

Hill Cart Road, Dagapur, Siliguri.

Mayfair  
**Paradise**  
heaven on earth...



# Your Paradise is at Dagaipur.

Best Western  
Premium Hotel  
coming up

Near Reputed Institutes:  
DPS, SIT, GD Goenka School

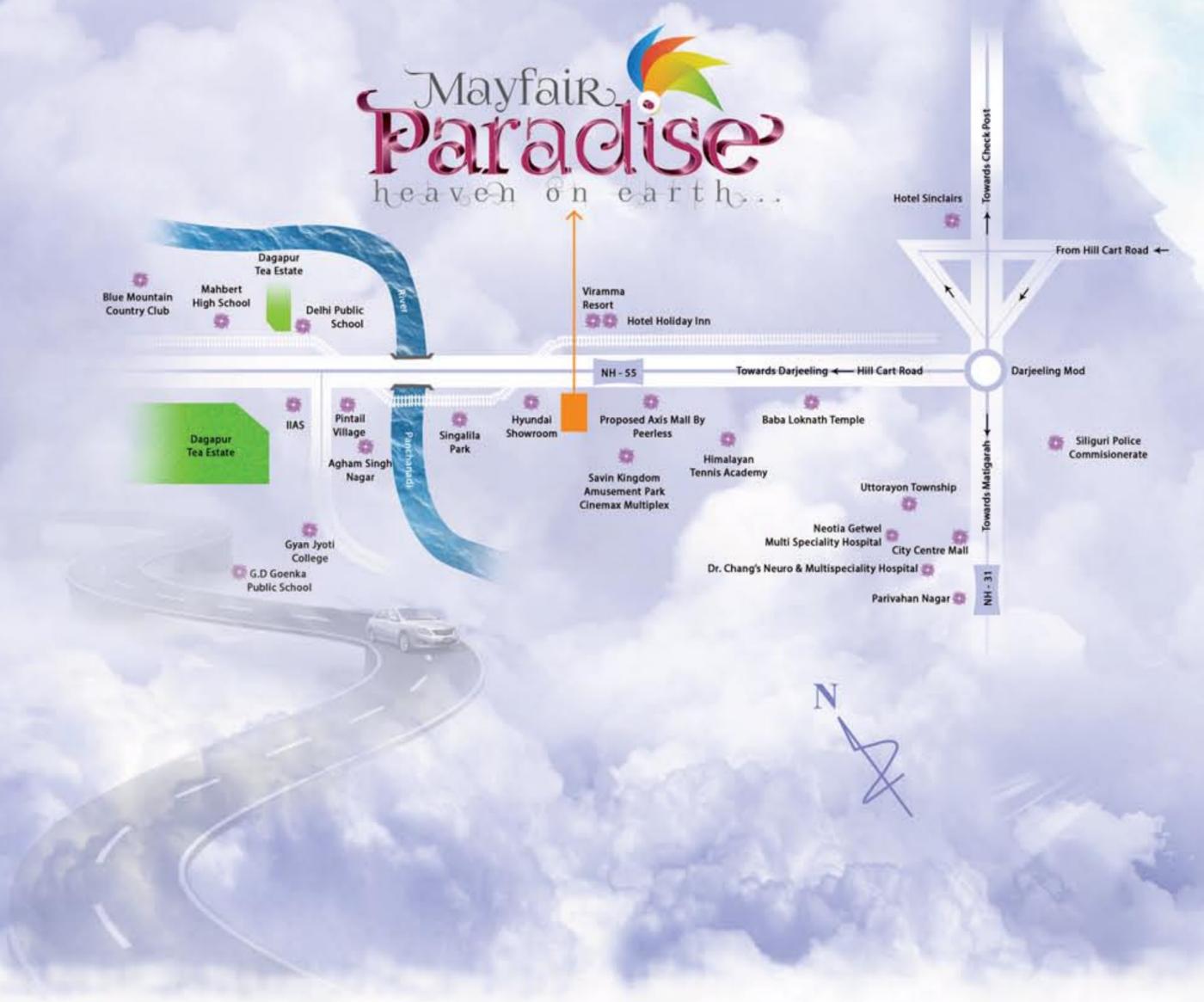
NH 55, Hill Cart Road

- World Heritage Toy Train to Darjeeling DHR (Darjeeling Himalayan Railway)
- Educational Hub
- Savin Kingdom Amusement Park
- Cinemax Multiplex
- City Centre Mall with Inox Multiplex
- Neotia Getwel Multi Speciality Hospital
- Lush Green Tea Gardens
- Well Connected to Airport, Siliguri Junction & Tenzing Norgay Bus Terminus
- Axis Mall (Upcoming)
- Best Western Premium Hotel (Upcoming)

LOCATION

# Mayfair Paradise

heaven on earth...



