

શ્રી ૧૧  
શ્રી ગણેશાય નમઃ :



Developers :-



Site Address :

Beside L & T Knowledge City (Gate no. 4), Near Shiv Darshan Duplex,  
Ajwa - Waghodia N.H.8 Road, Near Ankhol, Village, Ankhol, Vadodara.

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www.sunrisehome.in follow us : /sunrisehomes

Architect :

Arya Associates (Nitin Kapadi)

Structure :

Vishwakarma Consultancy (Manish Shah)

RERA Reg. No. PR/GJ/VADODARA/VADODARA/Others/MAA07587/231020

Website :- www.gujrera.gujarat.gov.in



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for WEBSITE



Scan this QR Code  
for LOCATION



sign up for perfect lifestyle

3 & 4 BHK PREMIUM APARTMENT

Presenting the Sunrise Homes perfect lifestyle; by well-known Shiv Shakti Group ,  
Vadodara. It s where your whole life will become a refreshing as well as the best experience.

- | At an Excellent vicinity of schools & connectivity with Highway
- | Alongside Village create pure surroundings
- | Loaded with Absolutely Joyful & Fine Amenities
- | Widespread Garden Fragrant with Beautiful Flora

A FLAWLESS APPEARANCE OF  
SPLENDOUR FOR RICHNESS

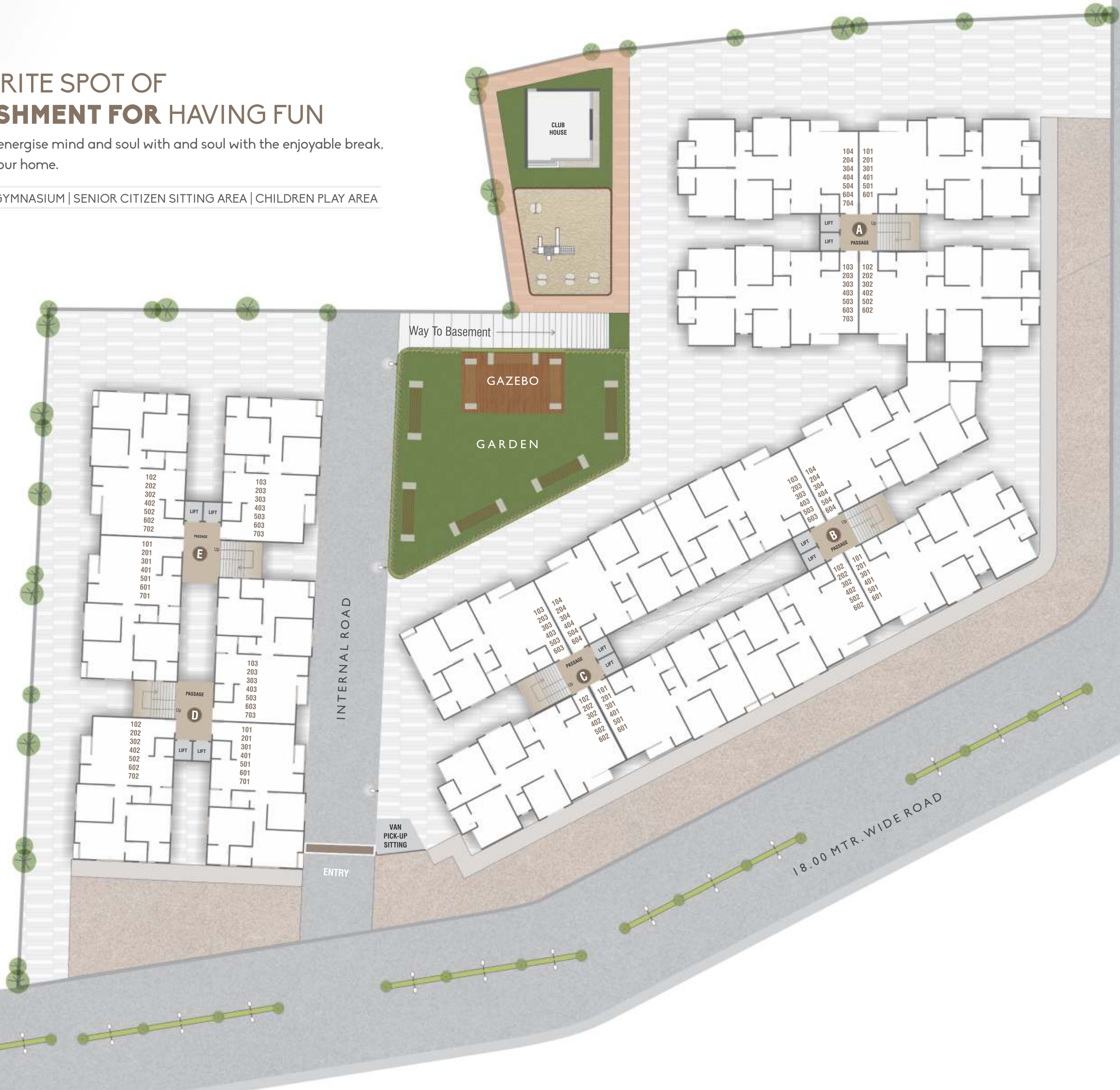




# A FAVORITE SPOT OF REFRESHMENT FOR HAVING FUN

Rejoice in... to energise mind and soul with and soul with the enjoyable break, not far from your home.

