

# THE FINEST BUSINESS LOCATION

Sunshine  
**SHEORAN**  
HEIGHTS

Vivek Vihar Metro Station,  
New Sanganer Road,  
Sodala, Jaipur



# About Group



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 Residency**  
Bani Park Extension

**Sunshine Palm**  
Sikar Road, Ambabari

**Sunshine Kalyan**  
Main Sikar Road, Ambabari

**Sunshine Prime**  
Mansarovar Ext.

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

**Sunshine Symphony**  
Ajmer Road

**Sunshine Orchid**  
Shri Gopal Nagar

**Sunshine Shalimar**  
Vidyut Nagar Main Road

**Sunshine Bhagat**  
Sikar Road

**Sunshine Siddharth**  
Sikar Road, Ambabari

**Sunshine Signature**  
Sikar Road, Ambabari

**Sunshine Vrindavan**  
Shri Gopal Nagar

**Sunshine Aditya**  
Vaishali Nagar



Dhanuka Group, once again with its expertise in constructing state of the art iconic structures has launched "Sunshine Sheodan Heights" at a super prime location of Jaipur, adjacent to Vivek Vihar Metro Station, New Sanaganer Road. It is a JDA approved commercial project which offers Showrooms and Office Spaces on a corner plot with 100 feet and 40 feet roads in front and side respectively. It has Ground + 4 floors along with a terrace which are tactfully planned keeping in mind the present and future practices of retail merchandising and office management.

## Post-Tensioned Beams & Building Information Modelling

We are adopting Post-Tensioned beams technology to construct Sunshine Sheodan Heights . Post-tensioned (PT) beams reduces the beam height thus offering a clear and thorough view of the entire floor. Apart from this Sunshine Sheodan Heights will be the first commercial building in Jaipur which is being constructed using BIM (Building Information Modelling) technology, BIM is mandatory to use across all construction projects in most of the European Countries, Middle East and U.S.A. BIM integrates all the aspects of construction which helps in mitigating functional risks during construction and improves construction quality. Dhanuka group is well known for using best in quality construction material to develop a robust and sturdy structure which surpasses all the standards of strength and quality.

## Salient Features

- Imposing Entrance
- Magnificent elevation with glass facade
- Granite cladding in the common area
- 1 High Speed Lift
- Stair case
- Ample Open car parking
- Well- appointed public toilets
- 24 hours security with latest security device
- Earthquake Resistant Structure

# DHANUKA

# THE FINEST BUSINESS LANDMARK



Sheodan Heights is not just another business address. It is a signature landmark for businesses to operate and flaunt their **success**.



## Location Advantage

The vicinity around Sunshine Sheodan Heights has a lucrative retail and office potential owing to the higher purchasing power capacity of the HNI individuals residing in the posh areas of Civil Lines, Shyam Nagar, Sodala and Nirman Nagar. A high density residential neighbourhood with easy connectivity from all corners of Jaipur ensures maximum business in the area.

