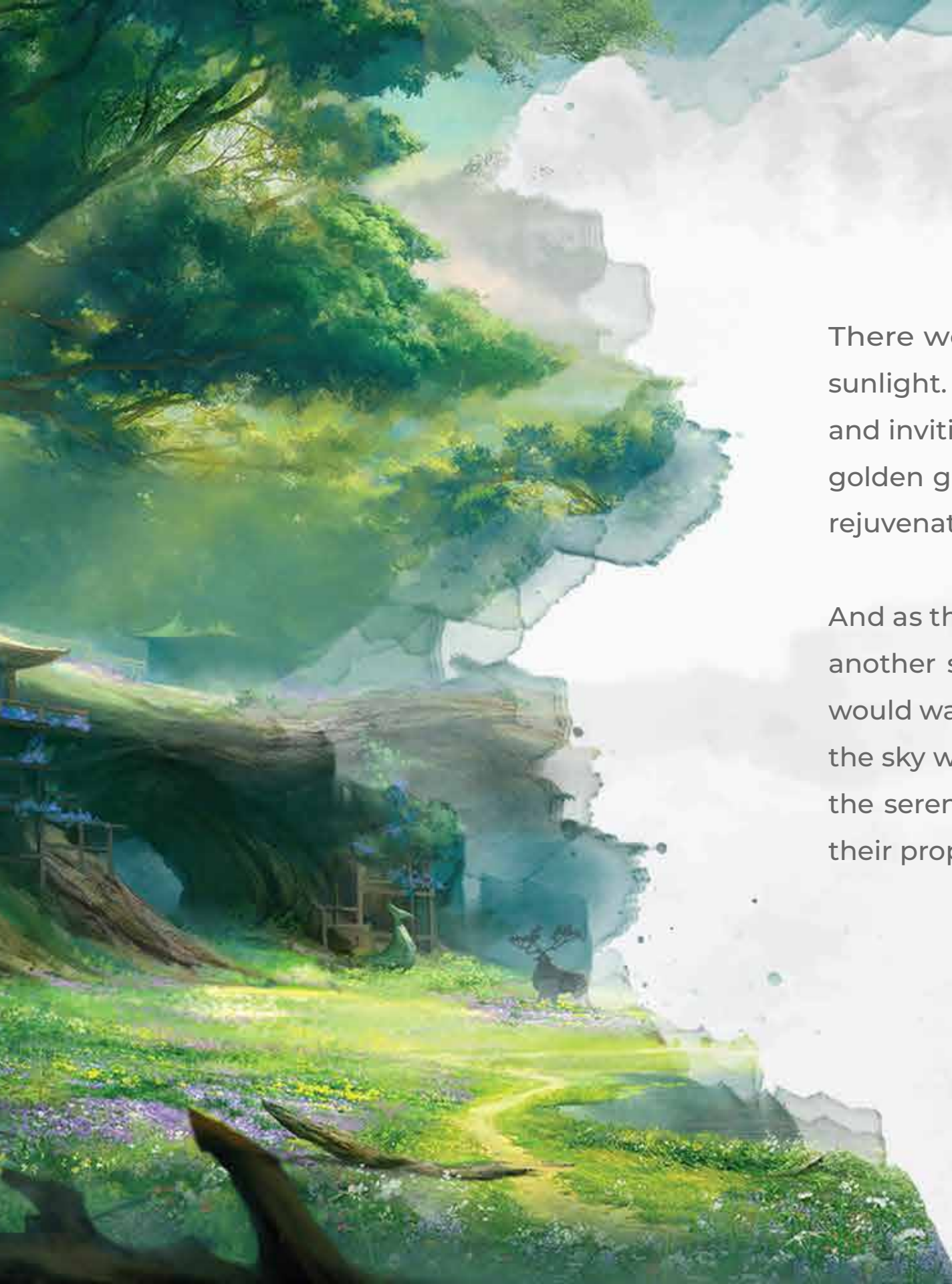




**HERE
COMES
THE
SUNSHINE**

ONCE
UPON
A
TIME...





There were beautiful homes blessed with an abundance of sunlight. Every morning, the residents would wake up to the warm and inviting rays of the rising sun, illuminating their homes with a golden glow. They would take in the sights of the sunrise, feeling rejuvenated and energized for the day ahead.

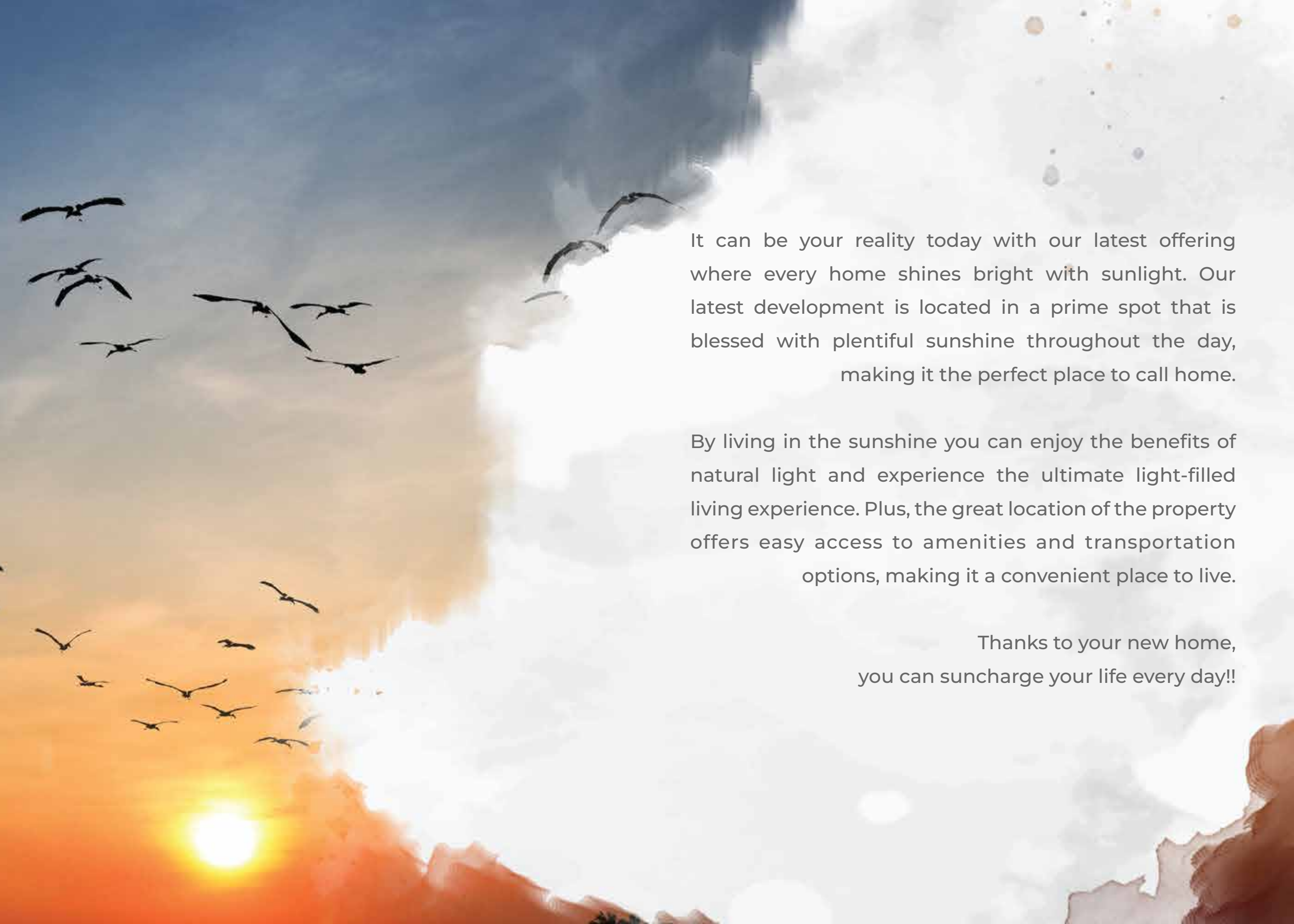
And as the day drew to a close, the residents would be treated to another spectacular display of natural beauty - the sunset. They would watch in awe as the sun dipped below the horizon, painting the sky with shades of red, orange, and yellow. They would take in the serene beauty of the sunset, feeling grateful for the sunlight their property was gifted with.



