



SUN PROJECTS INDIA PVT.LTD.

BUILDERS & DEVELOPERS

ISO : 9001-2015 CERTIFIED COMPANY.

T. C. 4/1044, "Sreebhas", Kowdiar, Trivandrum 695003.

Phone: +91 471 2539933, 2432747,

Mob: 94 95 39 39 39, 94 95 49 49 49 | UAE : 050 777 3274

email: mail@sunprojectsindia.com, www.sunprojectsindia.com

SALES HOTLINE

94954 94949, 94953 93939, 97450 00170, 97450 00156

Building permit No. E11/BA/223/14 & E11/102230/16 Dated 15.05.2017

MEMBER



QUALITY IS NOT AN ACT, IT IS A HABIT

Sun MEDANTA

Ulloor - Akkulam Road



*an adobe of
Happiness is here...*

Sun
MEDANTA
Ulloor - Akkulam Road

ONGOING PROJECTS





Specifications

- STRUCTURE** : RCC Framed Structure Compliance with Seismic zone-3
- WALLS** : Hollow block
- FLOORING** : General floor except master bedroom Superior quality vitrified 80*80 tiles. Toilets Premium quality vitrified/ceramic tiles. Laminated wooden flooring for Master Bedroom.
- DOORS & WINDOWS** : Decorative hardwood entrance door, flush - doors for bedrooms and kitchen, flush - door with water resistant coating inside for toilets. Aluminium powder coated windows with glazed sliding shutters
- GRILLS & RAILINGS** : MS safety grills for windows & Balcony.
- PAINTING** : Apartment ceiling Two coats of emulsion on putty finish for all living/dining/bedroom areas and false ceiling for toilets. Walls Two coats of acrylic emulsion on putty finish. Entrance door, all internal bedrooms and toilets doors enamel painted finish. Grills and Hand rails Enamels painted Finish.
- ELECTRICAL** : General Concealed wiring with superior quality PVC insulated copper cables , Adequate light fan,6/16 ampere power plug points controlled by ELCB &MCB. Independent energy meter for each apartment. Switches Modular type switches of Legrand/MK/Kolors/Schneider make Bedroom Foot lamp in all bedrooms.
- BACK- UP POWER** : For lift, water pump, common area lighting, lights, fans, TV and telephone charging points in apartments. Bio-metric access for residents.
- AIR CONDITIONING** : Living/dining and all bedrooms Provision for split units.
- PLUMBING & SANITATION** : Grohe or RAK or American Standard brand premium quality sanitary CP fittings. Provision for water heater connection in bathrooms except servant's toilet.
- WATER SUPPLY** : Water supply through underground sump and overhead tank.
- ELEVATORS** : Fully automatic elevators with Braille Controls and Automatic Rescue Device
- SECURITY SYSTEM** : Access control entry to main lobby and fitness centre
- FIRE FIGHTING** : Fire fighting arrangements as per National Building Code and Kerala Fire fighting department norms.
- RETICULATED GAS** : Reticulated LPG gas with individual consumption metering system subject to the government rules prevailing at that time at extra cost.



LET YOUR LIFE BE BRIGHTER AS SUN.

Welcome to a brighter life filled with soothe and happiness. Sun Homes build passionate homes for you to have a wonderful and enduring life. Here at Sun Medanta, feel the comfort of being at one of the most happening places in Trivandrum. Enjoy the convenience at this 'No Common Wall Sharing' 2 and 3 BHK luxury apartments and start your life in a place surrounded by prestigious Hospitals & Medial Institutions, Arts and Science Colleges, Schools and Worship places and explore the beauty of Elite living.



