

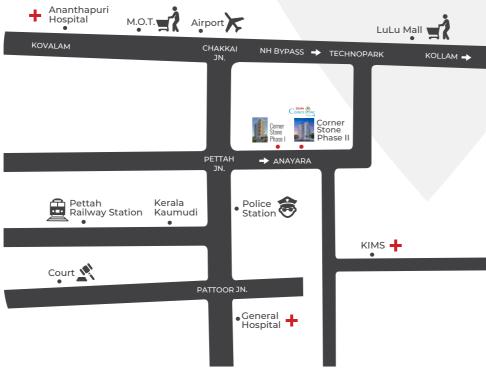




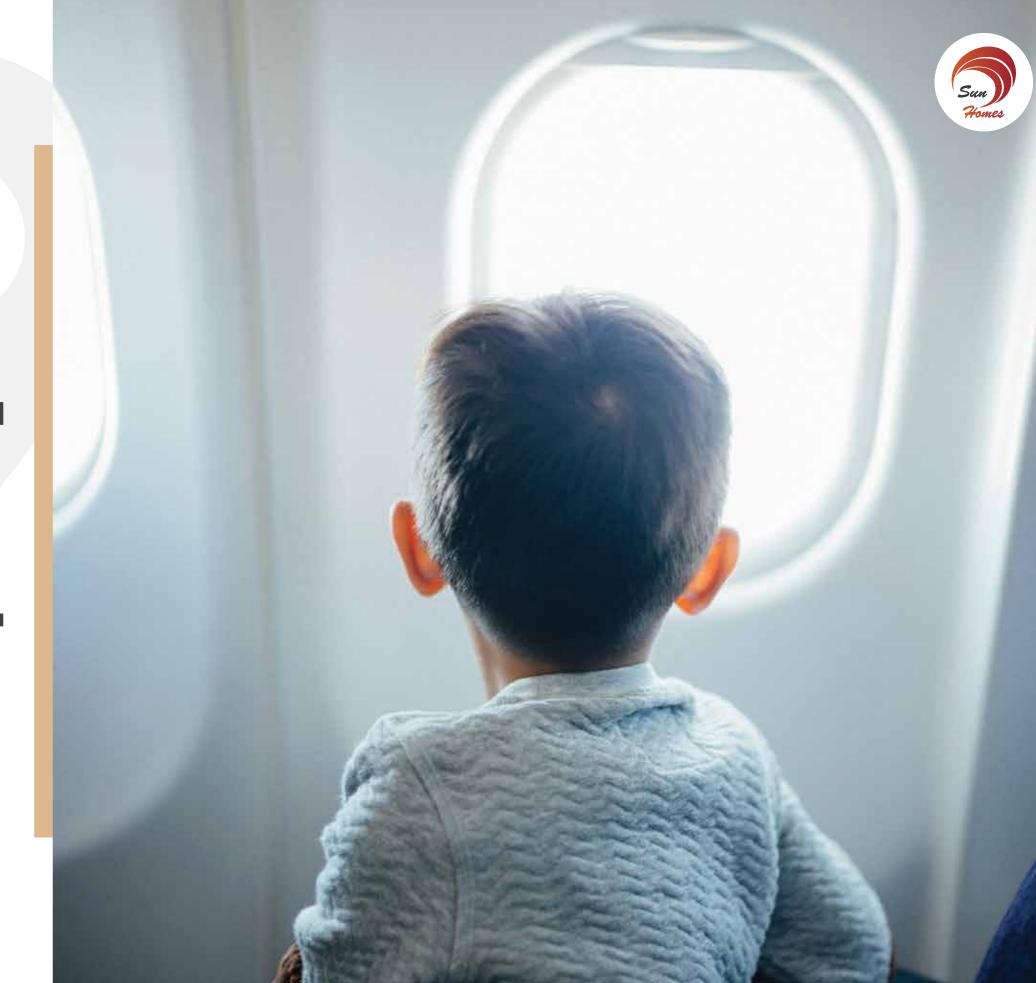
COME ALIVE ALIFE BEYOND EVERYTHING

EXPERIENCE THE POWER OF LOCATION

➤ International Airport	1.8 KM
Railway Station	950 M
University College	3.2 KM
Museum & Zoo	3.9 KM
Secretariat	7.3 KM
Padmanabhaswamy Temple	3.4 KM



