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A Project By:
Sunrise Sai Developers
Private Limited

**Sunrise
RASHMI HEIGHTS**

AN EFFORT TOWARDS
FULFILLMENT
A STEP TOWARDS
BETTERMENT



WELCOME TO PATNA'S NEW LANDMARK

AN ICONIC
12 STOREY RESIDENTIAL & 8 STOREYED COMMERCIAL BUILDING
WITH GLOBAL ATTITUDE



Developed by renowned Sunrise Sai Developers Private Limited, Sunrise Rashmi Heights is next to real joy, real satisfaction and real pleasure. It is all about finding a calm place to share emotions and spending the rest of the life with utter comfort. It is an exceptional effort which gives you everything beyond what is expected and is a ray of hope to the people who dream of having a comforting space of their own.

Luxury beyond comfort, togetherness beyond relationships, trust beyond expectations and life beyond happiness is what Sunrise Rashmi Heights is all about.



FIND YOURSELF
IN THE FRESH NIMBUS OF GREEN CITY



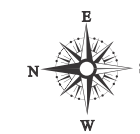
BLOCK – B, 1st FLOOR PLAN



BLOCK-B : 1st FLOOR AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
01	3 BHK	932.00 Sq.Ft.	1460.00 Sq.Ft.	234.00 Sq.Ft.
02	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	118.00 Sq.Ft.

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
03	2 BHK	787.00 Sq.Ft.	1275.00 Sq.Ft.	97.00 Sq.Ft.
04	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	118.00 Sq.Ft.
05	3 BHK	943.00 Sq.Ft.	1475.00 Sq.Ft.	234.00 Sq.Ft.



BLOCK – B, 2nd FLOOR PLAN



BLOCK-B : 2nd FLOOR AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
01	3 BHK	932.00 Sq.Ft.	1460.00 Sq.Ft.	46.00 Sq.Ft.
02	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	93.00 Sq.Ft.

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
03	2 BHK	787.00 Sq.Ft.	1296.00 Sq.Ft.	00.00 Sq.Ft.
04	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	93.00 Sq.Ft.
05	3 BHK	943.00 Sq.Ft.	1475.00 Sq.Ft.	82.00 Sq.Ft.

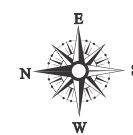
BLOCK – B, 3rd, 5th, 7th, 9th, 11th FLOOR PLAN



BLOCK-B : 3rd, 5th, 7th, 9th, 11th FLOOR AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
01	3 BHK	932.00 Sq.Ft.	1460.00 Sq.Ft.	50.00 Sq.Ft.
02	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	72.00 Sq.Ft.

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
03	2 BHK	787.00 Sq.Ft.	1296.00 Sq.Ft.	62.00 Sq.Ft.
04	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	79.00 Sq.Ft.
05	3 BHK	943.00 Sq.Ft.	1475.00 Sq.Ft.	48.00 Sq.Ft.



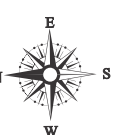
BLOCK – B, 4th, 6th, 8th, 10th, 12th FLOOR PLAN



BLOCK-B : 4th, 6th, 8th, 10th, 12th FLOOR AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
01	3 BHK	932.00 Sq.Ft.	1460.00 Sq.Ft.	46.00 Sq.Ft.
02	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	93.00 Sq.Ft.