At Mayfair Paradise, the world is at your feet. Located amid Tea Gardens by NH-55, Hill Cart Road you are simply far from nowhere. The Education Hub with the finest institutions - is in the vicinity. Upcoming Axis Mall by Peerless, Savin Kingdom Amusement Park, Cinemax Multiplex are at a walk away. Entertainment is at your beck and call. From the Himalayas to modern services, it's all around you.

When you save in time and spend it with your family - memories happen.

Mayfair Paradise  
heaven on earth...

# Artist's Impression





# Hug the Greens. Embrace Stars.

Let nature surround you and your family. Spend time in the garden, any time picnic. The air is fresher. The views are wider. You feel fitter and better just by being here. Happiness begins with health. Health begins with nature.

*Come, discover nature like never before.*

- Garden Cum Children's Play Area ❖
- Jogging Track ❖
- Landscaped Terrace ❖
- Lush green Tea gardens in the vicinity ❖
- Landscaped Sit-Out by the swimming pool deck ❖

# Here, Luxury is a necessity.

Success demands its sacrifices. And simply, too many of them have come from your family. And what can you give them in return? Nothing really; that can be truly worthy enough. Except memories of a lifetime... Set in the right time, at the right place!

*At Maifair Paradise, life pampers your family like never before.*

- ◆ Swimming Pool on 1st Floor level
- ◆ Air Conditioned State-of-art Gymnasium
- ◆ Air Conditioned Fully Furnished Banquet Hall
- ◆ Air Conditioned Games Room
- ◆ Temple within the complex.
- ◆ Jacuzzi & Steam Bath.





Swimming pool  
View

When you feel secure  
about your family's safety -

# Every day is Cheerful!

Family always comes first for you. In spite of your work, you worry about their security. Isn't it time, your responsibility was shared? At Maifair Paradise, a host of facilities assures you 24/7

Security Personnel and Equipment, Earthquake Resistance Structure conveys the strong sense of responsibility.

*Come, experience quality, safety & innovation...*

- 24 X 7 Security
- CC TV & Surveillance
- RFID - Access control system
- Automated Boom Barriers
- Public Addressing (PA) System
- Intercom
- Power Back Up
- Modern Fire Fighting System
- High Speed Automatic Elevators
- Exclusively Decorated Lobby
- Wide Staircases
- Exclusive Stainless Steel Railings
- Fittings-best in class
- Provisions for Guest's Car Park
- WI-FI Enabled



Gymnasium  
Artist's Impression



Games Room  
Artist's Impression



Site Plan



Basement Floor Plans



HEIGHT - 13 FEET

Lower Ground Plan

HEIGHT - 13 FEET

HEIGHT - 17 FEET



HEIGHT - 17 FEET

Upper Ground Floor

BLOCK - ANGEL



Landscape Terrace Floor Plan



FLAT - 101  
BHK - 3 | SBUA - 1546 SQFT

FLAT - 102  
BHK - 3 | SBUA - 1431 SQFT

FLAT - 103  
BHK - 3 | SBUA - 1679 SQFT

FLAT - 105  
BHK - 3 | SBUA - 1527 SQFT

FLAT - 104  
BHK - 3 | SBUA - 1430 SQFT

BLOCK - FAIRY

1st Floor

BLOCK - ANGEL

FLAT - 208,308,408,508,608  
BHK - 2 | SBUA - 1340 SQFT

FLAT - 207,307,407,507,607  
BHK - 3 | SBUA - 1425 SQFT

FLAT - 206,306,406,506,606  
BHK - 3 | SBUA - 1504 SQFT



SWIMMING POOL/  
BADMINTON COURT  
(BELOW)

DECK  
(BELOW)

LANDSCAPED TERRACE  
(BELOW)

FLAT - 201,301,401,501,601  
BHK - 3 | SBUA - 1545 SQFT

FLAT - 202,302,402,502,602  
BHK - 3 | SBUA - 1431 SQFT



FLAT - 203,303,403,503,603  
BHK - 3 | SBUA - 1679 SQFT

BLOCK - FAIRY

Typical 2nd to 6th Floor Plan

BLOCK - ANGEL

FLAT - 708  
BHK - 2 | SBUA - 1340 SQFT

FLAT - 707  
BHK - 3 | SBUA - 1425 SQFT

FLAT - 706  
BHK - 3 | SBUA - 1504 SQFT



SWIMMING POOL/  
BADMINTON COURT  
(BELOW)

