

COME CLOSER TO PARADISE



Jaipur

THE FASTEST EMERGING DESTINATION.

A trove of natural treasures and splendidly chiseled temples of maharajas, Jaipur is now approaching towards becoming India's fastest developing towns.

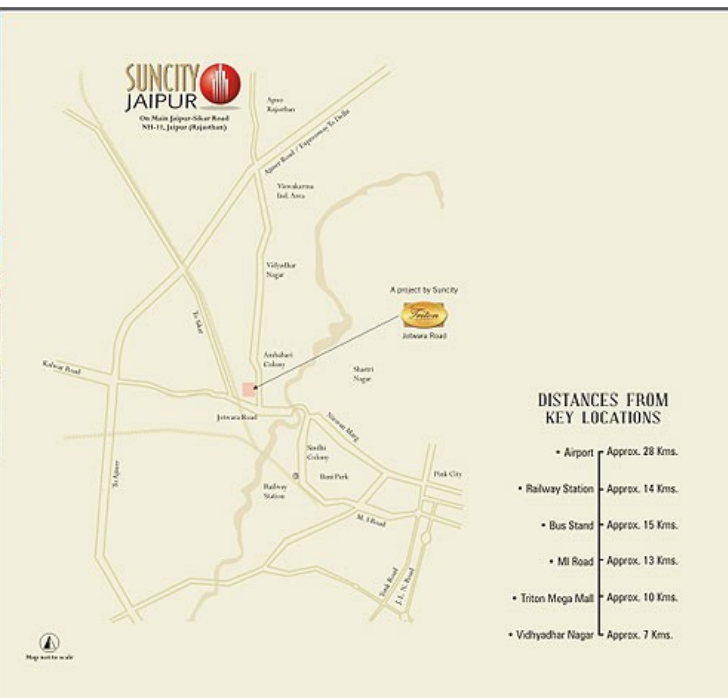


Actual site plan, work in progress.

The most sought after address of future JAIPUR, this 400 Acre (Approx) township on NH-11, Jaipur-Sikar Road will epitomize the grace of modern India.

MEDLEY OF FEATURES AND FACILITIES

- Choice of Plots & Villas
- Commercial Complex
- Club House with Swimming Pool
- Landscaped Parks & Water Bodies
- Shopping Mall cum Multiplex
- Education Institution & Health Centers
- Cycling Path & Walking Trails
- Ample Power & Water Supply
- Multi-cuisine Restaurant
- Mini Golf Course
- Tree-lined, Wide Well Lit Roads
- Hi-tech Security



DISTANCES FROM KEY LOCATIONS

- Airport - Approx. 28 Kms.
- Railway Station - Approx. 14 Kms.
- Bus Stand - Approx. 15 Kms.
- MI Road - Approx. 13 Kms.
- Triton Mega Mall - Approx. 10 Kms.
- Vidyadhar Nagar - Approx. 7 Kms.



1. MAIN ENTRANCE WITH SECURITY HUT
2. LANDSCAPE FEATURE AT ENTRANCE
3. CENTRAL LANDSCAPE GREEN
4. CHILDREN'S PLAY AREA
5. CLUB WITH CONVENIENT SHOPPING



WELCOME
TO GLAMOUR
BEYOND THE
IMAGINATION.



The Lovely Apartments on the Eastern Periphery Suncity Heights has been planned on approx. 7.75 acres of land.

- Area of Development - Approx. 8.50 ac. vs. Pl.
- 14 Towers
- 9 Floors
- 612 Apartments with Choice of Apartment Sizes:
 - 1 BHK + Servant Room - Approx. 675 sq. Ft. Super Area
 - 2 BHK - Approx. 1025 sq. Ft. Super Area
 - 3 BHK - Approx. 1575 sq. Ft. Super Area
- Approx. 72% area dedicated to Open Spaces & Greens
- Vastu Friendly Layout
- Located on 30'x80' Wide Road
- Spacious Balcony attached to the Living Room, Kitchen & all Bedrooms
- Pin-Point Security
- Ample Parking Space

AERIAL VIEW



THE TERMINUS FOR
EVERLASTING
BEAUTY



The Living Room

EXPERIENCE
GOOD LIFE

The living room creates a lasting impression for all who enter. The mood-setter of your home, the living room at Suncity Heights, Jaipur comes with a suave view from attached balcony.



