

# THE LiNK

BY GAUTAM &  CHYUT

CONVERGING LIFE AND COMMERCE

# ALWAYS ON THE UPWARD CURVE

## **Mr. Ramawatar Agarwalla (Rasiwasia)**

Landowner

Ramawatar Agarwalla aged 83 started his journey as a businessman from Kolkata when he was 20 years old. He settled in Guwahati in early 1980s and in 1990s his son, late Mr. Gautam Agarwalla joined him and together they grew their business for almost 30 years.

After 60 years of experience, he shares his knowledge and wisdom with the next generation having joined the family business.



'The Link' at the core area of Guwahati town is the brainchild of the renowned developer Achyut Group. "Achyut" is derived from Sanskrit which means, "Imperishable; Indestructible". The word itself implies trust - a trust that is imperishable and indestructible. It doesn't take bricks and mortar alone to build an architectural marvel nor the world's best planners, architects and skilled draftsmen can do it. What it takes is - "Heart & Soul". At 'Achyut', precision and perfection are not a dispensable luxury, but a simple necessity.

The brand is trusted for its ethical values among the customers, vendors and competitors. It has always believed in creating environment-friendly green buildings by conserving energy, water and wood. The promoters of Achyut Developers combine over 20+ years of experience in the construction sector and is poised to continue its rise up to new peaks of achievements.

# HIGH IN VALUES

## **Vision**

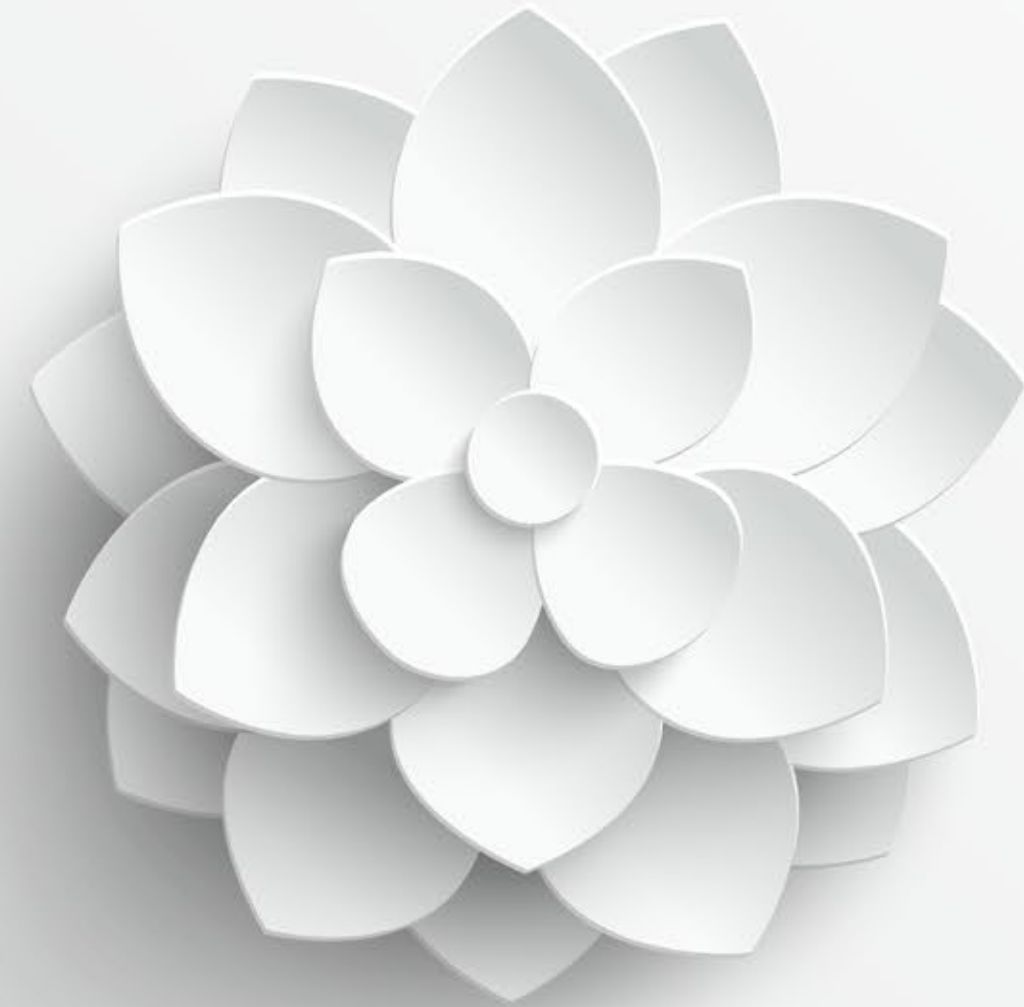
Our commitment is to ensure customer satisfaction and meeting the expectations of one and all through our endeavours.

## **Mission**

Our mission is not to flow with the tide but to set new benchmarks in our domain where innovation is of paramount importance.

## **Goal**

To create more landmark structures that will be the ideal blend of aesthetics, functionality and sustainability. Our goal is to set our goals high.



