




Live Your Dream



Live the life  
you have always imagined...



A man with dark hair, wearing a white t-shirt and blue jeans, stands on a green field. He is holding a black and white soccer ball in his right arm. In the background, there are three white door frames set into the ground, suggesting a path or a choice. The sky is a clear, light blue.

A dream of yesterday  
is the hope of today  
and the reality of tomorrow...

If you are dreaming of a home you  
will cherish for generations to  
come, I would suggest, look no  
further...'

Bhaichung Bhutia





Live Your Dream



Dream Valley is a serene, peaceful and masterfully planned residential development on the Hill Cart Road in Siliguri. Dream Valley, a beautiful place to call home, is designed to let you live your dream...





Live Your Dream



An ultra luxurious condominium of beautifully located apartment blocks, Dream Valley promises to push the benchmark of refined high class living several notches higher.

From concept to finish, throughout every stage of planning and development, everything in this project is geared towards providing dream lifestyles to the families who choose to make Dream Valley their homes. Dream Valley extends far beyond mere walls and property lines and actually seeps into the surrounding neighborhood. It offers a picturesque setting of parks, open spaces and walking trails.





## Siliguri's first 5 Star Hotel



*Actual Elevation of the 5 STAR hotel with DREAM Valley residential block seen behind*

The Jain Group brings to Siliguri its first 5 Star Hotel as part of its first development in the city. The hotel with an integrated retail wing will come up on the road facing parcel of the land. The residential units are nestled just behind the 5 Star Hotel.

A Dream Valley resident can enjoy resort like amenities in what is essentially a residential community development. High end luxury amenities with a concierge service in every apartment is all set to open a new vista in residential space living experience.



# Apartment & Duplexes



Dream Valley offers a range of beautifully crafted apartments and duplexes to suit your requirement.

DREAM VALLEY brings to you what can be best described as a wonderful family home with a well thought out design, and lots of attention to detail and build quality. These superbly finished homes are designed and constructed to provide an immediate way for your family to embrace a dream lifestyle.

Every room is more than what it appears to be. Bare spaces have the potential to be molded to host the succinct designs that come from maestros of the interior designing art. The specifications and amenities provided are absolutely top of the line leaving no stone unturned to provide that rich experience of staying in a luxurious 5 Star condo.



# Breathtaking Apartment Views



A breathtaking view of the glorious mountains



Darjeeling Heritage Train running through Tea garden next to Dream Valley



A picturesque view of a never ending expanse of the tea garden

The architectural plan has ensured the apartment views are unparalleled. From one side on the apartment blocks you can see the snow peaked mountain peaks and from the other you get a spectacular view of a beautiful tea garden. Now does that sound like a dream!



# Residents' Club Amenities





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# Specifications

## Structure

RCC Frame Structure Earthquake resistant. Dream Homes use the best quality rebars and cement to build a superior quality structure that will last for generations.

## Staircase and Lobby

Wide spacious staircase, elegantly designed lobby and corridors with high quality marble, Kota/Granite stone.

## Floor

All Bedrooms: Laminated Wooden Flooring

Living Room: Vitrified Tiles of KAJARIA of equivalent.

Kitchen: Anti Skid Tiles

Toilet: Anti Skid Tiles

## Toilets

**Fittings** - Elegant CP fittings of Kohler or equivalent make Anti Skid tiles from KAJARIA CERAMICS or equivalent make on the floor and walls upto door height Hot and Cold Water points. Western style sanitary fittings of PARRYWARE or equivalent make.

## Kitchen

Granite Platform with Dado tiles upto 2' height above the counter Stainless Steel Sink Hot and Cold Water Point Provision for Exhaust Fan.

## Doors & Hardware

**Frame** - Sal Wood / **Shutter** - Flush doors, Main Door – Solid Flush Door Brass and Stainless Steel hardware fittings of reputed make.

## Window

High quality anodized aluminium sliding windows will minimize sound and air pollutants from your living space, facilitating a peaceful existence within the confines of your abode.

