

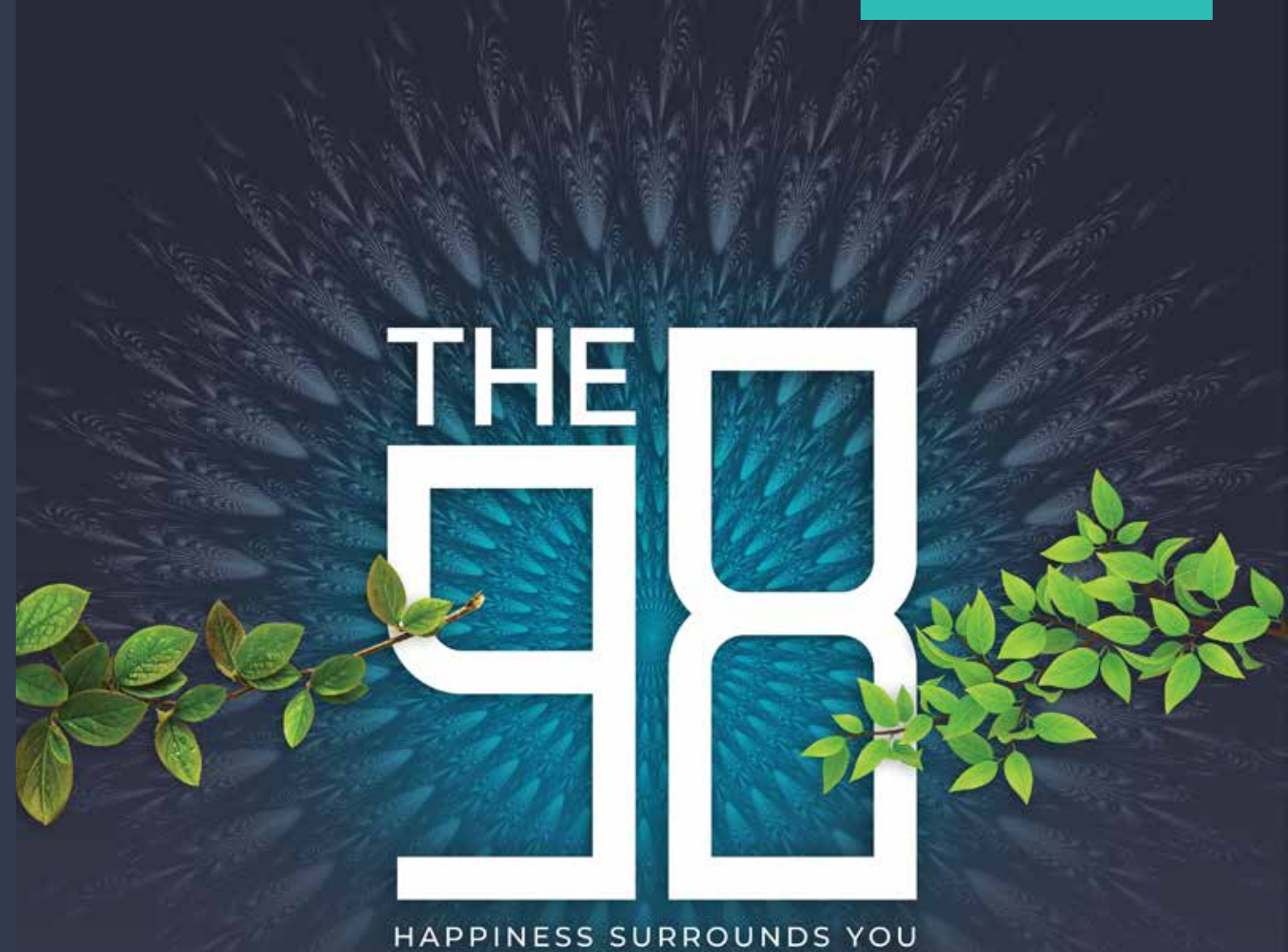
**Happiness**  
**Surrounds You**



## A Euphoria, You Wish To Live In.

Gift your happiness a new abode. Let your life feel enriched by the splendour of the expansive greens while you take a perfect journey of everyday luxury complemented with the choicest amenities. As your life deserves to be lived in a utopia grounded on reality, get ready to witness a phenomenon, named The 98.

- ✓ A Residential Marvel Featuring 98 Premium Apartments
- ✓ 3, 4 & 5 BHK Homes
- ✓ G + 7 Storied
- ✓ Vaastu Compliant Homes
- ✓ Featuring Luxurious Amenities
- ✓ Located At A Futuristic Node Of Siliguri
- ✓ 24 Hrs CCTV Surveillance & Security



Have you ever stepped into a space, and felt like your most precious feeling of joy belongs there? A part of 'you' cried with joy when you touched the walls? Walked into a house and your soul immediately smiled and murmured, "Home"?