CLUB HOUSE | GYMNASIUM | SENIOR CITIZEN SITTING AREA | CHILDREN PLAY AREA



TYPICAL  
FLOOR PLAN



E

D

C

B

A

ENTRY

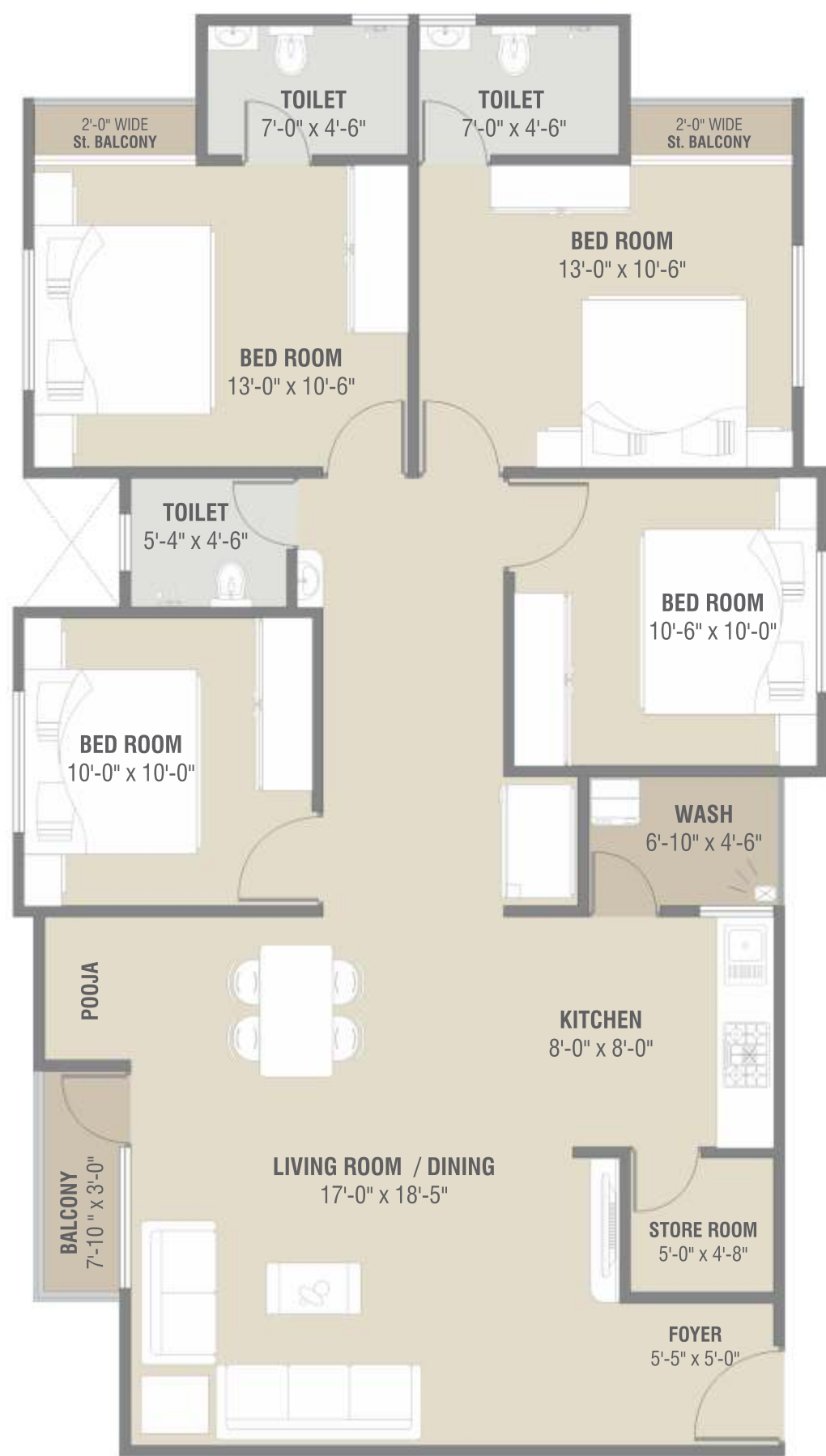
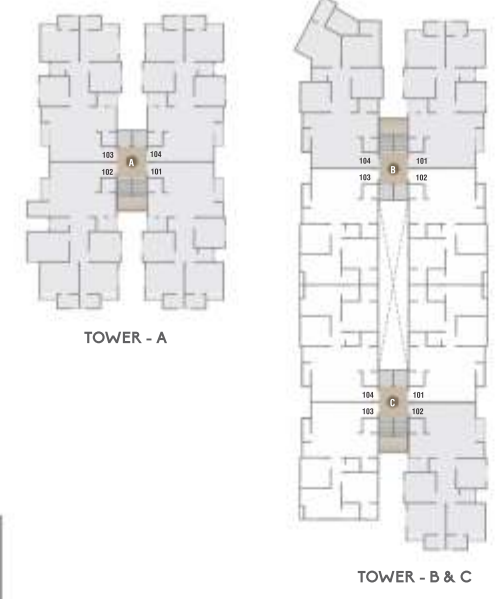
18.00 MTR. WIDE ROAD

