



AVENUE ONE

RETAIL & OFFICE SEGMENTS

**RETAIL &
OFFICE SEGMENTS**

**Call for Enquiry:
+91 83066 64888**

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12 MT WIDE ROAD

30 MT WIDE ROAD

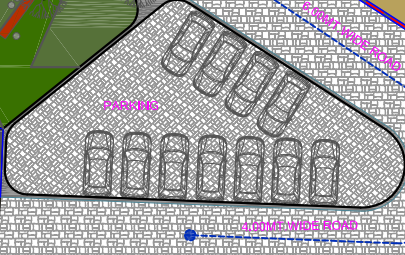
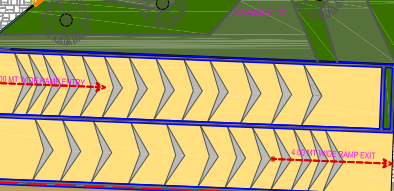
LANDSCAPE AREA

PARKING

- 11
4900 sq. ft.
 - 10
1700 sq. ft.
 - 9
1700 sq. ft.
 - 8
1700 sq. ft.
 - 7
1700 sq. ft.
 - 6
1700 sq. ft.
 - 5
1700 sq. ft.
 - 4
1700 sq. ft.
 - 3
1700 sq. ft.
 - 2
1700 sq. ft.
 - 1
1950 sq. ft.
- 12
1675 sq. ft.
 - 12A
1650 sq. ft.
 - 14
1400 sq. ft.
 - 15
1250 sq. ft.
 - 16
1150 sq. ft.
 - 17
2500 sq. ft.

MAIN ENTRY

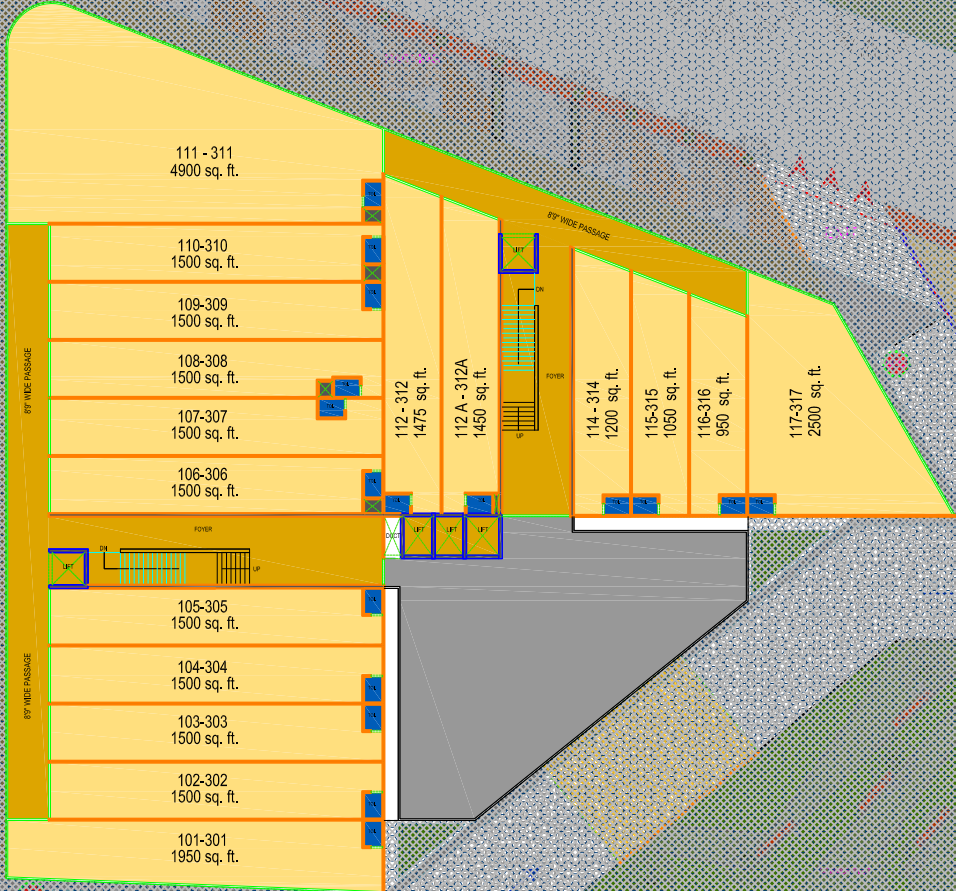
STRIUM
7211' X 4419'



SPACE FOR SUBSTATION

SUN AVENUE ONE GROUND FLOOR PLAN





111 - 311
4900 sq. ft.

