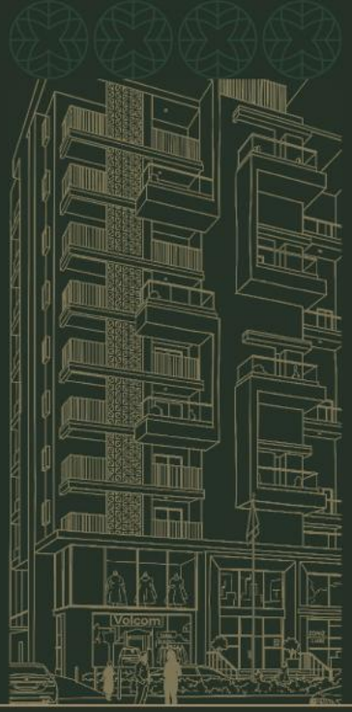


Eaststone SHB

WHERE DREAMS FIND THEIR HOMES.



TOGETHER, WE SHAPE THE FUTURE-TRUSTED PARTNERS IN ARCHITECTURE COMMITTED TO MEANINGFUL, SUSTAINABLE, AND FUTURE-READY SPACES.



Enter a world crafted for aspirations where timeless design, serene surroundings, and thoughtful spaces come together to welcome the life you've always imagined, in a place your heart instantly belongs.

A Grand Welcome To Your Imagined Life!



Your Dream Lifestyle, Beautifully Brought To Life!

Discover a lifestyle crafted for the discerning few - with elegant interiors, premium amenities, and thoughtful design that offers unmatched comfort, privacy, and sophistication in every detail.

APARTMENTS OF 64 UNITS

3 SIDE OPEN APARTMENTS

WELL CONNECTED LOCATIONS

SUFFICIENT VISITORS CAR PARKING

VASTU COMPLIANT

DOUBLE HEIGHT PRIVATE-TERRACES

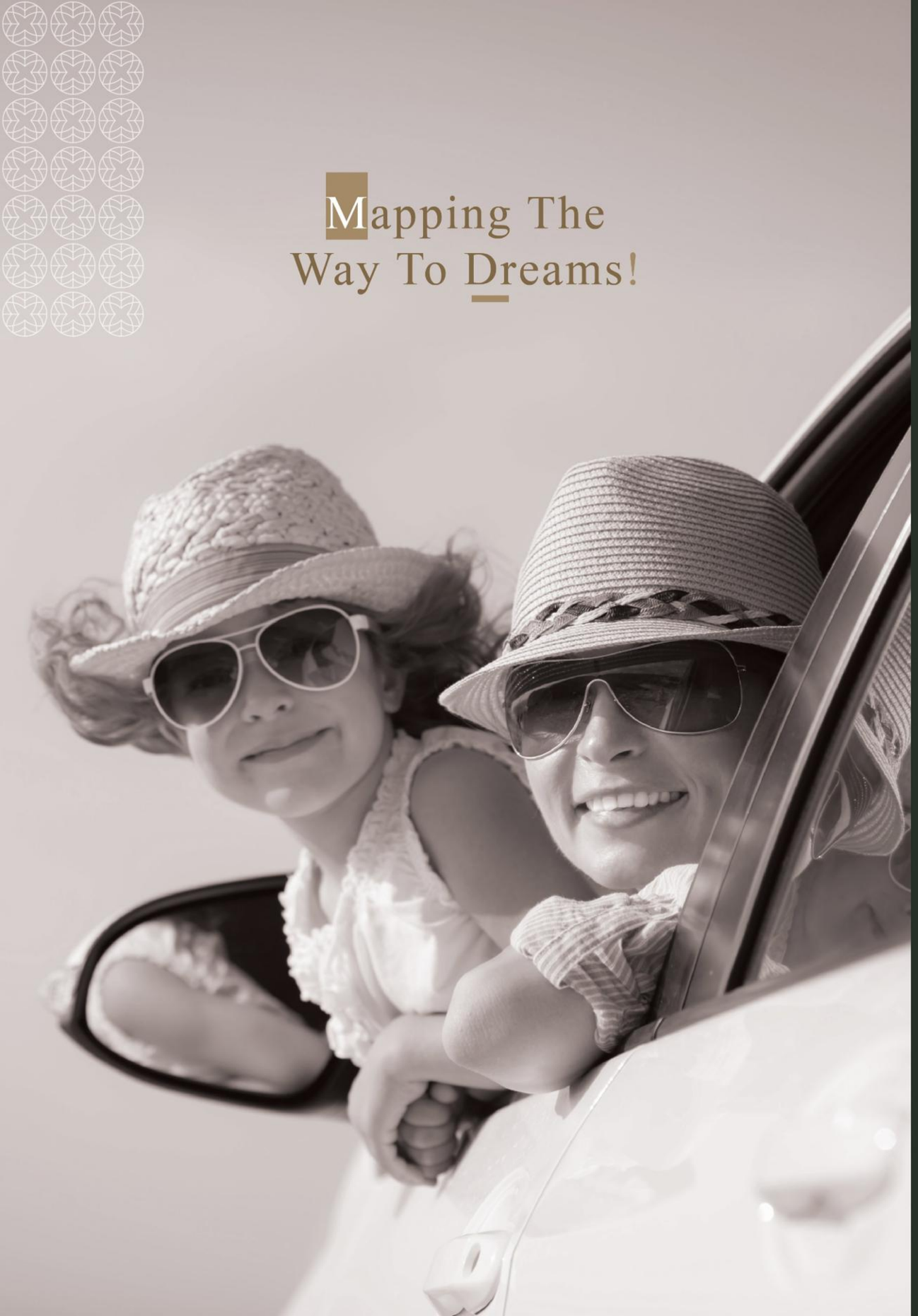
Where Modern Living Greets You at First Glance!

