



Sunshine  
**Kalyan**  
ULTRA LUXURY RESIDENTIAL APARTMENTS

Ultra Luxury At Ultimate Location

*our vision our future...*



### Overview

Dhanuka Group was established in the month of December 2002 through its first and flagship company Dhanuka Coloniser & Builders Pvt. Ltd. and through the years the company has remained the flag bearer of the group. Maiden project of the company was "Sunshine Residency", a complete residential project at the posh location of Bani Park Extension, Jaipur. The project heralded the strength of team Dhanuka and showed what the future has in its fold for the group. Since then the real estate company has grown steadily and started residential projects one after other establishing itself as a leading realtor of Jaipur. In the last quarter of 2008, group entered in to the Modular Kitchen and Pharmaceuticals business to create a diversified portfolio.

### Few Highlights of the Real Estate Division

- Qualified people behind the company.
- Young company - Average age below 32 years
- Development of over 1 million sq. ft. area will start in calendar year 2012-13.
- Entering commercial development area
- Looking forward to expand Geographically

### Why Dhanuka

**QUALITY:** Quality of life is enriched by quality of home. Materials of the higher quality are utilized by us. Because we believe that the quality of life is enriched by the quality of your home. We never compromise on quality. We at Dhanuka believe that quality is always the result of earnest and intelligent effort to achieve a superior result. Also it is the quality of workmanship that makes construction superior. Key to our effort is our own people, whose talent and creativity are dedicated to doing their best at all times. Knowledge, talent, experience, sincerity and dedication are the key words of our team.

**COMMITMENT:** Dhanuka, where total commitment is a way of life. We recognize that your time is valuable that's why we deliver all our projects on time and deliver more then what we promise.

**INNOVATION:** As the world moves forward, we must keep in step that's why we seek and find in every action a way to do things better, always better. At Dhanuka we always thrive to choose new technologies and manners so as to improve the quality of construction and deliver the best.

Above all we committed to change the lifestyle of the common man. To make sure that dreams can be turned into reality and reality into lifestyle.



Sunshine Symphony  
JaSinghpura Road, Jaipur



Sunshine Shalimar  
Heora Nagar, Jaipur



Sunshine Krishna  
Gopal Purz Bye Pass



Sunshine Orchid  
Shri Gopal Nagar



Sunshine Vrindavan  
Shri Gopal Nagar



Sunshine Siddharth  
Sikar Road



Sunshine Palm  
Sikar Road



Sunshine Signature  
Sikar Road



Luxate yourself with premium location  
and mesmerising features...



## Day View



Dhanuka Coloniser & Builders have unveiled a new premium residential apartments "SUNSHINE KALYAN" at Sikar Road, Jaipur. "SUNSHINE KALYAN" offers the residents a 'see,

Sunshine  
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A Project by  
**Dhanuka**  
a better life

