

A Day in Your Life at



EMBEE
FORTUNE

LUXURY WELL AFFORDED

Shiv Mandir, Siliguri

How we Spend Everyday is How we Spend Our Life.

Shouldn't every moment be special? At **Embee Fortune**, it is. From the finest of nature to the refined in luxury, from a modern club house to state-of-the-art construction. The highest elevation in the locale. Located at Shiv Mandir, Kadamtalla - the centre of cosmopolitan Siliguri! In the lap of the grand Himalayas.

Come, discover a home that's truly beyond your dreams!

265 Homes spread across 2.5 acres.

- Earthquake Resistant Structural design as per IS 1893 Seismic Code
- Unique Cupboard designs for optimum utilization of space
- All Public Transport from Main Gate
- Located on SAARC 4 Lane Highway under construction
- Modern Club House including Steam & Sauna Room



7:00 am


You embrace nature.

Open Your Window To The Himalayas!


At Embee Fortune - sky, grass, flowers, greens, birds and the mountains - become a part of your routine. Sleep on the grass. Play with your kid's amidst the waters. Jog. Run. Laze. Amidst an air, charged with wellness and energy. In the natural environ at Embee Fortune, you grow younger.

 55% Open Space

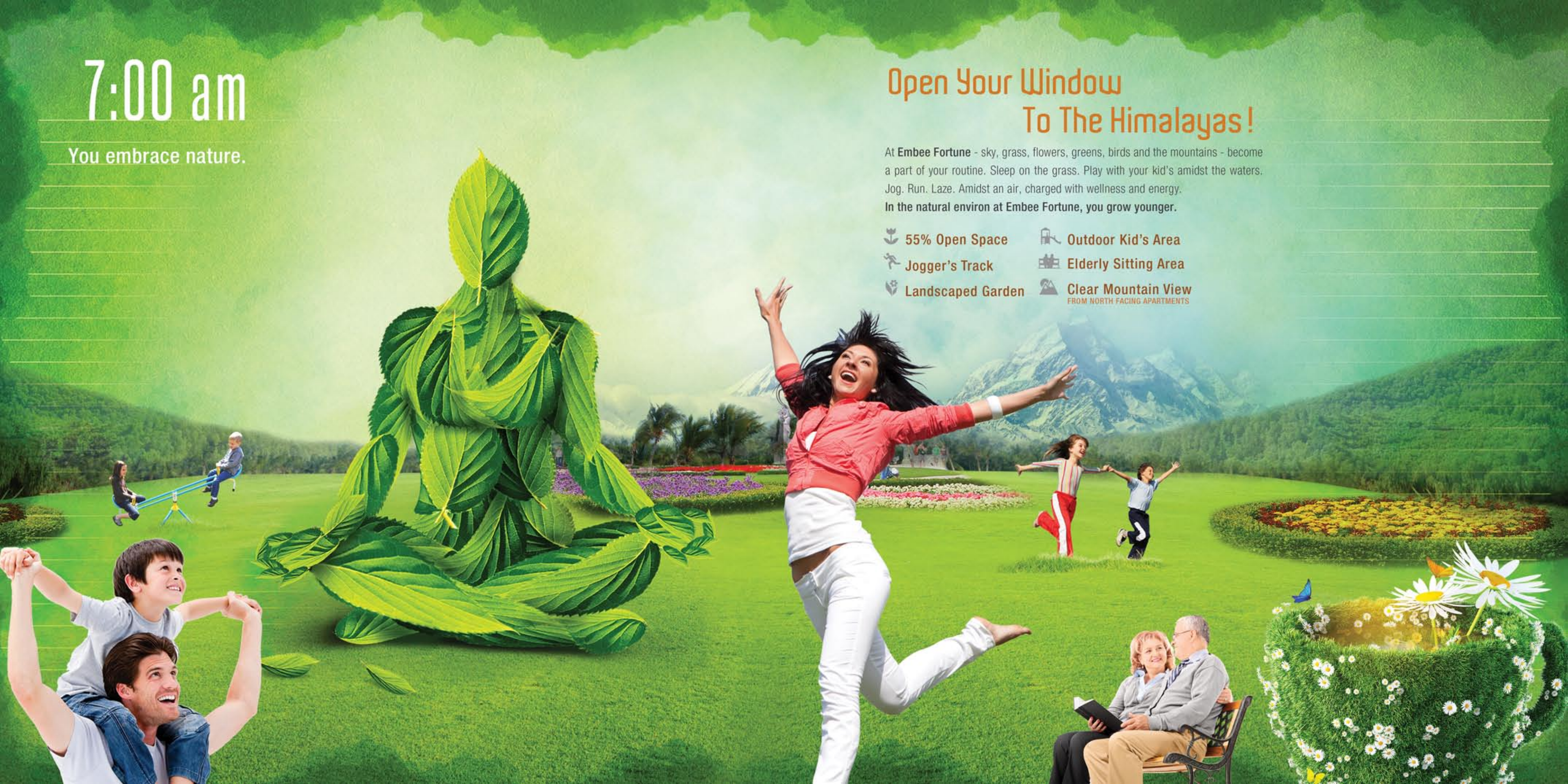