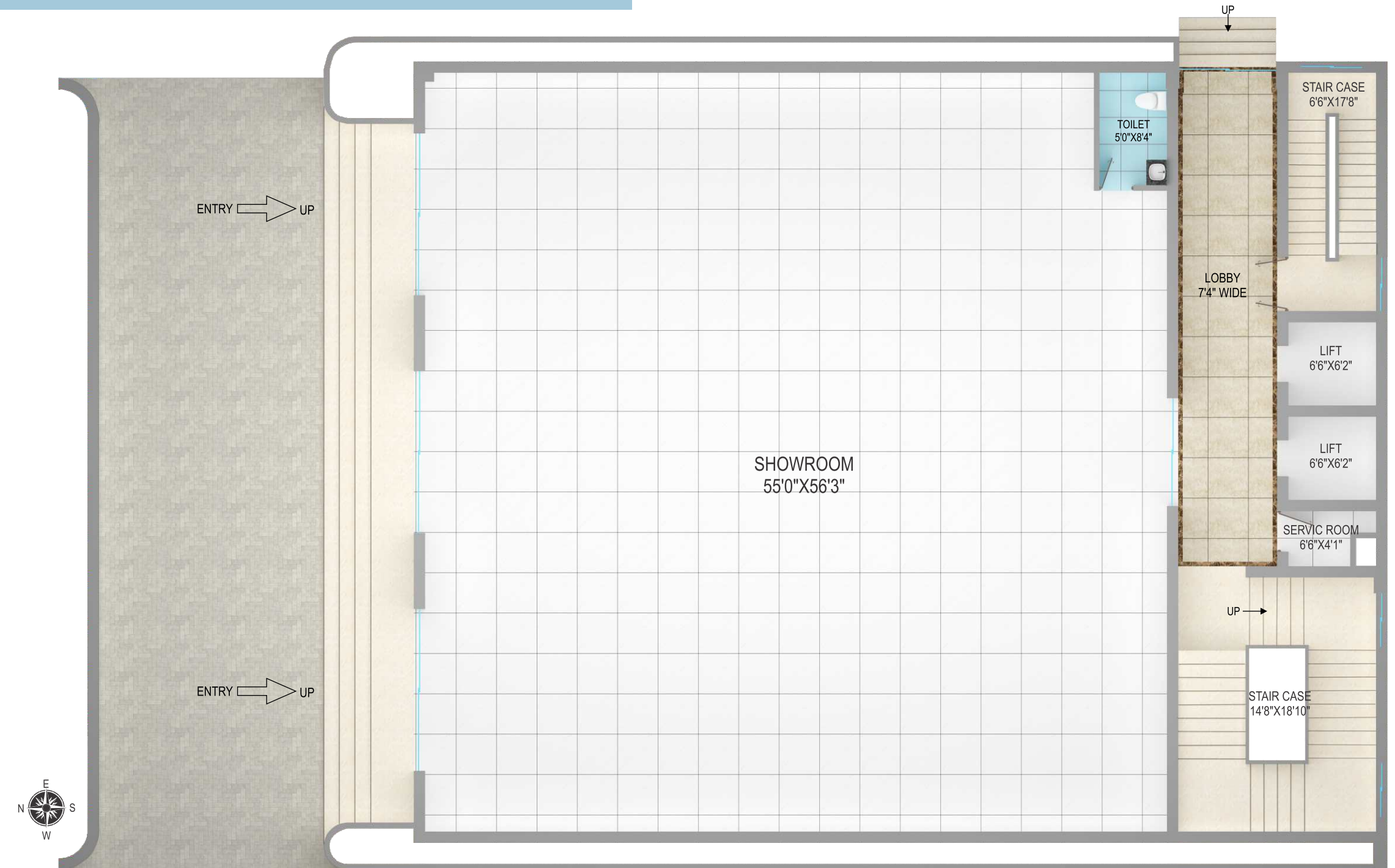
FLAT NO.	TYPE	CARPET AREA	S/B UP AREA	TERRACE AREA
03	2 BHK	787.00 Sq.Ft.	1296.00 Sq.Ft.	62.00 Sq.Ft.
04	3 BHK	965.00 Sq.Ft.	1500.00 Sq.Ft.	93.00 Sq.Ft.
05	3 BHK	943.00 Sq.Ft.	1475.00 Sq.Ft.	82.00 Sq.Ft.



