



GLARICA
Green
valley

A Paradise on Earth-

*Apartments amidst soothing Greenery...
surrounded by mountains, lakes & birds!!*



Enjoy the **AESTHETICS...**
 Keeping **FIT...amidst GREENERY...**



Relax by just admiring the Aesthetic beauty of the fountain..!Keep fit enjoying an early morning jog in the jogging track..! You may even spend your leisure time reading your favorite book in the landscape garden bench..!
 At Larica Green Valley we have designed infrastructure for you to calm your senses and make the fullest of every moment while you breathe in fresh natural air..!

Fountain

Landscape Garden

Jogging Track

Safety **ENABLES** Smiles.



A Senior Citizen Park and Children's Park ensures your loved ones enjoy to the fullest amidst nature..! 24/7 tight security so that you and your family have a sound sleep..!Medical emergencies never come with an appointment - A Doctor On Call to take care of those unforeseen circumstances..! At Larica Green Valley we are there to help..!

Children's Park

Senior Citizen's Park

24 X 7 Security

Doctor On Call

Health **BEGINS** with hygiene.

Little facilities elevate the quality of your life...!
The garbage disposal system ensures no litter around...!
a water treatment plant ensures you and your family's health and hygiene!



Garbage Disposal System
Water Treatment Plant



Ease **BEGINS** with convenience..

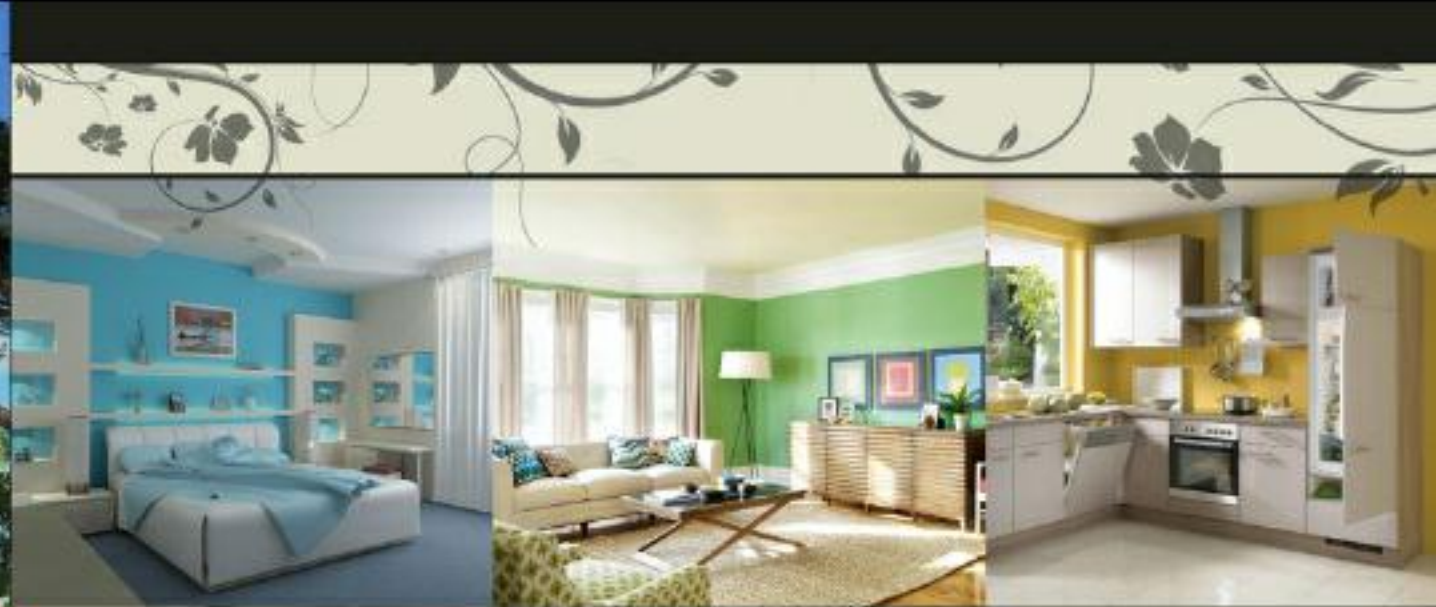
Ample car parking space for your special guests ensure your loved ones visit you hassle free...!
Well lit internal road ensures pedestrian safety as well as ease of driving..!



