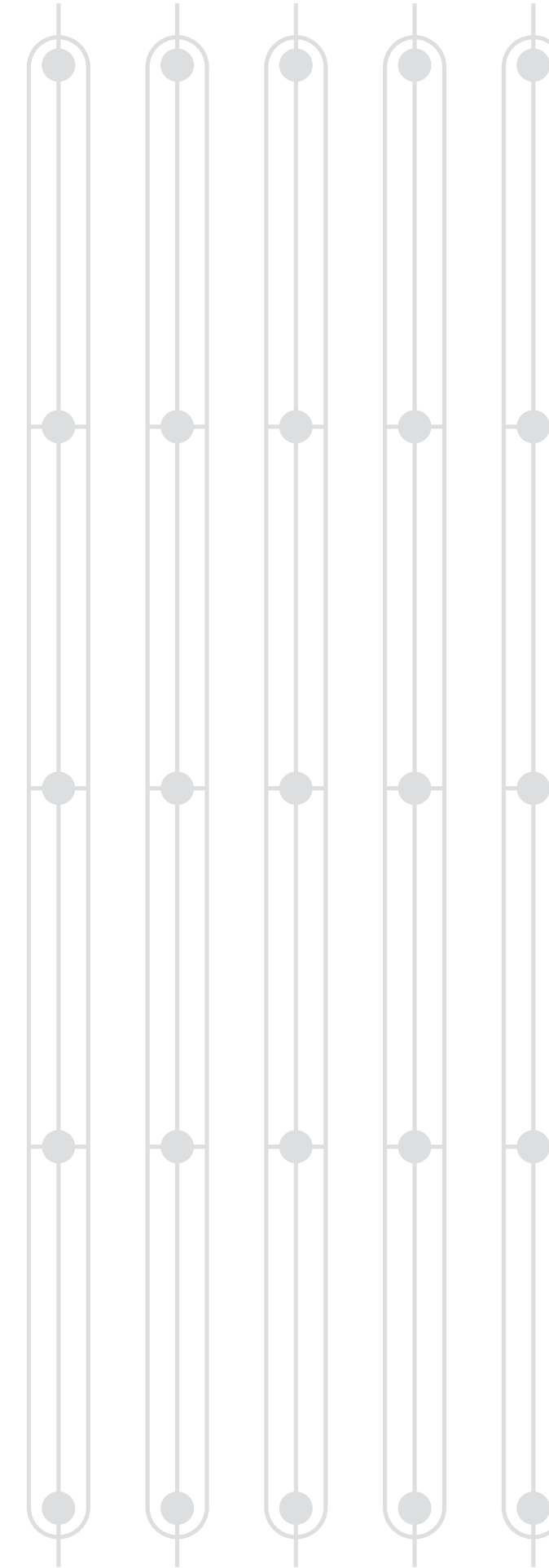
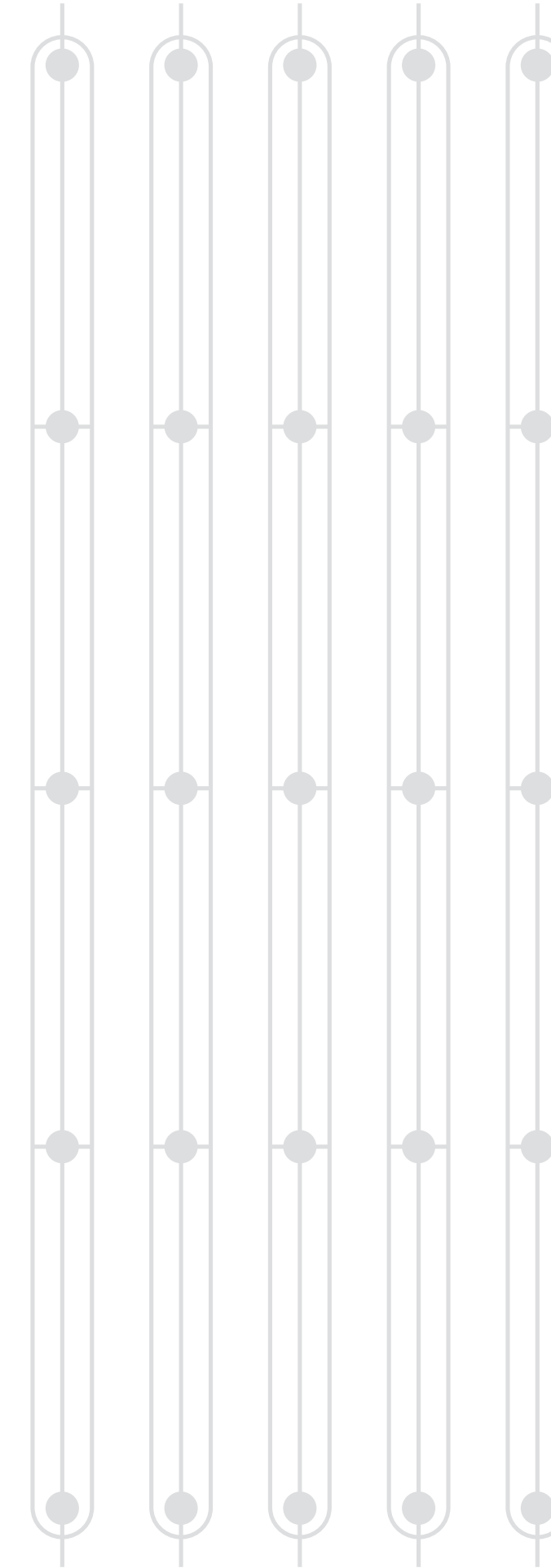
