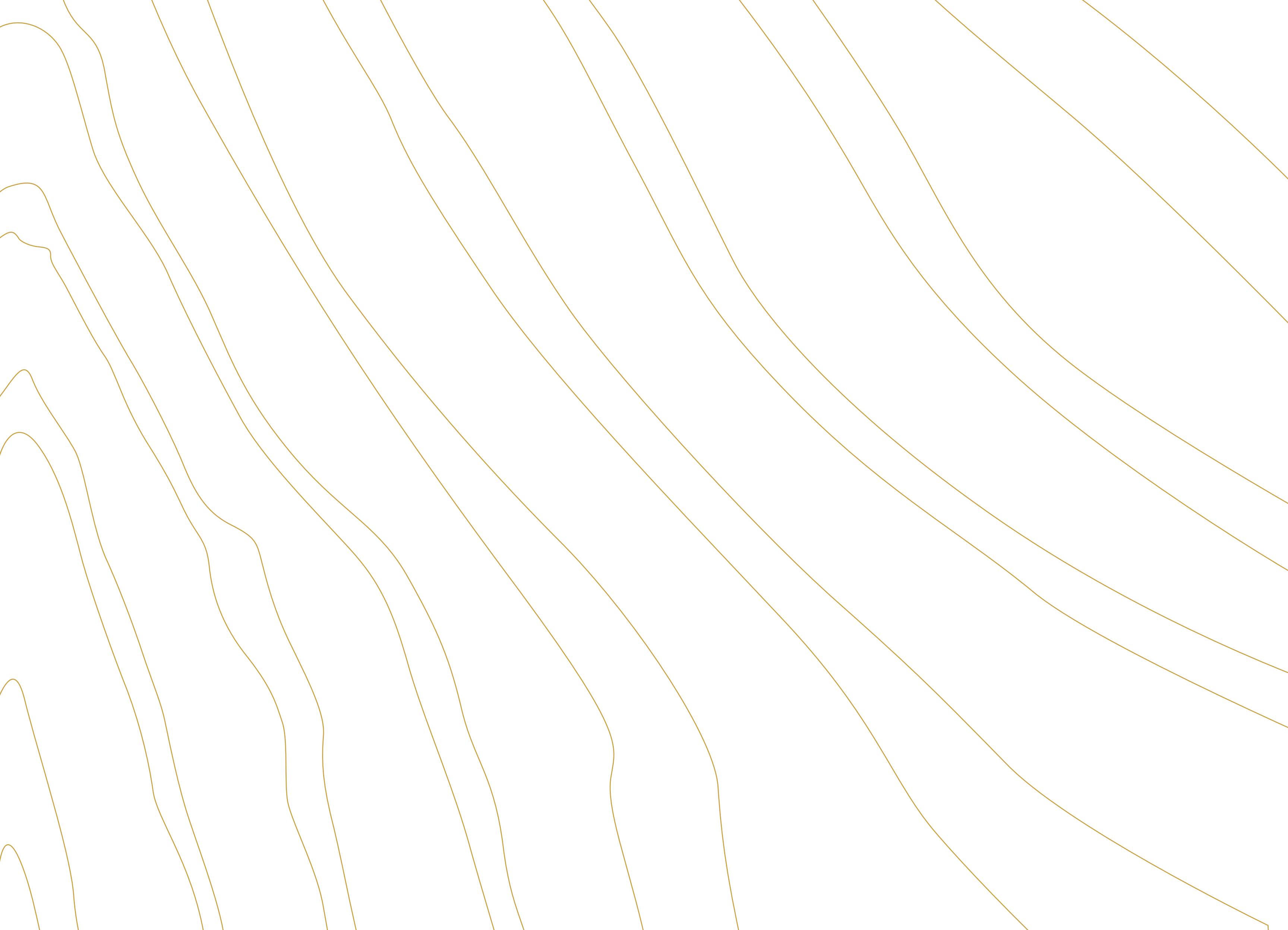




A creation of Nav Nirman Developers





Welcome to the kingdom
of opulence



But every house where love abides,
and friendship is a guest,
is surely home, and home sweet home:
for there the heart can rest.

... Henry Van Dyke...

Reach the realm of the rich and famous

Wake up to a flourishing realm of lush and plush, delicately nurtured for the special ones who are in the league of their own. Let's humbly present you an upscaled life fit to cajole the royal self in you. Bask in the glory of opulence as you start living the cozy moments of an ethereal life. Get bedazzled by the glitz of grandiose at '*Crystal Manor*', your very own abode of peace.

