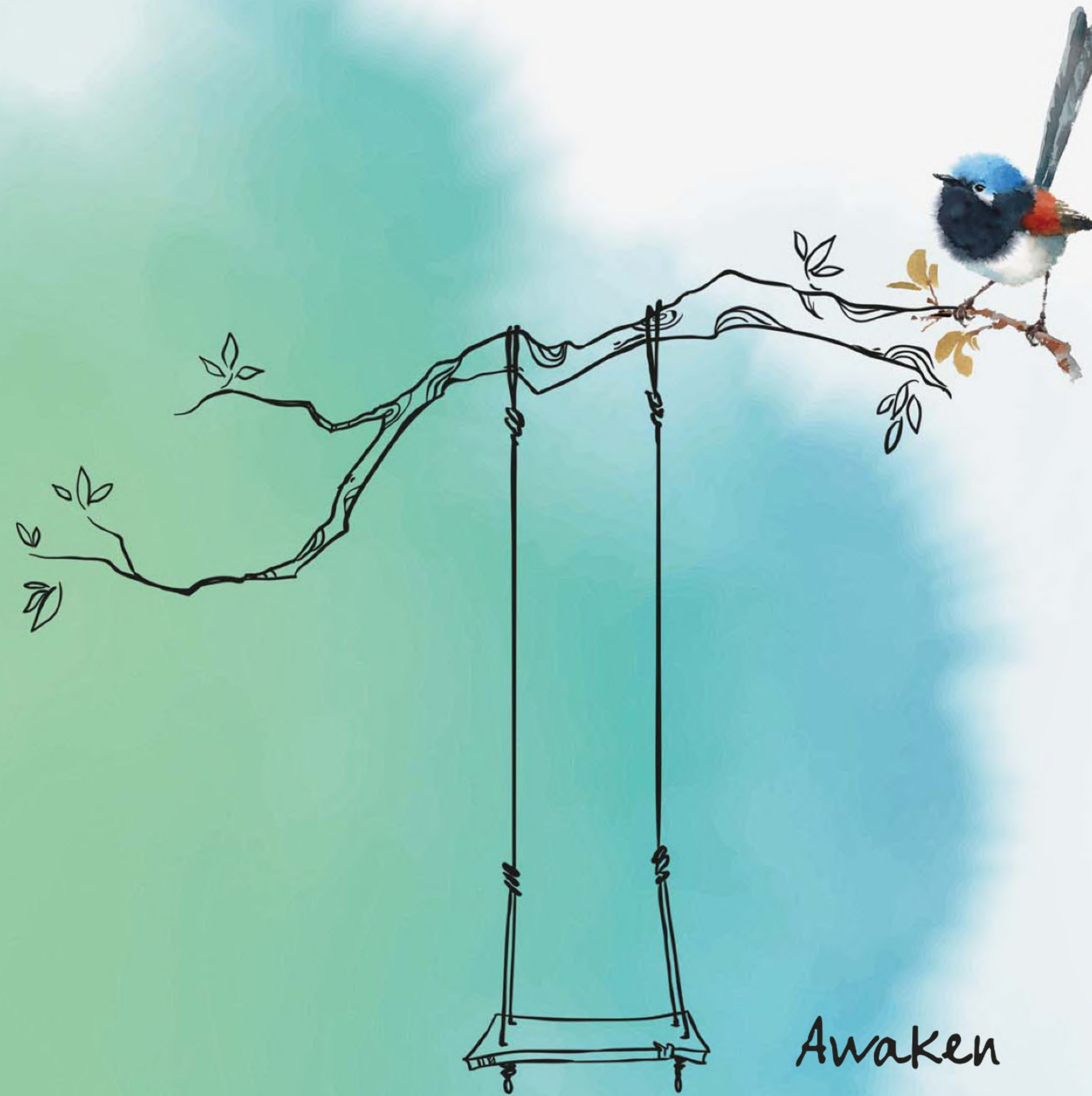




When was the last time you
treated your eyes to a view
of the morning sun?
When was the last time
you treated your ears to
the vocals of little birdies?
When was the last time you
told yourself, “Let me treat
my senses to calm, peace
and abundant nature?”

**If you don’t remember,
it’s time to revert to the
beauty of nature; it’s time
to awaken amidst beautiful
mornings; it’s time to say,
“Good Morning Sunnyside!”.**





Soothe

It's built bountiful and beautiful to bring about a soothing feeling to your senses. Hallmark Sunnyside is located in Manchirevula close to Outer Ring Road (ORR) in ITIR-1, where calm, peace and nature run into great lengths. Here, your mornings will be pristine and perfect, just like you always wanted to wake up to. Life will wear the colours of different moods and magic.

You will open up the drapes of your windows to the soothing happiness you have always been seeking from a place called home.



Rejoice

If you are looking at the ease of reaching your home at Sunnyside and the kind of advantages it will bring to you, you will be elated to know that this commune is located close to the prime IT zone of Kokapet and Financial District. The project is on the banks of Muchukunda, the overflow water body of Osmansagar/Gandipet, with a vast and wide open green zone like Mrugavani National Park, nearby.

You will have every reason and corner to rejoice in the kind of locale it is and the kind of beautiful experiences it will offer you.