## THE ARCHITECTS OF A NEW-AGE BUSINESS HUB



Maheshwari & Associates, founded by Ar. Kamal Periwal in Mumbai in the mid 90's, believes in creation of some anchoring brands through impactful designs that people seek out and remember. Some of their creations like *Unimark Asian* and *Altius Tower* in Kolkata have successfully brought about pleasant changes in the socio-economic landscape of the respective regions. And the glory story is on!

### THE ONES WHO BROUGHT A UNIQUE VISION TO REALITY

**Structural Consultant**

S.P.A. CONSULTANTS  
STRUCTURAL ENGINEERS

**MEP Consultant**



**Associate Architect**



**Structural Reviewer**



**Vaastu Consultant**







## GUWAHATI'S EPICENTRE NOW THE BUSY BIZ-CENTRE

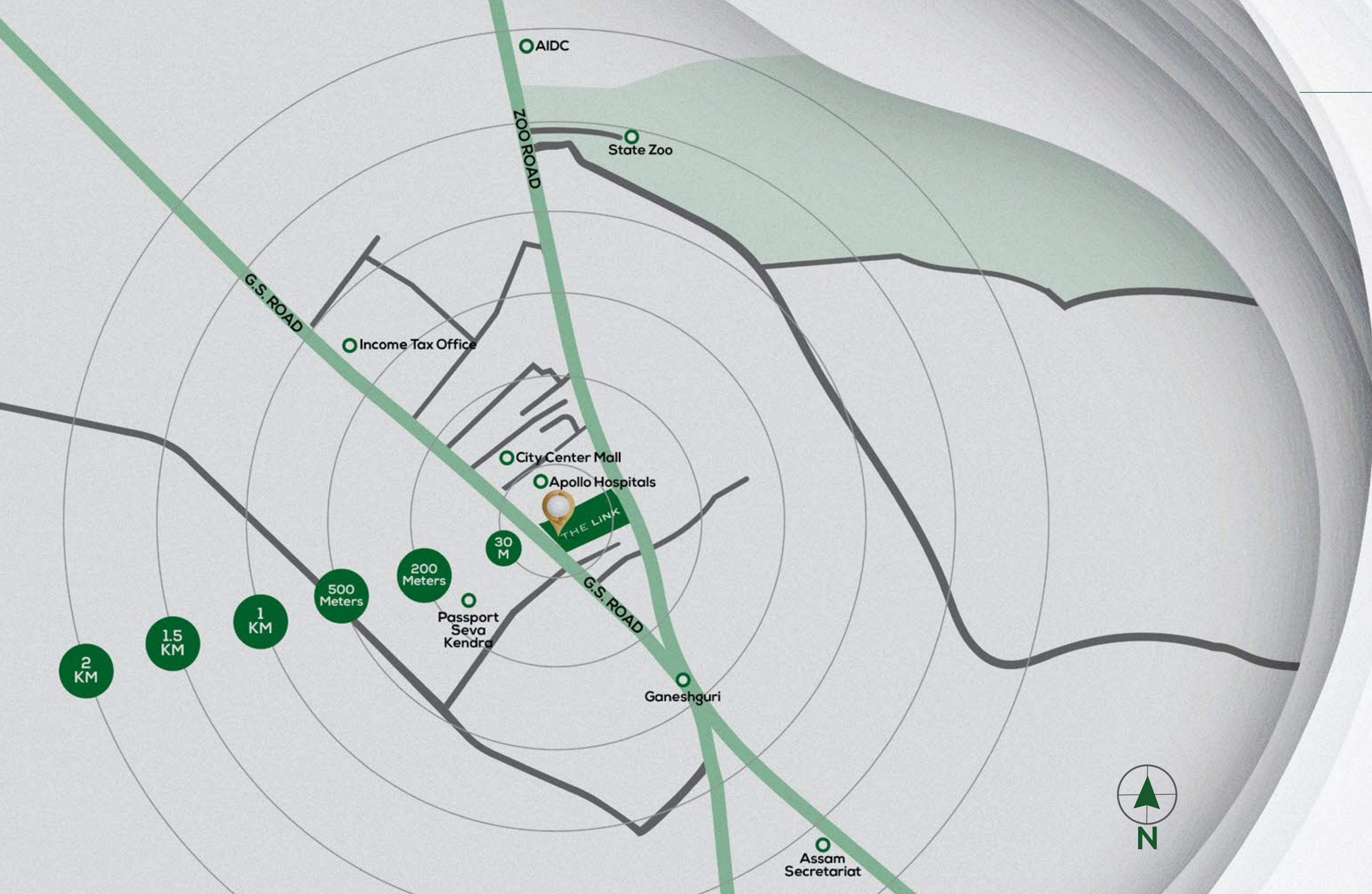
The most up-to-the-minute location of Guwahati will now become the epicentre of business. 'The Link', a 3-towered G+8 commercial structure, will house some swanky offices and posh retail outlets. It's an absolute paradise where trade is intrinsically linked with lifestyle activities and workaholics are engaged with entertainment endeavours. Work is fun and business is at its peak here!