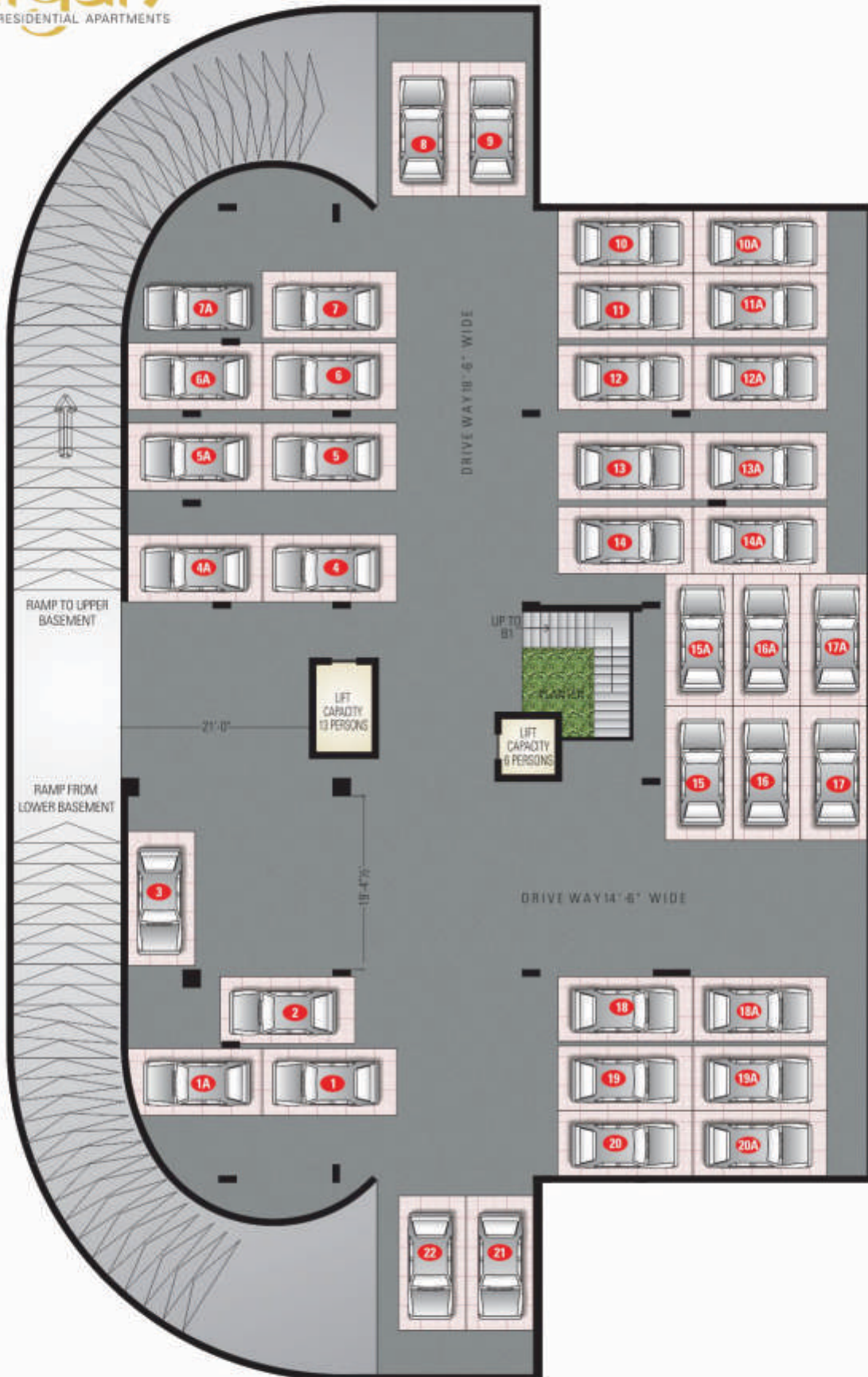
Kindle up every moment of your life...



