

DEVELOPERS

SUN BUILDCON

SUN EXOTICA - Near Shivam Heights, Opp. Bansal Mall,
Tarsali, Vadodara 390009.

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E : sunexotica39@gmail.com

RERA NO. _____

Architect :

space plus

Architecture, Planning, Interiors



Structural Consultants :

A. A. Desai

Design by  Meraki +91 992529 4417

LUXURY LIVING MADE PERFECT

**3.5 & 4.5 BHK LUXURIOUS
BUNGALOWS**





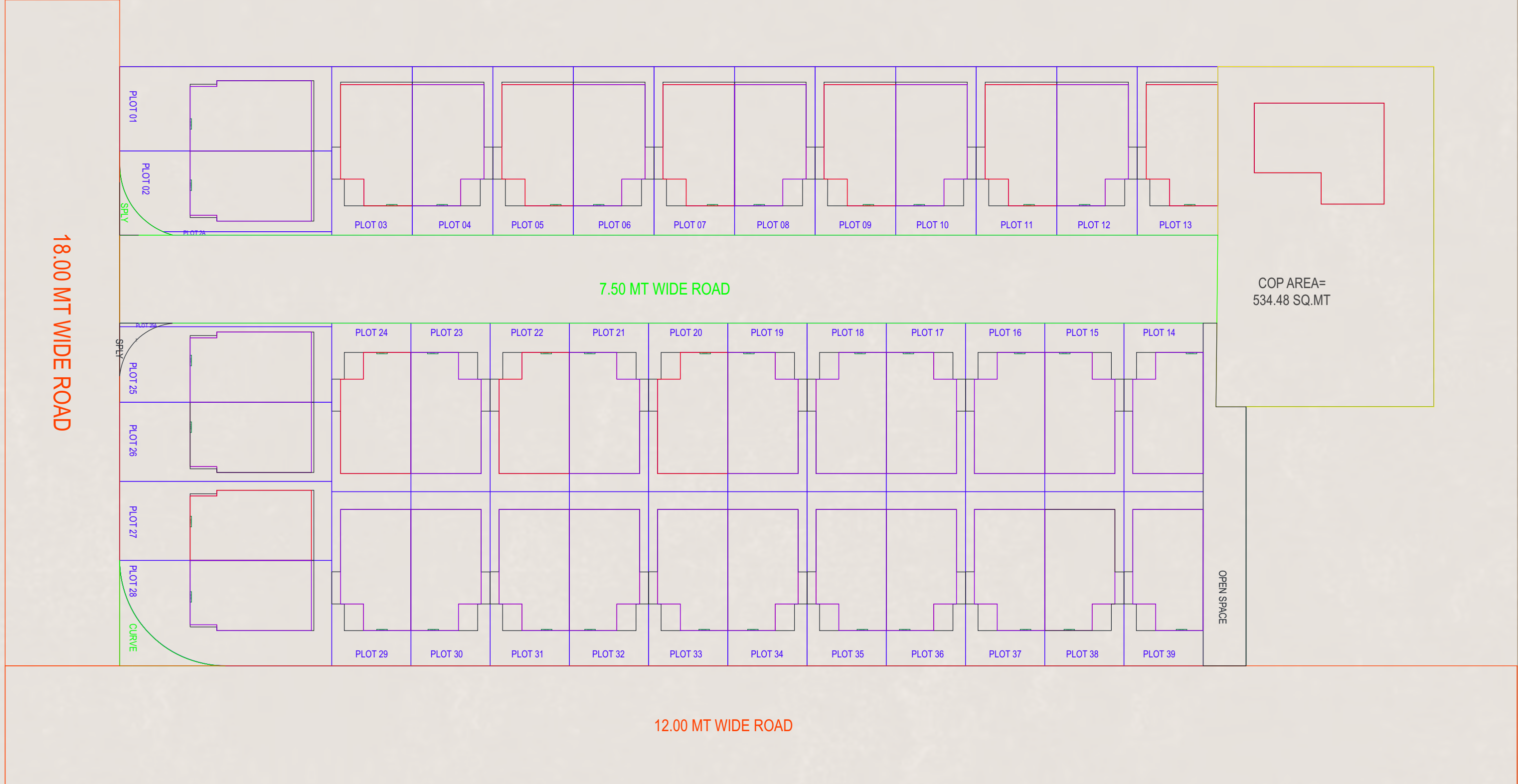
YOUR JOURNEY BEGINS WITH A WELCOME

We are delighted to have you here, ready to embark on a journey of discovery, connection, and adventure.

LAYOUT PLAN

PLOT AREA TABLE

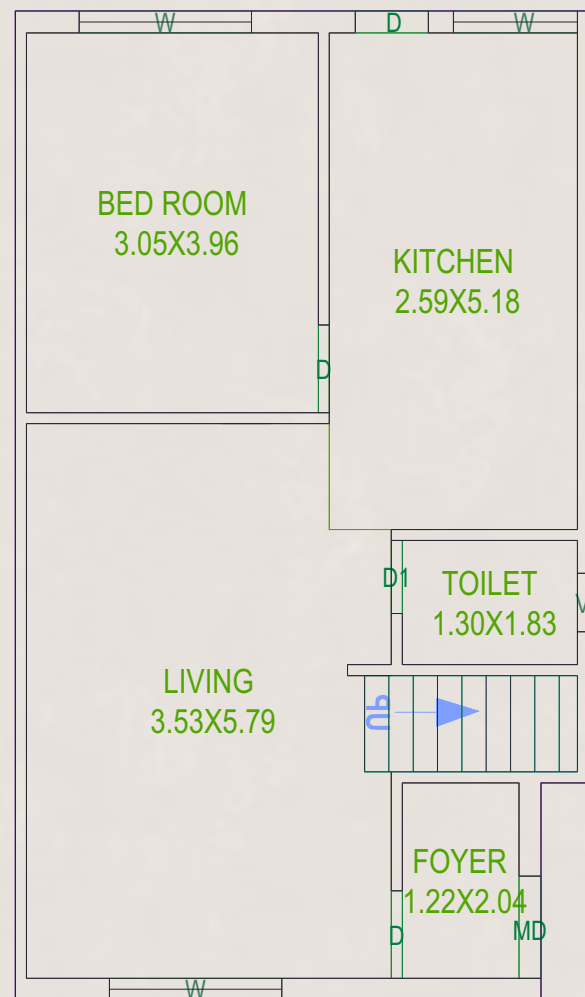
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01	129.65	10	98.48	20	96.79	29	100.08
02	118.48	11	98.48	21	96.79	30	100.08
02A	4.2	12	98.48	22	96.79	31	100.08
03	98.48	13	98.48	23	96.79	32	100.08
04	98.48	14	96.79	24	96.79	33	100.08
05	98.48	15	96.79	25	116.23	34	100.08
06	98.48	16	96.79	25A	5.42	35	100.08
07	98.48	17	96.79	26	121.77	36	100.08
08	98.48	18	96.79	27	121.59	37	100.08
09	98.48	19	96.79	28	144.73	38	100.08
						39	100.08