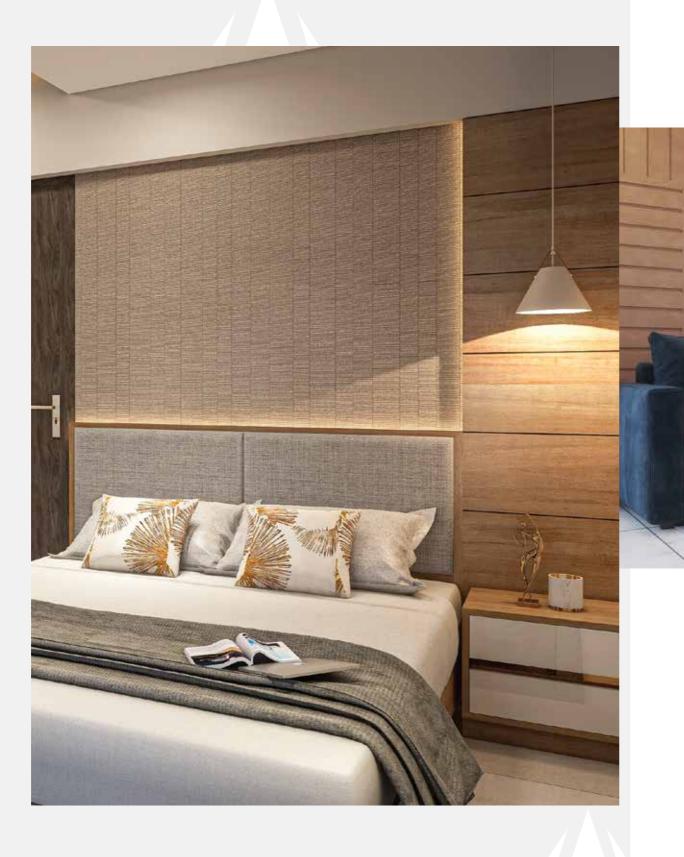
計	Medical college	1.5	KM
A	Lords Hospital	1.2	KM
	Mall of Travancore	1.5	KM
	Lulu Mall	3.2	KM
Á	Karikkakom Temple	32	КМ





LIVING LIFE AMIDST

THE FINEST AMENITIES



- POWER BACK-UP
- EXTERIOR LANDSCAPING
- INCINERATOR
- ACCESS CONTROLLED MAIN LOBBY
- SMART LIGHTING IN CAR PARKING
- BIOMETRIC ENTRY
- · HEALTH CLUB
- · KIDS PLAY AREA

- INTERCOM FACILITY
- PARTY AREA
- PROVISION FOR CARETAKERS ROOM
- RETICULATED GAS SUPPLY
- ONE BED LIFT & ONE PASSENGER LIFT
- PROVISION FOR ROUND THE CLOCK SECURITY
- SEWAGE TREATMENT PLANT
- SOLID WASTE MANAGEMENT