Decorative Street Lights
Car parking for guests



An external view from the highway



Come...lets explore the *LARICA Green valley*

Birds eye View



Artist's Impression



Artist's impression of Larica Green Valley European Club House

A *Club* that will
change your lifestyle



Larica Green Valley Club...the heart of this project is to improve your lifestyle. It is the perfect place to work, play, rejuvenate as well as socializes and make friends....you will enjoy a host of facilities and amenities that will add colours in your life.





*Sports and recreation
the best way to remain fit ,
not just physically but
mentally too...*



So you are a sporty person...start your day with a round of TENNIS ...or maybe play a game of BADMINTON in the evenings...! Don't want to play outdoor, we have an INDOOR GAMES ROOM for you and your kids to spend time together..!

Your Dream Club House at Larica Green Valley

*Health and beauty
for you to look stunning forever....*

Workout till you drop at the GYMOr simply plunge into the SWIMMING POOL for a few laps...!your wife could have a complete make over at the BEAUTY PARLOR ..while you could de-stress yourself with a rejuvenating massage at the HEALTH SPA



Badminton Court | Tennis Court | Indoor Games Room

Swimming Pool | Gym with Steam & Sauna | Beauty Parlour & Health Spa



Recreation

*not just for you
but your kids too*

At this club ...we even take care of your basic comforts
a LAUNDRY SERVICE to ensure your clothes are sparkling
cleana MINI LIBRARY WITH CYBER CAFÉ for your
reference and leisure timea KIDS ZONE for your kids to enjoy
video gamesand even have a MINI THEATRE for you to watch
block busters with friends and family...!



Convenience with care the perfect recipe for a hassle free life

Ample Car parking space in the well designed CAR PARK ...A special
CAR WASH facility so that your car remains like new forever...!
GUEST ROOMS and RENT A CAR facility for your special guests...!



Mini Library With Cyber Cafe | Kids Zone | Laundry Service | Mini Theater

Car Parking Space | Car Wash Facility | Guests Rooms | Rent a car facility



*Tickle your taste buds
with mouth watering cuisines...*

Pamper your taste buds at the RESTAURANTS and COFFEE SHOPS...!
Organize the special events of your life at the BANQUET HALL
And don't worry about the catering ...our caterers would be excited
to serve you a variety of cuisines..!

