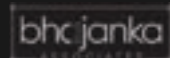


OUR CONSULTANTS



Design Architect
GRAVITY STUDIO, Dubai



Project Architect
BHAJANKA ASSOCIATES, Guwahati

Structural Consultant
SPA CONSULTANTS, Kolkata

MEP Consultant
AMPERE CONSULTANCY, Ahmedabad

Landscape
PROLIFIC DESIGNS, New Delhi

PROJECT ADDRESS



THE MAJESTY
NH-37,
Near SBOA Public School,
Garchuk,
Guwahati - 781 035



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A JOINT VENTURE BY



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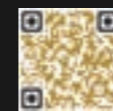
CONTACT

P +91-75-4800-4800

RERA NO
RERAA KM 176 of 2023-2024
www.rera.assam.gov.in



Scan for location



Scan for E-brochure

mayabious.com

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AN ODE TO

THE
CROWN
LIVING





THE
MAJESTY

The Crown Living



A world where royal elegance
intertwines with modern symphony.

Welcome to **THE MAJESTY.**
The most luxurious condominium
in all of Northeast India.



The Crown Living



EMERALD THE CROWN ORDINARY

Beyond its gate lies a paradise where architectural marvel pays homage to an era of grace and grandeur. Step across the threshold and be enveloped in a realm of lavishness.

The Crown Living



Experience an
elevated lifestyle

A lifestyle that transcends chaos and
enriches your everyday living.

The Crown Living



THE
CROWN
LIVING



Ornate embellishments and flawless craftsmanship adorn each facet, inviting you to revel in the magnificence of bespoke interiors. Live the majestic dream you always desired.



2.5

Acres Sprawling Space

70%

Open Space

106

Exclusive Units

3/4/5

BHK Affluent Homes

30+

Luxurious Amenities

Plush

Clubhouse

The Crown Living



Luxury is an
art of living





THE RODS OF LUXURY



Where royalty resides

ISBT	2 km	Ayursundra Hospital	1.4 km	SBOA Public School	18 mtrs	Balaji Temple	2.2 km
Kamakhya Railway Station	7 km	Apollo Excelcare Hospital	4 km	Delhi Public School	1.4 km	Radisson Blu Hotel	6 km
Jalukbari	11.6 km	Health City Hospital	11.8 km	Sanskriti- The Gurukul	2 km	Fancy Bazar	11 km
Khanapara	12.3 km	AIIMS (Amingaon)	21.6 km			Dispur Secretariat	14 km
Lokapriya Gopinath Bordoloi International Airport	15.5 km						

The Crown Living



OWN THE LIFE



Experience unparalleled luxury living where world-class amenities redefine opulence and every detail crafted for your utmost comfort and convenience.

AMMO APARTS ISSUE



All Weather Swimming Pool
Box Cricket
Squash Court
2 no.s Badminton Court
Kids' Play Area

Gymnasium
Free Hand Exercise Room
Yoga and Meditation Room

Creche
Indoor Games Room
Golf Simulation Room

Mini Theatre
Karaoke Room
Kids' Dance Area
Reading Zone

2 no.s Multipurpose Hall with Kitchen
4 no.s Ensuite Guest Rooms - Fully furnished
Temple
Rooftop Cabana
Rooftop Landscape Lawn
Laundromat

24X7 Power Backup
Water Treatment Plant
Fire Fighting with Adequate Water Reservoir
Smart Access Control System
Smart Society Management System
Guest Parking
EV Charging zone
AC Society Office

The Crown Living



Dive into serenity
swim in luxury





The Crown Living



Swing and slide into
happiness





A retreat
for the discerning soul

The Crown Living



Gaze into
infinite happiness



The Crown Living



STEP
INTO
SPINDOR



Locale's most coveted and desired
Clubhouse, now at your doorstep

The Crown Living



Celebrating
each moment turning
into memories

The Crown Living

Step into the world
of captivating stories





Tap to the
melody of life



Sing, sway, laugh
to heart's delight

The Crown Living



Invest
in a healthier tomorrow

The Crown Living

The playground
for the mind



The Crown Living



A magical world
for little dreamers

The Crown Living



THE OPULENCE BEYOND

Embrace the grand architectural poetry where every corner whispers a tale of royalty and every detail is crafted for the connoisseurs of elegance.