# ADDRESS TO BUSINESS

Welcome to the happening high-street of a busy life! 'The Link' is strategically located at the juncture of two of Guwahati's most premium roads - the Guwahati Shillong Road (GS Road) and the Zoo Road (RG Baruah Road) with high footfall. The busy zone had everything except a majestic business hub with multifarious commercial ventures. 'The Link' fits the bill and fills the void to perfection. It's going to be the most sought-after commercial property there, linking closely to an entire array of landmarks in the vicinity.

<b>Apollo Hospital</b>	<b>30 Metres</b>
<b>City Centre Mall</b>	<b>50 Metres</b>
<b>Passport Seva Kendra</b>	<b>200 Metres</b>
<b>Income Tax Office</b>	<b>750 Metres</b>
<b>Assam Secretariat</b>	<b>1.6 Kms</b>
<b>State Zoo</b>	<b>1 Kms</b>
<b>AIDC (Assam Industrial Development Corporation)</b>	<b>1.7 Kms</b>





# WORK IS FUN. FUN IS WORK.

No one will get de-linked from recreation and entertainment while at work, within the premises of 'The Link'. It's a new-age workspace that will balance work and life to regale every workaholic from each office housed here. One can go for a splash at the swimming pool on its roof or enjoy some 'time-out moments' at the terrace garden. Release some of your workload at the premium business club\* next door!

**Here fun times are always at work.**

- **Tentative posh business club\***
- **Rooftop Swimming Pool**
- **Terrace Garden**
- **A dedicated F&B Space**

\*Conceptual design, decision to execute or not to be finalized later





LET BUSINESS  
ATTAIN  
GREATER HEIGHTS







THE EXTRAVAGANT LOBBY



TENTATIVE CONFERENCE ROOM\*

\*Conference room is a part of the tentative business club as per conceptual design, decision to execute or not to be finalized later





## A PLACE TO CHILL, HOP AND SHOP

'The Link' is an ideal destination of entertainment that can keep the worklife in the best of spirits. There will be an impressive commercial zone that will house some plush retail outlets of premium brands. Even a grand F&B arcade\* is just a few steps away to unwind with friends, family or colleagues. Shopping, fine dining and refreshment - it's time to say 'hello' to life!

- **Expansive shopping zone with popular retail brands**
- **Dedicated space for F&B outlets\***





FROM A GOOD SIP  
TO A GREAT TREAT



\* Conceptual design, decision to execute or not to be finalized later





IT'S  
SHOPPING TIME







POSH  
BUSINESS  
CLUB\*  
AT YOUR SERVICE



TENTATIVE BANQUET HALL\*

\*Banquet Hall is a part of the tentative business club as per conceptual design, decision to execute or not to be finalized later





COOL MOMENTS.  
POOL MOMENTS.





