

SPECIFICATIONS

STRUCTURE

RCC framed with earthquake-resistant loads.

SUPERSTRUCTURE

8" External walls & 4" Internal walls with cement bricks.

WATERPROOFING

For all toilets and wash areas.

DOORS AND WINDOWS

Teakwood frame with teak veneer shutter for main door, all frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows wherever possible. UPVC sliding door in the balcony.

PLUMBING & SANITARY

EWG of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with wall mixer cum shower. CPVC pipes for plumbing of premium make.

FLOORING AND DADO

Granite flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.

PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand. Premium emulsion or emulsion with luppam of textured final for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.

STP FOR WATER RECYCLING

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.

LIFT

Automated lift of reputed make.

CABLE TV

Provision for cable connection in master bedroom and living room.

KITCHEN

Granite platform with stainless steel sink with provision for both municipal and bore water connection. With provision for fixing water purifier. Ceramic tile dado up to 2' height above kitchen granite platform. Provision for fixing exhaust fan or chimney.

INTERNET

Provision for internet cable connection in hall.

ELECTRICAL

PVC insulated wires of premium make. Power outlets for geyser in all bathrooms. Power plug for cooking range such as, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Plug points for refrigerator and TV wherever necessary. 3 phase supply for each flat and individual meter boards. AC point in all bedrooms.

SOLAR POWER FENCING

Solar power fencing all around the compound.

TELECOM

Telephone point in living area.

POWER BACKUP

100% DG Backup for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.

NOTE

Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.

ARIEL VIEW



PROJECT OVER VIEW

Total Extent	: 2.35 Acres
No. of Blocks	: 2 and 1 Clubhouse
Number of Floors	: Cellar + Stilt + 8 Upper Floors
Number of Units	: 224
Flat Range (sft)	: 1215 to 1790 sft
Clubhouse	: 11,550 sft