BUT
ONCE UPON A TIME

**NEED
NOT
BE A
FAIRYTALE....**





It can be your reality today with our latest offering where every home shines bright with sunlight. Our latest development is located in a prime spot that is blessed with plentiful sunshine throughout the day, making it the perfect place to call home.

By living in the sunshine you can enjoy the benefits of natural light and experience the ultimate light-filled living experience. Plus, the great location of the property offers easy access to amenities and transportation options, making it a convenient place to live.

Thanks to your new home, you can suncharge your life every day!!

PRESENTING
**SUNRAY...
WHERE
SUN SHINES
BRIGHT**





For those who crave and enjoy the sunshine, a home with an abundance of sunlight is a perfect choice. Sunray homes have been designed specifically to provide homes with ample amounts of sunshine all year round.

The homes are equipped with features like sunbath balconies, sun gaze windows and more that allow homeowners to capture every ray of sunshine from sunrise to sunset. With these unique features, homeowners can bask in the natural glory that sunlight has to offer while also enjoying a tranquil ambience within the comfort of their own homes.



SOWPARNIKA

GET STARTED
WITH



THE SUNRAY EXPERIENCE



GAZEBO

A gazebo at this property offers a serene and peaceful space for residents to enjoy the outdoors. Whether you're looking for a spot to relax and read a book, or a place to entertain guests, it's the ideal spot to unwind and take in the natural beauty of the surrounding area



JOGGING TRACK

Our property is a haven for fitness junkies and adrenaline junkies alike. So we've designed a small jogging track to keep the residents in shape, and encourage them to get out there and explore the area!

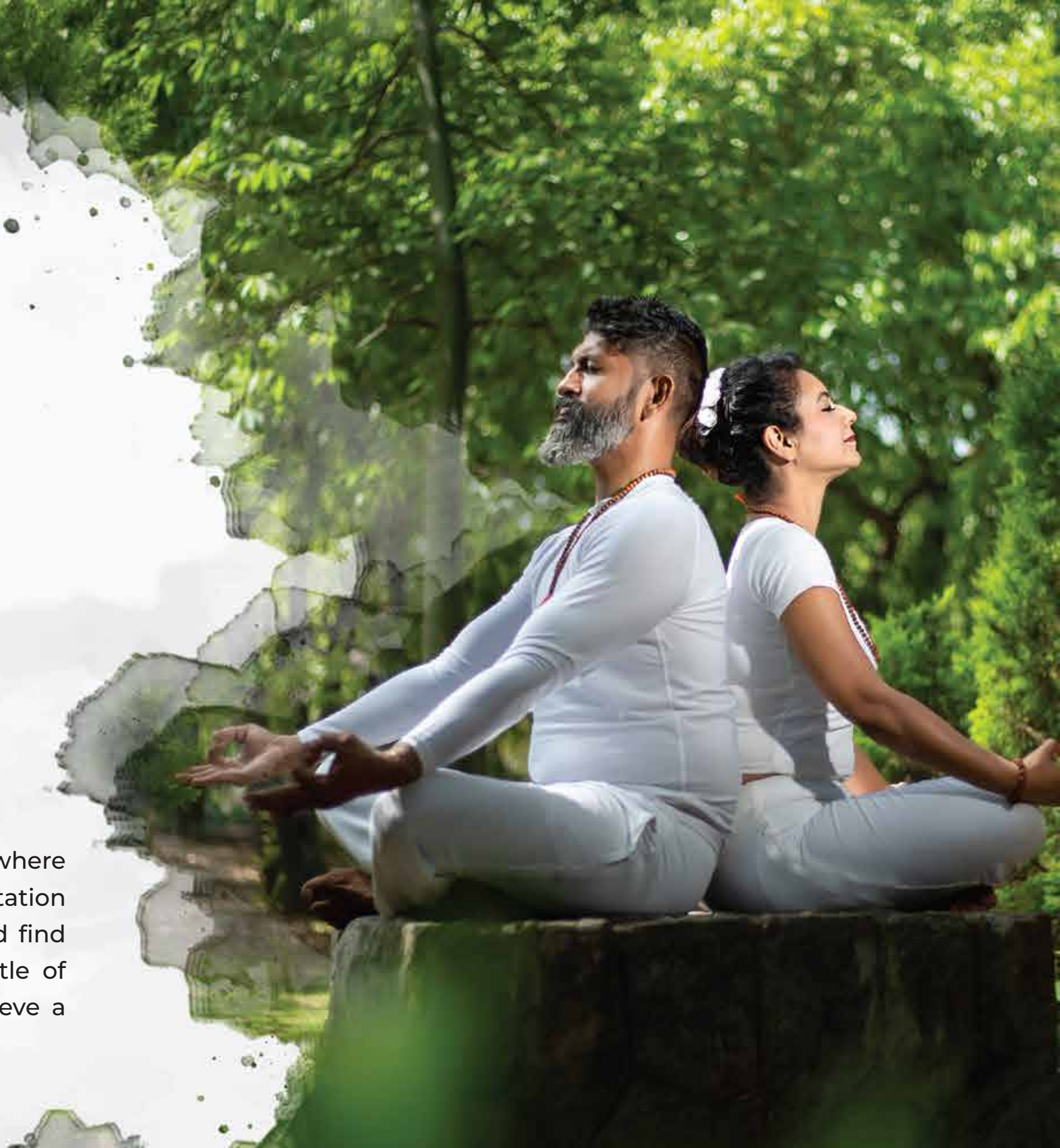
A child is captured mid-hop on a hopscotch court painted on asphalt. The child is wearing a blue patterned dress, blue leggings with white polka dots, and red socks with a cartoon character. Their black sneakers are in motion. To the right of the hopscotch court is a large, fluffy pile of snow. The hopscotch court has yellow numbers 1 through 9 and a star at the end.

HOPSCOTCH

A classic game that has been enjoyed by children for generations. At our property, a hopscotch court can be a fun and engaging addition for both children and adults. Let the game begin!!

YOGA & MEDITATION AREA

Find your inner peace at our property, where a dedicated space for yoga and meditation awaits. Take a moment to breathe and find tranquility amidst the hustle and bustle of daily life. Let our space help you achieve a sense of balance and calmness.



A modern home gym interior featuring a large black weight rack with multiple barbells and weights in the foreground. In the background, there are various exercise machines, including treadmills and ellipticals, positioned near large windows that let in natural light. A single round pendant light hangs from the ceiling. The overall aesthetic is clean and contemporary.

GYM

Stay fit and healthy in the comfort of your own home with our state-of-the-art gym. Equipped with the latest exercise machines and equipment, our gym is designed to meet all your fitness needs. There's no need to worry about gym memberships or crowded gyms. Just show up, work out, and feel the results.

MULTIPURPOSE HALL

Perfect for hosting events, parties, and gatherings, this versatile space is designed to accommodate all your needs. Whether it's a birthday celebration, a corporate event, or a family get-together, our multi-purpose hall is the ideal venue for all your special moments.