YOU HAVE MANY REASONS TO INVEST HERE

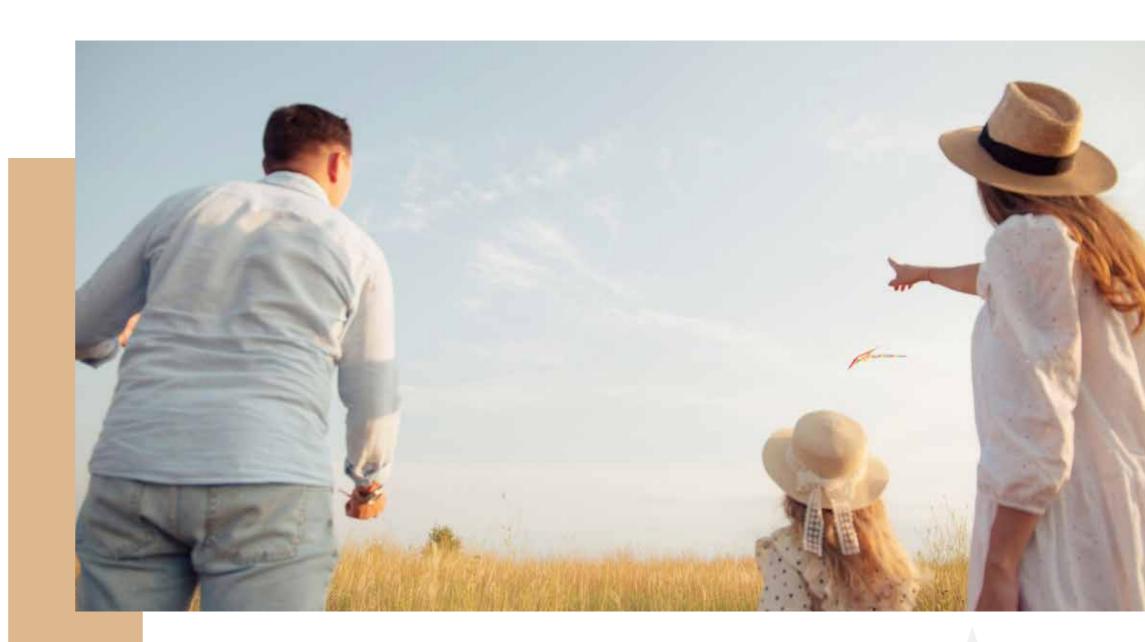
A Premium Residential project set in the heart of Trivandrum city.

Sun Corner Stone shares its neighborhood with renowned

Educational Institutions, Hospitals, Shopping Malls and other

Recreational Facilities etc. This is the best place to Live, Learn and

Leisure. We assure elegance at each point.







METICULOUS CRAFTSMANSHIP & SERVICES

FROM CONCEPT TO CREATION

Tailoring designs to echo your individuality and aspirations.

Infusing each project with a dedication to quality & precision.

Harmonizing aesthetics and practicality for spaces that truly work for you. From initial concept to the final flourish, we bring your vision to life. Every detail, a narrative of luxury and comfort, thoughtfully curated for you.

HOMECARE

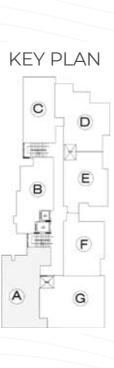
One of our special features is the service to non-resident customers. Even when you are not occupying the home, we help you to rent out your home to prospective tenants, undertake tax remittances, payment of telephone bills, electricity bills as per the customer's choice. Our property management team helps to advertise, select the tenants and report to owners. To ensure your home and its premises clean and tidy, we arrange its occasional cleaning to render a dazzling look to your home. Our dedicated interior team helps in creating bespoke designs for wardrobes, cabinets, customized furniture, kitchens, cupboards, and carpets. The above home care shall be carried out on chargeable basis. This is highly beneficial for NRIs and an ideal investment opportunity for them.

We cement our relationship with our customers with an everlasting bond. A bond that is testified by the post-completion services we offer.

3 9745 000 156



LOOR PLANS





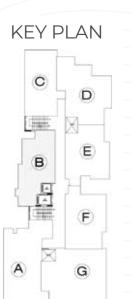
TYPE - A THREE BEDROOM

1404 Sq. ft

DISCLAIMER: DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY.



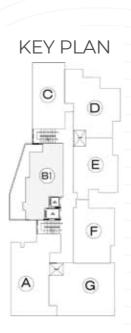








3RD TO 8TH FLOOR





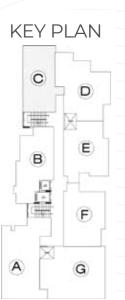
2ND FLOOR

TYPE - B1 TWO BEDROOM 991 Sq. ft + OPEN TERRACE DISCLAIMER: DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY.



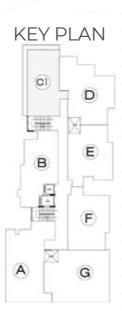
TYPE - B TWO BEDROOM







3RD TO 8TH FLOOR





2ND FLOOR

TYPE - C TWO BEDROOM

974 Sq. ft

DISCLAIMER: DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY.