Restaurant & Cofee Shop | Banquet Hall with Catering | Conference Hall

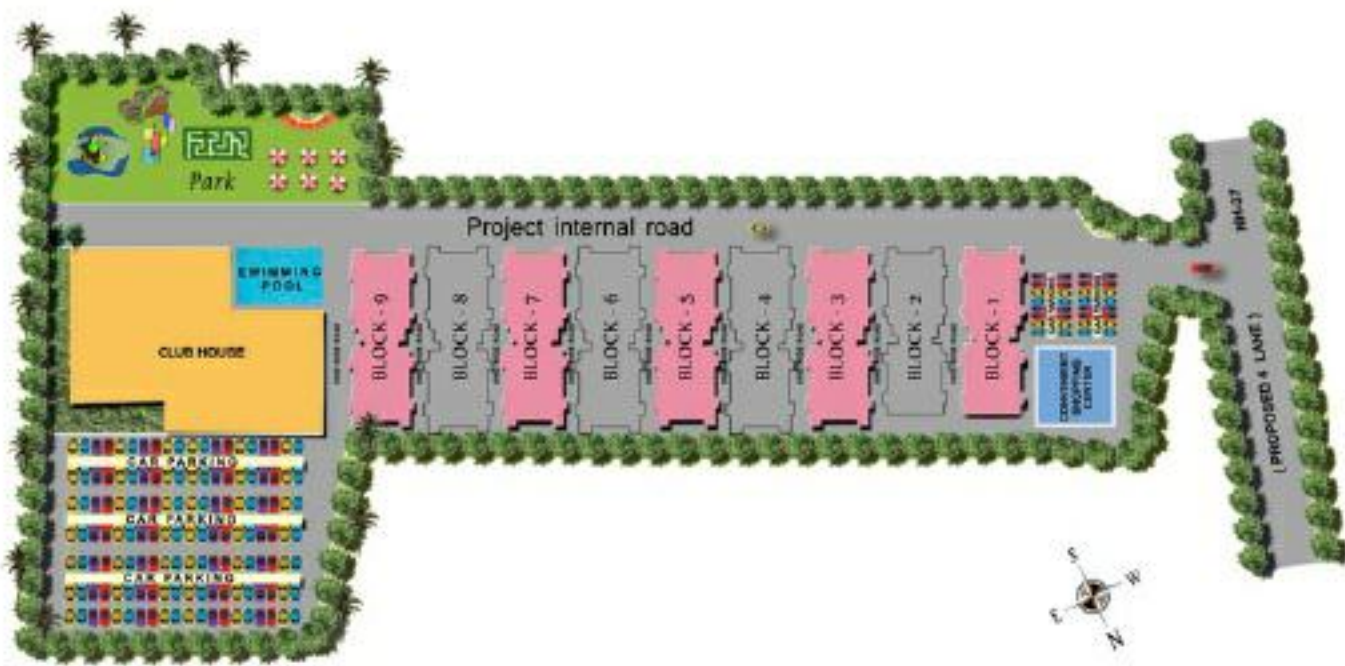


CLUB AMENITIES & FACILITIES

- | | |
|-------------------|---------------------|
| Badminton | Kids Zone |
| Tennis | Laundry |
| Indoor Games | Mini Theatre |
| Swimming Pool | Car Parking |
| Gym with | Car Wash Facility |
| Steam & Sauna | Guests Room |
| Beauty Parlour | Rent a car facility |
| Health Spa | Catering |
| Mini Library With | Restaurant |
| Cyber Cafe | Coffee Shop |
| Conference Hall | Banquet Hall |



SITE PLAN



- Apartment (G-5)
- Club House
- Shopping Complex
- Park

Floor Plan of Block - 1 & 2 (1st floor - 5th floor)



- Super Built Up area of 4BHK apartments - A & B - 1670 sq.ft.
- Super Built Up area of 3BHK apartments - C - 1300 sq.ft., D - 1285 sq.ft., E & F - 1260 sq.ft., G & H - 1315 sq.ft.

- Bedroom
- Living / Dining
- Kitchen
- Bathroom
- Balcony
- Store Room

Floor Plan of Block - 3 & 4 (1st floor)



Floor Plan of Block - 3 & 4 (2nd to 5th floor)



Floor Plan of Block - 5 to 9 (1st floor)



- ▶ Super Built Up area of 4BHK apartments - A, B, G & H - 1635 sq.ft.
- ▶ Super Built Up area of 3BHK apartments - C - 1295 sq.ft., D - 1280 sq.ft., E & F - 1205 sq.ft.

▶ Bedroom
 ▶ Living / Dining
 ▶ Kitchen
 ▶ Bathroom
 ▶ Balcony
 ▶ Store Room

Floor Plan of Block - 5 to 9 (2nd to 5th floor)



- ▶ Super Built Up area of 4BHK apartments - A, B, G & H - 1675 sq.ft.
- ▶ Super Built Up area of 3BHK apartments - C - 1295 sq.ft., D - 1280 sq.ft., E & F - 1205 sq.ft.

▶ Bedroom
 ▶ Living / Dining
 ▶ Kitchen
 ▶ Bathroom
 ▶ Balcony
 ▶ Store Room



Artist's impression of Larica Green Valley Shopping Complex



The Convenience within your complex

Having a shopping complex within your project is simply great..Whatever you need, be it grocery or medicine everything is just a phone call away or a 2 minutes stroll. The shopping complex within the township will add ease to your life and help you save time for your family and loved ones.

