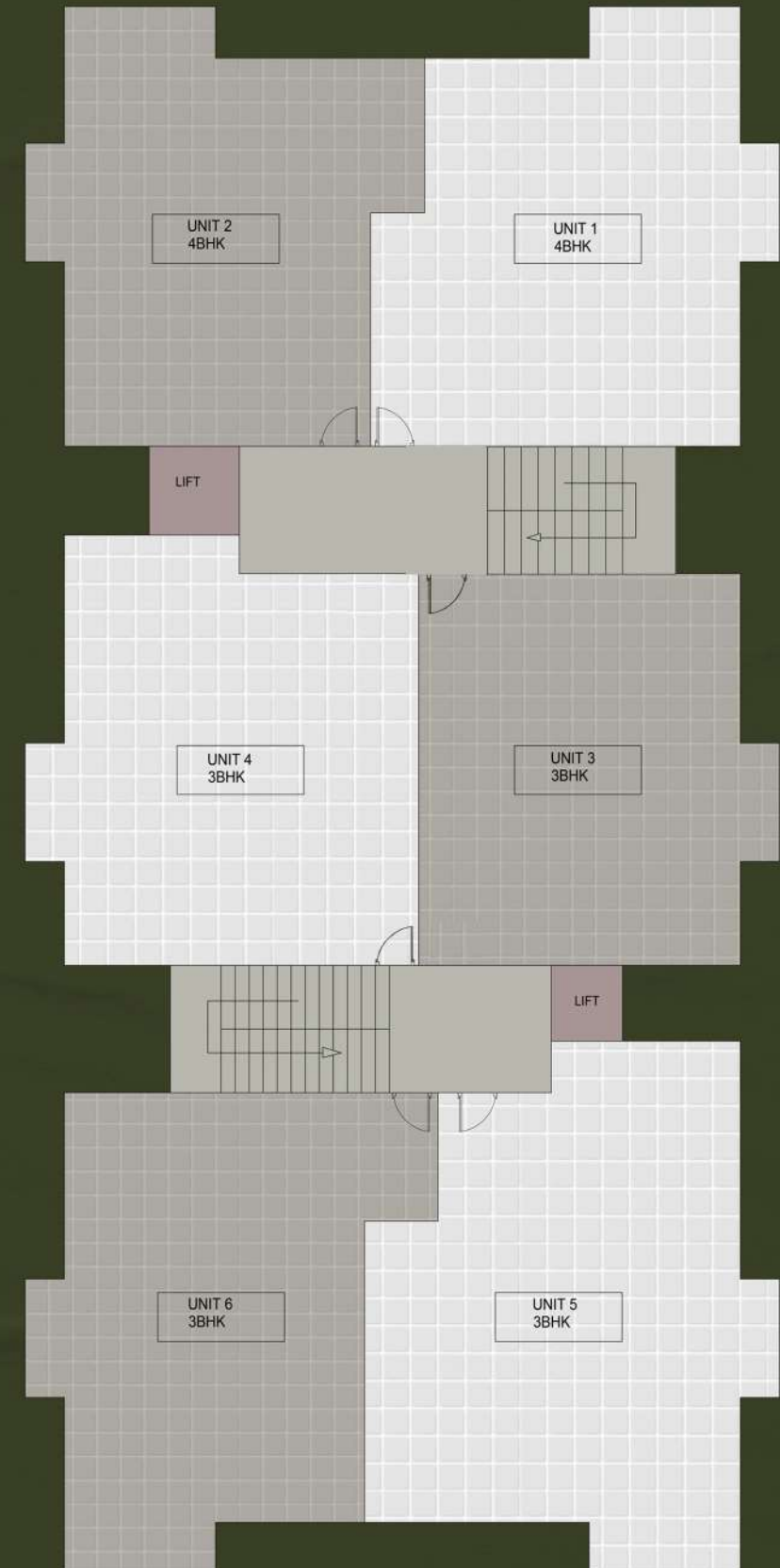


**CHILDREN'S PLAY AREA** – A SAFE AND FUN-FILLED ROOFTOP SPACE FOR KIDS TO EXPLORE, PLAY, AND GROW. DESIGNED FOR JOY AND ADVENTURE, IT OFFERS A SECURE ENVIRONMENT WITH ENGAGING ACTIVITIES, ENSURING ENDLESS SMILES AND MEMORABLE MOMENTS FOR YOUR LITTLE ONES.