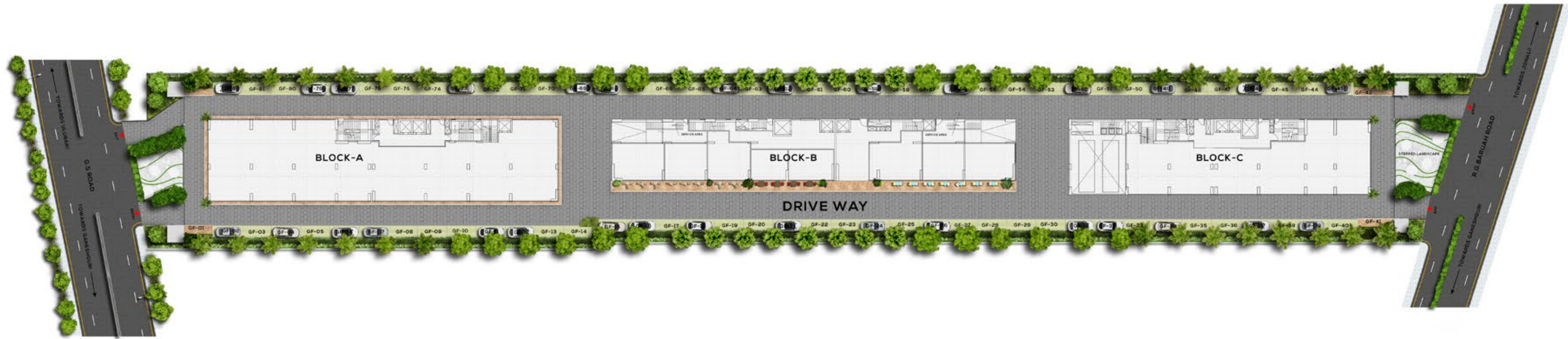




WHERE  
HAPPINESS IS  
ALWAYS  
AT WORK

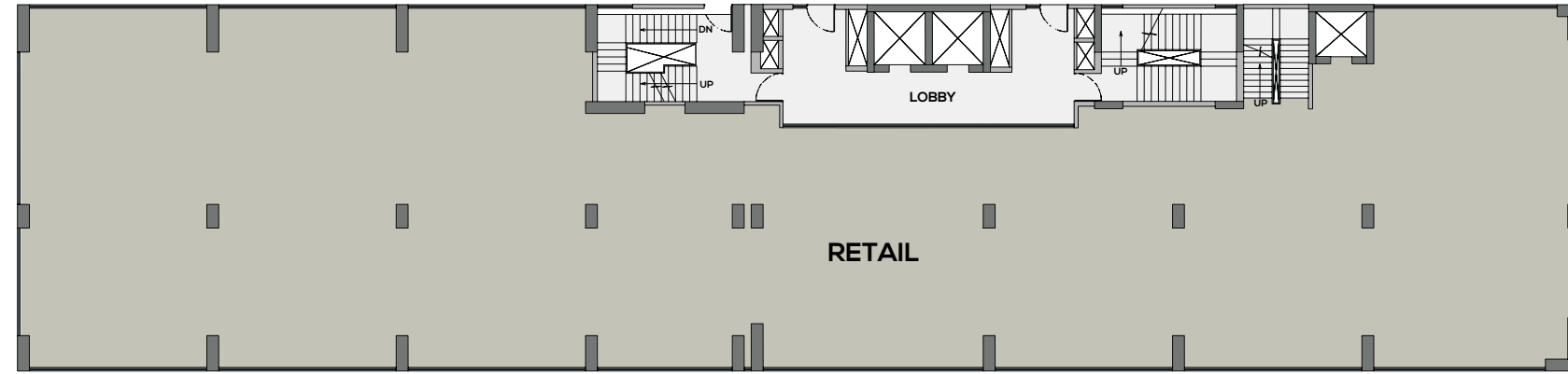


# MASTER PLAN





## BLOCK A GROUND FLOOR PLAN



	<b>Carpet Area (sqft)</b>	<b>Balcony Area (sqft)</b>	<b>BUA (sqft)</b>	<b>SBUA(sqft)</b>
A-GROUND	9,144	-	9,694	12,926

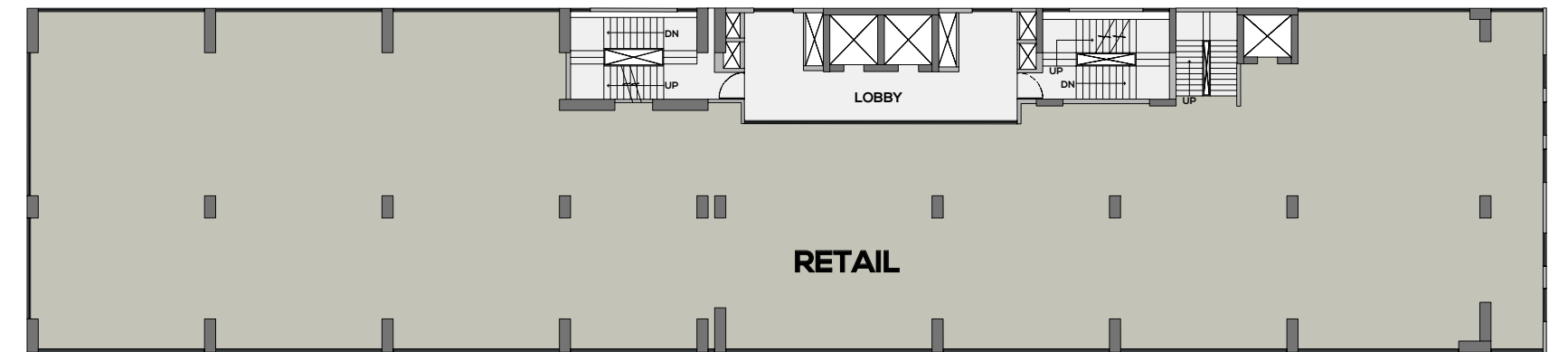
## BLOCK A 1<sup>ST</sup> FLOOR



	<b>Carpet Area (sqft)</b>	<b>Balcony Area (sqft)</b>	<b>BUA (sqft)</b>	<b>SBUA(sqft)</b>
A-FIRST	9,144	-	9,694	12,926



