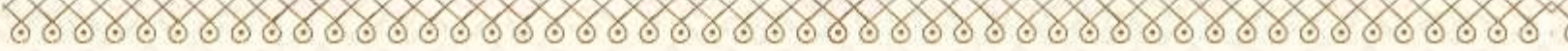




GOLDEN WOODS
utsav







The Elevation Of Happiness

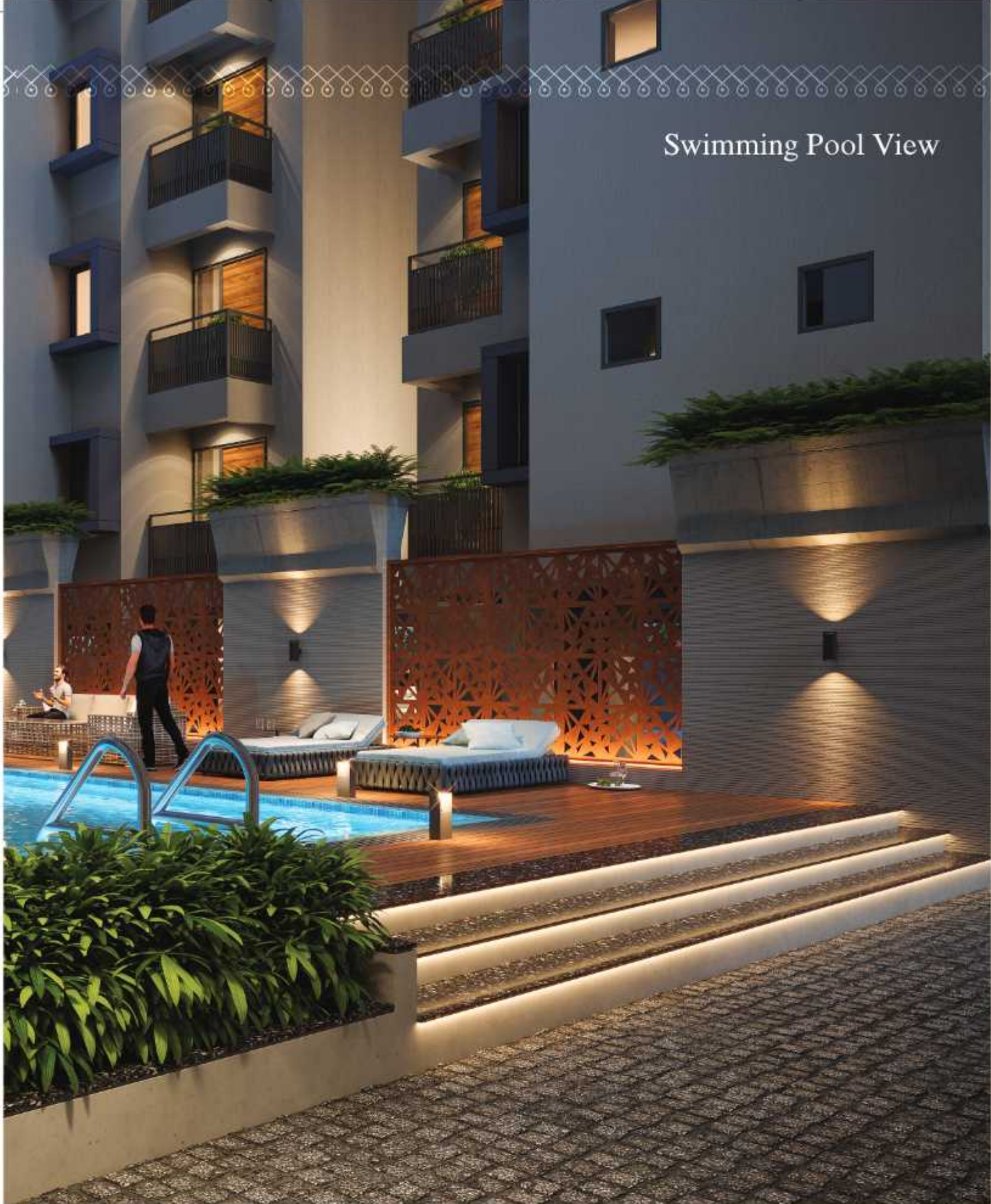
Step into Golden Woods Utsav and watch the doors of a holistic lifestyle open up in front of you! Designed for the urban at heart, this project brings the best aspects of city life to you. Come and experience a home beyond compare!