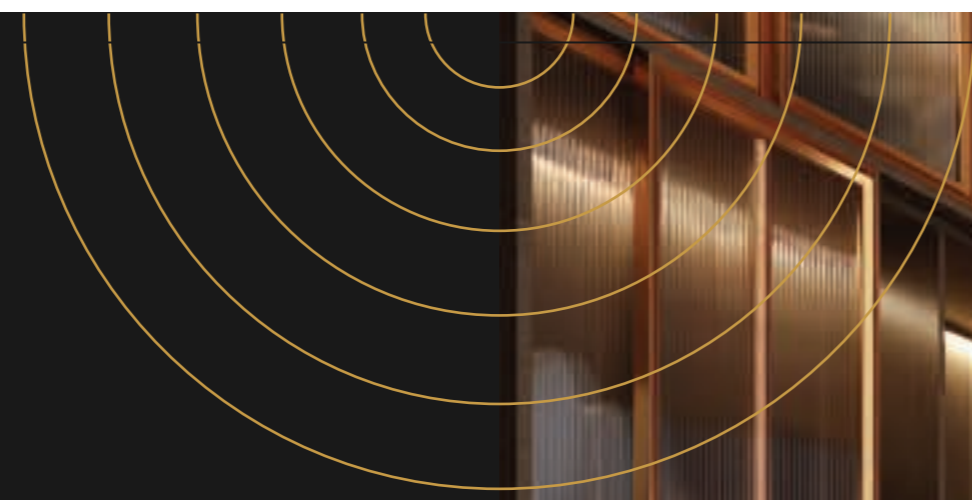
The Crown Living



The fine living
experience

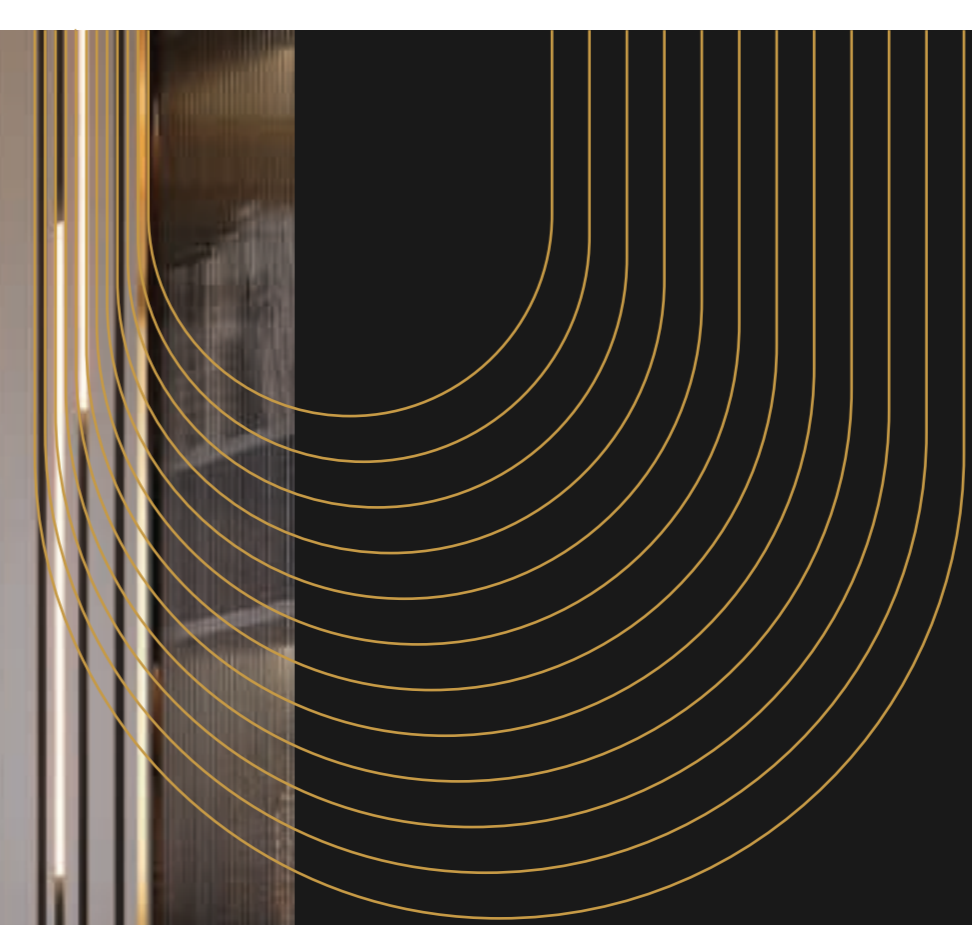


The Crown Living



Where tranquility
reigns supreme





*A canvas
of coziness*



The theatre of
luxury



Sanctuary of
serenity

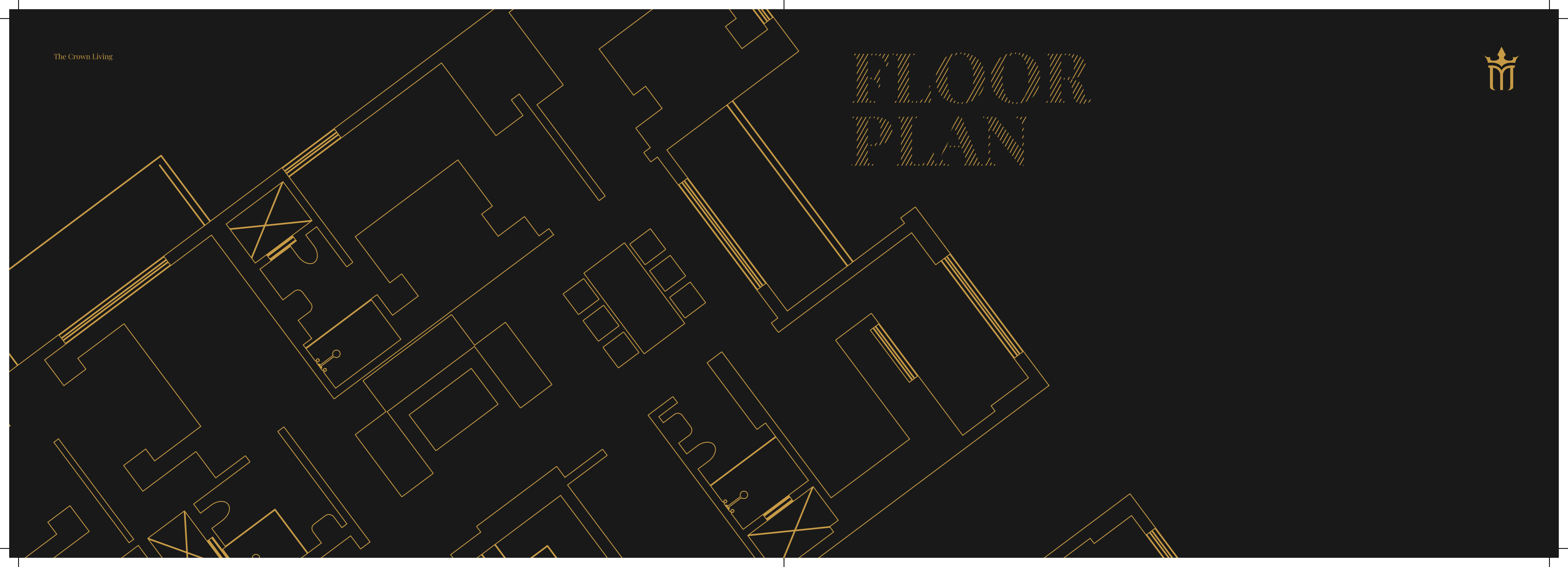
The Crown Living



An ode to
grandeur



FLOOR PLAN





Master Plan



LEGEND

- 01. TEMPLE
- 02. MOON GARDEN WITH SEATING
- 03. CURVILINEAR SEATING
- 04. SKATING RINK
- 05. PET PARK





Floor Plan

Block - 2 (Flat - A & B)
Typical 2nd, 4th, 6th Floor Plan





Floor Plan

Block - 3 (Flat - A & B)
Typical 2nd, 4th, 6th Floor Plan





Floor Plan

Block - 4 (Flat - A & B)
Typical 2nd, 4th, 6th Floor Plan





Floor Plan

Block - 5 (Flat - A)



Area Chart

BLOCK	FLOOR	UNIT	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	
01	Ground	Retail Shop 1	9556	0	0	0	352	9908	3468	13375	
	First	Retail Shop 2	10755	0	0	0	330	11084	3880	14964	