AERIAL DAY VIEW >>







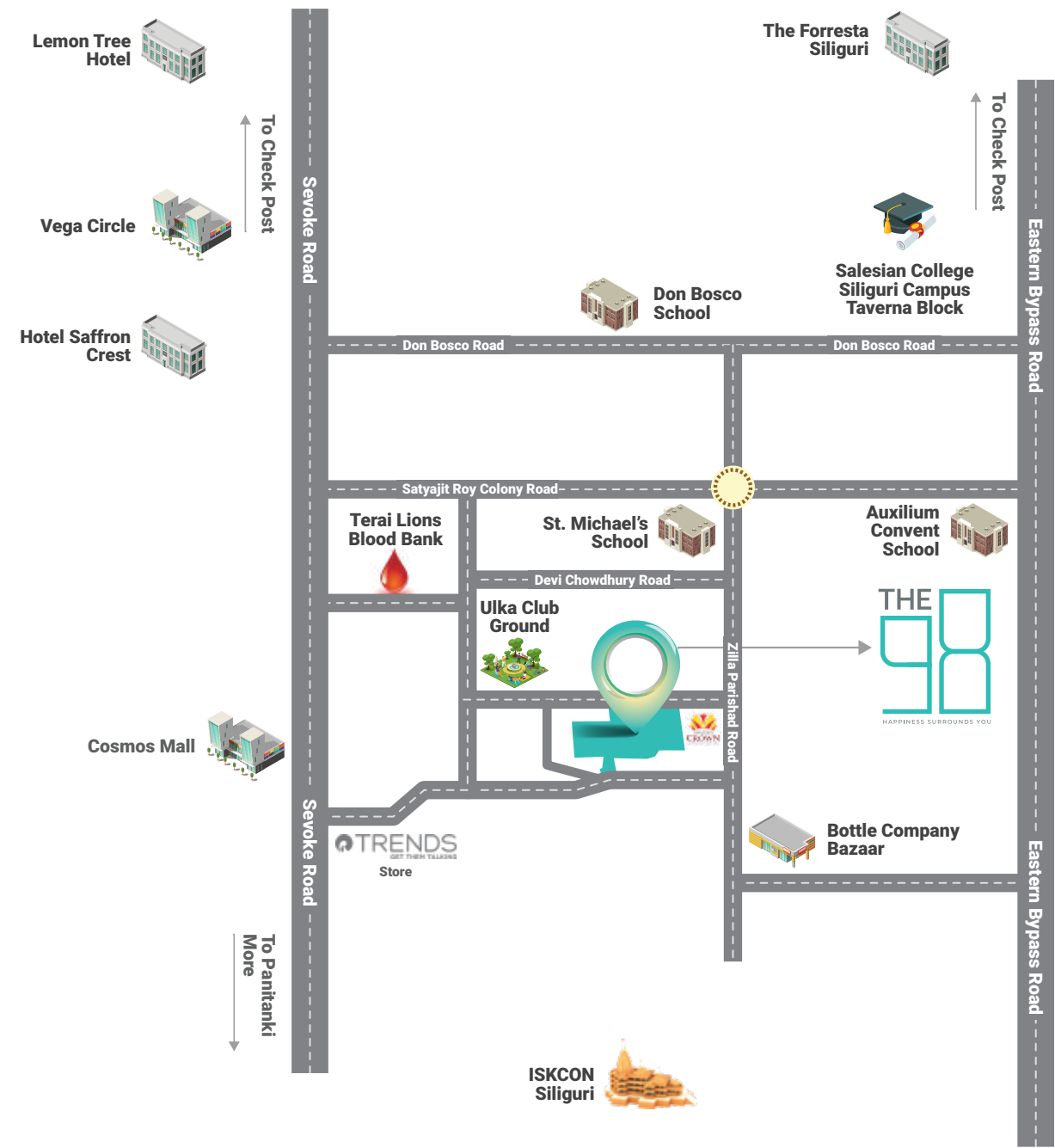
## Closer To Joy. Closer To Life.

The 98, nestled between the greens and the city, is the cynosure of Siliguri. Located on the most affluent nodes of Siliguri, near Sevoke Road, it offers manifold located advantages. Be it living in tranquility amidst verdant greenery or staying connected to all the comforts and conveniences that the city has to offer, The 98 is an address where 'joy' decided to reside forever.