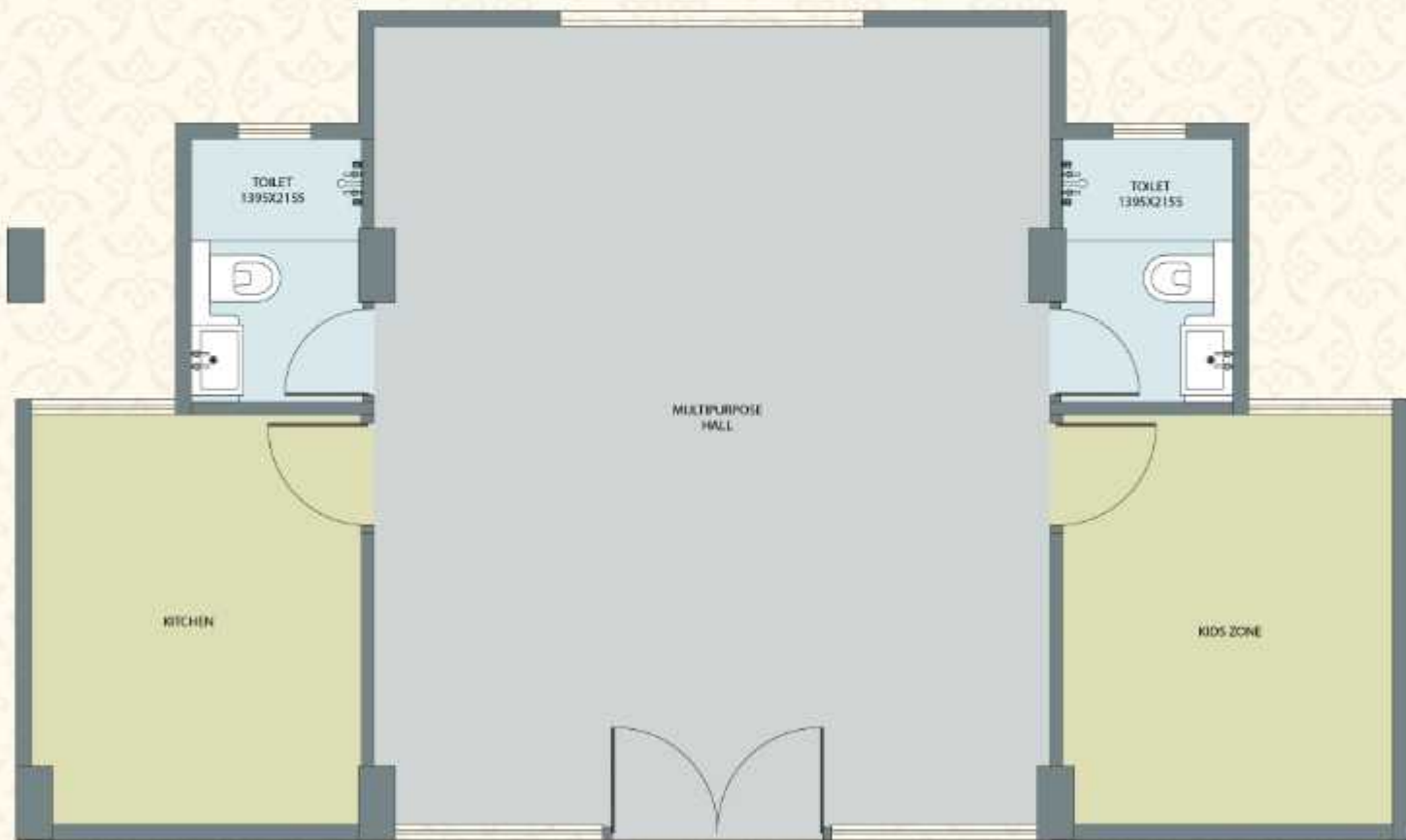
Fill Your Days with Ripples of Rejuvenation

Step into the calm, cool waters of the pool at the end of a long day. Let your senses relax as the soothing ripples gently caress over you. And feel rejuvenated instantly. At Golden Woods Utsav, the tranquil blue swimming pool within premises will make this your daily reality!