110-310
1500 sq. ft.

109-309
1500 sq. ft.

108-308
1500 sq. ft.

107-307
1500 sq. ft.

106-306
1500 sq. ft.

105-305
1500 sq. ft.

104-304
1500 sq. ft.

103-303
1500 sq. ft.

102-302
1500 sq. ft.

101-301
1950 sq. ft.

112 - 312
1475 sq. ft.

112 A - 312A
1450 sq. ft.

114 - 314
1200 sq. ft.

115-315
1050 sq. ft.

116-316
950 sq. ft.

117-317
2500 sq. ft.

6'7" WIDE PASSAGE

6'7" WIDE PASSAGE

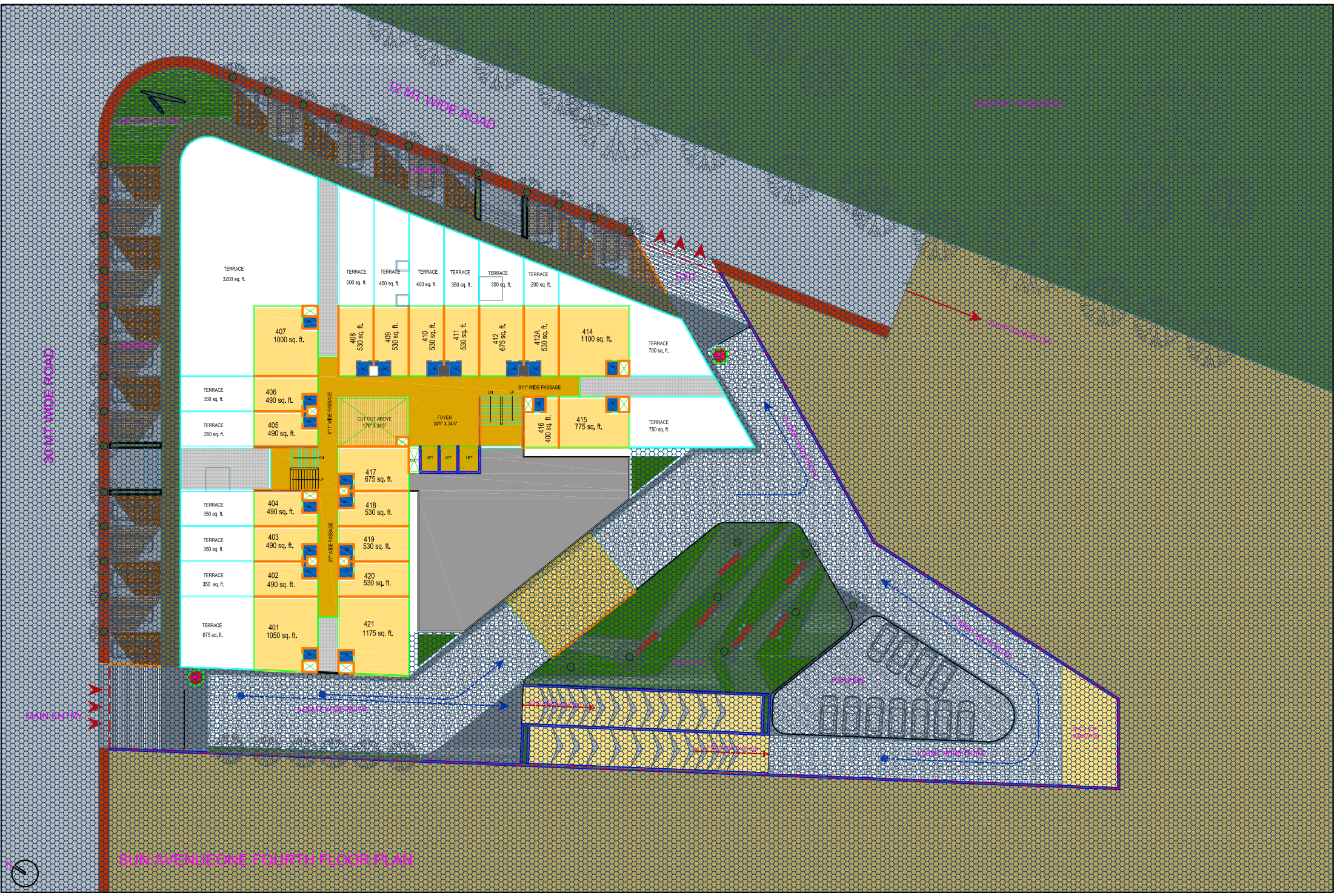
6'7" WIDE PASSAGE

FOYER

FOYER



SUN AVENUE ONE FIRST TO THIRD FLOOR PLAN



LANDSCAPE AREA

SHORE FAC FOUNDATION

TERRACE
3200 sq. ft.