 Outdoor Kid's Area

 Jogger's Track

 Elderly Sitting Area

 Landscaped Garden

 Clear Mountain View
FROM NORTH FACING APARTMENTS



9:30 am

You cruise to work with a smile.

At Shiu Mandir, The Centre of Cosmopolitan Siliguri!

Buzz, Peace and Connectivity define a perfect address. At Embee Fortune, Siliguri's finest come together! Located on the SAARC 4 Lane Highway - anywhere in Siliguri is a smooth drive away - workplaces, schools, hospitals, markets and more. Our location is linking Siliguri town to Uttarayan, Matigara & Bagdogra. Siliguri's prime mall - City Center are in close proximity. Shiv Mandir, Kadamtalla has emerged as the centre of dynamic Siliguri!

Located on the SAARC 4 Lane Highway Easy Connectivity Rapidly developing Locale



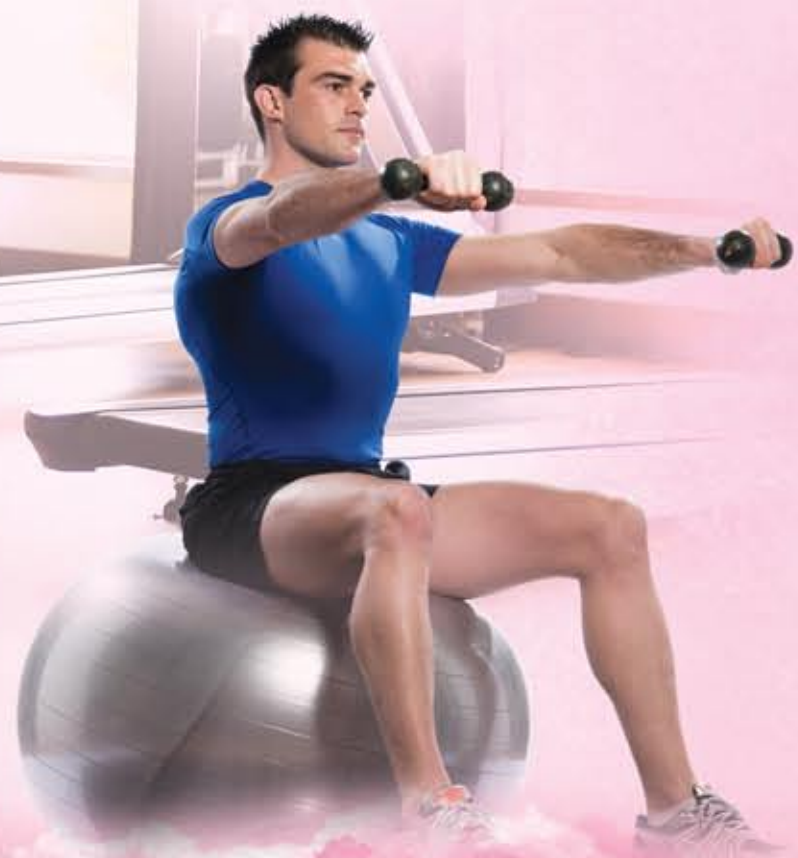
- Hospitals 2 kms
- Bagdogra Airport 7 kms
- NJP Railway Station 8 kms
- Siliguri Railway Junction 8 kms
- University of North Bengal 2 kms
- North Bengal Medical College 1 kms

- Bus & Auto Stand 500 mtrs
- St. Joseph's Girls High School 2 kms
- City Centre Mall & Uttarayan 4 kms
- National Highway No. 31 4 mins by Auto
- BSF Kadamtalla English Medium School 400 mtrs



9:00 pm




Pamper yourself again.



