SUNRISE

SUNRISE SAI DEVELOPERS PVT. LTD.

PRESENTS

SUNRISE RESIDENCY

at Kusumpuram colony, Gola Road, Patna

RERA NO. : BRERAP700029-5/1146/R-890/2020

SUNRISE RESIDENCY ★★★ RERA APPROVED ★★★ SUNRISE RESIDENCY

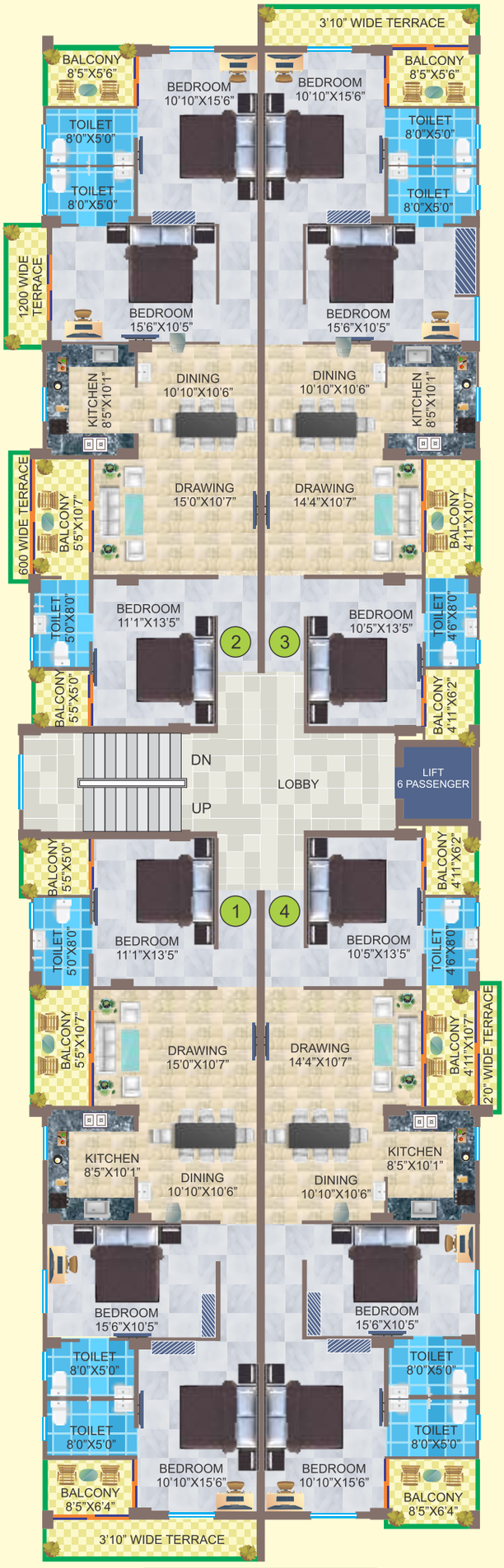




Typical 1st & 3rd Floor Plan

FLAT NO.	01	02	03	04
CARPET AREA	1047.84 SFT	1047.84 SFT	1027.80 SFT	1027.80 SFT
S.B/U AREA	1549.00 SFT	1541.00 SFT	1518.00 SFT	1527.00 SFT
TERRACE AREA	24.00 SFT	76.00 SFT	24.00 SFT	68.00 SFT