An aerial architectural rendering of a modern apartment complex named 'Exult'. The complex consists of several interconnected concrete buildings with a stepped, terraced design. Many units have balconies with glass railings. To the right, a lower building features prominent yellow horizontal bands. The development is surrounded by lush green trees and landscaped grounds. In the foreground, there's a playground with a blue basketball court and a small wooden structure. A road with a bus and cars is visible on the right, and a river flows along the top left. The overall scene is bright and sunny, suggesting a high-quality, modern living environment.

Exult

Sometimes, all you need to live the most exciting lifestyle is the surroundings of your home. Your home and its environment can be the single-most pleasure-building reason. Here, you will have a home that you can come back to, because it's welcoming and pleasing. You will experience all of that here at Sunnyside.

For sure, you will have many reasons to exclaim in delight. Right from its vast open spaces to features that will have you in joy.



Rejuvenate

If you are looking for a visual treat and wish to wake up to picturesque views, a major buffer zone of Muchukunda river trails alongside Hallmark Sunnyside. This zone has thousands of well-grown trees planted during the several green drives by the government of the state. More so, the space is also verdant. In fact, it is a refreshing and rejuvenating visual treat for residents in this community. They can wake up to an amazing sunrise and retire for the day with a view of the warm sunset.

Nature lovers can take their family for trekking in this mini-jungle.



Cherish

The very pathway to the entrance arch is designed to make you fall in love with your home of the future. Reasons being the lovely planters on the either side of the leading road, the very sight of the pool, the well-manicured lawns, and the step-level plants that adorn the balconies.

That said, there are enough and more reasons for you to cherish your home at an address called Sunnyside.

Relish

Enjoy the bright side of life by making moments in spaces that will be the perfect complement for your “us-time”. Sunnyside has spaces that are designed to give you a view of the world. Being a residential place that’s designed to be Ground + 9 floors, you have views to relish.

So, no matter the type of family you are: whether you are a young couple, a family of four, a joint family, or even a live-in couple, you will find a home here.



As times passes, there are only a few things that journey with us into the ages. The one that we all will enjoy are the memories. We have made sure that you make endless memories here. We have imagined Sunnyside to be a place where you can create the greatest wealth, that you will treasure for a lifetime.

Imagine cozy conversations with your loved ones, an evening staring into the blue skies from the green lands with breeze gently caressing you. Yes, such times.



Treasure



Stroll

For days when you simply want to go out for a stroll, Sunnyside has grass-laden walkways with greens on either side. You will feel like you are in a forest that's all set to welcome you into its fold to make you feel rich with freshness.

With abundant fresh air from the Muchkunda river in its neighbourhood, you will breathe in fresh air amidst this vegetation.

Admire

When you direct your gaze at the façade of Sunnyside, you will be pleased to admire it no end.

If you have a home here, you will be around a lot of good things. If you wish to own a home here, there's a lot more you can await.

Because the design is admire-worthy and will delight you.

The experience will be more like living in an urban landscape, but with the pleasures of openness. Thanks to the buffer zone it has, as it adjoins the lovely Muchkunda river.





Play

Belonging to such a vast and lavish residential destination comes with its own perks. Yes, Sunnyside has a lot of ways to unwind - for every family member. From sports activities like Basketball and Volleyball for active ones, to nice seating for the retired members of the family.

It would only be fair to call Sunnyside a complete residential urban commune, as it features the best of life's ways to unwind and pause.

Compete

In a commune with 499 homes, there is a vast possibility of action and entertainment. Sunnyside is just the right place to welcome and nurture an active lifestyle. With numerous recreational options, you and your neighbours can call for an annual sports contest easily, and compete even for a trophy.

The joy of getting to experience recreation inside your premises and the joy of activities like trekking and rock-climbing will be all yours.



Sometimes all you want to do is spend time with none but yourself. For this, you seek a quiet corner, or a soothing centre, or just a place that has nobody else but you alone. Sunnyside has got numerous such spaces to awaken your senses and lead you to a world of inner calm.

Give yourself the joy of belonging to a place that's as beautiful as you always wanted your surroundings to be.



Evoke

Dream Desire Discover

Every time you are in for some good times, start from admiring the enchanting façade of the multi-level clubhouse. It's a destination for whatever the mood you may find yourself in. If you are in the mood to just relax, welcome. Or if you want some indoor recreation like carroms, chess, snooker or want to practice Yoga with the co-residents just drop in here.

If nothing, just come over to the balcony of this vast multi-level clubhouse and have a good time.

