



LUXURY LIVING

— Model Colony —



HYDERABAD



PUNE



RAICHANDANI
RISE.TOGETHER



GOA



INDORE



KARIMNAGAR



BHOPAL

RISE.TOGETHER



One of the key players of the real estate industry, Raichandani Group began its journey from Hyderabad and is now rapidly expanding its footprint across Pune, Goa, Indore, Bhopal and Karimnagar.

Set up by a team of professionals; the Group is engaged in a broad spectrum of projects ranging from residential and commercial to retail and shopping areas. The company's USP lies in an innovative approach, high engineering capability, high quality services and enduring sustainability.

The company has many distinctions to its credit like, impeccable execution standards and on time delivery track record. Each of the company's construction becomes a landmark area because of the careful thought given to location.

The success of Raichandani Group is a result of leveraging high class construction material and ensuring high service standards.





— Model Colony —

**2 & 3 BHK
LUXURY LIVING**

The Hallmark of Fine Luxury Living

Sunman is no ordinary redevelopment project. It brings with it a promise that is rarely found in these parts of the city. Immaculate construction quality; superior design aesthetics and innovative approach means: Sunman offers top of the world lifestyle with no compromise.

3 BHK rooms of a revelation of space that lets you explore more to life and gives you more options to celebrate your life. The construction reflects your mood and desire and brings out the best of specifications that makes you feel proud.

Vertical text on the left side of the building, possibly a project name or address, oriented vertically.



The Metamorphosis

From The Old, Comes The New!

Featuring a journey of transformation that began with an old structure that had seen better days. At SUNMAN, we envisioned creating a luxurious and modern high-rise that would bring new energy to this thriving locale.

Our transformation from an old, dilapidated building to a modern high-rise has been an adventure of innovation, creativity, and passion. The sleek and contemporary design of this high-rise is a celebration of the future while still paying tribute to our past.

Welcome to our world of development, luxury, and change, welcome to SUNMAN!



Artistic Image

Living Room

Confluence of Convenience and Luxury

Sunman is situated at the center of a continuously growing city. Other than being on the nerve center of busy S B road; you are close to the ongoing Metro Shivajinagar to Hinjawadi metro line. The other business districts of Camp and city. Travelling to Mumbai is easy as is access to the IT areas of Baner and Hinjawadi.

Staying in Sunman means you are never far from action and get to enjoy best of both the worlds.



Artistic Image

Balcony

Bespoke Luxury that Redefines Space

Sunman is the abode of high ground luxury at the heart of the city. Elevated living that wraps premium space designed to give you an opulent lifestyle. Life takes a royal turn in the ornate building in the tony part of Model Colony, with an elevation will dominate over the neighbourhood.

Design, and architecture combine to give fine form that is a true reflection of your class and style. The story of fairies living in a ivory castle comes alive as you climb up and get a glimpse of the magnificent Chaturshringhi temple and its pristine surroundings. All in all an epitome of fine living.



Bedroom 1

Find Serenity in
Your Own
Private Oasis



Artistic Image

Bedroom 2

Indulge
in Opulence



Artistic Image

3 BHK



All Images are Artistic Impressions

- 1 Lobby
- 3 Balcony
- 5 Guest Bedroom Toilet
- 7 Kitchen
- 9 Master Bedroom
- 11 Kids Bedroom
- 2 Living Room
- 4 Guest Bedroom
- 6 Dining
- 8 Dry Balcony
- 10 Master Bedroom Toilet
- 12 Kids Bedroom Toilet

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customer. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/ site conditions/ column/ finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

2 BHK



All Images are Artistic Impressions

- 1 Lobby
- 3 Balcony
- 5 Dry Balcony
- 7 Master Bedroom Toilet
- 9 Kids Bedroom
- 11 Kids Bedroom Balcony
- 2 Living Room
- 4 Kitchen + Dining
- 6 Master Bedroom
- 8 Master Bedroom Balcony
- 10 Kids Bedroom Toilet

Disclaimer: Products, features, equipment, furniture, furnishings, light fittings etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customer. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/ site conditions/ column/ finishing. All these dimension are unfinished structural dimension. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