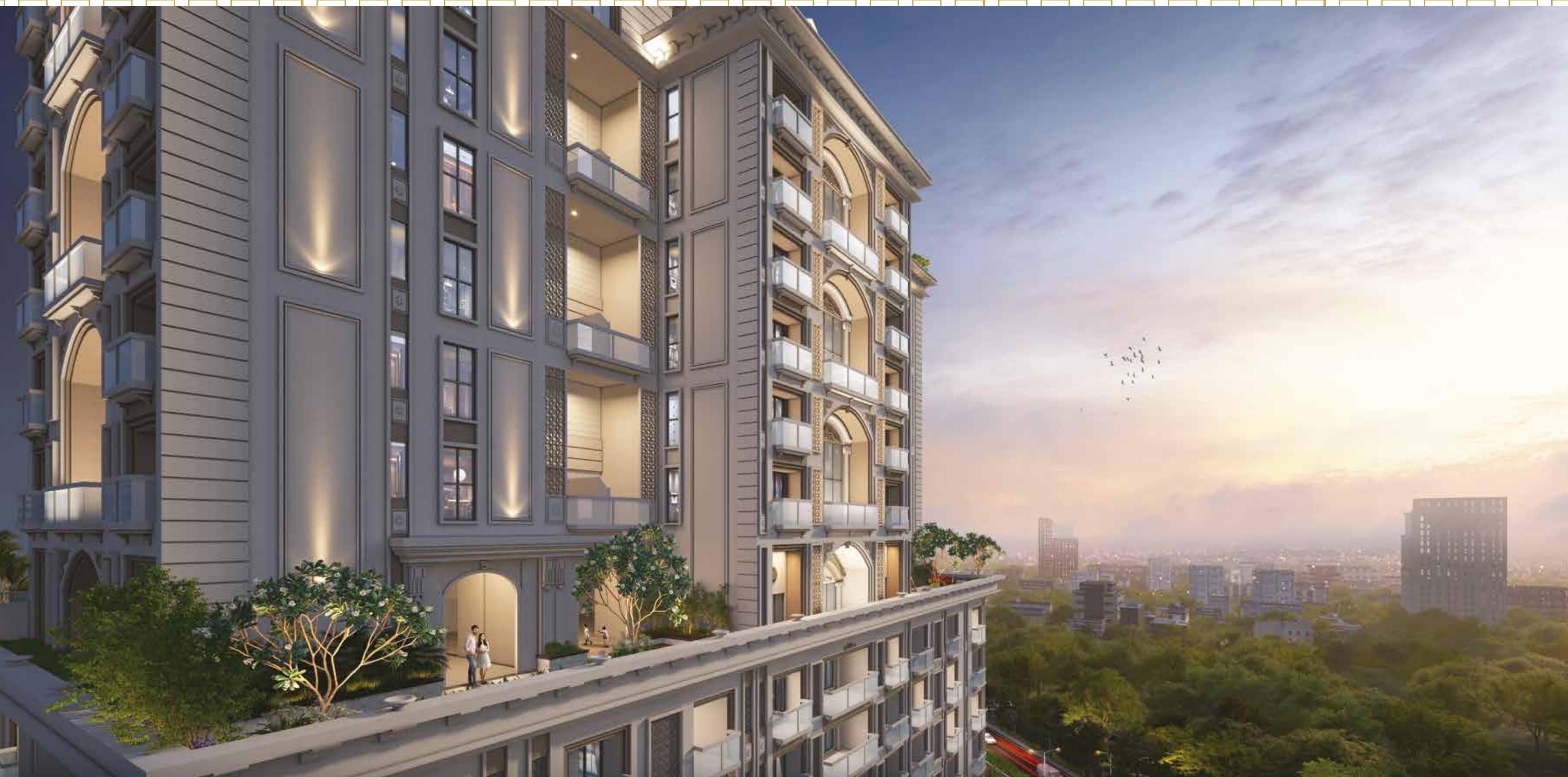
Rule your days with the sceptre of endless ecstasy as life is full of pleasant surprises here!





Aerial View

Podium View



Spread over
a sprawling
60,500
sq. ft (approx)

Luxurious
4 BHK flats &
duplexes

(3,500 - 5,500sq.ft.)

One
residential
tower with grand lobby
& modern amenities

One
B+G+3
commercial
block

Plush
clubhouse on
10th &
17th
floors

Land on the King's Landing

Be the 'centre of attraction' at the central point of the city of Guwahati. Welcome to your ever-cherished haven '*Crystal Manor*', next to everything. It's a lovely world where the world outside will come within your arm's length. Malls to lifestyle zones, hospitals to hotels, educational centres to entertainment hub, there's everything at your service. Enjoy the conveniences of a kingly location that will gel well with your royal lifestyle inside.

All you need is to just step outside your premises!