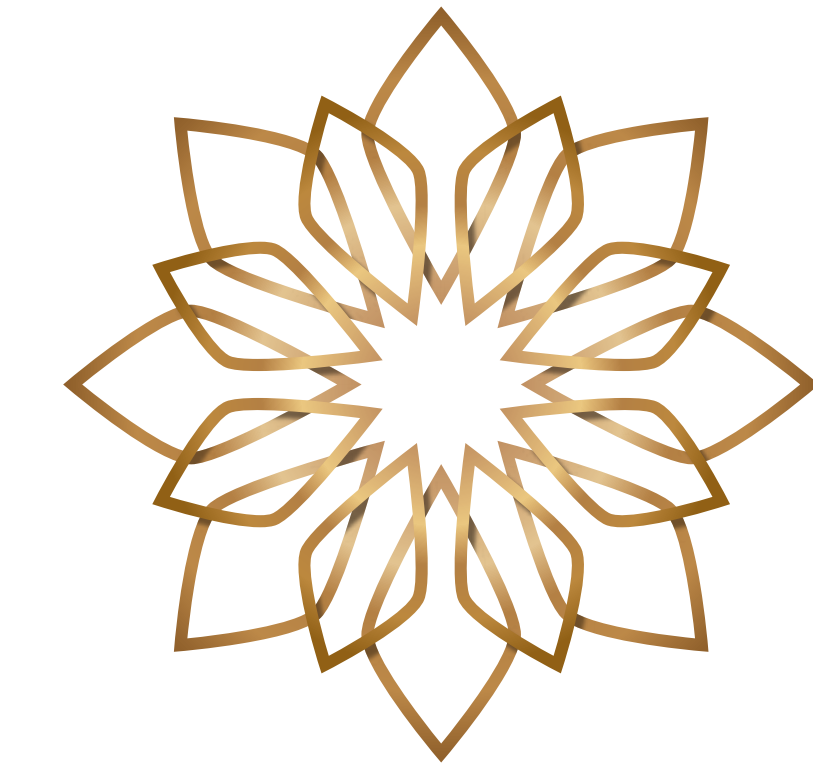




