

There is silver in the air  
Full of tenderness and care  
Feelings that peace evokes  
Back home at Silver Oaks





BEGRAJ  
SILVER  
OAKS

Residences, malls or workplaces  
Begraj Group understands spaces  
Architected with style and elegance  
Form and function in true balance

Begraj Group, Siliguri's leading real estate company has developed and managed the finest Shopping Malls, Residential Complexes, Office Buildings, Hospitality+Food & Beverage Projects and Infrastructure ventures. The Begraj Group has constructed over 3 million sq ft of residential, commercial and industrial projects.





BEGRAJ  
SILVER  
OAKS

Spread on three acres of lush green  
With a design brilliantly pristine  
With fourteen floors in towers four  
No other home can give you more

Located behind Sinclair Hotel, at one of the most happening residential areas of Siliguri, Begraj Silver Oaks consists of two B+G+14 towers and two G+14 towers with 196 apartments in all. The complex will also contain an integrated commercial unit.





## BEGRAJ SILVER OAKS

A sought-after place is where you stay  
 With everything but just a drive away  
 Like being in the middle of everywhere  
 Yet at night you sleep without a care

### Distances

Cosmos - 2.2 km | Cinderella Hotel - 2.5 km | Hotel Sarovar - 2.3 km  
 Bhaktinagar P. S. - 2 km | Circuit House - 1 km | DPS School - 1.2 km  
 Siliguri Junction - 1 km | City Centre - 1 km | Science City - 1.5 km  
 Orbit Mall - 2.2 km | Dr. Chang's Nursing Home - 1.2 km | Gyan Jyoti College - 1.5 km | Hill Cart Road - 50 m | Hotel Sinclairs - 20 m  
 Saving Kingdom Water Park - 1 km | Airport - 6.5 km





  
BEGRAJ  
SILVER  
OAKS

A special place where your children play  
While in the gym you sweat away  
With a lifestyle that is uber cool  
You laze around the swimming pool

Gymnasium | Indoor Games Arcade | Swimming Pool | Community  
& Banquet Hall | Proposed Commercial Block | Landscaped  
Garden | Children's Park | 24x7 Power Backup | Intelligent Building  
Management System | Electronic CCTV Security Surveillance  
Power Water Supply | 24x7 DG Backup | Water Treatment Plant  
Standby Generator | CCTV and Intercom Surveillance | Adequate  
Car Parking | Servant Quarter in same floor for every apartment  
10 High Speed Lifts | Basement & Ground Floor Parking Spaces  
Well Decorated Lobbies | Video Door Phone with Intercom





## BEGRAJ SILVER OAKS

Elevation: Modern design with exterior finished with combination of textured paints.

Internal Walls: Cement plastering overlaid with smooth, impervious plaster of paris.

Flooring: Vitrified tiles in Drawing / Dining. Laminated wooden flooring / vitrified tiles in all Bedrooms. Ceramic antiskid tiles in Balconies. Antiskid vitrified tiles in Kitchens and Toilets. Ceramic tiles in Servant Quarters.

Electricals: Concealed copper wiring with electrolytic copper conductors and modular switches of reputed make.

Kitchen: Floor with vitrified tiles. Counter with granite slab and a stainless

steel sink | Wall Dado up to 2 feet height over granite counter.

Toilet: Floors tiled with anti-skid ceramic tiles / marble | Walls with designer tiles. Hot & cold water line and geyser point in all bathrooms | Sleek CP fittings and light coloured sanitary-ware in all bathrooms.

Doors: Main Door: Decorative solid teak wood. Other Doors: Flush with white enamel paint / tough timber frames and solid-core flush shutters.

Windows: Anodized / powder coated aluminium window with clear glazing or fully glazed aluminium / wooden windows or aluminium frames with fully glazed shutters. Grill in all windows and superior quality fittings.