The Bedroom

Suncity Heights, Jaipur brings you unsurpassed comforts in your spacious bedrooms with carefully worked out details all around the adjoining balcony leads an air of prosperity to your abode.

NEW WORLD
OF DREAMS



SAVOUR THE GOOD LIFE

The Kitchen

The heart of a home, the kitchen space at Suncity Heights, Jaipur sends a relishing message through its defining style and astounding view from the adjoining Balcony.



The Bathroom

Spacious bathroom at Suncity Heights, Jaipur is your personal sanctuary and is treated with special touches. Adjoining the bedrooms, the bathrooms will be your tranquil, elegant retreat.

SHEER STYLE



Night View

The Towers

Designed to the most exacting of tastes, the towers display a fascinating glimpse of potency on a full moon night. The towers convey a sense of creativity and a tasteful presentation of glamour to the world.

- Located on 30 mins. Wide Road
- 2 Elevators per Tower
- 500 KVA power back-up for every apartment
- 100% power back-up for Elevators & Common Service Areas
- Rainwater Harvesting System
- Hi-tech Security
- CCTV Cameras at the Main gate
- Intercom facility in every Apartment
- Gated Community
- Fire-fighting system

SHOW STOPPERS



The Elements of Fun

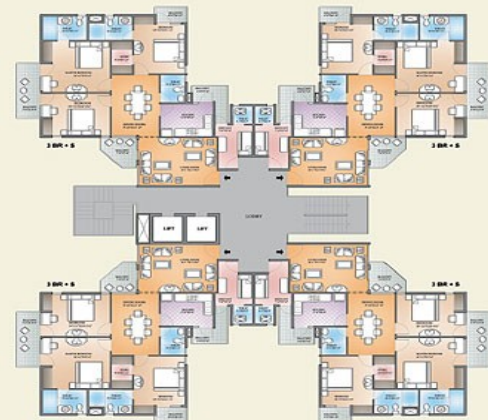
A freedom for the mind from the stresses of the day, the exquisite facilities unknots the senses & provides hours of diverse leisure activities for everyone. Suncity Heights is the answer to the needs of leisure.

- Jogging Trail around the beautifully landscaped towers
- Approx. 1 acre recreational park
- Convenient shopping store
- Children's play ground
- Club

SAVOUR THE FINER THINGS

FLOOR PLANS

APARTMENT TYPE 1
3 BEDROOM • SERVANT ROOM
Approx. 1775 sq.ft. (Super Area)



- 3 Bedrooms • Living Room • Dining • Kitchen • 3 Toilets • Store • Attached Balcony to each Bedroom, Living Room & Kitchen
- Servant Room with attached toilet & Balcony

**APARTMENT TYPE II
3 BEDROOM**
Approx. 1585 sq.ft. (Super Area)



• 3 Bedroom • Living Room • Dining • Kitchen • 2 Toilets • Store • Attached Balcony to each Bedroom, Living Room & Kitchen

**APARTMENT TYPE III
2 BEDROOM**
Approx. 1165 sq.ft. (Super Area)



• 2 Bedrooms • Living Room • Dining • Kitchen • 2 Toilets • Attached Balcony to each Bedroom, Living Room & Kitchen

SUNCITY PROJECTS- LAUNCHED & FORTHCOMING VENTURES.

LAUNCHED PROJECTS

 SUNCITY GURGAON A huge township with a mix of Plots, Apartments, Flats, houses & built-up flats in Sector 54, Gurgaon.	 SUNCITY JAIPUR A luxurious township at Jaipur Skar Road with a mix of heritage Villas, Flats & Condominiums.	 SUNCITY ROHTAK An ultra modern township with choice of layouts, expandable Villas & Plots in various sizes.
 SUNCITY PANCHKULA An ultra modern group housing complex with a choice of AC 3/4/5-BHK apartments in Panchkula.	 LA GUNE High-end luxury apartments on the Golf Course Road, Sector 54, Gurgaon.	 CHANGHILL MALL Retail cum leisure mall in East Delhi's Central Business District, Near Kirti Bahadra Court, Delhi.
 SUNCITY VASANT KUNJ A huge mall entertainment zone, multi-cuisine restaurants, food courts and Prime Office Space located in Vasant Kunj, New Delhi.	 AMARA ROAD A mall cum multiplex with Office space on Amara Road, Jaipur.	 TAME A luxury Office Complex located on MID Road, Gurgaon.
 SUNCITY SECTOR 54 A classy business complex with Japanese Garden in the return in Sector 54, Gurgaon.		