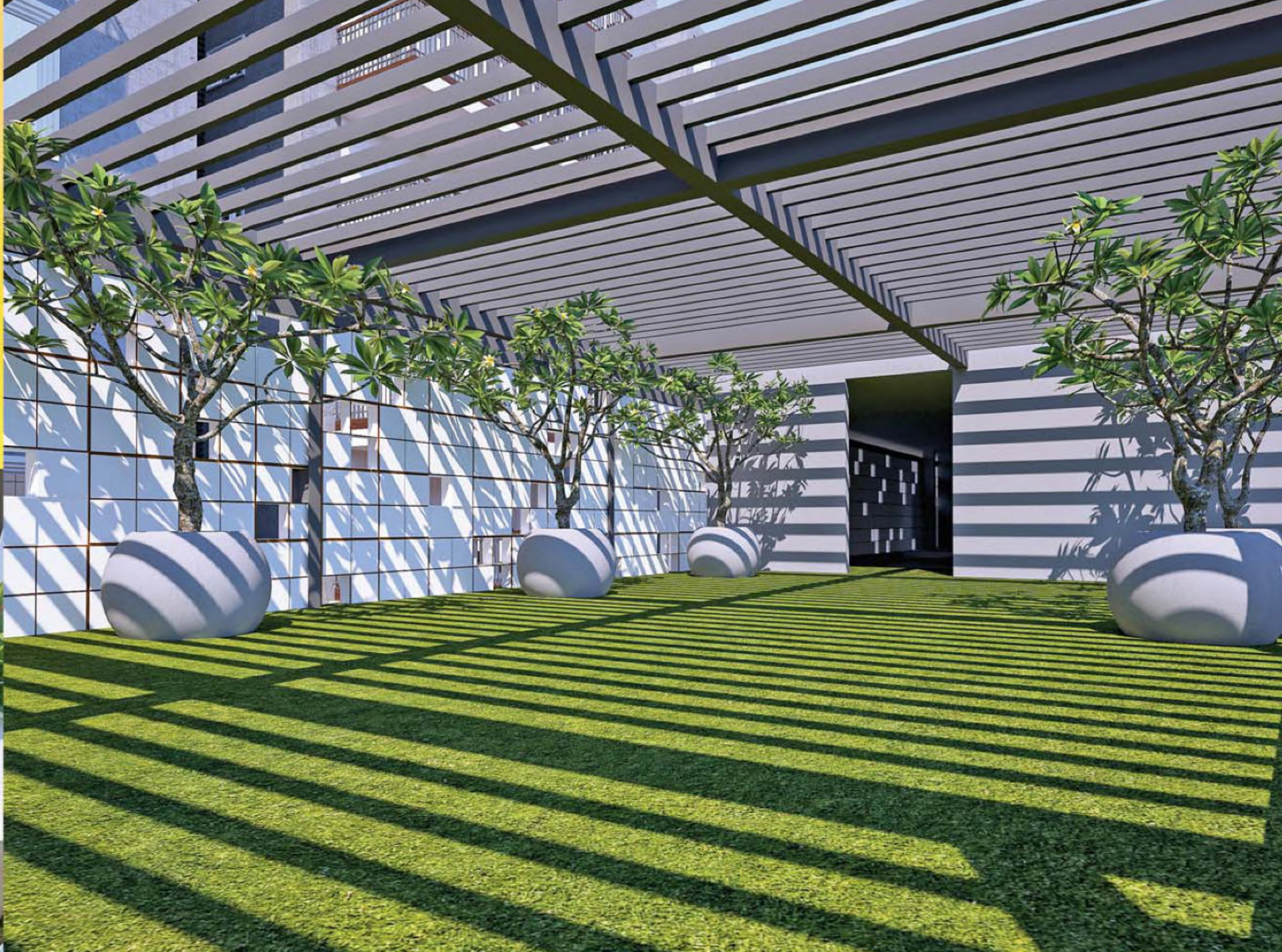




Splash

For those days when you feel like throwing yourself into a splash of water in the mid-summer, there's a full-fledged swimming pool too, at Sunnyside. And if you aren't one of those water-friendly types, you can just snack and sip by the poolside.