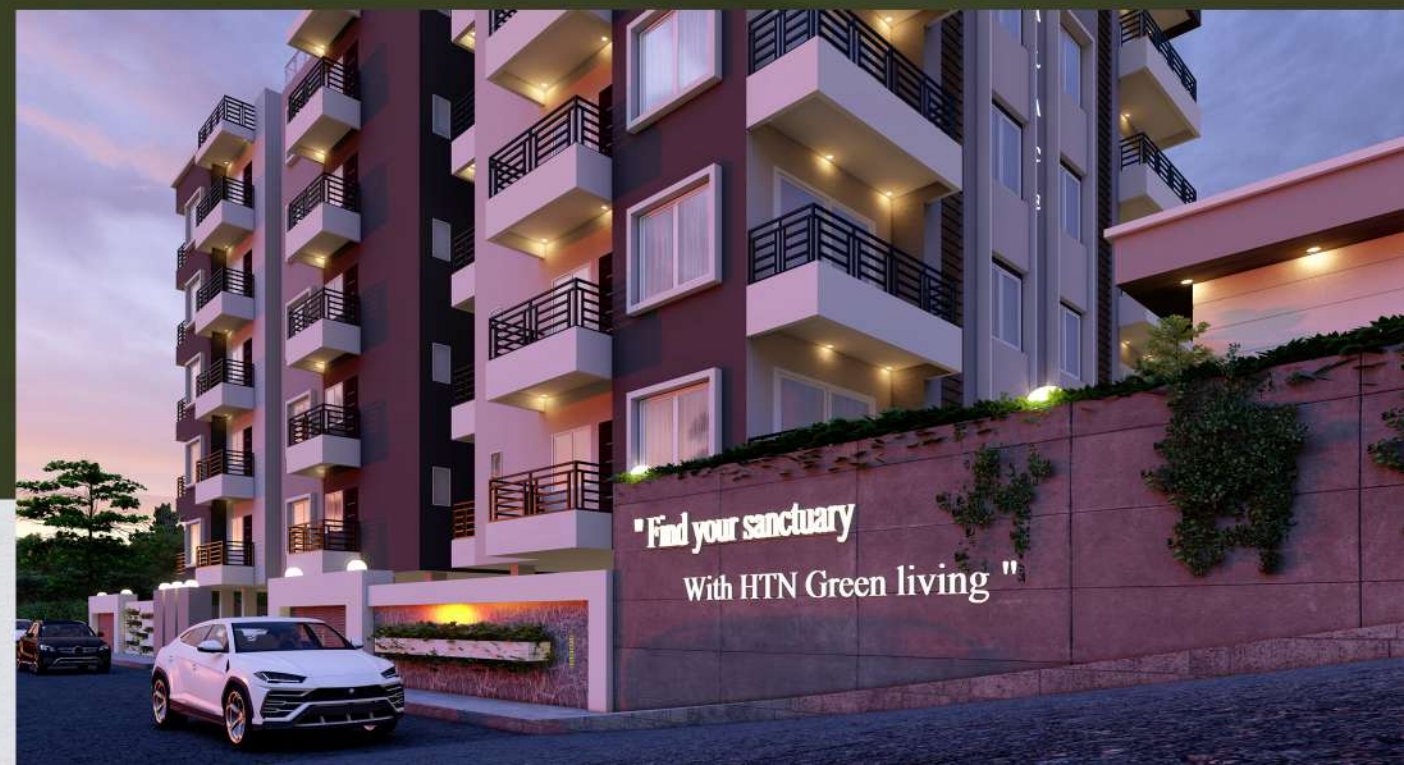
**ROOFTOP GARDEN** – A SERENE GREEN ESCAPE ABOVE THE CITY, OFFERING TRANQUILITY AND FRESH AIR. DESIGNED FOR RELAXATION AND LEISURE, IT PROVIDES A PEACEFUL RETREAT AMIDST LUSH LANDSCAPES, ENHANCING YOUR LIVING EXPERIENCE WITH NATURE'S BEAUTY .

