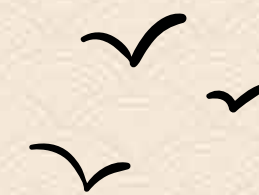


DE
FE
NE
your
DE
ST
INY



DREAM BIG,
DESIRE MORE.



ROHINI
RESIDENCY

DEFINE *your* DESTINY



Introducing Rohini Residency, an innovative marvel nestled on the foothills of Darjeeling and within the city limits of Siliguri, seamlessly blends the best of residential and commercial spaces. With its state-of-the-art facilities, it offers a unique lifestyle experience for both residents and businesses. Embrace the harmonious blend of natural beauty and urban connectivity at Rohini Residency, where every moment is framed by the awe-inspiring backdrop of the Himalayas.



Residential Cum
Commercial



Offering Premium
2 & 3 BHK Apartments



Strategically Located



Modern Amenities



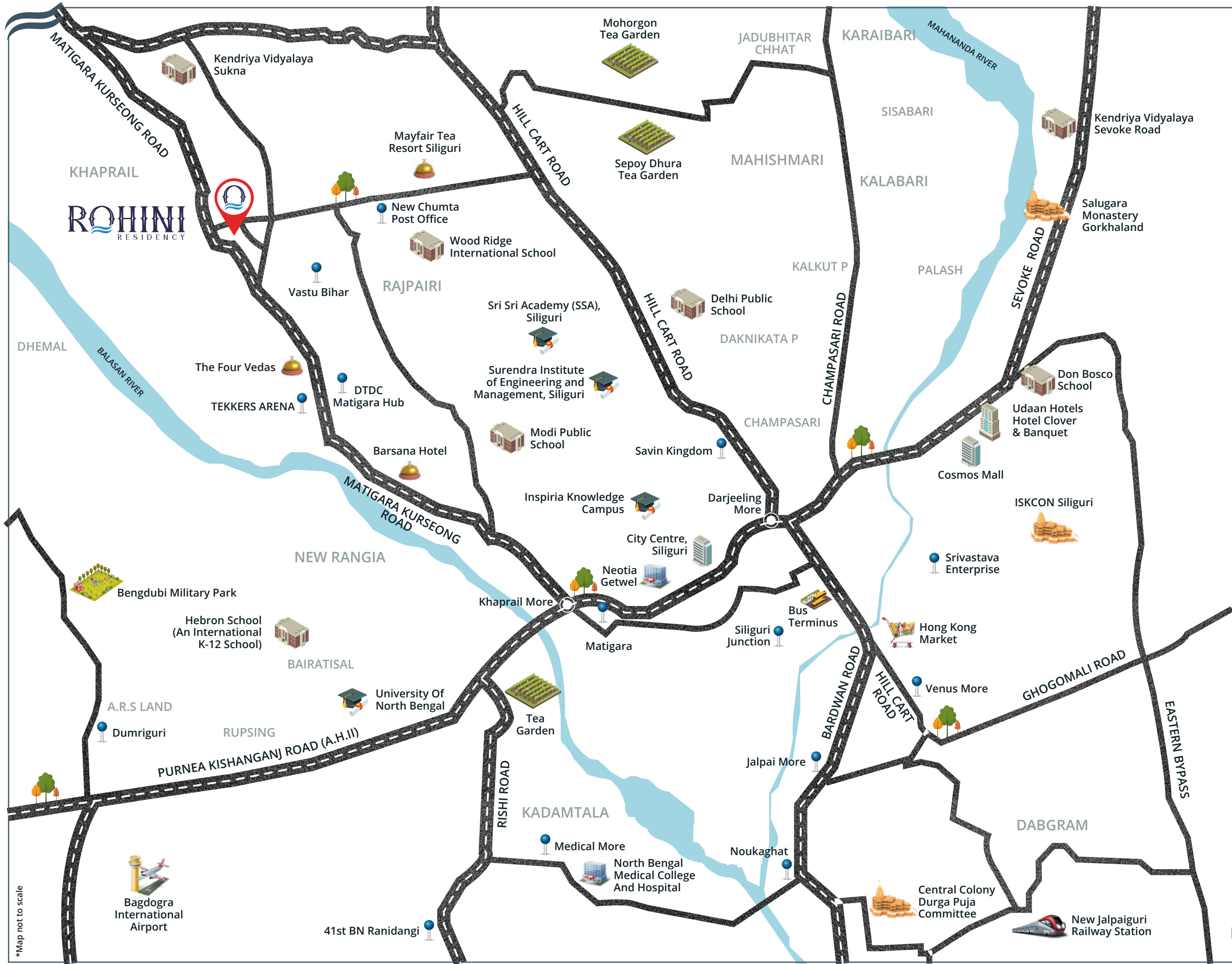













LIFE *on the* FAST LANE TO SILIGURI

Beyond its idyllic location, Rohini Residency boasts excellent connectivity to key amenities. Whether it's the bustling markets, modern malls, reputable schools and colleges, or essential services like hospitals and banks, everything is within easy reach. This seamless accessibility ensures that residents enjoy the best of both worlds: a peaceful retreat and the convenience of urban life.