Luxury is Well Affordable.

Experience a lifestyle that is both active and pampering. Play Badminton in the mornings. Refresh with a dip in the swimming pool. Come back home, to a charming party in the community-hall. Find it all, below your feet. At Embee Fortune, luxury is luxurious, but not expensive!



-  AC Gymnasium
-  Badminton Court
-  AC Community Hall
-  Steam & Sauna Room
-  Yoga Room
-  Kid's Activity Centre
-  Cafe With Wi-Fi Zone
-  Swimming Pool and Deck
-  Indoor Sports with Pool Table & Table Tennis



Round the Clock



Gymnasium

Indoor Sports

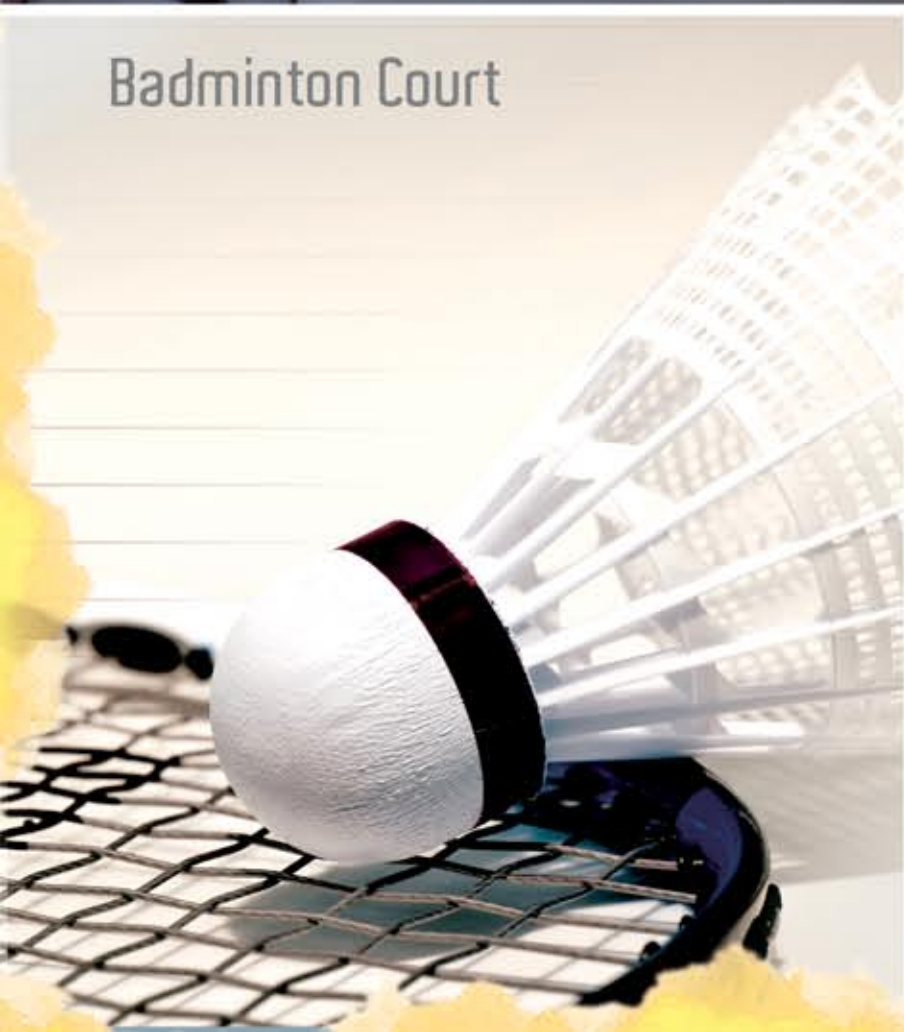


Kid's Activity Centre

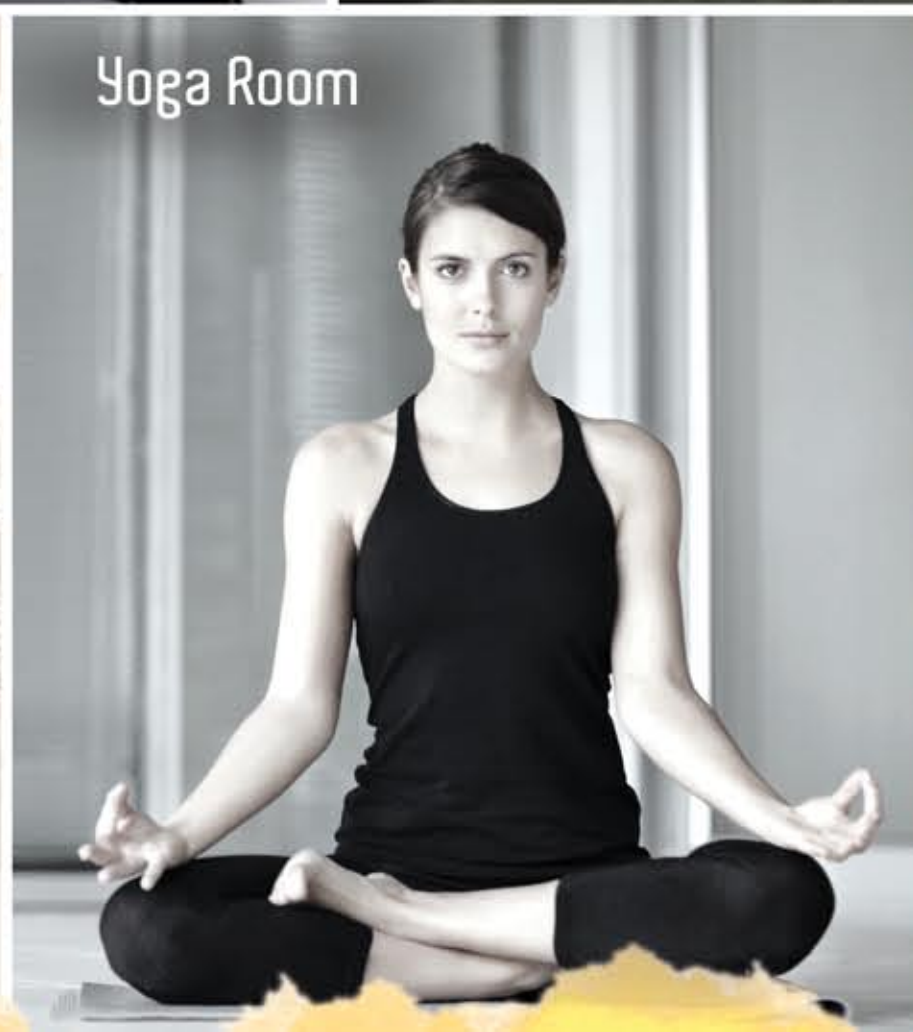


Steam & Sauna Room

Badminton Court



Yoga Room



Community Hall



Swimming Pool and Deck

Elevation of Excellence !



Specifications

Foundation



Earthquake resistant RCC framed structure.*

Rooms



Floors Vitrified tiles in living / dining area and bedrooms.

Walls Wall putty including one coat primer.

Toilets



Floor Ceramic tiles.

Dado Glazed tiles upto door height.

Sanitaryware European type commode of Jaguar / Hindware or Equivalent.

CP fittings Jaguar / Hindware or Equivalent.

Kitchen



Floor Ceramic / Vitrified tiles.

Counter Black counter top.

Sink Stainless steel sink.

Dado Ceramic tiles dado upto 2' feet above the counter.

Fittings



Doors Flush doors with superior quality wooden frames.

Windows Fully glazed aluminium sliding window with clear glass.

Exterior



Elegant looks with superior quality weather coat paint & water proofing compound.

Electrical



Concealed wiring with ISI marked copper wire, modular switches of reputed brand.

Provision for geyser, water purifier and inverter line.

AC point in 1 bedroom for 2 BHK & 2 bedrooms for 3 BHK.

TV and telephone points in living and master bedrooms.

Lighting



Compound Overhead illumination with street lighting.

Lift lobbies and stair case Lighting to match décor.

