

QUALITY IS NOT AN ACT,  
IT IS A HABIT.



*Sun*   
**MEDANTA**  
ULLOOR



stop dreaming...  
start living...

*Sun*   
**MEDANTA**  
ULLOOR

"ELEGANCE IS THE ONLY BEAUTY THAT NEVER FADES"

## ONGOING PROJECTS

**ELITE**  
**LUXURY APARTMENT**  
Vikas Bhavan, Trivandrum

**ELECASA**  
**LUXURY APARTMENT**  
Near upcoming Lulu mall,  
Trivandrum

**TEMPLE SQUARE**  
**LUXURY VILLAS**  
Muttada, Trivandrum

**NEELAKANTA**  
**LUXURY APARTMENT**  
Muttada, Trivandrum

**Ready to  
Occupy**

**Nearing  
Completion**



# Specifications

|                                  |                                                                                                                                                                                                                                                                                                               |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STRUCTURE</b>                 | : RCC Framed Structure Compliance with Seismic zone-3                                                                                                                                                                                                                                                         |
| <b>WALLS</b>                     | : Hollow block                                                                                                                                                                                                                                                                                                |
| <b>FLOORING</b>                  | : General floor except master bedroom Superior quality vitrified 80*80 tiles. Toilets Premium quality vitrified/ceramic tiles. Laminated wooden flooring for Master Bedroom.                                                                                                                                  |
| <b>DOORS &amp; WINDOWS</b>       | : Decorative hardwood entrance door, flush - doors for bedroom s and kitchen, flush - door with water resistant coating inside for toilets.                                                                                                                                                                   |
| <b>GRILLS &amp;RAILINGS</b>      | : MS safety grills for windows & Balcony.                                                                                                                                                                                                                                                                     |
| <b>PAINTING</b>                  | : Apartment ceiling Two coats of emulsion on putty finish for all living/dining/bedroom areas and false ceiling for toilets. Walls Two coats of acrylic emulsion on putty finish. Entrance door, all internal bedrooms and toilets doors enamel painted finish. Grills and Hand rails Enamels painted Finish. |
| <b>ELECTRICAL</b>                | : General Concealed wiring with superior quality PVC insulated copper cables , Adequate light fan,6/16 ampere power plug points controlled by ELCB &MCB. Independent energy meter for each apartment. Switches Modular type switches of Legrand/MK/Kolors/Schneider make Bedroom Foot lamp in all bedrooms.   |
| <b>BACK- UP POWER</b>            | : For lift, water pump, common area lighting, lights, fans, TV and telephone charging points in apartments. Bio-metric access for residents.                                                                                                                                                                  |
| <b>AIR CONDITIONING</b>          | : Living/dining and all bedrooms Provision for split units.                                                                                                                                                                                                                                                   |
| <b>PLUMBING &amp; SANITATION</b> | : Grohe or RAK or American Standard brand premium quality sanitary CP fittings. Provision for water heater connection in bathrooms except servant's toilet.                                                                                                                                                   |
| <b>WATER SUPPLY</b>              | : Water supply through underground sump and overhead tank.                                                                                                                                                                                                                                                    |
| <b>ELEVATORS</b>                 | : Fully automatic elevators with Braille Controls and Automatic Rescue Device                                                                                                                                                                                                                                 |
| <b>SECURITY SYSTEM</b>           | : Access control entry to main lobby and fitness centre                                                                                                                                                                                                                                                       |
| <b>FIRE FIGHTING</b>             | : Fire fighting arrangements as per National Building Code and Kerala Fire fighting department norms.                                                                                                                                                                                                         |
| <b>RETICULATED GAS</b>           | : Reticulated LPG gas with individual consumption metering system subject to the government rules prevailing at that time at extra cost.                                                                                                                                                                      |

