

DEVELOPERS

**SUN BUILDCON**

**SUN EXOTICA** - Near Shivam Heights, Opp. Bansal Mall,  
Tarsali, Vadodara 390009.

M : +91 **98244 30344**

E : sunexotica39@gmail.com

Architect : **SPACE PLUS**



Structural Consultants :

**A.A. DESAI**

**Payment Schedule :**

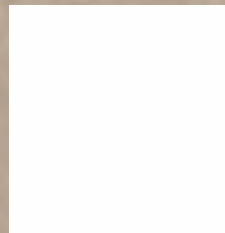
- 10% At the time of Booking
- 15% After signing AFS
- 15% on completion of plinth
- 20% on completion of Ground Slab
- 20% On completion of first slab
- 10% On completion of wall & plaster
- 05% on completion of plumbing & color
- 05% on offer of possession

Notes : (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty Registration Charge , GST or any new Central Govt State Govt. VUDA taxes , if applicable shall have to borne by the client. (4) Continuous default payments leads to cancellation (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) In case of delay in electrical connection by authority, developers shall not be responsible (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. ( 9 ) Common compound wall of individual unit will be as per architect design (10) Water connections is from society bore well and drainage connection will be common soak pit. (11) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days . The payment shall be refunded only after same premises is re - booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge Rs 50,000. (12 ) Any plans , specifications or information in this brochure cannot form part of an offer, contract agreement. (13) All members shall have to essentially be part of the society formed by the association members and shall have to abide by the society bylaws. (14) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance , gardening, electricity bill etc. shall borne by society members. (15) Members of society are not allowed to change elevation of bungalows in any circumstances . This brochure shall not be treated as a legal document; It is only for the purpose of information

Scan for  
**LOCATION**



Scan for  
**BROCHURE**



Design by Meraki +91 992529 4477

LUXURY  
LIVING  
MADE  
PERFECT

**3.5 & 4.5 BHK LUXURIOUS  
BUNGALOWS**





# YOUR JOURNEY BEGINS WITH A WELCOME

---

We are delighted to have you here, ready to embark on a journey of discovery, connection, and adventure.



## STREETS OF DIVERSITY, UNITY, AND DREAMS

---

Where life unfolds, where people come together,  
and where the stories of a community are written  
in the footprints of its residents.

1 8 M T W I D E R R O A D

ENTRY



## LAYOUT PLAN

A	P. AREA
01	1396 Sq.ft
02	1396 Sq.ft
25	1311 Sq.ft
26	1311 Sq.ft
27	1311 Sq.ft
28	1557 Sq.ft

B	P. AREA
03	1060 Sq.ft
04	1060 Sq.ft
05	1060 Sq.ft
06	1060 Sq.ft
07	1060 Sq.ft
08	1060 Sq.ft
09	1060 Sq.ft
10	1060 Sq.ft
11	1060 Sq.ft
12	1060 Sq.ft
13	1060 Sq.ft

C	P. AREA
29	1077 Sq.ft
30	1077 Sq.ft
31	1077 Sq.ft
32	1077 Sq.ft
33	1077 Sq.ft
34	1077 Sq.ft
35	1077 Sq.ft
36	1077 Sq.ft
37	1077 Sq.ft
38	1077 Sq.ft
39	1077 Sq.ft

C1	P. AREA
14	1042 Sq.ft
15	1042 Sq.ft
16	1042 Sq.ft
17	1042 Sq.ft
18	1042 Sq.ft
19	1042 Sq.ft
20	1042 Sq.ft
21	1042 Sq.ft
22	1042 Sq.ft
23	1042 Sq.ft
24	1042 Sq.ft