Amenities

- 24 hours power back-up
- CCTV at important locations
- 2 Lifts per block
- Intercom facility
- Well spaced lobby at every entrance
- 24 hours water supply
- Common toilet at ground floor
- Sewage Treatment plant
- Adequate & modern fire-fighting arrangement
- Free guest parking area
- Convenience store for daily needs etc

*Our buildings are designed as per IS 1893 seismic code. Siliguri is located in Zone 4 of Indian Earthquake map and our building is designed as per zone 4. All the requirements of IS 13920 for ductility detailing to be followed in design and construction of structure.



Site Plan



- 1. Landscaped Area
- 2. Entry Gate
- 3. Vehicular Pathway
- 4. Badminton Court
- 5. Children's Play Area
- 6. Jogger's Track
- 7. Outdoor Sitting Area
- 8. Community Hall
- 9. Open Car Parking
- 10. Exit Gate



Floor Plans



Aster 2nd Floor

FLAT	SBUA	BHK
A	1067 SQFT	3
B	872 SQFT	2
F	1085 SQFT	3
G	1067 SQFT	3
H	1067 SQFT	3
J	1067 SQFT	3
K	1067 SQFT	3



Begonia 2nd Floor

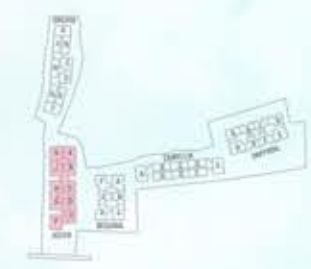
FLAT	A	B	C
SBUA	1077 SQFT	869 SQFT	1077 SQFT
BHK	3	2	3



Floor Plans

Aster
Typical 3rd to 7th Floor

FLAT	SBUA	BHK
A	1067 SQFT	3
B	872 SQFT	2
C	866 SQFT	2
D	857 SQFT	2
E	851 SQFT	2
F	1085 SQFT	3
G	1067 SQFT	3
H	1067 SQFT	3
J	1067 SQFT	3
K	1067 SQFT	3

