



PRIMA

— 3 & 4 BHK PREMIUM LIVING —



Sun Prima is truly premium living. From it's design to specifications. From it's lifestyle amenities, to even it's location. Located at Manekbaug, a medium populated residential area, Sun Prima is in line with the group's vision.

The relative quietness of the area is a big draw, which was identified for the convenience and affordability of such discerning end-users who have good taste, while they seek good value propositions.

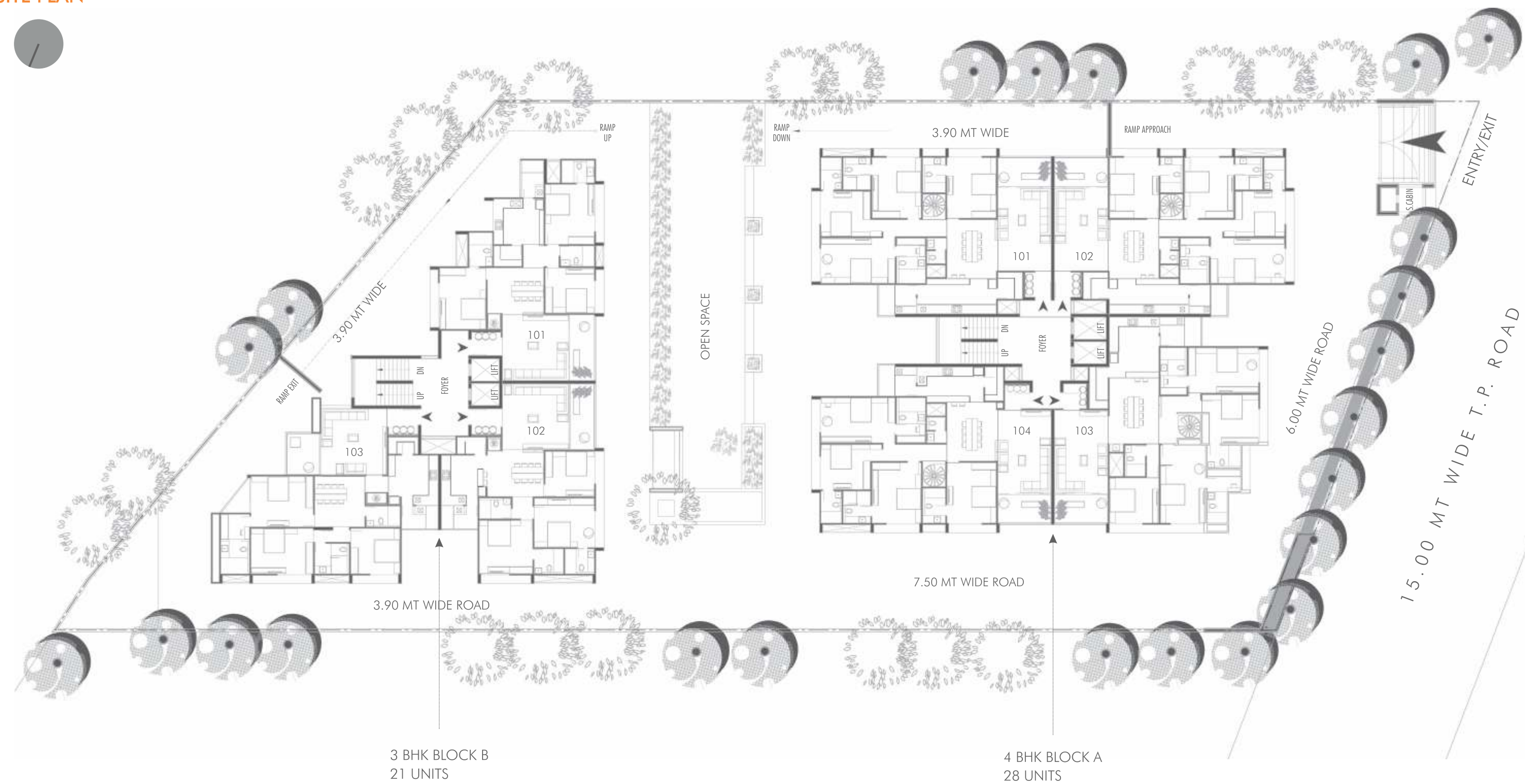
Flip the page to find out what Sun Prima has to offer.