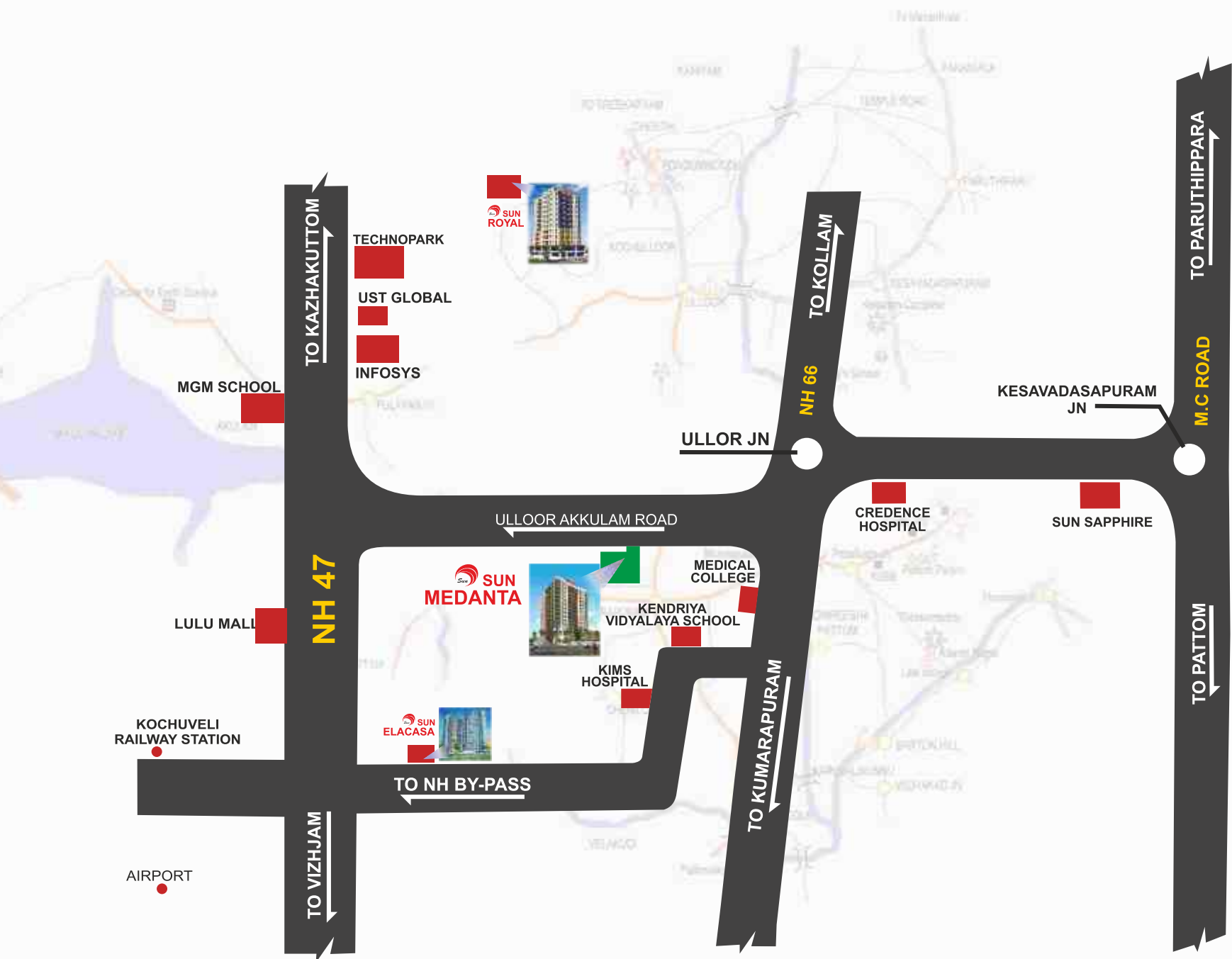


an adobe of  
happiness is here...

|                       |        |
|-----------------------|--------|
| Technopark            | 8.0 KM |
| Govt. Medical College | 1.0 KM |
| KIMS Hospital         | 2.5 KM |
| Lulu Mall             | 4.0 KM |
| Kesavadasapuram       | 2.0 KM |
| Kendriya Vidyalaya    | 2.0 KM |
| Loyola School         | 3.0 KM |
| Arya Central School   | 3.0 KM |
| Travancore Mall       | 6.5 KM |
| Airport               | 6.0 KM |
| Cosmo Hospital        | 2.0 KM |
| SUT Hospital          | 3.0 KM |
| St. Thomas School     | 6.5 KM |
| MG College            | 2.5 KM |
| Mar Baselious College | 5.0 KM |
| Govt Secretariat      | 6.5 KM |



# Location Map





## Amenities

- | Provision for Medical Room Facility
- | Well appointed lobby
- | Bio-metric Entry
- | Health Club
- | Party Area
- | Caretaker's room and driver's rest room
- | Two Passenger lifts and one bed lift
- | Solid waste Management
- | Garbage treatment arrangements by aerobic microbial Incineration
- | Provision for Round the Clock Security
- | Intercom facility connecting all apartments, lifts, security guards and service area
- | STP as per KSPCB
- | Rain water harvesting system as per KMBR

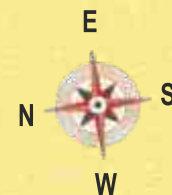
**QUALITY SERVICE DURABILITY VALUE**



Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE A

3 BED  
AREA - 1536 SQFT  
3rd to 12th  
TYPICAL FLOOR



ENTRY

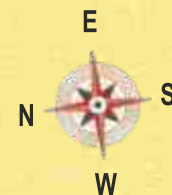


KEY PLAN

## TYPE B

2 BED  
AREA - 1099 SQFT  
3rd to 12th  
TYPICAL FLOOR

Dimensions may vary during construction, Furniture and fixtures are indicative only.