Commercial Spaces
Shopping Complex

FLOOR PLANS OF SHOPPING MALL

SUPER BUILT UP (sq.ft.)

Ground Floor



Shop - A	326 sq.ft.
Shop - B	242 sq.ft.
Shop - C	228 sq.ft.
Shop - D	320 sq.ft.
Shop - E	142 sq.ft.
Shop - F	396 sq.ft.
Shop - G	180 sq.ft.
Shop - H	120 sq.ft.
Shop - I	192 sq.ft.

FLOOR PLANS OF SHOPPING MALL

First Floor

SUPER BUILT UP (sq.ft.)



Shop - A	312 sq.ft.
Shop - B	230 sq.ft.
Shop - C	217 sq.ft.
Shop - D	304 sq.ft.
Shop - E	138 sq.ft.
Shop - F	380 sq.ft.
Shop - G	163 sq.ft.
Shop - H	115 sq.ft.
Shop - I	178 sq.ft.
Shop - J	330 sq.ft.



CHAIRMAN'S VISION

If life is all about compromises, home shouldn't be. It should unconditionally charm you; ease you; pamper you. And of course, it's all possible at a budget you can afford. Enjoy the cost-effective luxury at Larica Greens. It's a designed to bring upon a sense of belonging. The essence of Larica Group is to better life. At Larica Green, we have endeavored to set a comprehensive world that supports and colours your life. I believe, when you discover it, you will cherish it.

Welcome friends! **Satish Lakhota**
CHAIRMAN, LARICA ESTATE LTD.

About US

Larica Group was founded by Satish Lakhota, in the year 1978. Three decades hence, it's a pioneering conglomerate with leadership in real estate, retail, manufacturing, export and import. Satish Lakhota's mantra has been simple : create joy with win-win situations. The group has been elevating skylines across the country. Building spaces for diverse needs and target-groups, the group has been consistent in its hallmark of quality, fairness and punctuality. It has consistently leveraged technology to enable superior architecture and better cost-effective elevations. Today, Larica simply means 'trust' to thousands of its customers, inhabitants and partners.

Some of the **ON GOING** Housing Township project are :

- ☑ Larica Green Hamlet, Bongara, Guwahati (over 350 Bungalow & Row House)
- ☑ Larica Township, Barasat, Kolkata (over 2800 Flats)
- ☑ Larica Tolly, Dhalipara, Kolkata (over 160 Flats)
- ☑ Larica Green Hamlet, Pailan, Kolkata (over 300 Bungalow & Row House)
- ☑ Larica Green Vista, Jamshedpur (over 1500 Flats & Bungalows)
- ☑ Larica Royal Residency, Kamarkundu (over 1400 Flats)
- ☑ Larica Grassy Desert, Sikar Road, Jaipur (over 1500 Flats & Bungalows)



THE SMARTEST INVESTMENT

Buying an apartment at Dharapur, is probably the best investment you can make in real estate...it will be connected with many means of transport such as bus, auto, taxi, trecker etc...furthermore rental cars will also be available at your doorstep.

Shopping and club facilities will add furthermore value to your apartment, you can become a prestigious member of Larica Green Valley club and enjoy a host of facilities. The shopping mall in the township will save your time as you will not have to travel faroff for shopping and thus you can spend more time with your beloved family.

Last but not the least, fully developed infrastructure, including well developed roads, round the clock security, proper under ground drainage system, street lights etc. will add glitter to your apartment...! Thus your investment is only one time but safe for lifetime...so book early and get the best returns from your investment!

