



SUNSHINE AVENUE

Super Luxury APARTMENTS
SECTOR-28
MAIN MATHURA ROAD
FARIDABAD, HARYANA, INDIA



OVERVIEW

Sunshine Avenue is a very innovative project luxury homes on NH-2 in Faridabad. It offers top-of-the-line luxury homes that provide comfortable and stylish living solutions. Sunshine magnificent miracles offer security, a pollution free environment, and a highly social atmosphere.

The Sunshine Avenue Group Housing (G+9 floors) consists of impressive furnished (LCD TV with Home theatre, Split AC's, Wood work etc) 3 BHK 3 BHK with Utility & 4 BHK with utility apartments .The salient features of the group housing includes Landscape Gardens, Badminton Courts, Ample surface, Car Parking, Power Backup, Club House which includes Library, Gaming Room, Cafeteria, and well equipped Gymnasium.

Sunshine Avenue is a luxury retreat complete with gorgeous apartments, breathtaking sceneries and unbelievable peace. These ultra comfy apartments are the very epitomes of luxury living



OVERVIEW(CONTD.)

Why Faridabad?

- Close to South Delhi
- Faridabad in the recent past has seen a lot of growth and development in its infrastructure as well as property value.
- Both commercial and residential scenario in Faridabad has developed at a furious rate and is still on the rising.
- Emerging fastest growing satellite town in NCR.
- Destined to bear a complete makeover by 2010.
- Haryana Government has decided to set up new Industrial Model Township (IMT) at Faridabad.
- Appreciation of land increased from 40 to 110 percent from last year.
- Faridabad generates approximately 45% of the revenue of the Haryana Government
- Faridabad generates approximately 51% of the income tax for the Haryana Government



OVERVIEW(CONTD.)

Why Faridabad?

- It's the most preferred destination for IT companies, corporate bodies and government departments
- There will be improved connectivity with eastern parts of NCR once Taj expressway, Badarpur border flyover and metro comes into effect.
- Also, there will be a cargo airport. Delhi-Mumbai freight corridor will pass from Faridabad



SECURITY

Round the Clock Security

- Advances in security technology have allowed us to provide an enhanced the level of protection.
- Visible form of security technology is in the hardware which includes fences, gates, windows, doors, locks, and common area lighting.
- Aside from the presence f a uniformed courtesy officer, access control barriers are what residents think of when they look for security features on a property
- Video door phone for security purpose



SPECIAL FEATURES

- Landscape Gardens
- Ample surface
- Car Parking,
- Power Backup
- Club House
- Library
- Gaming Room
- Cafeteria
- Well equipped Gymnasium



MASTER PLAN



FLOOR PLANS: 3 BHK

SUPER AREA - 1941 Sq. Ft.



Three Bed Unit (3B)

FLOOR PLANS: 3 BHK + UTILITY

SUPER AREA - 2036 Sq. Ft.



Three Bed With Utility (3A)

FLOOR PLANS: 3 BHK + UTILITY

SUPER AREA - 2384 Sq. Ft.



Three Bed With Utility (3A1)

FLOOR PLANS: 4 BHK + UTILITY

SUPER AREA - 2577 Sq. Ft.



Four Bed With Utility (4C Type 1)



PRICE LIST

Flat Area (SQ. FT.)	Accomodation	Basic Sale Price (INR) *
1941	3 Bedrooms, Drawing/Dining, Kitchen, Dressing Room, 3 Toilets & Balconies	83,46,300
2036	3 Bedrooms, Utility Room, Drawing/Dining, Kitchen, Dressing Room, 4 Toilets & Balconies	87,54,800
2384	3 Bedrooms, Utility Room, Drawing/Dining, Kitchen, Dressing Room, 4 Toilets & Balconies	102,51,200
2577	4 Bedrooms, Utility Room, Drawing/Dining, Kitchen, Dressing Room, 5 Toilets & Balconies	110,81,100
Note*	Other charges like EDC/IDC, EEC+FFC, IFMS, Car Parking, Club membership, Power Backup are extra	

ADDITIONAL CHARGES

EDC & IDC	INR 160 Per Sq Ft.
Car Parking (One Compulsory)	Open - INR 1,75,000 Closed - INR 2,75,000
Power Backup Installation Charges 5 KVA (3 BR , 4 BR Etc) Minimum	INR 25,000 Per KVA
Interest Free Maintenance Security	INR 50 Per Sq. Ft.
EEC+FFC	INR 70 Per Sq. Ft.
Club Membership (Compulsory)	INR 75,000

PLC	
Ground Floor	5% BSP
First Floor	4% BSP
Second Floor	3% BSP
Third Floor	2% BSP
Green & Club Pool Facing	INR 100 Per Sq Ft

PAYMENT PLAN

At the time of booking	15% of BSP
With in 45 days of booking	80% of BSP + 50% Additional Charges
At the time of Possession	5% of BSP + 50% Additional Charges + Other Charges (if any)



ADDITIONAL NOTES

1. Prices are firm and escalation free from the respective dates of booking
2. Prices indicated above are subject to revision at the discretion of the company. Prices falling on the date of booking shall be applicable
3. In case of External Development Charges (EDC) & Infrastructure Development Charges (IDC), any upward revision thereof or any other charges by any Govt Agencies in future, the same will be recovered on pro-rata basis. EDC & IDC carry applicable interest charges, if paid in installments. **One time EDC & IDC can be paid at the time of 2nd Installment**
4. Other charges as indicated in the buyer agreement shall be payable additionally.
5. Registration Stamp Duty and other charges as applicable would be payable by the allottee at the time of execution of sale deed
6. Any additional facility, if provided will be charges extra
7. All units are sold on specifications provided, only except penthouses
8. The areas mentioned are super built-ups areas, which includes covered and proportionate share of common areas such as staircase, passage, lift, core areas, balconies etc.
9. All building plans, layout, specifications etc are tentative and subject to variation and modification as decided by the company or competent authority sanctioning such plans.