FORTHCOMING PROJECTS

 SUNCITY REWARI Approx 125 acres world class township on Delhi-Rewari Road, Sector 6 & 7, Rewari, Haryana.	 SUNCITY KATHAL A modern township with state of art facilities in Kathal.	 VITARA Ultra modern integrated township on Agra-Mumbai main bypass road, Indore.
 HI-TECH CITY GHAZIABAD Hi-tech township with state of art facilities including a golf course in Ghaziabad.	 MOHALI MALL A huge mall with approx 16 lac sq ft. built-up area on Khurd, Chandigarh, highway, Mahal.	 JEWEL OF INDIA A shopping mall with multiple, star luxury hotel & office complex on J.L.N. Marg, Jorajpur.
 BAREILLY MALL A mall with 3 lac sq ft. built-up area and stylish design in Bareilly.	 LEISURE CITY State of art leisure cum theme park in Greater Noida, Uttar Pradesh.	 HI-TECH CITY MATHURA Hi-tech township with state of art facilities including a golf course in Mathura.

APPROX. 67 HECTARES IT SECTOR SPECIAL ECONOMIC ZONE APPROVED BY MINISTRY OF COMMERCE AND INDUSTRY ABOUT 800 METRS. FROM THE KMP EXPRESSWAY ON PATAUDI ROAD.

FEATURES & SPECIFICATIONS

AREA	WALLS	FLOOR	DOORS	WINDOWS / GLAZING	COUNTER / CUPBOARDS	FIXTURES	OTHERS
THE LIVING ROOM	PLASTER WITH OIL BOUND DISTEMPER AFTER PROPER SURFACE PREPARATION	MARBLE / VITRIFIED TILE FLOORING	PAINTED HARDWOOD DOOR FRAME WITH FLUSH DOOR	PAINTED HARDWOOD DOOR FRAME WITH GLAZED PANELS	---	---	TEAK FINISH DOOR (MAIN ENTRANCE DOOR)
THE KITCHEN	3/4" HIGH CERAMIC TILES ABOVE THE WORKING COUNTER	ANTI-SKID CERAMIC TILES	PAINTED HARDWOOD DOOR FRAME WITH FLUSH DOOR	PAINTED HARDWOOD DOOR FRAME WITH GLAZED PANELS	GRANITE WORKING COUNTER WITH SINGLE BOWL, SEAMLESS STEEL SINK WITH DRAIN BOARD	---	---
THE BED ROOM	PLASTER WITH OIL BOUND DISTEMPER AFTER PROPER SURFACE PREPARATION	VITRIFIED TILES	PAINTED HARDWOOD DOOR FRAME WITH FLUSH DOOR	PAINTED HARDWOOD DOOR FRAME WITH GLAZED PANELS	---	---	---
THE BATHROOM	CERAMIC TILES UP TO 1/2" HEIGHT	ANTI-SKID CERAMIC TILES	PAINTED HARDWOOD DOOR FRAME WITH FLUSH DOOR	PAINTED HARDWOOD DOOR FRAME WITH GLAZED PANELS	---	---	CHROME PLATED FITTINGS (STANDARD SINKS, SANITARY WARES (CERAMIC, ENAMEL OR EQUIVALENT))
THE BALCONY	PLASTER WITH OIL BOUND DISTEMPER AFTER PROPER SURFACE PREPARATION	ANTI-SKID CERAMIC TILES	---	---	---	---	---
THE STRUCTURE	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE WITH BRICK MASONRY FILLER WALL						