Night View

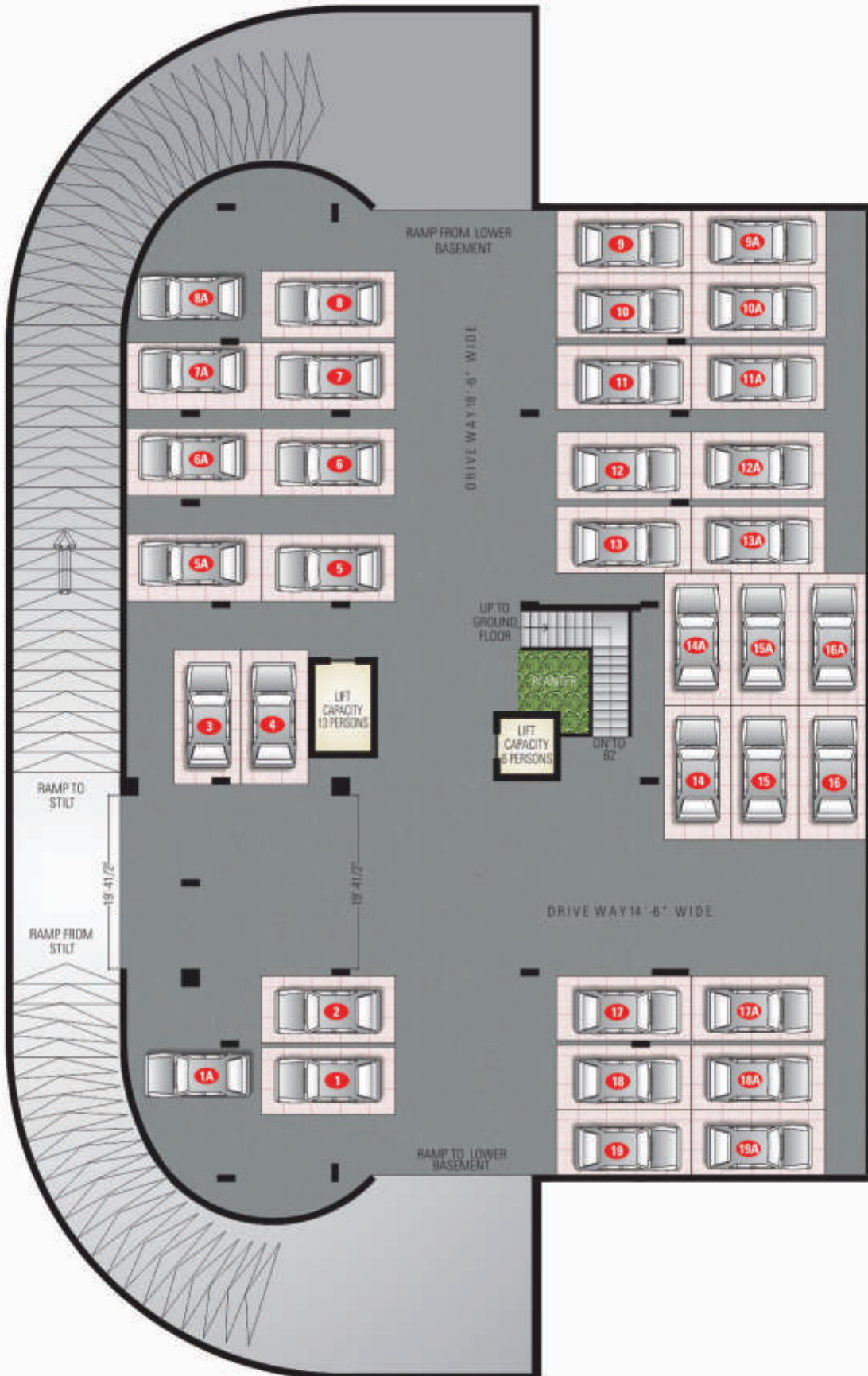


*Step into a  
futuristic lifestyle...*



Lower Basement Floor Plan





Upper Basement Floor Plan





Stilt Floor Plan



## First Floor Plan

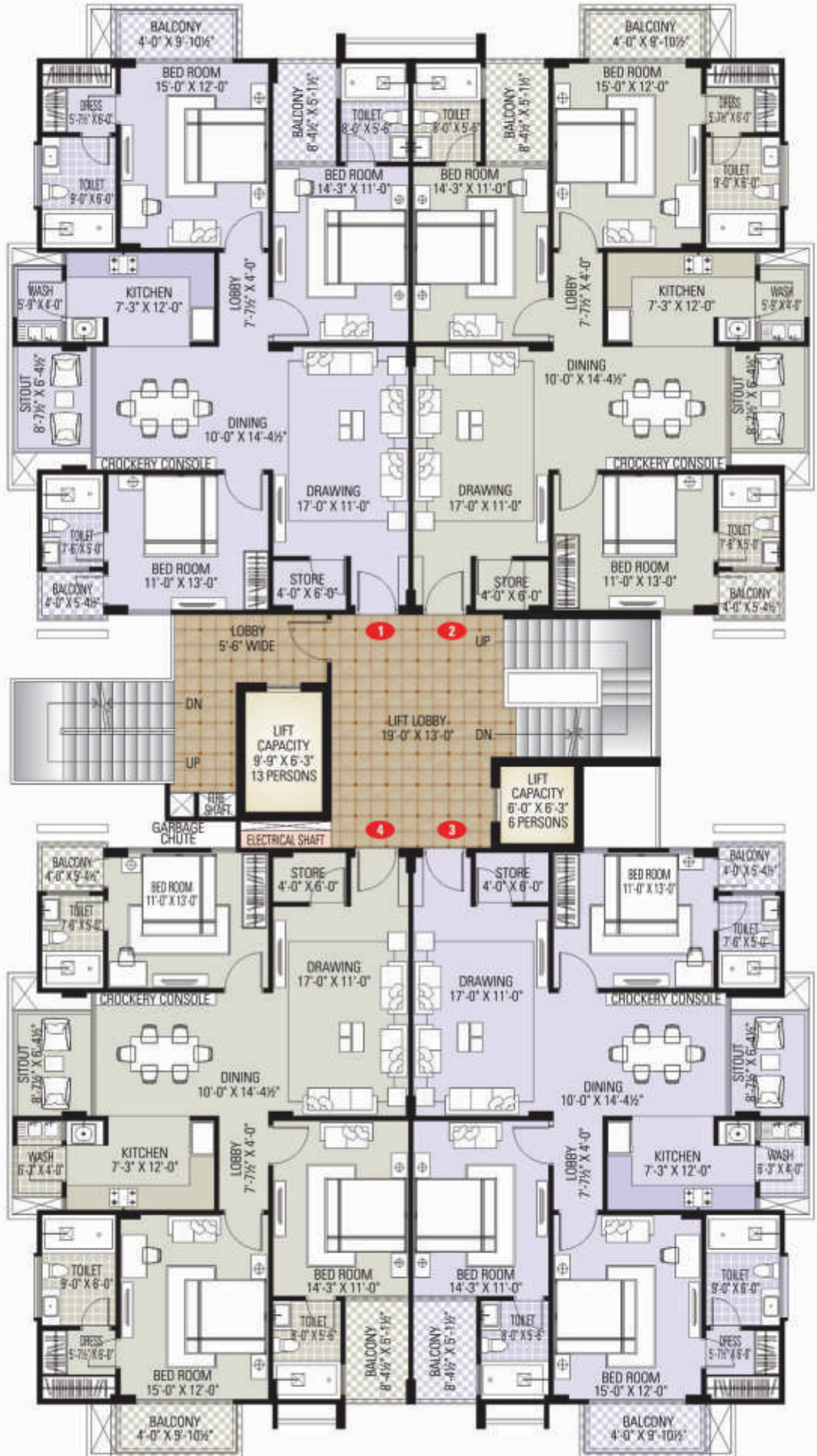
FLAT NO	AREA
101	2026.10
102	2017.74
103	1996.46
104	2040.01