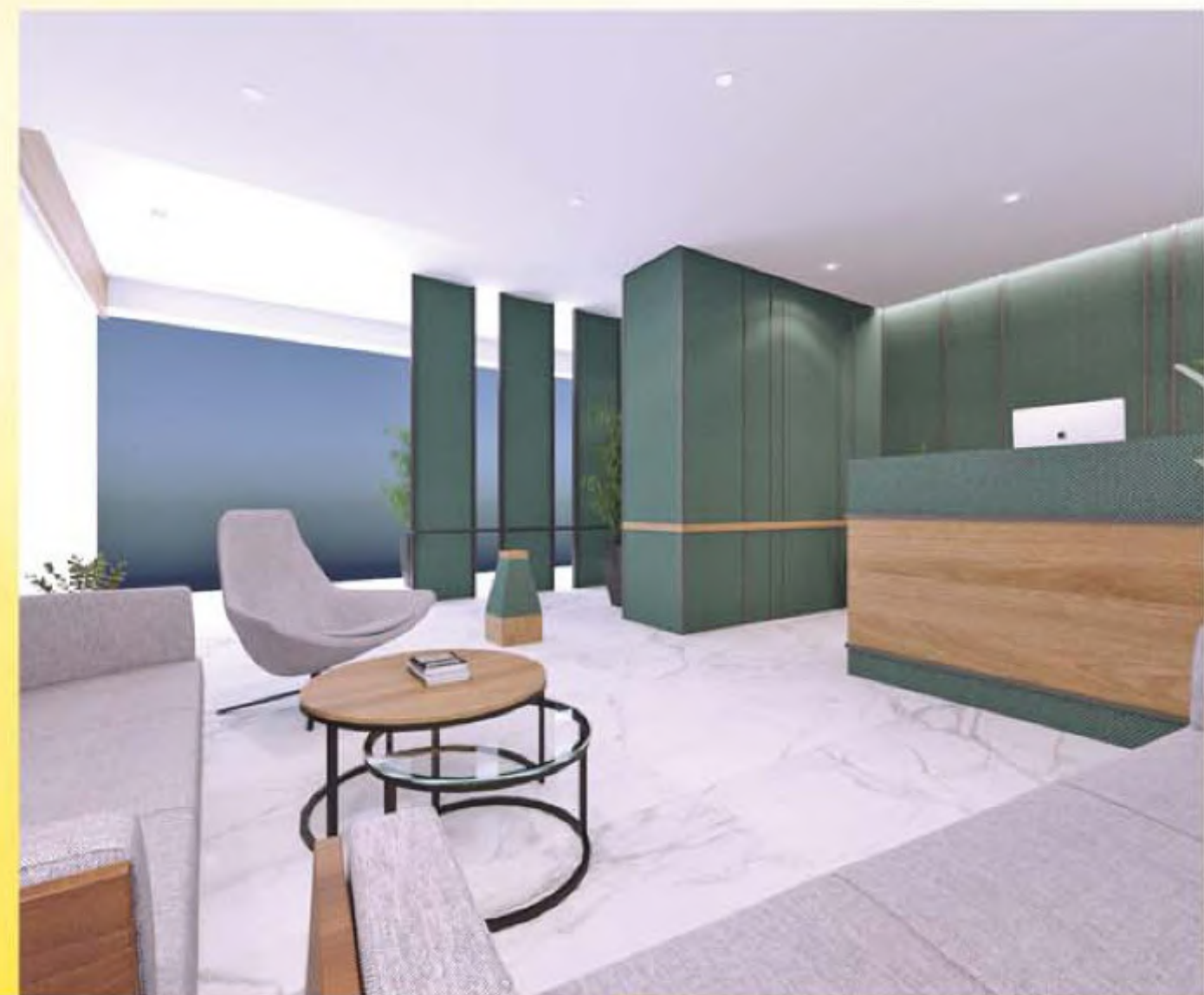
Best of all, you can make some really good times with a bunch of neighbours-turned-friends, some of whom can become your 'cheers' friends too.



Relax

Sunnyside is an urban landscape with abundant touches of nature and green. More so, it has been designed keeping in mind a contemporary lifestyle, and has been blueprinted considering how life has evolved and how we socialize these days.

The place has a designated covered lawn area, meeting room, cafeteria-like dining area, and a personal meeting room to entertain acquaintances.



Entertain

Your home at Sunnyside also is accompanied by several amenities that you will want to make use of everyday. While there's a gym for your personality development and fitness, there is also a party hall to celebrate events for a limited number of guests.

To tell you more, Sunnyside also has guest rooms, yoga and meditation zone, and several areas that are dedicated to a purpose.

Sunnyside up is right where you wish you would want to live at or have your workplace. Geographically speaking, it is located in Manchirevula in nearness to the Outer Ring Road (ORR) in the ITIR-1 region. It is at short driving distances from the key IT arena of Kokapet and Financial District. Best of all, it is also close to Osmansagar and Gandipet.

Living at Sunnyside will mean you will always be close to prime workplaces and several other places of importance.



*Belong
Live
Celebrate*



NOT TO SCALE

Reach

Never should a home be so far from your essential destinations that you feel stressed to commute. Keeping this thought in mind, we have created Sunnyside at a location that's easy to reach and commute. Easy-reach is one of the several advantages here.

Sunnyside is very close to Gandipet and in the vicinity of Outer Ring Road, keeping you at short distances to places essential.

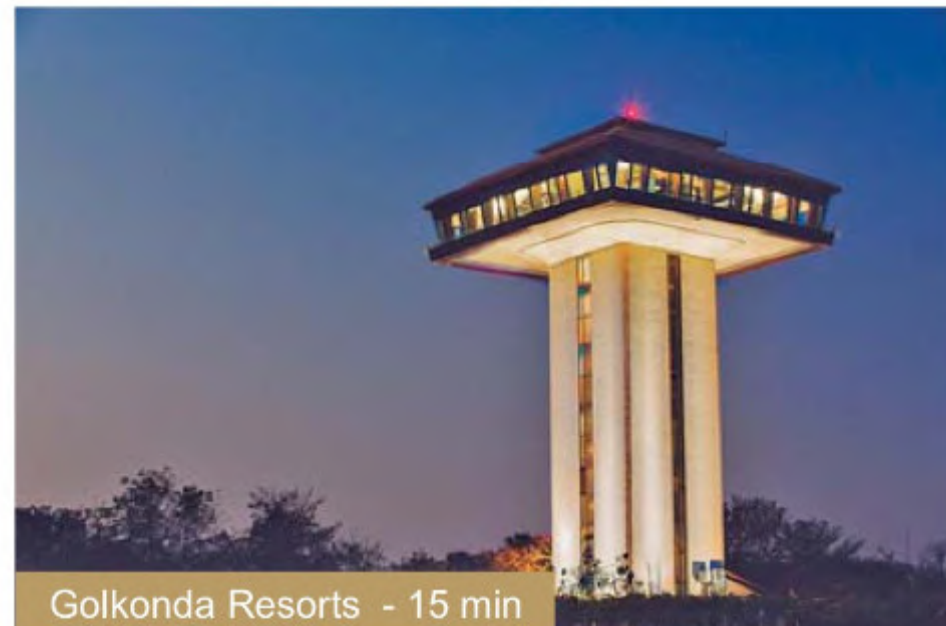
Ease of Accessibility	
HITEC City	15 min.
Gachibowli	10 min.
Wipro Circle	10 min.
Jubilee Hills	20 min.
Airport	25 min.