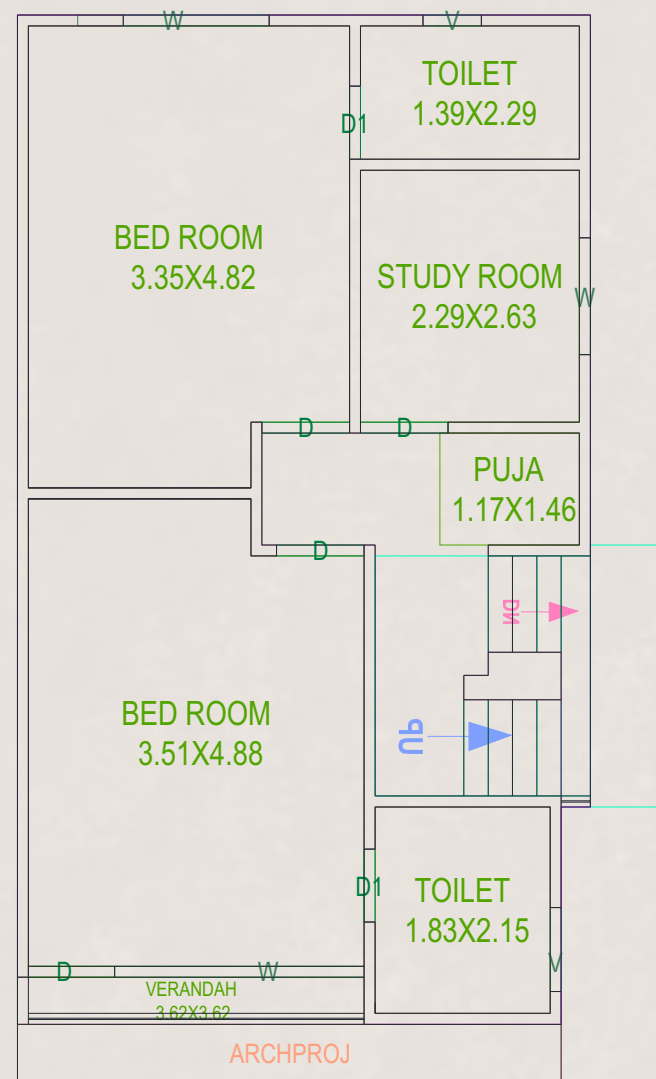
TYPE A

PLOT (02 26 28)