LOCATION *Map*

Key DISTANCES

- **RAILWAY STATION**
11KM Siliguri Junction
- **AIRPORT**
16KM Bagdogra International
- **SCHOOL & COLLEGES**
6KM Modi Public School
6.6KM Surendra Institute
7.2KM Royal Academy School
7.8KM Delhi Public School
8KM Gyan Joyti College
11KM North Bengal University
8KM Sri Sri Academy
- **BUS TERMINUS**
11KM Siliguri Bus Terminus
- **HOTEL & RESORT**
2.4KM The Four Vedas
2.7KM Mayfair Tea Resort
5.9KM Barsana Hotel
- **HOSPITAL**
9.3KM Neotia Getwel
13KM North Bengal Medical College And Hospital
- **MALLS**
8.8KM City Centre



*Map not to scale



ROAD DAY VIEW





BOUNDLESS *Life,* LIMITLESS JOY



Rohini Residency stands as a beacon of modern urban living, redefining the concept of luxury within a thriving community. This prestigious real estate project offers an exquisite array of amenities tailored to meet the needs of the discerning urban family. A sparkling swimming pool invites residents to relax and rejuvenate, and fitness enthusiasts will find their haven. Rohini Residency offers an unparalleled blend of comfort, luxury, and community.



Swimming Pool



Club House



Air Condition Community Hall



Gymnasium



Pool Table



Table Tennis







INHALE *the Natural* FRESHNESS EXHALE AWAY YOUR WOES



Amidst the urban sprawl, Rohini Residency emerges as a sanctuary of tranquillity and natural beauty. This exceptional real estate project embraces the importance of open green spaces, providing a lush haven that offers respite from the hustle and bustle of city life. In a world filled with the pressures of urban living, Rohini Residency offers a breath of fresh air.

 Kids' Playing Area

 Open Green Area

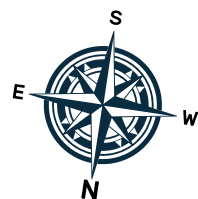


MASTER PLAN

ROHINI RESIDENCY

LEGENDS

- | | | | |
|---|------------------------|----|------------------|
| 1 | Entry / Exity Gate | 6 | Kids' Play Area |
| 2 | Front Commercial Plaza | 7 | Swimming Pool |
| 3 | Internal Driveway | 8 | Pool Deck |
| 4 | Drop Off Area | 9 | The Club |
| 5 | Open Air Gymnasium | 10 | Peripheral Green |