Commanding attention from the street, this elegant facade blends contemporary design with architectural charm. A striking presence that reflects the lifestyle within-inviting, refined, and built for elevated urban living.



ELEVATION VIEW

Mapping The Way To Dreams!





KEY DISTANCES

Apollo Excelcare Hospital - 4.9 Km
Kamakhya Railway Station - 10 Km
Guwahati Railway Station - 8.4 Km

ISBT Bus Stand - 1.3 Km
International Airport - 22 Km
Kamakhya Temple - 15 Km

Tirupati Shri Balaji Temple - 1.9 Km
Jame Masjid Katabari - 10 Meter
Church - 3.1 Km

Find Your Balance Above the Cityscape!

Welcome to the rooftop yoga sanctuary – a tranquil escape nestled above the bustle of everyday life. Surrounded by lush greenery and open skies,this serene space invites you to reconnect with yourself through mindful movement and breath. Whether it's sunrise salutations or sunset meditations, the calming ambiance and panoramic views make every session a rejuvenating experience. Here, wellness takes root and peace blooms naturally.



YOGA AREA

Where Wellness Touches The Sky!

Work out in the open air with inspiring views. Our rooftop gym blends fitness and freshness, offering a unique space to energize your body and uplift your mind naturally and freely.

OPEN GYM

Built On Vision, Shaped For Life!

The architectural vision of Nikhil Pasari , a respected name in contemporary design, brings a rare balance of innovation and timelessness to the project. His approach is defined by clean lines, harmonious proportions, and the thoughtful use of materials that blend durability with warmth. The façade presents a carefully orchestrated rhythm of solids and voids, enhanced by deep balconies that encourage connection with the outdoors. With equal attention to communal spaces and private interiors, every element-from welcoming lobbies to well-ventilated homes-reflects architect's meticulous planning. His design prioritizes movement, functionality, and openness, crafting spaces that elevate both living and belonging.

Our Mission: Meaningful, Mindful Living!

Collaborating with the visionary team behind Eaststone SHB has been a truly enriching experience. Their unwavering commitment to creating meaningful living environments is reflected in every aspect of the project. With a deep sensitivity to context and a clear design philosophy that values simplicity, functionality, and human-centric spaces, they have shaped a development that resonates with both purpose and poise. Thoughtful orientation, optimal use of natural light and ventilation, and a focus on spatial efficiency speak to their attention to detail. Eaststone Mannat is not just a residential offering-it is a testament to their dedication to inspired, responsible urban living.



Elevate your game with a rooftop court that blends sport and serenity. Feel the breeze, embrace the sky, and let every rally be a moment of joy and freedom.

Hit It Where The Air Is Fresher!

Dream-worthy Amenities For Everyday Living!