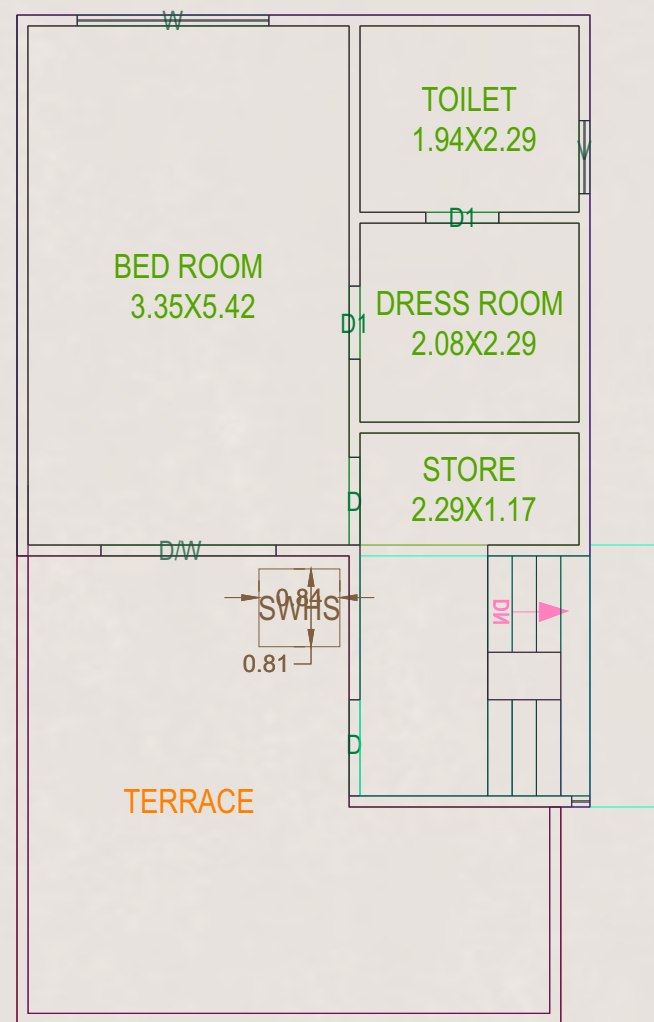
GROUND FLOOR PLAN



FIRST FLOOR PLAN



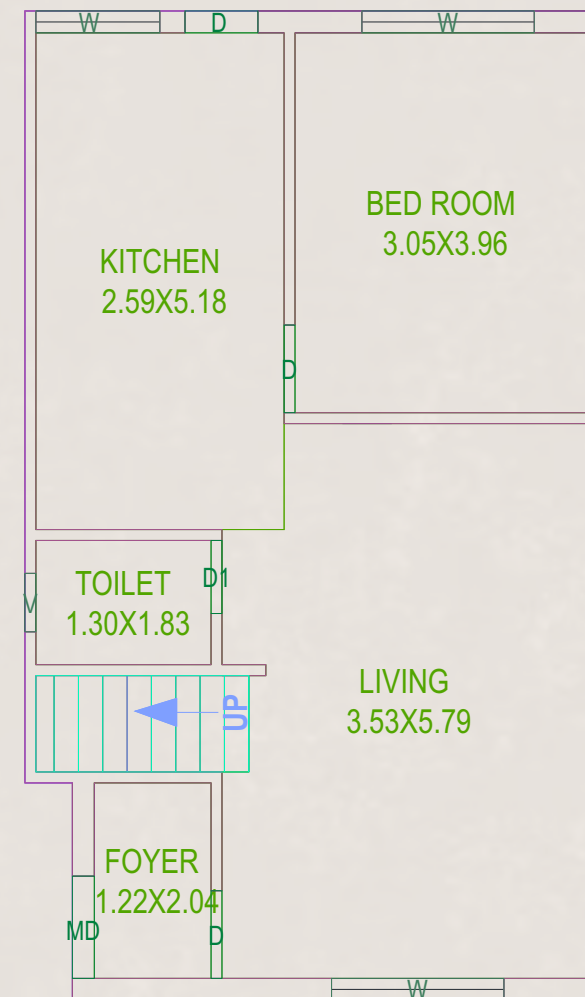
SECOND FLOOR PLAN



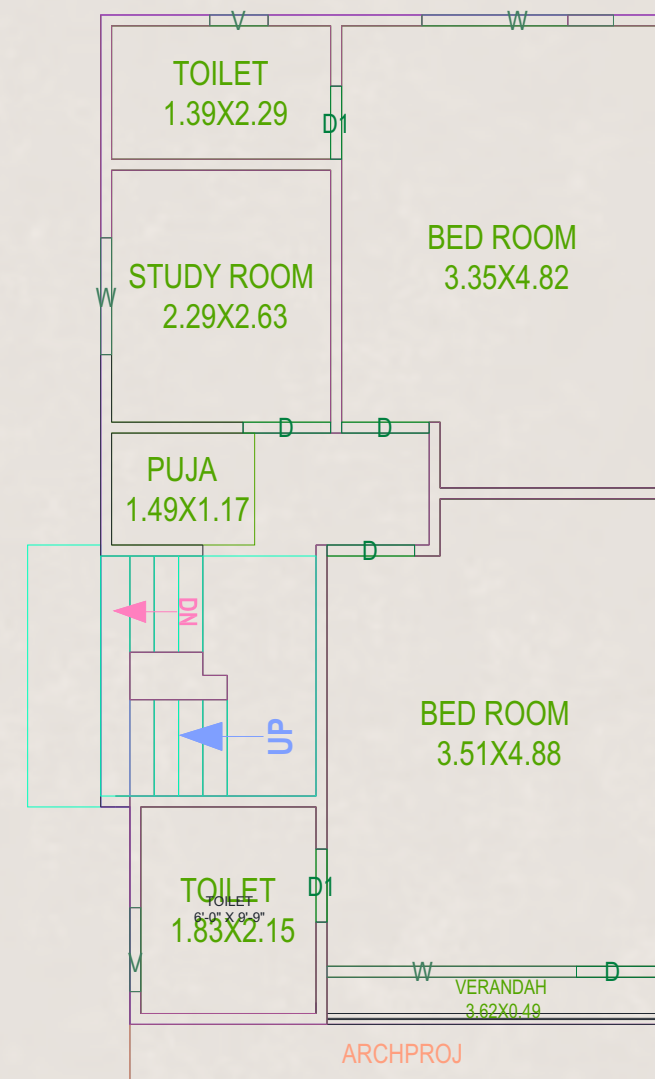
TYPE A

PLOT (1, 25, 27)