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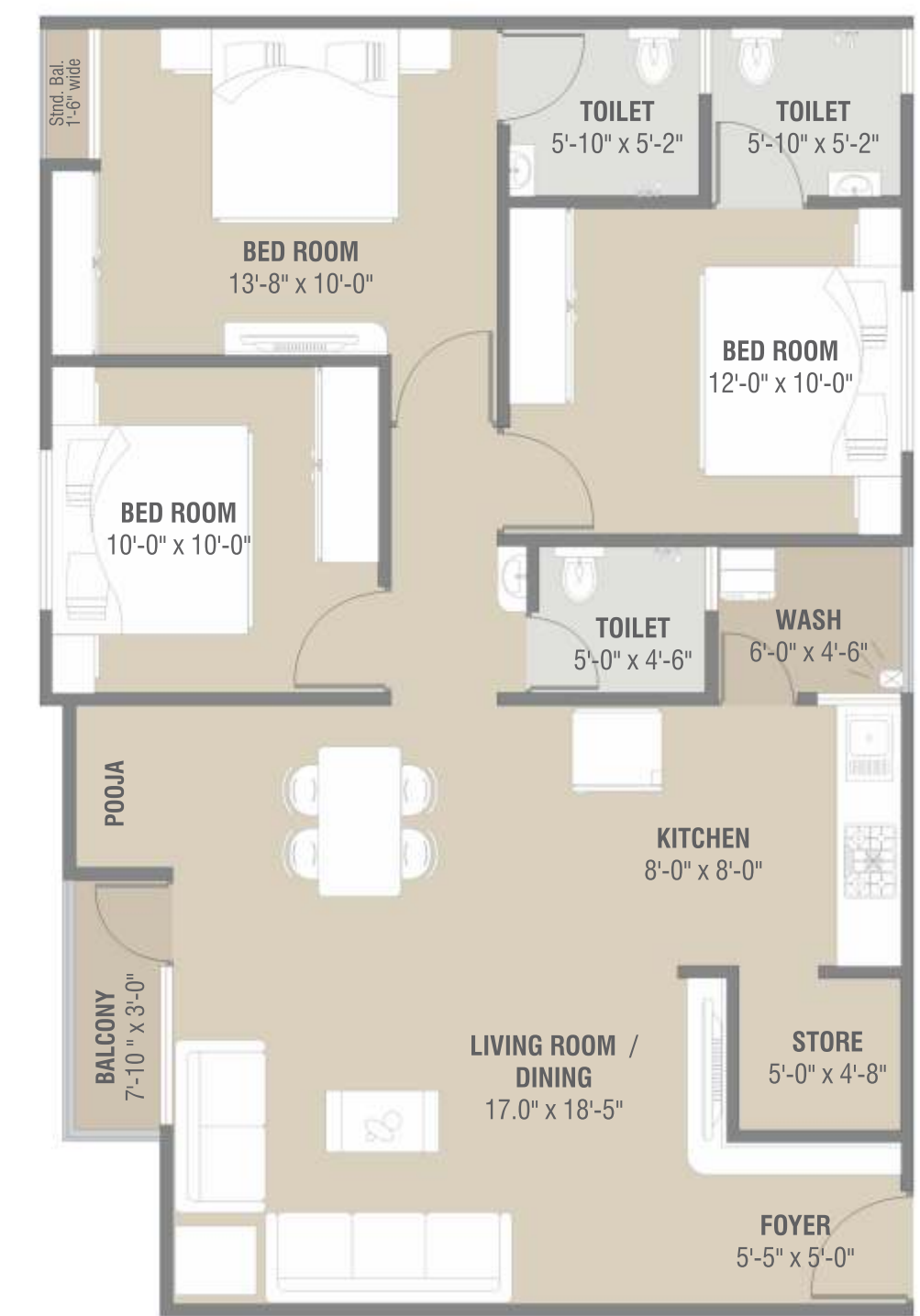
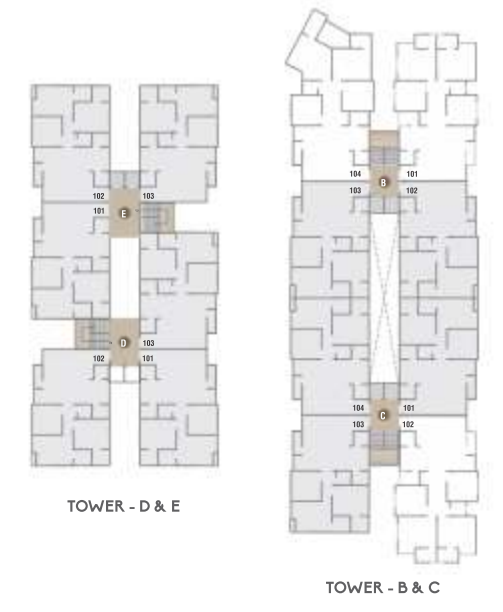
# 4 BHK

UNIT FLOOR PLAN



# 3 BHK

UNIT FLOOR PLAN





## SIGN UP FOR THE BEST OFFERING & FINE AMENITIES

- Resort feel amenities
- Well-planned gated community
- Each apartment Best designed per sq.ft. for comfortable living
- Almost care has been taken for day light & air circulation between each tower