Scan QR code for location



Mehdipatnam - 15 min



Golkonda Resorts - 15 min



Cyber Towers - 15 min



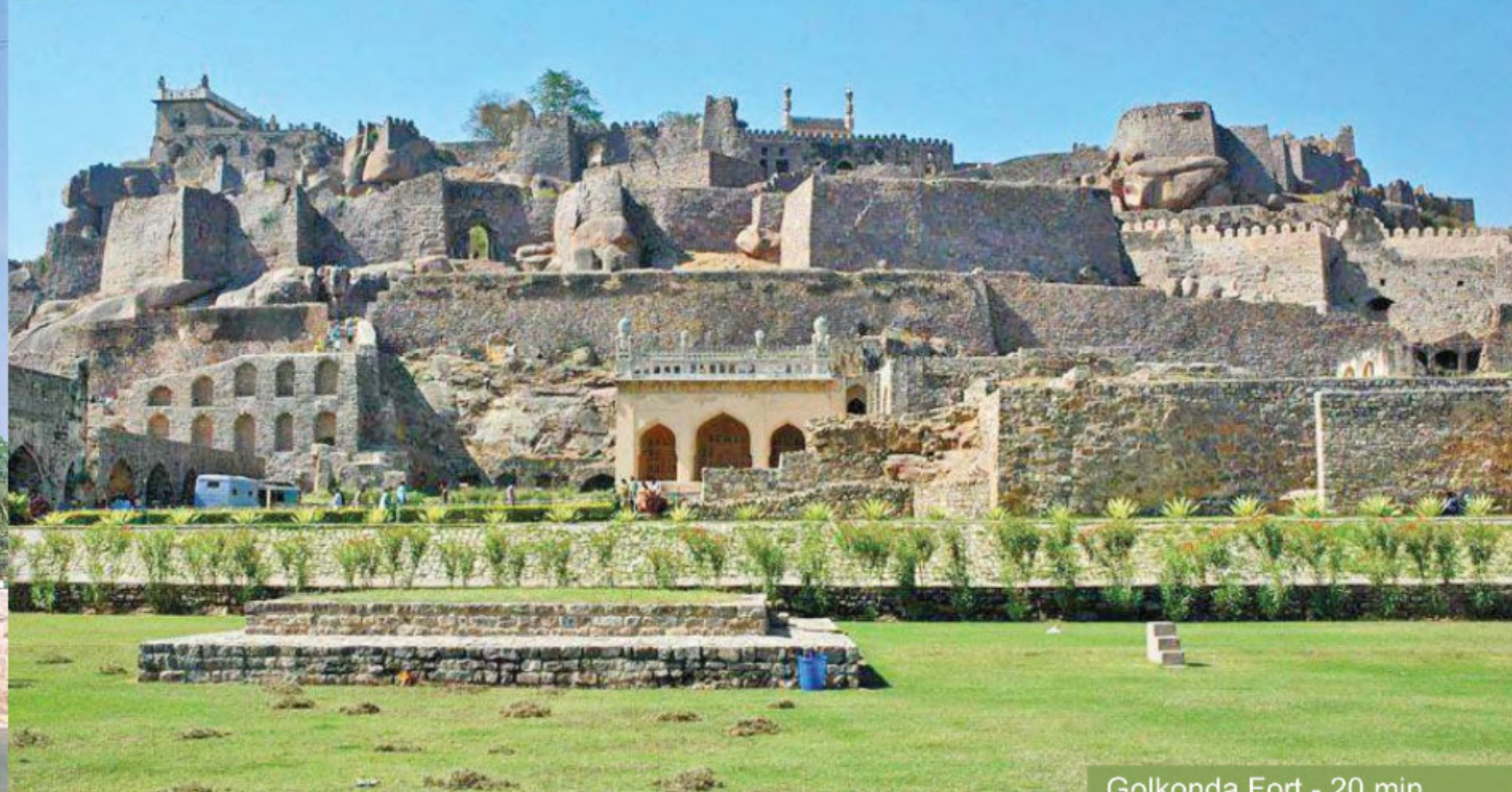
Phoenix Green International School - 15 min



Continental Hospital - 10 min



Financial District - 10 min



Golkonda Fort - 20 min



Delhi Public School - 10 min



Inorbit Mall - 15 min



Rajiv Gandhi International Airport - 20 min



Heritage Fresh - 5 min



Apollo Hospital - 20 min



Shilparamam - 15 min



JRC Convention Hall - 15 min

Relish Cherish Flourish

Sunnyside will give you a great view of the picturesque landscape in its vicinity like the Osmansagar Lake. That apart, this residence is close to several places of everyday relevance and importance like top schools, several entertainment options, shopping options and even recreation. Even transport locations like metro rail and airport will be at a comfortable travelling distance.

You will find every place and location to cherish and make memories out of ordinary moments and simple bonding.