BLOCK – B, GROUND FLOOR PLAN (RESIDENTIAL BLOCK)

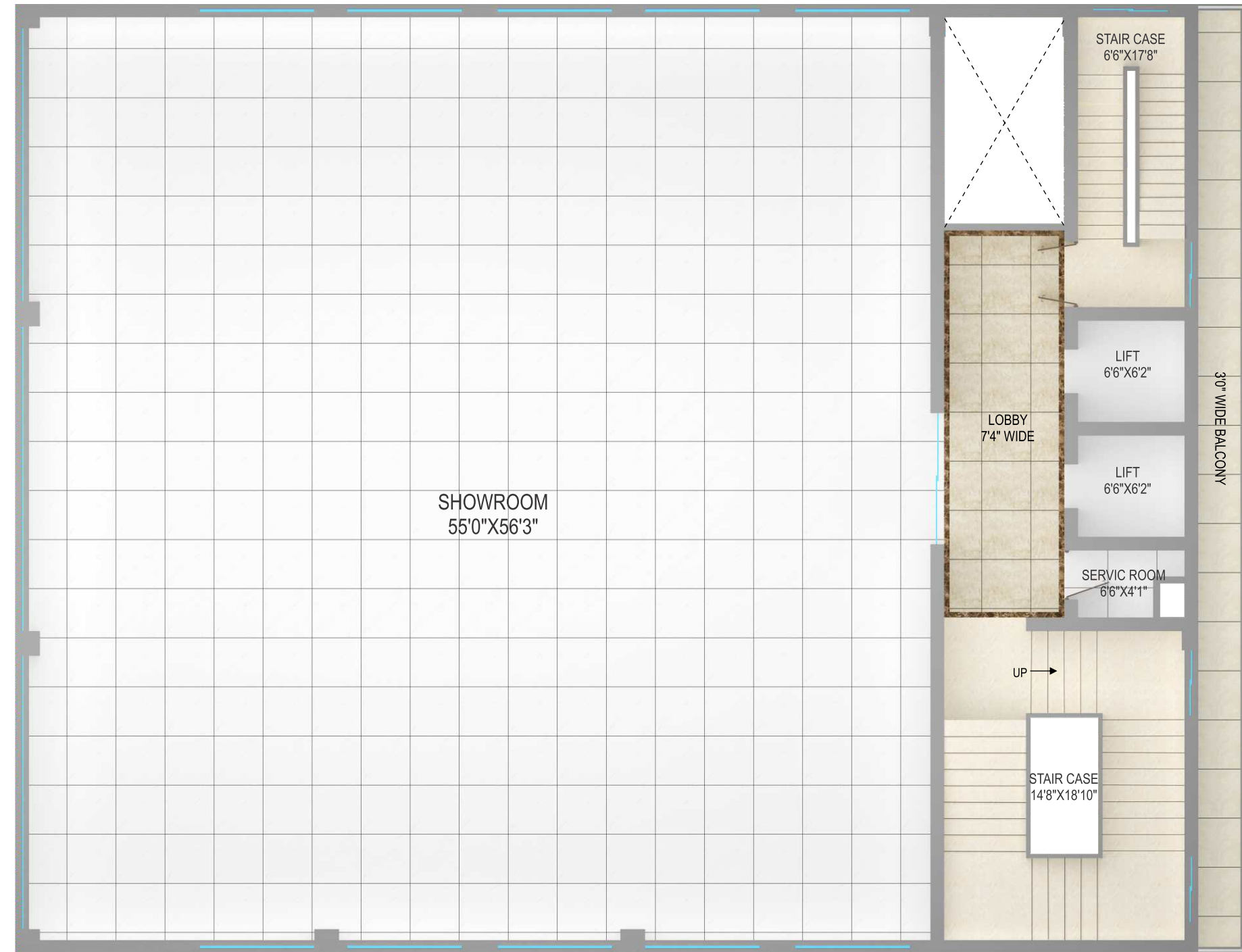


COMMERCIAL BLOCK - A : GROUND FLOOR PLAN



GROUND FLOOR AREA STATEMENT :
 CARPET AREA : 2996.00 SQ.FT. | S/B UP AREA : 4165.00 SQ.FT.

COMMERCIAL BLOCK - A : FIRST FLOOR PLAN



FIRST FLOOR AREA STATEMENT : CARPET AREA : 2996.00 SQ.FT. | S/B UP AREA : 4165.00 SQ.FT.