Fitness Centre
(Open to Sky Separate Yoga Space with Garden and Open to Sky Gym)



Domestically Treated Water Filtration Plant



2 Dedicated Lifts In Each Block

Separate Children's Play Area

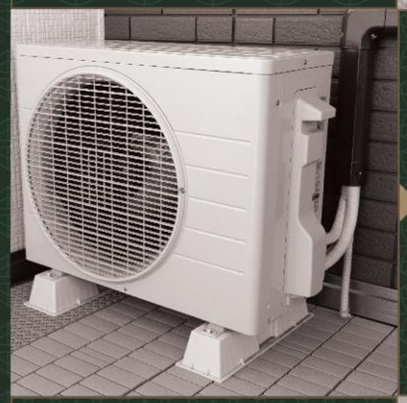


Separate Commercial Space With Independent Entry and Exit



Running Track





Dedicated ODU Unit Space



Rooftop- Badminton Court, Garden Space with Senior Citizen Sitting Area



Adequate Parking Facility

Landscape Garden



Community Hall



Senior Citizen Sitting Area



More Than a Home, It's a Lifestyle!

Escape the ordinary with homes that offer panoramic views, premium finishes,and urban convenience. Crafted for those who seek elegance, comfort, and the joy of living above the city bustle.



EVENING VIEW

Every Detail Where Dreams Feel Real!

SPECIFICATIONS

WALL FINISHES

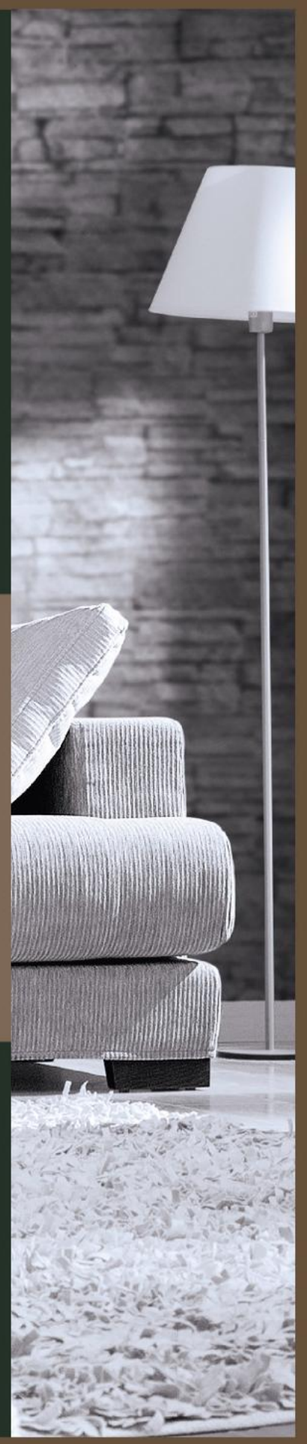
Kitchen	Tiles (600mm high above counter), putty with primer.
Bathroom	Bathroom- 2*4 ceramic tiles up to the door height, putty with primer.
Bedroom	Bedroom- Putty with primer.
Living Room/Dining Room	Putty with Primer.
Utility Room	Putty with Primer.
All Ceiling	Putty with Primer.
Common Passage & Lobby	With Primer and Paint.

ELECTRICAL FITTINGS

Split AC Provision	Living room and all bedrooms.
Electrical Points	2 light, 1 Fan and 2 no's 6A socket in all bedrooms.
TV Point	Living room (Only conduit laying, no wiring).
Wiring	PVC concealed wiring with modular switches.
Electrical Provisions	Point for water purifier, electrical chimney, refrigerator.
Electrical Load	3 BHK- 10KVA and 4 BHK- 12 KVA.

SAFETY

Structural	Compliant with Seismic Zone-V Specifications. Railing material with MS Pipe upto 3 ft height.
Fire-Fighter	As per fire recommendation letter.
Security	24*7 security & CCTV surveillance.



DOORS & WINDOWS

Door Frames	WPC
Main Door	Decorative flush doors.
Doors	Flush doors.
Windows	UPVC/aluminium windows.
Sliding Doors	UPVC/aluminium door.

KITCHEN & BATHROOM FITTINGS

Kitchen Sink	Stainless steel sink.
Kitchen Counter	Granite Slab.
Sanitary Fittings	Jaquar/Kohler or any equivalent brand.
CP Fittings	Jaquar/Kohler or any equivalent brand.
	Hot and cold provision on the bathroom.
Geyser & Exhaust	16A power point for geyser & 6A power point for exhaust in toilets.

FLOORING

Bedrooms	4*2 Vitrified Tiles.
Kitchen	4*2 Vitrified Tiles.
Living/Dining/ Utility/sitting area	4*2 Vitrified Tiles
Sit-outs	2*2 Vitrified Tiles.

Where Shared Dreams Come To Life!

