



MAYFAIRTM
utsav
everyday ustav

SHIVMANDIR AREA, SILIGURI

Elevation of
EXCELLENCE



MAYFAIR
utsav

Imagine a life where everyday is an occasion. The best of the world comes to pamper you with the finest of comforts & the grandest of luxury. Life in all its celebration! Are you ready? Here's presenting your lifestyle at Mayfair Utsav

Come, discover life like never before.

MAYFAIR
utsav

When
LIFE PROSPERS
For All, It's
BAISAKHI





Where Nature Plays
HOLI
Everyday

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.



Kids Play Area



Landscaped Garden



70% Open Area



Jogging Track



Every Evening is
DIWALI

Start the morning in the gymnasium. Or join the boys for a game of badminton. Come back in the evenings and dive into the pool. The day's stress simply dissolves. Indoor games will fascinate you and your family. When you loose to your kids, you feel like a winner. Get ready for a club-class life!

Getting pampered everyday is no longer expensive!



Swimming
Pool



Gymnasium



Banquet
Hall



Games
Room





The
ENVIRONMENT
distinctly
GREEN & NATURAL



LOCATION MAP



Travel Less
REACH
 More

The address of peace. The location of buzz. How do you get the best of both worlds together? Located in Shivmandir area, Siliguri Mayfair Utsav combines the easiness of a residential zone and vibrancy of daily conveniences - all in one neighborhood.

The Centre of Happiness.

- | | | |
|---|---|--|
| 
NJP Railway Station
10 KMS. | 
School
01 KMS. | 
Bagdogra Airport
09 KMS. |
| 
Hospital
2.5 KMS. | 
Bus Stand
01 KMS. | 
City Centre
05 KMS. |



The Spirit is
FESTIVE
Everyday



Multipurpose Hall



Games Room



Gymnasium



Landscaped Sitout Terrace



Badminton Court



Jogging Track



Kid's Play Area

Elevation of
WARMTH





If Togetherness Brings

HAPPINESS

What Brings Togetherness?



CENTRAL
AREA VIEW



AERIAL VIEW



BLOCK TARANG

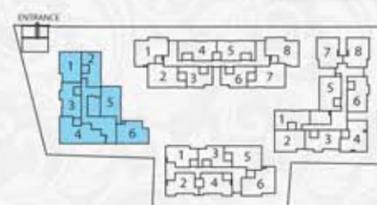
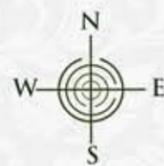
BLOCK UMANG

BLOCK MALANG

BLOCK PATANG

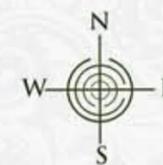


FLOOR PLAN



Block Malang Typical Floor

FLAT	1	2	3	4	5	6
SBUA	1341 SQFT	1222 SQFT	1334 SQFT	1866 SQFT	1347 SQFT	1377 SQFT
BHK	3	2	3	3	3	3



Block Patang Typical Floor

FLAT	1	2	3	4	5	6	7
SBUA	1566 SQFT	1488 SQFT	1067 SQFT	1343 SQFT	1343 SQFT	1067 SQFT	1566 SQFT
BHK	3	3	2	3	3	2	3

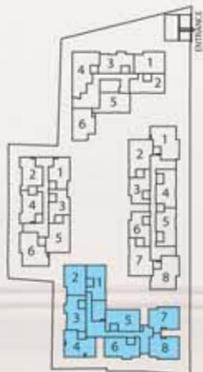


FLOOR PLAN



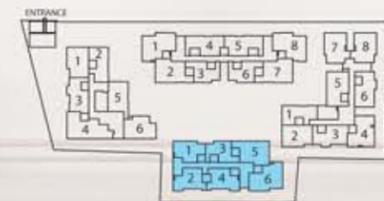
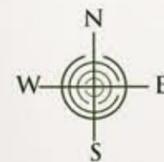
Block Tarang Typical Floor

FLAT	1	2	3	4	5	6	7	8
SBUA	1194 SQFT	1293 SQFT	1285 SQFT	1416 SQFT	1418 SQFT	1335 SQFT	1347 SQFT	1363 SQFT
BHK	2	3	3	3	3	3	3	3



Block Umang Typical Floor

FLAT	1	2	3	4	5	6
SBUA	1159 SQFT	1220 SQFT	1096 SQFT	1255 SQFT	1623 SQFT	1523 SQFT
BHK	2	2	2	2	3	3



Specifications

STRUCTURE

Earthquake resistant RCC framed super structure with infill bricks/walls

WALLFINISH

Interior - Wall Putty
Exterior - Painted in combination of acrylic and texture paint finish

KITCHEN

Anti skid ceramic tiles in floors.
Granite counter top with stainless steel sink.
Ceramic tiles upto 2 feet above counter

ELEVATOR

Automatic Elevators

TOILET

CP fittings of Grohe, Jaquar or equivalent brand. Wall hung EWC.
High quality ceramic tiles upto door height.

ELEVATION

Skilled & quality craftsmanship of Mayfair's tradition to make the complex a symbol of class..

EFFICIENT FIRE FIGHTING SYSTEM

Equipped with efficient and effective fire fighting system

FLOORING

Bed Room, Drawing, Dining & Balcony : Vitrified tiles.
Toilets & Kitchen: Anti skid tiles

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.

DOOR & WINDOW

Colour anodised sliding aluminium windows fitted with grills

- Wooden door frames
- Water proof flush doors



Amenities

Best in Class Fittings

Wi-Fi Enabled

Power Back up

24 X 7 Security, RFID System
& Automated Boom Barriers

Exclusively Decorated Lobby
& Wide Staircase

Intercom & Public
addressing system

CCTV & Surveillance



Experience
COMFORT
In Every Square Foot

Routine life demands more than occasions. The fittings, amenities have to be in harmony at Mayfair Utsav. Safety is ensured with Fire Fighting systems, security. The Complete package to enable your routine life to be routinely happy. When there are no hiccups, your life remains simple...joy becomes a habit.

Simplicity is the mother of art.



When Integrity is a Habit

TRUST

is Timeless

A series of landmarks in the past are testimony of credibility. Quality, Value & Aesthetics are values that have elevated SandeepG. Realestate. With over 2 decade of experience in Real Estate.

SandeepG exhibits a greater degree of faith & credibility amongst its Home Buyers and investors. With innovation & introduction of modern techniques, we have been able to restructure the ever changing skyline of Siliguri & various parts of Bengal.

A decision you will cherish beyond time.

ONGOING PROJECTS - RESIDENTIAL



COMPLETED PROJECTS



UPCOMING PROJECTS





A Project by

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Er. ANJAN ROY

Green Hills Consultants
Siliguri

Landscape Consultant

LA VISTA

New Delhi

Member

CREDAI
NORTH BENGAL
Confederation of Real Estate Developers' Association of India



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