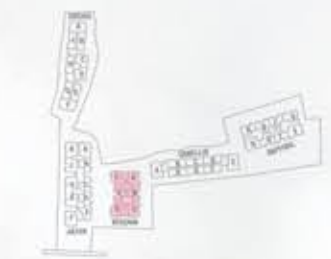


BEGONIA

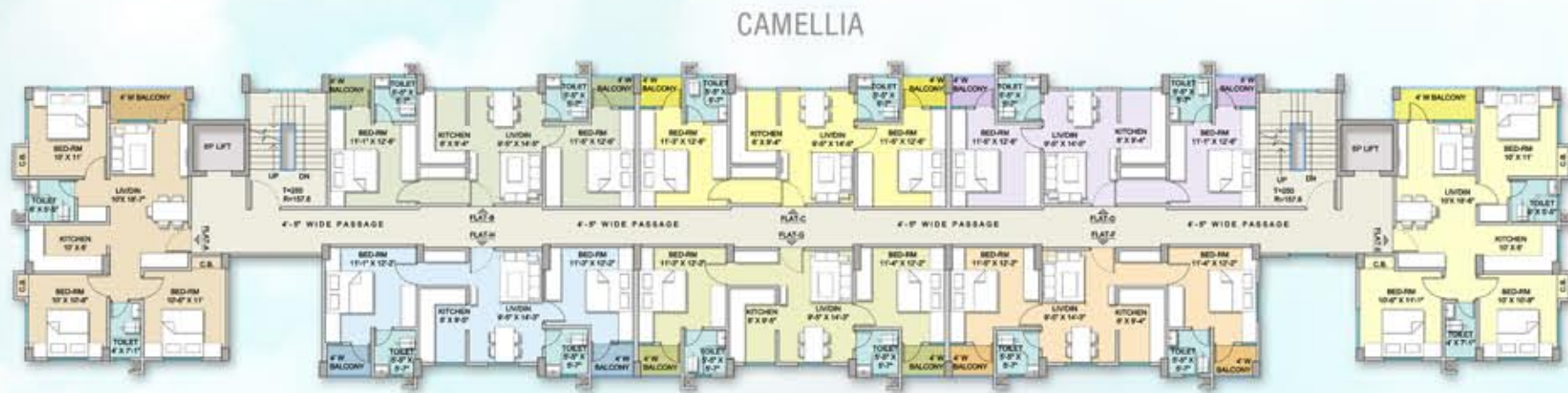
Floor Plans

Begonia
Typical 3rd to 7th Floor

FLAT	SBUA	BHK
A	1077 SQFT	3
B	869 SQFT	2
C	1077 SQFT	3
D	1132 SQFT	3
E	866 SQFT	2
F	1132 SQFT	3



Floor Plans

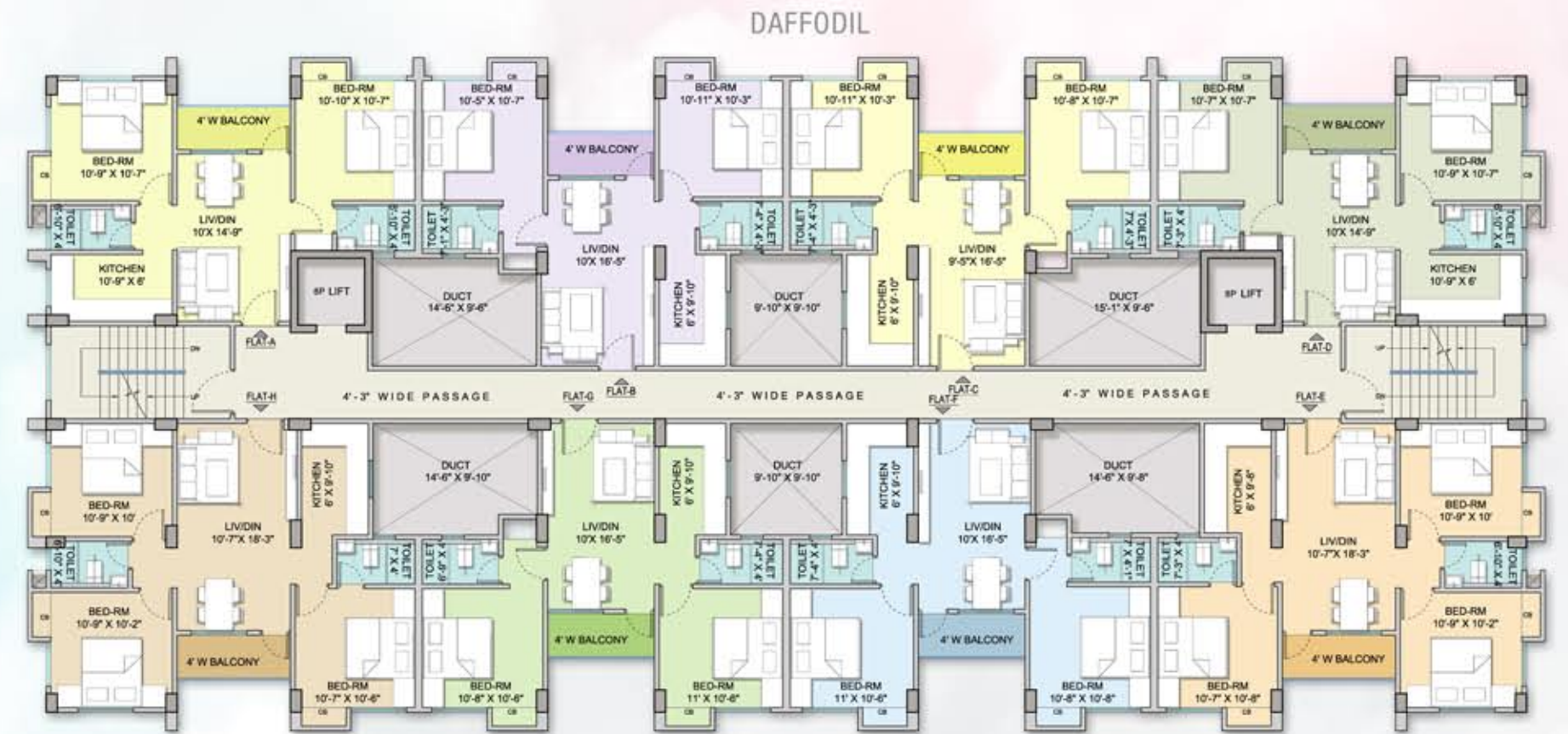


Camellia Typical 1st to 7th Floor

FLAT	A	B	C	D	E	F	G	H
SBUA	1093 SQFT	860 SQFT	866 SQFT	860 SQFT	1099 SQFT	856 SQFT	851 SQFT	860 SQFT
BHK	3	2	2	2	3	2	2	2



Floor Plans



Daffodil Typical 1st to 7th Floor

FLAT	A	B	C	D	E	F	G	H
SBUA	866 SQFT	878 SQFT	878 SQFT	860 SQFT	1067 SQFT	878 SQFT	878 SQFT	1067 SQFT
BHK	2	2	2	2	3	2	2	3

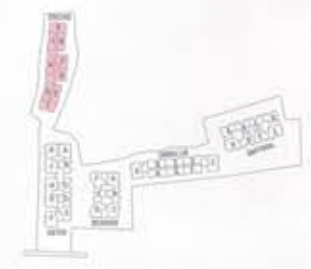


Floor Plans



Orchid Typical 1st to 7th Floor

FLAT	A	B	C	D	E	F	G	H	J
SBUA	1099 SQFT	815 SQFT	878 SQFT	878 SQFT	801 SQFT	1093 SQFT	815 SQFT	815 SQFT	815 SQFT
BHK	3	2	2	2	2	3	2	2	2



Isometric Views

As per Actual Plan & Measurement



2 BHK FLAT
BLOCK ASTER | FLAT D



3 BHK FLAT
BLOCK ASTER | FLAT A



When Passion Works, Marvels Happen.

MB GROUP OF COMPANIES Promoter

MB Group Of Companies is the fastest growing business group in North-Bengal region. It is a leading CTC tea blending, packaging & manufacturing house in North Bengal Region. It presently, enjoys 1.5% share of 'Indian Tea Market'. It has also stepped in rice milling activities. The entire group business is managed by a team of highly skilled, experienced & qualified professionals. MB group believes in quality & customer satisfaction rather than profit maximisation. The national celebrity like "Juhi Chawla" has become the Brand Ambassador of MB Group Of Companies. Keeping this belief on the fore-front, MB Group entered in real estate sector under trade name & style of **EMBEE LIFESPACE LLP**. It has the mission & vision to provide quality residential apartments at affordable prices to the educated middle & lower middle class people. Our motto started with quality in construction and will end with full satisfaction to our prospective customers.