TYPE - C1 TWO BEDROOM

974 Sq. ft + OPEN TERRACE











1ST TO 8TH FLOOR



1ST TO 8TH FLOOR

TYPE - D TWO BEDROOM+ STUDY

1213 Sq. ft

DISCLAIMER: DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY.



TYPE - E TWO BEDROOM

1012 Sq. ft



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1ST TO 8TH FLOOR

TYPE - F TWO BEDROOM 1015 Sq. ft



KEY PLAN

C
D
E
F
A
G



1ST TO 8TH FLOOR

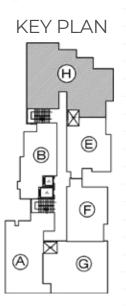
TYPE - G THREE BEDROOM

1380 Sq. ft

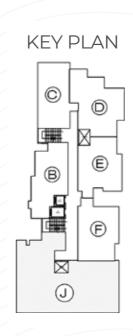
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COMBINED APARTMENT (Optional type C+D)

COMBINED APARTMENT (Optional type A+G)

TYPE - H THREE BEDROOM +
HOME THEATRE
2187 Sq. ft



TYPE - J FOUR BEDROOM + STUDY

2784 Sq. ft

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HIGHLIGHTS OF THE PROJECT

- In The Heart Of The City
- 24 Hrs Generator Back up
- Provision For 24 Hour Security
- Two Automatic Lifts
- High-End Specifications
- Covered Car Parking

COMMON FACILITIES

- Decorative Lobby
- Provision For Health Club
- Provision For Multi-Purpose Hall
- Wi-fi Internet Connection
- One Passenger Lift & One Bed Lift
- Reticulated Gas Supply

- Intercom
- Solid Waste Management
- Sewage Treatment Plant
- Provision for Caretaker's And Driver's Rest Rooms
- Children's Play Area



WE'LL MAKE IT REAL, PERFECTLY.

THE INNER NEST INTERIOR DEPARTMENT

Open communication, transparent processes, and meticulous attention to detail. We work hand-in-hand with you to weave your vision into a cherished reality.



BUILDING SPECIFICATIONS

ITEM	BRAND	SPECIFICATION
STRUCTURE		RCC framework with hollow block masonry
Living & Dining		
Flooring	Kajaria/Varmora/Livenza or Equivalent	Vitrified tiles
Main Door		Full-width frame with architraves & solid hard flush door shutters
Door Locks & Handles	Yale/Dorma/Godrej or Equivalent	Door locks with digital lock system
Main Door Hardware	Equivalent	Magic eye & magnetic stopper
Provision for AC		
Kitchen		
Kitchen Sink	Reginox/Nirali or Appropriate	One and half bowl with single drain board
Granite Top for Kitchen		As per the standard kitchen area
Door		Shutter wooden paneled at bottom half & top half glazed, with full-width flush door
Door Locks	Yale/Godrej or Equivalent	Door Lock with latch inside and lock & key system
Provision for Hood		outside
Provision for		
Water Purifier		
MadeAns		
Work Area Provisions		Provision for washing machine & exhaust fan
Bedrooms &		
Common Area	Kajaria/Varmora/Livenza	Vituitie ad till a
Flooring	or Equivalent	Vitrified tiles
Balcony		
Balcony Handrails Windows		SS or GI Handrails Sliding /Openable UPVC Doors