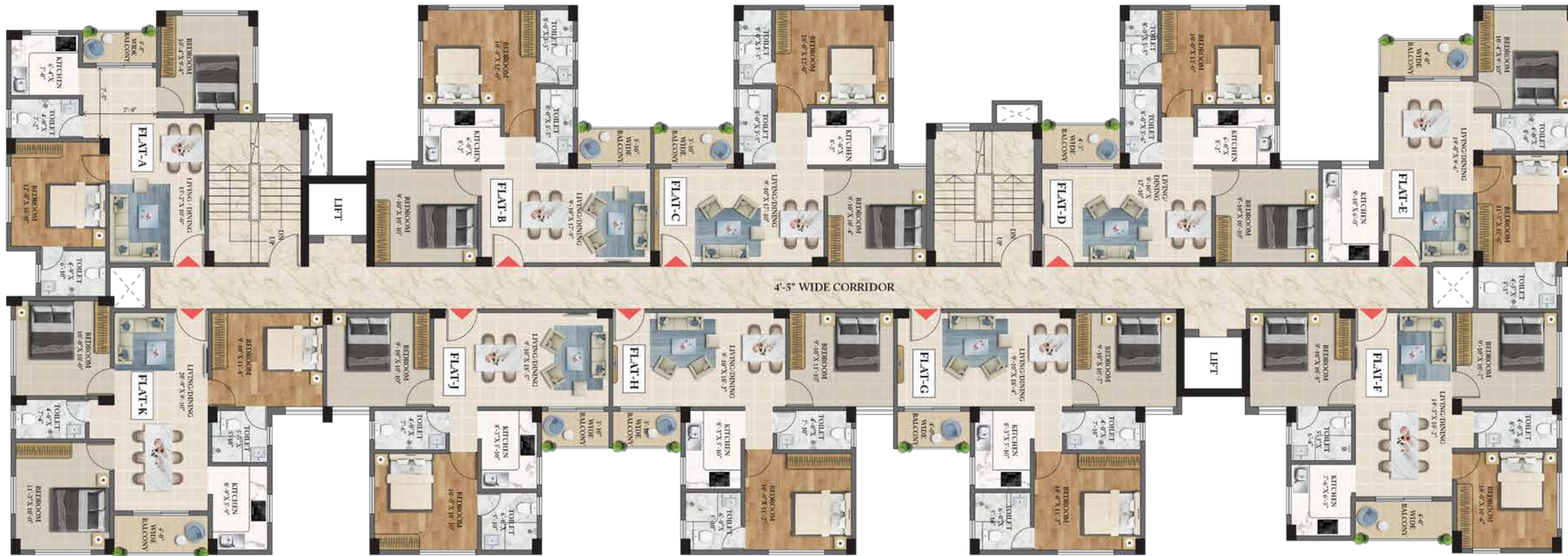


BLOCK-1,2,3 TYPICAL FLOOR PLAN (1ST-5TH FLOOR)

FLAT NO.	FLAT TYPE	BUILT-UP AREA SQ.FT.	SALEBLE AREA SQ.FT.	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.
A	3B-2T	789	1153	693	40
B	2B-2T	667	976	571	39
C	2B-2T	655	958	562	39
D	2B-2T	645	943	557	30
E	2B-2T	633	926	547	39
F	2B-2T	624	913	528	38



BLOCK-4
TYPICAL FLOOR
PLAN
(1ST-5TH FLOOR)



FLAT NO.	FLAT TYPE	BUILT-UP AREA SQ.FT.	SALEBLE AREA SQ.FT.	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.
A	2B-2T	612	899	534	27
B	2B-2T	621	912	544	29
C	2B-2T	619	909	540	32
D	2B-2T	628	923	544	35
E	2B-2T	640	940	547	39
F	3B-2T	756	1111	659	42
G	2B-2T	623	915	545	30
H	2B-2T	619	909	547	28
J	2B-2T	616	905	543	27
K	3B-2T	775	1138	678	40





**BLOCK-5
TYPICAL FLOOR
PLAN
(1ST-5TH FLOOR)**

FLAT NO.	FLAT TYPE	BUILT-UP AREA SQ.FT.	SALEBLE AREA SQ.FT.	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.
A	3B-2T	789	1153	693	40
B	2B-2T	667	976	571	39
C	2B-2T	655	958	562	39
D	2B-2T	645	943	557	30
E	2B-2T	633	926	547	39
F	2B-2T	624	913	528	38



