

JAKA

PROMOTERS & DEVELOPERS



INTRODUCING

THE RESIDENCE

JA-KA RAJANI

A wide-angle photograph of a bright blue sky filled with soft, white, fluffy clouds. The clouds are scattered across the frame, with some appearing larger and more prominent than others. The overall tone is serene and airy.

Find your slice of paradise







Vaastu compliant • Roof-top multipurpose area • 24x7 CCTV Security
Outdoor health & workout area • Kids play area on the terrace

PROJECT FUNDAMENTALS



11' Floor to Ceiling height



Adequate parking facilities



1 Number of Lift of Kone, Schindler or similar make



Help and assisting helps quarter with restroom



Automatic DG back up for all flats and common areas.



RFID Tag Gate Open and Close



Tostem (Japan) or similar make Sleek Aluminum Balcony Doors & Windows



Core Cutting for Climate Control

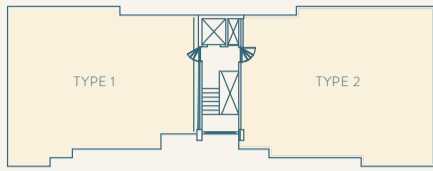


Landscape and Hardscape



Sunset Flats

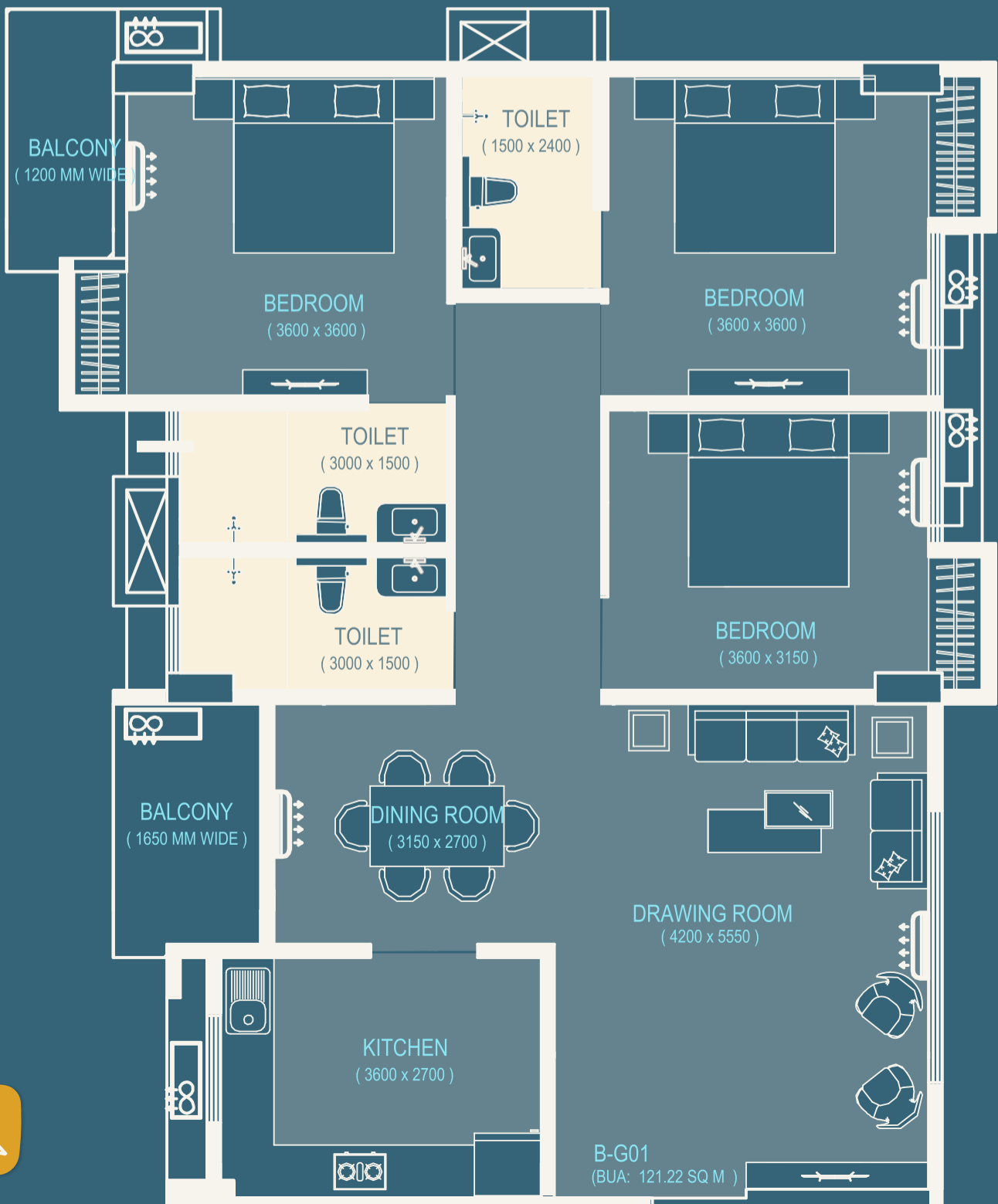
Floor Space Design for BLOCK B

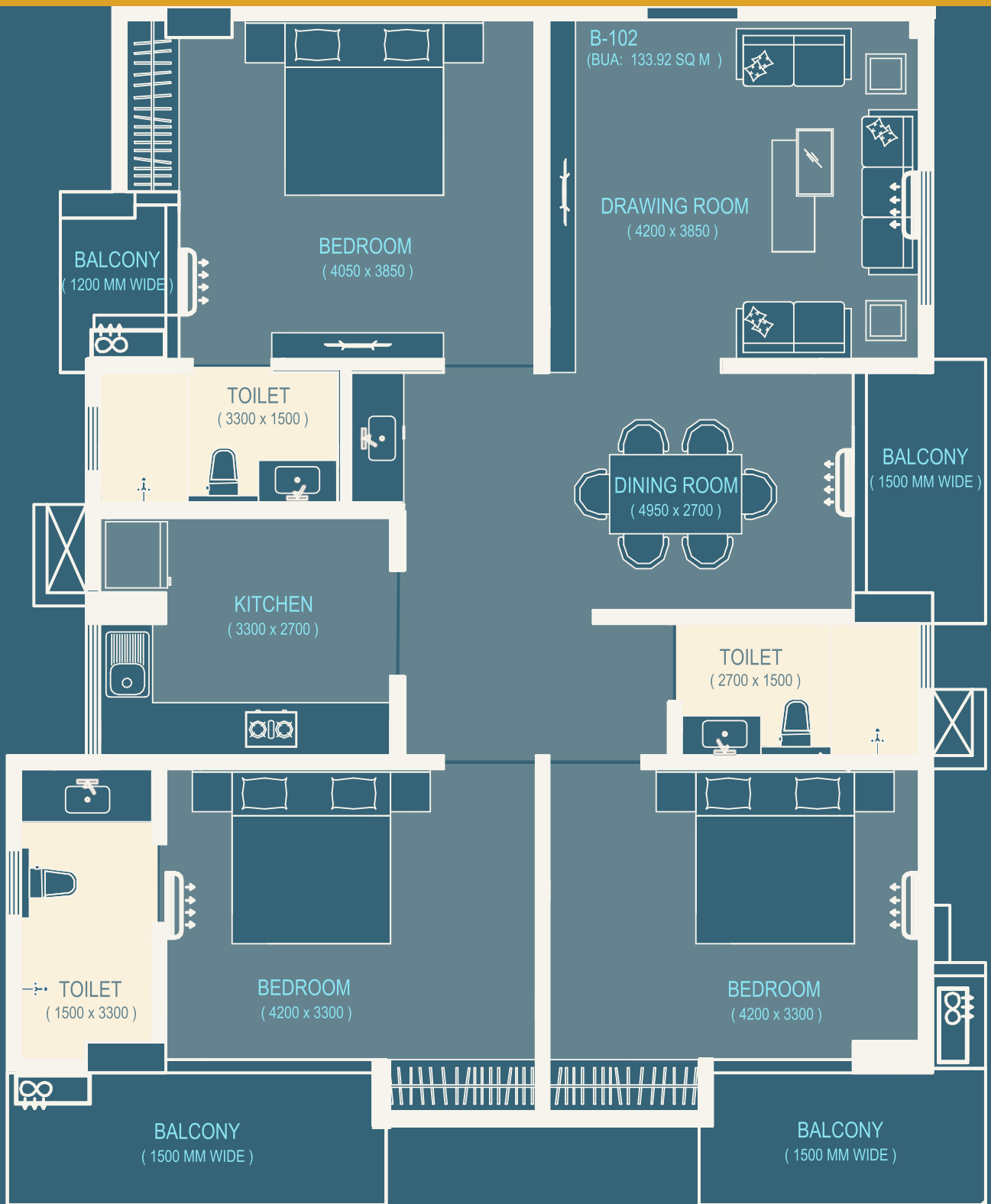


AWAY SIDE

Carpet Area - 1135 Sq. Feet
 Balcony Area - 86 Sq. Feet
 Built-Up Area - 1313 Sq. Feet
 Super Built-Up Area - 1746 Sq. Feet

TYPE 1





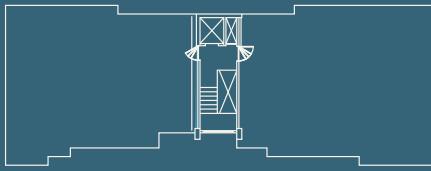
TYPE 2

WALK SIDE

Carpet Area - 1178 Square Feet
 Balcony Area - 182 Square Feet
 Built-Up Area - 1450 Square Feet
 Super Built-Up Area - 1928 Square Feet



