



**Sunshine**  
**Aditya**

Site: Maharana Pratap Marg, Vaishali Nagar

*Sparkling the Smiles of Sunshine Happiness*



**Dhanuka Realty Limited**

5th Floor, Solitaire Building, Plot No. C-212 & 213, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur-302021, Rajasthan

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• CIN : L45201RJ2008PLC25705

# Passionate About Perfection



From last 20 years Dhanuka Group is proving itself by making true sense of its punchline 'Hum Sapna Such Karte Hain'. Dhanuka Group is the one who has done a fabulous work by changing the lifestyle of the Jaipurites and fulfilled the dream of thousands of people. The Journey that was started from Sunshine Residency (Banipark) in 2002 is now reaching to new heights. The Carvan of Sunshine Homes is perfectly dominated to provide a dreamful life. Utmost luxury, superb construction quality and state-of-the art technique makes the Dhanuka Group a real leader of the industry.

The milestone achieved by Dhanuka Group is a result of hard work, positive attitude, dedication and prudent thinking of Late Chairman Mr. Girish Dhanuka. Following the mantra "Vision with Action can change the World" Dhanuka Group is progressing towards changing the parameters of real estate industry.

The vision of Dhanuka Group is "to build buildings not only with cement and steel but with a humane touch, to provide better spaces and better living to all its customers spanning residential, commercial, integrated townships, malls, multiplexes and hospitality sectors." Commitment, integrity, quality and innovation are the main core values of Dhanuka Group that inspires the group to perform some steps ahead than the competitor.

Also, Dhanuka Realty Limited is the First Real Estate company from Rajasthan to be publicly listed on NSE Emerge.



## Few of our Previous Projects @ Jaipur

**Sunshine Krishna, I-II**  
Gopal Pura Bye Pass

**Sunshine Krishna, III**  
Gopal Pura Bye Pass

**Sunshine Siddharth**  
Sikar Road, Ambabari

**Sunshine Kalyan**  
Main Sikar Road, Ambabari

**Sunshine Prime**  
Mansarovar Ext.

**Sunshine Residency**  
Bani Park Extension

**Sunshine Symphony**  
Ajmer Road

**Sunshine Signature**  
Sikar Road, Ambabari

**Sunshine Shalimar**  
Vidyut Nagar Main Road

**Sunshine Bhagat**  
Sikar Road

**Sunshine Palm**  
Sikar Road, Ambabari

**Sunshine Orchid**  
Shri Gopal Nagar

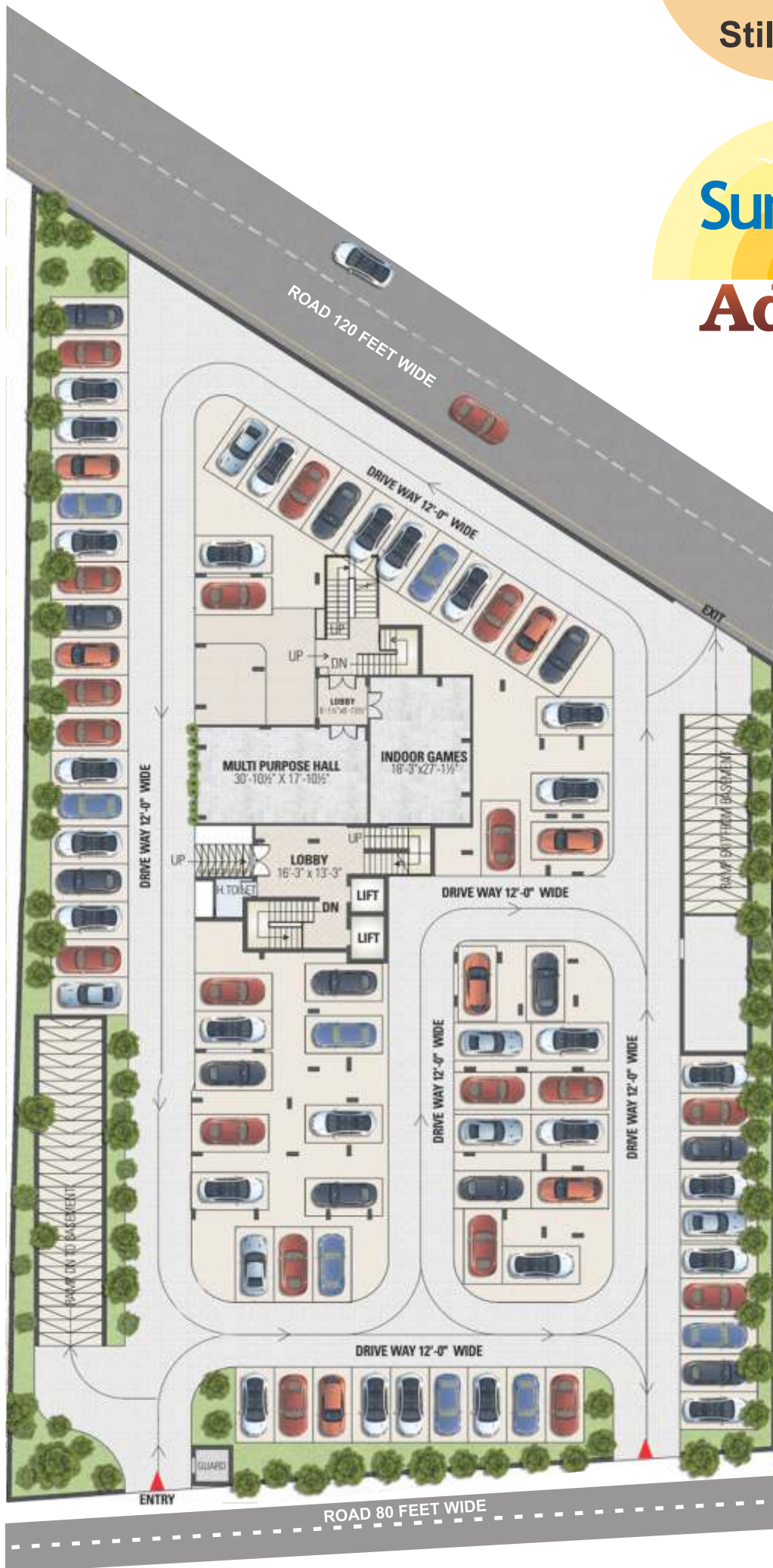
**Sunshine Vrindavan**  
Shri Gopal Nagar