The Art & Science of Happiness

M/s. MAHESWARI & ASSOCIATES Architect

M/s. Maheswari & Associates, headed by Ar. Kamal Kumar Periwal, has been appointed as the project Architect. It is an ISO 9001 : 2008 certified firm. M/s. Maheswari & Associates has acquired the status of one of the largest Architectural Designers in eastern India. With office location from Mumbai to Guwahati, the firm has been doing significant work catering to the length & breadth of the country. It has collaborated with International architectural firms like Callison, ACTA International (Singapore), ECO.ID (Singapore), Tomarky Design (Thailand) for various complex & mega-projects within India.

M/s. ADROIT CONSULTANT Structural

Mr. ManojKantiMajumdar is the Founder & Head of the Firm. He has over 40 years of rich experience in the field of structural design of civil engineering structures. He has served Kolkata Municipal Corporation in the capacity of Director General and Engineer-in-Chief. He was appointed as technical advisor for prestigious projects like ITC Sonar Bangla and AJC Bose Road Flyover, Kolkata. He is currently a member of Metropolitan Planning Council, WB and formerly a member of West Bengal Housing Board.



Elevation of Life !



PROMOTER



Office Address

Embee Lifespace LLP

Pusp Niwas, Viswakarma Mandir Road
Khalpara, Siliguri 734005
☎ +91 353 2501422

✉ fortune@embeebuilders.com 🌐 www.embeebuilders.com

Site Address

Embee Fortune, Kadamtala, Durga Mandir
P.S. Matigara, P.O. Kadamtala
District Darjeeling, Pin 734011
☎ +91 8116600147/148

MARKETING



Times Realty, 2nd Floor, Ganpati Plaza
Sevoke Road, Siliguri 734001
☎ +91 9332011664, 8116600147/148


ARCHITECT



Maheswari & Associates
37A, Baker Road, Alipore, 2nd Floor
Kolkata 700027

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