DECK  
(BELOW)

LANDSCAPED TERRACE  
(BELOW)

DUPLEX  
FLAT - 701  
BHK - 4 | SBUA - 3174 SQFT

DUPLEX  
FLAT - 702  
BHK - 4 | SBUA - 2952 SQFT

BLOCK - FAIRY

FLAT - 703  
BHK - 3 | SBUA - 1679 SQFT

FLAT - 709  
BHK - 3 | SBUA - 1439 SQFT

FLAT - 710  
BHK - 3 | SBUA - 1504 SQFT

DUPLEX  
FLAT - 705  
BHK - 4 | SBUA - 3150 SQFT

DUPLEX  
FLAT - 704  
BHK - 4 | SBUA - 2952 SQFT

7th Floor

BLOCK - ANGEL

DUPLEX  
FLAT - 807  
BHK - 4 | SBUA - 2929 SQFT

DUPLEX  
FLAT - 806  
BHK - 4 | SBUA - 3106 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 3174 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 2952 SQFT

BLOCK - FAIRY

FLAT - 808  
BHK - 2 | SBUA - 1340 SQFT

DUPLEX  
FLAT - 809  
BHK - 4 | SBUA - 2959 SQFT

DUPLEX  
FLAT - 810  
BHK - 4 | SBUA - 3089 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 3150 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 2952 SQFT

FLAT - 803  
BHK - 3 | SBUA - 1679 SQFT

8th Floor Plan

BLOCK - ANGEL

EXTN. DUPLEX  
BHK - 4 | SBUA - 2929 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 3106 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 3150 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 2952 SQFT

BLOCK - FAIRY

FLAT - 908  
BHK - 2 | SBUA - 1340 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 2959 SQFT

EXTN. DUPLEX  
BHK - 4 | SBUA - 3089 SQFT

9th Floor



## DOORS / WINDOWS

- Anodised Sliding Aluminium Windows (Fitted with Grills)
- Wooden Door Frames
- Water proof flush doors



## FLOORING

- Wooden Flooring in Master Bedroom
- Branded Vitrified Tiles in Drawing, Dining and Bedroom



## EFFICIENT FIRE FIGHTING SYSTEM



## ELEVATION

Exclusive Elevation By  
Ar. Kamal Periwal, Kolkata



## STRUCTURE

- Earthquake Resistant RCC Framed Super Structure with Infill Brick Walls





### WALL FINISH

- Interior Wall Putty
- Exterior Painted in Combination of Acrylic & Texture Paint Finish



### CHEERS INSIDE.

### TOILET

- CP Fittings of Grohe, Jaquar or equivalent Brand
- Wall Hung EWC with concealed cistern
- High Quality Ceramic Tiles upto door height