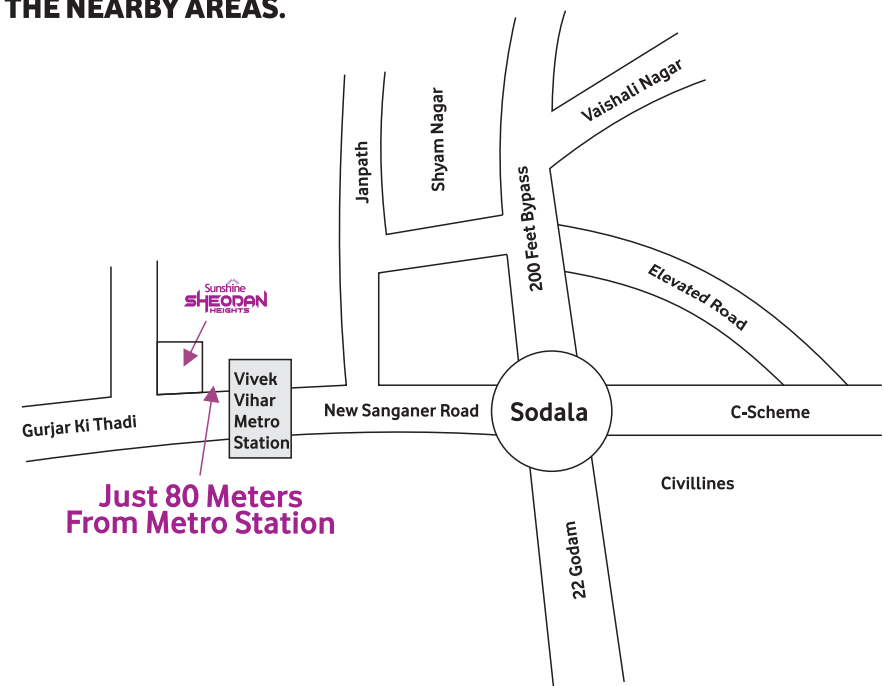
**SITUATED AT HEART OF THE CITY, ADJACENT TO VIVEK VIHAR METRO STATION, NEW SANAGANER ROAD**