### Life Style

- Club House
- Glorious Garden with Beautiful Landscaping
- Senior Citizens Sitting
- Children Play area
- Jogging Track
- A.C. Gymnasium with latest equipments

### Common usage facilities

- Standard quality passenger 2 Lift in each tower
- Generator power back up for common Utilities
- Standard Fire Fighting System
- Water Proofing & China Mojaic in terrace
- Designed name plate and notice board
- Percolating bore well for rain water harvesting
- Tree plantation in campus

### Campus Criteria

- Earthquake resistant RCC frame structure.
- Elegant Entrance Gate with Security Compartment
- CCTV Surveillance in Parking area
- Parking Lights & Garden Lights
- School Drop-Off Zone at Main Entry Gate
- Common sufficient parking at Ground Level & Basement Level Tower A

### Each Flat Facilities

- Windows with mosquito net
- POP ceiling in all Living Rooms, Kitchen & Dining Area with LED Lights
- Water purifier unit will be provided in each flat

# BASEMENT PLAN



# GROUND FLOOR PLAN



## SPECIFICATIONS

**Flooring :** Vitrified tiles flooring with skirting in entire apartment.

**Kitchen :** Granite platform with SS sink & Designer tiles dado upto lintel level.

**Toilet :** Toilet with ceramic tile flooring and lintel level dado of designer glazed tiles

**CP Bath & Sanitary Fitting :** Jaguar essco series or equivalent standard brand

**Plumbing :** Under ceiling open drainage system for easy maintenance - Corrosion free CPVC / UPVC pipes

**Main Door :** Designed main door with wooden frame.

**Internal Door :** Flushed door with both side Laminated.

**Hardware :** Stainless steel standard hardware fittings

**Windows :** Sliding aluminum section powder coating with mosquito net & safety grill

**Electrification :** Copper ISI branded standard wiring - Modular switches (anchor or equivalent standard) - AC Points in Master bedrooms - Oven, Chimney, mixture grinder and water purified points in kitchen - Washing machine points in wash.