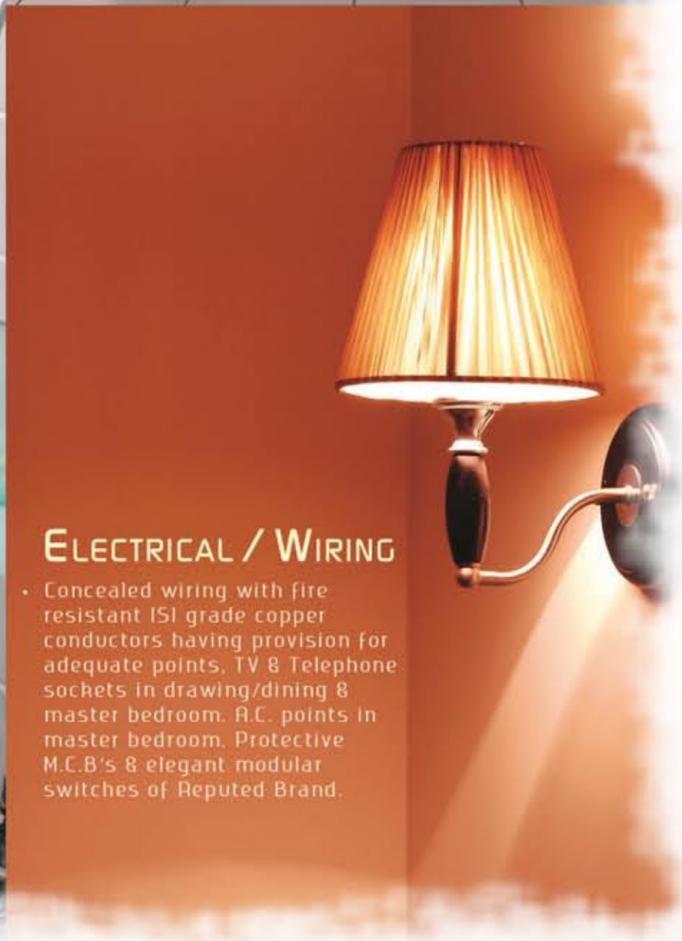
### ELEVATOR

- 4 Nos. High speed automatic elevators



### KITCHEN

- Anti Skid Ceramic Tiles In Floors
- Granite Counter Top With Stainless Steel Sink
- Ceramic Tiles upto 2 feet above counter



### ELECTRICAL / WIRING

- Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points, TV & Telephone sockets in drawing/dining & master bedroom. A.C. points in master bedroom. Protective M.C.B's & elegant modular switches of Reputed Brand.

# Trust in Foundation Experience in Designing Commitment in Delivery

With a target to bring an essence of change in what we do and touching lives with this magic--- we at Sandeep G took the mission to be more vibrant, stronger and fresher. We ideated new ideas at--- Mayfair Paradise --- classical yet modern, ethnic yet smart and suave, trendy enough to create a positive influence upon every person's life.



## Completed Projects - Residential



A Signature project built in the heart of Punjabipara with 68 happy families enjoying the best of luxuries.



A 16 nos. Flats residential project developed in the mid of Punjabipara where the residents find all their necessities next door.



A dream project with 80 nos. flats on the foothills of Darjeeling-Dagapur amid lush green Tea Gardens. Its a great experience for the families to reside by the river Panchanadi.



A land mark project at Kamarpara, Jalpaiguri which brought the atmosphere of living in a community. A 48 nos. flat project with all modern facilities and

## Completed Projects - Commercial



## Upcoming Projects



## Ongoing Projects - Residential



Sprawled over 2.8 acres of land, A P+4 residential complex consisting of 192 nos. of flats (1/2/3 BHK) in Phase I located at Matigara, the fastest developing area of Siliguri, equipped with all modern facilities, huge expanse of greenery and lots of open space. Live life to the fullest...



Sprawled over 30 cottahs of land in a posh cosmopolitan locality of Nirmala Convent School Road, Siliguri. A P+4 Residential complex consisting of 36 nos. of Flats equipped with all modern facilities and Vaastu compliant design.



Step into a new form of Luxury for your dreams to come true. A P+4 Luxurious Residential Complex Welcomes just 32 Families at ITI Road, Jyoti Nagar, Siliguri equipped with all modern facilities, greenery and lots of open space.



A modern residential complex of more than 80 nos. 2/3 BHK flats and commercial complex-Rajbari Chambers, built upon 100 cottahs of land in the upcoming locality of Jalpaiguri-Rajbari.

## Ongoing Projects - Commercial



A B+G+3 storied Commercial, Retail & Office Complex at Sevoke Road, Siliguri with all modern facilities and exclusive elevation.

# The Art and Science Of Happiness



Architect Kamal Periwal  
Maheshwari & Associates - Kolkata

Founded by Ar. Kamal Kumar Periwal - Maheshwari & Associates has been a game changer in architecture and interior design in India. With a mission to design spaces that provide its users the optimal utility and a sense of tranquility, a team of 30 architects incorporate a freshness in design - both externally and internally. Elevating projects to landmarks with open spaces, landscaping, varied materials and exclusive interiors.

Structural Designer Er. Mainak Majumdar  
ADROIT Consultants - Kolkata



Adroit has successfully executed the structural design of a host of civil engineering applications - Schools to IT buildings, Malls Commercial Buildings to Residential Complexes and Water Reservoirs Underground & Overhead & Water Treatment Plant . Adroit is committed to Value Engineering.



Electrical Consultant  
Congruence Consultancy & Training - Kolkata

Congruence offers Engineering Consultancy Services enabling Indian construction to meet global benchmarks. Testimonies include a host of landmarks - Jodhpur Park Boys School, Snowball Conclave, Khadim's Factory, Atmosphere. Its an ISO 9001:2008 certified organization managed by a team of experienced professionals. Its domain extends from Electric Design, Energy Audit to Energy Management Solutions.





# Night View

Come discover your paradise live!

Please call 9002746666



**SANDEEP G**  
R E A L E S T A T E

A Project by

**FABULOUS BUILDERS**

Hill Cart Road, Dagapur, SILIGURI

Call 8170042777 | 9002746666

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