



K-RERA-PRJ-TVM-223-2024
www.sunprojectsindia.com



Sun ellora

Live Life to the Fullest





Sun
ellora
Live Life to the Fullest



PRIME
LOCATION,
PERFECT
LIFESTYLE



Experience the best of Thiruvananthapuram at your doorstep with Ellora Apartments, strategically located near Technopark & Technocity. Unbeatable convenience, unparalleled lifestyle and world-class amenities come together to redefine luxury living.

Imagine waking up minutes
from your workplace,
relaxing in upscale
surroundings & experiencing
Thiruvananthapuram's
best at your doorstep.



EXPERIENCE
LUXURY,
COMFORT,
& JOY



At Ellora Apartments, we believe that luxury living should be within reach. That's why we've crafted a living experience that combines high-end features with the comfort and warmth of home, perfect for creating unforgettable moments with your loved ones.

TYPE A

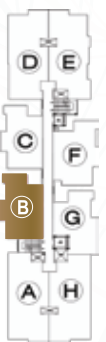
3 BHK
1st to 4th FLOOR



SALEABLE AREA
1428 SQ.FT
CARPET AREA
1010 SQ.FT
BALCONY AREA
61 SQ.FT
PLINTH AREA
1161 SQ.FT

TYPE B

2 BHK
1st to 4th FLOOR



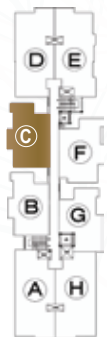
SALEABLE AREA
967 SQ.FT
CARPET AREA
637 SQ.FT
BALCONY AREA
70 SQ.FT
PLINTH AREA
786 SQ.FT

TYPE C

2 BHK
1st to 4th FLOOR



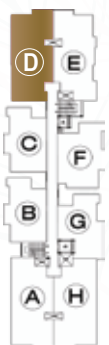
← ENTRY



SALEABLE AREA
967 SQ.FT
CARPET AREA
637 SQ.FT
BALCONY AREA
70 SQ.FT
PLINTH AREA
786 SQ.FT

TYPE D

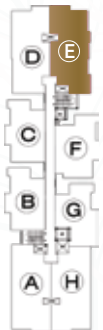
3 BHK
1st to 4th FLOOR



SALEABLE AREA
1401 SQ.FT
CARPET AREA
952 SQ.FT
BALCONY AREA
96 SQ.FT
PLINTH AREA
1139 SQ.FT

TYPE E

3 BHK
1st to 4th FLOOR



SALEABLE AREA
1358 SQ.FT
CARPET AREA
953 SQ.FT
BALCONY AREA
56 SQ.FT
PLINTH AREA
1139 SQ.FT

TYPE F

2 BHK
1st to 4th FLOOR



SALEABLE AREA
1077 SQ.FT
CARPET AREA
710 SQ.FT
BALCONY AREA
82 SQ.FT
PLINTH AREA
1139 SQ.FT



TYPE G

2 BHK
1st to 4th FLOOR



SALEABLE AREA

960 SQ.FT

CARPET AREA

631 SQ.FT

BALCONY AREA

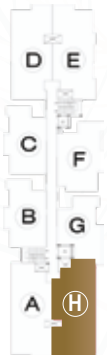
67 SQ.FT

PLINTH AREA

781 SQ.FT

TYPE H

3 BHK
1st to 4th FLOOR



SALEABLE AREA
1411 SQ.FT
CARPET AREA
1001 SQ.FT
BALCONY AREA
60 SQ.FT
PLINTH AREA
1147 SQ.FT

PERFECTLY PLACED



- UST Global1.5 Km
- Infosys1.5 Km
- Technopark1.5 Km
- Technocity1.5 Km
- International Airport13 Km
- Railway Station4.5 Km
- Medical College12 Km
- Lords Hospital11 Km
- Mall of Travancore13 Km
- Lulu Mall11 Km
- Karikkakom Temple10Km
- Chanthavila Muslim Juma Masjid5Km
- St. Andrew's Church2.4Km
- University College15 Km
- Museum & Zoo16 Km
- Padmanabhaswamy Temple15 Km
- Greenfield International Stadium 4.6 Km



AMENITIES



●
Roof top open party area with designated barbeque space.