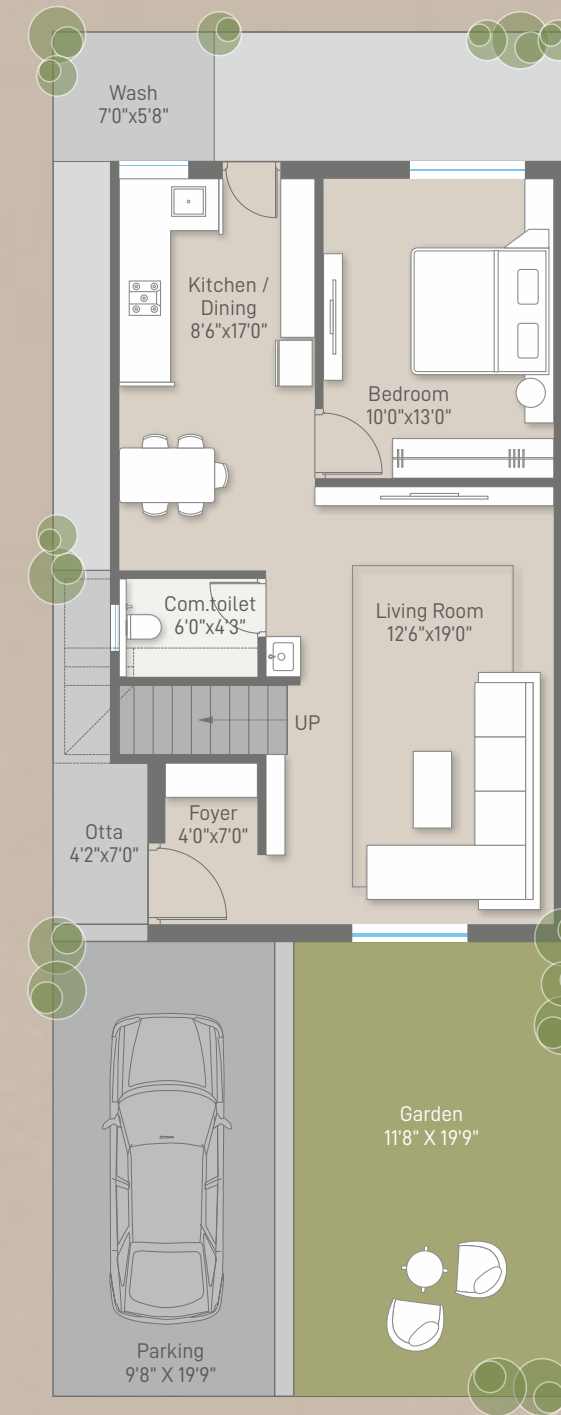


## TYPE A

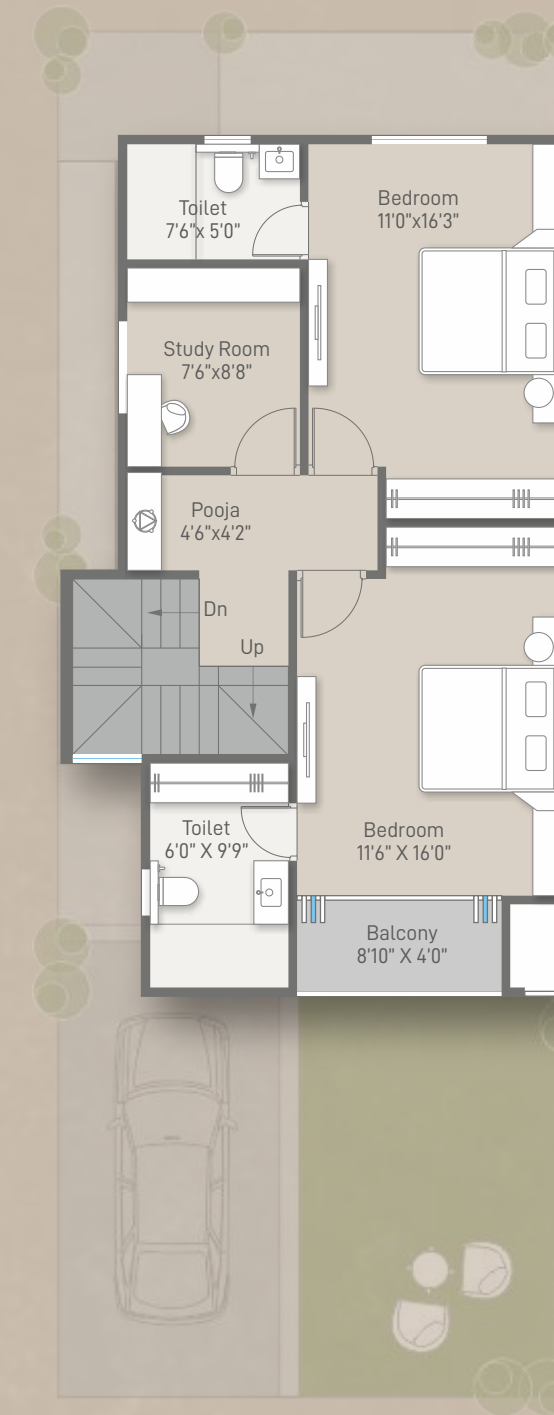
MIN. PLOT AREA  
1311.00 SQ.FT.