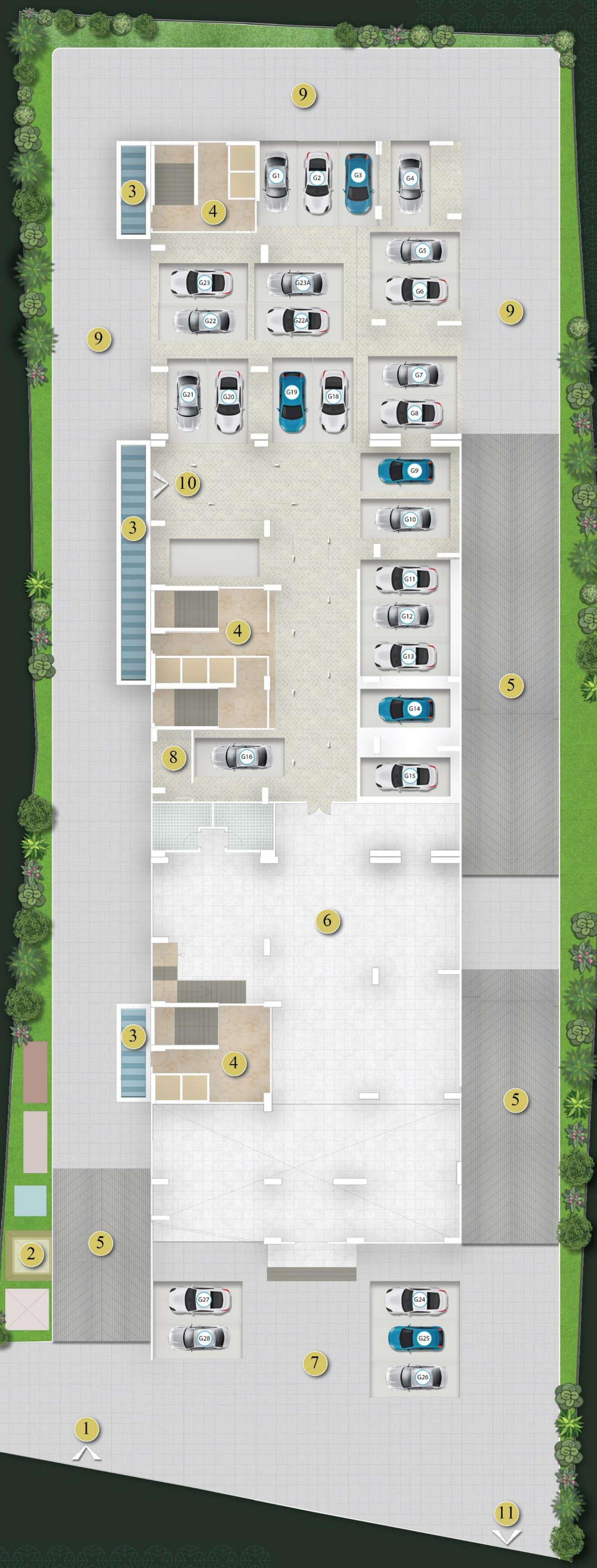
A thoughtfully designed community hall brings residents together-celebrating life's milestones, festivals, and everyday moments. It's a space where bonds are built, memories are made, and collective dreams truly come alive.

COMMUNITY HALL

Site Plan

LEGENDS

1. Entry
2. Guard Room
3. Drop Off
4. Lobby Area
5. Ramp
6. Commercial Area
7. Commercial Parking
8. Office
9. Driveway
10. Entry/Exit to parking
11. Exit