SWIMMING POOL

Escape to your private paradise with this stunning swimming pool. Take a dip in the cool waters, soak up the sun, or simply relax and unwind. Let your loved ones experience the ultimate in outdoor living with a class and complete serenity.



A photograph of two children swimming in a pool. In the foreground, a young girl with a pink swim cap and a blue swimsuit is smiling and looking towards the camera. She is holding a blue inflatable ring. Behind her, another child is visible, also smiling. The background is a bright, slightly blurred outdoor setting, likely a pool deck or beach area. The overall tone is bright and cheerful, emphasizing a fun summer activity.

KIDS POOL

Is your kid looking for a place to relax and have fun? Look no further than the Kids Pool! This pool is perfect for kids to spend time with friends, enjoy the outdoors, and simply unwind. Let the kids cool off and have their own SPLAShtastic time swimming with friends. It is the Perfect Place for Kids to Unwind and Relax!!

CHILDREN'S PLAY AREA

Give your kids the opportunity to explore, learn, and play—all in a safe and fun environment! The children's play area is the perfect place to help them discover a world full of joy. Let their imaginations run wild and set them loose in our interactive play area. Bring your little one to Children's play area for an experience you won't forget!



A man in a green polo shirt and white pants is kicking a colorful ball on a grassy field. A young girl in a pink shirt and blue pants is on the left, and a young boy in a white shirt and grey pants is on the right, both watching the man. The background is a soft-focus green field with trees. A large, white, torn-paper-like graphic element is on the right side of the image, partially covering the text.

LANDSCAPED GARDEN

Turn your outdoor space into a relaxing retreat for all your family gatherings! With a landscaped garden from us, you can enjoy the beauty of nature and create lasting memories together as a family. Trust us to provide you with stunning designs and innovative features that you won't find anywhere else. Come experience warmth and togetherness in your very own landscaped garden!



LANDSCAPED LAWN

Get the perfect escape in your very own property space with Landscaped Lawn. With our natural, beautiful, and inviting approach to landscaping, you'll be able to spend quality time with friends and family, walking the garden and creating unforgettable memories. Experience the beauty of nature and feel the innocence of life!

PROJECT HIGHLIGHTS

Site Area = 1 acres 34 Guntas

Total No. Of Floors = Basement + Stilt + 8 Typical Floors.

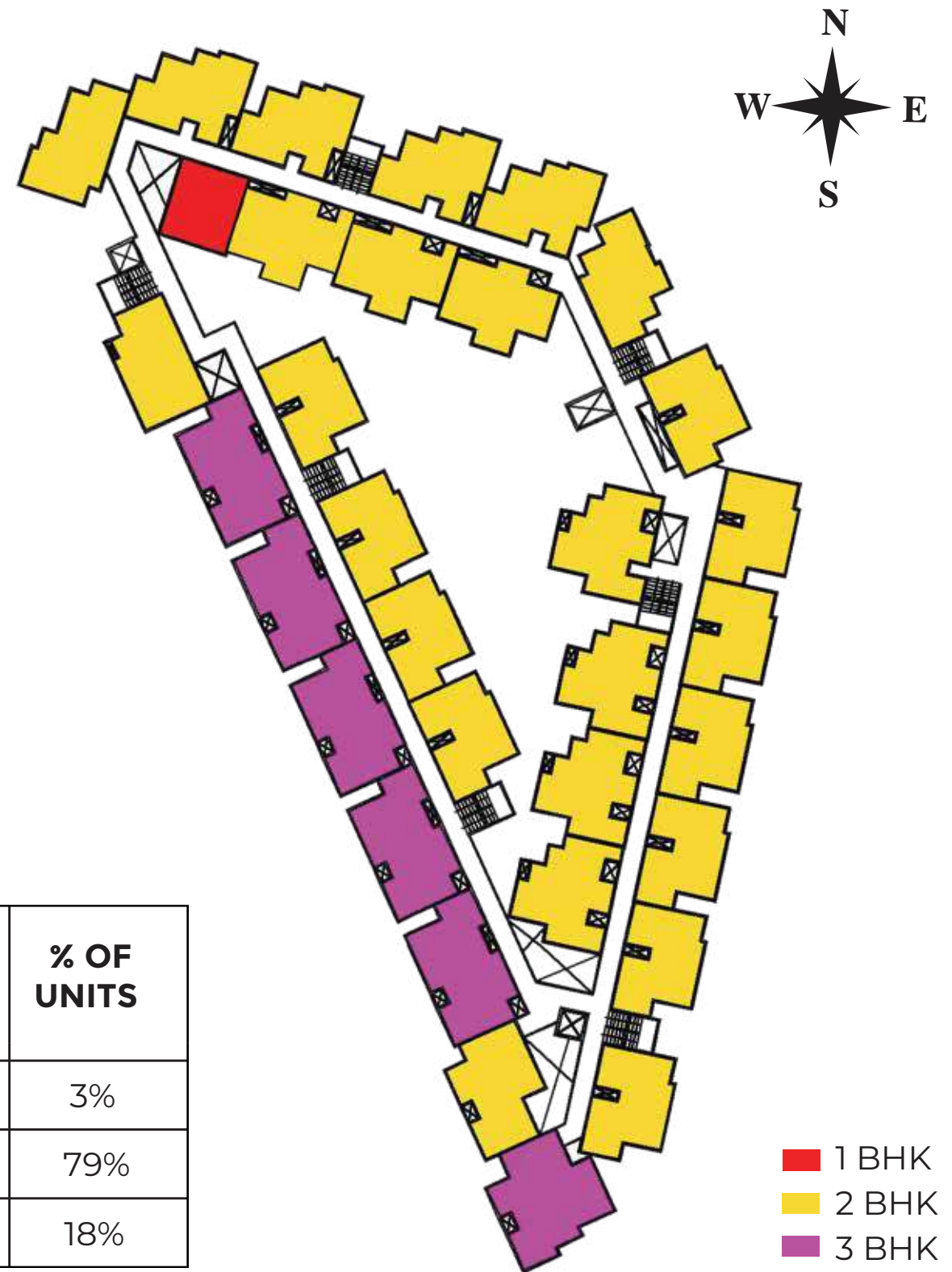
Total No. Of Units = 264 Nos.

The Units Are 100% Vaastu Compliant

Landscaped Courtyards

The project is loaded with Amenities / Facilities

TYPE OF UNITS	UNITS PER FLOOR	SALEABLE AREA IN SQFT.	TOTAL UNITS	% OF UNITS
1 BHK	1	547	8	3%
2 BHK	26	737 - 802	208	79%
3 BHK	6	943 - 973	48	18%