## Second to Eleventh Floor Plan

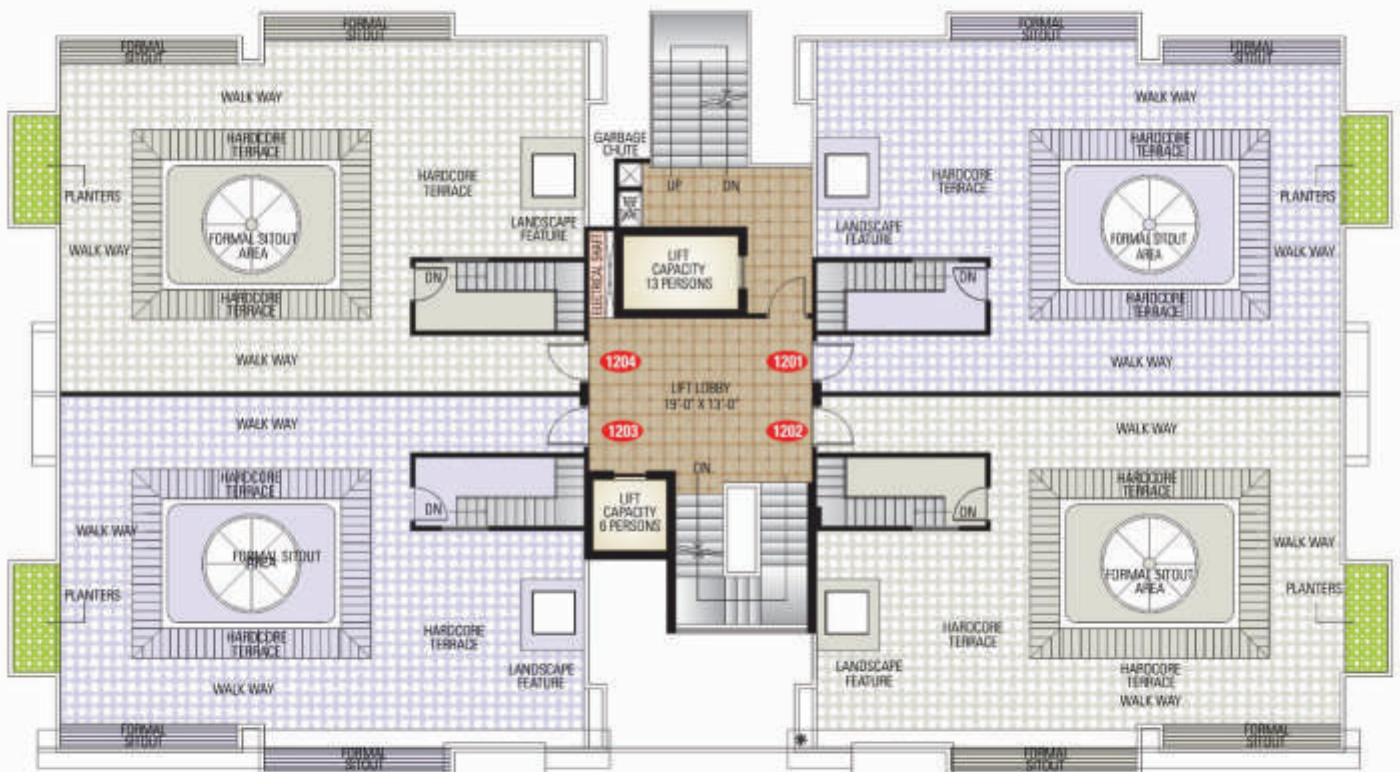
FLAT NO	AREA
1	1893.00
2	1893.00
3	1893.00
4	1893.00