**ALL KINDS OF PUBLIC TRANSPORT AVAILABLE INCLUDING METRO, BUS, CABS ETC.**

**CORNER PLOT GIVING PERFECT VISIBILITY TO YOUR BRAND**

**9 KMS FROM AIRPORT, 7 KMS FROM BUS STAND & 5 KMS FROM JAIPUR JUNCTION**

**ALL KINDS OF RETAIL SHOPS, SHOWROOMS AND CORPORATE OFFICES FUNCTIONING IN THE NEARBY AREAS.**



# THE FINEST SHOWROOM LOCATION

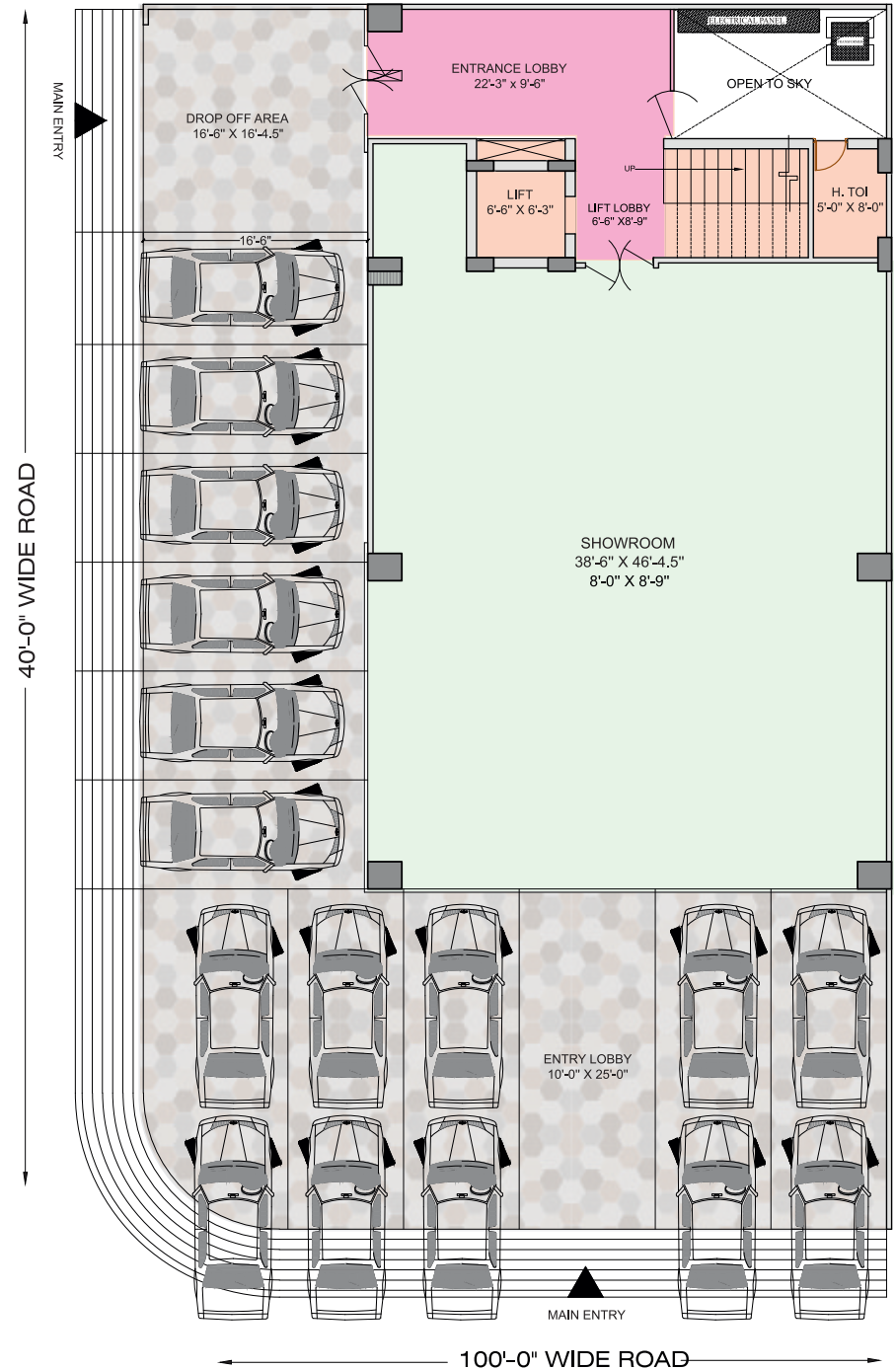
Sunshine  
**SHEODAN**  
HEIGHTS

A perfect marketplace for premium brands. Aesthetically designed swanky glass-front showroom will not just offer great visibility, but also increase footfalls as the entire neighbourhood will serve as a potential customer base waiting to be enthralled



## GROUND FLOOR PLAN LAYOUT

Height-14feet



|               |               |
|---------------|---------------|
| Built Up Area | 1855.43 sq.ft |
| Saleable Area | 2783.14 sq.ft |