**Inside unit Finish :** 2 coat Putty with primer finished.

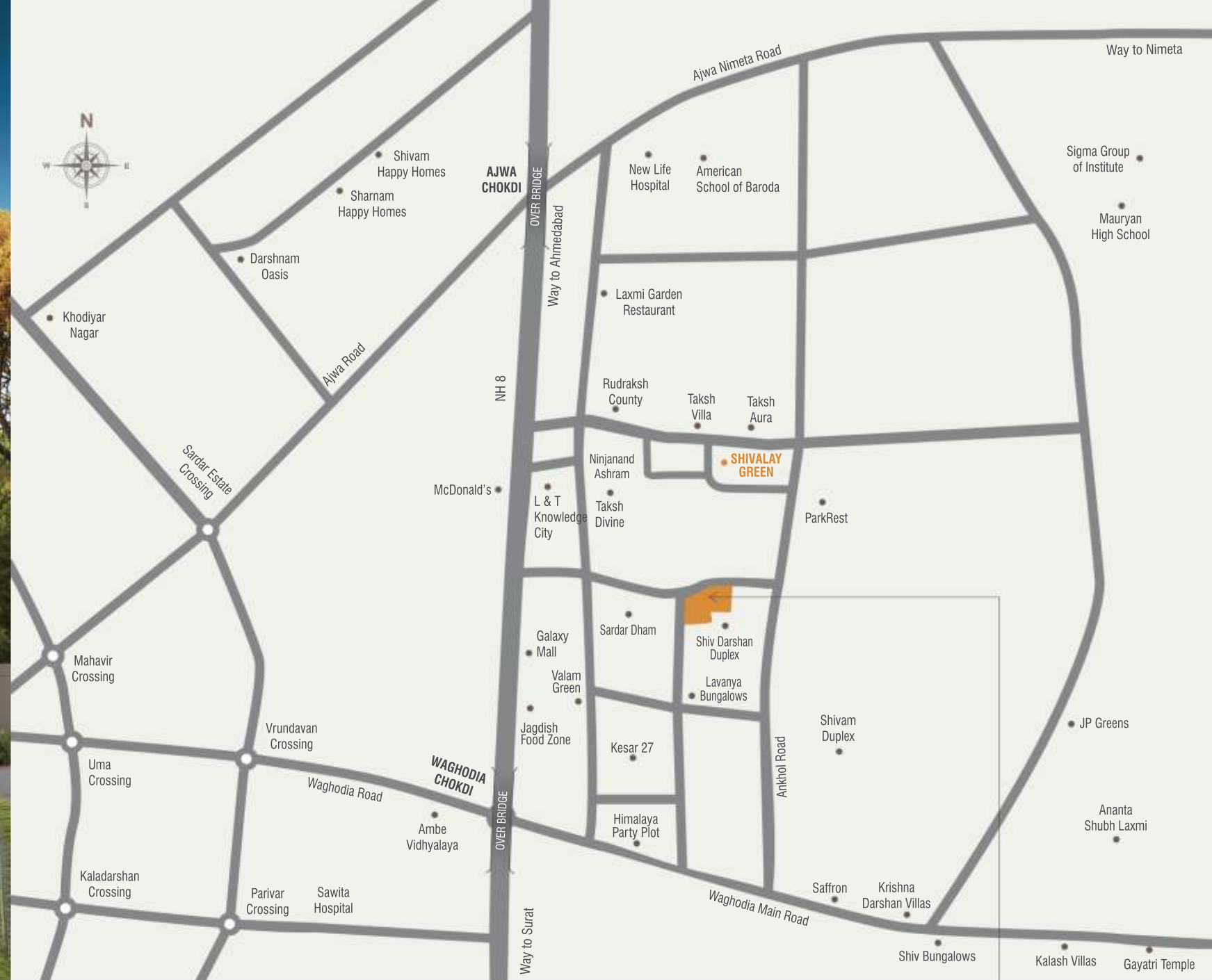
**Exterior Finish :** 2 coat acrylic long lasting (Asian Paint or equivalent) paint.

## A GLIMPSE OF BREATHLESS ARRANGEMENTS FOR YOU

Delight in... to explore that a home can be more than just a home with added charms.







## SIGN UP FOR THE PATHWAYS TO PROSPERITY & ADVANCEMENT

- | Non polluted & non congestion traffic free residential area
- | Walking distance to
- | Educational zone in nearby vicinity
- | Ample of children s superior education institutes (reputed school like American school of Baroda, Mauryan and many more...)



TEMPLES  
@ 0.5 km.



RAILWAY STATION  
@ 12 km.



AIRPORT  
@ 5 km.



HOSPITALS  
@ 1 km.



SHOPPING CENTRES  
@ 0.5 km.



SCHOOL / COLLEGES  
@ 1 km.

### In The Vicinity of 10 Mins.

- |                         |                                 |
|-------------------------|---------------------------------|
| Galaxy Mall             | Ambe Vidhyalaya                 |
| Inox Multiplex          | American School of Baroda       |
| McDonald's              | Podar International School      |
| Laxmi Garden Restaurant | Mauryan High School             |
| Jagdish Food Zone       | Sigma Group of Institute        |
| New Life Hospital       | Pioneer Pharmacy Degree College |
| Dhiraj Hospital         |                                 |

### Payment Mode :

**Flats :-** 10% Booking | 20 % Plinth Level | 05% Ground Floor Slab | 05% First Floor Slab | 05% Second Floor Slab | 05% Third Floor Slab | 05% Fourth Floor Slab | 05% Fifth Floor Slab | 05% Sixth Floor Slab | 05% Seventh Floor Slab | 10% Masonary Work | 10% Plaster Work | 05% Flooring Work | 05% Finishing Level

Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVC meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops.