## BLOCK A 2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR PLAN

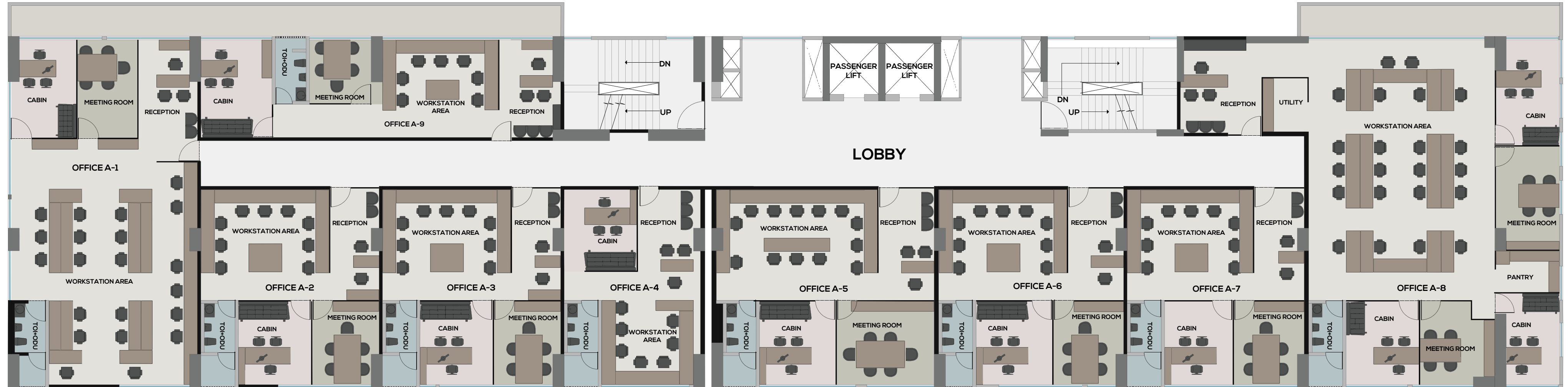


	<b>Carpet Area (sqft)</b>	<b>Balcony Area (sqft)</b>	<b>BUA (sqft)</b>	<b>SBUA(sqft)</b>
A-SECOND	9,546	-	10,111	13,482
A-THIRD	9,546	-	10,111	13,482





# BLOCK A 4TH TO 8TH FLOOR PLAN SUGGESTIVE FURNITURE LAYOUT

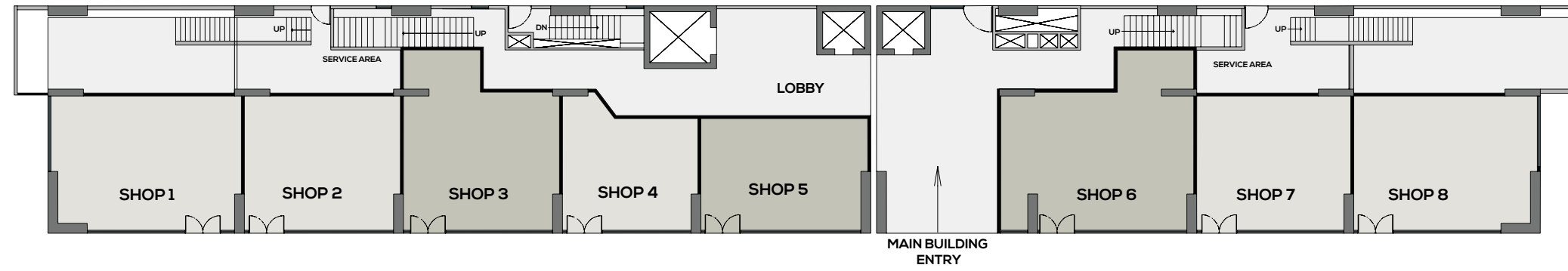


	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA(sqft)	Total (sqft)
OFFICE A-1	1,285	119	1,542	2,056	12,780
OFFICE A-2	696	-	766	1,022	
OFFICE A-3	696	-	766	1,022	
OFFICE A-4	524	-	601	802	
OFFICE A-5	865	-	980	1,306	
OFFICE A-6	696	-	766	1,022	
OFFICE A-7	696	-	766	1,022	
OFFICE A-8	1,996	166	2,341	3,121	
OFFICE A-9	732	230	1,055	1,407	





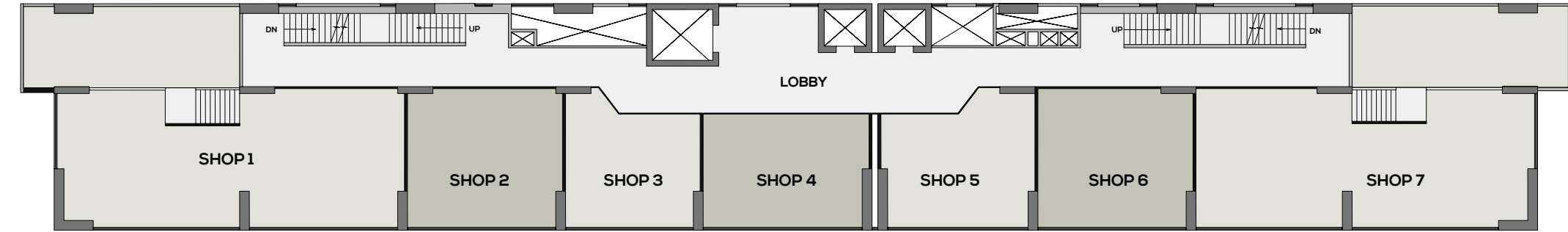
## BLOCK B GROUND FLOOR PLAN



	<b>Carpet Area (sqft)</b>	<b>Balcony Area (sqft)</b>	<b>BUA (sqft)</b>	<b>SBUA(sqft)</b>
SHOP-1	691	-	769	1,025
SHOP-2	578	-	628	837
SHOP-3	681	-	739	985
SHOP-4	444	-	489	652
SHOP-5	510	-	563	751
SHOP-6	810	-	894	1,193
SHOP-7	569	-	618	824
SHOP-8	672	-	743	990