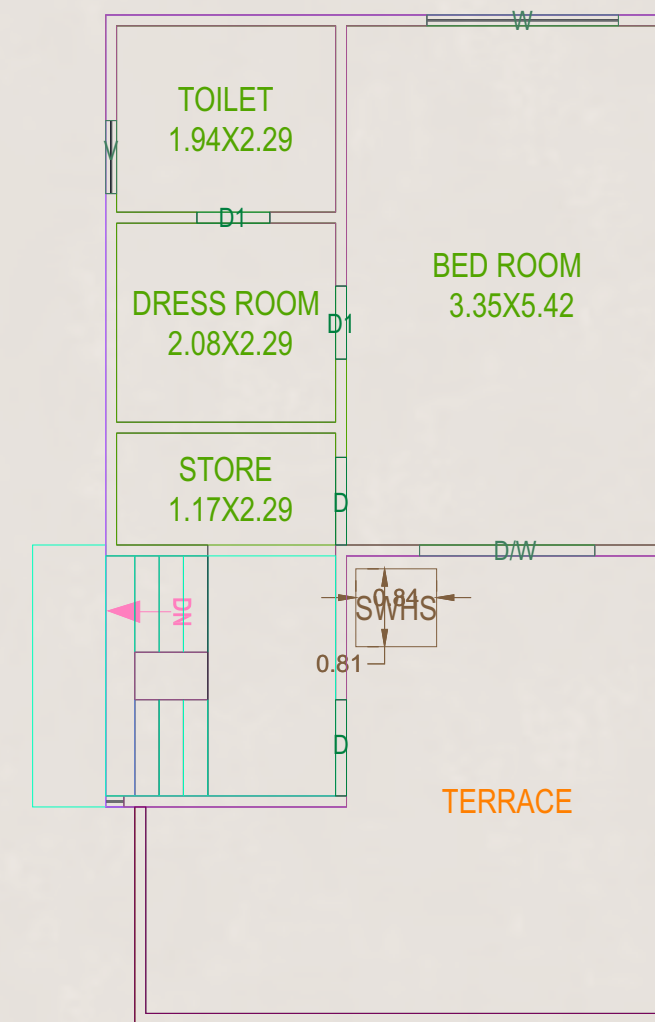
GROUND FLOOR PLAN



FIRST FLOOR PLAN



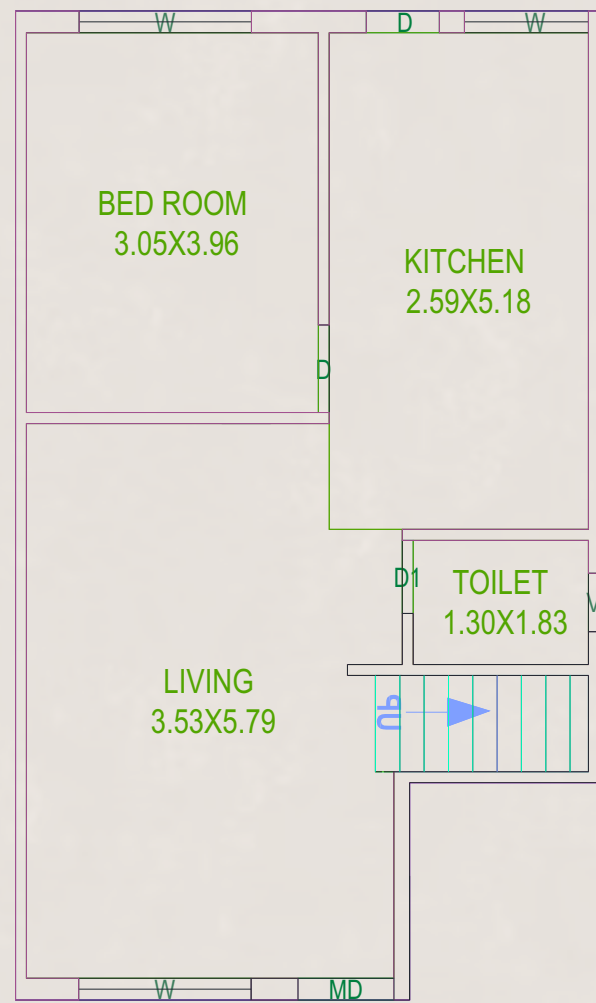
SECOND FLOOR PLAN



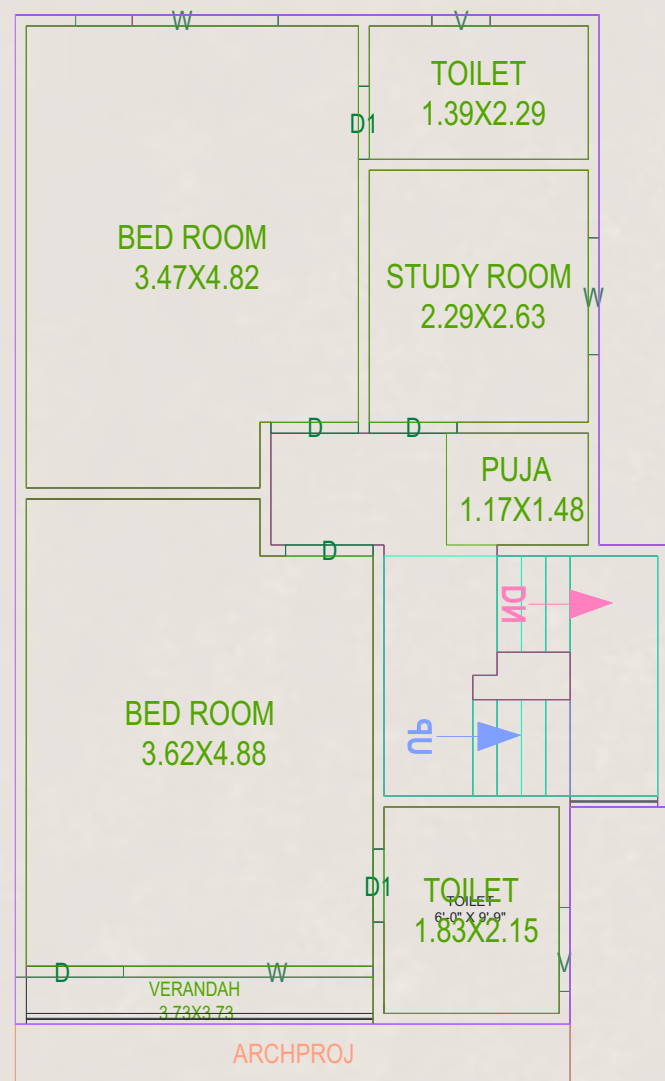
TYPE B

PLOT (4 6 8 10 12)