These simple 3 & 4 BHK apartments create a '49 apartments | 2 blocks' of a classy comfortable living community with an address to be proud of.

You will desire to move there as soon as you can.



SITE PLAN



3 BHK BLOCK B
21 UNITS

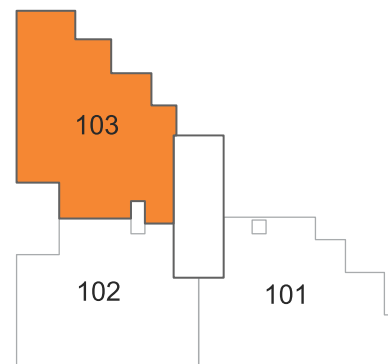
4 BHK BLOCK A
28 UNITS

3 BHK - Type A
2600 SQ. FT.

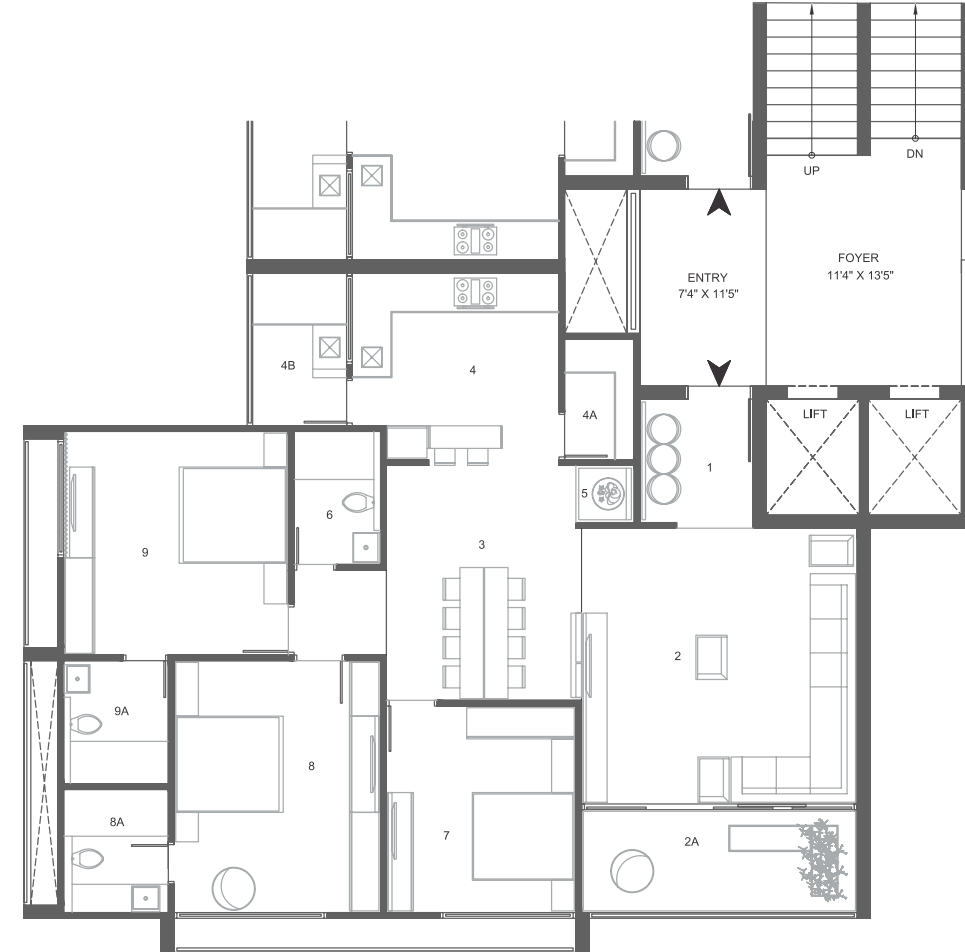


LEGEND

NO.	SPACE	AREA	NO.	SPACE	AREA
1	Vestibule	6'6" X 7'6"	6	G. Toilet	5'0" X 8'2"
2	Drawing Room	16'0" X 16'0"	7	Bedroom 1	11'1" X 12'0"
2A	Verandah	10'0" X 8'0"	8	Bedroom 2	11'1" X 15'1"
3	Dining	12'3" X 12'2"	8A	Toilet	7'4" X 8'4"
4	Kitchen	12'0" X 12'0"	9	Master Bedroom	12'3" X 15'1"
4A	Store	4'0" X 7'2"	9A	Dress / Toilet	14'5" X 7'0"
4B	Kitchen Yard	5'5" X 8'10"	9B	Verandah	8'5" X 6'11"
5	Puja	3'0" X 5'1"			