Location Map



KEY PLAN



ENTRY

TYPE A

3 BED
AREA - 1536 SQFT
3rd to 12th
TYPICAL FLOOR

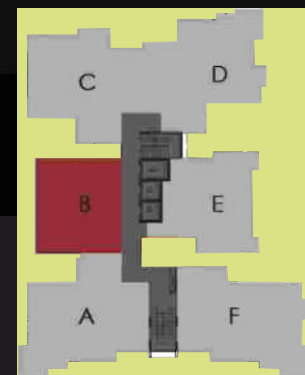
Actual usable space may vary from the value stated. The developer reserves the right to make revisions.
All measurements and drawings are approximate. Drawing not to scale. These information is subject to change without notice.
Disclaimer : Dimensions may vary during construction. Furniture and fixtures are indicative only



ENTRY

TYPE B

2 BED
 AREA - 1098 SQFT
 3rd to 14th
 TYPICAL FLOOR



KEY PLAN

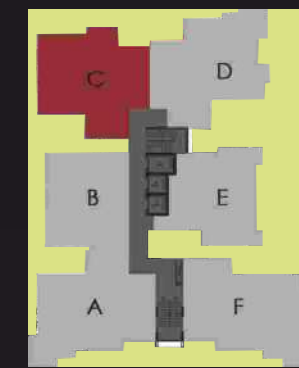
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ENTRY

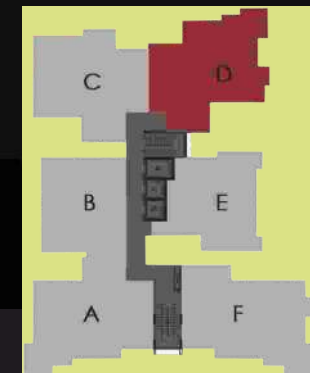
TYPE C

3 BED
 AREA - 1400 SQFT
 2nd to 13th
 TYPICAL FLOOR



KEY PLAN

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KEY PLAN

TYPE D

3 BED
 AREA - 1461 SQFT
 3rd to 12th
 TYPICAL FLOOR

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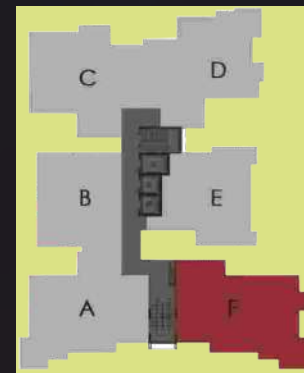


KEY PLAN

TYPE E

2 BED
 AREA - 1168 SQFT
 3rd to 14th
 TYPICAL FLOOR

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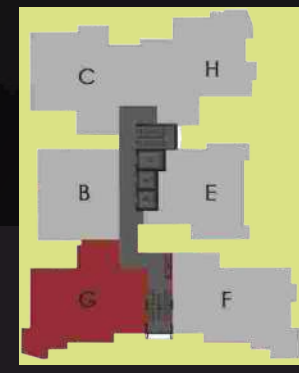


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TYPE F

3 BED
 AREA - 1525 SQFT
 3rd to 14th
 TYPICAL FLOOR

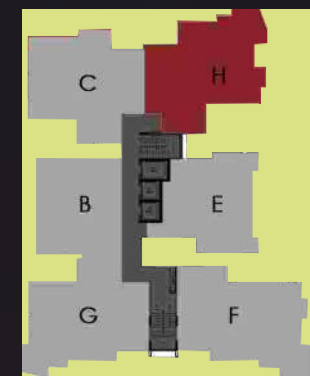


KEY PLAN

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TYPE G

3 BED
 AREA - 1520 SQFT
 13th Floor



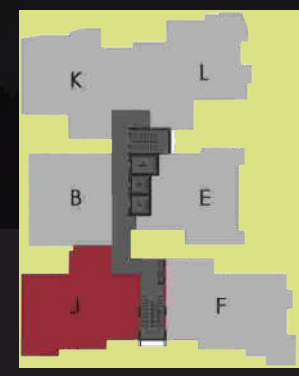
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TYPE H

3 BED
 AREA - 1453 SQFT
 13th Floor



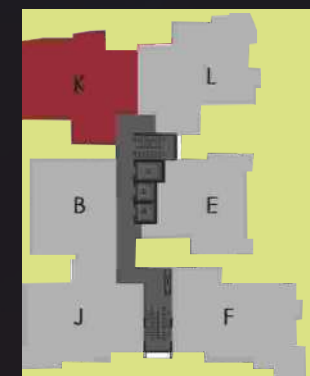
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ENTRY