# THE FINEST RETAIL SHOWROOM & OFFICES LOCATION

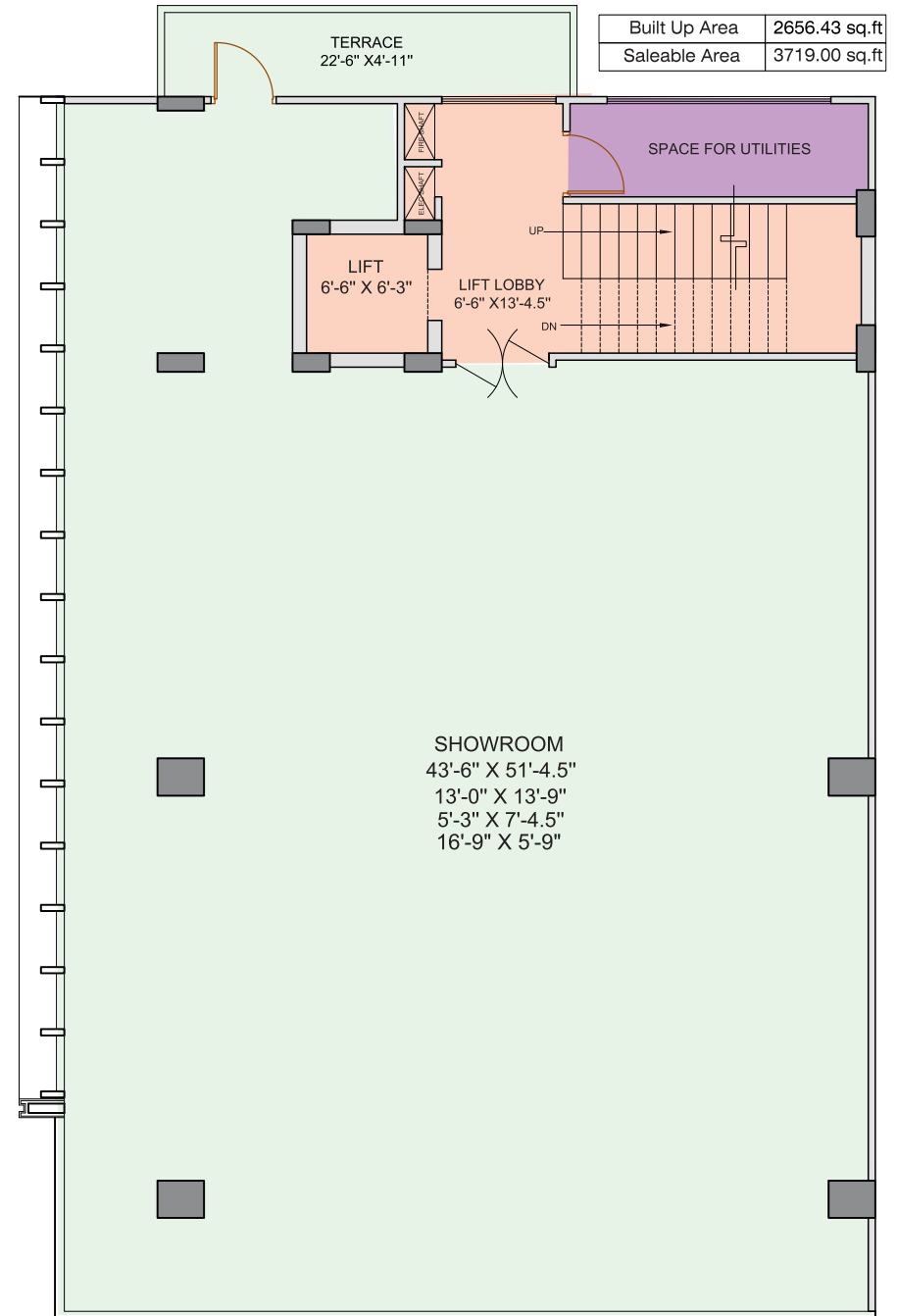


The aesthetically designed Office and retail spaces will be the perfect place to offer great visibility and increase footfalls.