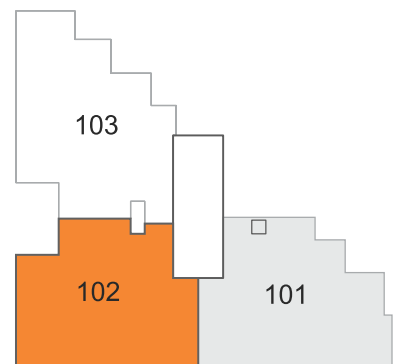


3 BHK - Type B
2350 SQ. FT.



LEGEND

NO.	SPACE	AREA	NO.	SPACE	AREA
1	Vestibule	6'6" X 7'6"	5	Puja	3'5" X 3'4"
2	Drawing Room	16'0" X 16'0"	6	G. Toilet	5'0" X 7'9"
2A	Verandah	16'0" X 6'0"	7	Bedroom 1	11'0" X 12'0"
3	Dining	11'4" X 13'7"	8	Master Bedroom	12'0" X 14'7"
4	Kitchen	12'0" X 11'2"	8A	Toilet	6'1" X 7'2"
4A	Store	4'0" X 7'0"	9	Bedroom 2	13'0" X 13'0"
4B	Kitchen Yard	5'5" X 8'10"	9A	Toilet	6'1" X 7'2"





MORE SPACE.

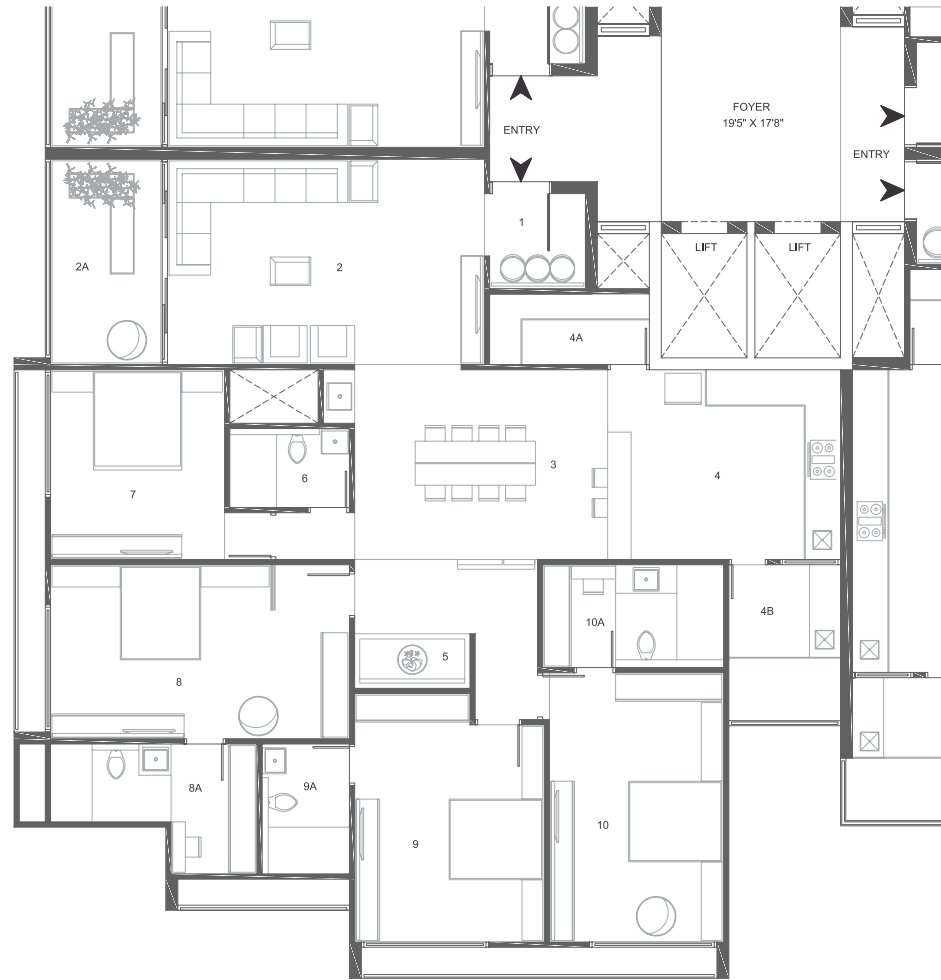
Planning.
A beautiful location is maximised by better planning of the blocks with its complementing common zones. And the interior spaces are maximised by using every inch effectively. Thereby giving you MORE SPACE. To live. To enjoy. And to entertain.