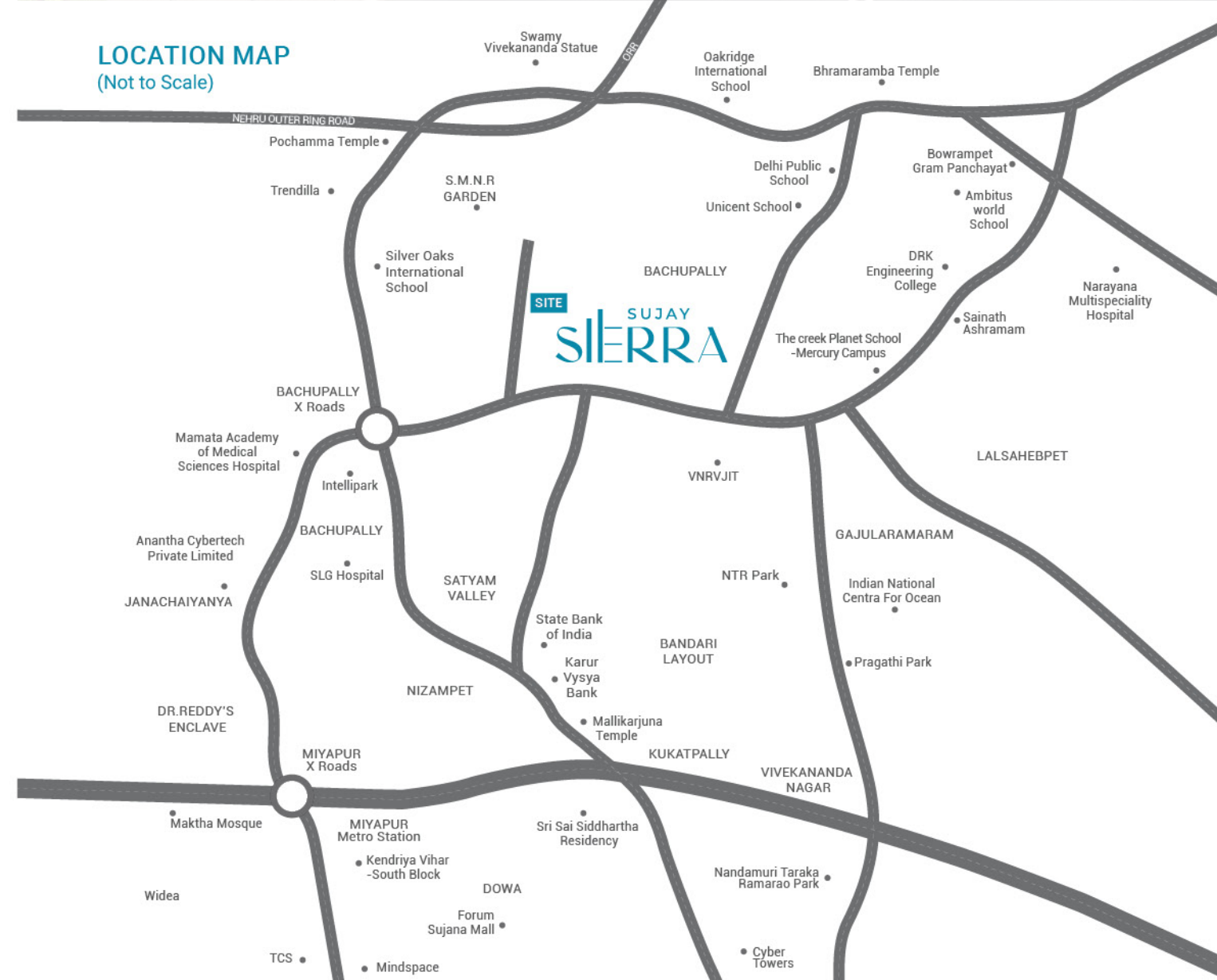
SUJAY SIERRA

CLUBHOUSE AMENITIES

- Swimming Pool • Gym • Indoor Games • Yoga/Meditation Hall
- Multipurpose Hall with Dining Area • Guest Rooms



LOCATION MAP (Not to Scale)



LOCATION HIGHLIGHTS

LANDMARKS:

- 30 mins from Cyber Towers & Mindspace
- 20 mins from Tech Mahindra Bahadurpally
- 12 mins from JNTU Metro Station
- 10 mins from Gandhi Maisamma X Rd
- 10 mins from ORR Mallampet

SCHOOLS & COLLEGES:

- 05 mins from VNRVJIE
- 05 mins from Silver Oaks, Kennedy Global School
- 12 mins from Oakridge International School
- 10 mins from Delhi Public School, Unicent and Ambitus World School

HOSPITALS:

- 05 mins from Mamata Academy of Medical Sciences Hospital
- 07 mins from SLG Hospital
- 15 mins from Usha Mullaipudi Cardiac Centre
- 15 mins from Narayana Multispecialty Hospital

PROJECT HIGHLIGHTS

- Swimming Pool • Shuttle Court • Children's Play Area • DG Power Backup
- Solar Fencing • Rainwater Harvesting • CC Cameras • 24/7 Security
- Sewage Treatment Plant • Provision for Grocery & Dispensary
- Conference Room • Creche • Cricket Practice Net • Intercom



SSK BUILDERS
Flat No. 302, Shubha S K Apartments,
Plot No. 96-219 & 220, Padmasree Gardens
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No objection certificate/permission to Mortgage from Bajaj Housing Finance Ltd will be provided for sale of flats.



Project financed by & Mortgaged to Bajaj Housing Finance Ltd

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Note: This Folder is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in the elevations, plans & specifications as deemed fit.