TERRACE
500 sq. ft.

TERRACE
450 sq. ft.

TERRACE
400 sq. ft.

TERRACE
350 sq. ft.

TERRACE
300 sq. ft.

TERRACE
200 sq. ft.

407
1000 sq. ft.

408
530 sq. ft.

409
530 sq. ft.

410
530 sq. ft.

411
530 sq. ft.

412
675 sq. ft.

412A
530 sq. ft.

414
1100 sq. ft.

TERRACE
700 sq. ft.

TERRACE
350 sq. ft.

406
490 sq. ft.

405
490 sq. ft.

416
400 sq. ft.

415
775 sq. ft.

TERRACE
750 sq. ft.

TERRACE
350 sq. ft.

404
490 sq. ft.

418
530 sq. ft.

TERRACE
350 sq. ft.

403
490 sq. ft.

419
530 sq. ft.

TERRACE
350 sq. ft.

402
490 sq. ft.

420
530 sq. ft.

TERRACE
675 sq. ft.

401
1050 sq. ft.

421
1175 sq. ft.

6'11" WIDE PASSAGE

6'11" WIDE PASSAGE

CLIP-OUT ABOVE
17'9" X 14'5"

FOYER
24'9" X 24'9"

6'11" WIDE PASSAGE

28th AVENUE BUILDING FOURTH FLOOR PLAN

30 FT WIDE ROAD

12 FT WIDE ROAD

TERRACE AT 4TH LEVEL

TERRACE AT 4TH LEVEL

TERRACE AT 4TH LEVEL

MAIN ENTRY



507 - 1207
1000 sq. ft.

508-512
530 sq. ft.

509-509B
530 sq. ft.

510-510B
530 sq. ft.

511-1211
530 sq. ft.

512-512B
675 sq. ft.

513-513A
530 sq. ft.

514 - 1214
1100 sq. ft.

506 - 1206
490 sq. ft.

505 - 1205
490 sq. ft.

CUT OUT
139' X 245'

FOYER
249' X 245'

516-1216
400 sq. ft.

515 - 1215
775 sq. ft.

517 - 1217
675 sq. ft.

504 - 1204
490 sq. ft.

518 - 1218
530 sq. ft.

503 - 1203
490 sq. ft.

519 - 1219
530 sq. ft.

502 - 1202
490 sq. ft.

520 - 1220
530 sq. ft.

501 - 1201
1050 sq. ft.

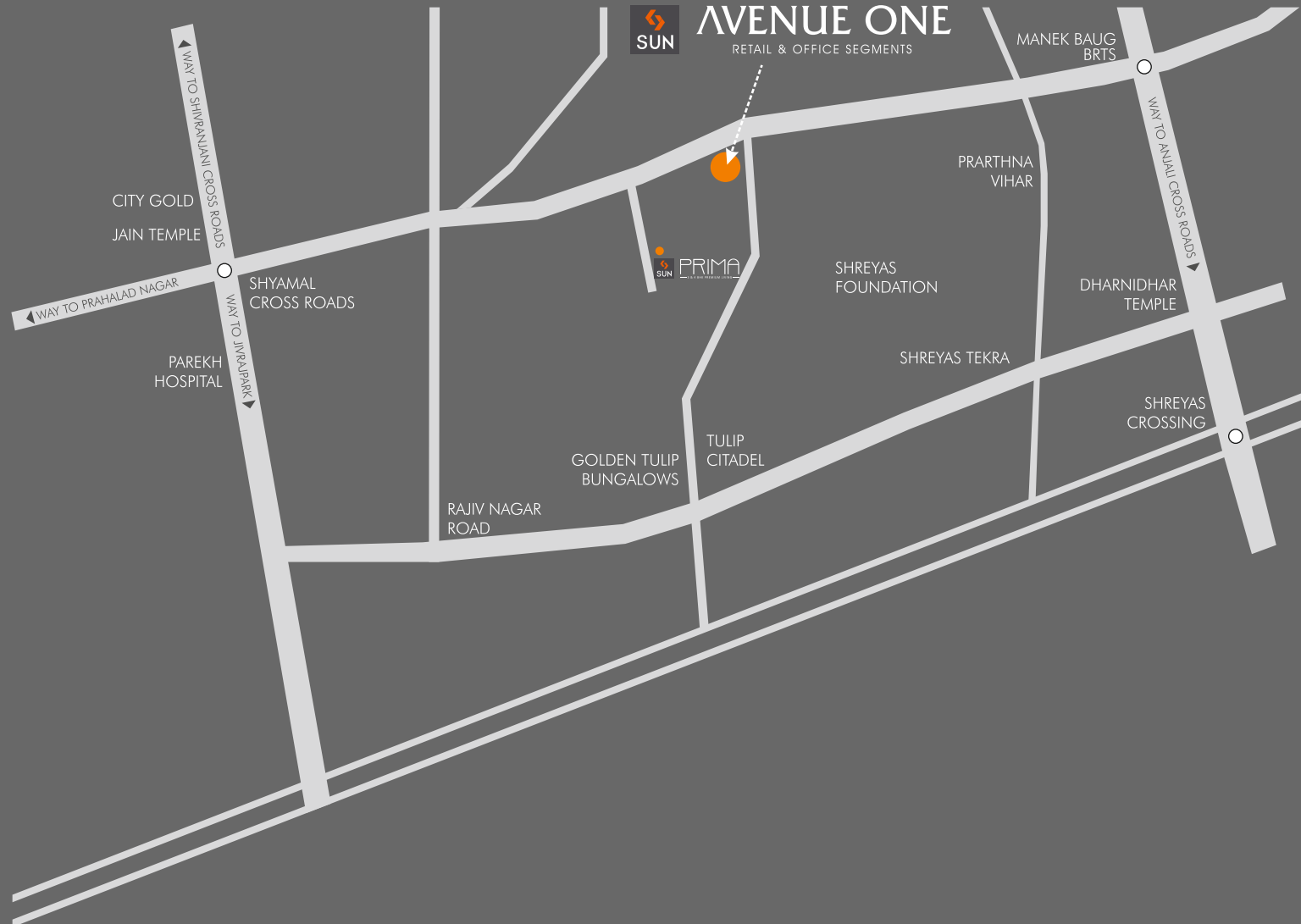
521 - 1221
1175 sq. ft.