Open your doors  
to a spring that lasts forever





*The*  
SUNFLOWER  
— PHASE 1 —

UPRERAPRJ448904/04/2024  
<http://up-rera.in/projects>

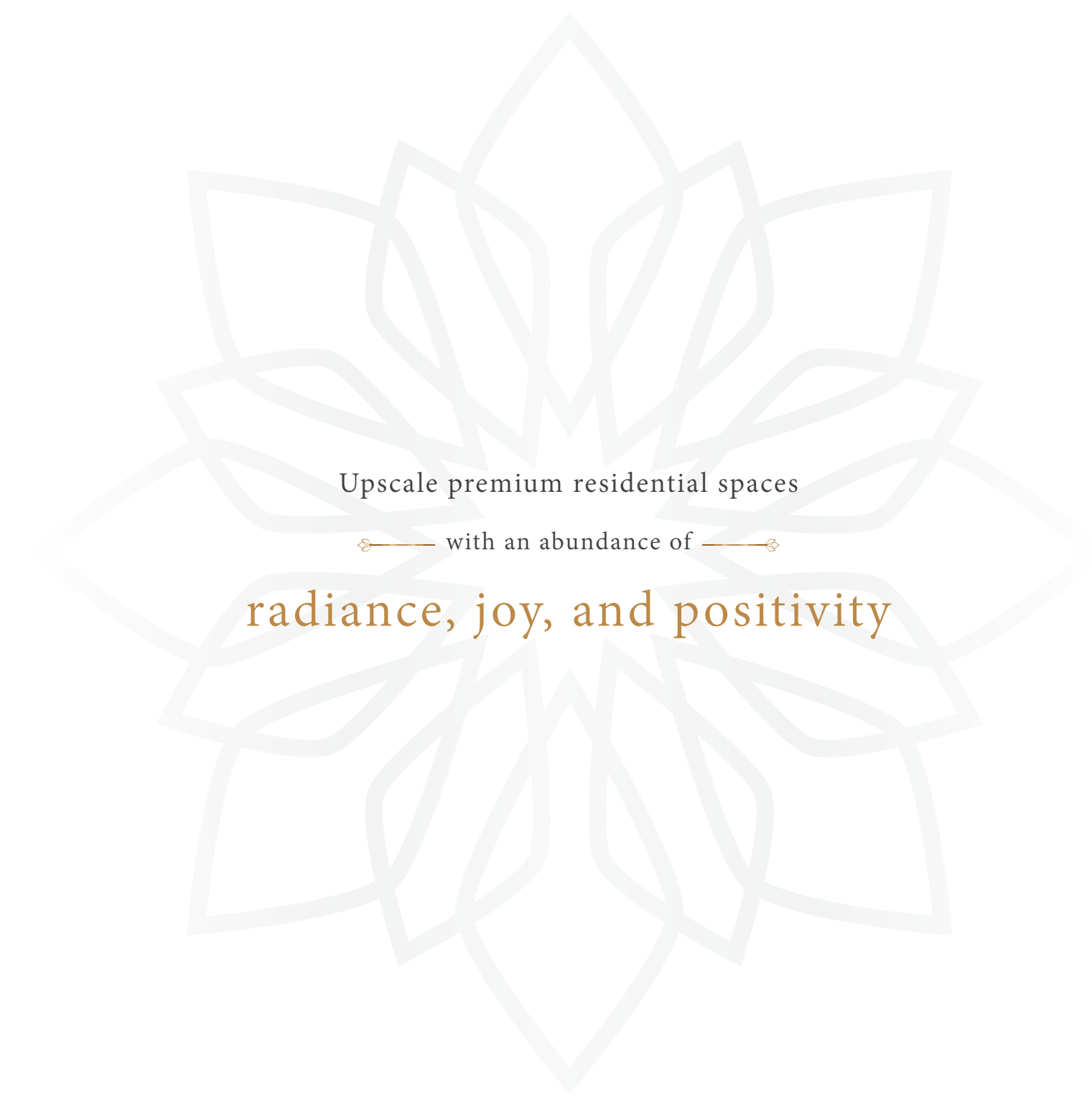




Upscale premium residential spaces

— with an abundance of —

radiance, joy, and positivity







We know what you desire from your home.  
We know what will make you want to call it yours for  
a lifetime. And we know that you will make it your own  
by your own dreams and desires.