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SUJAY SIERRA

SHAPING YOUR TOMORROW



2 & 3 BHK APARTMENTS @BACHUPALLY

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MASTER PLAN

LEGEND

1. Entry/Exit
2. Children's Play Area
3. Badminton Court
4. Clubhouse



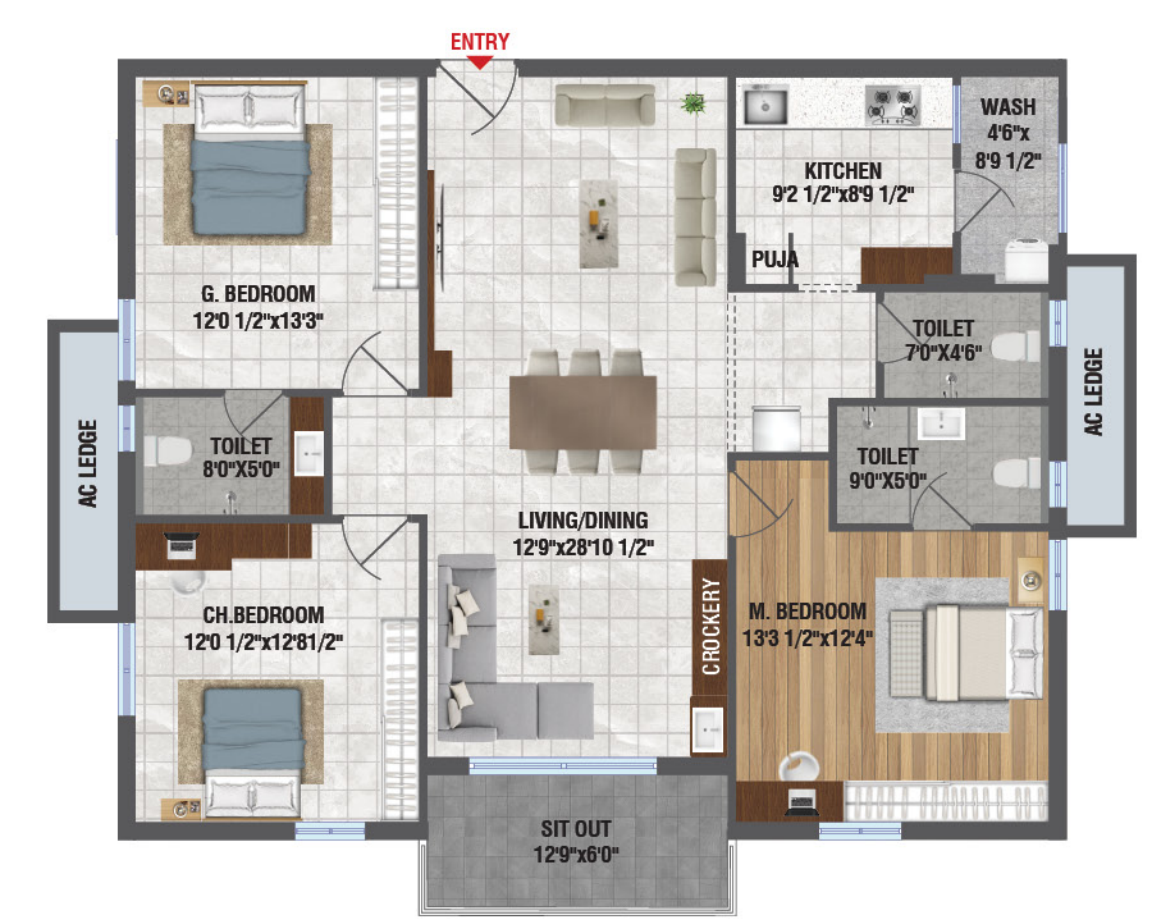
1780 SFT EAST FACING

BLOCK	FLAT
1	-
2	8,12,13



1790 SFT EAST FACING

BLOCK	FLAT
1	-
2	11



1715 SFT EAST FACING

BLOCK	FLAT
1	-
2	7



1265 SFT WEST FACING

BLOCK	FLAT
1	1-7
2	-



1610 SFT EAST FACING

BLOCK	FLAT
1	8-15
2	-



1330 SFT EAST FACING

BLOCK	FLAT
1	-
2	9,10



1330 SFT WEST FACING

BLOCK	FLAT
1	-
2	2-5



1750 SFT WEST FACING

BLOCK	FLAT
1	-
2	1

