



**SHINE  
SANSAAR**

*Aapke sapno ka ghar*





Spanning over 18 bighas (24,054 sqm) of land on the western corridor of the city, Shine Sansaar is Guwahati's first upcoming mega housing project with first-class apartments at affordable prices. With its impressive architectural design, Shine Sansaar offers pocket friendly prime properties with an essence of belongingness for all including low and moderate income families making them feel privileged too. People not only from Guwahati, but also from outside the city who dream of having their permanent home in the gateway of Northeast, have an excellent opportunity to reside in a peaceful and tranquil heaven, far from the maddening crowd, nestled amidst fresh air, yet close to all necessary civic amenities.

Shine Sansaar will have 1,192 flats ranging from a 1RK (Studio Apartment) to a 3BHK with carpet area varying between 226 sq. ft. to 646 sq. ft. carpet area respectively.

The project is located at Azara, near the LGB Guwahati International Airport and less than 10 kms from Kamakhya Railway Station. The area adjoins the growing railway station of Azara where major suburban trains on the left bank of Brahmaputra line stop. The project sits on the periphery of the 4 lane highway that is planned to decongest the vehicular and cargo traffic of Guwahati city.

The apartments have been designed according to the guidelines of Pradhan Mantri Awas Yojana - Credit Linked Subsidy Scheme which enables the buyers to reap benefits such as buying flats at subsidised rates and interest free loans.

- ❑ **Total Land Area:** 18 bighas
- ❑ **Total Built-up Area:** 7,76,776 sq. ft.
- ❑ **Total number of flats:** 1,192 flats
- ❑ **Parking Space:** 40 nos. basement covered car parking, 402 nos. basement scooter parking, 270 nos. stilt car parking, 116 nos. stilt scooter parking, 360 nos. open car parking
- ❑ **Commercial Area:** 20 ,000 sq. ft.
- ❑ **Open Area:** 69.5% open area.

# PRADHAN MANTRI AWAS YOJANA (PMAY)

In June 2015, Ministry of Housing and Urban Poverty Alleviation (MoHUPA) introduced an interest subsidy scheme called Credit Linked Subsidy Scheme (CLSS) under Pradhan Mantri Awas Yojana (URBAN) - Housing for All, for purchase/ construction/ extension/ improvement of house to cater Economical Weaker Section (EWS)/ Lower Income Group (LIG)/ Middle Income Group (MIG), given the projected growth of urbanization & the consequent housing demands in India.

## Eligibility

The beneficiary family should not own a pucca house in his/her or in the name of any member of his/her family in any part of India.

In case of married couple, either of the spouse or both together in joint ownership will be eligible for a single subsidy.

The beneficiary family should not have availed of central assistance under any housing scheme from Government of India or any benefit under any scheme in PMAY.

CLSS SCHEME TYPE	ELIGIBILITY HOUSEHOLD INCOME	MAX. CARPET AREA	INTEREST SUBSIDY	SUBSIDY CALCULATED ON MAX. LOAN	LOAN PURPOSE	SCHEME VALIDITY	MAX. SUBSIDY	WOMAN OWNERSHIP
EWS	Upto Rs. 3,00,000	30 sq.mt.	6.50%	Rs. 6,00,000	Purchase/ Self-Construction/ Extension	31.03.2022	Rs. 2,67,280	Yes*
LIG	Upto Rs. 6,00,000	60 sq.mt.	6.50%	Rs. 6,00,000	Purchase/ Self-Construction/ Extension	31.03.2022	Rs. 2,67,280	Yes*

\*Woman ownership is not mandatory for construction/ extension

\*\* Information taken from website of MHUPA (Ministry of Housing and Urban Poverty Alleviation), Government of India.



# APPLICATION PROCESS TO AVAIL SUBSIDY UNDER PRADHAN MANTRI AWAS YOJANA

## STEP 1

- Book a flat and apply for loan. In order to apply for subsidy home loan under PMAY you need to fill up Individual Home Loan application form.
- Documents required – Declaration that you don't have a pucca house, KYC Documents, Income Proof, Property Proof
- For Home Loan Assistance, we have tie-ups with all leading banks.