Trust

At every point in your lifetime or your stay at Sunnyside, we would only want you to feel good about the home you live in. Which is why we have ensured that every element starting from the structure to the last stroke of paint is only of high standards.

Look at it yourself, because Hallmark is here to build homes that build experiences and memories for life.

STRUCTURE

R.C.C. framed structure to withstand wind and seismic loads

SUPER STRUCTURE

8” thick CC Blocks for external walls
4” thick CC Blocks for internal walls
INTERNAL: Plastering in CM for walls
EXTERNAL: Plastering in CM for external walls

DOORS AND WINDOWS

MAIN DOOR: Engineered teak wood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

INTERNAL DOORS: Engineered hard wood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

FRENCH DOORS: UPVC door frames with float glass with provision for mosquito mesh

WINDOWS: UPVC windows with provision for mosquito mesh (provision of track for mosquito mesh will be as per window type and feasibility. Mosquito mesh and installation for windows and French doors shall be at extra cost)

TOILETS & UTILITIES: One side laminate, one side veneer

FLOORING

BEDROOM & KITCHEN:
Premium vitrified tiles of reputed make

LIVING, DINING & DRAWING:
Premium vitrified tiles of reputed make

MASTER BEDROOM:
Premium vitrified tiles of reputed make

BALCONIES: Premium vitrified tiles of reputed make with matt finish

BATHROOMS: Acid-resistant, anti-skid vitrified / ceramic tiles of reputed make

CORRIDORS: Vitrified tiles of reputed make

STAIRCASE: Granite/Tandoor Stone

UTILITIES: Ceramic tiles of reputed make

BATHROOMS

- Wall-mounted EWC in all bathrooms
- Wash basins in dining/balcony area, master and children's toilets
- Single lever diverter with shower of reputed make
- All C.P. and sanitary fittings of reputed make
- Provision for geysers and exhaust fans in all bathrooms

PAINTING

INTERNAL: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

EXTERNAL: Textured/smooth finish and two coats of exterior emulsion paint of reputed make

KITCHEN

- Granite platform with stainless steel sink, CP fittings with 2.0” height ceramic tile dado over granite countertop
- Provision for fixing water purifier, exhaust fan and chimney
- Provision for washing machine in the utility area

ELECTRICAL

- Power outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen
- Distribution boards and MCBs of premium make
- Modular Electrical Switches of premium make
- Power outlets for air-conditioners in drawing and all bedrooms

TELECOM / CABLE TV / INTERNET

- Telephone provision in MBR and drawing area
- Provision for internet connection in each flat
- Provision for cable connection in master bedroom, children's bedroom and living room

LIFTS

10-passenger automated lift of reputed make, entrance with front granite/tile cladding

POWER BACK-UP

100% DG backup for common areas and inside flat, including ACs, geysers and 15 Amp sockets

FIRE SAFETY

Fire systems will be provided as per fire department norms

LPG CONNECTIONS FOR KITCHEN

Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters

WASTE MANAGEMENT

Garbage chutes will be provided for all towers

WTP & STP

Domestic water made available through an exclusive water-softening plant

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose

Dream of a life where you
will have the best around.

Dream of moments where
you will be surrounded by
luxuries.

Dream of moments that
will be soothing and sweet.

Dream of times when it
will be just you and
serenity.

Dream of a home that
will be all yours.



