

DEVELOPER

SURAJ INFRA

RAKESH AGARWAL - MO : 98980 00207

ARCHITECT



K DiMENSiONS ARCHiTECTS & ASSOCIATES

MO : 98984 12856



**SUN
AURA**

SITE : MOTA CHILODA, MOTA ISANPUR ROAD,
GANDHINAGAR, GUJARAT.



**SUN
AURA**

3 & 2 BHK LUXURIOUS

APARTMENTS AT MOTA CHILODA

BETTER LIVING

Designed for living, Thoughtful planning & Execution,
A strict time line for delivery,
Professional construction Management



AMENITIES



ATTRACTIVE GATE



SUFFICIENT PARKING



2 GOOD QUALITY LIFT



INTERNAL PAVED AREA



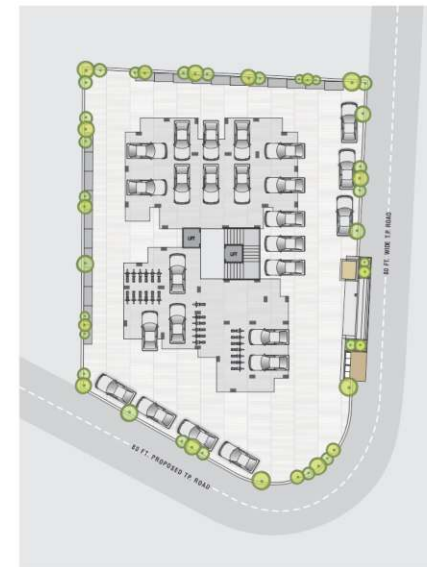
SENIOR CITIZEN SITTINGS



24 HRS. WATER SUPPLY



SECURITY CABIN



GROUND FLOOR PLAN

LAYOUT PLAN



3 BHK | UNIT 101

UNIT 101

79.80 SQ.MT. (CARPET+WALL)
AS PER APPROVED PLAN BY GUDA

69.67 SQ.MT. (CARPET AS PER RERA)
+ 2.42 SQ.MT. (BALCONY AREA)
+ 2.12 SQ.MT. (WASH AREA)



2 BHK | UNIT 102

UNIT 102

63.51 SQ.MT. (CARPET+WALL)
AS PER APPROVED PLAN BY GUDA

54.34 SQ.MT. (CARPET AS PER RERA)
+ 2.11 SQ.MT. (BALCONY AREA)
+ 2.90 SQ.MT. (WASH AREA)



3 BHK | UNIT 103, 104

UNIT 103, 104

78.17 SQ.MT. (CARPET + WALL)
AS PER APPROVED PLAN BY GUDA

68.20 SQ.MT. (CARPET AS PER RERA)
+ 1.76 SQ.MT. (BALCONY AREA)
+ 2.58 SQ.MT. (WASH AREA)



Specification

STRUCTURE

- Earthquake resistant R.C.C frame structure as per new by-laws

FLOORING

- Good quality vitrified tiles in whole Flat
- China Mosaic in Terrace

KITCHEN

- R.o. and washing machine points in wash area
- Granite Platform with S.S. sink.
- Glazed Tiles dado upto Lintel Level

TOILET & PLUMBING

- Glazed tiles dado up to lintel lvl & flooring
- Concealed plumbing with C.PVC & U.PVC pipe
- Good Quality sanitary ware and C.P. Fittings

DOORS& WINDOWS

- Decorative main door with wooden Frame, all other doors will be Flush Door
- Fully glazed powder coated Aluminum section Window
- Windows with natural stone sill

ELECTRIFICATION

- MCB Circuit Breakers of reputed brand
- Copper wiring
- Modular Switches with sufficient numbers of points

WALL FINISH

- External smooth finish Double coat plaster
- Internal smooth putty finish



ADDITIONAL EXPENCE

GEB + GUDA + Legal Charges	1,25,000/-
Initial Maintenance Contribution	
Sun Aura from 16 Months Refundable	25,000/-
Non Refundable (Sun Aura 16 Months)	25,000/-
Stamp Duty + Registration Fee	
+ GST + Any Other Government Tax	AS APPLICABLE
+ Document Charges	5,000/-



પ્રધાનમંત્રી આવાસ યોજના અંતર્ગત
રૂ.૬૭ લાખ સુધીની સબસીડી ઉપલબ્ધ

NOTES ■ Stamp duty, Registration fee, GST, miscellaneous etc. for conveyance / sale deed charges will be extra. ■ All fresh levies / taxes or increase in any of the existing levies / taxes, other charges & expenses levied by state, central government or local authorities charges will be extra. ■ Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & shall be charged extra in advance. ■ Details & dimensions in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents or consumer contract.