2 & 3 BHK LAYOUT



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| TYPE | FLAT NO. | CARPET AREA |
|-------|-----------------|-------------|
| 2 BHK | 1002 | 1184 |
| 2 BHK | 102 , 202 , 302 | 1188 |
| 2 BHK | 1102 | 1191 |
| 2 BHK | 402, 902 | 1193 |
| 3 BHK | 101, 201, 301 | 1579 |

AMENITIES



All Images are Artistic Impressions

- Walking track
- Sitting alcove
- Games zone
- Gym

- Society office
- Party lawn
- Multipurpose hall
- View point

KEY DISTANCE

| | |
|----------------------|----------|
| Chaturshrungi Temple | 600 Mtrs |
| Pune University | 900 Mtrs |
| The Pavillion Mall | 1.2 Km |
| JW Marriot Hotel | 1.2 Km |
| Symbiosis College | 1.8 Km |
| E-SQUARE | 1.8 Km |
| Fergusson College | 2.2 Km |
| Deccan Gymkhana | 3.2 Km |
| Sancheti Hospital | 3.1 Km |
| FTII | 3.1 Km |
| Law College | 3.1 Km |
| Shivaji Nagar Strn. | 3.2 Km |
| COEP | 3.3 Km |
| Balgandharv | 3.3 Km |
| Sambhaji Park | 3.4 Km |
| Shaniwar Wada | 4.1 Km |
| Kasaba Ganapati | 4.1 Km |



SPECIFICATIONS

- ON GOING PROJECTS IN PUNE -



STRUCTURAL

- Earthquake resistant construction
- R.C.C frame structure



MASONRY & PLASTER

- External & Internal walls 5" block work
- External sand faced plaster and Internal Gypsum finish



WALL FINISHES

- External walls in exterior grade Apex paint
- Internal walls with satin premium emulsion plastic paint
- Gypsum punning on walls



TILES

- 300mmx600mm Kitchen dado tile till ceiling
- 4x2 ft PGVT Flooring tile
- 2x2 ft anti skid tile Washroom flooring
- 600 mm x 600 mm Matt Finish Balcony tiles
- Washroom door and all windows all four side granite finishing
- All staircases will be in ready made tile



KITCHEN & BATHROOMS

- Kitchen with granite counter top with Stainless Steel Sink bowl and glazed tile dado
- Exhaust fan in all bathrooms
- Sanitary ware fixtures and fittings of well known brand
- Plumbing & electrical provision for bathroom & water purification provision for kitchen
- Soft closing trolley cabinets under kitchen platform



DOOR & WINDOWS

- Main Door: Laminate finished plywood door frame
- Internal Door: Flush door & plywood door frame
- Toilet Door: Flush door with granite door frame
- Flush Doors for bedrooms & bathrooms
- Premium Hardware
- Powder coated aluminium sliding windows with fly-mesh
- Designer glass Railing for Balconies & Terraces



ELECTRICAL & TECHNOLOGY

- Premium range of switches & sockets
- Telephone point in living room
- Smart Home Automation*
- Data point in living room & all bedrooms
- Individual video door phone for main door
- Provision for cable TV connection in master bedroom & living room
- Inverter provision



LIFT

- 2 automatic elevators of standard make



SOLAR

- Will be provided for common areas for lights and lift
- Hot water supply in all master bathroom



FIRE FIGHTING

- Fire Fighting systems as per relevant norms will be provided



SECURITY

- Video Door phone will be provided to all flats
- CCTV surveillance in common areas



POWER BACKUP

- Diesel Generator will be provided to provide power backup to lifts, staircase, parking light & stack parking area



CEILING

- False ceiling in Living room and Master bedroom



C.P. FITTINGS

- Jaquar or better make CP fittings



PENTAGON TOWERS
Karvenagar



SWARNAVATIKA
NIBM Road



THE SHWET
Baner



RAICHANDANI GATEWAY
Kharadi



ALPHA C
Pan Card Club Road



GALAXY
Baner

- PROJECTS IN OTHER CITIES -



KOKAPET ONE
Hyderabad



RAICHANDANI MALL
Hyderabad



LA MARVEL
Goa



BOTANICA
Goa



UNITY ONE
Indore



KRISHNA ENCLAVE
Bhopal



RAICHANDANI
RISE.TOGETHER

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