Swimming Pool View



Club House Plan



Amenities



KIDS PLAY AREA



BANQUET HALL



LAWN



YOGA ROOM



GAZEBOS



GYMNASIUM



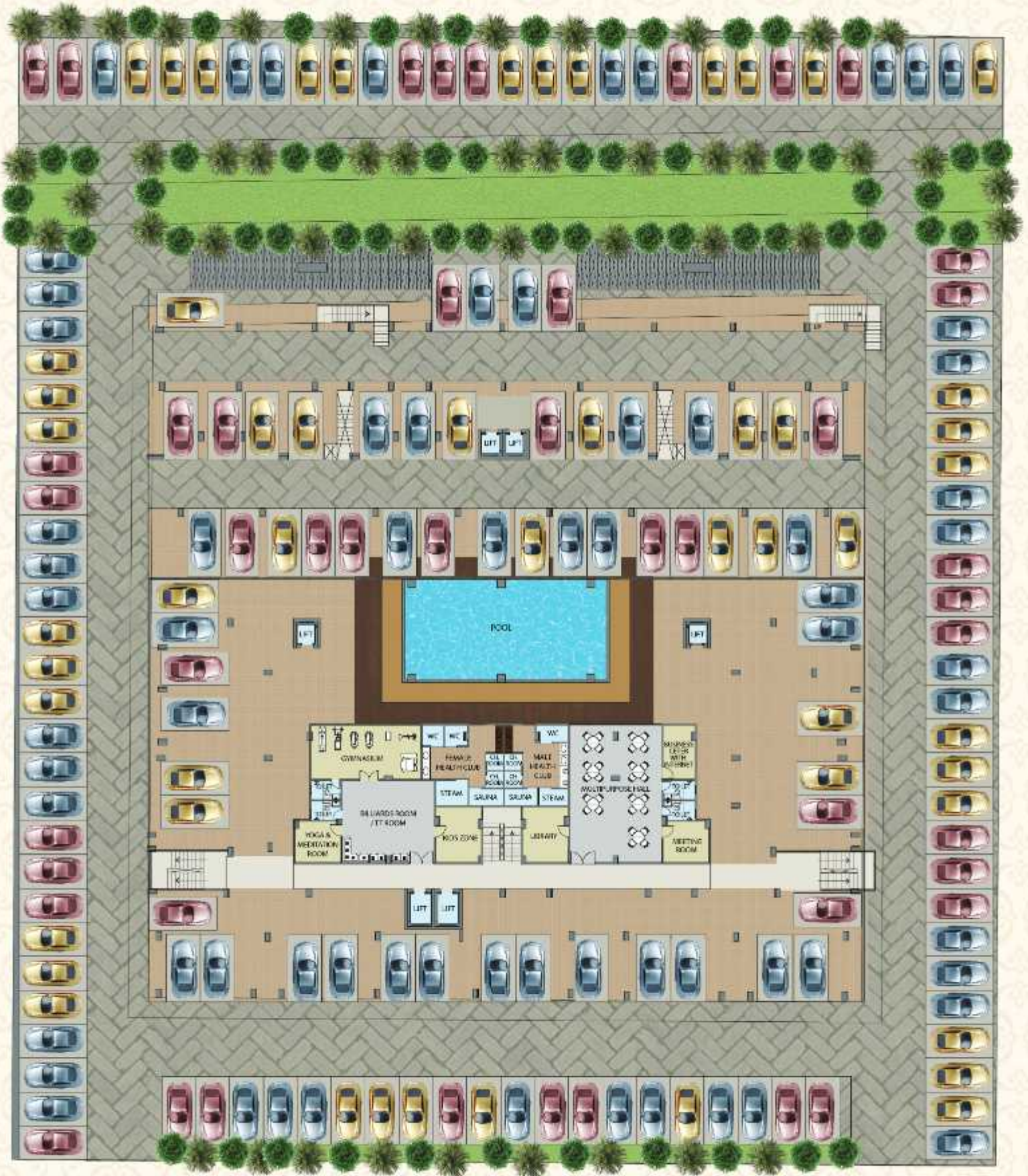
STEAM ROOM



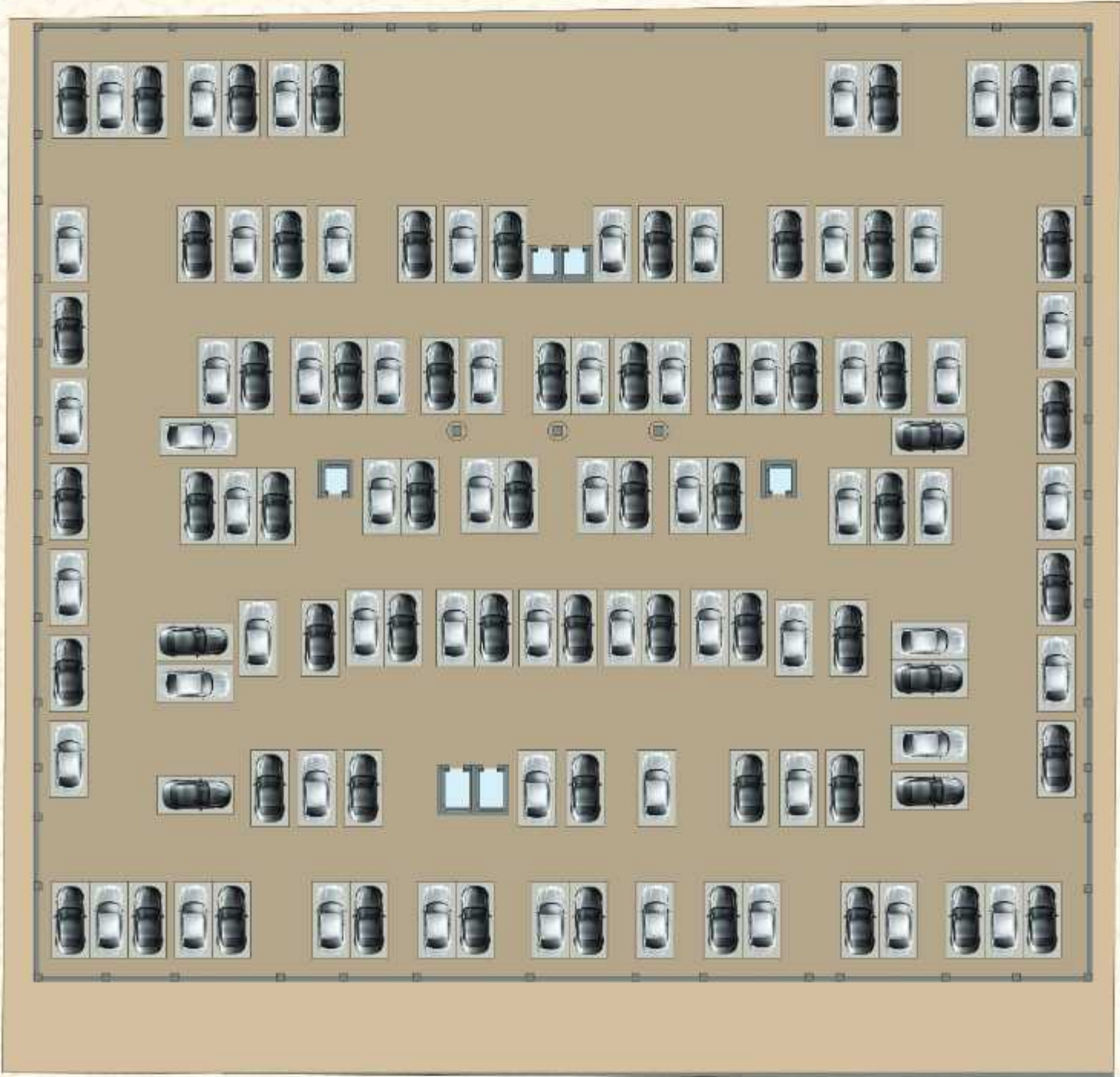
CLUB HOUSE



Ground Floor



Basement Floor



Master Plan



Select Lifestyle Facilities

With many amenities like Gymnasium, swimming Pool, Banquet Hall, Steam Room, Lawn, Gazebo, and Kids Play Area , Golden Woods Utsav has been built as a Residential Complex meant for urban lifestyles





Isometric View



1072 SQFT

Isometric View

859 SQFT



645 SQFT



Isometric View



522 SQFT



432 SQFT



Typical Floor Plan