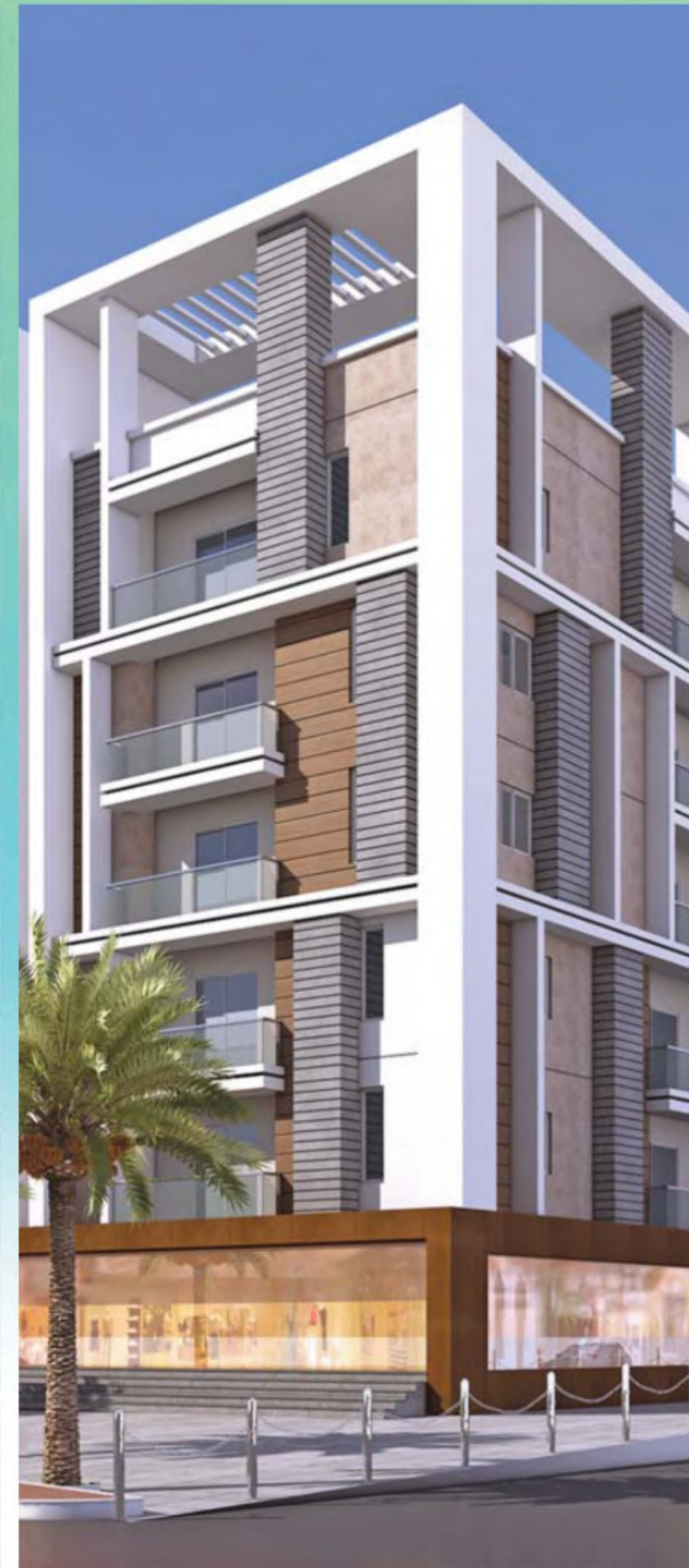
Dream

Milestones of Hallmark

Pride

Sunnyside is a creation of a builder with immense repete and one with a portfolio of homes that only a few can talk about. With a successful journey of more than a decade, Hallmark is a name that is trusted immensely for its quality and standards.

Our projects span the length, breath and width of this side of Hyderabad, especially the areas of Puppalaguda, Nekkampur and Alkapoor Township.



158 Luxury Flats
@ Puppalaguda



84 Luxury Flats
@ Alkapoor Township



240 Premium Flats
@ Nekkampur



245 Premium Flats
@ Puppalaguda



441 Luxury Flats
@ Puppalaguda

Revel

It would be apt to say that even the locations of Kollur, Gandipet, Kokapet and Narsingi are dotted by our projects. We have always been the first to create homes that people are settling down and wish to live in.

So revel in the assurance that Hallmark Builders brings a variety of spaces that include apartments, sky villas, and even commercial spaces.



Lavish Gated Villa Residential Project in 47 acres @ Pati close to Kollur exit



G+29 Premium High-rise Towering Residential Project. Spread over 4.5 acres this mixed-use project hosts well-crafted Sky Villas and a Commercial Tower on 100 Feet Main Road @ Gandipet, off Kokapet



Commercial Tower with Retail and Office Spaces on Radial Road # 4 @ Narsingi



G+14 Floors with Premium Sky Villas in 6 acres @ Narsingi on Radial Road # 4



G+5 Floors Luxury Apartment Project in 3 acres @ Pati, off Kollur

Projects of Hallmark in ITIR-1, Hyderabad



welcome

If you are seeking the
rare moments of life;
If you are seeking life's
brightest moments;
If you are seeking both
light and delight;
If you are seeking
happiness in a home;

Come home to
Hallmark Sunnyside.



Vast Entrance for
Parking and Ground Floor

Amphitheatre

Cricket Practice Net

Synthetic Courts
for Basketball

Children's
Playpen Zone with Sand

Synthetic Courts
for Volleyball

Synthetic Courts
for Badminton

Seating Zone
in Greens

Walking Paths

Roof-top
Swimming Pool
with Party-deck

Clubhouse

Party Lawns

Live



Explore

Sunnyside is surrounded by nature in a classy setting. Verdant surroundings with a beautiful water body makes it an ideal location for healthy living. It is spread over 6.5 acres of land spaced out into 5 blocks of 2 BHK and 3 BHK flats. Imaginative landscape, adequate privacy and cohesive bonding of community living makes Sunnyside the most preferred residential community in ITIR-1 close to ORR.



Maximize

The floor plan designed for optimum utilization of space, is Vaastu-compliant and ensures a lovely view of the vast green buffer zone of Muchukunda river, free flow of breeze and the spread of sunlight.

BLOCK - A

Ground, First and Typical Floor Area Statement

Flat No.	Flat Type	Facing	Ground & 1 st Floor	Typical Floor
Flat 01	3 BHK	East	1655 Sft	1995 Sft
Flat 02	3 BHK	East	1345 Sft	1528 Sft
Flat 03	3 BHK	East		1528 Sft
Flat 04	3 BHK	East	1686 Sft	1910 Sft
Flat 05	3 BHK	West	1600 Sft	1930 Sft
Flat 06, 07, 08, 09	2 BHK	West	1145 Sft	1250 Sft
Flat 10	3 BHK	West	1825 Sft	2063 Sft

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.