BUILT UP AREA  
1949 SQ.FT.

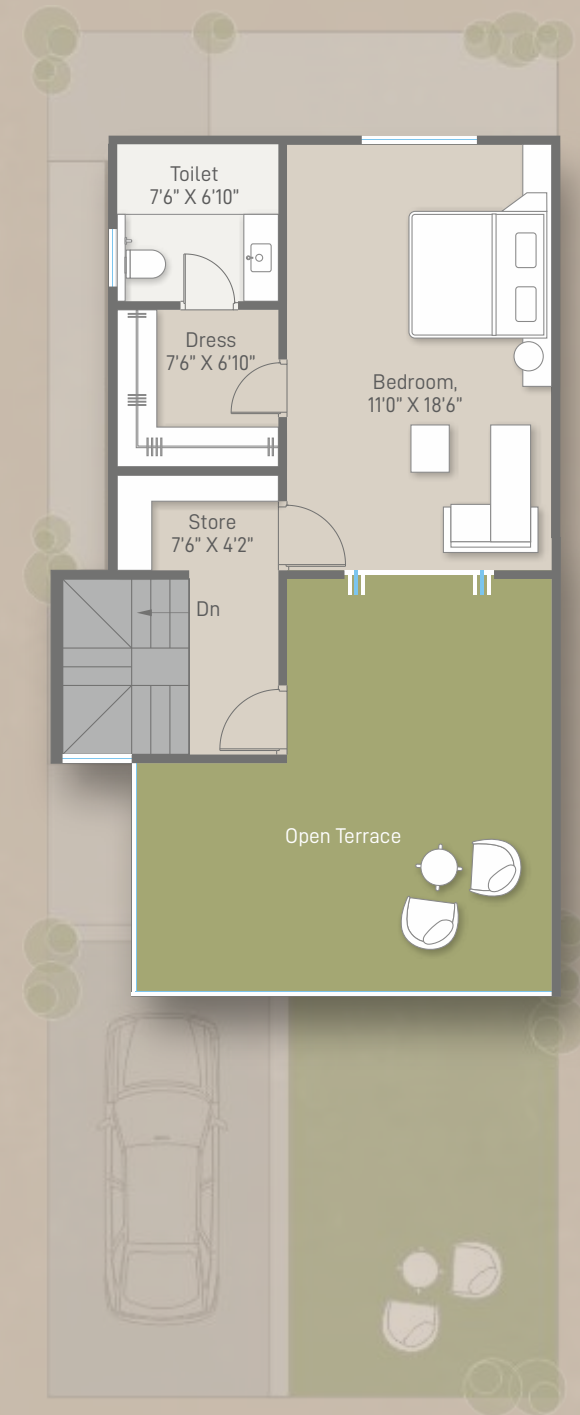
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