Site Map



Block 1: 42 flats from 1450 to 2100 sq ft | Block 2: 42 flats from 1400 to 2000 sq ft  
Block 3: 56 flats from 1700 to 2000 sq ft | Block 4: 56 flats from 1800 to 2200 sq ft

# Typical Floor Plan

## BLOCK 1 2nd to 14th Floors

| Flat | Type      | Total Area (sq ft) |
|------|-----------|--------------------|
| 1 A  | 4BHK - 4T | 2114               |
| 1 B  | 3BHK - 3T | 1502               |
| 1 C  | 3BHK - 2T | 1443               |



# 3D View of Flat A



Typical Floor Plan

BLOCK 2  
2nd to 14th Floors

| Flat | Type      | Total Area (sq ft) |
|------|-----------|--------------------|
| 2 A  | 4BHK - 4T | 2014               |
| 2 B  | 3BHK - 2T | 1418               |
| 2 C  | 3BHK - 3T | 1679               |



3D View of Flat C



Typical Floor Plan



BLOCK 3  
2nd to 14th Floors

| Flat | Type      | Total Area (sq ft) |
|------|-----------|--------------------|
| 3 A  | 3BHK - 3T | 1781               |
| 3 B  | 3BHK - 3T | 1683               |
| 3 C  | 4BHK - 3T | 1979               |
| 3 D  | 4BHK - 3T | 1964               |



3D View of Flat A



Typical Floor Plan



BLOCK 4  
2nd to 14th Floors

| Flat | Type      | Total Area (sq ft) |
|------|-----------|--------------------|
| 4 A  | 4BHK - 3T | 1958               |
| 4 B  | 4BHK - 3T | 2209               |
| 4 C  | 3BHK - 3T | 1791               |
| 4 D  | 3BHK - 3T | 1778               |



3D View of Flat B





Cosmos Mall



Orbit Mall



Jeevan Deep



Spencer Plaza

# BEGRAJ SILVER OAKS

## Begraj Group

More than four decades ago, the visionary Founder and CMD of the Group Shri Begraj Agarwal established the organization in the City of Gangtok, Sikkim.

Today Begraj Group has emerged as Siliguri's premier real estate company and is renowned for impeccable quality and client satisfaction.

Having developed and managed the finest Shopping Malls, Residential Complexes, Office Buildings, Hospitality, Food & Beverage Projects and Infrastructure Ventures, Begraj Group has gone from strength to strength in every property asset class it has entered.

## Begraj Projects

**Cosmos Mall**  
21/2 Mile, Sevoke Road

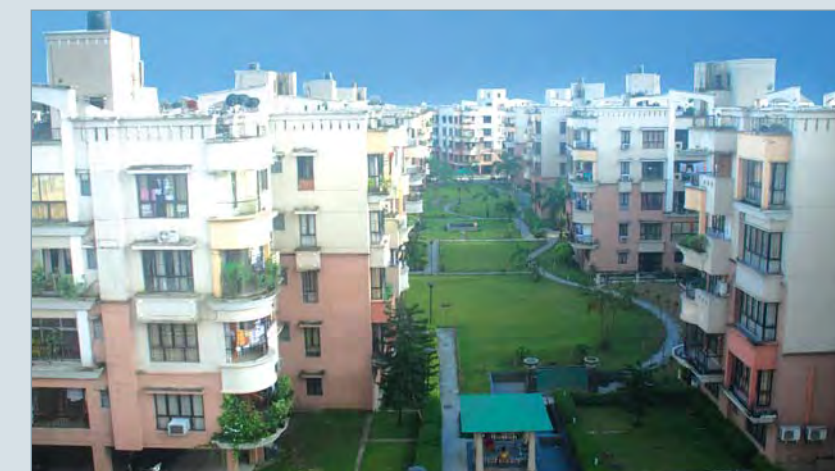
**Orbit Mall**  
3rd Mile, Sevoke Road

**Jeevan Deep**  
Salugara

**Spencer Plaza**  
Burdwan Road

**Green Valley Complex**  
Sevoke Road

**City Plaza**  
2nd Mile, Sevoke Road



Green Valley Complex



City Plaza



**BEGRAJ**  
**SILVER  
OAKS**

Hotel Sinclairs Compound, Siliguri 734403, West Bengal  
Project approved with leading banks and financial institutions.

For details contact  
97330 45000 | 90020 18444

ARCHITECTS



96 Beltala Road, Kolkata 700 026  
+91 33 2474 0570 - 73

DEVELOPERS



BEGRAJ GROUP OF COMPANIES  
Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri 734 001  
+91 89279 99819 | begrajsilveroaks@gmail.com

Disclaimer: This booklet contains Concept Drawings which may undergo sanctioned changes at the discretion of the developer. The area charts and the accompanying brochure are not a legal tender, or an offer document.