## STEP 2

- Bank sanctions your loan



## STEP 4

- Disbursement of loan



## STEP 3

- Registration of Agreement



## STEP 5

- Bank submits the subsidy claim details to Central Nodal Agency



## STEP 6

- Central Nodal Agency will release subsidy claim amount to bank



## STEP 8

- Loan reduces by amount of subsidy availed



## STEP 7

- Credit link subsidy deposited by bank to beneficiary loan account

## **FLOOR & MASTER PLAN**

The bright and airy buildings of Shine Sansaar offers a range of range of different, modern, comfortable and secure well planned apartments with sufficient space that combines the strengths of well grounded experience with the dynamic needs of modern times. The exclusively illuminated for a visually arresting aesthetic design defining a truly versatile piece of architecture allows abundant light and ventilation into the apartments.



Flat type A - 1 RK | Super Built-Up Area - 324 | Carpet Area - 226



Flat type B - 1 BHK | Super Built-Up Area - 398 | Carpet Area - 262



SPACIOUS

AFFORDABLE



IMPRESSIVE

Flat type C - 1 BHK | Super Built-Up Area - 395 | Carpet Area - 263



Flat type D - 2 BHK | Super Built-Up Area - 688 | Carpet Area - 476



DYNAMIC



Flat type E - 2 BHK | Super Built-Up Area - 880 | Carpet Area - 559



Flat type F - 2 BHK | Super Built-Up Area - 810 | Carpet Area - 576



AMBIENCE

COMFORT



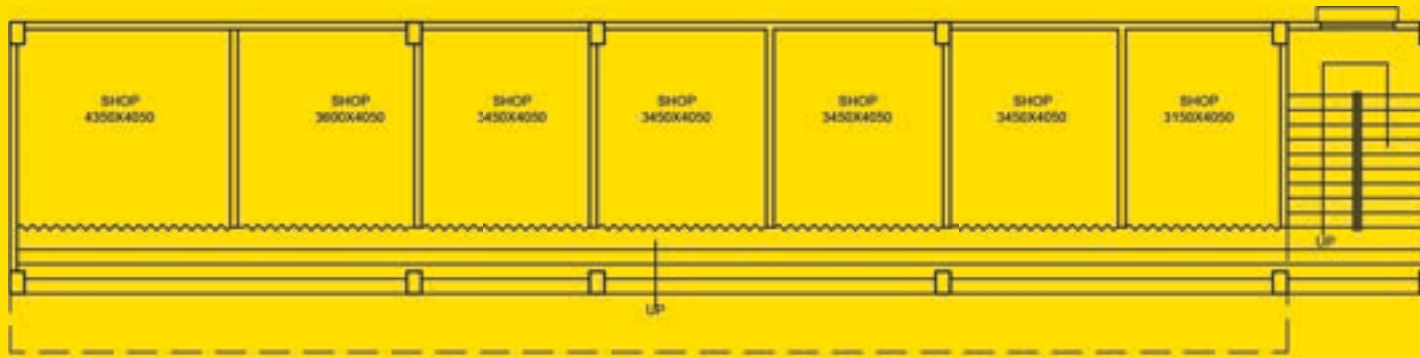
TRANQUILITY

Flat type G - 3 BHK | Super Built-Up Area - 913 | Carpet Area - 646

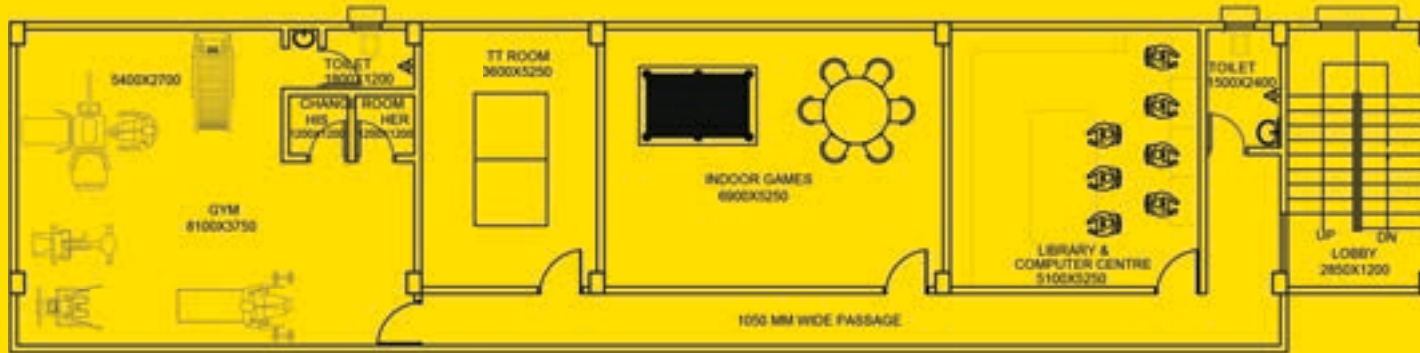