- ✓ Located at Jyoti Nagar
- ✓ Excellently connected to the routes of NJP, Darjeeling and Sikkim
- ✓ Closed proximity to Cosmos Mall and Don Bosco School
- ✓ Schools, Colleges, Malls & Market places are located nearby
- ✓ Easy Proximity to All Civic Amenities

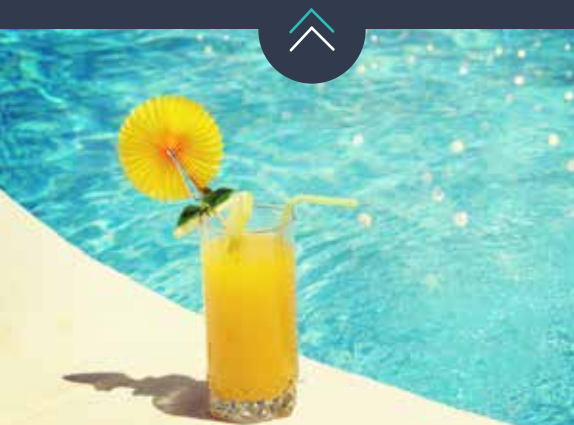


LOCATION MAP >>



KEY DISTANCES >>





## Dive Into The Fresh Feeling Of Contentment.

A refreshing swimming pool at The 98 with cosy lounge chairs lets you lose all your worries at one dive and feel rejuvenated with an everlasting sense of exhilaration. Unmatched luxury, we often referred to it as.

- ✓ Swimming Pool
- ✓ Community Hall
- ✓ Games Room
- ✓ Multi-purpose Lawn
- ✓ Gymnasium





SWIMMING POOL VIEW >>









ROOFTOP PARTY AREA VIEW >>







COMMUNITY HALL VIEW >>



GAMES ROOM VIEW >>







## An Exuberance Of Green Keeping Your Soul Happy.

Beyond the blocks and boundaries of the concrete jungle, infinite greenery is waiting to embrace you. Enjoy the scent of fresh flowers and the variety of foliage in the landscaped garden. Yes. Your home at The 98 is a perfect residence of happy energy that helps you reconnect with nature, abundantly.

- ✓ Jogging Track
- ✓ Stepped Seating
- ✓ Grand Pavilion
- ✓ Badminton Court
- ✓ Skating Ring Corridor
- ✓ Kid's Play Area
- ✓ Parent's Corner
- ✓ Reflexology



LANDSCAPE GARDEN VIEW >>













MULTIPURPOSE COURT VIEW >>





>>  
Over All  
1st Floor



BLOCK-WING-1						
FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA	TERRACE AREA (1ST FLOOR LEVEL)
A	4B + 4T	2150 SQFT.	2580 SQFT.	1613 SQFT.	137 SQFT.	350 SQFT.
B	4B + 4T	2231 SQFT.	2678 SQFT.	1691 SQFT.	124 SQFT.	1446 SQFT.
C	3B + 3T	1529 SQFT.	1835 SQFT.	1169 SQFT.	59 SQFT.	1191 SQFT.
D	3B + 3T	1528 SQFT.	1833 SQFT.	1167 SQFT.	58 SQFT.	466 SQFT.

BLOCK-WING-2						
FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA	TERRACE AREA (1ST FLOOR LEVEL)
E	5B + 5T	2842 SQFT.	3410 SQFT.	2109 SQFT.	239 SQFT.	1788 SQFT.
F	5B + 5T	2841 SQFT.	3410 SQFT.	2151 SQFT.	200 SQFT.	2127 SQFT.
G	3B + 3T	1558 SQFT.	1870 SQFT.	1208 SQFT.	59 SQFT.	329 SQFT.
H	3B + 3T	1565 SQFT.	1878 SQFT.	1216 SQFT.	59 SQFT.	731 SQFT.
J	3B + 3T	1575 SQFT.	1890 SQFT.	1220 SQFT.	59 SQFT.	624 SQFT.

BLOCK-WING-3						
FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA	TERRACE AREA (1ST FLOOR LEVEL)
K	4B + 4T	2171 SQFT.	2605 SQFT.	1668 SQFT.	81 SQFT.	510 SQFT.
L	3B + 3T	1544 SQFT.	1853 SQFT.	1184 SQFT.	59 SQFT.	288 SQFT.
M	3B + 3T	1551 SQFT.	1862 SQFT.	1185 SQFT.	59 SQFT.	368 SQFT.
N	3B + 3T	1532 SQFT.	1838 SQFT.	1167 SQFT.	58 SQFT.	1019 SQFT.
P	4B + 4T	2144 SQFT.	2573 SQFT.	1656 SQFT.	87 SQFT.	1298 SQFT.