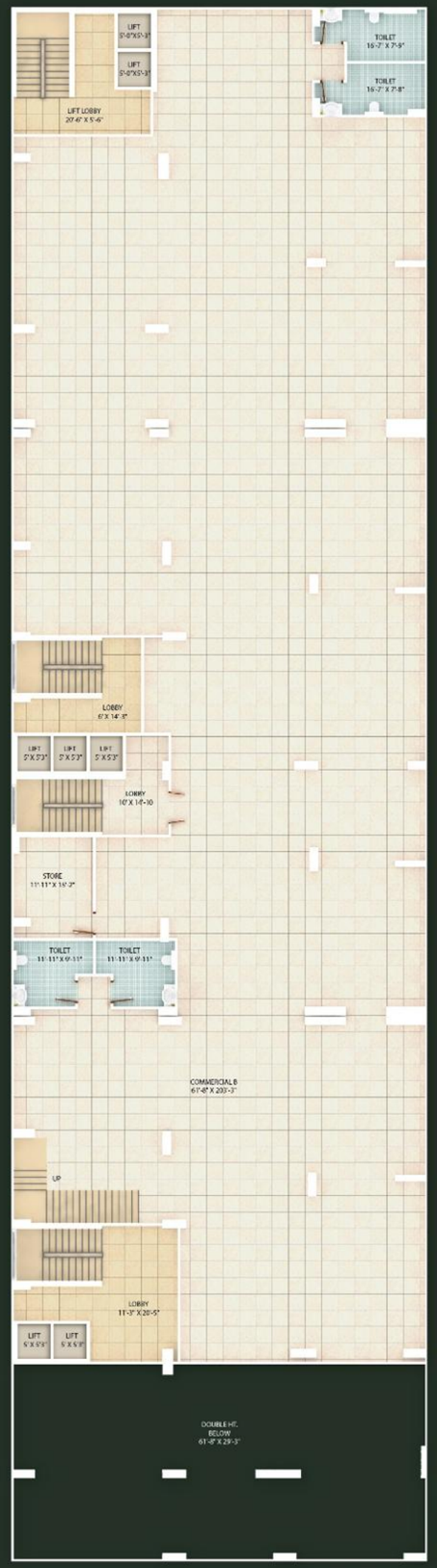


GROUND FLOOR

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Floor Plans

TYPE	RETAIL SPACE
UNIT	B
CARPET AREA	10943.54 SQ FT
EXTERNAL WALL	237.24 SQ FT
BUILT UP AREA	11181 SQ FT
SUPER BUILT UP AREA	14535 SQ FT



1ST FLOOR
COMMERCIAL

W
S N
E



Floor Plans

UNIT	A-2A	A-2B
CARPET AREA	980.71 SQ FT	1043.79 SQ FT
BALCONY	182.02 SQ FT	94.08 SQ FT
BUILT UP AREA	1223 SQ FT	1202 SQ FT
SUPER BUILT UP AREA	1590 SQ FT	1563 SQ FT
PRIVATE TERRACE	296.8 SQ FT	527.82 SQ FT

UNIT	A-2C	B-2A
CARPET AREA	1030.11 SQ FT	1087.38 SQ FT
BALCONY	106.99 SQ FT	118.51 SQ FT
BUILT UP AREA	1211 SQ FT	1271 SQ FT
SUPER BUILT UP AREA	1574 SQ FT	1653 SQ FT
PRIVATE TERRACE	452.54 SQ FT	538.6 SQ FT

UNIT	B-2B	B-2C
CARPET AREA	1063.16 SQ FT	1030.11 SQ FT
BALCONY	100.97 SQ FT	107.64 SQ FT
BUILT UP AREA	1228 SQ FT	1212 SQ FT
SUPER BUILT UP AREA	1596 SQ FT	1575 SQ FT
PRIVATE TERRACE	610.24 SQ FT	465.97 SQ FT

UNIT	C-2A	C-2B
CARPET AREA	1205.46 SQ FT	991.26 SQ FT
BALCONY	111.95 SQ FT	47.79 SQ FT
BUILT UP AREA	1385 SQ FT	1101 SQ FT
SUPER BUILT UP AREA	1801 SQ FT	1432 SQ FT
PRIVATE TERRACE	526.96 SQ FT	399.65 SQ FT

2ND FLOOR

W
S N
E

Floor Plans

UNIT	A-3A/9A	A-3B/9B
CARPET AREA	980.71 SQ FT	1043.79 SQ FT
BALCONY	170.50 SQ FT	43.06 SQ FT
BUILT UP AREA	1211 SQ FT	1151 SQ FT
SUPER BUILT UP AREA	1575 SQ FT	1497 SQ FT
PRIVATE TERRACE	79.20 SQ FT	62.41 SQ FT

UNIT	A-3C/9C	B-3A/9A
CARPET AREA	1030.11 SQ FT	1087.38 SQ FT
BALCONY	106.46 SQ FT	118.19 SQ FT
BUILT UP AREA	1211 SQ FT	1271 SQ FT
SUPER BUILT UP AREA	1574 SQ FT	1652 SQ FT
PRIVATE TERRACE	0 SQ FT	0 SQ FT

UNIT	B-3B/9B	B-3C/9C
CARPET AREA	1063.16 SQ FT	1030.11 SQ FT
BALCONY	100.97 SQ FT	106.13 SQ FT
BUILT UP AREA	1228 SQ FT	1210 SQ FT
SUPER BUILT UP AREA	1596 SQ FT	1573 SQ FT
PRIVATE TERRACE	0 SQ FT	0 SQ FT