## Wall Finishes

**Interior** : All wall finishes will be done with Plaster of Paris, providing a smooth and even base.

**Exterior** : An all weather exterior paint with decorative finish will provide a rich up-market look to the building façade.

## Electric / Voice Data Points

Copper wiring of FINOLEX or equivalent make MCB of Havells or equivalent make AC point in master bedroom, Geysers Points in bathroom Adequate Light & Fan points Modular switches from ANCHOR or equivalent.

## Water Supply

24 Hours uninterrupted supply of clean water through a water treatment plant.

## Telephone & Cable TV

Telephone, Cable TV points in Living & Dining rooms

Telephone wiring and points in every home enable external telecom service providers to bring you voice and data services. Cable TV wiring and points will be provided that allow residents the option of availing of a host of DTH services.

## Security / Video Door Phone

A state of the art 24x7 surveillance system with video door phones and intercom in every apartment will help ward off intruders and make it a safe haven.

## Wi-Fi

The building will be Wi-Fi enabled which will allow mobile internet access from any part of the campus allowing true portability from access instruments like Laptops, Smartphones, IPADs etc.

## Power Back up

The building will have 24x7 power back up to safeguard you from power outages and let your life continue uninterrupted.

## Lift / Service Lift

Two high quality passenger lifts in each block.

Every building has a large service lift designed to carry goods and people on stretchers in case of medical emergencies.

## Fire

Adequate fire fighting equipment with best quality pressure water hose pipes and fire alarm system will be installed.



# Location Map

## Location Advantage

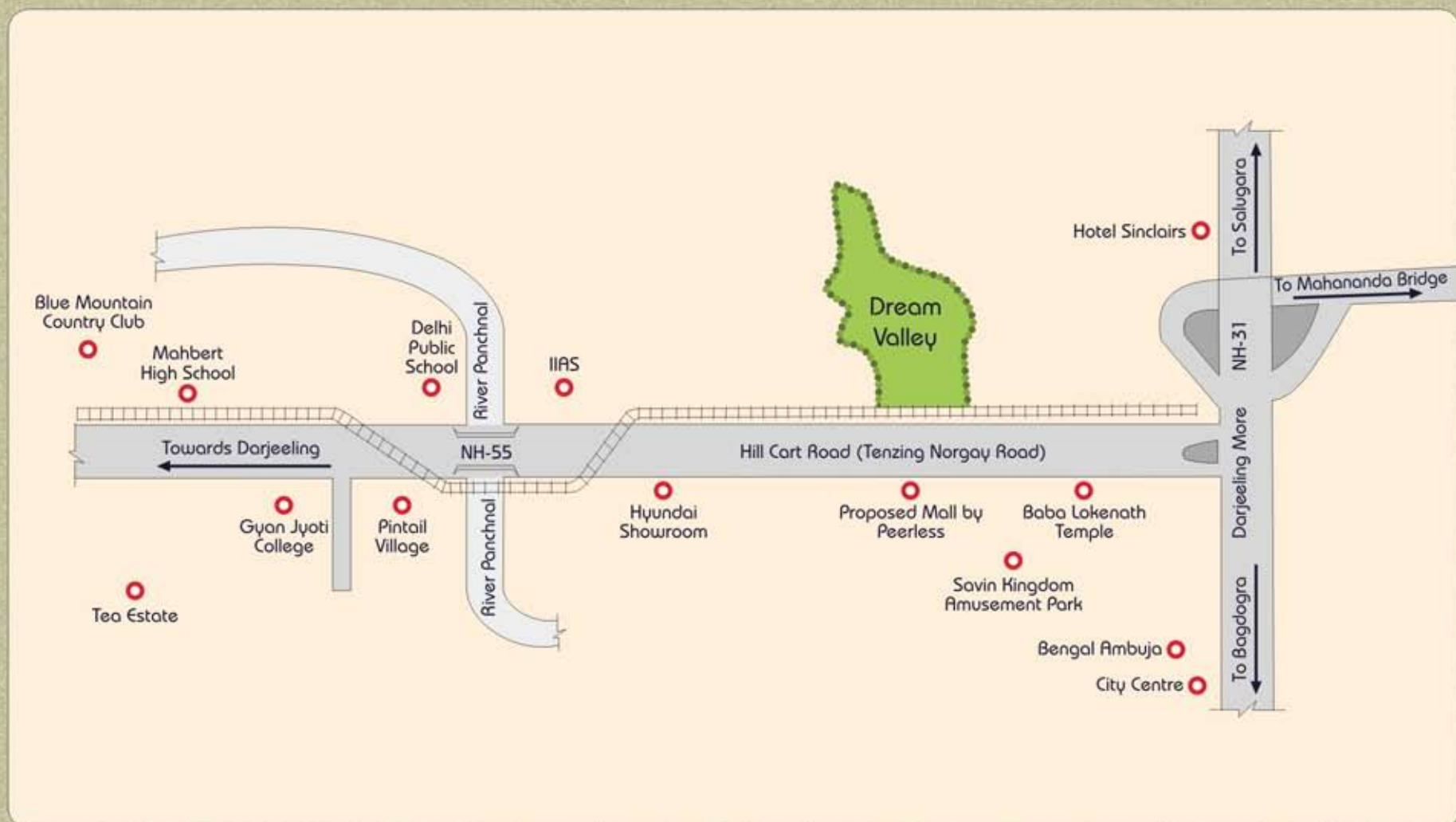
Dream Valley is on a dream location.