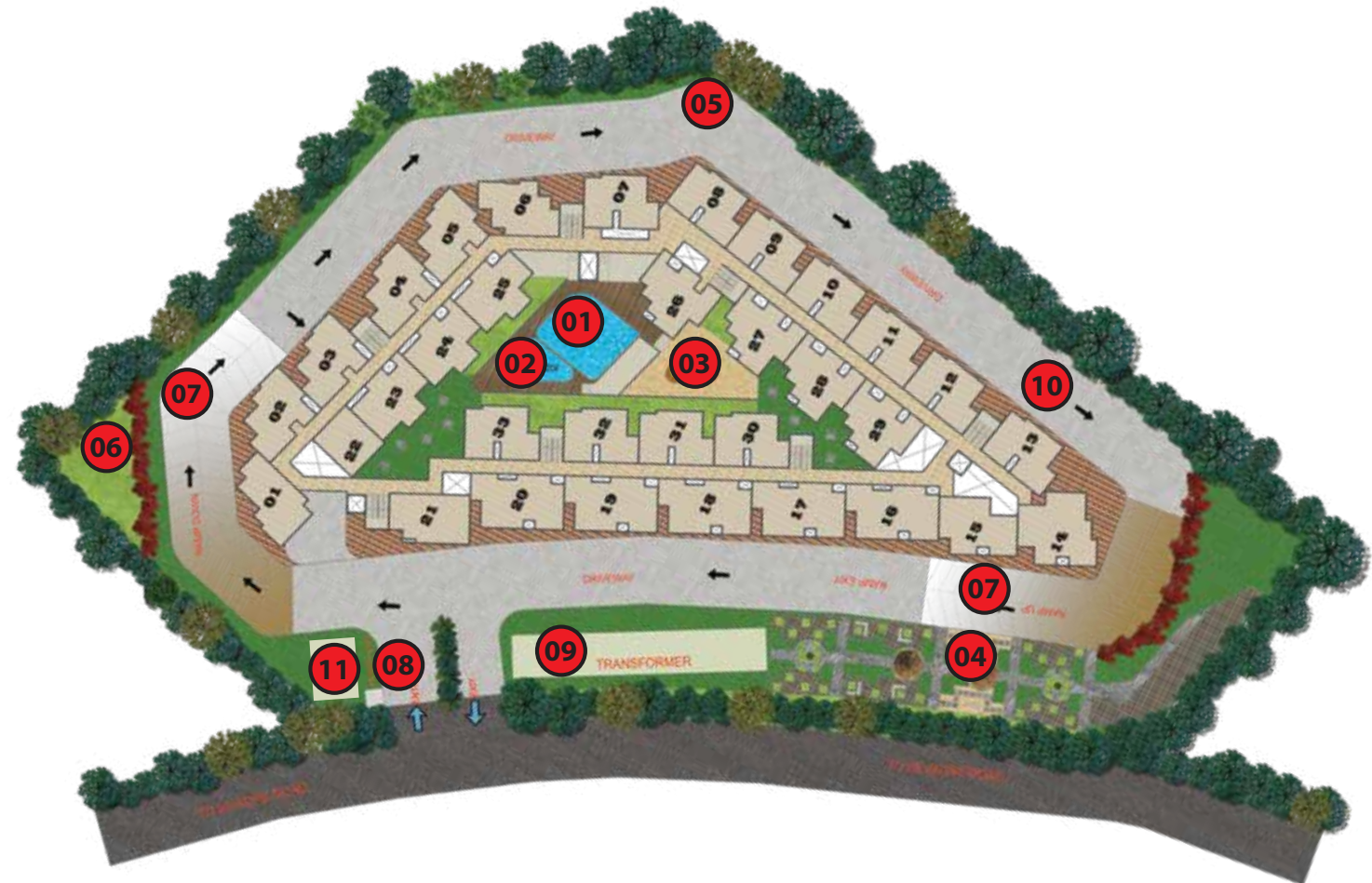


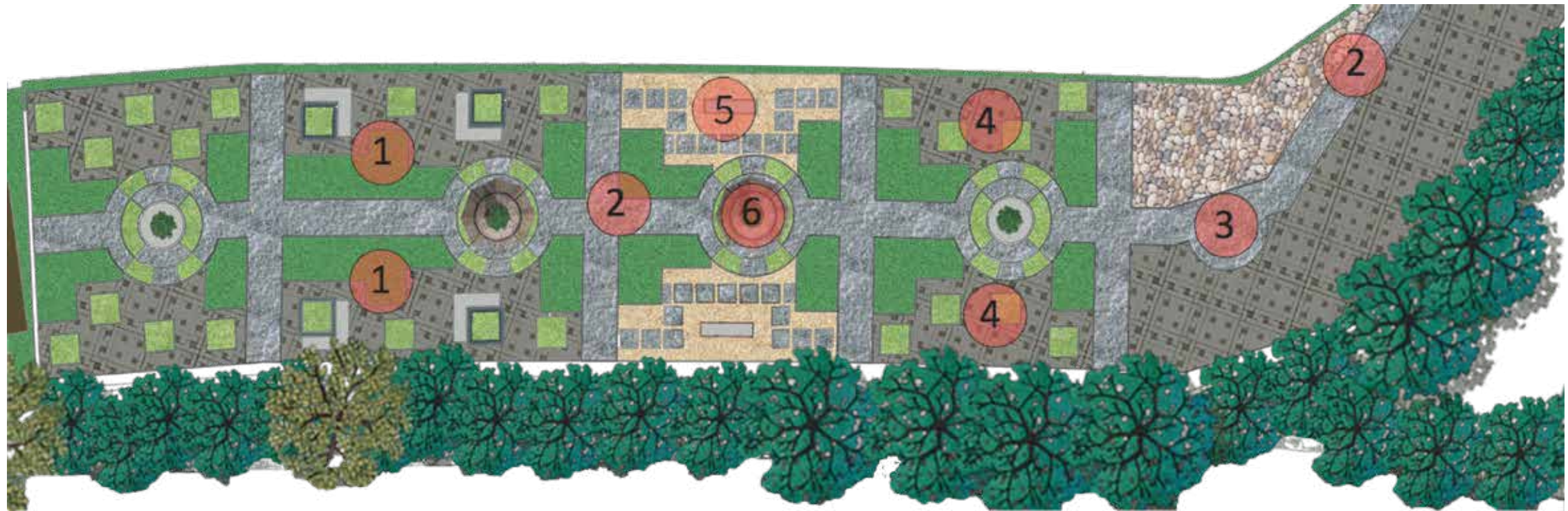
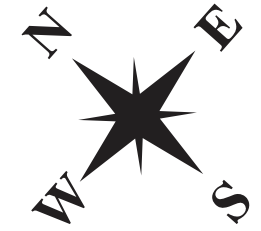


MASTER PLAN

Legend

1. Swimming Pool
2. Kids Pool
3. Children's Play Area
4. Landscaped Garden with Innovative Features
5. Driveway
6. Landscape Lawn
7. Service Ramp
8. Entrance Gateway & Security Room
9. Transformer & DG Services
10. Sewage Treatment Plant (STP)
11. Convenience Store