UNIT	C-3A/9A	C-3B/9B
CARPET AREA	1205.46 SQ FT	991.26 SQ FT
BALCONY	111.95 SQ FT	86.11 SQ FT
BUILT UP AREA	1385 SQ FT	1140SQ FT
SUPER BUILT UP AREA	1801 SQ FT	1481 SQ FT
PRIVATE TERRACE	0 SQ FT	0 SQ FT



3RD & 9TH FLOOR





Floor Plans

UNIT	A-4A/6A/8A	A-4B/6B/8B
CARPET AREA	980.71 SQ FT	1043.79 SQ FT
BALCONY	170.93 SQ FT	42.30 SQ FT
BUILT UP AREA	1212 SQ FT	1151 SQ FT
SUPER BUILT UP AREA	1575 SQ FT	1496 SQ FT
PRIVATE TERRACE	69.69 SQ FT	80.32 SQ FT

UNIT	A-4C/6C/8C	B-4A/6A/8A
CARPET AREA	1030.11 SQ FT	1087.38 SQ FT
BALCONY	107.86 SQ FT	118.51 SQ FT
BUILT UP AREA	1212 SQ FT	1271 SQ FT
SUPER BUILT UP AREA	1575 SQ FT	1653 SQ FT
PRIVATE TERRACE	126.36 SQ FT	56.39 SQ FT

UNIT	B-4B/6B/8B	B-4C/6C/8C
CARPET AREA	1063.16 SQ FT	1030.11 SQ FT
BALCONY	45.10 SQ FT	106.46 SQ FT
BUILT UP AREA	1172 SQ FT	1211 SQ FT
SUPER BUILT UP AREA	1523 SQ FT	1574 SQ FT
PRIVATE TERRACE	94.73 SQ FT	129.72 SQ FT

UNIT	C-4A/6A/8A	C-4B/6B/8B
CARPET AREA	1205.46 SQ FT	991.26 SQ FT
BALCONY	111.95 SQ FT	87.83 SQ FT
BUILT UP AREA	1385 SQ FT	1141 SQ FT
SUPER BUILT UP AREA	1801 SQ FT	1484 SQ FT
PRIVATE TERRACE	100.19 SQ FT	36.66 SQ FT

4TH, 6TH & 8TH FLOOR



Floor Plans

UNIT	A-5A/7A	A-5B/7B
CARPET AREA	980.71 SQ FT	1043.79 SQ FT
BALCONY	170.93 SQ FT	42.30 SQ FT
BUILT UP AREA	1212 SQ FT	1151 SQ FT
SUPER BUILT UP AREA	1575 SQ FT	1496 SQ FT
PRIVATE TERRACE	79.20 SQ FT	63.97 SQ FT

UNIT	A-5C/7C	B-5A/7A
CARPET AREA	1030.11 SQ FT	1087.38 SQ FT
BALCONY	107.86 SQ FT	118.51 SQ FT
BUILT UP AREA	1212 SQ FT	1271 SQ FT
SUPER BUILT UP AREA	1575 SQ FT	1653 SQ FT
PRIVATE TERRACE	58.77 SQ FT	107.19 SQ FT

UNIT	B-5B/B-7B	B-5C/B-7C
CARPET AREA	1063.16 SQ FT	1030.11 SQ FT
BALCONY	45.10 SQ FT	106.46 SQ FT
BUILT UP AREA	1172 SQ FT	1211 SQ FT
SUPER BUILT UP AREA	1523 SQ FT	1574 SQ FT
PRIVATE TERRACE	52.47 SQ FT	61.85 SQ FT

UNIT	C-5A/C-7A	C-5B/C-7B
CARPET AREA	1205.46 SQ FT	991.26 SQ FT
BALCONY	111.95 SQ FT	87.83 SQ FT
BUILT UP AREA	1385 SQ FT	1141 SQ FT
SUPER BUILT UP AREA	1801 SQ FT	1484 SQ FT
PRIVATE TERRACE	102.85 SQ FT	42.82 SQ FT



5TH & 7TH FLOOR





TERRACE FLOOR



Floor Plans



BASEMENT FLOOR



Unit Plans



FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	A-2A	980.71 SQ FT	182.02 SQ FT	1223 SQ FT	1590 SQ FT	296.8 SQ FT



2ND FLOOR





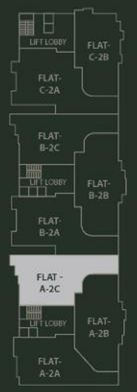


FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	A-2B	1043.79 SQ FT	94.08 SQ FT	1202 SQ FT	1563 SQ FT	527.82 SQ FT