At The Sunflower, we give you the building blocks  
to do all that and more.

Built around everything that the brightest and happiest  
flower stands for, The Sunflower offers you the  
unparalleled luxury that you have come to expect from  
AU Real Estate.















Your home isn't just what's inside the walls,  
but is also an extension of what's outside.

Like the outer petals of a sunflower,  
the surroundings draw in what's beautiful in  
the world around, and creates a layer of  
softness and positivity that drifts indoors.







With 16 category-leading  
features that symbolise  
the 16 petals of our sunflower,  
you will forever be ensconced  
within a space that radiates joy,  
and makes you and your loved  
ones bloom in its presence.









## Extended Tower Drop-Offs





## LUXURY IS ALL ABOUT NOT WAITING

— Make room for yourself —

with dedicated and extended drop off zones.







MEETING ROOMS WITH  
COFFEE DISPENSERS  
— IN LOBBY —

Your space extends far beyond your own.  
Like your sense of hospitality.











## Elevated Air Lounge



# RISE UP ABOVE THE REST

— with lounges —  
that hover above the ordinary.











*The*  
ETERNIA  
*Club*





RUB SHOULDERS WITH FRIENDS

— while —  
making new friends.





The  
ETERNIA  
Club









ALACTIC  
Gym Room

ZENITH  
Yoga Studio









ORION  
Fitness Centre

LOCKER



|         | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total |
|---------|---|---|---|---|---|---|---|---|---|----|-------|
| Donna   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 79    |
| Alyssa  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 70    |
| Kylie   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 55    |
| Michael | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 49    |
| Sophie  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 40    |
| Team I  |   |   |   |   |   |   |   |   |   |    |       |
| Team II |   |   |   |   |   |   |   |   |   |    |       |
|         |   |   |   |   |   |   |   |   |   |    | 313   |

|         | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total |
|---------|---|---|---|---|---|---|---|---|---|----|-------|
| Donna   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 79    |
| Alyssa  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 70    |
| Kylie   | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 55    |
| Michael | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 49    |
| Sophie  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 40    |
| Team I  |   |   |   |   |   |   |   |   |   |    |       |
| Team II |   |   |   |   |   |   |   |   |   |    |       |
|         |   |   |   |   |   |   |   |   |   |    | 313   |