TYPE A • 1ST TO 9TH FLOOR

FLAT	FLAT 01	FLAT 02	FLAT 03	FLAT 04	FLAT 05	FLAT 06	FLAT 07
BHK	3BHK	3BHK	2BHK	3BHK	2BHK	2BHK	2BHK
CARPET AREA	715 sqft	715 sqft	594 sqft	715 sqft	594 sqft	594 sqft	594 sqft
BUA	858 sqft	858 sqft	687 sqft	858 sqft	687 sqft	687 sqft	687 sqft
SBUA	1072 sqft	1072 sqft	859 sqft	1072 sqft	859 sqft	859 sqft	859 sqft
BALCONY	89 sqft	89 sqft	54 sqft	89 sqft	54 sqft	54 sqft	54 sqft





TYPE A • 1ST TO 9TH FLOOR



FLAT	FLAT 08	FLAT 09	FLAT 10	FLAT 11	FLAT 12	FLAT 14
BHK	2BHK	3BHK	2BHK	3BHK	3BHK	3BHK
CARPET AREA	594 sqft	715 sqft	594 sqft	715 sqft	715 sqft	715 sqft
BUA	687 sqft	858 sqft	687 sqft	858 sqft	858 sqft	858 sqft
SBUA	859 sqft	1072 sqft	859 sqft	1072 sqft	1072 sqft	1072 sqft
BALCONY	54 sqft	89 sqft	54 sqft	89 sqft	89 sqft	89 sqft



Typical Floor Plan



TYPE B • 1ST TO 7TH FLOOR

FLAT	FLAT 01	FLAT 02	FLAT 03	FLAT 04	FLAT 05	FLAT 06	FLAT 07	FLAT 08	FLAT 09
BHK	1BHK	2BHK	2BHK	2BHK	1BHK	1BHK	1BHK	1BHK	1BHK
CARPET AREA	362 sqft	458 sqft	458 sqft	458 sqft	300 sqft	300 sqft	300 sqft	300 sqft	300 sqft
BUA	417 sqft	516 sqft	516 sqft	516 sqft	356 sqft	356 sqft	356 sqft	356 sqft	356 sqft
SBUA	522 sqft	645 sqft	645 sqft	645 sqft	432 sqft	432 sqft	432 sqft	432 sqft	432 sqft
BALCONY	23 sqft	23 sqft	23 sqft	23 sqft	18 sqft	18 sqft	18 sqft	18 sqft	18 sqft