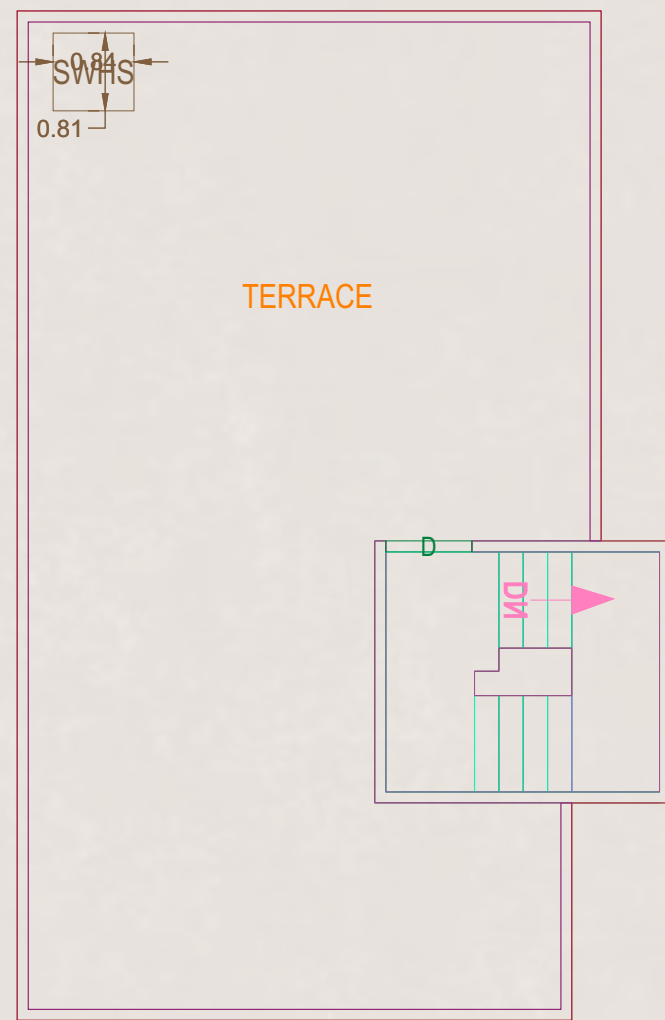
GROUND FLOOR PLAN



FIRST FLOOR PLAN



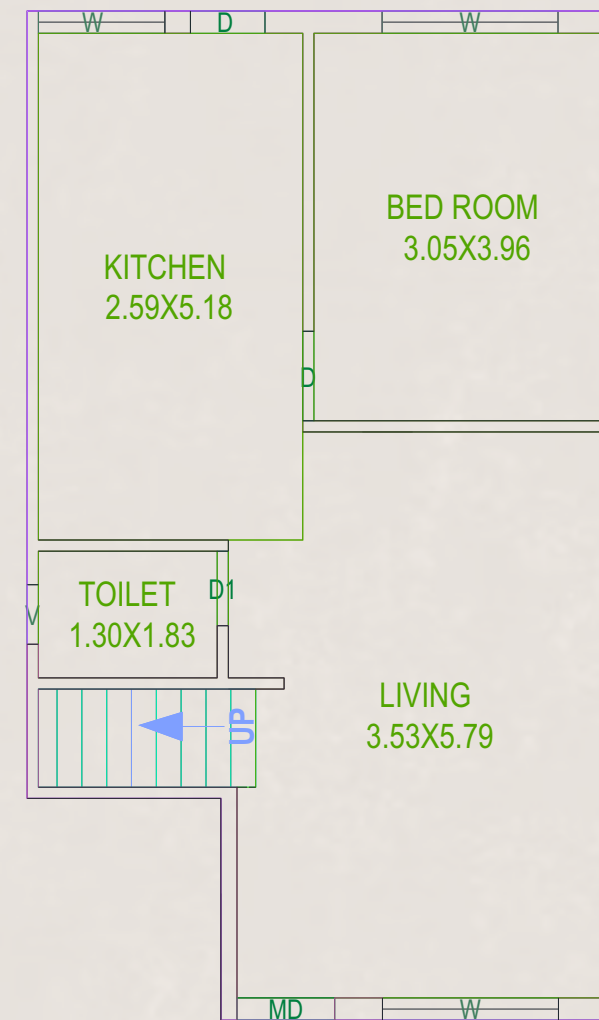
SECOND FLOOR PLAN



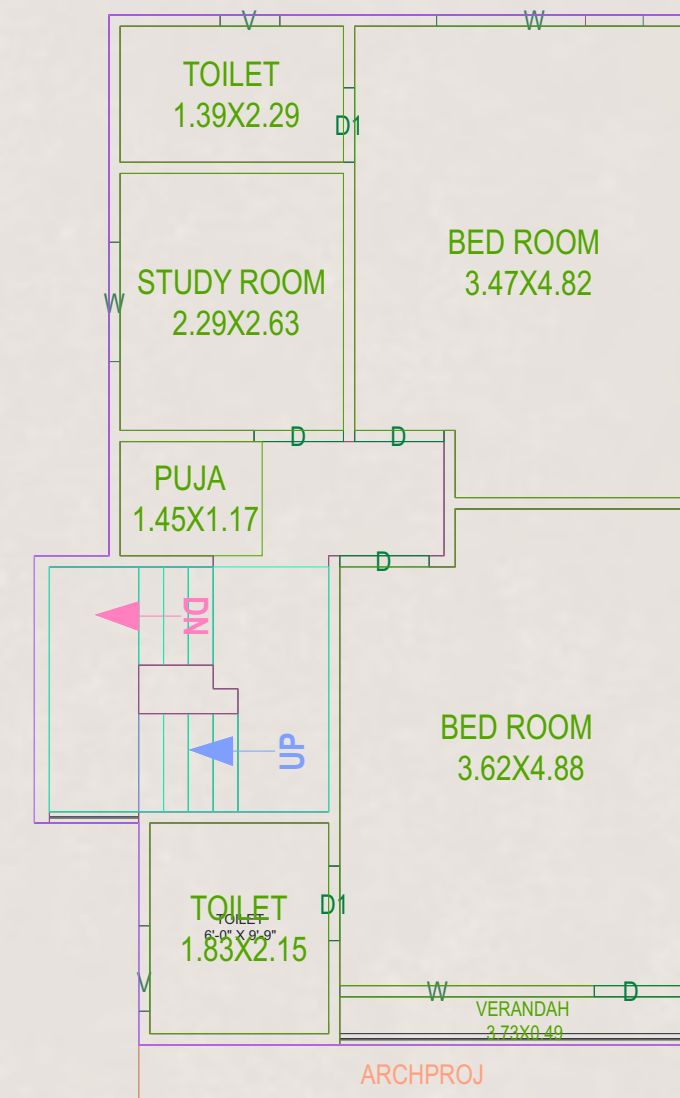
TYPE B

PLOT (3, 5, 7, 9, 11, 13)