AMENITIES PLAN

Legend

1. Citizen Park

2. Shaded Promenade

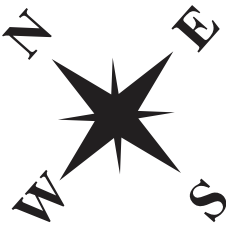
3. Jogging / Walking Track

4. Yoga and Meditation Area

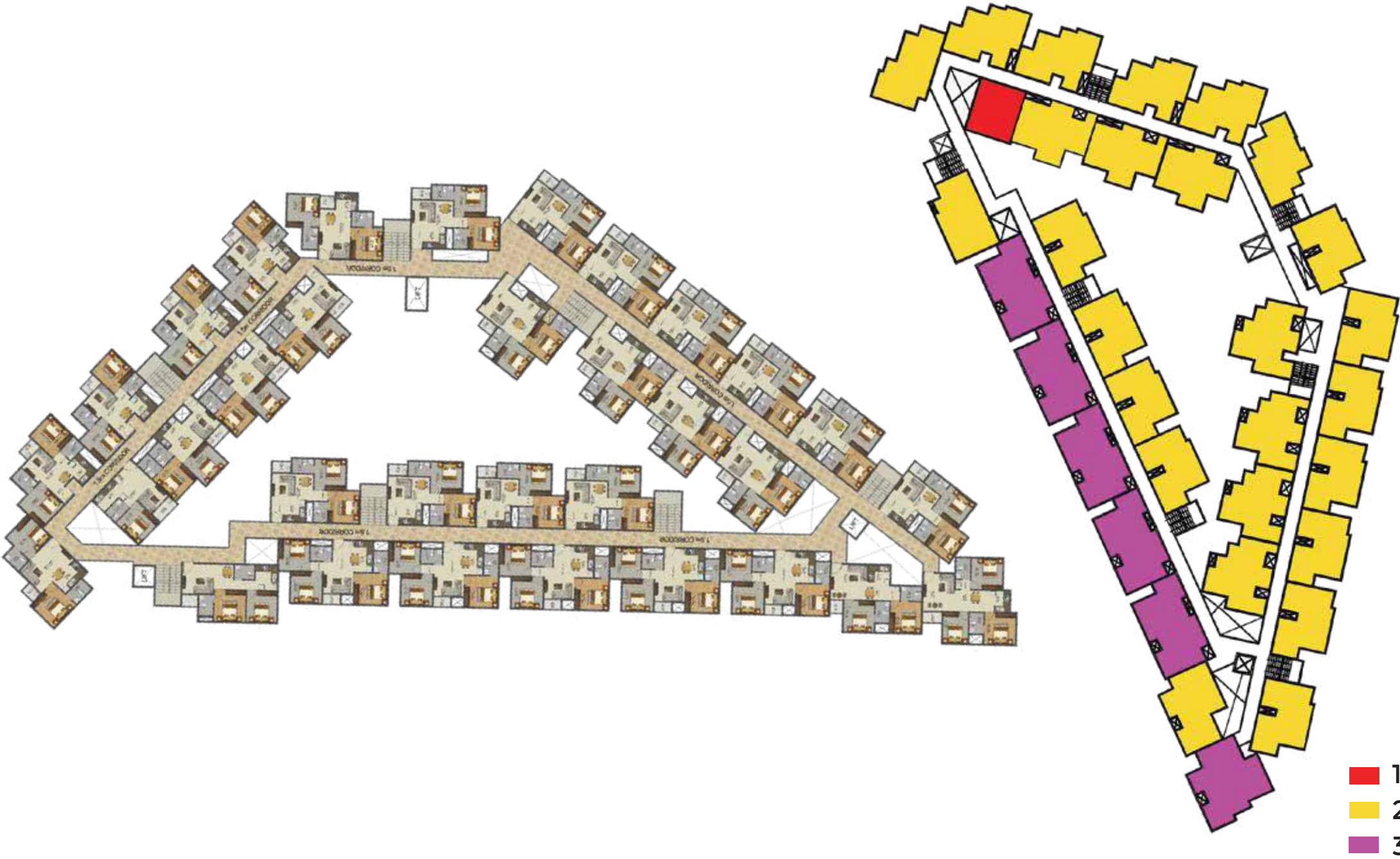
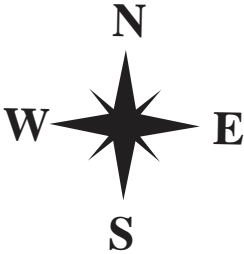
5. Hopscotch

6. Gazebo

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



- 1 BHK
- 2 BHK
- 3 BHK

3 BHK



Unit Plan
3 BHK

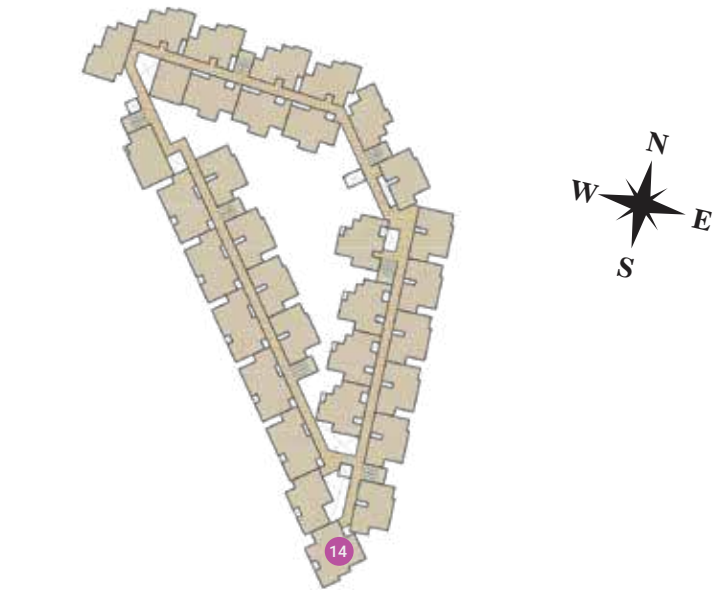
: 116 - 816
117 - 817
118 - 818
119 - 819
120 - 820

Saleable Area : 943 Sqft.

Super built up area	943 Sq Ft
Carpet area	87.65 Sq Mt
	595.45 Sq Ft
	55.32 Sq Mt
Balcony area	17.76 Sq Ft
	1.65 Sq Mt



3 BHK



Unit Plan
3 BHK : 114 - 814
Saleable Area : 973 Sqft.

Super built up area	973 Sq Ft
Carpet area	90.35 Sq Mt
	610.13 Sq Ft
Balcony area	56.68 Sq Mt
	22.06 Sq Ft
	2.05 Sq Mt

2 BHK



Super built up area	802 Sq Ft
Carpet area	74.46 Sq Mt
	502.16 Sq Ft
	46.65 Sq Mt
Balcony area	18.83 Sq Ft
	1.75 Sq Mt

Unit Plan
2 BHK : 126 - 826
127 - 827
128 - 828
129 - 829
Saleable Area : 802 Sqft.



2 BHK



Unit Plan
2 BHK : 102 - 802
103 - 803
104 - 804
105 - 805
Saleable Area : 761 Sqft.

Super built up area	761 Sq Ft
Carpet area	70.66 Sq Mt
	472.2 Sq Ft
	43.87 Sq Mt
Balcony area	22.17 Sq Ft
	2.06 Sq Mt



2 BHK

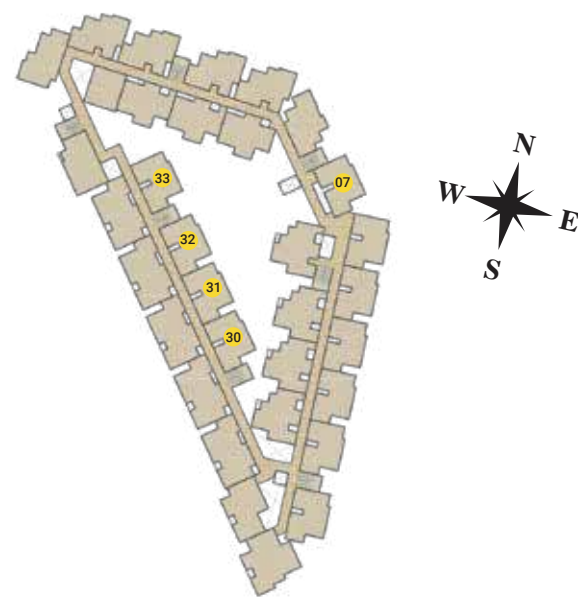


Unit Plan
2 BHK : 123 - 823
124 - 824
Saleable Area : 776 Sqft.