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TYPE J

3 BED
 AREA - 1471 SQFT
 14th Floor

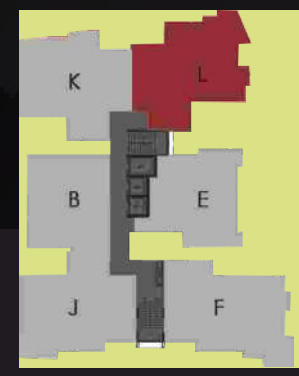


KEY PLAN

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TYPE K

3 BED
 AREA - 1395 SQFT
 14th Floor



KEY PLAN

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TYPE L

3 BED
 AREA - 1436 SQFT
 14th Floor

Home Care

Because we care.

One of our special features is the service to the non resident customers. Even when you are not occupying in the homes, we help you to rent out your homes to prospective tenants. Our Property management team help to advertise, select the tenants and report to owners. This is highly beneficial for NRIs band ideal investment opportunity.

We cement our relation with our customers with an everlasting bond. A bond that is testified by the post completion services we offers. Our homes care department sets you free of all your hassles even in your absence.

To ensure that your home and its premises are kept clean and healthy, we also arrange its occasional cleaning. Render a dazzling look to your home with exquisite interior designs and layouts. We assist in giving tips to get the best interiors, wardrobes, cabinets, customized furniture, designer kitchens, cupboards & carpets. Our home care department undertakes tax remittance and payment of telephone bills and electricity bills.



Amenities

- | Provision for Medical Room Facility
- | Well appointed lobby
- | Bio-metric Entry
- | Health Club
- | Party Area
- | Caretaker's room and driver's rest room
- | Two Passenger lifts and one bed lift
- | Solid waste Management
- | Garbage treatment arrangements by aerobic microbial Incineration
- | Provision for Round the Clock Security
- | Intercom facility connecting all apartments, lifts, security guards and service area
- | STP as per KSPCB
- | Rain water harvesting system as per KMBR

TERMS AND CONDITION

Documentation :

- [A] Sun Homes reserves the right to accept or reject any application.
- [B] Once allotted and agreement signed, the prices are firm
- [C] Stamp Duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be borne by the buyer
- [D] Documentation procedures may change depending on Government regulation / policies from time to time.

Rules & regulation :

This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment in which case the amount paid till such cancellation will be returned only after re allotment to another party and without any interest.

Payment :

- [A] All payments are to be made by Demand Draft or Local Cheques favoring Sun Projects India Pvt. Ltd. payable at Trivandrum.
- [B] 20% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance in installments are per the Sales Agreement vide post dated Cheques. [C] Statutory deposits, building tax Service tax and construction workers welfare fund to be borne by the buyer. [D] All transactions are subject to Trivandrum jurisdiction.

Disclaimer :

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in the brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement. Visual representations, including models, drawing, illustration, photographs and art renderings (the "Visual Representation") portray artistic impression only. The information contained herein, the fittings finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only are subject to change and should not be relied upon as accurately describing any specific matter. We reserves the right to modify features, any unit, the development or any part thereof as my be approved or required by the builders or by the relevant authorities.

Company is not responsible for any delay in water / electric connection due to the delay by the concerned authority / department.

We have not authorized any one to make any oral or assurance on our behalf with regard to the specifications of the Apartment in question. Purchasers are requested to rely only upon the terms of the Buyer's Sale agreement which is comprehensive document containing all the terms and conditions applicable as between the parties. This brochure does not constitute a legal offer.

Maintenance:

Maintenance of the building is carried out routinely and covers only the common fittings. This maintenance is carried out by the builder using the maintenance deposit collected from the owner till the formation of an owners Association after which the maintenance handover to the said Association

Note: The Builders reserves the right to make changes in the specification and dimensions during construction.