●
Well equipped access controlled lobby

●
Independent letterbox

●
Well lit corridors with automated sensor lighting

●
Covered car parking & Designated car wash area

●
Provision for round the clock Security

●
24 hr generator back up

●
Kids Play Area

●
Unisex Multipurpose health club

●
Yard lighting



Provision for a disabled restroom

Indoor games room

Intercom facility

Provision for internet connection

Incinerator/solid waste management

Yoga space & Multi purpose hall

Reticulated gas supply

Sewage treatment plant

Two passenger lift

Rain water harvesting





SPECIFICATIONS

ITEM	BRAND	SPECIFICATIONS
STRUCTURE		
		R.C.C framed structure with pile foundation compliance to seismic zone- 3.
LIVING/DINING/BED ROOM		
Flooring	(Kajaria/Mitco/Somany/Livenza/Equivalent)	Good quality vitrified tiles with skirting
KITCHEN		
Kitchen Sink Granite Top for Kitchen Door Provision for Hood & Water Purifier	Reginox/Nirali or Appropriate.	One and half bowl with single drain board; As per the standard kitchen area. Shutter wooden paneled at bottom half & top half glazed, with full width flush door.
WORK AREA		
Provisions		Provision for washing machine and exhaust fan.
COMMON AREA		
Flooring	Flooring - Kajaria/Varmoria/Livenza or Equivalent	Vitrified tiles
BALCONY		
Flooring Windows		Good quality anti skid flooring tiles with skirting Sliding / Openable UPVC Doors
BATHROOM		
Washbasin with Tap Water Closer & Cistern Shower Mixer Door & Lock	Kohler/American Standard TOTO/QUEO or Equivalent Kohler/American Standard /TOTO/Grohe/QUEO or Equivalent Yale/Godrej or Equivalent	Counter washbasin with granite top/half pedestal, Colour: White Wall mount with concealed flush tank, Colour : White Hot & Cold mixer with CP showerhead Laminated door of full width wooden frame. Door Lock with latch inside

SPECIFICATIONS

ITEM	BRAND	SPECIFICATIONS
PAINTING		
WALLS	Asian/Berger/opus/equivalent	Two coats of acrylic emulsion on putty finish
APARTMENT CEILING	Asian/Berger/opus/ equivalent	Two coats of emulsion on putty finish for all living/ dining/bedroom areas and on false ceiling for toilets.
Doors		Entrance door with wood finish. Internal bedrooms & toilet with enamel painted finish/ laminated flush doors.
Windows		Powder coated aluminum/UPVC sections with glass having sliding/openable panels.
Grills & Handrails		Enamel painted finish.
ELECTRICAL		
Wiring	V-guard/Finolex/RR Kabels /equivalent	Concealed three phase wiring with superior quality PVC insulated copper cables
ELCB & MCB	Schneider/Honeywell/Kolor/ equivalent	Adequate light and fan points 6/16 ampere power plug points controlled by ELCB & MCB. Independent energy meter for each apartment.
Switches & Sockets	Legrand / Honeywell/ Havells/Schneider/ L&T/ Kolor /equivalent.	Modular type switches
DOORS & WINDOWS		
Entrance Door		Wooden door violet/pincoda frame with paneled violet/pincoda wood door shutter.
Internal Door		Wooden door frame violet/pincoda with flush door shutter.
Toilet Door		Wooden door frame violet/pincoda with flush door shutter having special coating.
Balcony Door		Powder coated aluminum/UPVC sections with glass having fixed/ sliding/openable window.
Windows		Powder coated aluminum/UPVC sections with glass having fixed/ sliding/openable panels.
Grills & Railings		Windows safety grill, MS Safety grills for windows, Balcony Railings.
Lift	Kone/Otis/Schneider/equivalent	Two passenger lifts.

TERMS & CONDITIONS

DOCUMENTATION

- a. Sun Projects India Pvt 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 six 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.

PAYMENT

- 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 are subject to Trivandrum jurisdiction.
- e. Possession shall be given to the purchaser "only" 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 brochure 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 brochure 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.



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BUILDERS & DEVELOPERS
KOWDIAR, TRIVANDRUM

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