SECURE





GROUND FLOOR PLAN

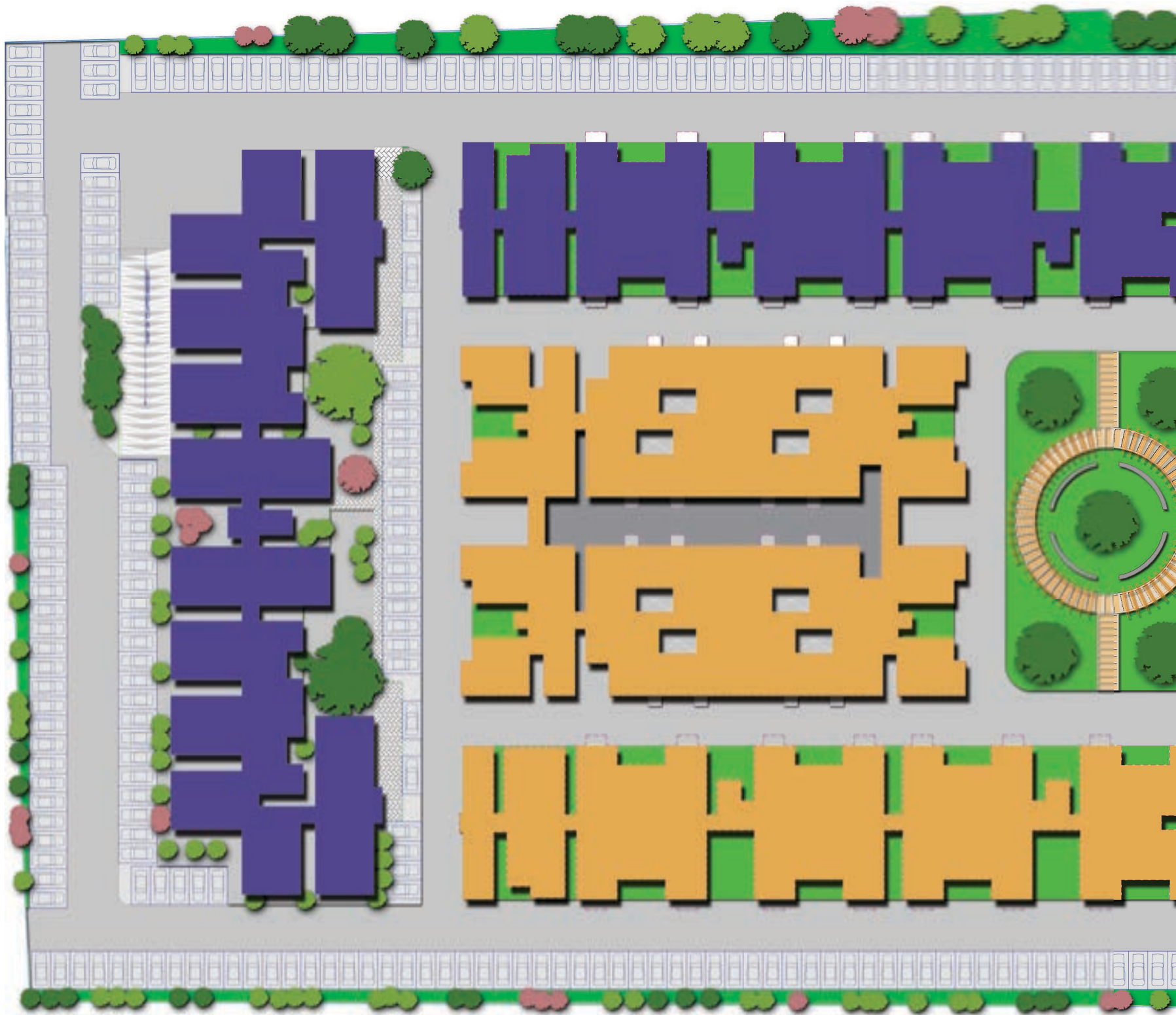


1ST FLOOR PLAN



2ND FLOOR PLAN







BLOCK	FLOOR TYPE	BEDROOM TYPE	FLAT TYPE	SBUA	BUA	CARPET AREA	NO. OF FLATS
1	B+G+11	1RK	A	324	259	226	96
		1BHK	B	398	318	262	384
2	G+8	1BHK	C	395	316	263	96
		2BHK	D	688	550	476	80
		2BHK	E	800	640	559	256
3	G+8	2BHK	F	810	648	576	128
		3BHK	G	913	730	646	112
4	G+8	3BHK	G	913	730	646	40
5							

## AMENITIES & SPECIFICATIONS

Housing has come a long way being just four walls and a roof. Your home at Shine Sansaar will bring you a bunch of features designed for comfortable living, eco-friendly stay and re-creational activities.





### Comfort & Security



24 x 7 power back-up in common area



Ample Parking Space for both cars and scooters



Concrete/ Paved internal pathways



Fire Fighting System



Neighbourhood market for convenient shopping



Joggers' Track

Continuous water supply with water treatment plant



Convenient automatic elevators



Seismic Resistant Structure Design



CCTV secured compound



Children's Park



### Eco-friendly Advantages



Sewage Treatment Plant

Rainwater Harvesting System



Landscaped Gardens

Grass Pavers for parking



### Recreational Activities and Entertainment



2-storey Clubhouse with Gymnasium and Indoor Games



Multipurpose Community Hall

Well stocked Library





#### Structure

Earthquake resistant, RCC framed structure



#### Internal Wall

Putty finished