Transportation

Guwahati Railway Station.... 6.3kms
LGBI Airport..... 26kms

Schools/College

Guwahati Commerce College 2.5kms
Maria's Public School..... 1km
Royal Global School..... 13kms
Sanskriti The Gurukul 14kms

Parks & Recreation Centre

Assam State Zoo 600mts
Shraddhanjali Kanan Park ... 700mts

Hospitals

Midland Hospital 550mts
Dispur Hospital 750mts
Apollo Hospital 1.3kms
Downtown Hospital 3kms
GNRC Hospital 3.5kms

Malls & Multiplexes

Times Square Mall 120mts
City Centre Mall 400mts
Reliance Centro 800mts
Aurus Mall 2.7kms

Hotels

Novotel 4kms
Vivanta Guwahati 5.5kms

Police Station

Dispur Police Station 3.2kms
Geeta Nagar Police Station ... 2.4kms

Other Landmarks

Assam Secretariat 3.2kms



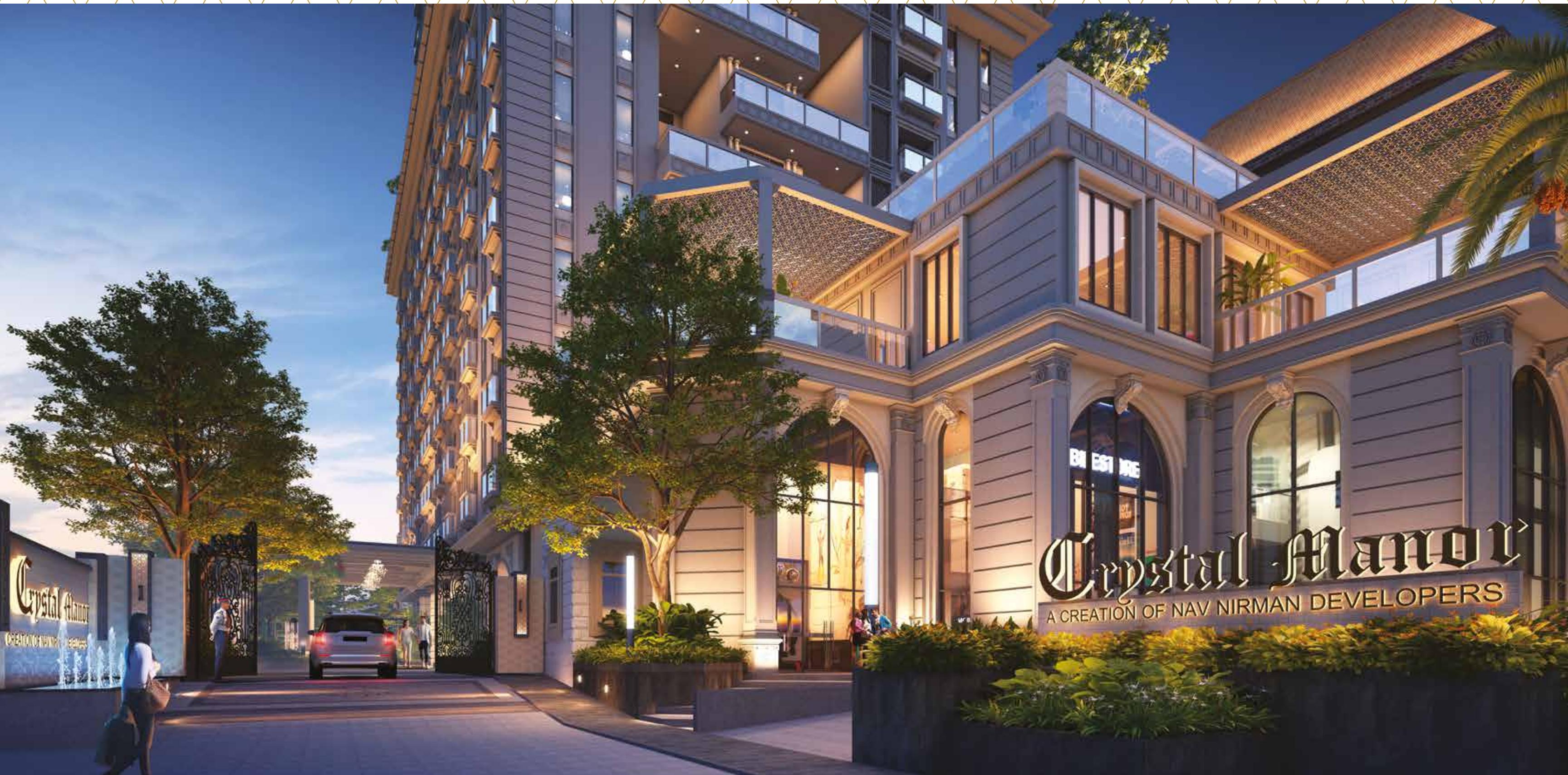
An elevation
towards
the seventh
heaven



Emerging through the genesis

An unending array of luxurious amenities present within your reach brimming up with splendour and magnificence. The ground amenities will make you feel the essence of the royal "Crest", and there will be no dearth of aristocracy in the way of your living. Enjoy every opportunity wearing a crown of elegance.