Situated on the Hill Cart road Dream Valley is part of Siliguri's best location for a comfortable and quite residential dwelling where serenity and peace is a way of life.

A comfortable drive from the airport, Dream Valley is strategically located to provide the advantages of city living in clean and upmarket location.

Offering extraordinary views of Tea Gardens and the Mountain ranges you are literally in a 5 Star environment.

A special in house transport can drop residents to Darjeeling more for convenience.







Live Your Dream



Site Plan



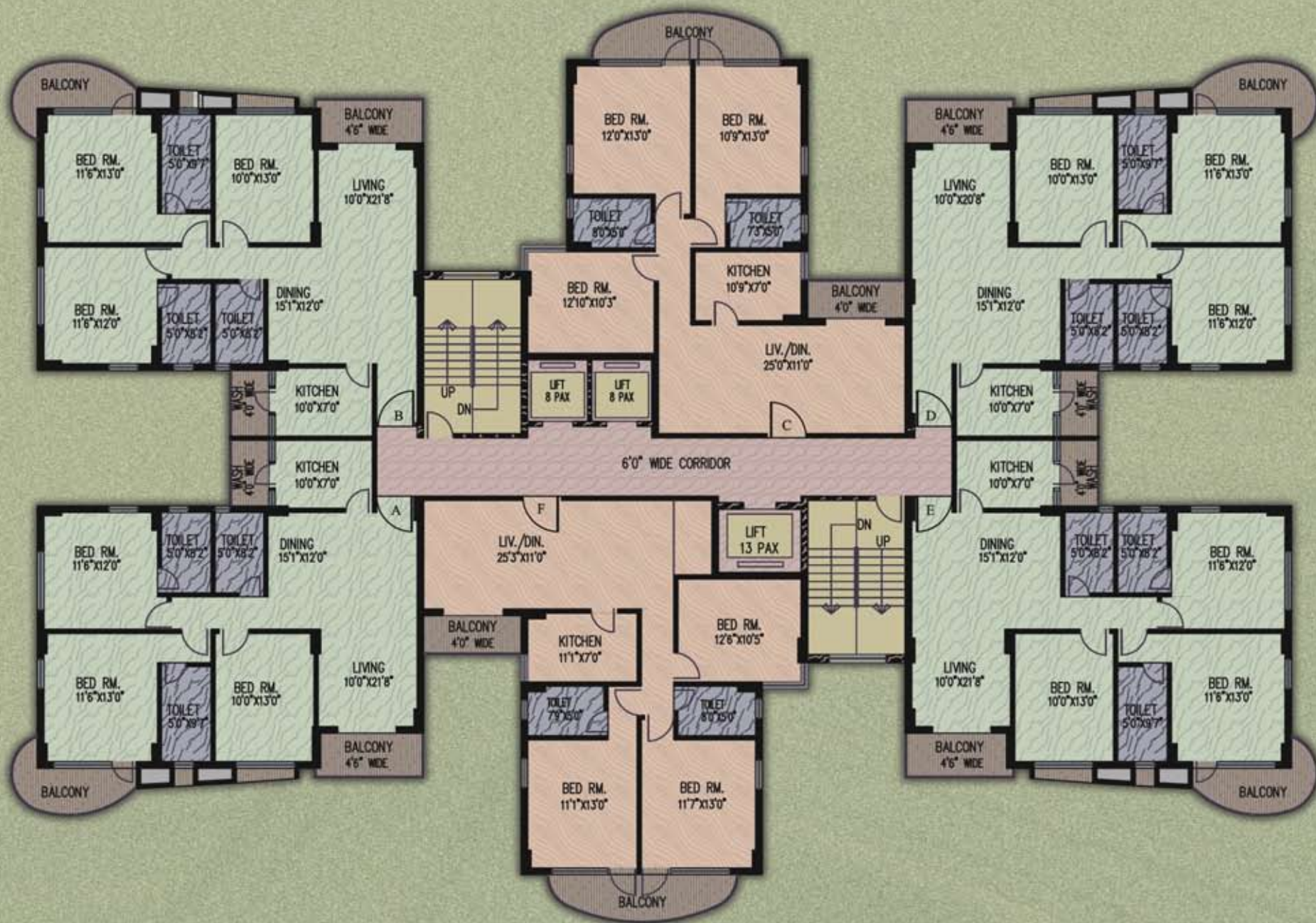
# Block - 1



Live Your Dream

Flat BHK SBU  
(sq. ft)