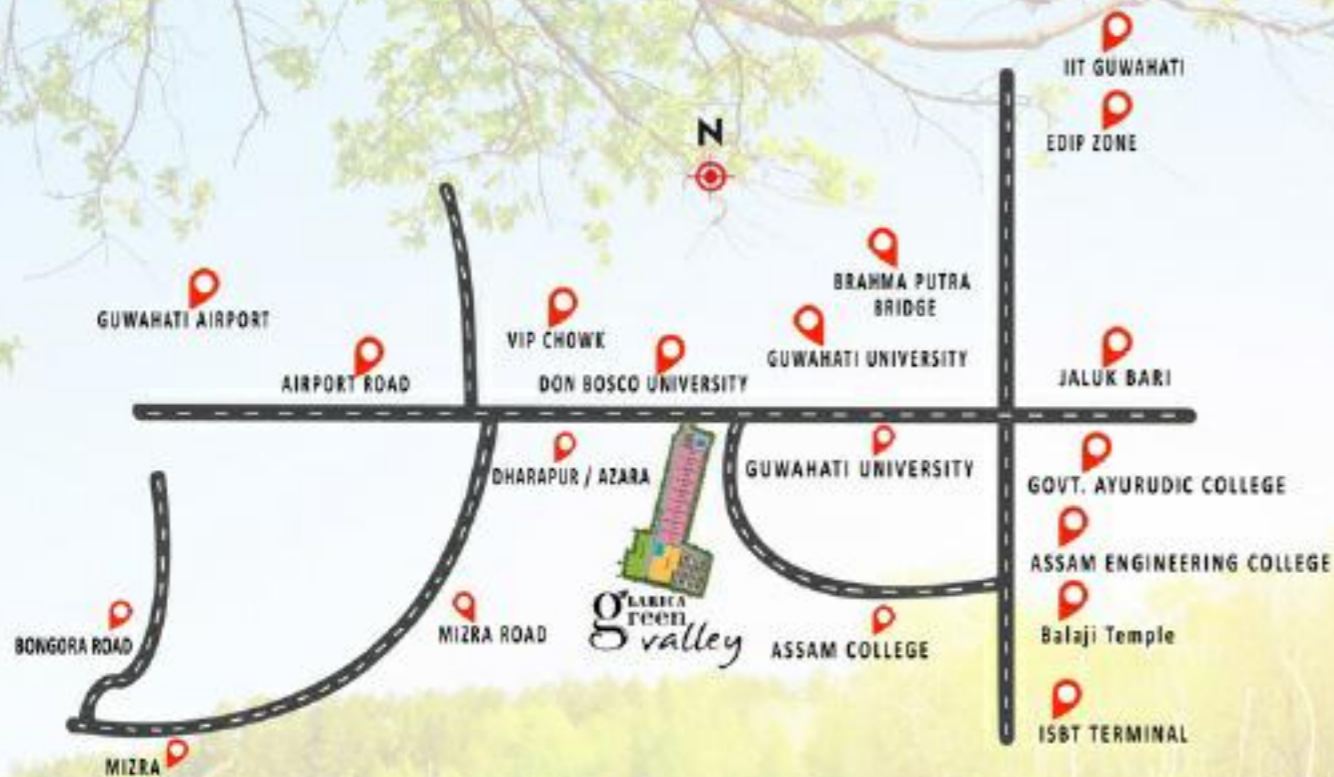
Visualize the difference between owning an apartment in such a large complex or just owning an ordinary flat somewhere else...



SPECIFICATION

- Structure** → R.C.C. Frame Structure
- Walls** → Weather Resistance Brick walls
- Foundation** → R.C.C.Footing with anti Termite
- Doors** → Factory made decorated flush doors
- Window** → Aluminum sliding window
- Toilet** → Glazed Tiles dado upto 5ft., shower, wash basin & W.C. white colour of reputed make, elegant C.P. fitting with ISI mark.
- Electrical** → Concealed conduit copper wiring with standard quality electrical accessories TV & Telephone outlets,cable TV.
- Kitchen** → Black Stone with ceramic tiles 2ft., above working platform with sink.
- Flooring** → Vetrified Tiles.

LOCATION MAP



A PROJECT DEVELOPED BY



LARICA ESTATE LTD.

MARKETED BY



Mob : 97060 60001

Site Address : Larica Green Valley, Azara, Dharapur, Near Don Bosco University, Guwahati - 781017, Assam