ITEM	BRAND	SPECIFICATION
Bathroom		
Washbasin with Tap	Kohler/American Standard /TOTO/QUEO or Equivalent	Counter washbasin with granite top/half pedestal, Colour: White
Water Closet & Cistern	Kohler/American Standard /TOTO/Grohe/QUEO or Equivalent	Wall mount with the concealed flush tank, Colour: White
Health Faucet	Kohler/American Standard /TOTO/Grohe/QUEO or Equivalent	
Shower Mixer	Kohler/American Standard /TOTO/Grohe/QUEO or Equivalent	Hot & Cold mixer with CP showerhead
Door		Laminated door of full-width wooden frame
Door Locks	Yale/Godrej or Equivalent	Door Lock with latch inside and lock & key system outside
Toilet Tile		Ceramic tile up to false ceiling height
Toilet Ceiling		Gypsum false ceiling with access door for water heater
Electrical		
Wiring	Finolex/Polycab or Equivalent	Concealed copper wiring with modular plate switches Wiring shall be done for adequate lighting, 5 Amps and 15 Amps
Switches	MK/ABB or Equivalent	
Generator Back up		Generator: Power backup will be provided for selected common services and light and fan points in the living, bedroom, kitchen and one light point in all the toilets
ELCB/MCB	Schneider/ABB or Equivalent	Adequate ELCB and MCB shall be provided in each apartment
Geyser Provision		Provision for geyser points shall be provided for toilets
Telephone		Provision for telephone shall be provided in the living room
Cable TV		Provision for cable TV shall be provided in the living and master bedroom
Fire & Safety Provision		As per NBC
Electric Vehicle Charging		Provision for 13A electric plug in all car parking

DOCUMENTATION

- a. Sun Projects India (P) Ltd reserves the right to accept or reject any application.
- **b.** On allotment ,an agreement will be executed between the vendor and the purchaser/s. All the terms & conditions regarding the sale of the apartment and car park will be shown in the payment schedule.
- c. Once allotted and agreement signed, the prices are final.
- **d.** The sale deed for the undivided share of land together with the fair value of apartment and car park if any, will be registered in favour of the purchaser on receipt of the entire amount. Stamp duty ,documentation charges ,registration charges and incidental expenses for the registration of the sale deed and taxes of any will be borne by the purchaser.
- e. Documentation procedures may change depending on Government regulations/policies.

MAINTENANCE

Owner's association /trust will be formed on completion of the project. Membership in the above association /trust is compulsory /mandatory. The owner's association /trust will carry out all necessary routine annual maintenance, repairs to common area, exterior of the building, common installation and fittings and payment of electrical and water charges for common facilities and services. Maintenance charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of the owner's association within a period of maximum 6 months from the date of receipt of Occupancy from Authorities. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period of the maintenance done by them, the builder shall transfer the balance amount if any, to the association after its formation.

RULES AND REGULATIONS

This is the time bound project. In case payments are not made as per signed agreement, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned without any interest but only after re-allotment to another party.

PAYMEN1

- **a.** All payments are to be made by Demand Draft , Local cheques or NEFT transfer favouring Sun Projects India (P) Ltd. Payable at Trivandrum .
- **b.** 20% of the total contract value to be paid initially at the commencement of the work/signing of the agreement and balance will be paid in installments as per the Sale agreement vide post dated cheques
- **c.** Statutory deposits, building tax, GST construction workers welfare and Cess or any other similar taxes which may be levied, in connection with the construction of the project are to be borne by the buyer.
- **d.** All transactions subject to Trivandrum jurisdiction.
- e. Possession shall be given to the purchaser after final settlement of all dues to the builder.

DISCLAIMER

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brouchure ,no warranty is given and interested parties should rely on the Buyers Sale Agreement . Visual representations, including models, drawings illustration ,photographs and art renderings (the "Visual Representation") portray artistic impressions only. The information contained herein, the fittings, finishes ,features and other displayed items in the show units or elsewhere (the "Materials") are for general guidance only and are subject to change. Floor areas are approximate measurements only and are subject to minor changes. Builder reserves the right to modify features of any unit, the development or any part thereof as may be approved or required by the builder or by the relevant authorities.

The company is not responsible for any delay in water/electric connection due to the delay by the concerned authority/department. Builder has not authorized any one to make any oral promise assurance on our behalf with regard to the specifications of the apartments in questions. Purchasers are requested to rely only upon the terms of the Sale Agreement which is comprehensive document containing all the terms and conditions applicable between parties. This brouchure does not constitute a legal offer. Floor plans are indicative only and actual may vary.

The brochure is for information purpose and does not form part of a legal agreement .





SUN PROJECTS INDIA PVT. LTD

Builders & Developers

An ISO 2015 Certified Company

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