Unit Plans



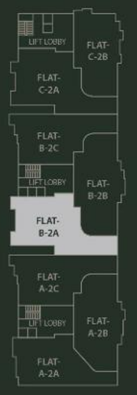
FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	A-2C	1030.11 SQ FT	106.99 SQ FT	1211 SQ FT	1574 SQ FT	452.54 SQ FT



2ND FLOOR



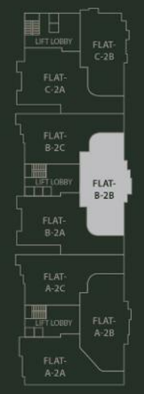
FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	B-2A	1087.38 SQ FT	118.51 SQ FT	1271 SQ FT	1653 SQ FT	538.6 SQ FT



Unit Plans

FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	B-2B	1063.16 SQ FT	100.97 SQ FT	1228 SQ FT	1596 SQ FT	610.24 SQ FT





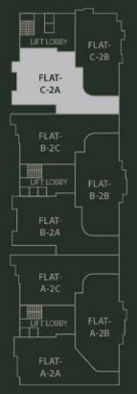


2ND FLOOR



FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	B-2C	1030.11 SQ FT	107.64 SQ FT	1212 SQ FT	1575 SQ FT	465.97 SQ FT

Unit Plans



FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	C-2A	1205.46 SQ FT	111.95 SQ FT	1385 SQ FT	1801 SQ FT	526.98 SQ FT



2ND FLOOR



Unit Plans





FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
2ND	C-2B	991.26 SQ FT	47.79 SQ FT	1101 SQ FT	1432 SQ FT	399.65 SQ FT



2ND FLOOR

Unit Plans

FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	A-3A/9A	980.71 SQ FT	170.50 SQ FT	1211 SQ FT	1575 SQ FT	79.20 SQ FT
4TH,6TH & 8TH	A-4A/6A/8A	980.71 SQ FT	170.93 SQ FT	1212 SQ FT	1575 SQ FT	69.69 SQ FT
5TH & 7TH	A-5A/7A	980.71 SQ FT	170.93 SQ FT	1212 SQ FT	1575 SQ FT	79.20 SQ FT







TYPICAL FLOOR



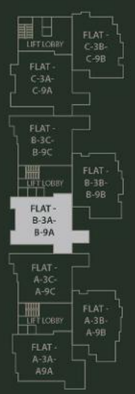
FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	A-3C/9C	1030.11 SQ FT	106.46 SQ FT	1211 SQ FT	1574 SQ FT	0 SQ FT
4TH,6TH & 8TH	A-4C/6C/8C	1030.11 SQ FT	106.46 SQ FT	1211 SQ FT	1574 SQ FT	129.72 SQ FT
5TH & 7TH	A-5C/7C	1030.11 SQ FT	106.46 SQ FT	1211 SQ FT	1574 SQ FT	61.85 SQ FT



Unit Plans







FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	A-3B/9B	1043.79 SQ FT	43.06 SQ FT	1151 SQ FT	1497 SQ FT	62.41 SQ FT
4TH,6TH & 8TH	A-4B/6B/8B	1043.79 SQ FT	42.30 SQ FT	1151 SQ FT	1496 SQ FT	80.32 SQ FT
5TH & 7TH	A-5B/7B	1043.79 SQ FT	42.30 SQ FT	1151 SQ FT	1496 SQ FT	63.67 SQ FT

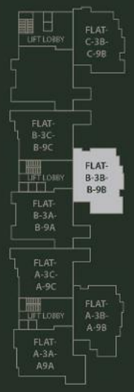


FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	B-3A/9A	1087.38 SQ FT	118.19 SQ FT	1271 SQ FT	1652 SQ FT	0 SQ FT
4TH,6TH & 8TH	B-4A/6A/8A	1087.38 SQ FT	118.51 SQ FT	1271 SQ FT	1653 SQ FT	56.39 SQ FT
5TH & 7TH	B-5A/7A	1087.38 SQ FT	118.51 SQ FT	1271 SQ FT	1653 SQ FT	107.19 SQ FT

Unit Plans

FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	B-3B/9B	1063.16 SQ FT	100.97 SQ FT	1228 SQ FT	1596 SQ FT	0 SQ FT
4TH,6TH & 8TH	B-4B/6B/8B	1063.16 SQ FT	45.10 SQ FT	1172 SQ FT	1523 SQ FT	94.73 SQ FT
5TH & 7TH	B-5B/7B	1063.16 SQ FT	45.10 SQ FT	1172 SQ FT	1523 SQ FT	52.47 SQ FT







FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	C-3A/9A	1205.46 SQ FT	111.95 SQ FT	1385 SQ FT	1801 SQ FT	0 SQ FT
4TH,6TH & 8TH	C-4A/6A/8A	1205.46 SQ FT	111.95 SQ FT	1385 SQ FT	1801 SQ FT	100.19 SQ FT
5TH & 7TH	C-5A/7A	1205.46 SQ FT	111.95 SQ FT	1385 SQ FT	1801 SQ FT	102.85 SQ FT

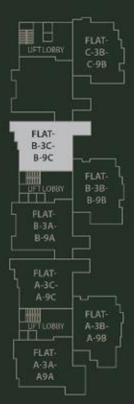


Unit Plans

TYPICAL FLOOR

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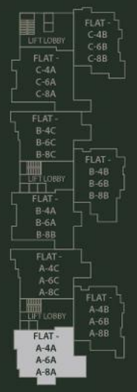
FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	B-3C/9C	1030.11 SQ FT	106.13 SQ FT	1210 SQ FT	1573 SQ FT	0 SQ FT
4TH,6TH & 8TH	B-4C/6C/8C	1030.11 SQ FT	106.46 SQ FT	1211 SQ FT	1574 SQ FT	129.72 SQ FT
5TH & 7TH	B-5C/7C	1030.11 SQ FT	106.46 SQ FT	1211 SQ FT	1574 SQ FT	61.85 SQ FT



FLOOR	UNIT	CARPET AREA	BALCONY	BUILT UP AREA	SUPER BUILT UP AREA	PRIVATE TERRACE
3RD & 9TH	C-3B/9B	991.26 SQ FT	86.11 SQ FT	1140 SQ FT	1481 SQ FT	0 SQ FT
4TH,6TH & 8TH	C-4B/6B/8B	991.26 SQ FT	87.83 SQ FT	1141 SQ FT	1484 SQ FT	36.66 SQ FT
5TH & 7TH	C-5B/7B	991.26 SQ FT	87.83 SQ FT	1141 SQ FT	1484 SQ FT	42.82 SQ FT

Isometric View



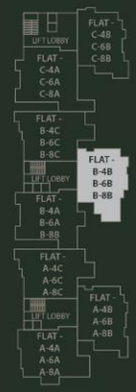


4TH, 6TH & 8TH FLOOR

FLAT NO.	A-4A/6A/8A
CARPET AREA	1087.38 SQ FT
BALCONY	118.51 SQ FT
BUILT UP AREA	1271 SQ FT
SUPER BUILT UP AREA	1653 SQ FT
PRIVATE TERRACE	56.39 SQ FT

Isometric View





4TH, 6TH & 8TH FLOOR

FLAT NO.	A-4A/6A/8A
CARPET AREA	1063.16 SQ FT
BALCONY	45.10 SQ FT
BUILT UP AREA	1172 SQ FT
SUPER BUILT UP AREA	1523 SQ FT
PRIVATE TERRACE	94.73 SQ FT

A Dreamscape
Scene From The Sky!

From above, the vision comes alive -a harmonious layout of open spaces,greenery and architecture. A bird's-eye view of a community thoughtfully shaped where every dream finds its perfect place.



AERIAL VIEW

BALCONY VIEW

Enjoy serene views from your balcony overlooking the lush open terrace below. Breathe in fresh air, embrace nature, and unwind in a space where tranquility meets beautifully designed outdoor living.

Balconies That Let Dreams Breathe Free!

Modern Living Shines Bright In Daylight!

Bathed in sunlight, this residence blends contemporary architecture with inviting warmth, offering open spaces, refined details, and a lifestyle where comfort, elegance, and natural beauty come together every single day.

ROAD VIEW

DEVELOPERS

EASTSTONE
BUILDER & DEVELOPERS

Near Car Ghar, AICC Complex, GS Road
Ganeshguri, Guwahati - 781005

ARCHITECT

Ar.Nikhil Pasari
NPDS I Guwahati

STRUCTURAL ENGINEER

Oriental Engineers
Guwahati

MEP CONSULTANT

Mr. Sunil Tiwari
Sk Consultants

VASTU CONSULTANT

Mr. Basant Rasiwasia
Mumbai

RERAA NUMBER

RERAA KM 169 OF 2025-26

CORPORATE ADDRESS

Near Car Ghar, AICC Complex,
GS Road, Guwahati- 781035

SITE ADDRESS

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HOUSING LOAN APPROVALS

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Eaststone SHB. 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.

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