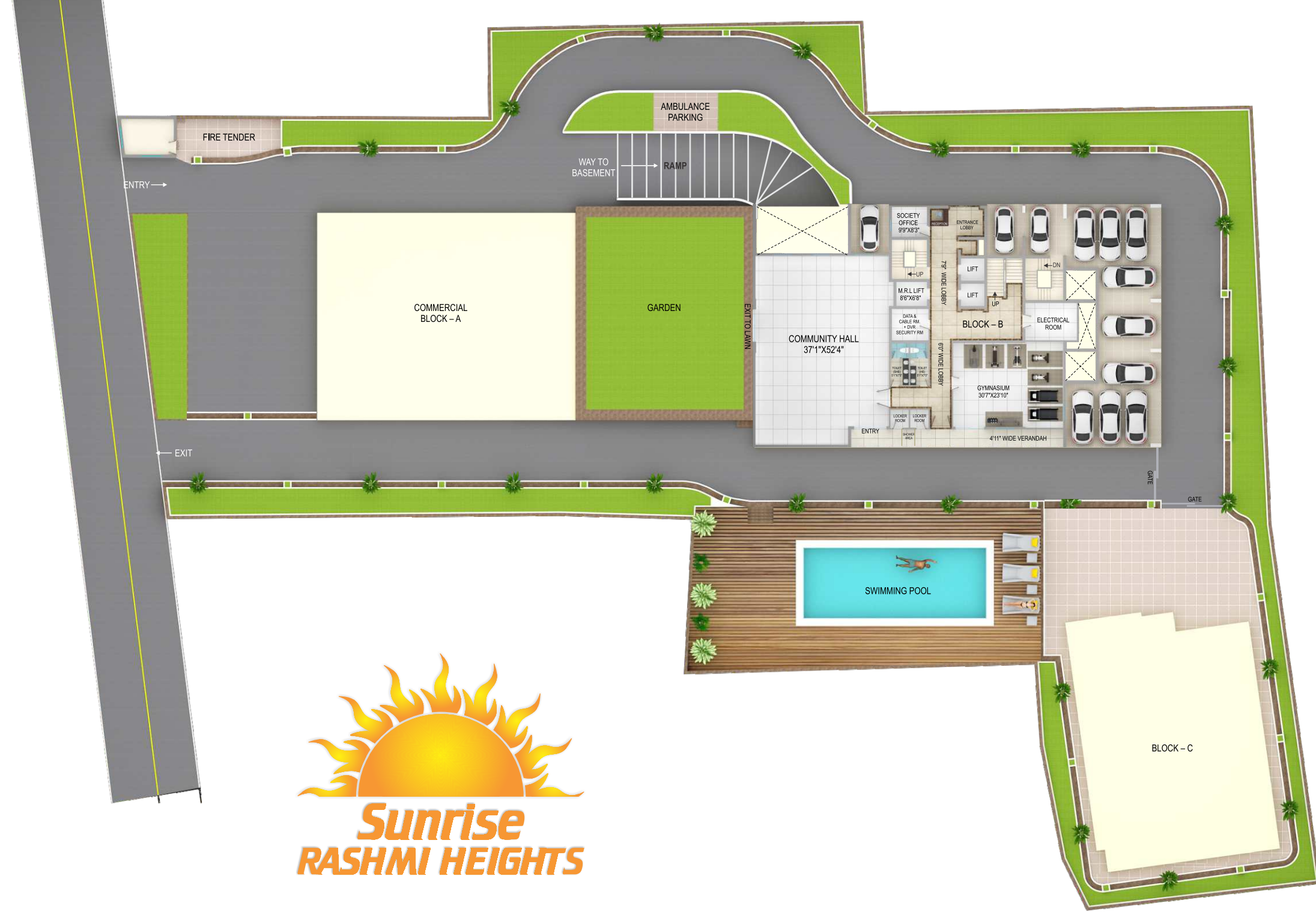
COMMERCIAL BLOCK - A : TYPICAL FLOOR PLAN (2nd TO 8th FLOOR)



TYPICAL FLOOR AREA STATEMENT : CARPET AREA : 3092.00 SQ.FT. | SALEABLE AREA : 4305.00 SQ.FT.