A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585



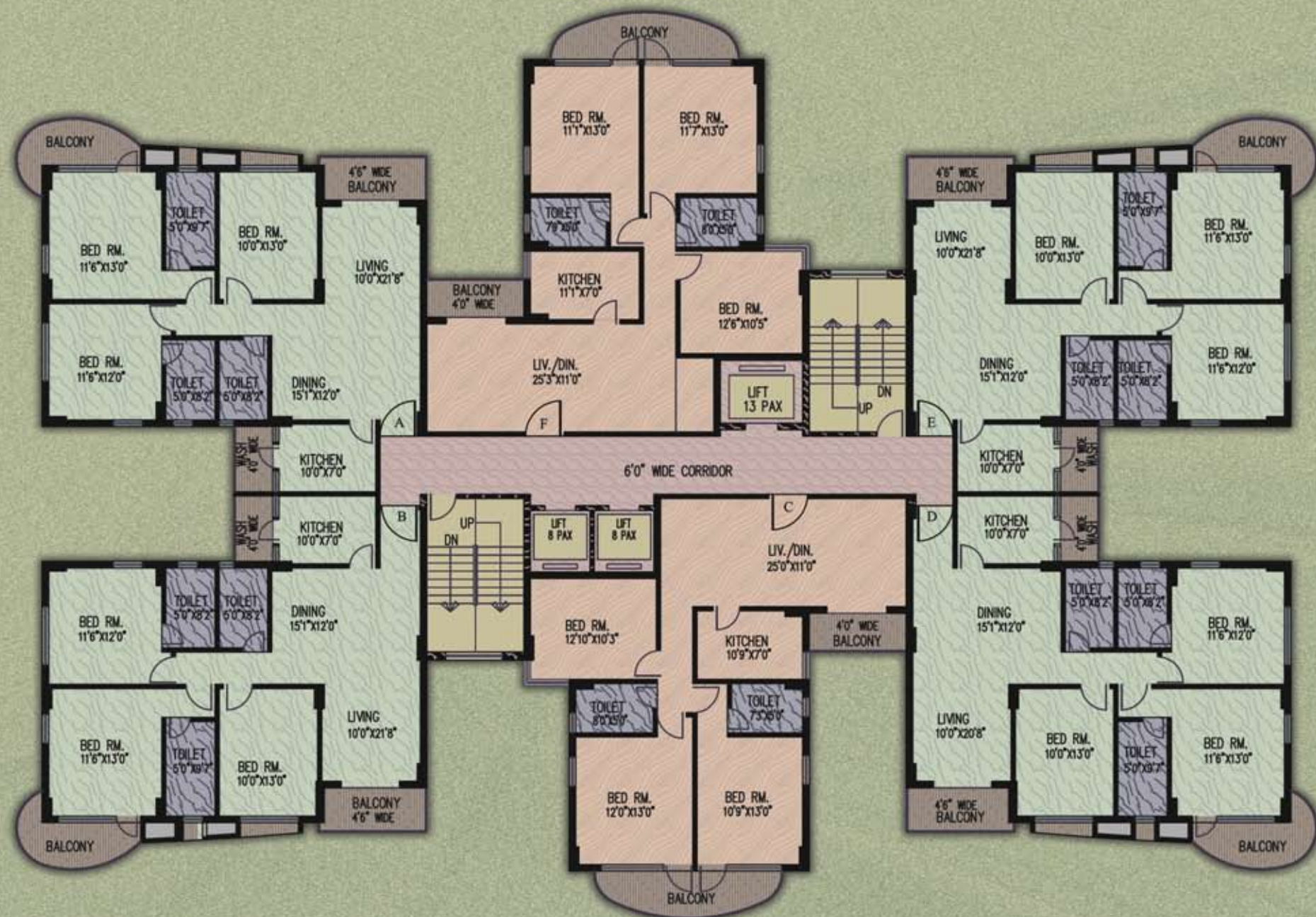


# Block - 2



Live Your Dream

Flat	BHK	SBU (sq. ft)
A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585





# Block - 3



Live Your Dream

Flat BHK SBU  
(sq. ft.)