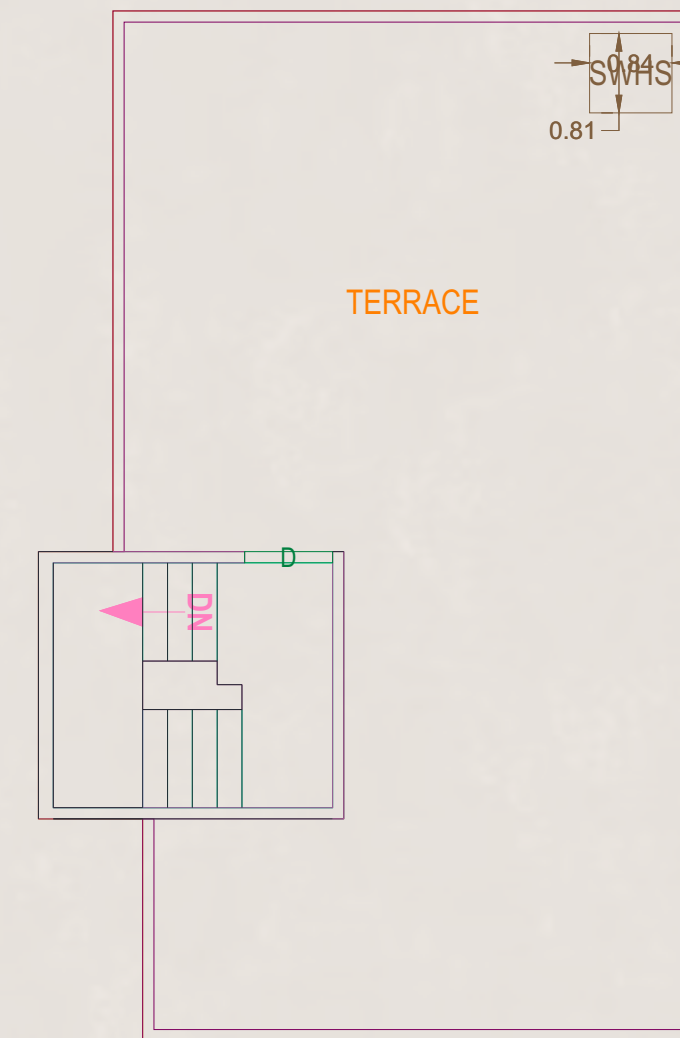
GROUND FLOOR PLAN



FIRST FLOOR PLAN



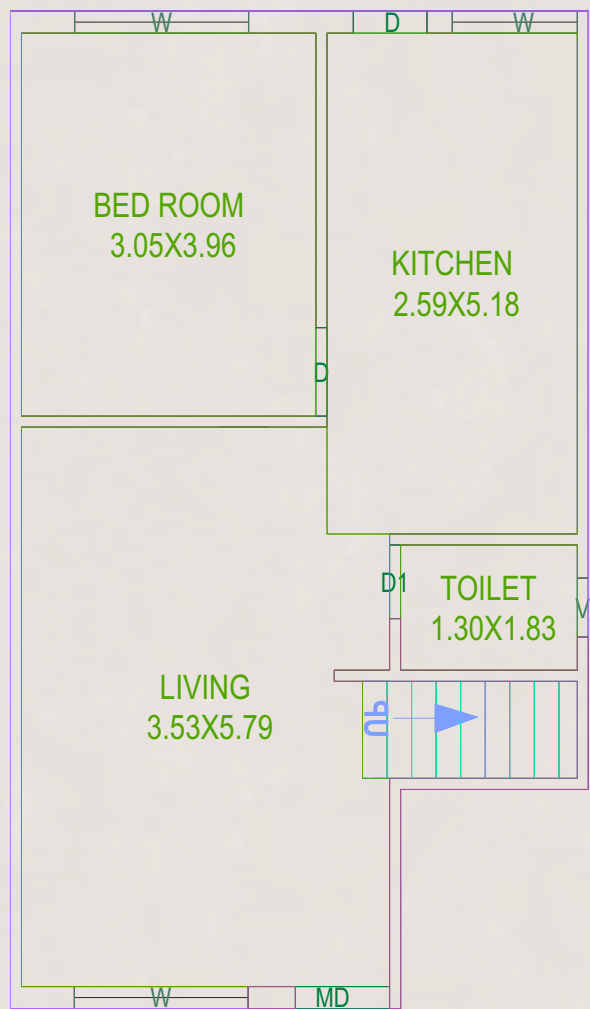
SECOND FLOOR PLAN



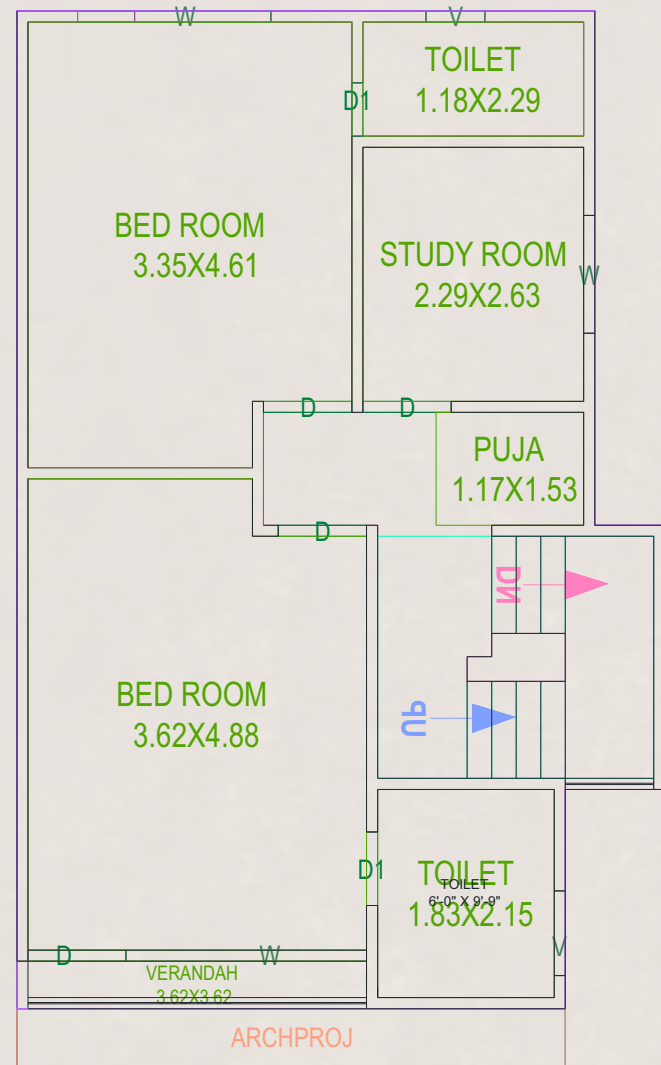
TYPE C

PLOT (14 16 18 20 22 24 30 32 34 36 38)