SAME AREA.

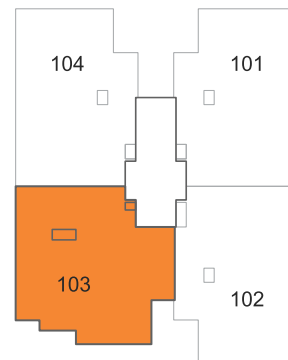
A location well established as a premium residential area, mostly is one that few wish to leave. Aimed at members who wish to add the convenience of our apartment to a never construction, we believe Sun Prima is one such residential choice that gives you NEW, while living in the SAME AREA, that you are used to.

4 BHK - Type A
3265 SQ. FT.



LEGEND

NO.	SPACE	AREA	NO.	SPACE	AREA
1	Vestibule	6'0" X 6'0"	6	G. Toilet	7'7" X 5'0"
2	Drawing Room	20'0" X 13'0"	7	Bedroom 1	11'0" X 12'0"
2A	Verandah	7'1" X 13'0"	8	Master Bedroom	18'10" X 11'0"
3	Dining	16'0" X 12'4"	8A	Dress / Toilet	13'0" X 8'2"
4	Kitchen	14'8" X 12'0"	9	Bedroom 2	12'0" X 15'8"
4A	Store	10'1" X 4'6"	9A	Toilet	5'6" X 8'2"
4B	Kitchen Yard	9'10" X 7'1"	10	Bedroom 3	11'0" X 17'0"
5	Puja	7'3" X 3'5"	10A	Dress / Toilet	11'5" X 6'6"

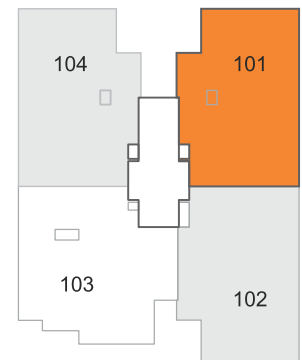


4 BHK - Type B
3125 SQ. FT.



LEGEND

NO.	SPACE	AREA	NO.	SPACE	AREA
1	Vestibule	6'0" X 6'8"	7	Master Bedroom	11'0" X 18'0"
2	Drawing Room	20'0" X 13'0"	7A	Dress / Toilet	11'0" X 7'0"
2A	Verandah	7'1" X 13'0"	8	Bedroom 1	11'0" X 12'0"
3	Dining	14'3" X 12'0"	8A	Toilet	7'9" X 5'0"
4	Kitchen	8'6" X 19'1"	9	Bedroom 2	14'8" X 12'0"
4A	Store	6'6" X 6'0"	9A	Toilet	7'9" X 6'8"
4B	Kitchen Yard	7'6" X 9'0"	10	Bedroom 3	14'8" X 12'0"
5	Puja	4'8" X 5'6"	10A	Toilet	10'0" X 5'6"
6	G. Toilet	3'1" X 4'6"			



AMENITIES & SPECIFICATIONS

TO FLOOR YOU

VITRIFIED TILES | LAMINATE WOOD | ANTISKID MATT TILES

TO OFFER HYGIENE WITH AESTHETICS

CERAMIC TILES WITH FULL HEIGHT DADO | SUSPENDED PLUMBING | SLIDING BOARD CEILING | WATER HEATER INLET/OUTLET

TO MAKE COOKING A PLEASURE

GRANITE PLATFORM | S.S. SINK | PNG GAS PROVISION | CERAMIC TILES DADO | WELL PLANNED ELECTRIC/PLUMBING POINTS | LOCKABLE STORE WASH YARD | WASHING MACHINE INLET/OUTLET