	Second Floor	Room - 1		744	0	0	0	69	814	285	1099
		Room - 2		723	0	0	0	62	785	275	1059
		Room - 3		716	0	0	0	59	775	271	1046
		Room - 4		731	0	0	0	64	794	278	1072
		Room - 5		1328	0	0	0	92	1421	497	1918
		Room - 6		1936	0	0	0	102	2039	714	2752
		Room - 7		968	0	0	0	73	1042	365	1406
		Room - 8		948	0	0	0	68	1016	356	1372
Room - 9			753	0	0	0	76	829	290	1119	

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
02	1	A	3 BHK	1686	324	0	0	112	2122	743	2864
	1	B	3 BHK	1764	410	0	0	134	2308	808	3116
	2	A	3 BHK	1686	324	0	0	112	2122	743	2864
	2	B	3 BHK	1764	410	0	0	134	2308	808	3116
	3	A	3 BHK	1686	324	0	0	112	2122	743	2864
	3	B	3 BHK	1764	410	0	0	134	2308	808	3116
	4	A	3 BHK	1686	324	0	0	112	2122	743	2864
	4	B	3 BHK	1764	410	0	0	134	2308	808	3116
	5	A	3 BHK	1686	324	0	0	112	2122	743	2864
	5	B	3 BHK	1764	410	0	0	134	2308	808	3116
	6	A	3 BHK	1686	324	0	0	112	2122	743	2864
