

# SUNRISE ASHOKA COMPLEX

A GOOD QUALITY OF LIFE



SUNRISE SAI DEVELOPERS  
PRIVATE LIMITED



RERA NO:  
**BRERAP00029-9/155/R-1457/2022**





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## AREA

	Carpet Area	Super B/U Area
Shop -01	2171 sqft.	3014 sqft.
Shop -02	918 sqft.	1323 sqft.
Shop-03	488 sqft.	684 sqft.

GROUND FLOOR PLAN





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## FLAT AREA

	TYPE	Carpet Area	Super B/U Area
Flat -01	2BHK	674 sqft.	1071 sqft.
Flat -02	3BHK	1045 sqft.	1680 sqft.
Flat -03	3BHK	995 sqft.	1600 sqft.
Flat -04	2BHK	655 sqft.	1049 sqft.

## OFFICE AREA

	Carpet Area	Super B/U Area
Office-01	637 sqft.	892 sqft.
Office-02	490 sqft.	693 sqft.
Office-03	1073 sqft.	1496 sqft.
Office-04	1322 sqft.	1839 sqft.

## FIRST FLOOR PLAN





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FLAT AREA			
	TYPE	Carpet Area	Super B/U Area
Flat -01	2BHK	674 sqft.	1071 sqft.
Flat -02	3BHK	1045 sqft.	1680 sqft.
Flat -03	3BHK	995 sqft.	1600 sqft.
Flat -04	2BHK	655 sqft.	1049 sqft.
Flat -05	2BHK	639 sqft.	1005 sqft.
Flat -06	3BHK	1020 sqft.	1670 sqft.
Flat -07	3BHK	1029 sqft.	1683 sqft.
Flat -08	2BHK	631 sqft.	998 sqft.

TYP. 2ND TO 5TH FLOOR PLAN





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FLAT AREA

	TYPE	Carpet Area	Terrace Area	Super B/U Area
Flat -01	2BHK	664 sqft.	35 sqft.	1026 sqft.
Flat -02	3BHK	1045 sqft.	69 sqft.	1590 sqft.
Flat -03	2BHK	849 sqft.	539 sqft.	1202 sqft.
Flat -04	1BHK	473 sqft.	84 sqft.	669 sqft.
Flat -05	1BHK	447 sqft.	50 sqft.	630 sqft.
Flat -06	2BHK	792 sqft.	582 sqft.	1201 sqft.
Flat -07	3BHK	1037 sqft.	69 sqft.	1601 sqft.
Flat -08	2BHK	632 sqft.	63 sqft.	915 sqft.

6TH FLOOR PLAN





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2 BHK FLAT



FLAT ISOMETRIC VIEW

3 BHK FLAT





# Feature & Specifications

1-	Foundation	R.C.C. Piling, Seismic design as per structural designer.
2-	Structure	R.C.C. frame structure (Steel-Tata Tiscon/Sail/ISI mark & Cement- Ultratech/ACC/ISI Mark).
3-	Civil work	1 <sup>st</sup> class B/W with cement mortar/AAC Block.
4-	Roof	R.C.C., water proof with white roof tiles.
5-	Flooring	Vitrified Tiles (Make- Somani/ Kajaria/RAK)
6-	Plaster	Cement mortar wall 1:6, ceiling 1:4.
7-	Door	Entrance door of decorative teak veneer/laminated flush door with Godreej Lock all other design flush door with S.S. fittings.
8-	Door frame	Sal Wood.
9-	Window	UPVC window with glass.
10-	Kitchen	Granite kitchen platform with stainless steel sink & glazed tile dado up to 2 ft. height. Provision for hot & cold water in sink, exhaust fan space in window.
11-	Toilet	Provision for hot & Coldwater system. Glazed tiles in eye soothing colour on wall up to lintel level & anti kid flooring and Granite chaukhat. White sanitary ware and fixtures of Jaguar.
12-	Electric	Concealed electrification with fire resistant wire & Modular switches of ISI make. Provision for adequate light and power point, TV and telephone point in living and master bed. Power distribution with MCB's (Wire Make-Havells/RR Kabel/Anchore & Switche Make- Roma/ABB/Havells).
13-	Plumbing	As per PHE designer.
14-	DG & Lift	Common silent DG & Lift.
15-	Tubewell	Common Submersible Pump.
16-	Inside & Outside Painting work	Weather Coat exterior paint & internal plaster with Wall putty.
17-	Balcony	Steel Railing.



## Amenities

1. Provision for Cable point and Telephone point
2. Flat no. on each Flat
3. Firefighting system
4. 24 Hrs. Water Supply through Deep Borewell
5. Branded Silent DG Set for Power Back Up
6. Branded Passenger Lift of ISI Mark
7. Power back Up for Lift, Water Pump, Common Areas and each Flat up to 500 Watts
8. Intercom connectivity.