A	4	1860
B	3	1580
C	3	1605
D	3	1605
E	3	1580
F	4	1860
G	3	1575
H	3	1575





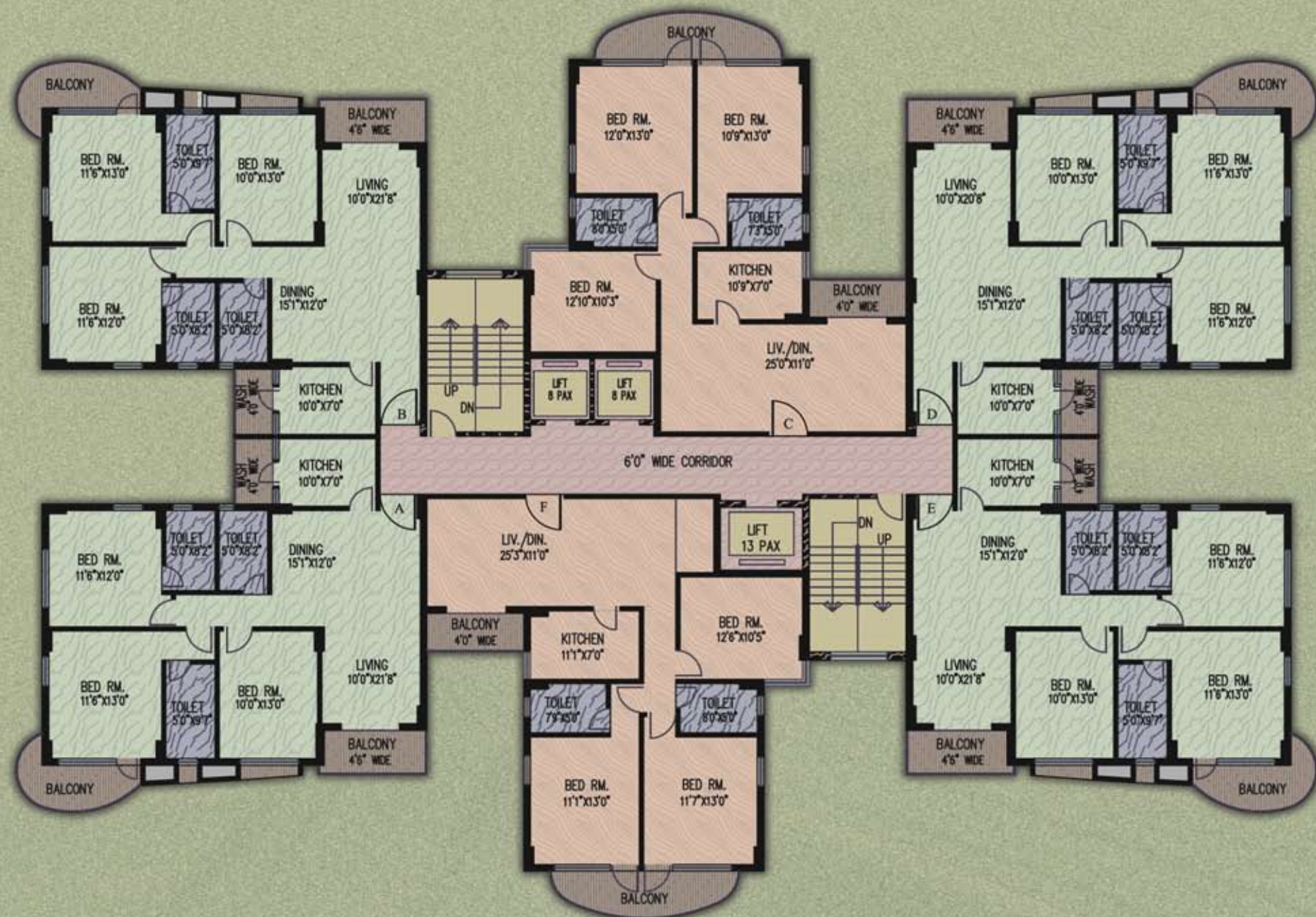
# Block - 4



Live Your Dream

Flat BHK SBU  
(sq. ft)

A	3	1605
B	3	1645
C	3	1540
D	3	1635
E	3	1615
F	3	1585





# Block - 5



Live Your Dream

Flat BHK SBU  
(sq. ft)

