

Height of awesomeness is here...



Sun Neelakanta MUTTADA



SUN PROJECTS INDIA PVT. LTD.

Builders & Developers An ISO 9001 - 2015 Certified Company

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CHAKRA



OUR ONGOING PROJECTS



Sun
Eleasa
the classy home...
NEAR LULU MALL/KIMS



Sun
Elite
VIKAS BHAVAN



Sun
Temple
Square
MUTTADA
PHASE II



Sun
MEDANTA
Ulloor - Akkulam Road



SPECIFICATIONS

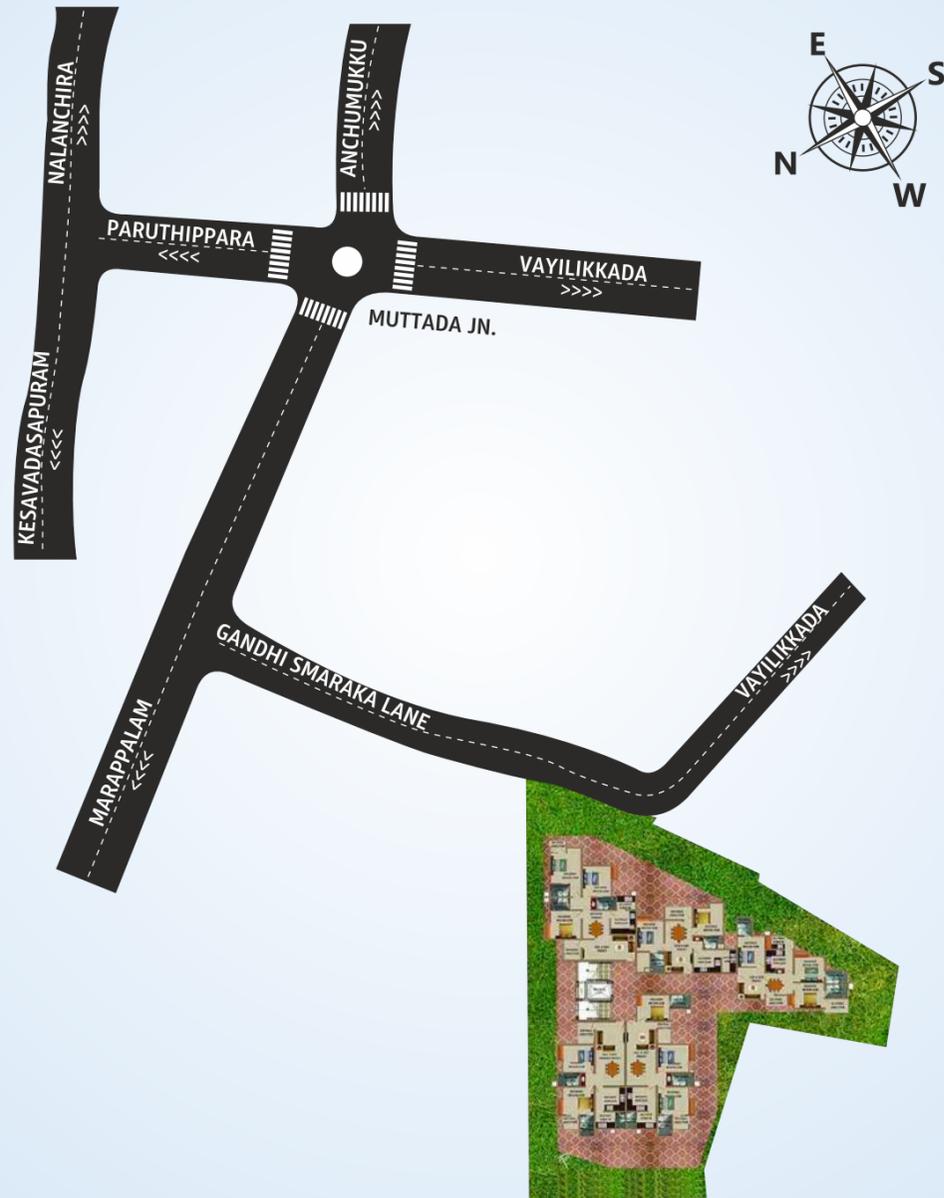
- STRUCTURE** : RCC framed structure on pile foundation.
- FLOORING** : Elegant vitrified tile flooring of size 80 x 80 cms for the entire apartment except toilets. Ceramic tiles for toilets.
- DOORS** : Decorative teakwood entrance door, flush - doors for bedrooms and kitchen, flush - door with water resistant coating inside for toilets.
- KITCHEN** : Counter with Granite top and double bowled Franklin or Spectrum stainless steel sink/ equivalent. Glazed tiles above the counter to a height of 45 cm, single - bowl Franklin or Spectrum with black granite top in work area.
- WINDOWS** : Aluminium powder coated windows with glazed sliding shutters and safety grills.
- TOILETS** : Ceramic tile for floors and dadoing up to door height, concealed piping, white sanitary fittings (RAK or American Standard or equivalent) & CP Fittings-Grohe or American Standard or equivalent, provision for water heater connection in bathrooms except servant's toilet.
- PAINTING** : Putty and emulsion finish for all internal walls, enamel paint for grills and interior doors, 2-coat exterior anti fungal emulsion for outside walls.
- ELECTRICAL** : Concealed conduit wiring with copper conductor, adequate lights, fan and plug- points controlled by ELCB & MCB with independent KSEB meters. Provision for air conditioning in all other bedrooms.
- TELEPHONE** : Concealed wiring for telephone in living and master bedroom.
- CABLE TV** : Provision for cable TV connection in living & master bed room .
- POWERBACK-UP** : For lift, water pump, common area lighting, lights, fans, TV and telephone charging points in apartments. Bio-metric access for residents.