SITE LAYOUT PLAN



ISOMETRIC VIEW :



FLAT NO. - 402 | TYPE 3 BHK
SALEABLE AREA 1500 SQ. FT.



FLAT NO. - 403 | TYPE 2 BHK
SALEABLE AREA 1296 SQ. FT.

SPECIFICATIONS :

STRUCTURE : R.C.C. frame structure as per structural Drawing.

BRICK WORK : AAC block.

DOORS : Main Door-Decorative Both Side Laminate / Pasted flush door & Other doors- Both Side laminated flush door with Painted Sal/Hard Wood door frames.

WINDOWS : UPVC sliding window with 4mm thick clear glass including M.S. Grill.

FLOORING : Living & Dining Room - Vitrified Tile. Master Bed Room - Vitrified tiles. Balcony - Vitrified tiles. Kitchen - Vitrified tile. Toilets - Anti skid tiles.

KITCHEN : Granite counter with stainless sink of ISI mark. Glazed ceramic tiles, upto 2' ht above counter.

WALL TILES : Toilets -Glazed ceramic tiles, Dado upto 7'0" height.

TOILETS : White glazed vitreous wash basin of Parry ware / Hindware / Jaquar or equivalent make in all toilets. White glazed vitreous EWCs of Parry ware / Hind ware / Jaquar or equivalent make in one toilets. Hot & Cold water wall mixer of Jaquar / Parry ware / Hind ware or equivalent make in all toilets. Wall Hung EWC of Jaquar / Parry ware/Hind ware or equivalent make in one toilets. Acrylic/ Fibre glass cisterns in white colour in toilets. Health faucet in one toilets.

BALCONY RAILING : Stainless Steel.

PAINTING & CLADDING : Internal Walls & Ceiling- Wall Putty over plaster surface only.

External Finish-Exterior grade cement paint and part of the surface finish with exterior texture grade paint or equivalent make.

MS Grill - Synthetic enamel paint of approved colour & shade.

ELECTRICAL OUTLINE SPECIFICATIONS : All electrical wiring in concealed PVC conduit and using insulated copper wires of RR Kabel / Anchor or equivalent make Modular switches of Anchor / ABB or equivalent. Adequate Lighting/Power point socket and outlets in each room.

TV POINTS : Living room & Master Bedroom : Complete with wiring & outlet. TV wiring upto the ducts from living and master bedroom only.

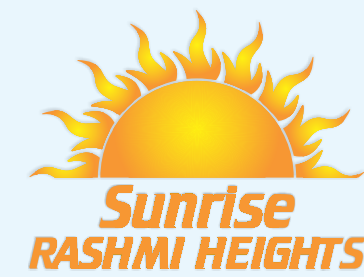
TELEPHONE POINTS : Living - Complete with wiring Exhaust Fan Point - Complete with wiring & outlet in all toilets & kitchen. Water Purifier Point - Complete with wiring outlet in Kitchen. Washing Machine Point - Complete with wiring & outlet in utility.

Security System : CCTV for ground floor common area and campus. Intercom from main security cabin to all apartments.

Generator : Kirloskar / Mahindra / Ashok Leyland or equivalent silent generator of adequate capacity.

WATER PROOFING : Terrace Roof Tiles over RCC Slab Water Proofing.

BORING AND TUBE WELL : Deep Borewell of adequate capacity with adequate size ISI mark submersible pump.