A	3	1505
B	3	1475
C	2	1240
D	3	1475
E	3	1505
F	3	1495





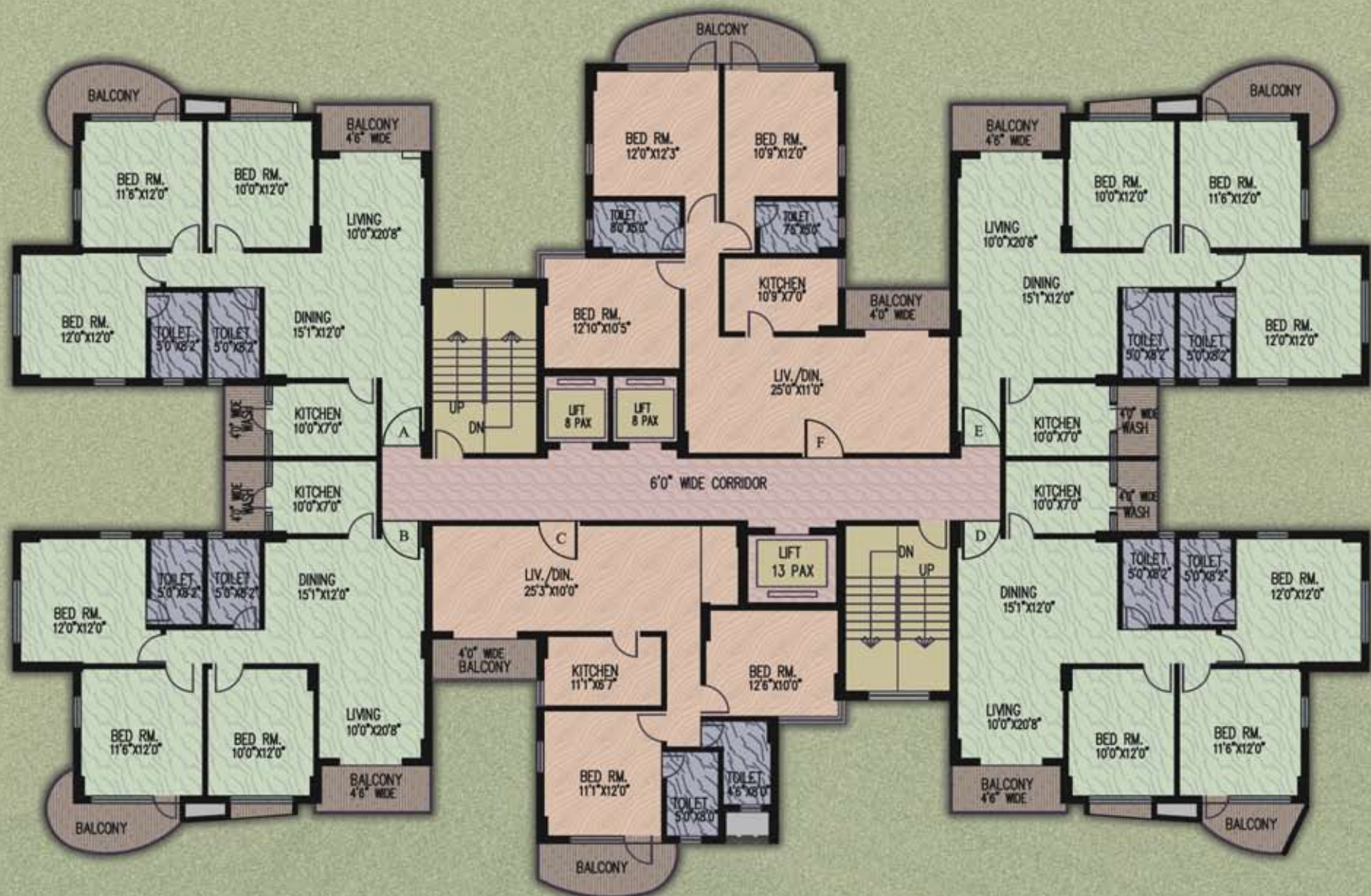
# Block - 6



Live Your Dream

Flat BHK SBU  
(sq. ft)

A	3	1505
B	3	1475
C	2	1240
D	3	1475
E	3	1505
F	3	1495







Your Dream. Our Commitment.

— An ISO 9001: 2008 company —

The Jain Group is one of the most dynamic and admired organizations in the Finance and Real Estate sector in East India.

More than three decades ago, the visionary Founder and CMD of the Group, Prem Jain, established the auto financing division christening it as Jain Finance Corporation. The Group has to its credit an array of achievements and is recognized today as a seasoned player in the field of automobile finance.

The Group successfully ventured into Real Estate by creating a series of residential spaces at strategic locations in Kolkata under the aegis of Dream Homes.

Dream Homes from the Jain Group are now well known amongst the residential space buyers in Kolkata. These housing projects are primarily located in South Kolkata and the Rajarhat area.

Dream Homes offer high quality living at great investment points. Jain Group's commitment to quality reflects in all aspects of the development cycle including planning, construction, customer service and property management.

Having developed over a million square feet of residential and commercial real estate space the Jain Group has now launched a slew of real estate projects across the cities of Kolkata and Siliguri and is prospecting opportunities in other towns and cities like Durgapur, Guwahati, and Bhubaneswar.

Guided by its vision, fuelled by enthusiasm, strengthened by a strong work force and advantaged with advanced building technologies, the Jain Group is committed to give shape to the future of not just Kolkata, but many more cities spread across the country.

The Group is now diversifying into 5 Star Hotels, IT Parks, Malls, Villas & Farm Houses and infrastructure development projects.



Developer



— An ISO 9001: 2008 company —

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