## FIRST FLOOR PLAN LAYOUT

Height-14 feet



# THE FINEST RETAIL SHOWROOM & OFFICES LOCATION

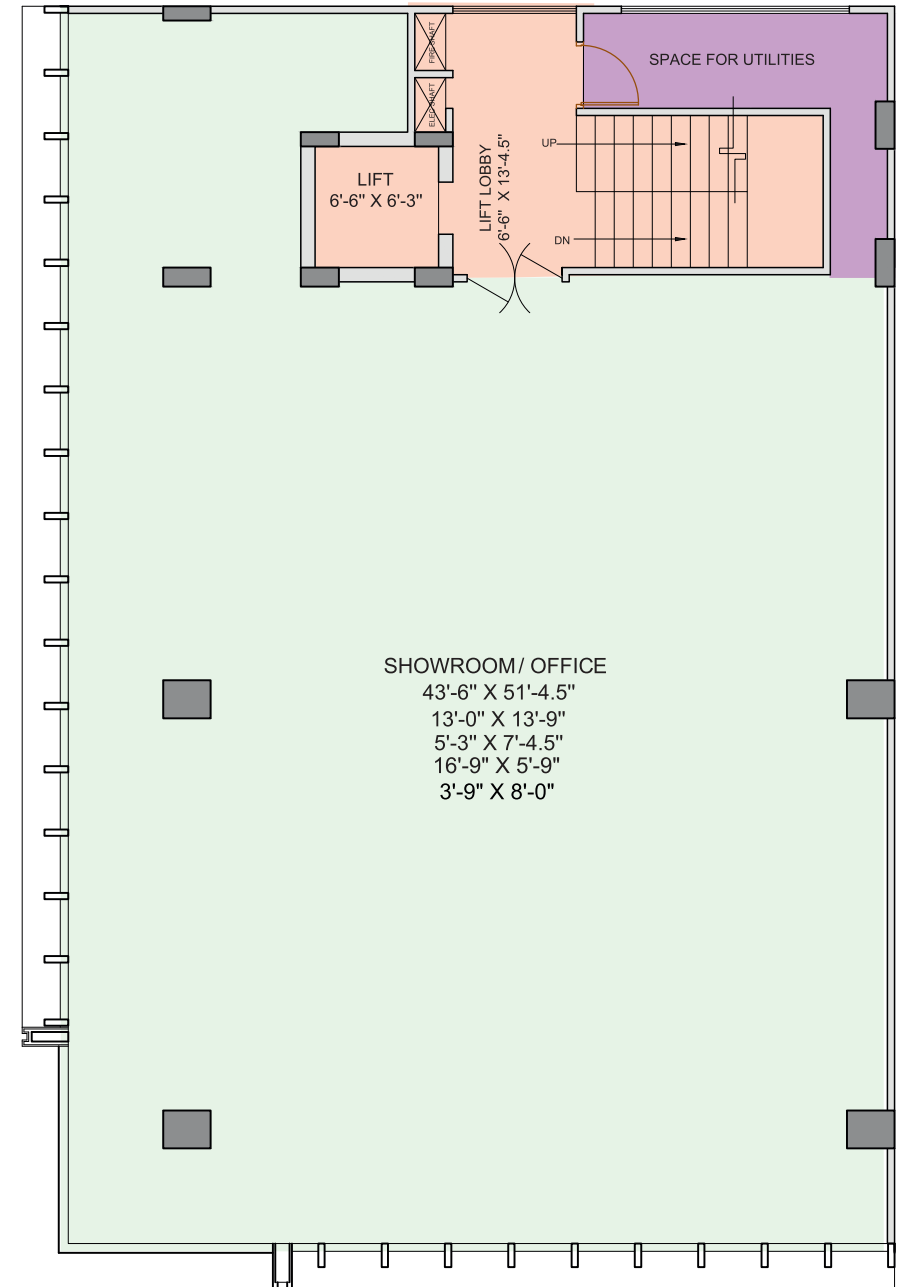


Ultramodern office/showroom spaces at a centralized location will help your workforce to maintain perfect work life balance, thereby increasing productivity and profitability of your organization



## SECOND & THIRD FLOOR PLAN LAYOUT

|               |               |
|---------------|---------------|
| Built Up Area | 2576.43 sq.ft |
| Saleable Area | 3607.00 sq.ft |



# THE FINEST RESTAURANT LOCATION



Artistically crafted restaurant space will provide an elated experience for fine dining, giving a 360 degree view of the Pink City.



## FOURTH FLOOR PLAN LAYOUT

|               |               |
|---------------|---------------|
| Built Up Area | 2576.43 sq.ft |
| Saleable Area | 3607.00 sq.ft |