Super built up area	776 Sq Ft
Carpet area	72.11 Sq Mt
	476.73 Sq Ft
Balcony area	44.29 Sq Mt
	27.77 Sq Ft
	2.58 Sq Mt



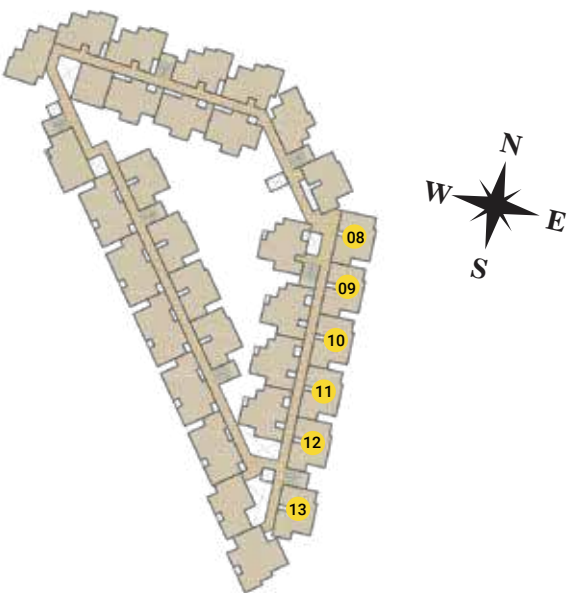
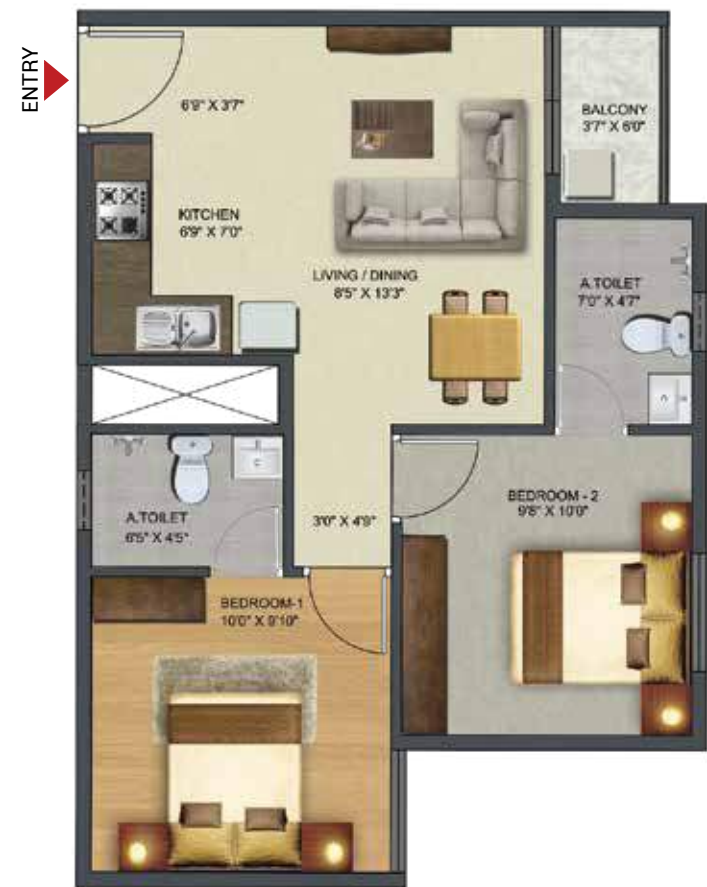
2 BHK



Unit Plan
2 BHK : 107 - 807
130 - 830
131 - 831
132 - 832
133 - 833
Saleable Area : 745 Sqft.

Super built up area	745 Sq Ft
Carpet area	69.25 Sq Mt
	463.17 Sq Ft
	43.03 Sq Mt
Balcony area	21.31 Sq Ft
	1.98 Sq Mt

2 BHK



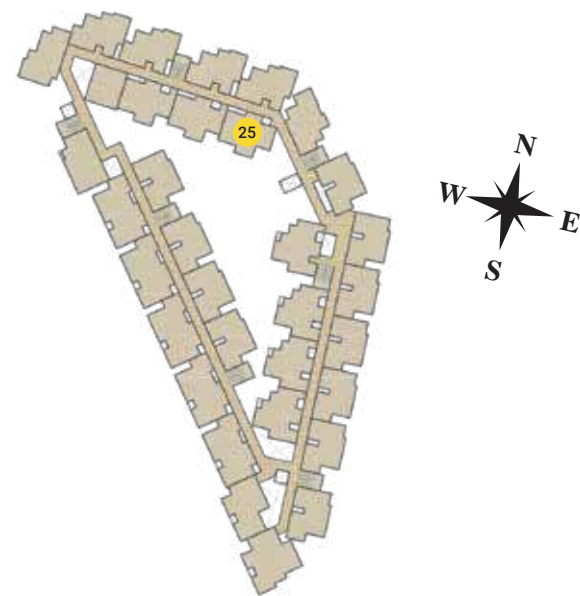
Unit Plan
2 BHK : 108 - 808
109 - 809
110 - 810
111 - 811
112 - 812
113 - 813
Saleable Area : 745 Sqft.

Super built up area	745 Sq Ft
Carpet area	69.25 Sq Mt
	463.17 Sq Ft
	43.03 Sq Mt
Balcony area	21.31 Sq Ft
	1.98 Sq Mt

2 BHK



Unit Plan
2 BHK : 125 - 825
Saleable Area : 754 Sqft.

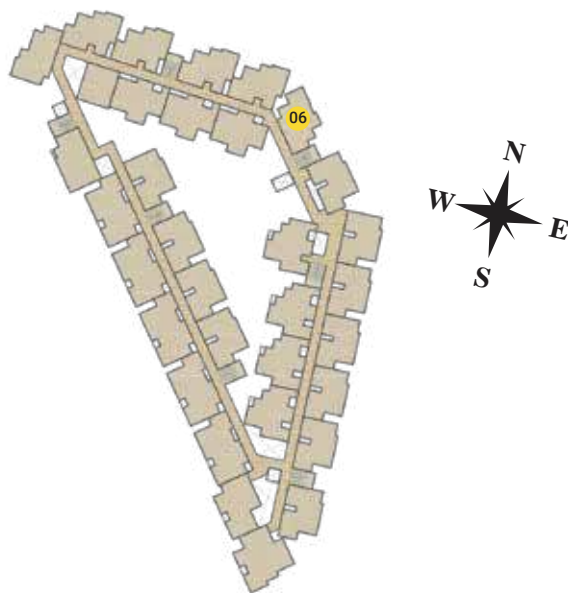


Super built up area	754 Sq Ft
Carpet area	70.09 Sq Mt
	462.63 Sq Ft
Balcony area	42.98 Sq Mt
	27.77 Sq Ft
	2.58 Sq Mt

2 BHK

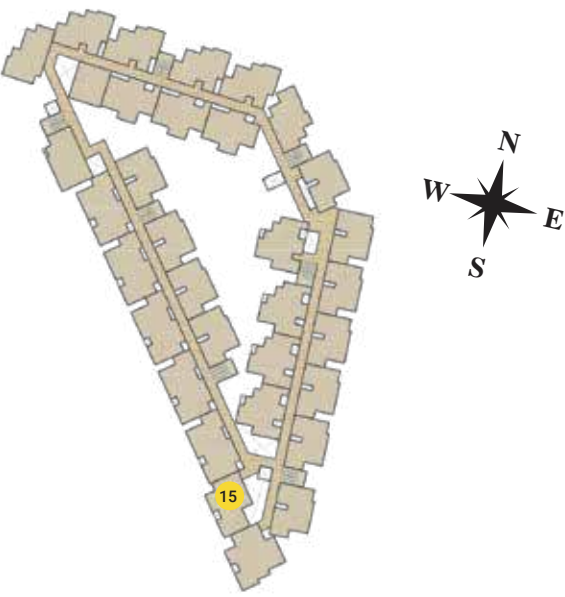


Unit Plan
2 BHK : 106 - 806
Saleable Area : 737 Sqft.