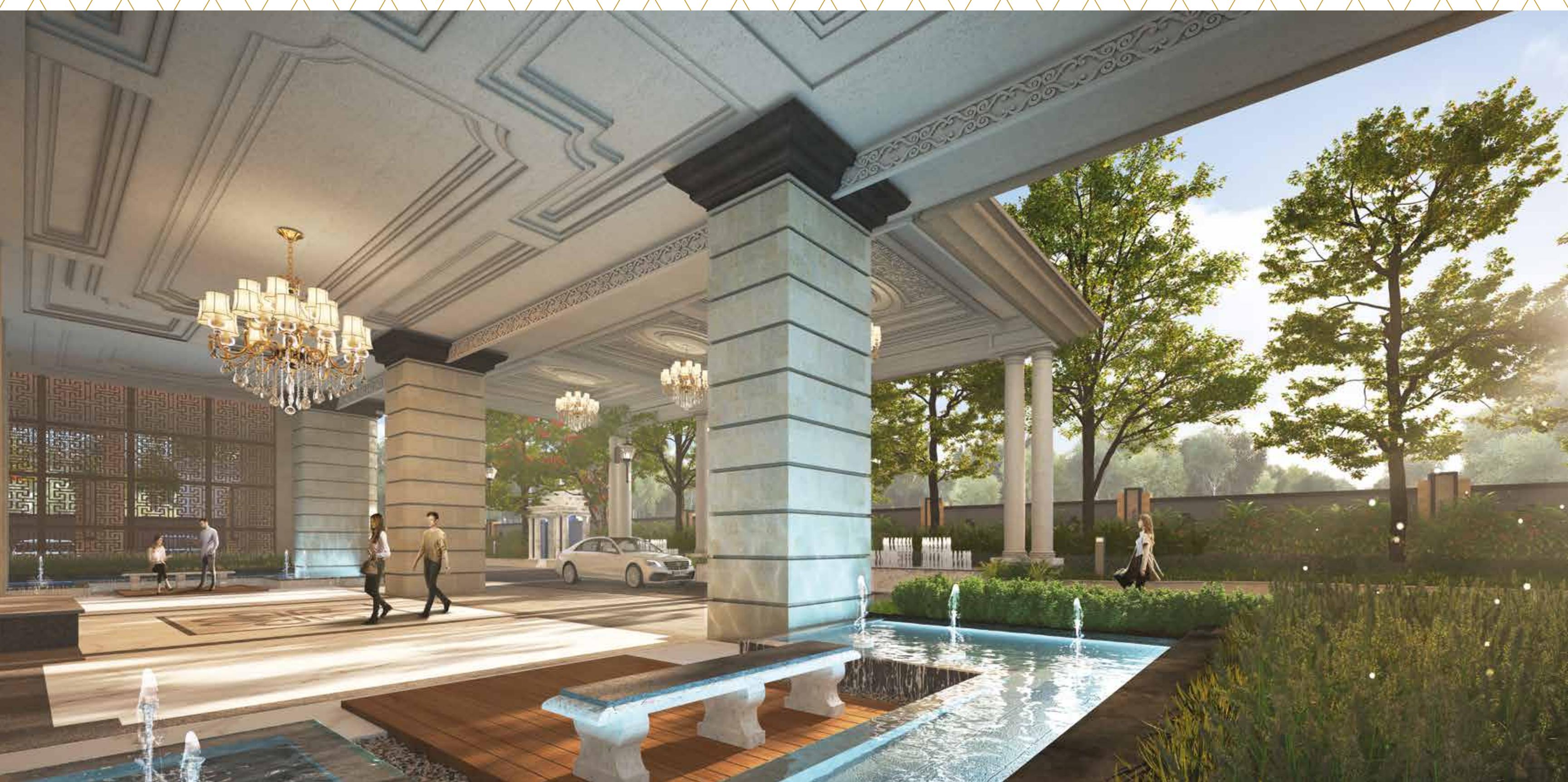
Main Entrance





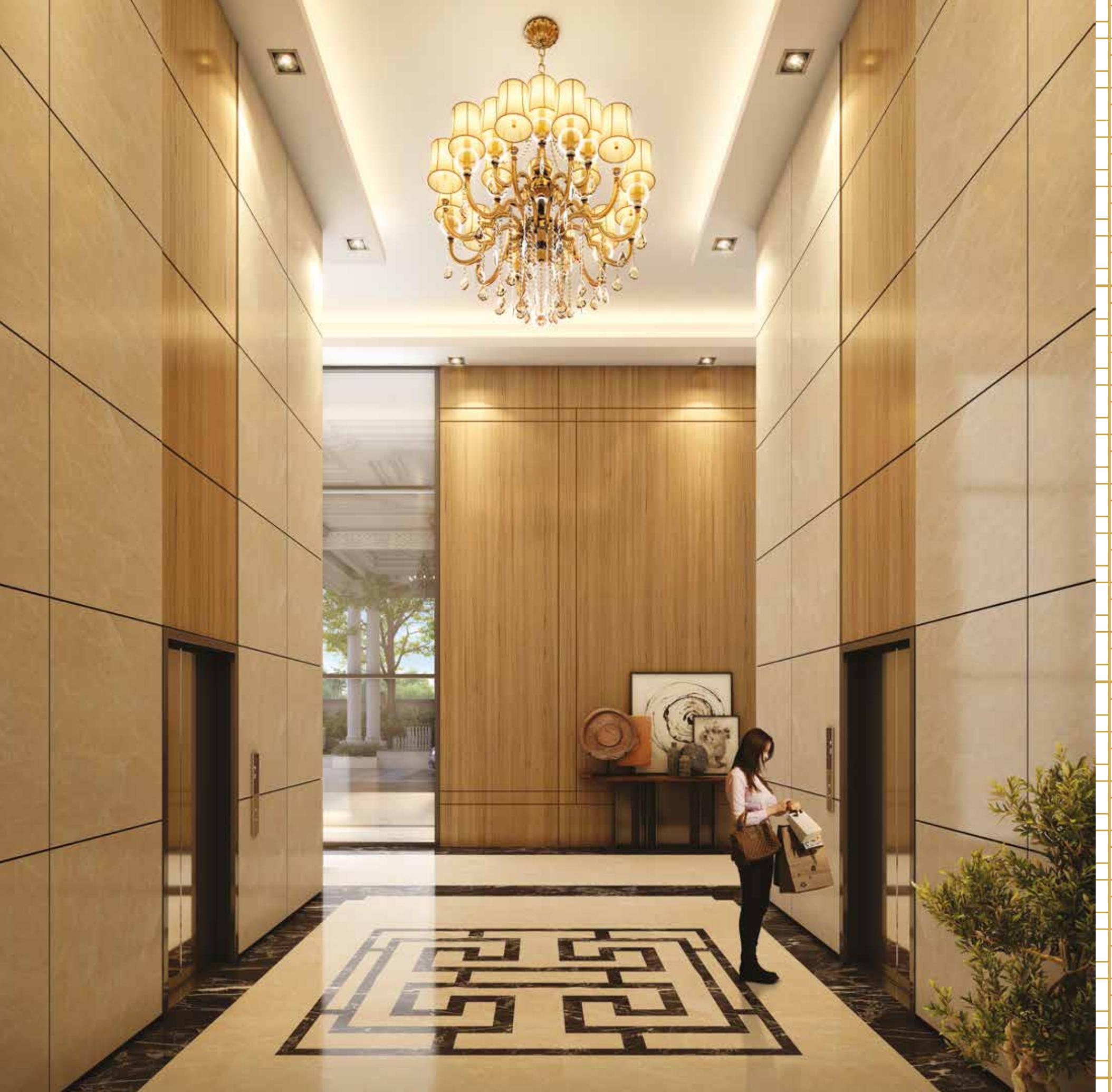
Double Height
Drop Off Porch

Elevated Grand Entrance Lobby





Majestic
Reception Lobby



Lofty Lift Lobby

Tennis Court & Badminton Court



The Club of the Elites

The kingdom of '*Crystal Manor*' comes with a swanky 2 level Clubhouse to delight your leisure hours with grace and grandeur. There will be no dearth of activities on this happy earth full of joy and mirth at the club territory on the 10th and 17th floors. Take a deep dive into the blue waters of the pool or shape your sinews at the gym or watch a Sunday entertainment with family and the theatre-room! The wish is yours and we just wish to fulfill them all.