#### Windows & Doors

Sliding aluminium powder coated windows with glass shutters. Wooden doorframe with flush door shutters.



#### Flooring

Vitrified tile flooring in bedroom, living/ dining room and common areas



#### Kitchen

Vitrified tile flooring, black stone counter top with stainless steel sink, designer tiles upto 2 ft. above counter top



#### Toilet

Non-skid ceramic tiles on floor and designer tiles upto door height on the wall



#### Exterior

Latest weather-proof acrylic finish



#### Fire Protection

Fire fighting system through fire retardant network



#### Lift

Elevator(s) of reputed make



#### Power

Diesel generator power back-up for common areas

#### Sanitary:



**For 1RK & 1BHK of Block 1** - Hindware/ Parryware/ Cera or equivalents make with good quality fittings of ISI make.

**For 1, 2 & 3BHK of Block 2, 3 & 4** - Hindware/ Parryware/ Cera or equivalents make. Hot and cold water provision in all bathrooms with good quality fittings of ISI make.



#### Electrical:

**For 1RK & 1BHK of Block 1** - Superior quality concealed wiring with modular switches

**For 1, 2 & 3BHK of Block 2, 3 & 4** - Superior quality concealed wiring with modular switches and AC point in master bedroom.

# DEVELOPER



Shine Sansaar is the project developed by M/s Shine Seven Developers. The Group has vast experience of over 10 years in developing large real estate projects in and around Guwahati.

With creating 7,00,000 sq. ft. of living space and more than 400 happy families residing together, we are proud of the work we do.