SUN AVENUE ONE FIFTH TO TWELFTH FLOOR PLAN



KEY PLAN

Site: Manekbaug - Shyamal Road





AVENUE ONE

RETAIL & OFFICE SEGMENTS

Important Information

Project : Retail & Office Segments
Location : Manekbaug - Shyamal Road
Number of Floors : Ground + 12
Number of Units : 68 Showrooms & 180 Office Segments
Unit Areas : Showroom 900 sft onwards & Office Segments 425 sft onwards

Additional Charges : Rs. 250/sft towards AMC Charges
- Rs. 250/sft towards Electricity Charges
- Rs. 3.5/sft per month for 24 months towards monthly maintenance expenses to be paid fully in advance at the time of possession/saleded
- Rs. 85/sft towards Maintenance Deposit
- Rs. 30/sft towards Legal Charges
- Rs. 2,00,000/per unit as development charges

Loan Availability : Major Banks / Financial Institutions
Possession Period : 24 Months from the commencement of work (Subject to Force Majeure conditions)

Payment Terms

Down Payment	20% at the time of booking Balance 80% with in 21 days from the commencement of work (Revision in Rate & payment terms will be applicable if client fails to follow above mentioned schedule)
Regular Payment	10% at the time of booking & 20% within 21 days from commencement of work Balance 70% in 18 equal monthly installments from date of commencement of work

- Total Payment by Cheque/DD or NEFT/RTGS in favor of "**Sun Infrastructure**".
- Applicable stamp duty & Registration charges are not included in the transaction cost and are to be paid by the member individually at the time of saledeed.
- Service tax, VAT or any charges or taxes levied by the govt. authority are to be borne by member as per actual.
- Service tax at applicable rate is payable on all due installments (non – refundable).
- Additional amount payable on delayed payment of installments @ 1.5% per month upto a delay of 3 months.
If delay is more than 3 months, the developer shall cancel the booking on his sole discretion.
- In event of cancellation, refund would be given only after the said unit has been resold (payment received from new purchaser) & that to after deducting a sum of Rs. 2,00,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

Other Notes

- Few units on fourth & seventh floors are allotted open terrace rights on a nominal payment at the discretion of developer.
- Monthly maintenance expense shall be effective from time building use permission is issued from local authority.
- The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.
- The company shall strictly execute the work as per the decided specifications & shall not entertain any kind of alteration/modifications at any stage.
- In case of any kind of alteration/modifications carried out by the client in his own capacity, no labor charge credit shall be given.
- Any Changes in plumbing work are not permitted.
- Subject to Ahmedabad Jurisdiction.



SUN BUILDERS GROUP

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