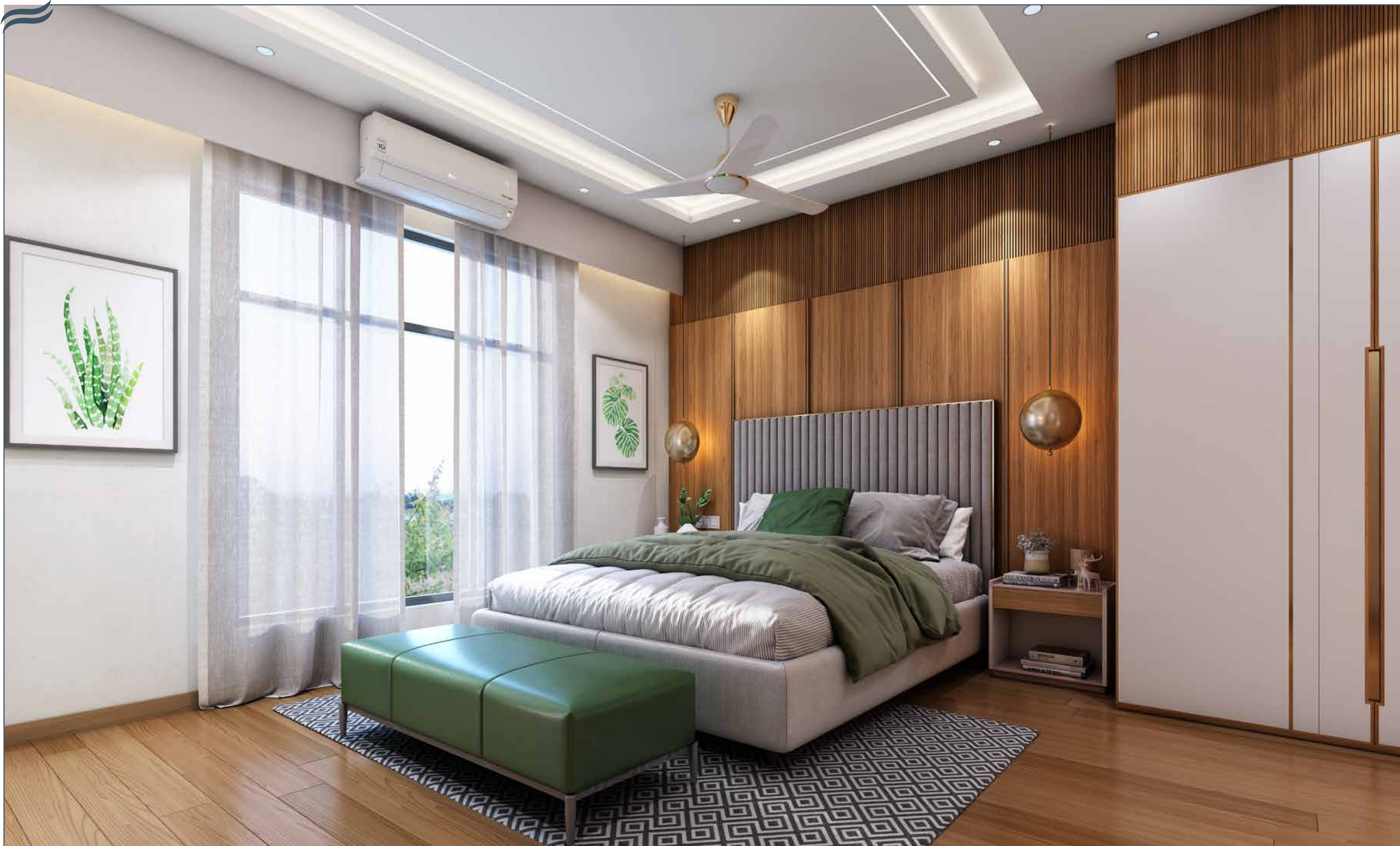


BLOCK-6
TYPICAL FLOOR
PLAN
(1ST-5TH FLOOR)

FLAT NO.	FLAT TYPE	BUILT-UP AREA SQ.FT.	SALEBLE AREA SQ.FT.	CARPET AREA SQ.FT.	BALCONY AREA SQ.FT.
A	3B-2T	767	1142	673	37
B	3B-2T	818	1218	686	62
C	3B-2T	798	1188	700	44
D	2B-2T	649	967	554	42
E	3B-2T	761	1132	657	43









SPECIFICATIONS

Living / Dining / Lobby / Passage Floor

Premium quality vitrified tiles.
Walls & Ceiling: Finished with wall putty & primer.

Bedrooms

Floor: Premium quality vitrified tiles in bedrooms.
Walls: Finished with wall putty & primer.

Kitchen

Walls: Tiles dado upto door height on counter wall & wash area.
Floor: Anti skid tiles.
Counter: Granite Counter.
Fitting/Fixtures: Stainless Steel Sink with reputed make fittings.

Doors & Windows

Doors: Premium quality frame & doors with S.S. Hardware.
Windows: Premium Anodized Aluminium windows.

Bathrooms

Walls & Floor: Walls- Tiles dado upto door height.
Floor: Anti skid tiles.
Sanitary ware / CP Fittings: Reputed sanitary ware & fittings.



BUILDING DREAM *Homes,* REDEFINING SKYLINES!



Jalsangh Realty began its illustrious journey in 2018, when Mukesh Kumar Shah, Aditya Baishya Sahu & Raju Shah came together to build a company with a vision to bring the finest residential real estate solutions to their customers. The company brings in years of expertise & experience which translates into truly awe-inspiring spaces. With quality construction, innovative architecture and aesthetic design as the priority, Jalsangh Realty has been committed to transforming the real estate landscape with their landmark creations!

JALSANGH
REALTY
JALSANGH REALTY PVT. LTD.



OM
RESIDENCY
Matigara, Siliguri

Past Projects



Ratna Sidhhi
RESIDENCY
Matigara, Siliguri



ROHINI
Residency
BLOCK-A
Khaprail, Siliguri





BIRD'S EYE
VIEW - NIGHT



Developer



Address: Khaprail More, Matigara, P.O. & P.S. - Matigara, Darjeeling, West Bengal - 734010

Architects



Marketed By



Site Address: Sainik Puri, Khaprail Bazar, Mirik Road, P.O. - New Chumta

P.S. - Matigara, Dist. - Darjeeling, Pin - 734009

Email ID - info@rizviventures.in

Site Number - 97350 56782 / 83 | **Office Number** - 97350 56780



WB RERA Applied

DISCLAIMER:

This brochure is only conceptual presentation and do not form any part of legal offering. The rendered images, designs, layouts and sizes of the flats & the details of the facilities and amenities as shown here are as visualized by the artist/artist's impression. This document is tentative and the developer reserves the rights to make variations & modifications at its sole discretion without any reference.