BLOCK - B & C

Ground, First and Typical Floor Area Statement

Flat No.	Flat Type	Facing	Ground & 1 st Floor	Typical Floor
Flat 01	3 BHK	East	1825 Sft	2063 Sft
Flat 02, 03, 04, 05	2 BHK	East	1145 Sft*	1250 Sft
Flat 06	3 BHK	East	1825 Sft	2047 Sft
Flat 07	3 BHK	West	1825 Sft	2050 Sft
Flat 08, 11, 12	2 BHK	West	1145 Sft	1250 Sft
Flat 09, 10	3 BHK	West	1608 Sft	1717 Sft
Flat 13	2 BHK	West	1825 Sft	2063 Sft

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | * Ground Floor Lobby

BLOCK - D

Ground, First and Typical Floor Area Statement

Flat No.	Flat Type	Facing	Ground & 1 st Floor	Typical Floor
Flat 01	3 BHK	East	1640 Sft	1750 Sft
Flat 02, 03	2 BHK	East	1145 Sft*	1255 Sft
Flat 04	3 BHK	East	1608 Sft	1818 Sft
Flat 05, 06, 07	2 BHK	West	1145 Sft	1250 Sft
Flat 08	2 BHK	North	1135 Sft	1225 Sft
Flat 09	2 BHK	North	1115 Sft	1210 Sft
Flat 10	3 BHK	West	1625 Sft	1845 Sft

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | * Ground Floor Lobby

BLOCK - E

Ground, First and Typical Floor Area Statement

Flat No.	Flat Type	Facing	Ground & 1 st Floor	Typical Floor
Flat 01	3 BHK	North	1945 Sft	2228 Sft
Flat 02	2 BHK	East	1155 Sft	1255 Sft
Flat 03	3 BHK	East	1566 Sft	1687 Sft
Flat 04	2 BHK	East	1190 Sft*	1290 Sft
Flat 05	3 BHK	East	1530 Sft	1650 Sft

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances. | * Ground Floor Lobby

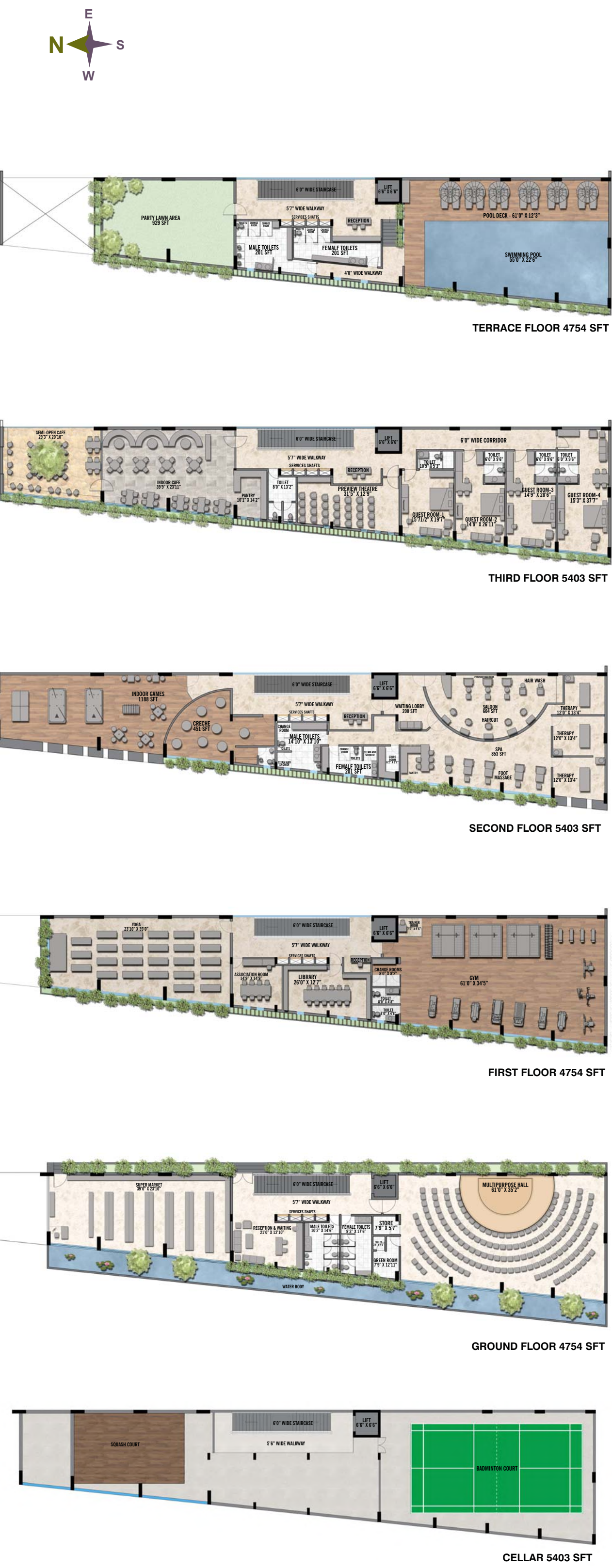


TYPICAL FLOOR PLAN

(Ground + 9 Floors)



CLUBHOUSE
TYPICAL FLOOR PLAN



BLOCK - E | G+8

BLOCK - A | G+9

BLOCK - B & C | G+9

BLOCK - D | G+9

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.

Not to Scale

PROJECTS APPROVED AND FUNDED BY



**ADITYA BIRLA
CAPITAL**

**Aditya Birla Housing
Finance Ltd.**



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BMS & HA



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