TO SECURE SPACES

LAMINATED FLUSH DOORS | ALUMINUM SLIDING WINDOWS | QUALITY LOCK-SETS

TO MAKE SURFACES PLEASING

D.C. PLASTER | INTERNAL PUTTY FINISH READY TO PAINT WALLS | EXTERNAL WALLS WITH WEATHER GUARD ACRYLIC PAINT

TO ADD POWER AT YOUR FINGER TIPS & KEEP YOU COOL

3-PHASE POWER | COPPER WIRING | MODULAR SWITCHES | PROTECTIVE MCB | CONDUITS FOR TELEPHONE, NETWORK & SATELLITE TV
SPLIT AC PIPING FOR BEDROOMS

OUTSIDE YOUR HOME IS YOURS TOO

WELL LANDSCAPED CAMPUS | CLUB HOUSE | GYM | CHILDREN PLAY AREA | CCTV SURVEILLANCE | HIGH SPEED ELEVATORS
ALLOTTED PARKING AT BASEMENT & GROUND LEVEL | UNINTERRUPTED WATER SUPPLY | COMMON POWER BACK-UP

THIS MAKES "PRIMA" SPECIAL

LARGE LIVING & DINING AREA | VERANDAH STYLE BALCONY | DESIGNER ENTRANCE FOYER | PROPERTY MANAGEMENT FOR 24 MONTHS | STAFF WAITING AREA
EASILY ACCESSIBLE PLUMBING & DRAINAGE LINES | CENTRAL SATELLITE DISH | WATER PRESSURE SYSTEM | VIDEO DOOR PHONE TO EACH UNIT