	6	B	3 BHK	1764	410	0	0	134	2308	808	3116
	7	A	3 BHK	1686	324	0	0	112	2122	743	2864
	7	B (Duplex)	DUPLEX	3429	668	6667	219	276	11259	3941	15200
	8	A	3 BHK	1686	324	0	0	112	2122	743	2864

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
02	9	A	3 BHK	1686	324	796	0	112	2917	1021	3938
	9	B	3 BHK	1764	410	0	0	134	2308	808	3116
	10	A	3 BHK	1686	324	0	0	112	2122	743	2864
	10	B	3 BHK	1764	410	0	219	134	2528	885	3412
	11	A	3 BHK	1686	324	0	0	112	2122	743	2864
	11	B	3 BHK	1764	410	0	0	134	2308	808	3116
	12	A	3 BHK	1686	324	0	0	112	2122	743	2864
	12	B	3 BHK	1764	410	0	219	134	2528	885	3412
	13	A	3 BHK	1686	324	0	0	112	2122	743	2864
	13	B	3 BHK	1764	410	0	0	134	2308	808	3116
	14	A	3 BHK	1686	324	0	0	112	2122	743	2864
	14	B	3 BHK	1764	410	0	219	134	2528	885	3412
	15	A	3 BHK	1686	324	0	0	112	2122	743	2864
	15	B	3 BHK	1764	410	0	0	134	2308	808	3116
	16	A	3 BHK	1686	324	0	0	112	2122	743	2864
	16	B	3 BHK	1764	410	0	219	134	2528	885	3412