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Wing 1  
Typical Floor



FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA
A	4B + 4T	2150 SQFT.	2580 SQFT.	1613 SQFT.	137 SQFT.
B	4B + 4T	2231 SQFT.	2678 SQFT.	1691 SQFT.	124 SQFT.
C	3B + 3T	1529 SQFT.	1835 SQFT.	1169 SQFT.	59 SQFT.
D	3B + 3T	1528 SQFT.	1833 SQFT.	1167 SQFT.	58 SQFT.



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Wing 2

Typical 2nd,  
4th & 6th Floor

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FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA
E	5B + 5T	2863 SQFT.	3435 SQFT.	2109 SQFT.	260 SQFT.
F	5B + 5T	2863 SQFT.	3435 SQFT.	2151 SQFT.	221 SQFT.
G	3B + 3T	1558 SQFT.	1870 SQFT.	1208 SQFT.	59 SQFT.
H	3B + 3T	1565 SQFT.	1878 SQFT.	1216 SQFT.	59 SQFT.
J	3B + 3T	1575 SQFT.	1890 SQFT.	1220 SQFT.	59 SQFT.





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Wing 2  
Typical 3rd,  
5th & 7th Floor

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FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA
E	5B + 5T	2842 SQFT.	3410 SQFT.	2109 SQFT.	239 SQFT.
F	5B + 5T	2841 SQFT.	3410 SQFT.	2151 SQFT.	200 SQFT.
G	3B + 3T	1558 SQFT.	1870 SQFT.	1208 SQFT.	59 SQFT.
H	3B + 3T	1565 SQFT.	1878 SQFT.	1216 SQFT.	59 SQFT.
J	3B + 3T	1575 SQFT.	1890 SQFT.	1220 SQFT.	59 SQFT.



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Wing 3  
Typical Floor




FLAT NO.	APARTMENT TYPE	BUILTUP AREA	SALEABLE AREA (20%)	RERA CARPET AREA	RERA BALCONY CARPET AREA
K	4B + 4T	2171 SQFT.	2605 SQFT.	1668 SQFT.	81 SQFT.
L	3B + 3T	1544 SQFT.	1853 SQFT.	1184 SQFT.	59 SQFT.
M	3B + 3T	1551 SQFT.	1862 SQFT.	1185 SQFT.	59 SQFT.
N	3B + 3T	1532 SQFT.	1838 SQFT.	1167 SQFT.	58 SQFT.
P	4B + 4T	2144 SQFT.	2573 SQFT.	1656 SQFT.	87 SQFT.



LIFT LOBBY VIEW >>



ADDITIONAL FEATURES: >>



EV CHARGING POINT

CCTV SURVEILLANCE





LANDSCAPE AMENITIES





PAVILION 3D VIEW >>



GATE ENTRANCE VIEW >>



AERIAL NIGHT VIEW >>







DEVELOPER'S PROFILE >>



<> The Makers Of The Happy Stories

Carrying forward an experience of 24 glorious years, Uniliv stands as one of the most promising real estate groups of Siliguri with an enviable portfolio of building more than 400 Homes, Commercial Spaces, Office Spaces and more in and around Siliguri. Over the period, Uniliv has become one of the most admired developers in Northern Bengal, epitomising the art of gracious living in all its glory.

Being synonymous with trust and commitment, Uniliv is greatly known to keep its promises. With a commitment to bringing all resources together and delivering landmark projects on time, the group is all set to create a glorious skyline, the city rightly deserves. Understanding the core needs and wants of its valuable clients, Uniliv always goes beyond and above to create superior lifestyles. It has been receiving unrelenting support from its stakeholders and associates because of its honesty and transparency in business.

The purpose of this group goes beyond constructing buildings and towers to creating homes for a million happy souls.

Group Values:

- ✓ Building Trust
- ✓ Attention to details
- ✓ Visible Impact
- ✓ Unique Living
- ✓ Invisible Quality



<> Committed To Creating A Better World

Incepted in the year 2007, Siddhi Balaji Group has grown to be one of the most reputed and trustworthy real estate developers in Siliguri. With over 32 successful commercial and residential projects, this esteemed group has been known for sustainable design, premium quality, and on-time delivery. It works tirelessly to create a house that promises a decent life and a better tomorrow. Understanding their clients' essential requirements and wants, Siddhi Balaji Group is committed to creating work-compliant and customer-friendly houses for years. Apart from bundling landmarks, the company has been also engaged in manufacturing, trading, and warehousing businesses for many years.



Green Architecture Consulting Engineers Pvt. Ltd a Siliguri based Architectural firm established in the year 1991. After the modest beginning under the leadership of K.K.Roy the firm grew to become a well established and reputed firm. GACE understands the value of both time and money, equating one with another and has been efficient on both these fronts. We draw our inspiration from our client's desires and Imagination.

Landscape Consultant



Electrical Consultant



Structural Consultant



PHE Consultant



Brand Consultant