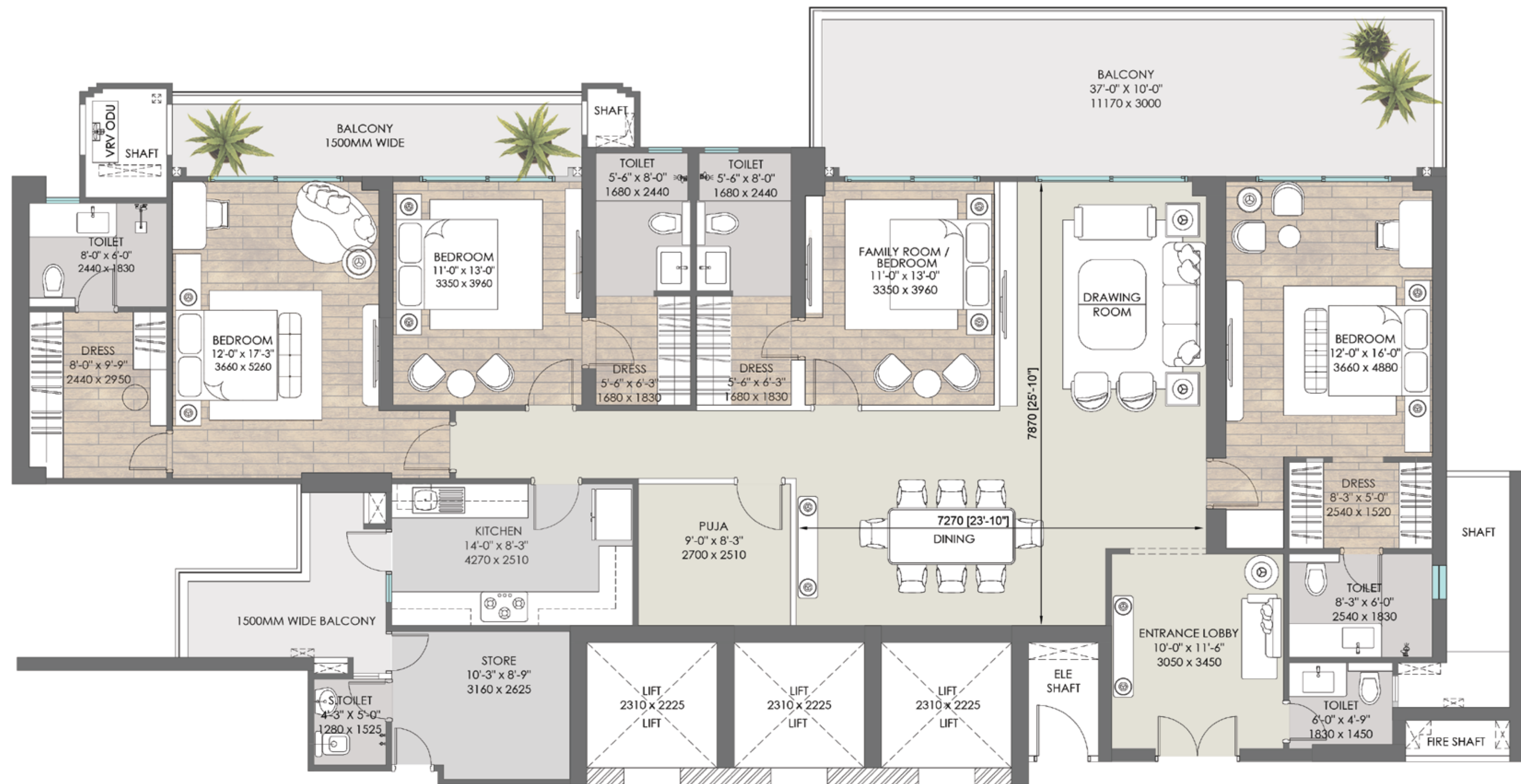




Your inner space is truly your own.  
Unique, distinct, and a reflection of your personality,  
this is the space that you create in the image of your  
aspirations and dreams. Like the inner petals  
of a sunflower, this is what visitors sees when they  
get close. This is where you layer the freshness  
outside with the positivity that is your own.







Disclaimer: Dimensions are in mm/feet and inches(1 ft = 304.8mm, 1inch= 25.4mm, 1 Sq. Mtr. = 10.7639 Sq. Ft.). The actual layout may be a mirror image. Orientation of the unit may vary, refer the detailed drawings. The furniture shown are for illustration purposes only and not part of offerings.

# TYPICAL FLOOR PLAN

## 3BHK FAMILY UNIT

3BHK + FAMILY ROOM + 4TOILET WITH DRESS  
+ ENTRANCE FOYER WITH TOILET  
+ PUJA ROOM + 1 STORE ROOM WITH TOILET

CARPET AREA- 2157.54 SQ. FT. / 200.44 SQ. M.  
BALCONY AREA - 553.27 SQ. FT. / 51.40 SQ. M.







Disclaimer: Dimensions are in mm/feet and inches(1 ft = 304.8mm, 1inch= 25.4mm, 1 Sq. Mtr. = 10.7639 Sq. Ft.). The actual layout may be a mirror image. Orientation of the unit may vary, refer the detailed drawings.  
The furniture shown are for illustration purposes only and not part of offerings.