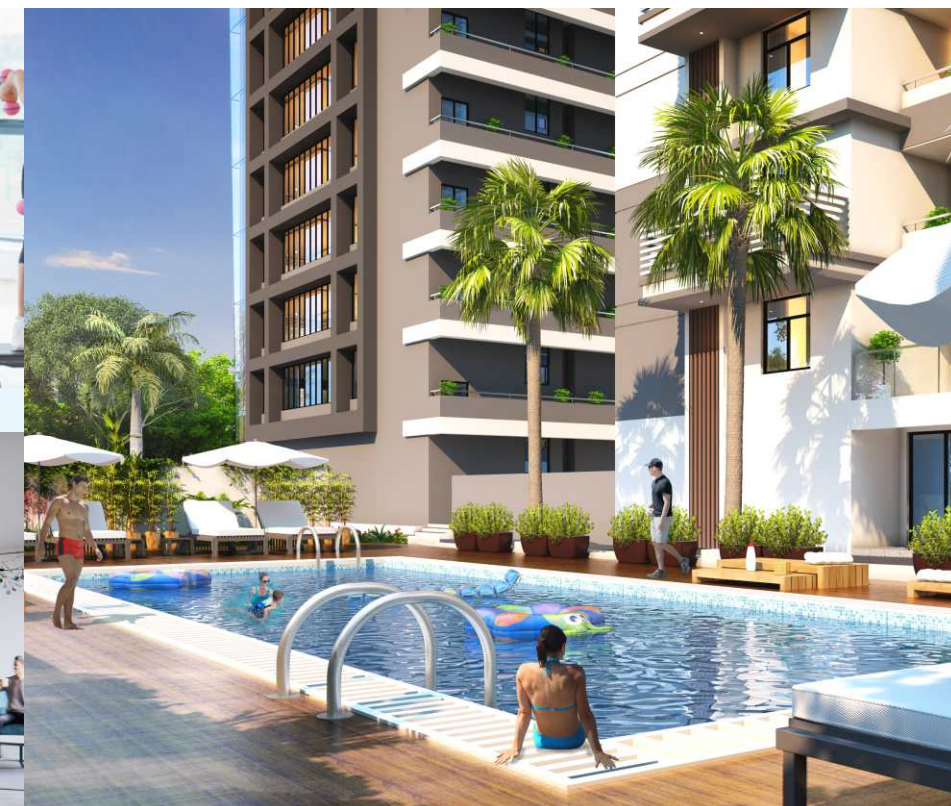
AMENITIES :



COMMUNITY HALL



HEALTH CLUB



SWIMMING POOL



GREEN AREA



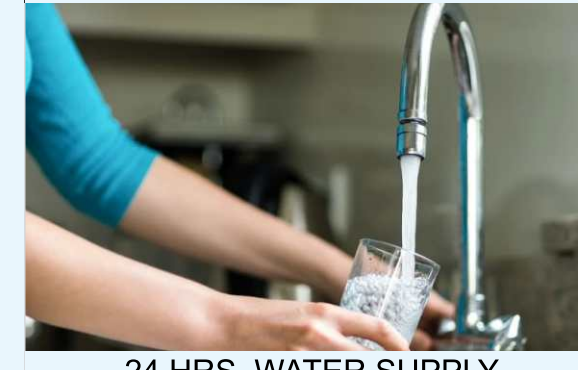
C.C. TV CAMERA



PASSENGER LIFT



INTERCOM CONNECTIVITY



24 HRS. WATER SUPPLY THROUGH DEEP BOREWELL



FIRE FIGHTING SYSTEM



FLAT NO. ON EACH FLAT



POWER BACK UP



PAYMENT PLAN

The consideration amount will be paid as per the following schedule

1	At the time of booking	10%
2	1st Installment after completion of foundation	15%
3	2nd Installment after completion of First (Basement) roof slab	07%
4	3rd Installment after completion of Third roof slab	07%
5	4th Installment after completion of Fifth roof slab	07%
6	5th Installment after completion Seventh roof slab	07%
7	6th Installment after completion of Ninth roof slab	07%
8	7th Installment after completion of Eleventh roof slab	07%
9	8th Installment after completion of Thirteenth roof slab	07%
10	9th Installment after completion of Fifteenth roof slab	07%
11	10th Installment after completion of Brick work	07%
12	11th Installment after completion of Plaster work	07%
13	Final Installment at the time of Completion	5%