TYPE B • 1ST TO 7TH FLOOR



FLAT	FLAT 10	FLAT 11	FLAT 12	FLAT 14	FLAT 15	FLAT 16	FLAT 18	FLAT 19
BHK	1BHK	1BHK	1BHK	1BHK	2BHK	2BHK	2BHK	1BHK
CARPET AREA	300 sqft	300 sqft	300 sqft	300 sqft	458 sqft	458 sqft	458 sqft	362 sqft
BUA	356 sqft	356 sqft	356 sqft	356 sqft	516 sqft	516 sqft	516 sqft	417 sqft
SBUA	432 sqft	432 sqft	432 sqft	432 sqft	645 sqft	645 sqft	645 sqft	522 sqft
BALCONY	18 sqft	18 sqft	18 sqft	18 sqft	23 sqft	23 sqft	23 sqft	23 sqft



Specifications

STRUCTURE

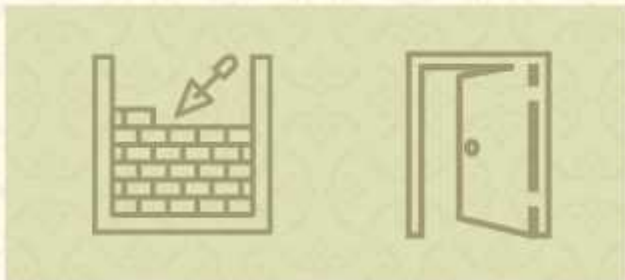
RCC framed with earthquake resistant structure.

Exterior

Weather proof paint for external wall.

Interior Wall

All interior walls and ceiling will have one quote Plaster of Paris (PoP) finish.



KITCHEN

Granite top cooking platform with one Stainless steel sink.

Ceramic tiles up to 2 ft. Above counter.

WINDOWS

Sliding glass and Aluminium/ UPVC frame windows.

DOORS

Wooden/ Stone choukath with flush door.

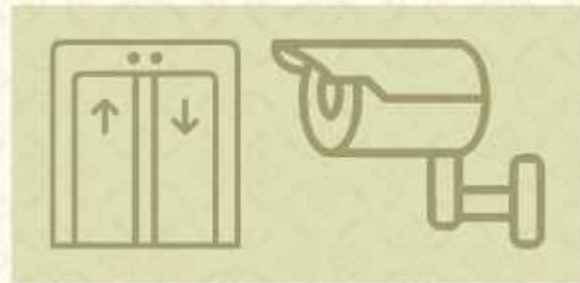


Electricals

Concealed insulated copper wiring (ISI Mark).

Adequate MCB & Switches in each house.

AC point in Master bedroom. TV & Telephone points in Hall room. Geyser point in Master bathroom. Exhaust Fan Points, Refrigerator points in Kitchen.



LIFTS

4 no.s Of 8 passengers lift , 2 no.s of 13 passenger lift - Stretcher Lift.

FLOORING

Vitrified tile flooring of size 2*2 in all areas except toilet.

Marble flooring in staircase.

Anti-Skid ceramic tiles in toilets.



Power Backup

Power backup from DG for common areas.

Fire Safety

Equipped with fire extinguisher, alarm, and other devices.

Water Supply

Deep tube-well water supply available 24/7.



Location Map



Key Distances(Approx)

- ISBT, Balaji Temple - 5.3 Km
- Jalukbari - 14.6 Km
- Airport - 23.3 Km
- Railway Station - 12 Km
- Kamakhya Temple - 16 Km
- Khanapara - 6.4 Km
- Secretariate - 8.7 Km
- Delhi Public School - 5.3 Km
- Shemford school - 1.2 Km
- Apollo Excel Care Hospital - 9.1 Km



DEVELOPERS



GOLDEN WOODS DEVELOPERS

3rd Floor, Subham Buildwell, Block-II, Zoo Road, Guwahati,
Assam, 781006
308, Universal Metrowalk, 3rd Floor, NH 37, Betkuchi, Opp.
Maniram Dewan Trade Centre, Guwahati-781035

SITE ADDRESS

GOLDEN WOODS UTSAV

Nalapara, Nalapara Road, Near Mercedes Benz Axom
Motors, Guwahati, Assam 781034

ARCHITECT

VJ Architects, Jaipur

MARKETING

+91 84484 44840

RERA NUMBER

RERAA KM 103 of 2022-2023



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of GOLDEN WOODS UTSAV.
The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.