COMMON FACILITIES

- Well appointed Lobby • Bio-metric Entry • Health Club • Roof top party area • Game Room • Wi-Fi Internet Connection • One bed lift • Reticulated gas supply • Intercom • Solid Waste Management • Caretaker room • Gymnasium • Club room • Association Hall • Kid's play area.



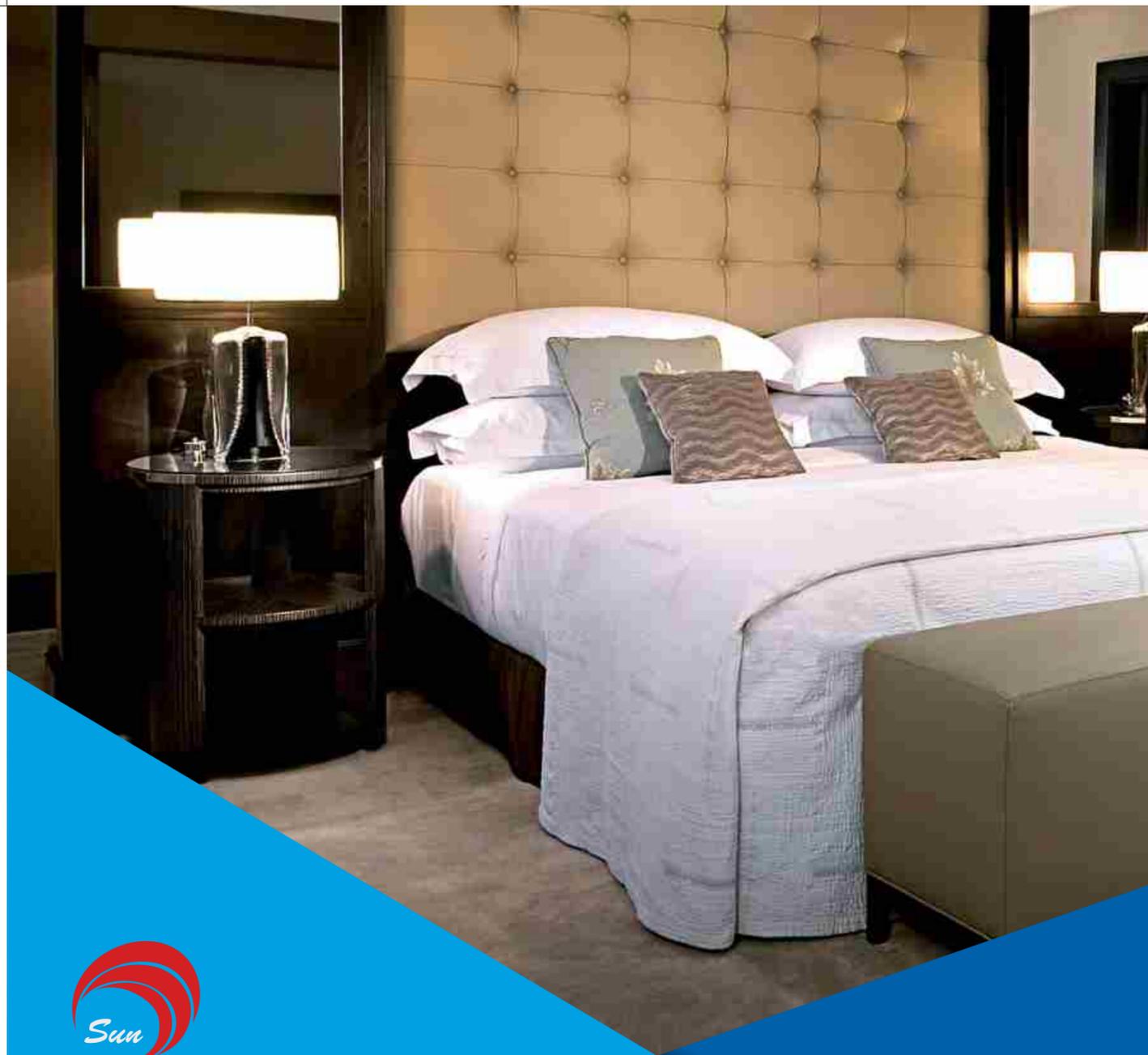
LOCATION MAP



There is a magical home to
Share your emotions...
Affix your relations...
Explore your dreams...
and we call it



Sun
Neelakanta
MUTTADA



One of our special features is the service to the non resident customers. Even when you are not staying in the apartments we help you to rent it to prospective tenants. Our property management team helps to advertise, show in the prospective customers and report to owners. This is highly beneficial for NRIs and an ideal investment offer.