# THE FINEST ROOFTOP LOCATION

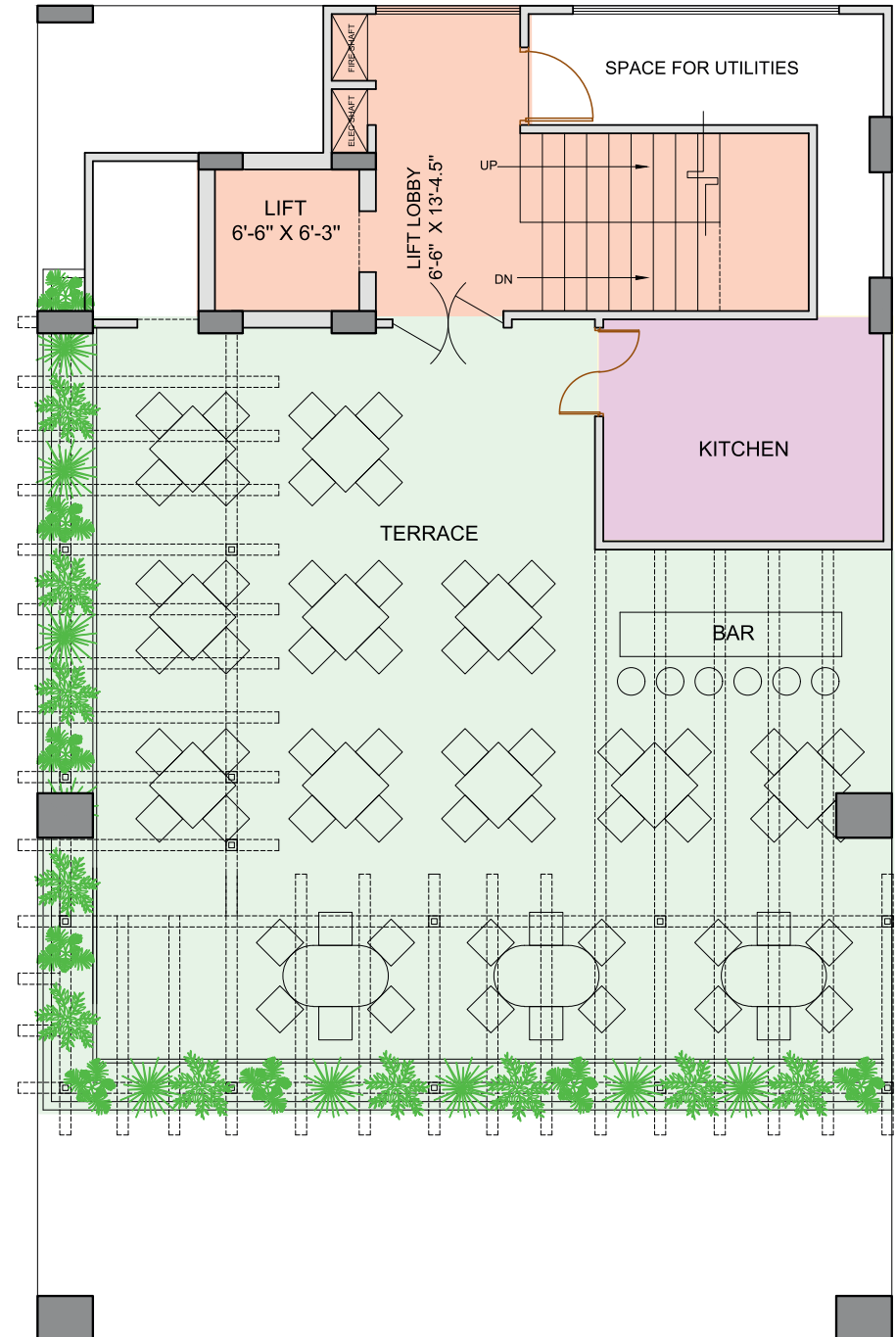


The modern structure of the roof top is a perfect destination to enjoy the night life, away from the hustle-bustle yet at the heart of the city.



## ROOFTOP PLAN LAYOUT

|               |               |
|---------------|---------------|
| Built Up Area | 1548.68 sq.ft |
| Saleable Area | 2168.15 sq.ft |





# ONE OF OUR COMPLETED COMMERCIAL PROJECT



# EXISTING LEASE HOLDERS





## Sunshine Realmart Pvt Ltd

5th, Floor Soliatir Building, Plot No. C212 & 2013, Gautam Marg,  
Hanuman Nagar, Vaishali Nagar, Jaipur-302021, Rajasthan  
• +91-141-4014792 • Mail: [info@dhanukarealty.in](mailto:info@dhanukarealty.in)  
• Web.: [www.dhanukarealty.in](http://www.dhanukarealty.in) • CIN : U70101RJ2011PTC037025

Call } **80035 82222**

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