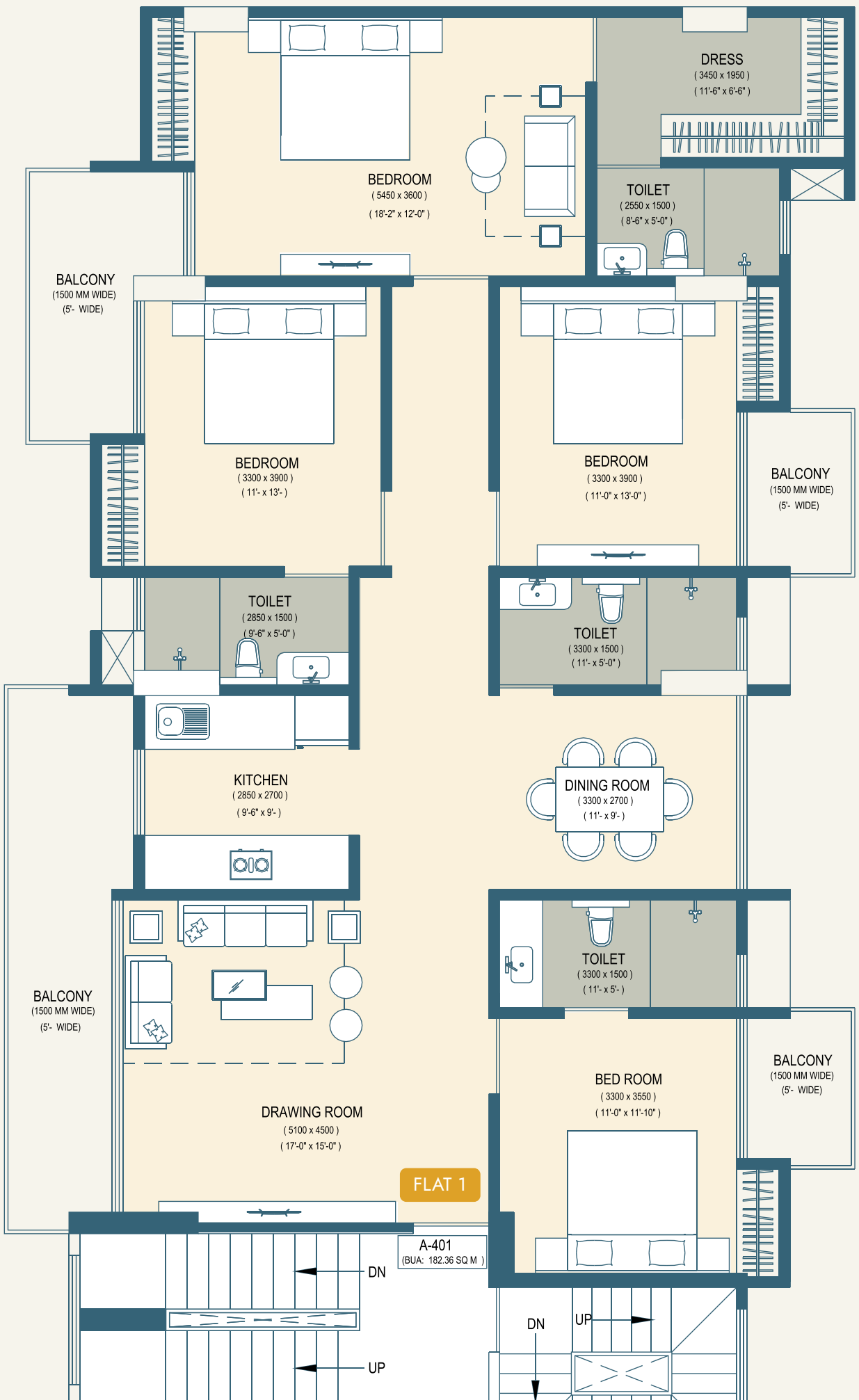
Floor Space Design for BLOCK A

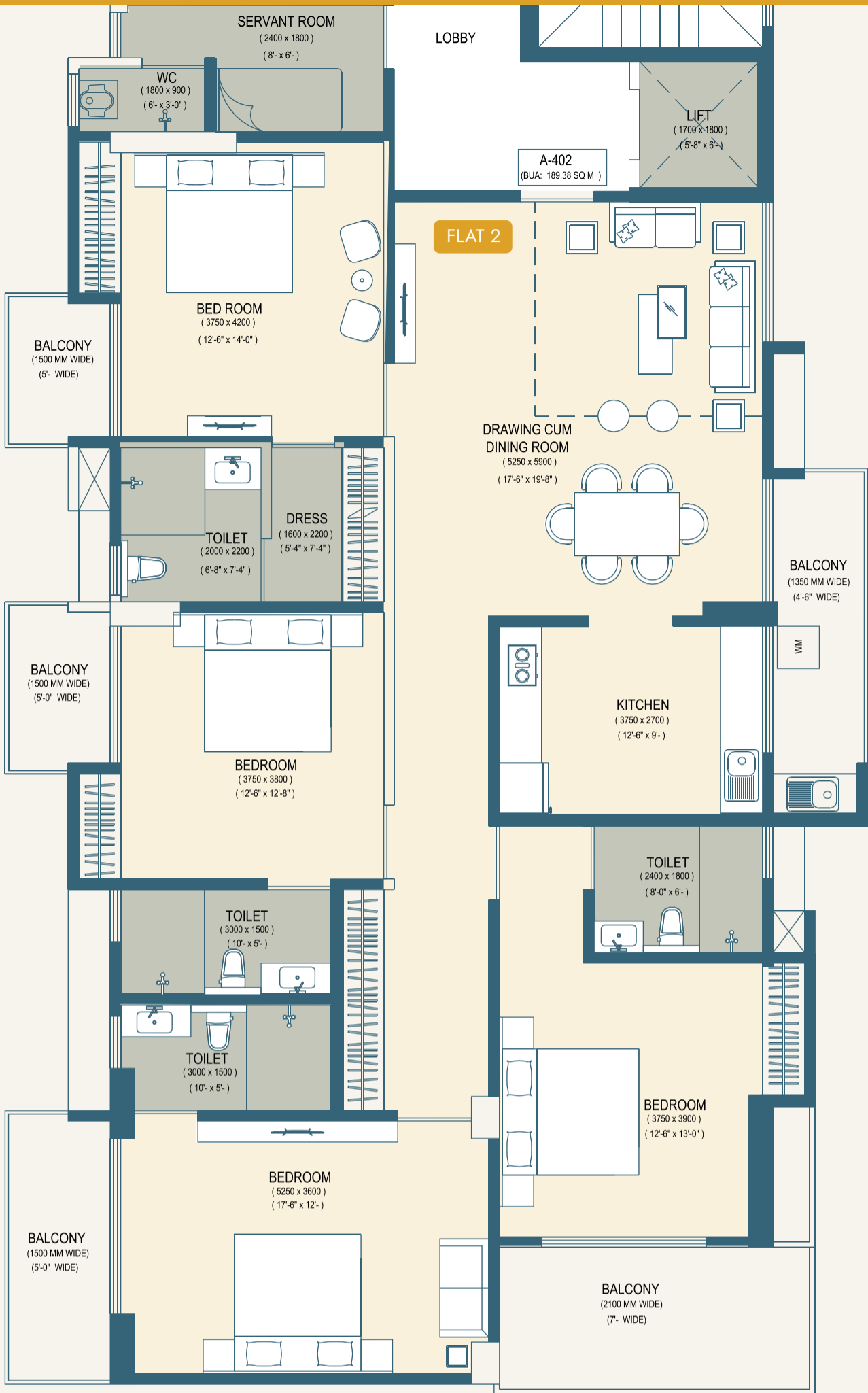


AWAY SIDE

Carpet Area - 1572 Sq. Feet
 Balcony Area - 272 Sq. Feet
 Built-Up Area - 1963 Sq. Feet
 Super Built-Up Area - 2650 Sq. Feet