## BLOCK B 1<sup>ST</sup> FLOOR PLAN

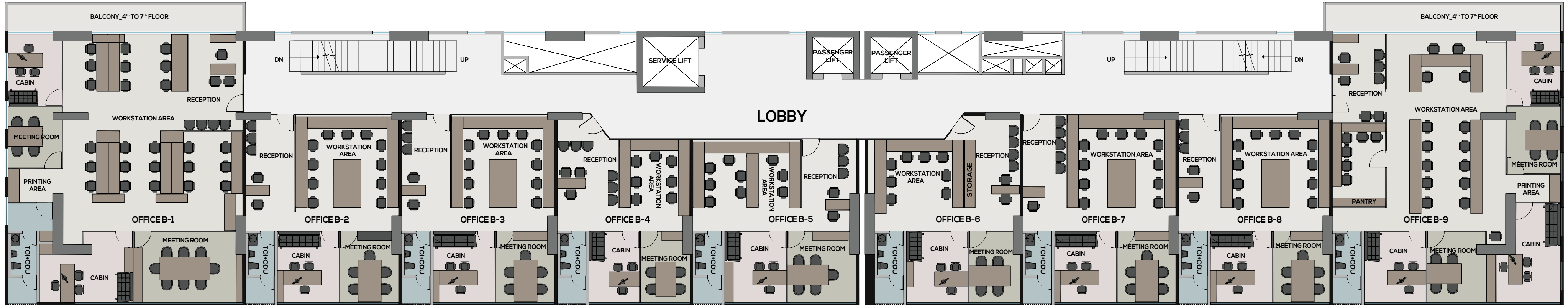


	<b>Carpet Area (sqft)</b>	<b>Balcony Area (sqft)</b>	<b>BUA (sqft)</b>	<b>SBUA(sqft)</b>
SHOP-1	1,806	-	1,952	2,602
SHOP-2	596	-	641	854
SHOP-3	452	-	489	652
SHOP-4	519	-	563	751
SHOP-5	519	-	576	767
SHOP-6	596	-	641	854
SHOP-7	1,778	-	1,913	2,550





# BLOCK B 2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR PLAN SUGGESTIVE FURNITURE LAYOUT



2nd and 3rd Floor

	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA (sqft)	Total (sqft)
OFFICE B-1	1,751	-	1,909	2,546	12,726
OFFICE B-2	792	-	869	1,158	
OFFICE B-3	792	-	869	1,158	
OFFICE B-4	618	-	690	920	
OFFICE B-5	731	-	812	1,083	
OFFICE B-6	703	-	807	1,076	
OFFICE B-7	792	-	872	1,163	
OFFICE B-8	783	-	861	1,148	
OFFICE B-9	1,710	-	1,856	2,474	

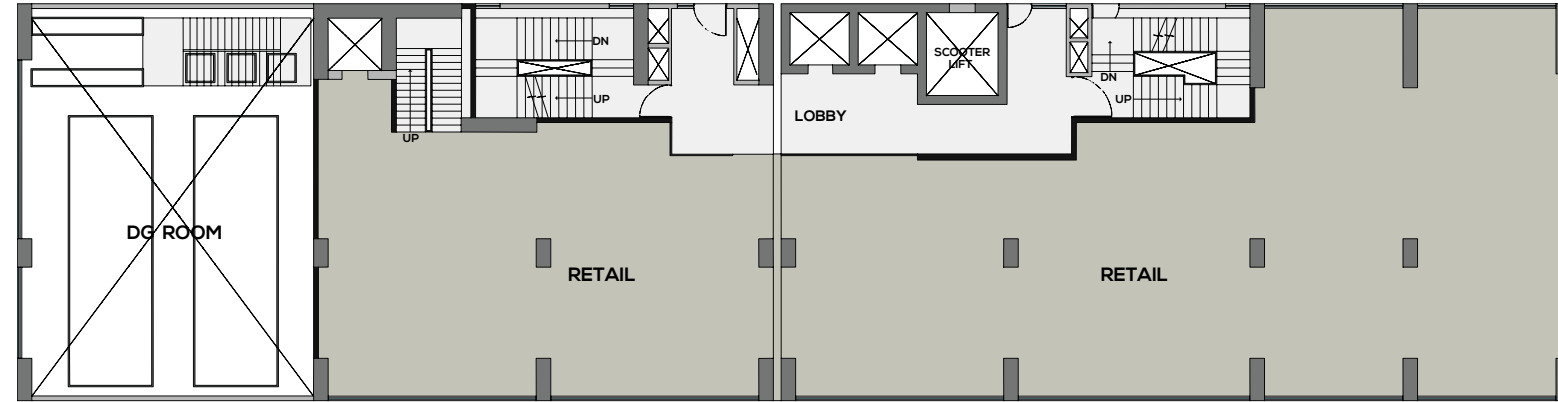
4th to 7th Floor

	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA (sqft)	Total (sqft)
OFFICE B-1	1,751	177	2,108	2,810	13,264
OFFICE B-2	792	-	869	1,158	
OFFICE B-3	792	-	869	1,158	
OFFICE B-4	618	-	690	920	
OFFICE B-5	731	-	812	1,083	
OFFICE B-6	703	-	807	1,076	
OFFICE B-7	792	-	872	1,163	
OFFICE B-8	783	-	861	1,148	
OFFICE B-9	1,710	177	2,061	2,748	