FEATURES & SPECIFICATIONS

AREA	FEATURES & SPECIFICATIONS		
SECURITY	CCTV CAMERA AT MAIN GATE OF GROUP HOUSING	INTERCOM FACILITY	
POWER BACKUP	100% POWER BACKUP FOR SERVICE AND COMMON AREA	550 WATT IN EACH FLAT / APARTMENT	
ELECTRICAL	COPPER WIRING IN CONCEALED CONDUITS	SWITCHES (SI MARK)	T.V. & TELEPHONE POINTS MCB DISTRIBUTION BOARDS
WATER SUPPLY	WATER LINE OF GI / PPR PIPE AND FITTINGS		
	OVERHEAD AND UNDERGROUND TANK FOR WATER		
EXTERNAL FINISHES	PERMANENT EXTERNAL FINISH / TEXTURE PAINT		
OTHERS	• LIFTS - LANDSCAPE - PARK - FIRE FIGHTING SYSTEM - ROADS & STREET LIGHTING IN THE CAMPUS - BOUNDARY WALL & GATE • UNDERGROUND WATER TANK - RAIN WATER HARVESTING SYSTEM - COMMUNITY HALL - FOR CONVENIENCE SHOPPING • JOGGING TRACKS - CHILDREN'S PLAY AREA - CLUB		



PAYMENT PLAN FOR SUNCITY HEIGHTS, JAIPUR.
 Group Housing Project At Suncity Jaipur, Mill-11, Jaipur Skar Road, Jaipur (Raj.)

SUPER BUILT - 1 PARAS

S.No.	Category	No. of Bedrooms	Super Built Up Area (Approx)
1	Type - I	3 Bedrooms + Servant Room	177 sq. ft.
2	Type - II	3 Bedrooms	150 sq. ft.
3	Type - III	2 Bedrooms	134 sq. ft.

PLAN A. CONSTRUCTION LINKED - INSTALLMENT PAYMENT PLAN

S.No.	Stages of Payment	Percentage of Basic Sale Price	Preferential Location & Other Charges
1	Booking Advance	10%	—
2	On Start of Construction	10%	+ 5% of P.L.C.
3	On Completion of Foundation Work	10%	+ 5% of Car Parking (if Applicable)
4	On Completion of 1 st Floor Roof Slab	10%	—
5	On Completion of Foundation and 1 st Floor	10%	+ 5% of P.L.C.
6	On Completion of 1 st Floor Roof Slab	5%	+ 5% of Car Parking (if Applicable)
7	On Completion of 1 st Floor Roof Slab	5%	—
8	On Completion of 1 st Floor Roof Slab	5%	—
9	On Completion of Brick Work	5%	—
10	On Completion of Plastering & Putty	5%	—
11	On Completion of Electrical Work	5%	—
12	On Completion of Window Work	5%	—
13	On Completion of Painting Work	5%	—
14	At the Time of Offer of Possession	5%	+ Other Charges - Stamp Duty - Registration Charge - CMA Charges etc.

PLAN B. DOWN PAYMENT PLAN (With 10% Balance on Basic Sale Price)

S.No.	Stages of Payment	Percentage of Basic Sale Price	Preferential Location & Other Charges
1	At the time of Booking	10%	—
2	With in 75 Days	90%	+ 10% of P.L.C. (if Applicable) + 50% of cost of Car Parking
3	At the Time of Offer of Possession	5%	+ Other Charges - Stamp Duty - Registration Charge - CMA Charges etc.

PREFERENTIAL LOCATION CHARGES (PLC)

S.No.	Category	PLC
1	First Floor Apartment	Rs. 00 per sq. ft.
2	Second Floor Apartment	Rs. 20 per sq. ft.
3	Third and Fourth Floor Apartment	Rs. 20 per sq. ft.
4	Subsidiary Living Apartment	Rs. 20 per sq. ft.
5	10 th Store Building Apartment	Rs. 75 per sq. ft.

CAR PARKING CHARGES

S.No.	Category	Charges
1	Car	Rs. 1,50,000 per Car Slot

NOTE

- Charges: Bank Drafts / Pay orders to be issued in favour of "SUNCITY PROJECTS PVT. LTD." PAYABLE AT DELHI / NEW DELHI.
- timely payment of installments is the condition for the allotment / booking.
- Other terms and conditions would be subject to standard documents (i.e. Agreement, Allotment letter agreement, maintenance agreement etc.) of the company.
- Booking / Allotment shall be considered subject to execution of allotment letter / agreement / appointment letter agreement, etc. with the standard terms & conditions of the company.
- Other terms & conditions would be as per the standard application form, allotment letter / agreement, apartment lease / agreement, sale deed, maintenance agreement etc. of the company.
- The construction & handover can be called for payment in any sequence depending on the customer's satisfaction by the developer / completion of the original mentioned terms above.
- Other than basic sale price is payable as and when demanded.