TYPE 1

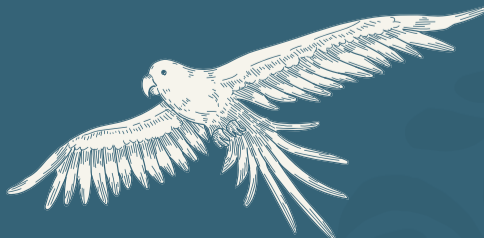




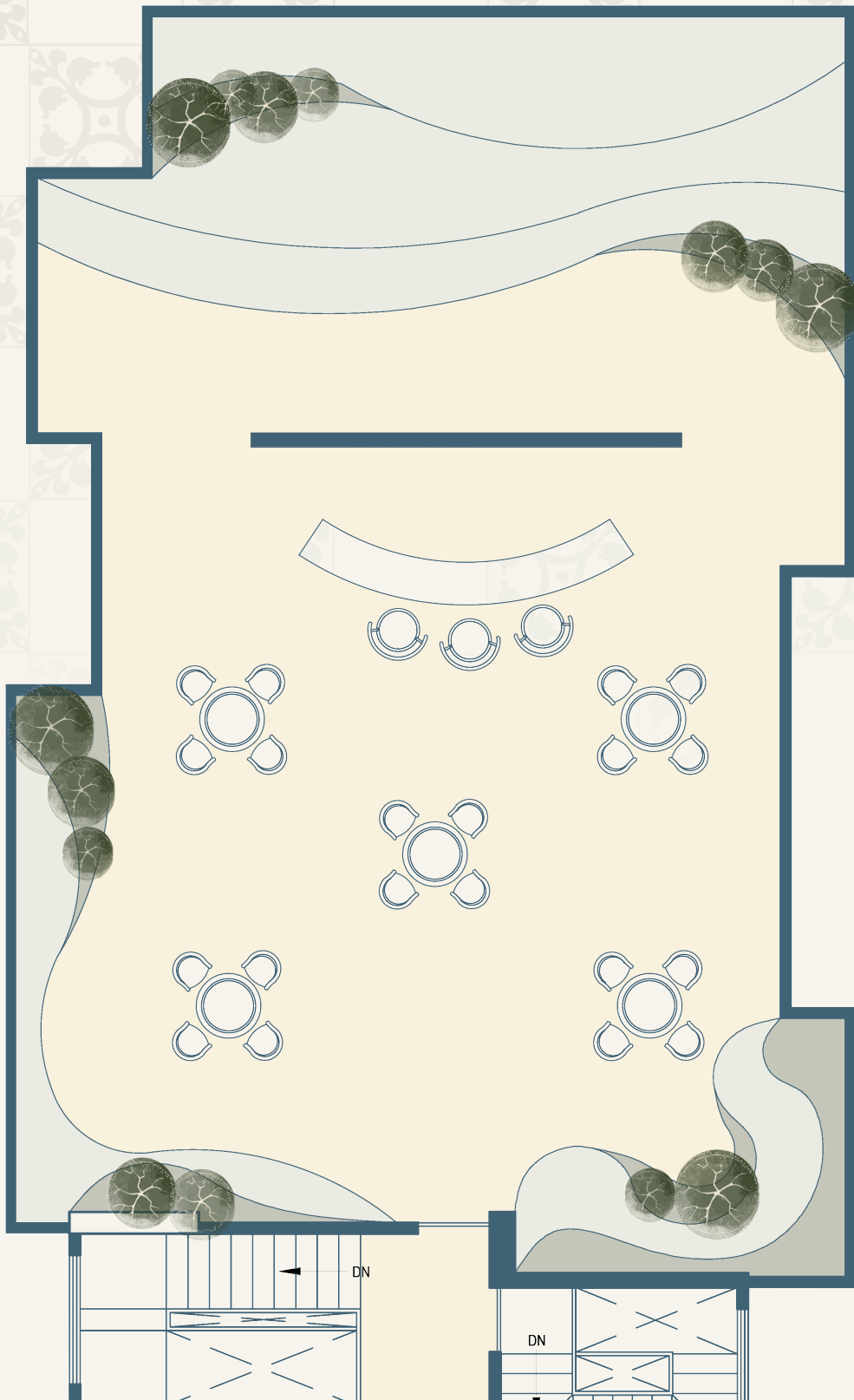
TYPE 2

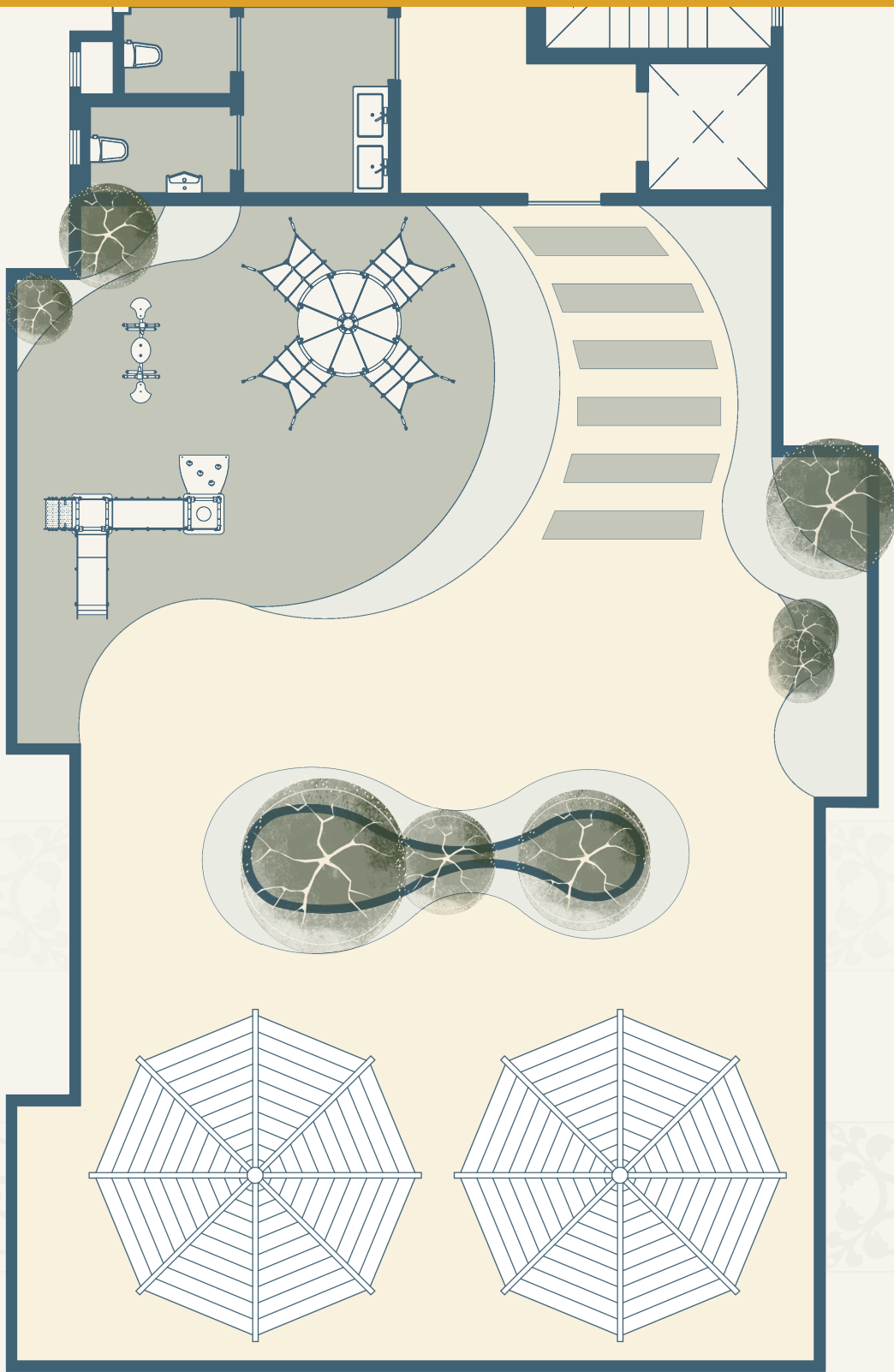
WALK SIDE

Carpet Area - 1614 Square Feet
 Balcony Area - 305 Square Feet
 Built-Up Area - 2039 Square Feet
 Super Built-Up Area - 2753 Square Feet



Terrace Design





where every property tells a story

WHY JA-KA RAJANI?

- ◆ Game changing interior designing of the common areas; an industry first mover.
- ◆ Connected to the entire city.
- ◆ Located at the trader's hub of the city.
- ◆ Seamless connectivity to North Guwahati, after the opening of the new North Guwahati-West Guwahati bridge. The foot of the bridge is less than a KM.
- ◆ 2 state of the art walk parks within a stones distance.

HOW DID IT START?

Tenants to the owners since May 2000, and adapting to the growing need for infrastructure in the Central Part of Guwahati. The decision was made to develop the land.

WHY JA-KA?

- ◆ Over 2 decades of Civil Construction knowledge in Real Estate.
- ◆ Emotionally vested in the property.
- ◆ Real time sense of design and wealth creation.