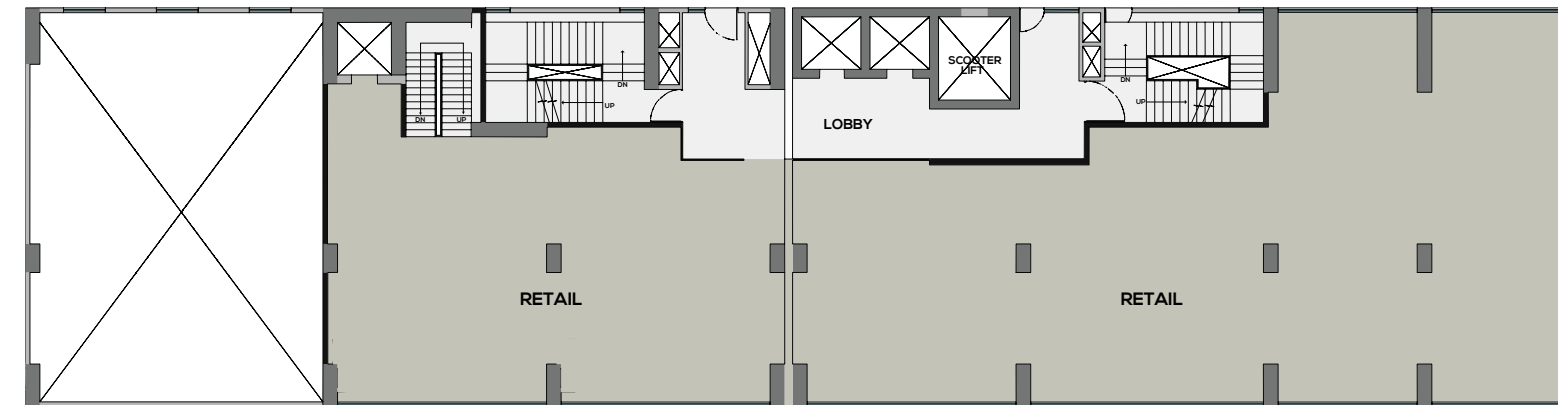


## BLOCK C GROUND FLOOR PLAN



	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA(sqft)
C-GROUND	5,060	-	5,441	7,255

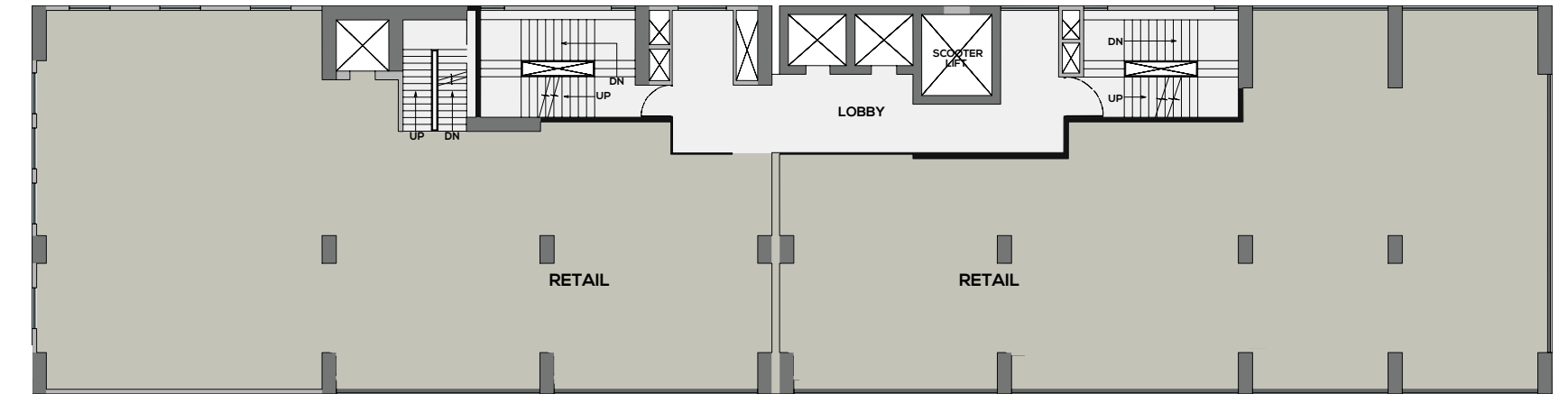
## BLOCK C 1ST AND 2ND FLOORPLAN



	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA(sqft)
C-FIRST	5,060	-	5,441	7,255
C-SECOND	5,060	-	5,441	7,255