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
03	1	A	3 BHK	1558	276	0	0	112	1947	681	2628
	1	B	3 BHK	1543	363	0	0	125	2031	711	2742
	2	A	3 BHK	1558	276	0	0	112	1947	681	2628
	2	B	3 BHK	1543	363	0	0	125	2031	711	2742
	3	A	3 BHK	1558	276	0	0	112	1947	681	2628
	3	B	3 BHK	1543	363	0	0	125	2031	711	2742
	4	A	3 BHK	1558	276	0	0	112	1947	681	2628
	4	B	3 BHK	1543	363	0	0	125	2031	711	2742
	5	A	3 BHK	1558	276	0	0	112	1947	681	2628
	5	B	3 BHK	1543	363	0	0	125	2031	711	2742
	6	A	3 BHK	1558	276	0	0	112	1947	681	2628
	6	B	3 BHK	1543	363	0	0	125	2031	711	2742
	7	A	3 BHK	1558	276	0	0	112	1947	681	2628
	7	B	3 BHK	1543	363	0	0	125	2031	711	2742
	8	A	3 BHK	1558	276	761	0	112	2708	948	3655
	8	B	3 BHK	1543	363	0	0	125	2031	711	2742

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
03	9	A	3 BHK	1558	276	0	0	112	1947	681	2628
	9	B	3 BHK	1543	363	720	0	125	2751	963	3715
	10	A	3 BHK	1558	276	761	0	112	2708	948	3655
	10	B	3 BHK	1543	363	0	0	125	2031	711	2742
	11	A	3 BHK	1558	276	0	0	112	1947	681	2628
	11	B	3 BHK	1543	363	0	0	125	2031	711	2742
	12	A	3 BHK	1558	276	0	0	112	1947	681	2628
	12	B	3 BHK	1543	363	0	0	125	2031	711	2742
	13	A	3 BHK	1558	276	0	0	112	1947	681	2628
	13	B	3 BHK	1543	363	0	0	125	2031	711	2742
	14	A	3 BHK	1558	276	0	0	112	1947	681	2628
	14	B	3 BHK	1543	363	0	0	125	2031	711	2742
	15	A	3 BHK	1558	276	761	0	112	2708	948	3656
	15	B	3 BHK	1543	363	0	0	125	2031	711	2742
	16	A	3 BHK	1558	276	0	0	112	1947	681	2628
	16	B	3 BHK	1543	363	0	0	125	2031	711	2742

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
04	10	A	4 BHK	2151	405	1353	0	159	4067	1424	5491
	10	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	11	A	4 BHK	2151	405	0	0	159	2714	950	3664
	11	B	4 BHK	2213	396	0	0	152	2760	966	3726
	12	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	12	B	4 BHK	2213	396	0	0	152	2760	966	3726
	13	A	4 BHK	2151	405	0	0	159	2714	950	3664
	13	B	4 BHK	2213	396	0	0	152	2760	966	3726
	14	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	14	B	4 BHK	2213	396	0	0	152	2760	966	3726
	15	A	4 BHK	2151	405	0	0	159	2714	950	3664
	15	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	16	A	4 BHK	2151	405	0	206	159	2920	1022	3942
	16	B	4 BHK	2213	396	0	0	152	2760	966	3726