Twelfth Floor Plan

FLAT NO	AREA	FLAT NO	AREA
1201	1893.00	1203	1893.00
1202	1893.00	1204	1893.00



Terrace Floor Plan

FLAT NO	TERRACE AREA	FLAT NO	TERRACE AREA
1201	1357.00	1203	1357.00
1202	1357.00	1204	1357.00



# Salient Features



- 2/3 Bedroom Residential Units
- Earthquake Resistant R.C.C. Structure
- One Automatic 13 Passenger Service Elevator & One Automatic 6 Passenger Elevator
- Diesel Generator Backup for Common Utilities
- Power Backup for Flats
- Satellite Cable (DTH) Ready.
- Rain Water Harvesting
- Well Designed Entrance Foyer with Visitor Lobby
- Air Conditioned Modern Gymnasium with Indoor Games Area
- Guard Room with Intercom
- CCTV Camera Coverage for Common Areas
- Video door Phone on Main Gate
- Internet Ready
- Broadband Lines
- Wi-Fi Enabled Building
- Extra Store Room / Servant Quarter in Basement
- Landscaped Garden with Kids Play Area



## Flat Specifications

### FLOORING & STONE WORK

- 3x3 Vitrified Tile Flooring in Drawing, Dining & 2x2 in Bedrooms
- Anti-skid Ceramic Tile flooring in Bathroom & Balconies
- Granite Top on Kitchen Counter
- 2' Ceramic Tile dado above Kitchen Counter
- Ceramic Tiles up to false ceiling in Toilet

### ELECTRICAL FITTINGS & FIXTURES

- Fire Retardant High Quality Wires & Cables
- Modular Switches of High Grade
- Fans & Tube Lights in Living Area & Bedrooms
- Ceiling Light in Balconies
- Geysers & Exhaust Fans in Toilets
- Telephone wiring in each Room for Landline & Broadband Connection
- Cable wiring in each Room for Cable/DTH Connection
- Power Backup through Diesel Generator Set (3KVA per Flat)

### PLUMBING & SANITARY FITTINGS & FIXTURES

- CPVC/PPR Water Supply Lines
- Well Equipped Toilets with High Quality Sanitary ware

- Single Lever CP Fittings
- Complete Bathroom Accessories including Mirror, Towel Ring, Soap Dish & Cup Holder
- Shower Enclosure in Master Bedroom

### FINISHING & PAINT WORK

- P.O.P. Finish with Cornices on Wall & Ceiling
- Plastic Paint in Interiors with Dynamic Color Concepts
- Enamel Finish Doors & Windows

### WOOD WORK & HARDWARE FITTINGS

- Hardwood Wooden Frames & Windows Panel Doors
- Designer Door on Main Gate
- Flush Door on Interior Gates
- Quality Hardware Fittings with SS Finish
- Modular Kitchen with Stainless Steel Sink, SS Accessories, Overhead Cabinet & Electric Chimney
- Curtain Rods on Windows

### OTHERS

- Aluminium / uPVC Doors & Windows on Exterior Side
- Water Filter in each kitchen for Drinking water
- Proper provisioning for Window/Split Air Conditioners



# Sunshine Kalyan

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Site : A9 -10 Ambabari, Opp. Bhawani Niketan School, Main Sikar Road, Jaipur.



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Disclaimer : This brochure is purely conceptual and is not a legal offering, nor will it be part of any binding document. All furnishing shown on all floor plans are for illustrative purposes only. The developer reserves the sole rights to amend the number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc. without prior notice. All dimensions are approximate and subject to construction variances and approvals.