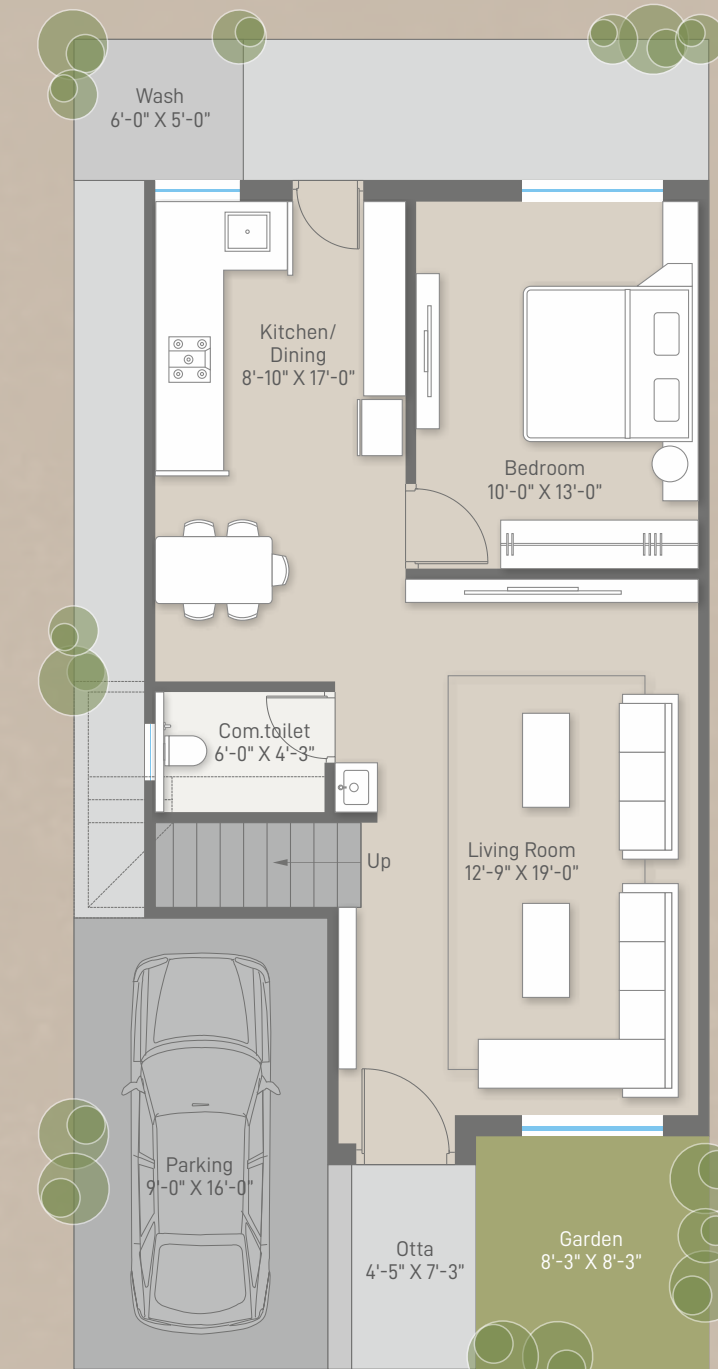


## TYPE B