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
04	1	B	4 BHK	2213	396	0	0	152	2760	966	3726
	2	A	4 BHK	2151	405	0	76	159	2790	976	3766
	2	B	4 BHK	2213	396	0	0	152	2760	966	3726
	3	A	4 BHK	2151	405	0	0	159	2714	950	3664
	3	B	4 BHK	2213	396	0	0	152	2760	966	3726
	4	A	4 BHK	2151	405	0	76	159	2790	976	3766
	4	B	4 BHK	2213	396	0	0	152	2760	966	3726
	5	A	4 BHK	2151	405	1337	0	159	4051	1418	5469
	5	B	4 BHK	2213	396	0	0	152	2760	966	3726
	6	A	4 BHK	2151	405	0	76	159	2790	976	3766
	6	B	4 BHK	2213	396	0	0	152	2760	966	3726
	7	A	4 BHK	2151	405	0	0	159	2714	950	3664
	7	B	4 BHK	2213	396	0	0	152	2760	966	3726
	8	A	4 BHK	2151	405	1353	0	159	4067	1424	5491
	8	B	4 BHK	2213	396	762	0	152	3522	1233	4755
	9	A	4 BHK	2151	405	0	0	159	2714	950	3664
9	B	4 BHK	2213	396	0	0	152	2760	966	3726	

BLOCK	FLOOR	FLAT NO	BHK	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	EXCLUSIVE VERANDAH AREA (SQ. FT.)	TERRACE AREA (SQ. FT.)	WALL AREA (SQ. FT.)	BUILT UP AREA (SQ. FT.)	PROPORTIONATE SHARE OF COMMON AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
05	1	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	2	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	3	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	4	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	5	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	6	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	7	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	8	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	9	A	5 BHK	3375	1170	0	0	234	4779	1672	6451
	10	A	5 BHK	3375	1170	0	208	234	4987	1745	6732
	11	A	5 BHK	3375	1170	2927	0	234	7705	2697	10402



SPECIAL- CATIONS

3 Premium B+G+16 towers alongwith roof top amenities on the 17th floor

1 Ultra premium B+G+11 tower

Front Block with Basement

Ground, First & Second Floor Commercial

Third, Fourth & Fifth Exclusive Club for Residents

Floor to Floor height of flats are 11.5 ft

Floor to Floor height of parking is 14 ft

Structure - RCC Framed Seismic Zone V compliant structure

All Rooms and Toilets - Designer Tiles of Premium make. Sanitary & CP Fittings shall be of premium brands like Kohler/ Grohe/ Hansgrohe or equivalent

Windows - High Quality Aluminium Windows

Lifts - High Speed Elevators of reputed brand like Kone/ Thyssenkrupp/ Schindler/Otis or equivalent

Electrical Load - 3BHK: 16 KVA, 4BHK: 19KVA, 5BHK: 25KVA, Full Power Backup of the Entire Society

Fire Safety as per FESSA

To take care of exterior seepage (due to high rainfall in Assam), all around Balconies and Chajjas have been provided



About Developers



For over two decades, Uttarayan Group has been the most trusted real estate developer in Northeast India, known for timely delivery, exceptional quality, and customer satisfaction. They turn dreams into living spaces, offering diverse options from value-driven apartments to luxurious residences. Meticulous planning and sustainable practices ensure comfort and harmony with the environment. Beyond buildings, they foster vibrant communities where residents connect and thrive, with lush landscapes and bustling community centers.

Past Projects



Uttarayan Empire



Uttarayan Shreejoni



Uttarayan Ville



Uttarayan Residency

Ongoing Projects



Uttarayan Harmony



Uttarayan Vedic



Uttarayan Nirvana



Uttarayan Prakriti



Paramount Developers of Guwahati are renowned for their unwavering commitment to ethical business practices. They prioritize transparency in dealings, fostering trust with clients and partners. Their strong adherence to timelines reflects a sense of reliability and professionalism. Paramount Developers consistently prioritize quality construction, ensuring that their projects meet high standards.

Projects



Paramount Square



Paramount Greens



Paramount Grande



Paramount Palazzo



Paramount Taj



The Capital Avenue