



SBM  
- U P O H I A R -

The Gift of a Privileged Life



Celebrate  
a new **beginning...**

Wishing you a happy beginning!







Walk into SBM UPOHAR  
and discover for yourself the joys  
of living the privileged life, within  
the backdrop of the quintessential  
town of Siliguri



Blessed by nature's treasure  
Now and forever



Forget the concrete jungles.  
And find a space where  
nature still thrives in its  
complete glory

- **496 apartments**
- **Across 15 blocks of G+4**

Features:



**More than 60% open space**



**Landscape garden**



**Terrace garden**



**Jogging track**



**Adda zone**



**Festival podium**



**Cafeteria\***



**Senior Citizen Area**



**Kids & Toddlers Play Area**







# Club MOKSHA

-  **Gym**
-  **Children Play Area**
-  **Indoor Games**
-  **A/C Community hall with 14' Height**
-  **Kala Kendra**
-  **Library**
-  **Badminton Court**
-  **Service Apartment\***
-  **AV Room with Wi-Fi Facility**
-  **Swimming Pool**



- Kalaram High School 1 min**
- Cancer Hospital 3 mins**
- N.B. Medical College 5 mins**
- Kadamtala BSF School 5 mins**
- Anandloke Nursing Home 7 mins**
- Shib Mandir (NBU) 7 mins**
- NJP Station 15 mins**
- City Centre 15 mins**
- Bagdogra Airport 20 mins**

## Amenities

- 24 x 7 Power Backup\*\***
- 24 x 7 Manned Securities**
- CCTV in Common Areas**
- Lift Facility in every block**
- Intercom facility**
- Dedicated entrance lobby for each block**
- 24 x 7 Drinking Water Supply**
- Fire Fighting System**
- ATM space available\***
- Guest Parking Area**
- Play School\***
- 24 X 7 free Shuttle Service\***
- Sewerage Treatment Plant**
- Ramps for physically challenged person**
- First Aid Room**
- Rain Water Harvesting**
- Open Air Theatre**
- Convenience store and daily Market\***

\*Conditions Apply # Chargeable



# Specifications

## Structure:

Earthquake resistant RCC Frames Structures

## Walls:

Brick / fly ash bricks for internal and external Walls

## Elevation:

Elegant looks with finished exterior paint/textured paints

## External Wall finish:

Combination of High Quality paint with textured paint

## Internal Wall:

Smooth finish with white putty

## Doors:

1. Flush door with frame
2. Door fitted with hardware
3. Aluminum sliding / fixed window fitted with high performance clear glass

## Floorings:

1. Lobby: Selected quality and combination of Vitrified Tiles with elegant design
2. Bedroom: Selected vitrified tiles
3. Hall: Selected vitrified tiles
4. Toilet/Kitchen: Selected ceramic tiles

## Kitchen:

1. Counter: Selected marble top with S.S. sink of good quality
2. Wall: Selected ceramic Tiles up to 2ft above the counter
3. Furnish: Modular kitchen fitted with chimney (Optional at Owners Cost)

## Toilets:

1. Sanitary ware: Elegant sanitary ware of reputed brand
2. C.P. fittings: Elegant fittings of reputed brand
3. Wall Furnish: Selected ceramic tiles up to door height

## Electricals:

1. Cables: Fire resistant copper electrical conductors / cables
2. Switches: Elegant modular switches of reputed brand
3. Switchgears: MCB and ELCB and ACCL of reputed brand

Disclaimer: This is not a legal document, the plans and photographs are conceptual. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material.



## Developer :



Sita Mansion, 2.5 Mile, Sevoke Road, Siliguri-734001  
Website : [www.sbmgroupindia.com](http://www.sbmgroupindia.com)  
Email : [sbmssl@gmail.com](mailto:sbmssl@gmail.com)

## Site :

Opp Kalaram High School  
Near SSB Camp, Ranidanga  
District - Darjeeling

## Architect :



Green Architecture Consulting Engineers, Siliguri

## Legal :

R. K. Agarwal & Associates, Siliguri

## Marketing Agent :



Sanat Trade Centre, 1st Floor, Sevoke Road  
Siliguri – 734 001, West Bengal, India  
+91 97330 98888 (M), 91 97330 38888 (M)  
Website: [www.siliguriproperties.com](http://www.siliguriproperties.com)  
Email: [siliguriproperties@gmail.com](mailto:siliguriproperties@gmail.com)