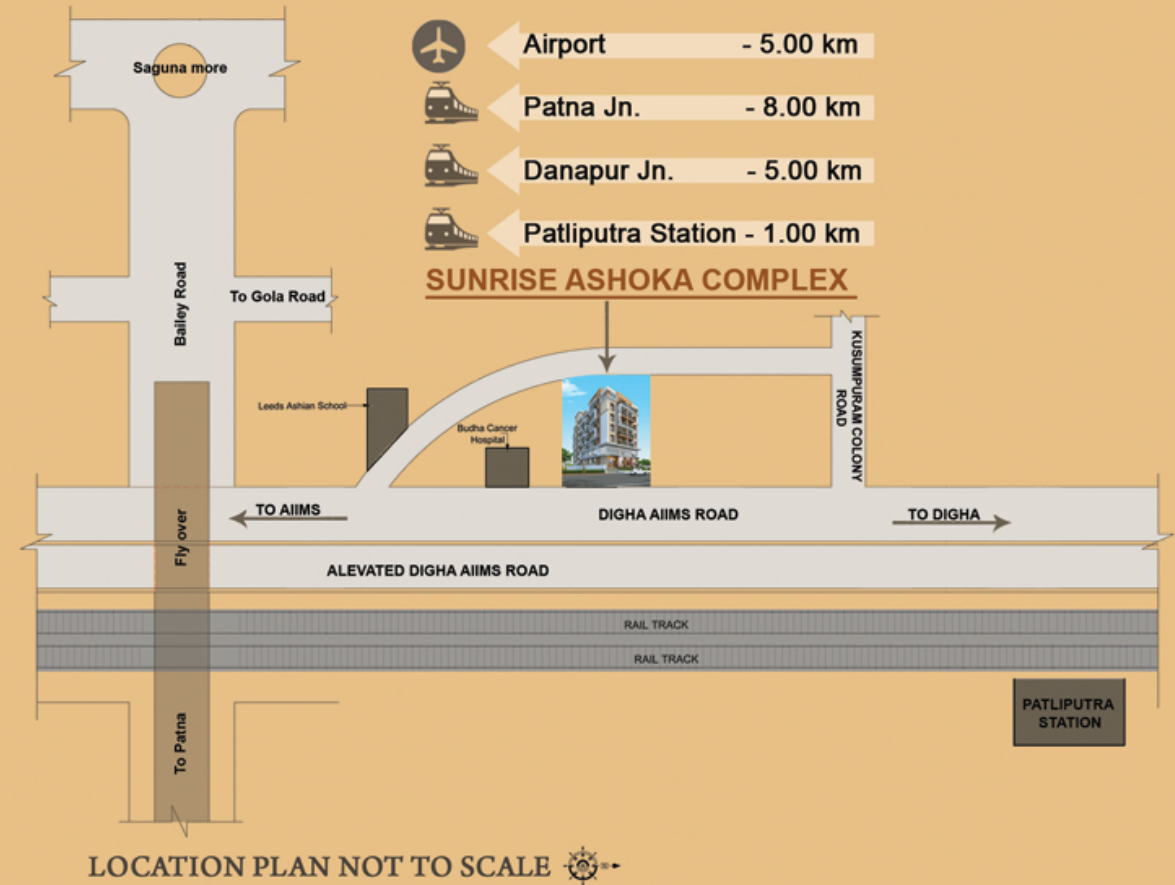


## Payment Plan

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- | 7%.  |
| 4. 3rd Installment after completion of Second roof slab -          | 7%.  |
| 5. 4th Installment after completion of Third roof slab -           | 7%.  |
| 6. 5th Installment after completion of Fourth roof slab -          | 7%.  |
| 7. 6th Installment after completion of Fifth roof slab -           | 7%.  |
| 8. 7th Installment after completion of Sixth roof slab -           | 7%.  |
| 9. 8th Installment after completion of Seventh roof slab -         | 7%.  |
| 10. 9th Installment after completion of Eighth roof slab -         | 7%.  |
| 11. 10th Installment after completion of Brick Work -              | 7%.  |
| 12. 11th Installment after completion of Plaster Work -            | 7%.  |
| 13. Final installment at the time of Completion -                  | 5%.  |

## SUNRISE ASHOKA COMPLEX LOCATION PLAN



## Sunrise Sai Developers Private Limited

Office : Pillar no-15, Maurya Path, Off Bailey road, Patna- 800014.

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For Booking Contact : 81027 73315 , 91232 25417