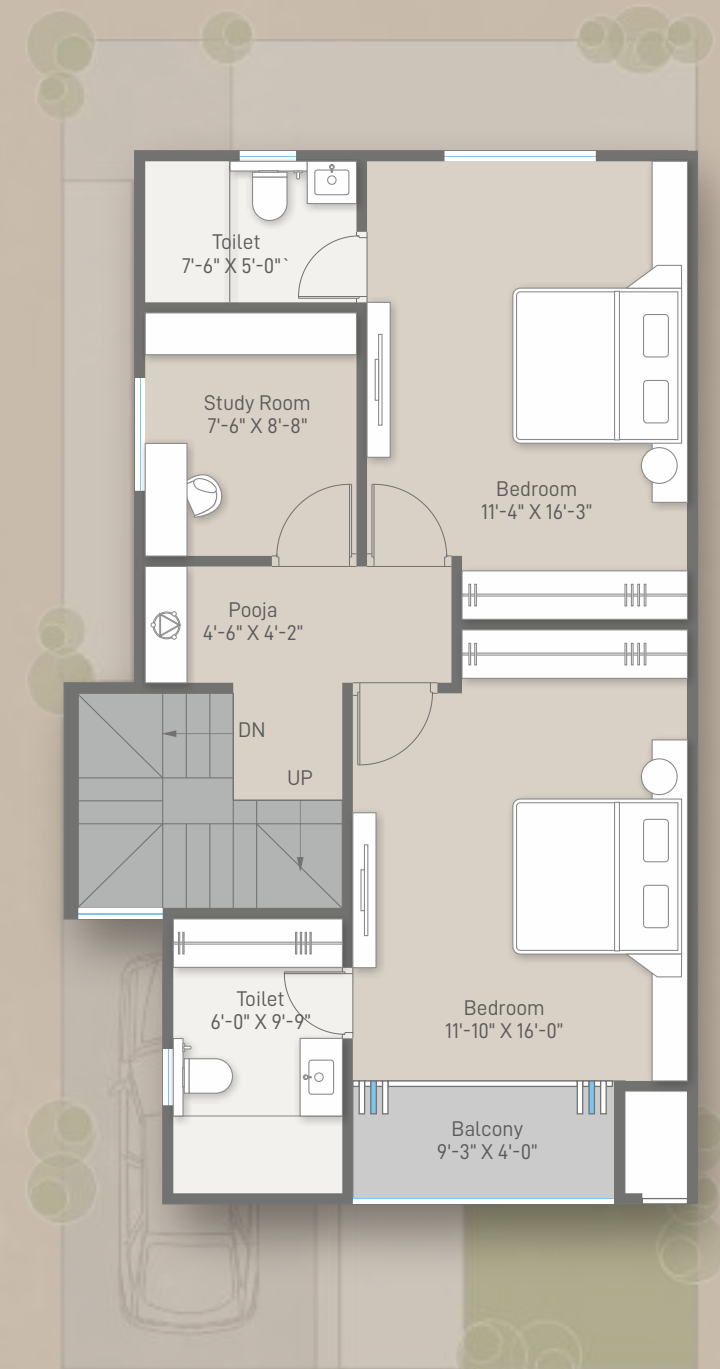
MIN. PLOT AREA  
1060.00 SQ.FT.