**Shine Heaven**



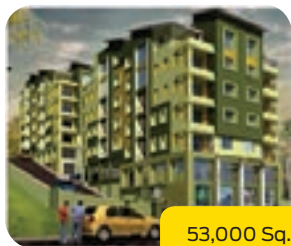
4,90,000 Sq. Ft.  
Built Up Area

**Shine Parsvanath**



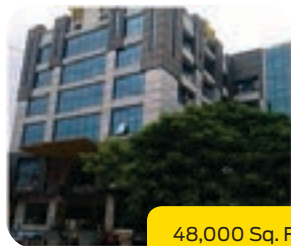
14,000 Sq. Ft.  
Built Up Area

**Shine Shanti Greeno**



53,000 Sq. Ft.  
Built Up Area

**Shine Towers**



48,000 Sq. Ft.  
Built Up Area

**Sangram Niloy**



64,000 Sq. Ft.  
Built Up Area





## APPROVALS

The project has all requisite permissions such as RERA, GMDA PP, GB BP, MOEF, Fire Safety etc.

Home Loans approved by major financial institutions like SBI, HDFC and more

RERA Registration Number:

## BOOKING AMOUNT

SL. NO.	FLAT TYPE	BOOKING AMOUNT
1	1RK	25,000/-
2	1BHK	25,000/-
3	2BHK	50,000/-
4	3BHK	75,000/-

## PAYMENT SCHEDULE

Time Schedule	Block 1 (Wing A & B) - G+11	Block 2 (Wing A, B, C & D) - G+8
On agreement	15% less booking amount	20% less booking amount
On basement 1 and 2 (double basement)	10%	15%
On 1 <sup>st</sup> floor roof casting	10%	10%
On 3 <sup>rd</sup> floor roof casting	10%	10%
On 5 <sup>th</sup> floor roof casting	10%	10%
On 7 <sup>th</sup> floor roof casting	10%	10%
On 9 <sup>th</sup> floor roof casting	10%	10%
On 11 <sup>th</sup> floor roof casting	10%	10%
On completion of brick work and plastering	10%	10%
On possession	5%	5%

EXTRA: GST, Stamp Duty, ASEB, etc.

## NEIGHBOURHOOD



### Transportation

NH 37 - Just off the highway, it connects Guwahati to Lower Assam  
Azara Railway Station - 1 km  
LGB Airport - 3.2 kms  
Kamakhya-Guwahati Junction - 14 to 16 kms  
ISBT - 15 to 19 kms

### Attractions

Accoland - 1.5 to 2 kms  
IT Park site - 7 kms  
Saraighat Bridge - 14.5 kms



### Schools & Institutes

Miles Bronson Residential School - 4 kms  
Assam Don Bosco University (Azara Campus) - 4 kms  
Girijananda Chowdhury Institute of Management & Technology - 4.4 kms  
Guwahati University - 8.5 ms  
NITS Mirza - 9.3 kms  
Indian Institute of Information Technology - 21 to 24 kms



### Hospital

Patanjali Chikitsalaya - 7 to 9 kms  
Government Ayurvedic College Hospital - 11.2 kms  
Swagat Super Speciality Surgical Institute - 14.3 kms  
Sanjevani Hospital - 14.5 kms