Super built up area	737 Sq Ft
Carpet area	68.46 Sq Mt
	460.69 Sq Ft
	42.8 Sq Mt
Balcony area	18.29 Sq Ft
	1.7 Sq Mt

2 BHK



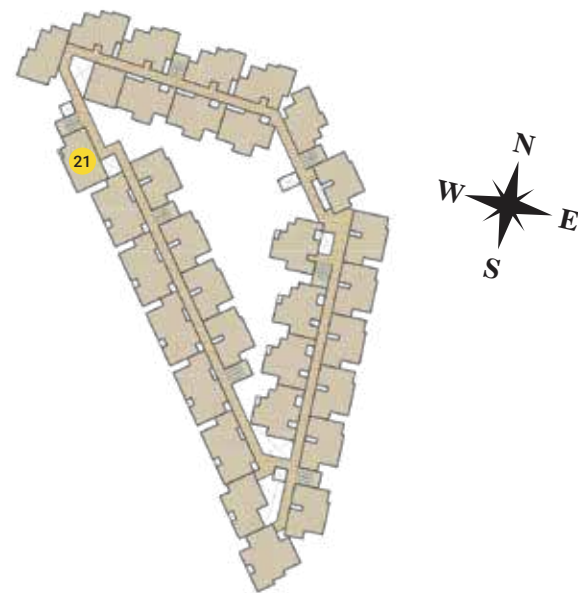
Unit Plan
2 BHK : 115 - 815
Saleable Area : 789 Sqft.

Super built up area	789 Sq Ft
Carpet area	73.31 Sq Mt
	496.1 Sq Ft
	46.09 Sq Mt
Balcony area	16.79 Sq Ft
	1.56 Sq Mt

2 BHK



Unit Plan
2 BHK : 121 -821
Saleable Area : 777 Sqft.

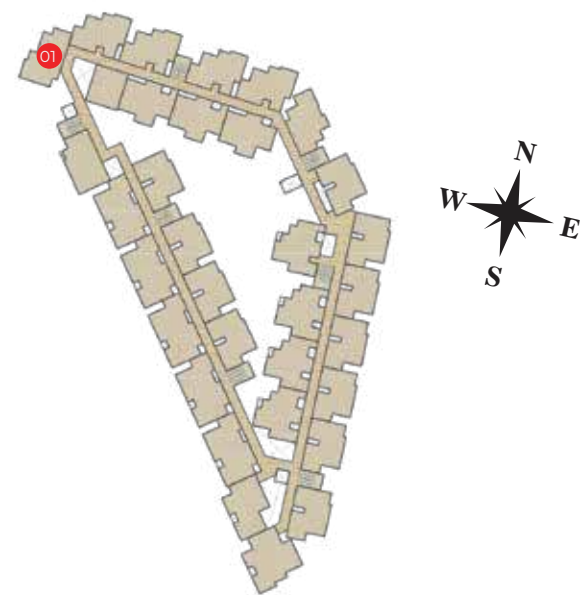


Super built up area	777 Sq Ft
Carpet area	72.23 Sq Mt
	486.09 Sq Ft
Balcony area	45.16 Sq Mt
	19.26 Sq Ft
	1.79 Sq Mt

2 BHK



Unit Plan
2 BHK : 101 - 801
Saleable Area : 757 Sqft.



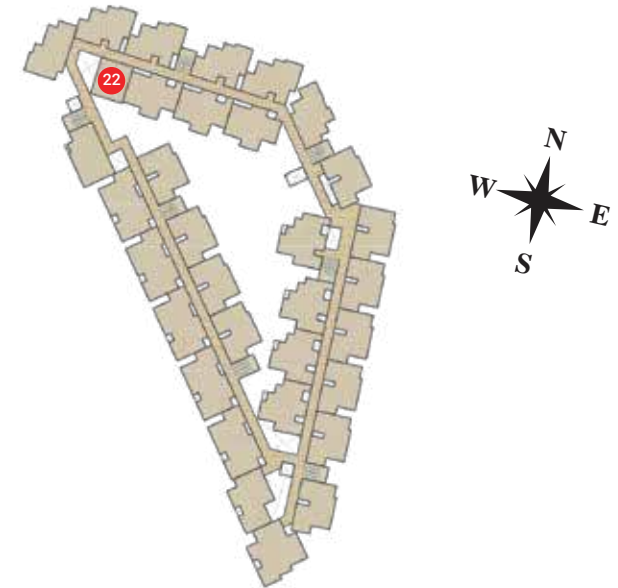
Super built up area	757 Sq Ft
Carpet area	70.31 Sq Mt
	472.9 Sq Ft
	43.94 Sq Mt
Balcony area	19.37 Sq Ft
	1.8 Sq Mt

1 BHK



Unit Plan
1 BHK : 122 - 822
Saleable Area : 547 Sqft.

Super built up area	547 Sq Ft
Carpet area	50.83 Sq Mt
	325.5 Sq Ft
	30.24 Sq Mt
Balcony area	30.14 Sq Ft
	2.8 Sq Mt



PROXIMITY TO MAJOR SPOTS



Tattva School



3 MIN

RajaRajeswari
Dental College



3 MIN

Don Bosco Institute
Of Technology



4 MIN

Bidadi
industrial area



10 MIN

SDM Institute of
Ayurveda & Hospital



4 MIN



MARIGOLD
International School



RajaRajeswari Medical
& Engineering College



Christ University



Bosch Limited



Hindustan Coca - Cola
Beverages Pvt. Ltd.