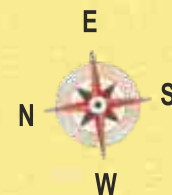


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE C

3 BED  
AREA - 1400 SQFT  
3rd to 13th  
TYPICAL FLOOR

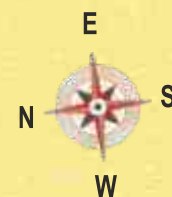


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE D

3 BED  
AREA - 1461 SQFT  
3rd to 12th  
TYPICAL FLOOR

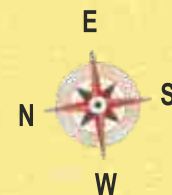


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE E

2 BED  
AREA - 1168 SQFT  
3rd to 14th  
TYPICAL FLOOR

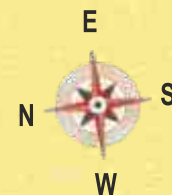


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE F

3 BED  
AREA - 1525 SQFT  
3rd to 14th  
TYPICAL FLOOR



← ENTRY

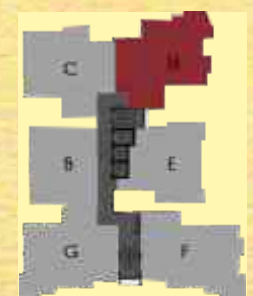


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE G

3 BED  
AREA - 1520 SQFT  
13th Floor

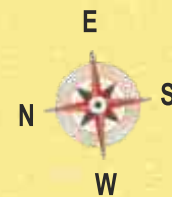


KEY PLAN

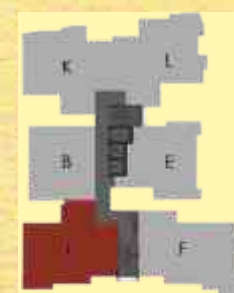
Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE H

3 BED  
AREA - 1453 SQFT  
13th Floor



ENTRY

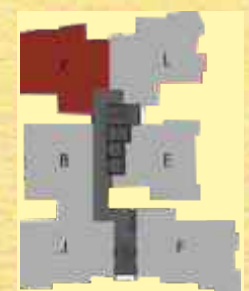


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE J

3 BED  
AREA - 1472 SQFT  
14th Floor

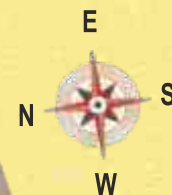


KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE K

3 BED  
AREA - 1395 SQFT  
14th Floor



KEY PLAN

Dimensions may vary during construction, Furniture and fixtures are indicative only.

## TYPE L

3 BED  
AREA - 1436 SQFT  
14th Floor



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**97 45 000 170**

One of our special features is the service to the non resident customers. Even when you are not occupying in the homes, we help you to rent out your homes to prospective tenants. Our Property management team help to advertise, select the tenants and report to owners. This is highly beneficial for NRIs and ideal investment opportunity.

We cement our relation with our customers with an everlasting bond. A bond that is testified by the post completion services we offers. Our home care department sets you free of all your hassles even in your absence.

To ensure that your home and its premises are kept clean and healthy, we also arrange its occasional cleaning. Render a dazzling look to your home with exquisite interior designs and layouts. We assist in giving tips to get the best interiors, wardrobes, cabinets, customized furniture, designer kitchens, cupboards & carpets. Our home care department undertakes tax remittance and payment of telephone bills and electricity bills.



### TERMS AND CONDITION

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Documentation :</b>          | <p>(A) Sun Homes reserves the right to accept or reject any application.</p> <p>(B) Once allotted and agreement signed, the prices are firm</p> <p>(C) Stamp Duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be borne by the buyer</p> <p>(D) Documentation procedures may change depending on Government regulation / policies from time to time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Rules &amp; regulation :</b> | <p>This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment in which case the amount paid till such cancellation will be returned only after re allotment to another party and without any interest.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Payment :</b>                | <p>(A) All payments are to be made by Demand Draft or Local Cheques favoring Sun Projects India Pvt. Ltd. payable at Trivandrum.</p> <p>(B) 20% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance in installments are per the Sales Agreement vide post dated Cheques. (C) Statutory deposits, building tax Service tax and construction workers welfare fund to be borne by the buyer. (D) All transactions are subject to Trivandrum jurisdiction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Disclaimer :</b>             | <p>Whilst reasonable care has been taken to ensure accuracy in the preparation of information in the brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement. Visual representations, including models, drawing, illustration, photographs and art renderings (the "Visual Representation") portray artistic impression only. The information contained herein, the fittings finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only are subject to change and should not be relied upon as accurately describing any specific matter. We reserves the right to modify features, any unit, the development or any part thereof as may be approved or required by the builders or by the relevant authorities.</p> <p>Company is not responsible for any delay in water / electric connection due to the delay by the concerned authority / department.</p> <p>We have not authorized any one to make any oral or assurance on our behalf with regard to the specifications of the villa in question. Purchasers are requested to rely only upon the terms of the Buyer's Sale agreement which is comprehensive document containing all the terms and conditions applicable as between the parties. This brochure does not constitute a legal offer.</p> |
| <b>Maintenance:</b>             | <p>Maintenance of the building is carried out routinely and covers only the common fittings. This maintenance is carried out by the builder using the maintenance deposit collected from the owner till the formation of an owners Association after which the maintenance handover to the said Association</p> <p>Note: The Builders reserves the right to make changes in the specification and dimensions during construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



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## SUN PROJECTS INDIA PVT. LTD.

BUILDERS & DEVELOPERS

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MEMBER  
**CREDAI**



Building permit No. E11/BA/223/14 & E11/102230/16 Dated 15.05.2017