### Five Star Hotel

Radisson Blu Hotel Guwahati - 13.2 kms



### Industries

Pepsi (Varun Beverages Ltd.) - 350 m  
Sun Pharma - 12 kms



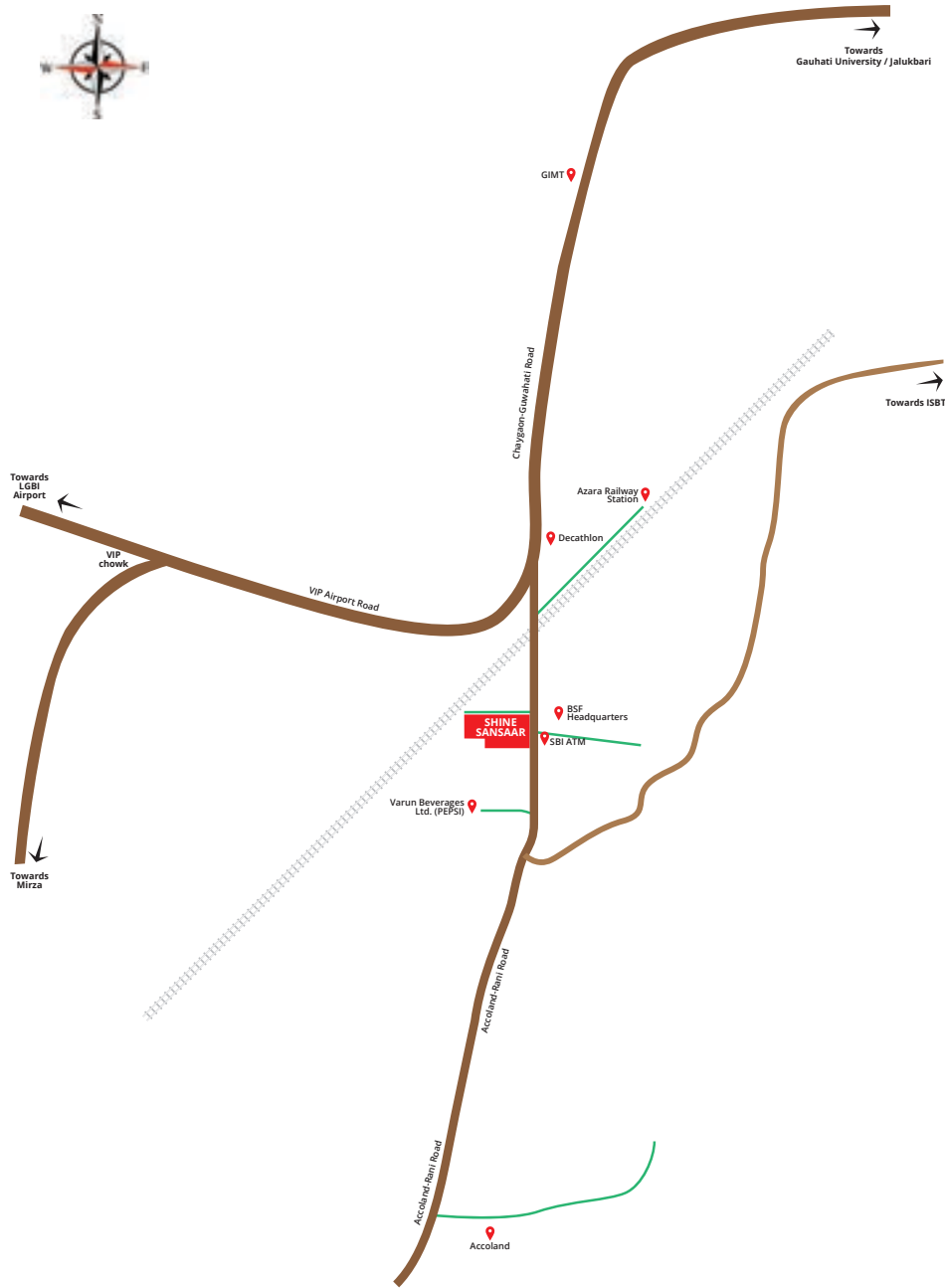
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#### **DOCUMENTS INSIDE**

- ▶ Floor Plans
- ▶ Site Map
- ▶ Application Form
- ▶ Terms & Conditions



**SHINE SEVEN**  
DEVELOPERS

**HEAD OFFICE**

No. 201, Anupam Building  
Railway Gate No. 8, AT Road  
Bharalumukh, Guwahati - 781 009

+91 73990 00777

shine7developers@gmail.com

**SITE OFFICE**

Accoland - Rani Road,  
Opp. BSF Headquarters  
Near Azara Railway Station  
Azara, Guwahati - 781 017

+91 73990 00777

+91 73990 01007

www.shinesansaar.com  
info@shinesansaar.com

**ARCHITECT**

M/S Simplex Architectures

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