BUILT UP AREA  
1616 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



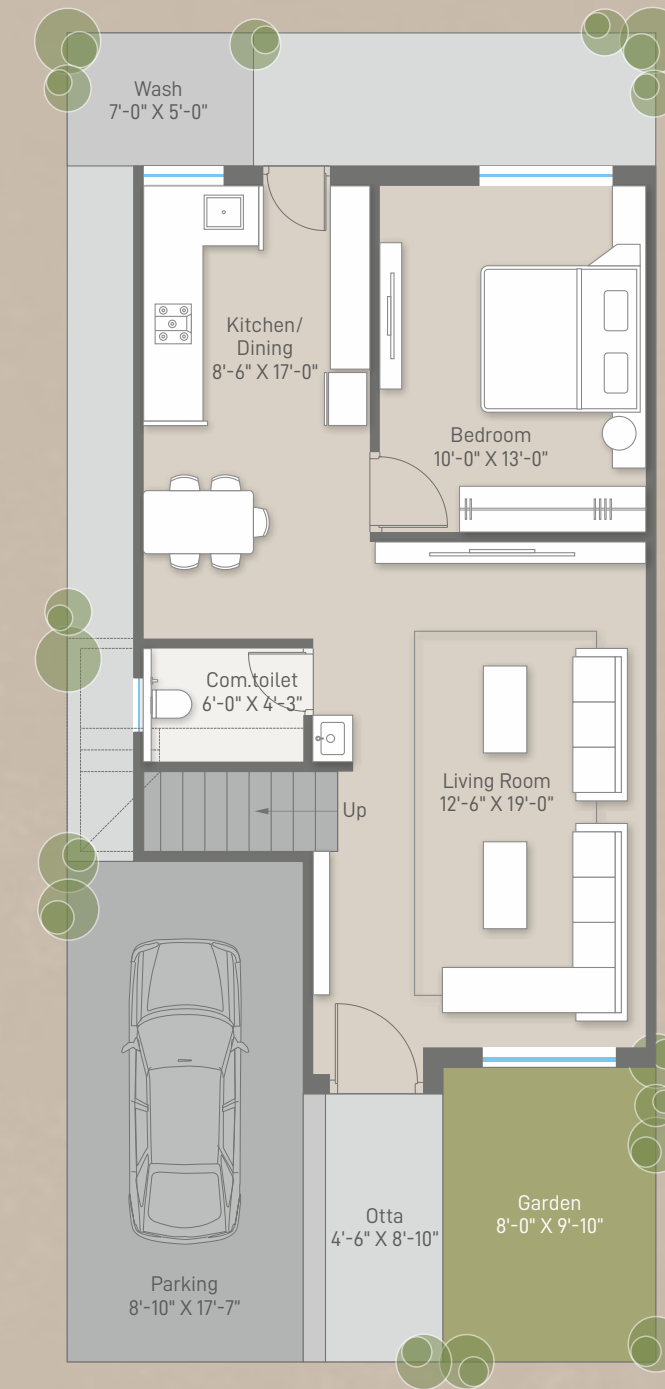


## TYPE C

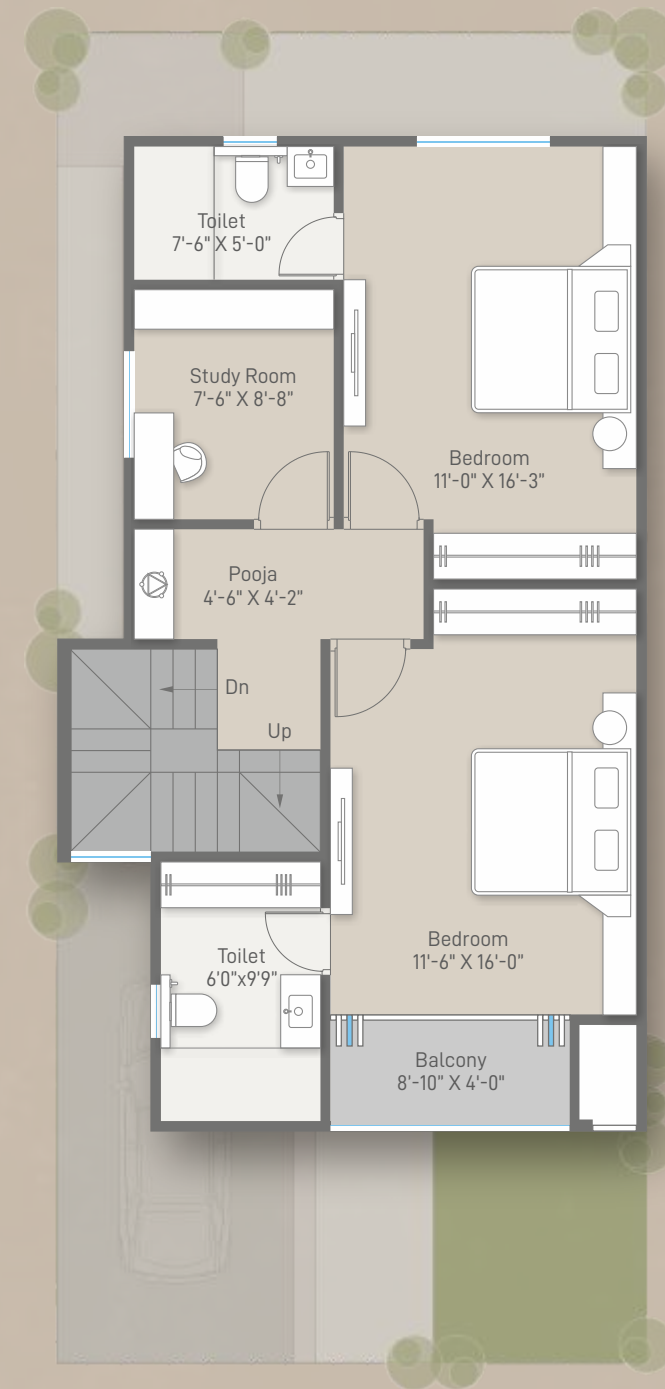
MIN. PLOT AREA  
1077.00 SQ.FT.