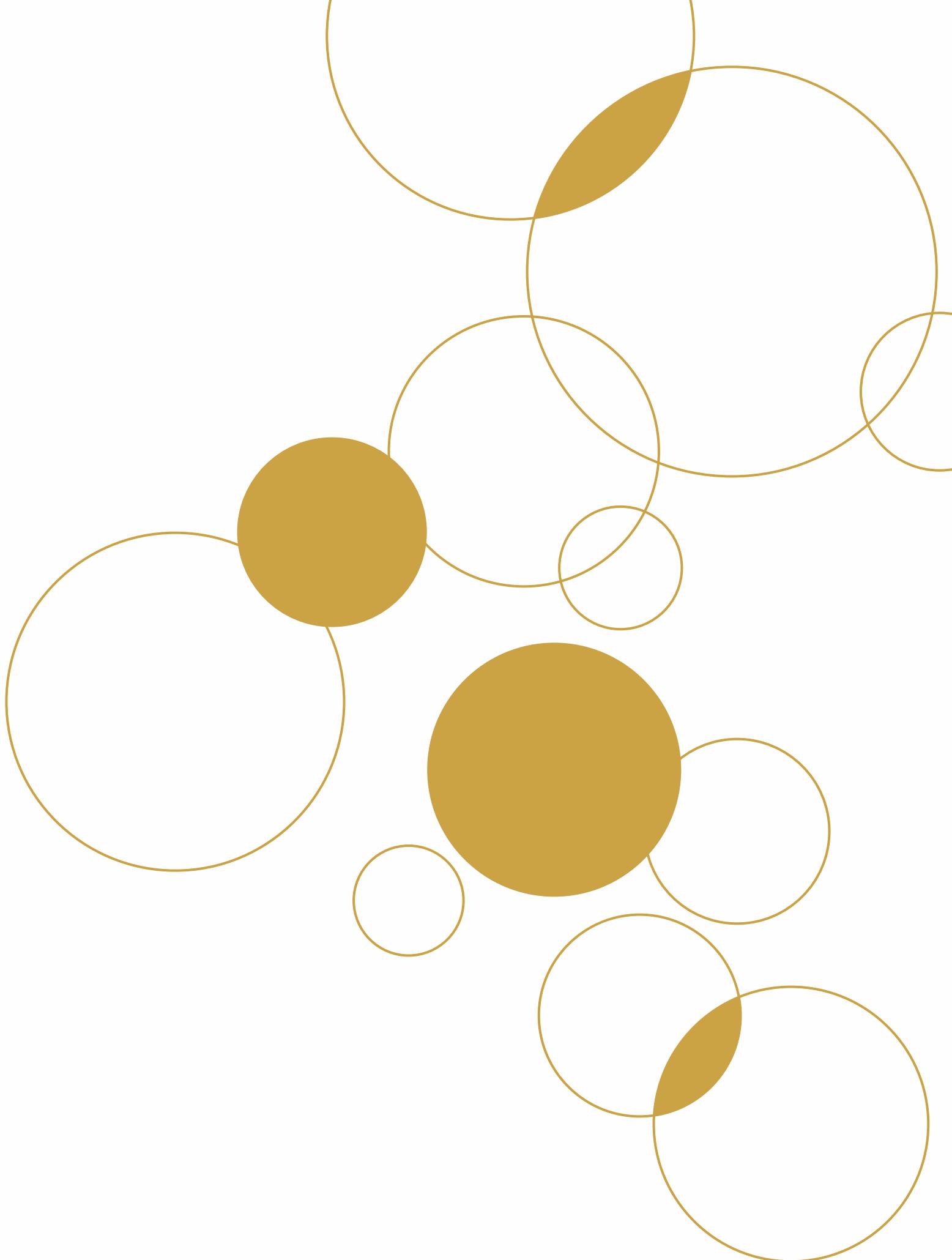




C l u b E q u i n o x

3

- Temperature Controlled Swimming Pool with Jacuzzi
- Kids' Pool
- Pool Party Deck
- Cafeteria
- Changing Room
- Steam Room
- Spa & Massage Room
- Multi-gym
- Indoor Games Area
- Yoga & Meditation Deck
- Kids' Play Area
- Library



Indoor Games Room





Multi-gym



Swimming Pool
with Jacuzzi

Library





Kids' Play Area



S Y K

Sky Club



- Double Height Banquet Hall
- 4 Open Terraces (in 4 Directions)
- Theatre Room
- Billiards Table

Double Height Banquet Hall





North View Terrace

South View Terrace





East View Terrace

West View Terrace



High offerings for Your Highness

An entire empire awaits you to pamper your luxury-loving soul. All the parameters of affluence are well articulated to touch the acme of your towering expectations. All you need is to just look around. Every amenity is at your close vicinity, here at '*Crystal Manor*'.





Where everything is grand and palatial

It's not just an apartment but an entire palace that we humbly offer. Live like a 'Majestic Messiah' with a fulfilling world at your command. Step in to your spacious flats, airy balconies and plush duplexes with grace, fashioned with finesse and an artistic touch. There is an expansive entry-way to light and breeze inside your rooms, meticulously laid out at each floor with a height of 11'6". Each flat is well spaced out from the other one to maintain privacy. Everything is picture-perfect inside to match up your imperial standards!