# TYPICAL FLOOR PLAN

## 3BHK

3BHK + 3TOILET WITH DRESS  
+ENTRANCE FOYER WITH TOILET  
+ PUJA ROOM + 1 STORE ROOM WITH TOILET

CARPET AREA- 1684.24 SQ. FT. / 156.47 SQ. M.  
BALCONY AREA - 440.36 SQ. FT. / 40.91 SQ. M.







## MASTER PLAN

- |                               |                                               |
|-------------------------------|-----------------------------------------------|
| 1. Entry                      | 14. Dog park                                  |
| 2. Exit                       | 15. Rolling mound with green roof             |
| 3. Arrival plaza              | 16. Palm court at arrival                     |
| 4. Basement ramp              | 17. Restaurant(at ground level)               |
| 5. Tower drop-off             | 18. Pop up (at ground level)                  |
| 6. Community plaza water body | 19. Spa and salon(at ground level)            |
| 7. Accent trees               | 20. Creche (at ground level)                  |
| 8. Lagoon pool                | 21. Music and Dance room<br>(at ground level) |
| 9. Shallow water shelves      | 22. Childrens play area                       |
| 10. Club drop-off plaza       | 23. Open gym                                  |
| 11. Club terrace lawn         | 24. Entrance water cascade                    |
| 12. Multipurpose court        |                                               |

Disclaimer: The Layout features and locations are tentative and may change as per approval of Developers Architect / Competent Authority.



# SPECIFICATIONS

## Drawing/Dining

|          |        |
|----------|--------|
| Floor:   | Marble |
| Walls:   | Paint  |
| Ceiling: | Paint  |



## Master Bedroom/Dress Room

|                    |                           |
|--------------------|---------------------------|
| Floor:             | Laminated Wooden Flooring |
| Walls:             | Paint                     |
| Ceiling:           | Paint                     |
| Modular Wardrobes: | Modular Wardrobes         |



## Toilet

|                            |                                                                     |
|----------------------------|---------------------------------------------------------------------|
| Floor:                     | Tiles                                                               |
| Walls:                     | Combination of Tiles, Paint & Mirror                                |
| Ceiling:                   | Paint                                                               |
| Counters:                  | Granite / Synthetic Stone                                           |
| Sanitary ware/CP Fittings: | CP Fittings, Wash Basin, WC, Towel Rail / Ring, Toilet Paper Holder |
| Fitting/Fixtures:          | Glass Shower-partition, Exhaust Fan                                 |



## Kitchen

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Floor:              | Tiles                                                    |
| Walls:              | Tiles up to 2’ above counter / Paint in the Balance Area |
| Ceiling:            | Paint                                                    |
| Counters:           | Granite / Synthetic Stone                                |
| Fitting/Fixtures:   | CP Fittings, SS Sink, Exhaust Fan                        |
| Kitchen Appliances: | HOB, Chimney, Oven, Microwave, Refrigerator              |



## Foyer/Puja

|          |                        |
|----------|------------------------|
| Floor:   | Marble/Vitrified tiles |
| Walls:   | Paint                  |
| Ceiling: | Paint                  |



## Bed rooms / Family Room

|            |                           |
|------------|---------------------------|
| Floor:     | Laminated Wooden Flooring |
| Walls:     | Paint                     |
| Ceiling:   | Paint                     |
| Wardrobes: | Modular Wardrobes         |



## Balcony / Terrace

|                    |                      |
|--------------------|----------------------|
| Floor:             | Tiles                |
| Walls and Ceiling: | Exterior Grade Paint |
| Railings:          | Mild Steel           |
| Fixtures:          | Ceiling Lights       |