**Sunshine Palm**  
Sikar Road, Ambabari



Mesmerizing Night View

# Stilt Floor Plan



# Typical Floor Plan (1ST TO 12TH)



**3 BHK** (Series 1 - 6)  
 Saleable Area : 982.01 Sq.ft.  
 Carpet Area : 641.96 Sq.ft.  
 Balcony : 53.39 Sq.ft.  
 Outer Wall : 43.48 Sq.ft.  
 Builtup Area : 738.83 Sq.ft.

**2 BHK** (Series 7)  
 Saleable Area : 898.56 Sq.ft.  
 Carpet Area : 562.41 Sq.ft.  
 Balcony : 65.88 Sq.ft.  
 Outer Wall : 49.19 Sq.ft.  
 Builtup Area : 677.48 Sq.ft.

**2 BHK** (Series 8)  
 Saleable Area : 847.88 Sq.ft.  
 Carpet Area : 555.42 Sq.ft.  
 Balcony : 34.33 Sq.ft.  
 Outer Wall : 46.07 Sq.ft.  
 Builtup Area : 635.82 Sq.ft.

**2 BHK** (Series 9)  
 Saleable Area : 931.29 Sq.ft.  
 Carpet Area : 566.18 Sq.ft.  
 Balcony : 80.51 Sq.ft.  
 Outer Wall : 54.14 Sq.ft.  
 Builtup Area : 700.83 Sq.ft.