Living & Dining Room

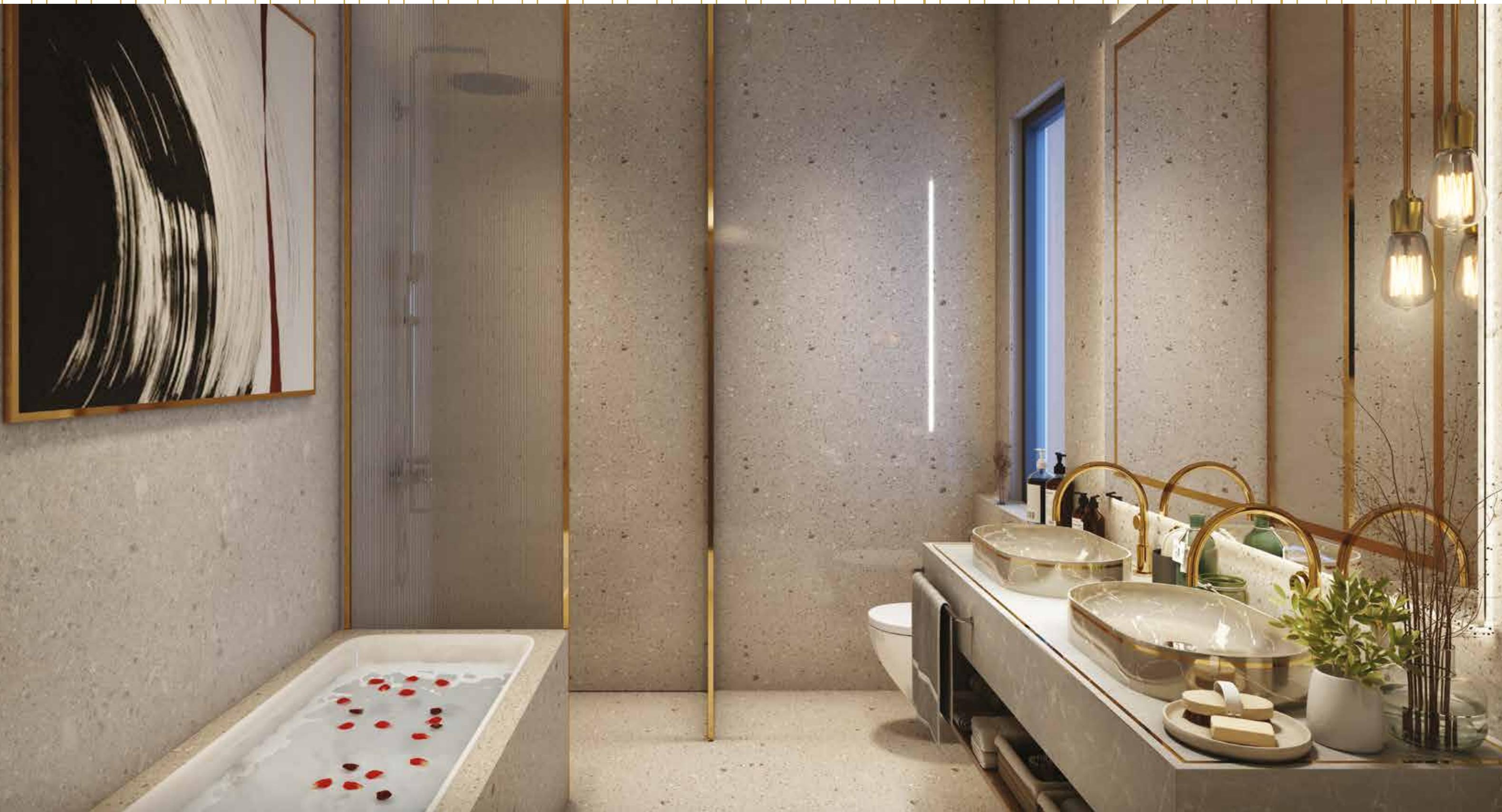
Balcony





Master Bedroom

Toilet



Splurge in the splendour

Discover a world where luxury living meets the finest retail experience. Bestowing every resident with a unique shopping experience right at the doorstep, '*Crystal Manor*' extends to its retail facade that sets the stage for a seamless blend of convenience, sophistication and opulence. As you step into this retail oasis, the promise of an elevated lifestyle becomes evident.



Site Plan



Legends

1. Commercial Block
2. Commercial Exit
3. Alfresco Lounge





A well
curated haven



A world of
conveniences

It's your Majestic Manor

List of Amenities

Ground Floor:

- Boom barrier and security cabin at the main entrance of the premises
- Double height drop off porch
- Double height grand entrance lobby
- Badminton court
- Tennis court
- Ground water recharge
- Rain water harvesting
- Water treatment plant
- Sewage treatment plant
- Organic waste composter
- Electric vehicle charging point

10th Floor:

- Temperature controlled swimming pool with jacuzzi
- Kids' pool
- Pool party deck
- Cafeteria
- Changing room
- Steam room

- Spa & massage room
- Multi-gym
- Indoor games area
- Yoga & meditation deck
- Kids' play area
- Library

17th Floor:

- Double height banquet hall
- 4 Open terraces (in 4 directions)
- Theatre room
- Billiards table

Superb Specifications

Structure:

- Foundation - RCC Substructure on piles
- Super Structure - RCC framed with earthquake resisting structure
- Wall - AAC blocks

Walls:

- Exterior - Finished with putty & exterior type paint to withstand all weather conditions.
- Interior - Finished with plaster of paris / putty

Kitchen:

- Granite counter top claddings with vitrified tiles of 1200mm x 600mm above the counter
- Stainless steel sink of reputed brand

Windows:

- UPVC windows / balcony door with SS mosquito net

Balcony:

- Toughened glass with SS railings

Fire Safety:

- Equipped with alarm / fighting devices and others as per norms

Elevator:

- 3 nos. high-speed elevators in residential block (2nos. passenger lifts + 1 service stretcher lift) with CCTV camera of make Kone / Otis / Schindler

Plumbing:

- Concealed plumbing lines with UPVC / CPVC or equivalent pipe and related fittings

Bathrooms:

- CP & Sanitary fittings will be of superior quality of make Jaquar / Kohler or equivalent

Doors:

- Veneer finished decorative main door, all internal doors of flush doors. All doors of 8 feet height

Chowkhats:

- All the Chowkhats made of Sal wood or equivalent wood

Flooring:

- Master Bedroom – Wooden flooring
- Bedroom & Living Dining area - 1200mm x 1200mm vitrified tiles
- Kitchen & Bathrooms - 600mm x 600mm slip resistant vitrified tiles on floor and 1200mm x 600mm vitrified tiles on walls
- Balcony & Sit Out - 600mm x 600mm slip resistant vitrified tiles
- Lobby - Italian / granite / vitrified tiles as per architect's design
- Staircase - Kota stone / green marble / granite as per architect's design
- Parking - VDF / tiles as per architect's design

Electrical Facilities:

- Concealed electrical wiring with fire resistant wires (Havells / Finolex / RR Kabel or equivalent)
- Modular switches of Schindler / Legrand or equivalent make
- Provisions for adequate light and fan point
- Provisions for geyser points & exhaust point in all bathrooms
- Provisions for geyser, chimney & exhaust in kitchens
- Provisions for washing machine & ironing in utility

Air Conditioning:

- Provision for VRF AC with dedicated outdoor space

Power Backup:

- 100% DG power backup in flats & common areas

Security & Connectivity:

- A fully secure complex with boom barrier and security cabin at the main entrance of the premises
- Apartments to be facilitated with Intercom system connected with reception, security & other apartments
- Provision for video door phone
- Dedicated cable line for TV & Internet
- Provision of CCTV monitoring to provide surveillance of gate & elevators

The above specifications and amenities are tentative and may be changed or modified at the sole discretion of the Developer and / or for technical reasons.

About the Architects

Hafeez Contractor (Principal Architect)

India's built environment bears the indelible imprint of Hafeez Contractors. His 1982 modest start to his business was marked by a commitment to superior design, swift execution, and sophisticated building technology. Constantly eager to design structures that perfectly balance both aesthetics and functionality. With more than 550 employees, Hafeez Contractor currently runs the biggest architectural firm in the nation. The company can boast 72 Crore square feet of ongoing projects in more than 100 cities and 5 countries, as well as 2500 satisfied clients.

Banka and Associates (Associate Architect)

For the past 27 years, Banka and Associates has proudly served as the city's "one-window solution" for all architectural endeavors. Creating a tangible reality out of the client's ideas and motivations has always been our ultimate goal. We are committed to fully comprehending the requirements of each client and creating projects that excel in every way.

Our strategy is always focused on exceeding the clients' expectations in every way. We are a reputable name when it comes to providing it all, whether it be the top-notch quality or the visually stunning aesthetics of our projects, the on-time delivery of our services to our optimal price permutations and high architectural and interior designing calibre.

Associate Consultants



JW CONSULTANTS LLP
Formerly Y S Sane Associates

Structural Consultant
JW Consultants



MEP Consultant
M/s. Chettiar Consulting Engineers



Vastu Consultant
Pawan Keshan



Marketing Partner
The Carpet Area



Landscape Consultant
(Layers Design Studio)



Civil Contractor
Soil to Sky

About the Developer

Nav Nirman Developers

Established in 2016, Nav Nirman Developers embodies a collective vision committed to reshaping the skyline of Guwahati and setting unprecedented benchmarks across the North East. Our inaugural project, '**Crystal Manor**', strategically located along R G Baruah Road, stands as a testament to our unwavering dedication to excellence and pioneering spirit.

Curated from the most distinguished talents, our team of architects and consultants aims to craft each project as the epitome of sophistication, innovation, and opulence. Whether seeking a property for personal ownership or exploring investment opportunities, our commitment is to surpass expectations. We aim to craft properties that transcend traditional standards, reflecting our dedication to redefining the standard of living.

At Nav Nirman Developers, we transcend the realm of property development to forge landmarks. '**Crystal Manor**' invites you to immerse yourself in a world of unparalleled luxury, where the art of fine living is redefined. Join us on this exciting journey as we continue to shape the future of Guwahati. Our focus on a distinguished team, superior amenities, and a visionary approach to development ensures an experience that goes beyond the ordinary. **Welcome to the Kingdom of Opulence.**





A creation of Nav Nirman Developers

Sunderpur, Near Quick Shoppe, R G Baruah Road, Guwahati – 781 006, Assam

9706006656

mayabious.com

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