BUILT UP AREA  
1588 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



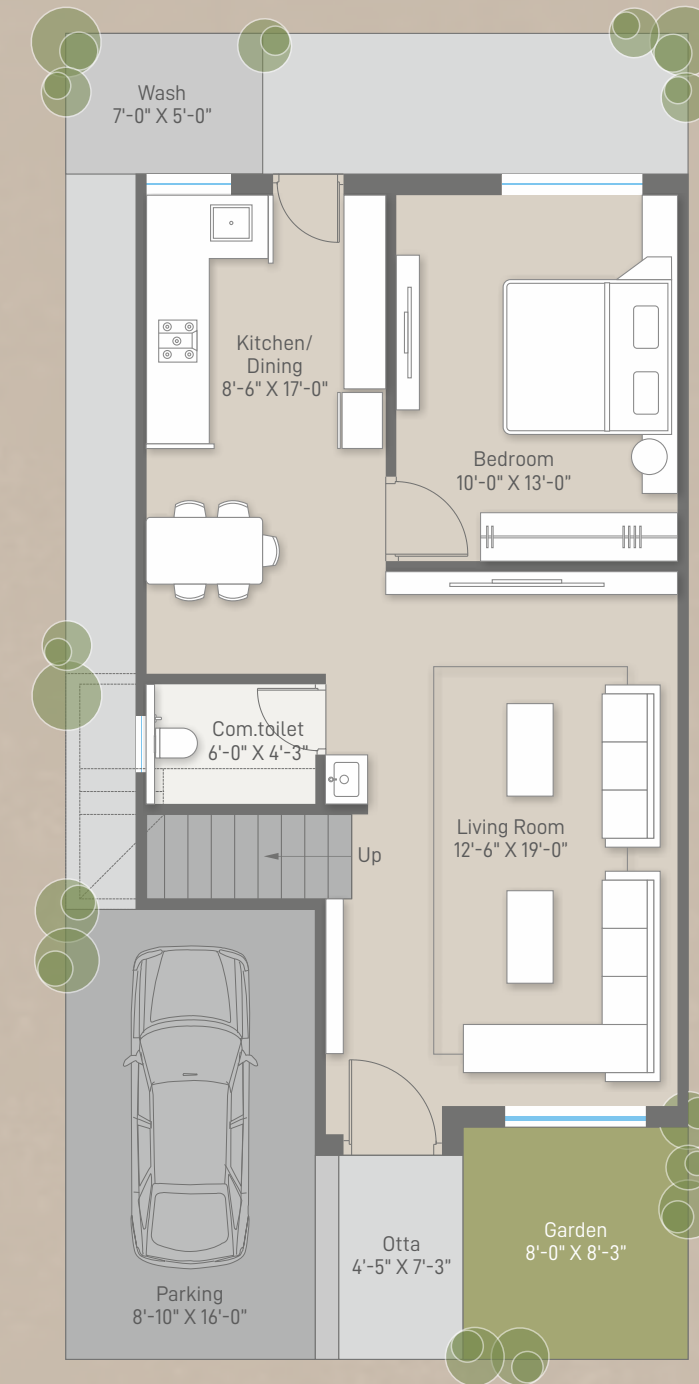


## TYPE C1

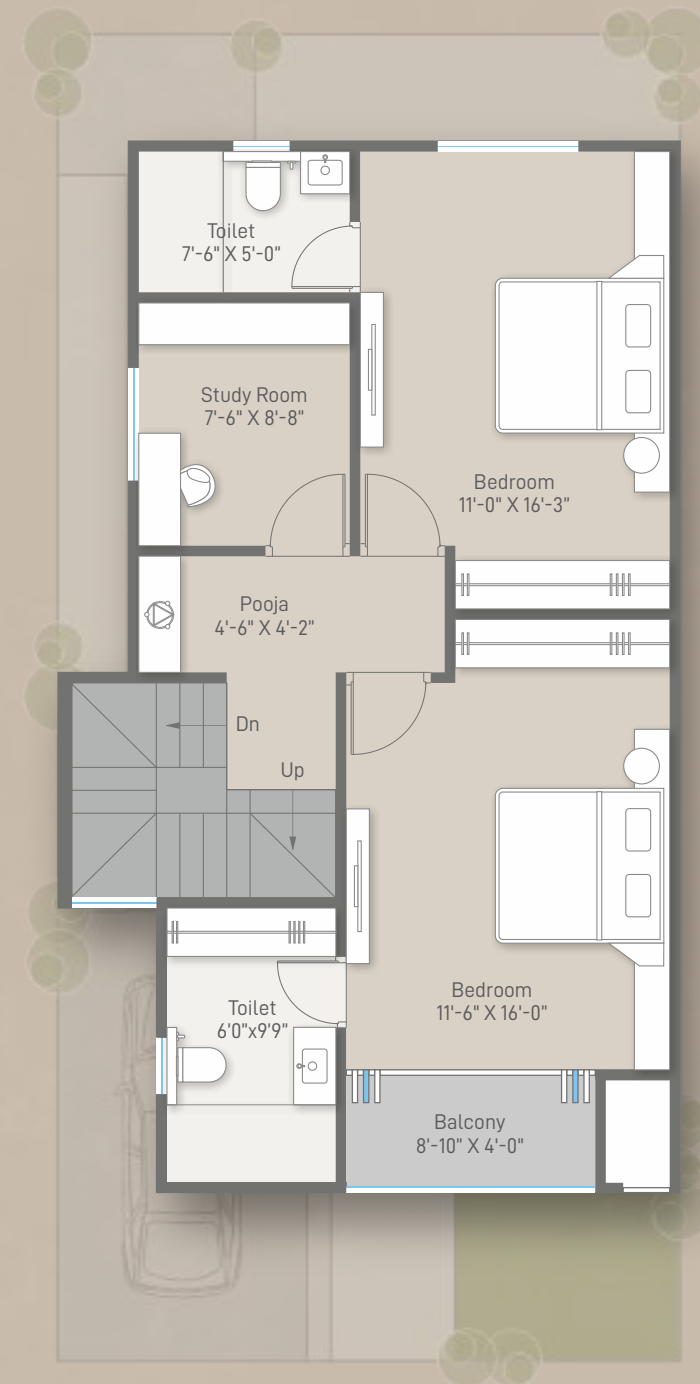
MIN. PLOT AREA  
1042.00 SQ.FT.

BUILT UP AREA  
1588 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN







## AMENITIES



Exclusive Entrance Gate with Security Cabin



Landscape Garden



Children's Play Area



AC Gymnasium



Indoor Game Room



CCTV Surveillance



Multipurpose Hall with Mini Theater



VMC Water Supply



Outer Compound Wall as per Architect's Design



Underground Cabling



Internal RCC road



Name Plate



Rain Water Harvesting



Senior citizen sitting area



Anti termite treatment



Solar panel for club house

## SPECIFICATION

### RCC STRUCTURE

Earthquake resistant RCC structure as per structural engineer's design

### FLOORING

Vitrified Tiles in all Rooms

### DOOR & WINDOWS

Doors : Elegant wooden entrance Door.

Internal Laminated Flush doors.

Windows : Color anodized aluminium section windows with glass of reputed make & mosquito net

### BATHROOMS & TOILETS

Designer bathrooms with Premium Glazed Tiles.

Premium branded Plumbing fixture and vessels.

### PAINT & FINISH

Interiors : Smooth plaster with Wall Putty & Primer

Exterior : Double coat plaster with Water proof and resistant paint.

### KITCHEN

Granite counter with Stainless Steel Sink and tiling upto the door / window level on wall & service platform (Dry Platform)

### ELECTRIFICATION

Concealed copper wiring of approved quality

Modular switches with sufficient electrical point as per architect's plan.

### TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring / tiles .

## LOCATION PLAN