IN PROXIMITY TO YOUR DAILY OR OCCASIONAL NEEDS

BRTS
SCHOOLS
HOSPITALS
132' RING ROAD
JAIN TEMPLES
CINEMA
SHOPPING

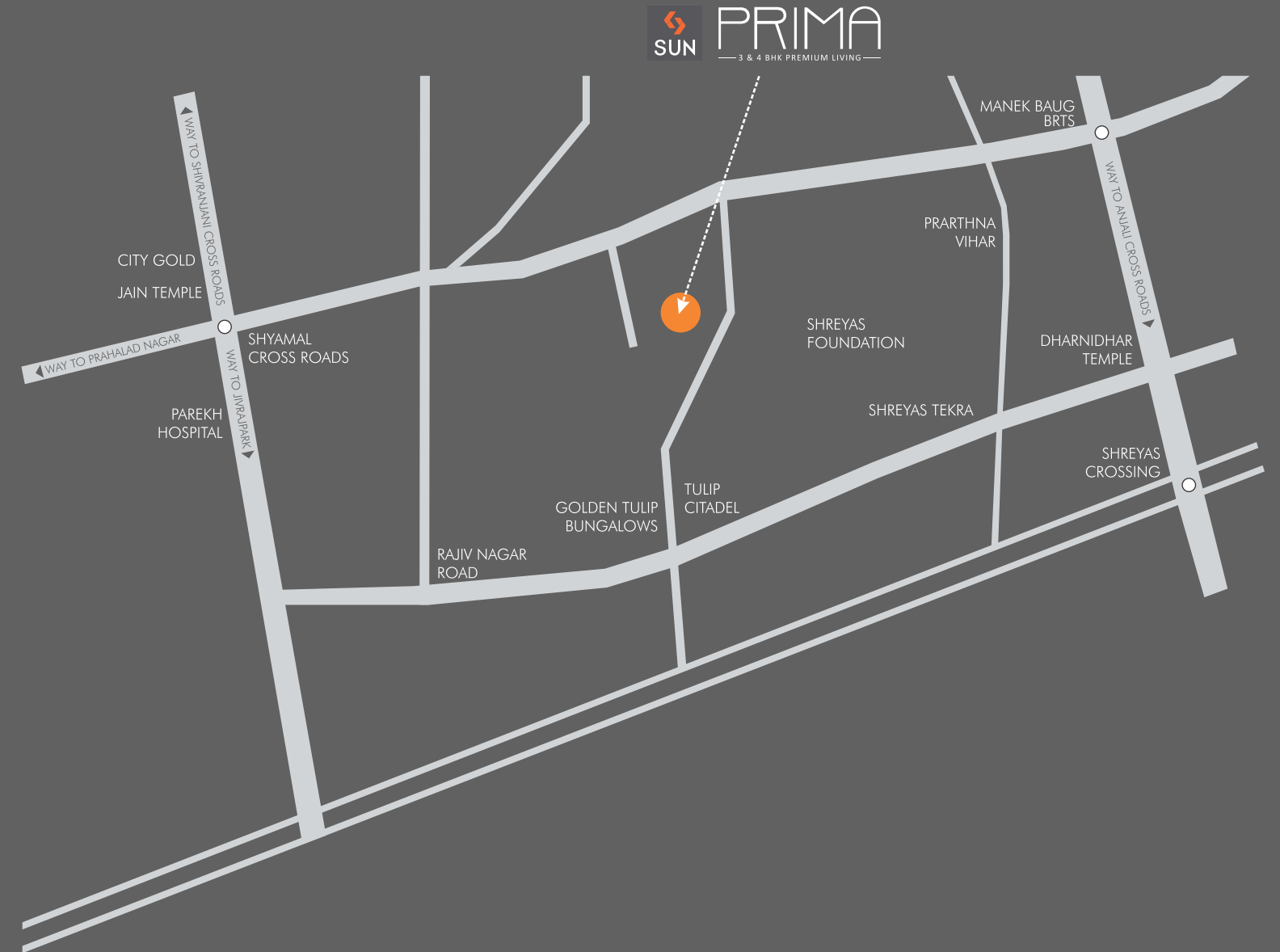
PROXIMITY AREAS

MANEK BAUG
SHYAMAL CROSS ROADS
JIVRAJ PARK
PRAHLADNAGAR
NEHRUNAGAR
PALDI

KEY PLAN

PEACEFUL RESIDENTIAL LOCATION

Behind Golden Tulip Bungalows, Manekbaug - Shyamal Road



Plans, Specifications and Features subject to change without prior notice.
This is not a sales prospectus. For private circulation only.



Nature of Project : 3 & 4 BHK Premium Apartments
Location : Behind Golden Tulip Bungalows, Manekbaug-Shyamal Road, Ahmedabad-380015
No. of Floors : Basement + Ground (H.P.) + 7
No. of Units : 49 Units
Unit Areas

Unit Type & Saleable Areas	3 BHK			4 BHK		
	Type A	2600 SFT	7 Nos	Type A	3265 SFT	7 Nos
Type B	2350 SFT 2400 SFT	7 Nos 7 Nos	Type B	3125 SFT	21 Nos	

Additional Charges

- Rs. 100/- per sq. ft. towards PLC on applicable units
- Rs. 85/- per sq. ft. towards Maintenance Deposit
- Rs. 3.0/- per sq. ft./month towards common maintenance expense for 24 months (to be paid in advance)
- Rs. 125/- per sq. ft. towards electricity charges
- Rs. 125/- per sq. ft. towards approval charges
- Rs. 3,00,000/- as miscellaneous expenses
- Rs. 21,000/- towards legal cost

Loan Availability : Major Banks / Financial Institutions
Possession Period : 20 Months from the commencement of work

Payment Terms

Down Payment	20% at the time of booking Balance 80% with in 21 days (Revision in Rate & payment terms will be applicable if client fails to follow above mentioned schedule)
Regular Payment	20% at the time of booking Balance 80% in 20 equal monthly installments from date of commencement of work

- Total Payment by Cheque/DD or NEFT/RTGS in favor of "SUN DEVELOPERS"
- Service tax at applicable rate is payable on all due installments (non – refundable)
- Applicable stamp duty, registration fees & all additional charges are to be paid before execution of sale deed/ possession formalities
- Additional amount payable on delayed payment of installments @ 1.5% per month upto a delay of 3 months. If delay is more than 3 months, the developer shall cancel the booking on his sole discretion
- In event of cancellation, refund would be given only after the said apartment has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 2,50,000/- as a token cancellation charge
- All refunds, if any, will be made without any interest by local cheque only

Other Notes

- All units on top floors of block A & block B are allotted open terrace rights on a nominal payment at the discretion of developer
- Monthly maintenance expense shall be effective from the time of building use permission is issued from local authority
- The developer reserves the right to change, revise and make any modification, addition, omission or alteration in the scheme as a whole or any part thereof at their sole discretion
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration/modifications at any stage
- In case of any kind of alteration/modifications carried out by the client in his own capacity, no labor charge credit shall be given
- Any Changes in plumbing work are not permitted
- Subject to Ahmedabad Jurisdiction



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