## BLOCK C 3RD FLOOR PLAN

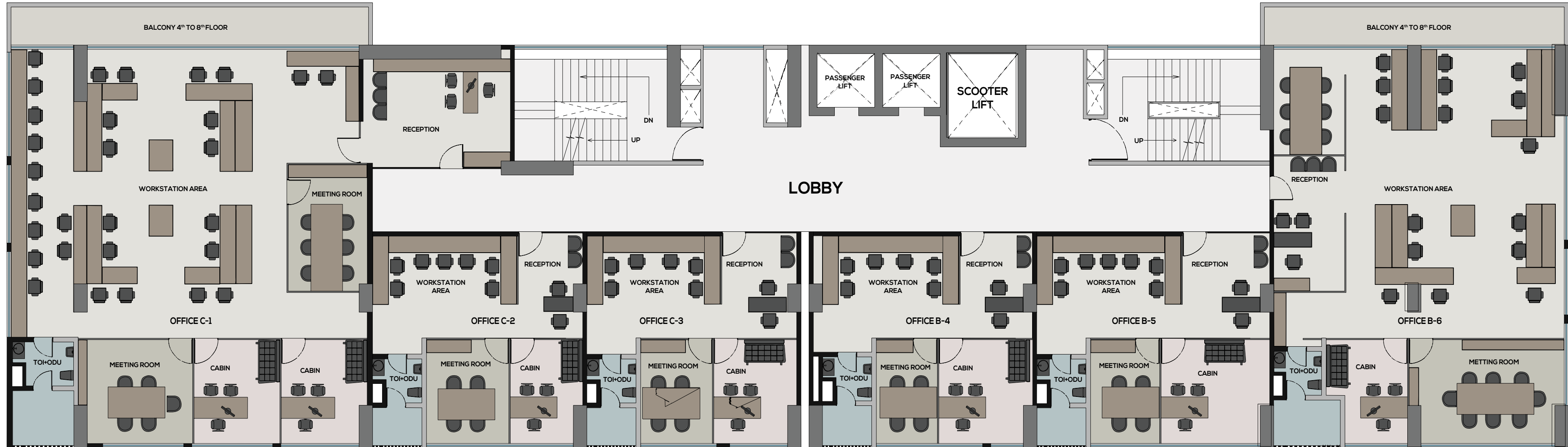


	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA(sqft)
C-THIRD	6,629	-	7,069	9,426





# BLOCK C 4<sup>TH</sup> TO 8<sup>TH</sup> FLOOR PLAN SUGGESTIVE FURNITURE LAYOUT

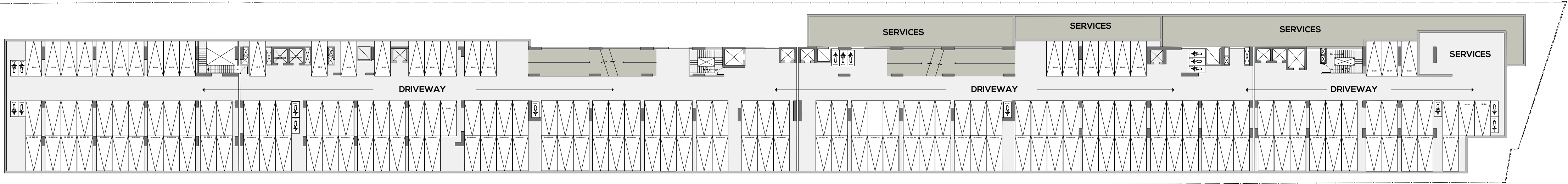


	Carpet Area (sqft)	Balcony Area (sqft)	BUA (sqft)	SBUA(sqft)	Total (sqft)
OFFICE C-1	2,154	194	2,570	3,427	9,614
OFFICE C-2	586	-	659	878	
OFFICE C-3	586	-	665	886	
OFFICE C-4	599	-	694	925	
OFFICE C-5	651	-	726	968	
OFFICE C-6	1,531	163	1,898	2,530	





# UPPER BASEMENT PLAN

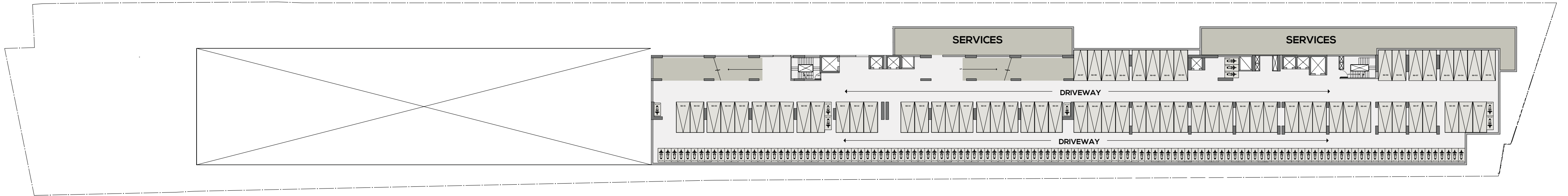


**Two Wheeler Parking-17 , Four Wheeler Parking-185 (Single - 31; B2B - 77)**





# LOWER BASEMENT PLAN



Four Wheeler Parking-67 , Two Wheeler Parking-130





# ROOFTOP PLAN





## ONGOING PROJECTS



**ACHYUT IMPERIA**



**ACHYUT EXPRESS TOWER**



**ACHYUT SRKM ALTAIR**



**ACHYUT MEADOWS**

## A GLORIOUS BUSINESS TRACK RECORD

## COMPLETED PROJECTS



**ACHYUT NEST**



**ACHYUT RESIDENCY**



**ACHYUT SQUARE**



**ACHYUT CHOUDHURY COMPLEX**



**ACHYUT PARADISE**



**ACHYUT PLAZA**



**GALAXY HEIGHTS**



**D.D. TOWER**



**ACHYUT APARTMENT**



**JAY KAY HERITAGE**



**ACHYUT HEIGHTS**



**ACHYUT ARCADE**





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