## MASTER FLOOR PLAN





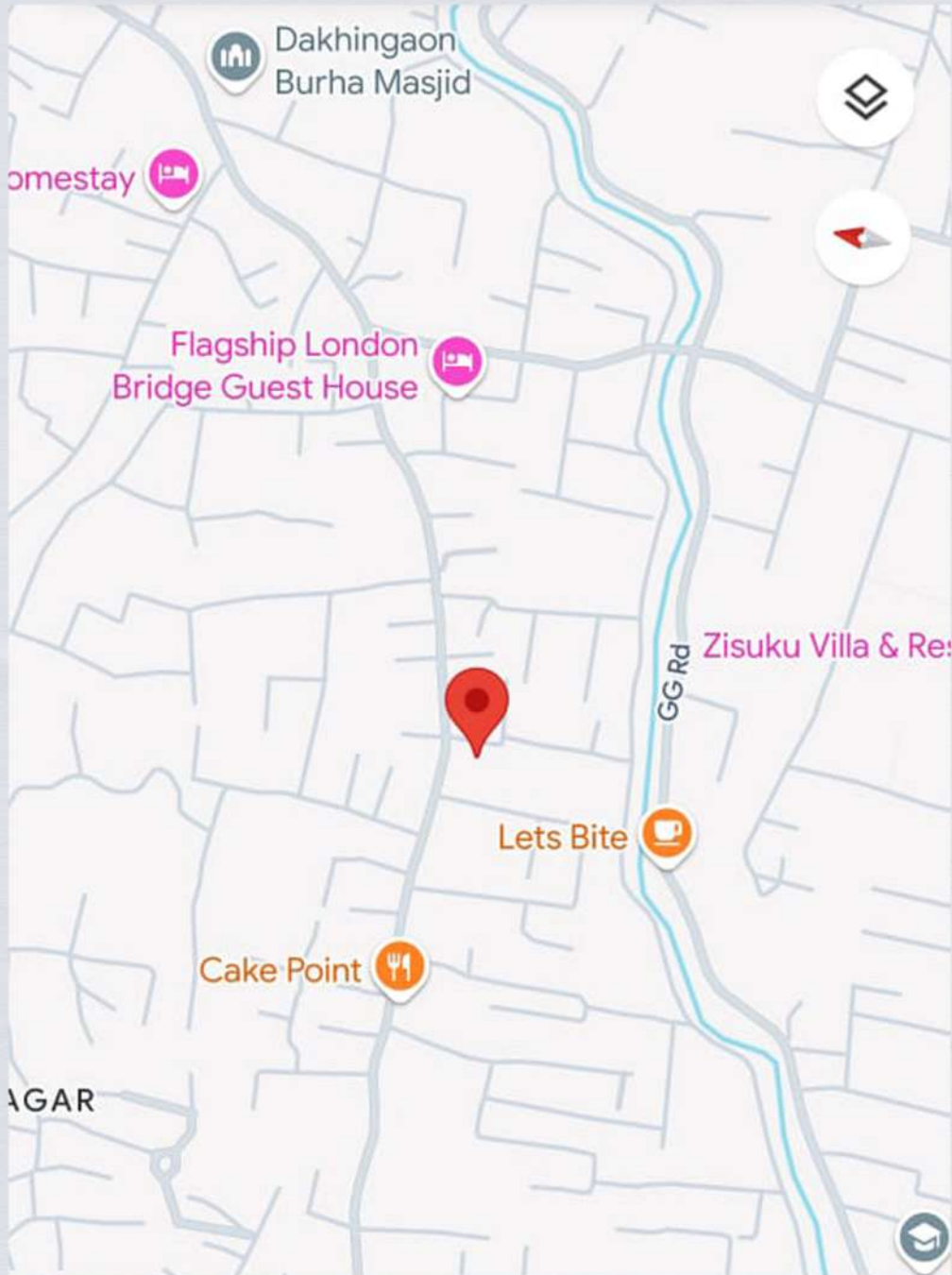
The rhythm of the body, the melody of the mind,  
and the harmony of the soul  
create the symphony of life.





“YOUR HOME IS A CANVAS FOR YOUR IMAGINATION AND A REFLECTION OF YOUR DREAMS.”

## LOCATION MAP



SCAN THIS TO GET



Google Maps

### KEY DISTANCES

Hospital	- 1.0 K.M.
ISBT Station	- 3.0KM.
School	- 0.5K.M.
College	- 1.0 K.M.
Basistha P.S.	- 5.0 K.M.

## BUILDER

## HTN DEVELOPERS

OM Plaza | Odalbakra | Lalganesh | Guwahati - 36  
Email- HTNDEVELOPERS@gmail.com

Contact no

( +91 80118 38319 )

( +91 60014 98317 )

## INTERIOR PARTNER

## AEROMATIC SPACES

Om Plaza | 2nd floor | Guwahati -36  
Contact No  
( +91 86383 57826 )

\* The brochure is not a legal offering.

The Developer reserves the right to alter / modify the specifications mentioned therein.