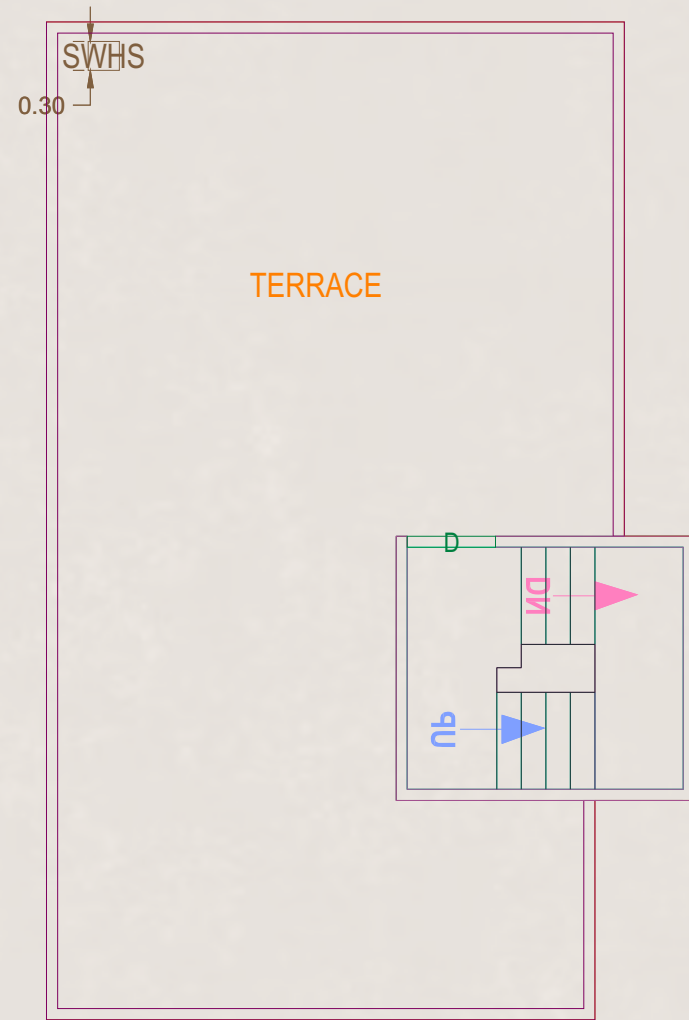
GROUND FLOOR PLAN



FIRST FLOOR PLAN



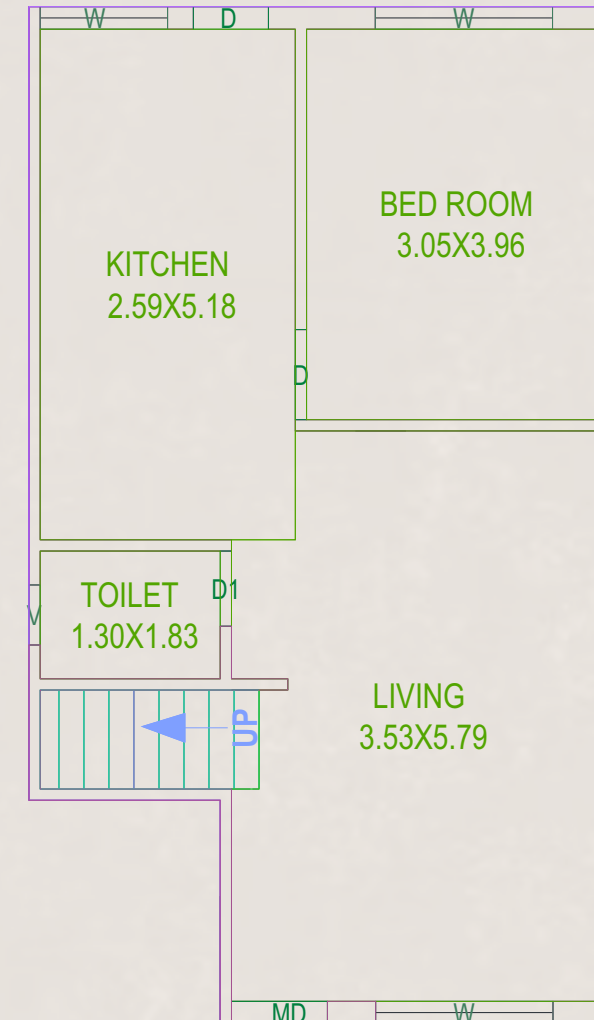
SECOND FLOOR PLAN



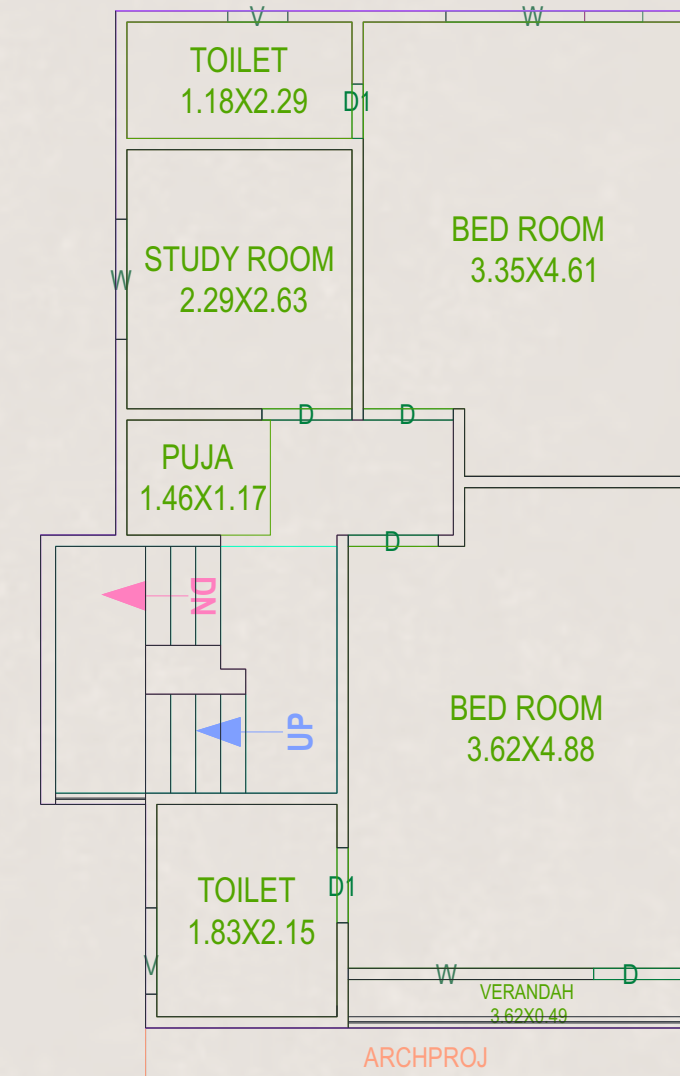
TYPE C

PLOT (15, 17, 19, 21, 23, 29, 31, 33, 35, 37, 39)