We cement our relation with our customers with an everlasting bond. A bond that is testified by the post completion services we offer. Our Home Care Department sets you free of all your hassles even in your absence.

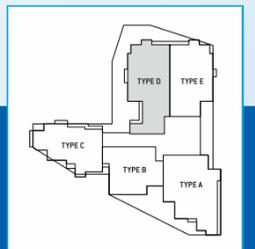
To ensure that your home and its premises are kept clean and healthy, we also arrange its occasional cleaning. Render a dazzling look to your home with exquisite interior designs and layout. We assist in giving tips get the best interiors, wardrobes, cabinets, customized furniture, designer kitchens, cupboards and carpets. Our Home Care department undertakes tax remittance telephones, electricity bills.



Home Care Division

24 x 7 Call: 97 45 00 01 70





TYPE D

3 BHK | AREA - 1503 Sq. Ft.

Disclaimer : Dimensions may vary during construction. Furniture and fixtures are indicative only





TERMS AND CONDITION

Documentation :

- (A) Sun Homes reserves the right to accept or reject any application.
- (B) Once allotted and agreement signed, the prices are firm
- (C) Stamp Duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be borne by the buyer
- (D) Documentation procedures may change depending on Government regulation / policies from time to time.

Rules & regulation :

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

Payment :

- (A) All payments are to be made by Demand Draft or Local Cheques favoring Sun Projects India Pvt. Ltd. payable at Trivandrum.
- (B) 20% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance in installments are per the Sales Agreement vide post dated Cheques.
- (C) Statutory deposits building tax Service tax and construction workers welfare fund to be borne by the buyer
- (D) All transactions are subject to Trivandrum jurisdiction

Disclaimer :

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in the brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement. Visual representations, including models, drawing, illustration, photographs and art renderings (the "Visual Representation") portray artistic impression only. The information contained herein, the fittings finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only are subject to change and should not be relied upon as accurately describing any specific matter. We reserves the right to modify features, any unit, the development or any part thereof as may be approved or required by the builders or by the relevant authorities.

Company is not responsible for any delay in water / electric connection due to the delay by the concerned authority / department.

We have not authorized any one to make any oral or assurance on our behalf with regard to the specifications of the villa in question. Purchasers are requested to rely only upon the terms of the Buyer's Sale agreement which is comprehensive document containing all the terms and conditions applicable as between the parties. This brochure does not constitute a legal offer.

Maintenance:

Maintenance of the building is carried out routinely and covers only the common fittings. This maintenance is carried out by the builder using the maintenance deposit collected from the owner till the formation of an owners Association after which the maintenance handover to the said Association

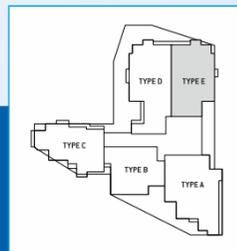
Note: The Builders reserves the right to make changes in the specification and dimensions during construction.



HEIGHT OF CLASSINESS...



Luxury in contemporary mode
Luxury, Ambience, Comfort, Elegance, Creativity...
in Sun Neelakanta, there is space to all those elements that you wish to have in a special home. Sun Neelakanta, is designed according to contemporary design concepts to satisfy the artistic requirements of each of our dignified clients. The classic home assures perfectness in all aspects as it s from the most trusted builder - **SUN HOMES.**



TYPE E

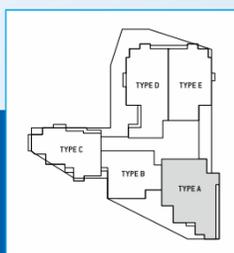
2 BHK | AREA - 1277 Sq. Ft.

Disclaimer : Dimensions may vary during construction. Furniture and fixtures are indicative only



HEIGHT OF CHEERINESS...

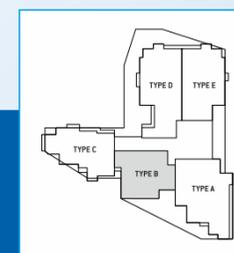
Explore the outer world
Easy, Quick, Lively, Dynamic, Connect...
All essential amenities are easy accessible and closeness to prominent landmarks are added benefit to this trendy home. Sun Neelakanta, sited at Muttada provide quick access to major spots.



TYPE A

3 BHK | AREA - 1511 Sq. Ft.

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TYPE B

2 BHK | AREA - 1075 Sq. Ft.

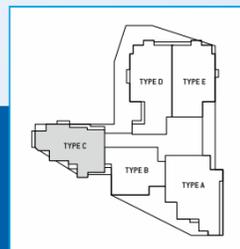
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TYPE C

3 BHK | AREA - 1300 Sq. Ft.

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HEIGHT OF CLEANNES...



Inhale the freshness of nature
Fresh, Calm, Striking, Natural, Scenic...
 The scenic backdrop and greenish surroundings provides a noise free natural ambience to Sun Neelakanta. Freshness and scenic beauty adds brilliance to both external and internal spaces of this lovely home.