- ◆ Quality and service oriented.





CONNECTIVITY

14 Mins to Guwahati
Railway Station

25 Mins to NH 27

41 Mins to Lokpriya Gopinath
Guwahati Airport



EDUCATION

10 Minutes to Don Bosco,
Pan Bazaar

28 Minutes to Royal Global
School



BUSINESS

4 Mins to Marwari Hospital

2 Mins to Nursing & Child
Care Centres

0 Minutes to Retail outlets
for Daily Needs



ENTERTAINMENT

27 Minutes to GS Road; a
premier place for all kinds
of needs

“When you realise nothing
is lacking, the whole world
belongs to you”- Lao Tzu

...COME FIND A PLACE WHERE
NOTHING IS LACKING AT
JA-KA RAJANI



INTRODUCING
THE DEVELOPER

Jain

The first half of the partner is wood worker by choice; a professional "mithaiwala" and a liquor retailer.

His best half is a hardware wholesaler by choice, a real estate developer, a manufacturer and a liquor retailer.

Khemka



The very direct & fundamental elements of the contract with the ownable letters of the brand



Borrowing inspiration from the high towers, building a custom typeface for the logo, resembling the high rises.

INTRODUCING

THE ARCHITECT & INTERIOR DESIGNER



Bhajanka Associates is a leading firm in Assam. They have unique architectural expertise in the areas of both newbuilds and home renovations and has been operating since 2010.

Uma Agarwal has been crafting refined, expressive and impactful interior design for her esteemed clientele for nearly two decades. Her innovative design solutions meet the highest standards and create truly holistic and immersive environments.



PAYMENT SCHEDULE

On Booking	20% + GST
On Raft	5% + GST
On Basement Roof	5% + GST
On Ground Floor	15% + GST
On Second Floor	15% + GST
On Fourth Floor	15% + GST
On Sixth Floor	15% + GST
On Lift Installation & Lobby Areas	5% + GST
On Handover	5% + GST
TOTAL	100% + GST

DEVELOPERS

JA-KA PROMOTERS & DEVELOPERS
SRCB Road, Fancy Bazaar, Guwahati - 1, Assam

ARCHITECTS

Anuj Bhajanka

STRUCTURAL ENGINEER

Sanjeev Parekh
(SPA Consultants)

INTERIOR DESIGNER

Uma Agarwal

SITE ADDRESS

Near 7th Railway Cross, BR Phookan Road,
Kumarpara Panchali, Guwahati - 9, Assam

Marketing

709-90-90-888

RERA Registration Number

RERAA KM 110 of 2023-2024