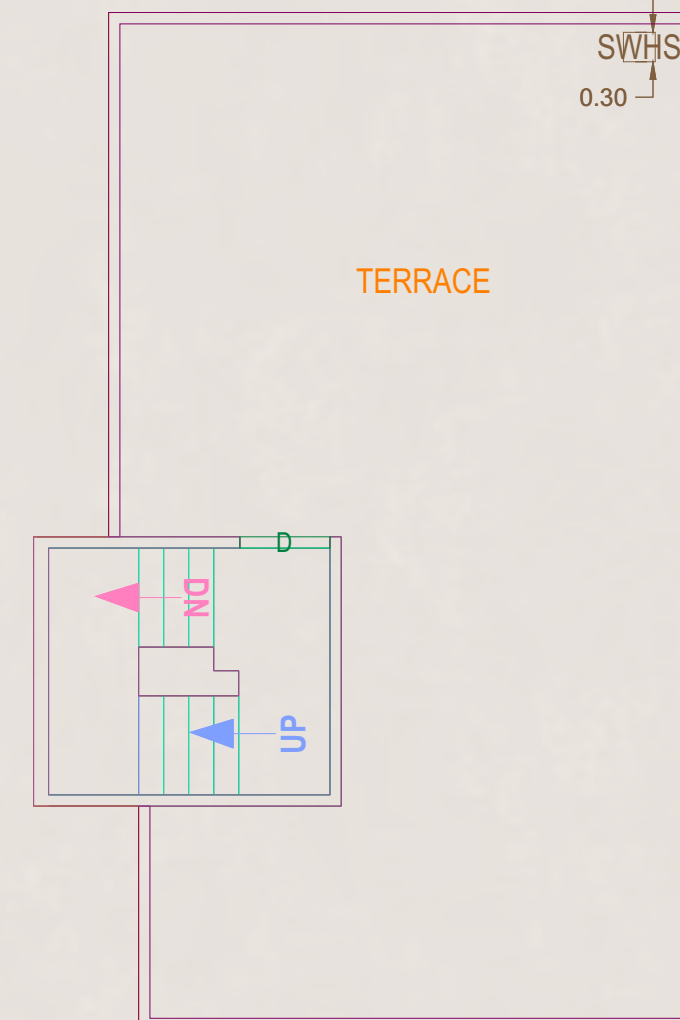
GROUND FLOOR PLAN



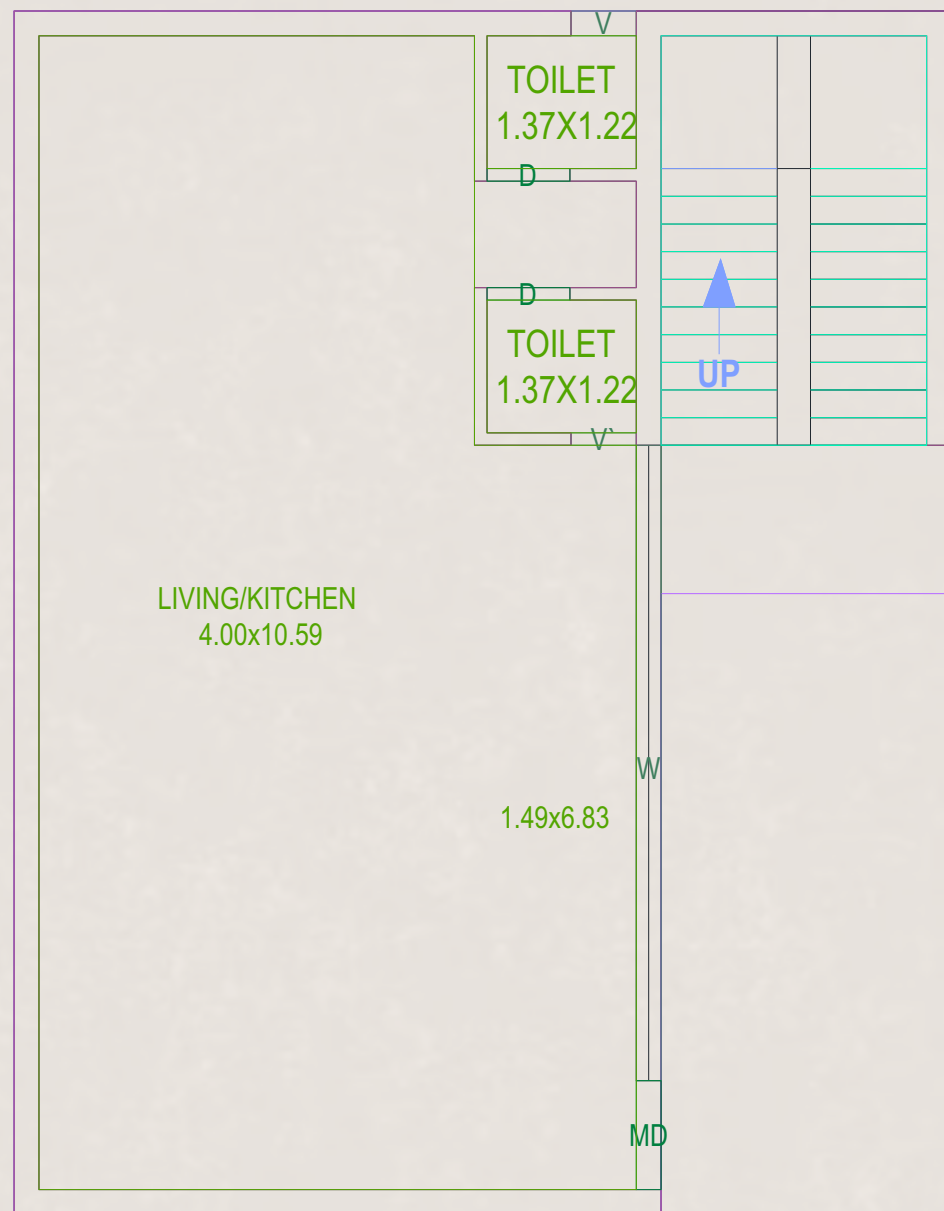
FIRST FLOOR PLAN













SECOND FLOOR PLAN



CLUBHOUSE PLAN



AMENITIES

- | | | | |
|---|---|---|---|
|  | Exclusive Entrance Gate with Security Cabin |  | VMC water supply |
|  | Landscape Garden |  | Outer Compound Wall as per Architect's Design |
|  | Children's Play Area |  | Underground Cabling |
|  | CCTV Camera |  | Internal RCC road |
|  | Rain Water Harvesting |  | Name Plate |

SPECIFICATION

RCC STRUCTURE

Earthquake resistant RCC frame structural as per structural engineer's design

FLOORING

Vitrified Tiles in all Rooms

DOOR & WINDOWS

Doors : Elegant wooden entrance Door.

Internal Laminated Flush doors.

Windows : Color anodized aluminium section windows with glass of reputed make

BATHROOMS & TOILETS

Designer bathrooms with Premium Glazed Tiles upto Door level. Premium branded Plumbing fixture and vessels.

PAINT & FINISH

Interiors : Smooth plaster with Wall Putty & Primer
Exterior : Double coat plaster with Water proof and resistant paint.

KITCHEN

Granite counter with Stainless Steel Sink and tiling upto the door / window level on wall & service platform (Dry Platform)

ELECTRIFICATION

Concealed copper wiring of approved quality
Modular switches with sufficient electrical point as per architect's plan.

TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring / tiles .

LOCATION PLAN



Payment Schedule :

- 10% At the time of Booking
- 15% After signing AFS
- 15% on completion of plinth
- 20% on completion of Ground Slab
- 20% On completion of first slab
- 10% On completion of wall & plaster
- 05% on completion of plumbing & color
- 05% on offer of possession

Notes : (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty Registration Charge , GST or any new Central Govt State Govt. VUDA taxes , if applicable shall have to borne by the client. (4) Continuous default payments leads to cancellation (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in electrical connection by authority, developers shall not be responsible (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect design (10) Water connections is from society bore well and drainage connection will be common soak pit. (11) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days . The payment shall be refunded only after same premises is re - booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge Rs 50,000. (12) Any plans, specifications or information in this brochure cannot form part of an offer, contract agreement. (13) All members shall have to essentially be part of the society formed by the association members and shall have to abide by the society bylaws. (14) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance, gardening, electricity bill etc. shall borne by society members. (15) Members of society are not allowed to change elevation of bungalows in any circumstances . This brochure shall not be treated as a legal document; It is only for the purpose of information