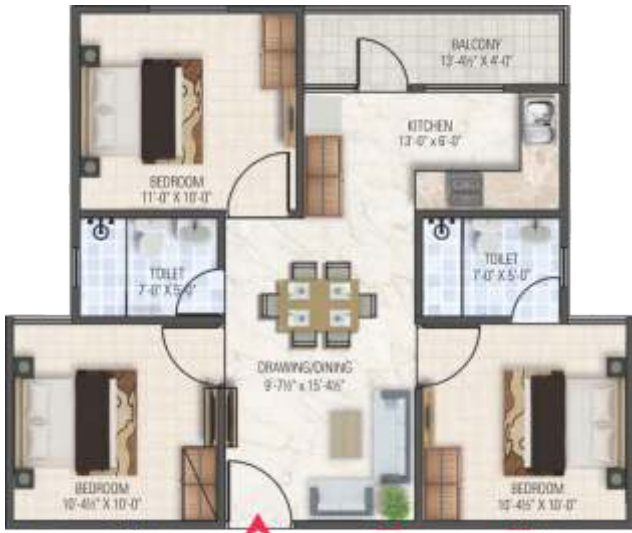


# Terrace Floor Plan





**3 BHK - (Series 1 to 6)**  
 Saleable area : 982.01 Sq.ft.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

**2 BHK - (Series 7)**  
 Saleable area : 898.56 Sq.ft.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

**2 BHK - (Series 8)**  
 Saleable area : 847.88 Sq.ft.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

**2 BHK - (Series 9)**  
 Saleable area : 931.29 Sq.ft.



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

## Salient Features

- Earthquake Resistant RCC Structure
- Terrace Garden
- STP with Dual Plumbing Line
- Provision of Piped Gas
- Roof Top Modern Gymnasium
- Indoor Games Area
- Landscaped Green on Ground Floor
- Kids Play Area
- Roof Top Yoga Centre
- Well Connected Location from Sirsi Road, Gandhipath, Kanak Vrindavan
- Community Hall
- Power Back Up for Common Areas
- Satellite Cable (DTH) Ready
- Rain Water Harvesting to Support Conservation of Water
- Well Designed Entrance Foyer with Granite Lift Facade
- In House 24 Hours Water Supply
- Internet Ready with Broadband Line (Interior Wiring Only)
- Ample Parking on Ground Floor and Basement
- Available in Two Sizes, 2 BHK and 3 BHK
- Only 7-8 Mins Drive from Vaishali Nagar, Ajmer Road, Hanuman Nagar
- Only 2 Mins Drive from Rangoli Garden Plaza (Commercial Complex)
- Schools, Hospitals, Grocery Shops, Departmental Store, all in Close Proximity
- High Speed Elevators
- Gated Community with 3 Tier Security System (Controlled Access, Guard Room with EPABX & CCTV)
- All Weather Water Proof Grade Exterior Paint
- Trusted Brand of Dhanuka Group for Last 20 Years
- Two Side roads (Front and Rear)

## Construction work details

### Flooring and Stone Work:

- Vitrified Tile Flooring in Drawing, Dining and Bedrooms
- Anti Skid Ceramic Tile Flooring in Bathroom
- Granite Top on Kitchen Counter
- 2' Digital Designer Ceramic Tiles Dado Above Kitchen Counter
- Digital Designer Ceramic Tiles on Bathroom Walls

### Electrical Fixtures & Fittings:

- Fire Retardant High Quality Wires and Cables of Reputed Brand - FR Grade
- Fans and LED Tubelights in Living Area, Kitchen and Bedrooms
- Exhaust Fans in Bathroom
- Full Modular Switches of High Quality
- Telephone Wiring in Each Room for Fixed Line and Broadband
- Cable Wiring in Each Room for Cable/DTH Connection
- Proper Provisioning for Split/Window AC's Along with Drainage and Copper Pipes in Bedroom and Drawing Room

### Plumbing & Sanitary Fittings & Fixtures:

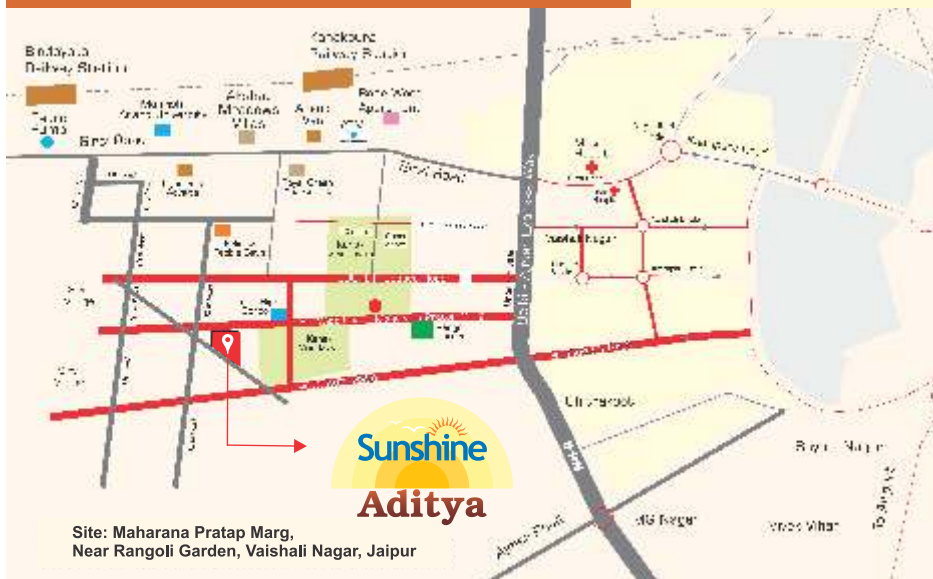
- CPVC Water Supply Lines
- Well Equipped Toilets with High Quality Sanitary Ware
- Single Lever Diverter CP Fittings

### Finishing and Paint Work:

- Gypsum Plaster
- Acrylic Emulsion Paint with Vibrant Colour Concepts
- Euro Series Aluminium /UPVC Profile Doors and Windows with Toughened Glass

### Woodwork & Hardware Fittings:

- Factory Manufactured Laminated Doors for Main Gate and Interior Gates
- Hardwood Wooden Frames (Factory Manufactured)
- Quality Hardware with SS Finish
- Modular Kitchen as per Layout with Stainless Steel Sink, SS Accessories



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