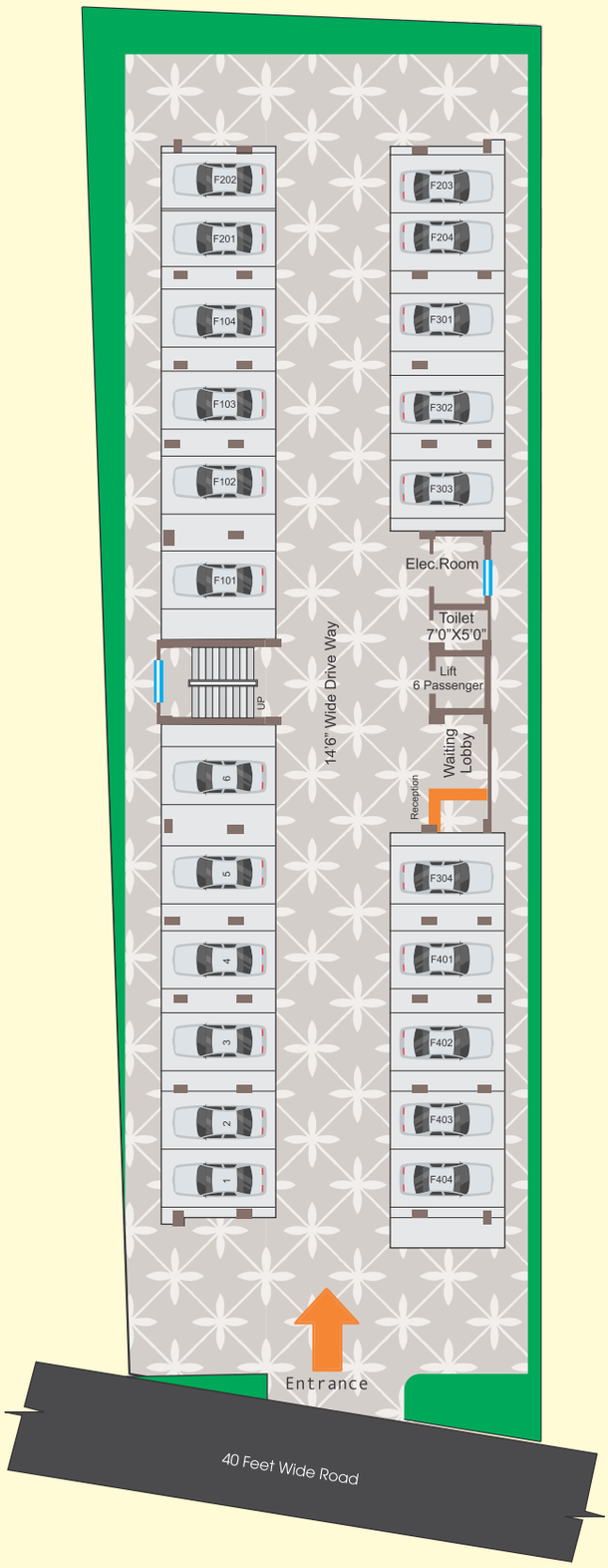




Typical 2nd & 4th Floor Plan

FLAT NO.	01	02	03	04
CARPET AREA	1047.84 SFT	1047.84 SFT	1027.80 SFT	1027.80 SFT
S.B/U AREA	1549.00 SFT	1541.00 SFT	1518.00 SFT	1527.00 SFT
TERRACE AREA	74.00 SFT	64.00 SFT	76.00 SFT	24.00 SFT

GROUND FLOOR PLAN





SPECIFICATION

STRUCTURE :
RCC Frame Structure with Brick work in cement mortar as per design / AAC block brick in adhesive and specification of structural consultants.

DOOR :
Door frame (Chowkhats) of HARD WOOD.

ENTRANCE DOOR : Entrance door shutter of 30 mm thick ISI Mark both side LAMINATED with decorative BEADING / DESIGNER SKIN MOLDED FLUSH door.

OTHER DOOR:
30 mm thick ISI mark flush door shutter DESIGNER SKIN MOLDED.

WINDOWS :
Sliding Fully Glazed powder coated Aluminium window with Glass & Grill & Mosquito net shutter.

FLOORING : Vitrified Tiles

KITCHEN :
- Flooring : Desiner concept SOMANI / ORIENT / JOHNSON / NITCO / VARMORA / MOTTO Tiles.
- Working Platform : GRANITE Slab Platform.
- Dado 24" Desiner concept SOMANI / ORIENT / JOHNSON / NITCO / VARMORA Tiles.
- Sink : Hot & Cold in Kitchen.
- Aqua guard point in kitchen.

DINING SPACE :
One number ISI mark HINDWARE / CERA / ESKO / JAQUAR / PARRYWARE or equivalent white colour hand washbasin provided in Dining space.

BATHROOM:
- Flooring : Desiner concept SOMANI / ORIENT / JOHNSON / NITCO / VARMORA / MOTTO Tiles.
- Wall : Designer Bathroom concept SOMANI / ORIENT / JOHNSON / NITCO / VARMORA Tiles up to 7" height.
- Sanitary Ware : White glazed vitreous sanitary ware of ISI HINDWARE / PARRYWARE / JAQUAR / CERA / ESSCO or equivalent.
- Fittings : Chromium plated CP fitting of MARK / PARRYWARE / JAQUAR / ESSCO or equivalent
- Hot & Cold : Hot & Cold in both toilets.

ELECTRICAL :
- All internal wiring in concealed conduits with COPPER WIRES.
- All electrical MODULAR switches accessories of ANCHOR / CONA / HAVELLS or equivalent.
- Adequate lighting / power points socket, outlets etc provide in all room.

TV / CABLE :
One TV Point in drawing room and one in Master Bedroom.

INTERCOM :
Intercom provided in drawing room.

INTERNAL WALL :
All internal walls shall be finished with putty.

EXTERNAL WALL :
Exquisitely designed classical exterior finish with ASIAN / ICI DULUX / SANDTEXMATT Paint.

PARKING AND FLOORING:
Designer Parking tiles of SOMANI / ORINET / JOHNSON / NITCO / or equivalent / PAVER INTERLOCKING tiles.

STAIR LANDING & ENTRANCE :
Designer tiles / Marble Flooring / P White Granite as advised by our architect.

WATERPROOFING IN BATHROOM :
Water proofing treatment through growing and sikka chemical.

WATERPROOFING TREATMENT IN TERRACE ROOF :
Water proofing treatment through growing and sikka chemical Over cool roof tiles.

OVERHEAD WATER TANK :
Overhead Water tank of adequate capacity with inside of walls & floors of tank water proofing treatment.

BORING AND TUBE WELL :
Boring & Tube well of adequate by direct / reverse circulation machine with adequate size KSB/Unnati make submersible pump.

GENERATOR :
KIRLOSKAR / ASHOK / LEYLAND / MAHINDRA / Eicher or equivalent SILENT GENERATOR of adequate capacity.

LIFT
Elevator of Kone/Johnson/Sahil/Oscar

PAYMENT SCHEDULE

Construction Link Plan (CLP)

- At the time of Booking : 10%
- 1st Installment after completion of Foundation : 15%
- 2nd Installment after completion of First Roof Slab : 10%
- 3rd Installment after completion of Second Roof Slab : 10%
- 4th Installment after completion of Third Roof Slab : 10%
- 5th Installment after completion of Fourth Roof Slab : 10%
- 6th Installment after completion of Fifth Roof Slab : 10%
- 7th Installment after completion of Brick Work : 10%
- 8th Installment after completion of Plaster Work : 10%
- Final Installment at the time of Completion : 05%

DATE OF COMPLETION JUNE 2023

LOCATION MAP



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at Kusumpuram colony, Gola Road, Patna

SUNRISE

SUNRISE SAI DEVELOPERS PVT. LTD.

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