## Store Rooms/Toilet

|                    |                             |
|--------------------|-----------------------------|
| Floor:             | Tiles                       |
| Walls and Ceiling: | Paint                       |
| Toilet:            | CP Fittings, WC, Wash Basin |
| Balcony:           | Tiles /Exterior Grade Paint |





# SPECIFICATIONS

## Doors & Windows

|                           |                                                  |
|---------------------------|--------------------------------------------------|
| Doors and Windows Frames: | MS / UPVC / Aluminum / Wood / Composite Material |
| External Glazings:        | UPVC / Aluminum                                  |
| Windows/Glazing:          | UPVC / Aluminum                                  |
| Doors:                    | Wooden Flush Door                                |
| Main Doors:               | Wooden Flush Door                                |
| Internal Doors:           | Wooden Flush Door                                |

## Air Conditioning

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Air Conditioning: | VRV / VRF with High Wall Units in Drawing, Dining, Bedrooms.                                                                    |
|                   | AMC of equipment to be done directly by Allottee(s) from service provider on payment of applicable charges to service provider. |

## Electricals

|                                 |                                                                                                                            |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Conducting and Wiring Details:  | PVC Conduits, Wiring                                                                                                       |
| Electrical fittings:            | Switch Box and Sockets.                                                                                                    |
| Meter & Electricity connection: | To be obtained by allottee(s) from Promoters / Townships nominated agency / Govt. Agency on payment of applicable charges. |

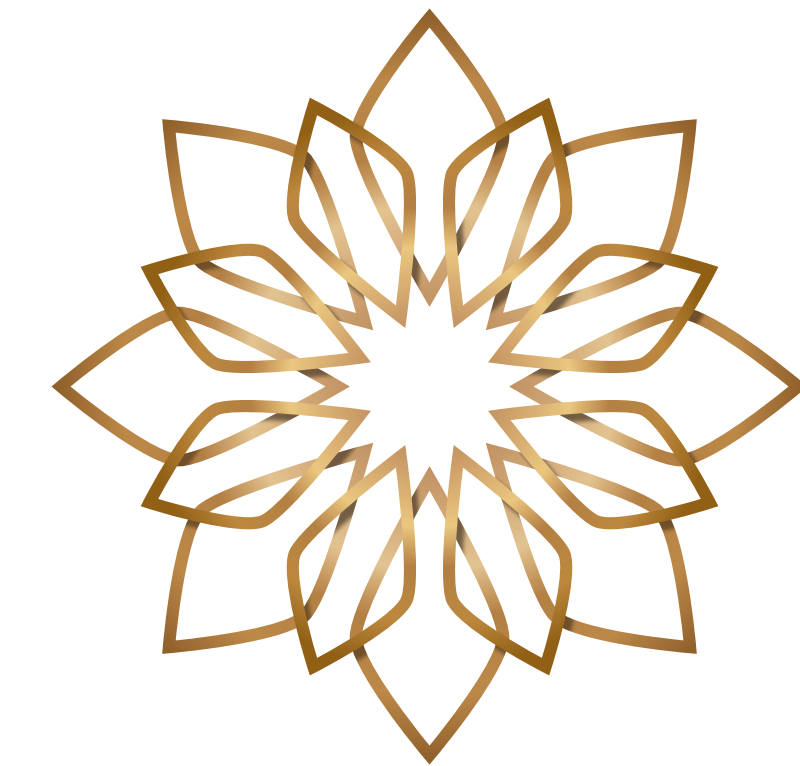
## Water Supply / Sewer Connection

|                                 |                                                  |
|---------------------------------|--------------------------------------------------|
| Water Supply / SewerConnection: | To be connected to township water supply / Sewer |
|---------------------------------|--------------------------------------------------|





You have reached the start point of a life  
that you always wanted to live.  
And with features that are beyond what you expected.  
Plant your home in The Sunflower,  
and blossom in its fragrance. For a life full of joy.



*The*  
**SUNFLOWER**  
— PHASE 1 —

UPRERAPRJ448904/04/2024  
<http://up-rera.in/projects>