Global City Tech Park



RajaRajeswari Medical
College and Hospital



BGS Hospital



Unity Hospital

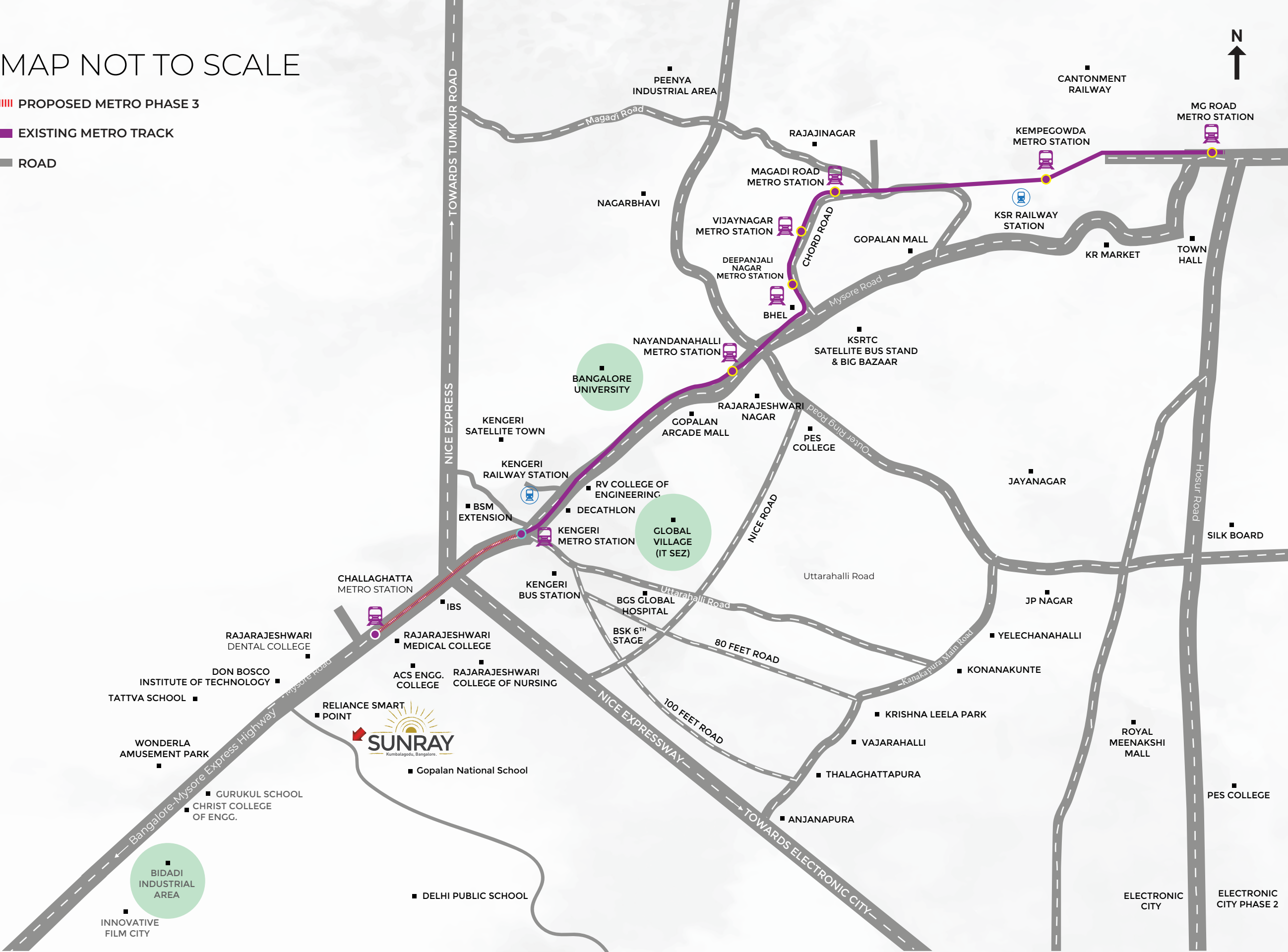


MAP NOT TO SCALE

PROPOSED METRO PHASE 3

EXISTING METRO TRACK

ROAD



ABOUT US

Sowparnika is an established real estate agency with over 20 years of experience in the industry. The multiple award-winning agency has a wide presence across the Southern states of Karnataka, Kerala, and Tamil Nadu, and is dedicated to providing its clients with the best possible service when it comes to buying, selling, and renting homes.

With a team of experienced and knowledgeable professionals, Sowparnika is committed to helping home buyers navigate the complex world of real estate, and find the perfect home that meets their needs and exceeds their expectations.

Whether you're a first-time homebuyer, a seasoned investor, or simply looking for a change of scenery, Sowparnika has the expertise and resources to help you achieve your goals.

ACHIEVING MILESTONES.....



25+

ONGOING
PROJECTS



10000+

SATISFIED
CUSTOMERS



50+

COMPLETED
PROJECTS



5.5+

MILLION SQ. FT.
DEVELOPED



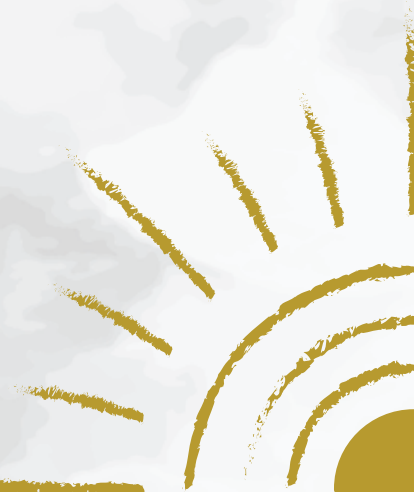
3

STATES
PRESENCE



5.0+

MILLION SQ. FT. UNDER
DEVELOPMENT



AWARD-WINNING QUALITY: OUR PROPERTIES SPEAK FOR THEMSELVES



**Entrepreneur of
the Year - Real Estate**



**Most Anticipated Launch of
the Year - Indradhanush**



**Mid-Segment Housing Project of
the year - Olivia Nest**



**Entrepreneur of
the Year - Real Estate**



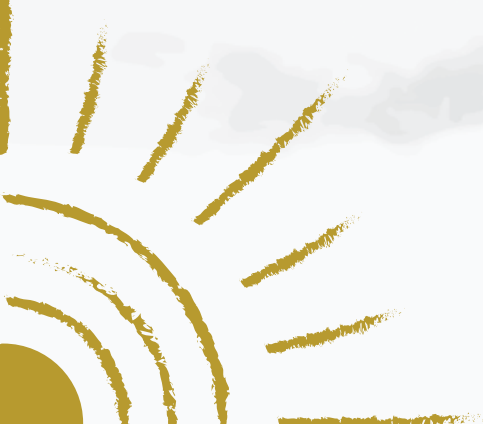
**Best Residential Launch of
the year- Indradhanush**



**Excellence in Emerging
Real Estate Brand**



Best Launch - Ashiyana





**TIMES
BUSINESS
AWARD - 2021**

**Best Emerging
Real Estate Project**



**CERTIFICATE OF
EXCELLENCE**

Best Emerging Name
in providing
Real Estate Solutions

Indian Achievers' Podium



**AFFORDABLE
HOUSING COMPANY
OF THE YEAR**

Brands Academy Awards



**KFC'S
ELITE GOLD CARD
MEMBER**

**Kerala Financial Corporation
Trivandrum**



**RESIDENTIAL
PROPERTY
OF THE YEAR**

Sowparnika Swastika

ET Now



**AFFORDABLE
HOUSING
OF THE YEAR**

NDTV Profit Real Estate Award



**POPULAR CHOICE
AFFORDABLE
HOUSING
OF THE YEAR**

ET Now



**CONSTRUCTION
EXCELLENCE
AWARD**

**Junior Chamber International
Kottayam**



**AFFORDABLE
HOUSING PROJECT
OF THE YEAR**

Silicon India with LICHFL

SPECIFICATIONS

STRUCTURE



RCC framed structure with concrete block masonry.

TOILET



American Standard Sanitary Ware - or equivalent make floor mounted WC & washbasin.
Jaquar Bathroom Fittings - or equivalent make faucets, shower head with diverter, taps & CP fittings.
Provision for geyser and exhaust fan in toilets.
Glazed ceramic tiles for dadoing up to 7 feet in height.

FLOORING



SOMANY / RAK or equivalent make vitrified tiles for living, dining, kitchen & all bedrooms.
SOMANY / RAK or equivalent make anti-skid ceramic tiles in Toilet & Balcony.

DOORS



Main Door - Tata steel or equivalent brand - Super Quality steel door & frame.
Internal doors - Tata steel or equivalent brand.
Toilet Door : FRP doors

KITCHEN



Granite top & single bowl FUTURA sink or equivalent make to be provided (only supply).
Glazed tiles above the counter to a height of 2 feet (only supply).
Provision for chimney in kitchen.
Provision for water purifier.

WINDOWS



2 Track UPVC windows with glazed shutters and provision for mosquito mesh.



ELECTRICAL



Modular switches of Schneider or equivalent reputed make.
ELCB and MCB with independent EB meter of approved make.
Good quality concealed copper wiring of approved make.
Provision of Washing Machine point.

WATER SUPPLY



Borewell / Municipal water supply if available.

GENERATOR



Generator backup for the elevator, common lighting, water pumps.

Power backup for common areas, lift lobbies and
1. 0.5 KW power backup for each flat through limiter switch
2. for 1 BHK through limiter switch (0.2KW)

AIR CONDITIONING



Provision for fixing AC in the Master bedroom.

PAINT



Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion or equivalent make.
External - 1 coat external primer & 2 coats of external paint (Asian Paints or equivalent make).

ELEVATOR



Schindler / Johnson lifts or equivalent make.



Spreading happiness ACROSS BOUNDARIES

20 YEARS HANDS-ON
EXPERIENCE

50 PROJECTS SUCCESSFULLY
DELIVERED





SOWPARNIKA

Delivering Happiness

South India's Fastest Growing Builder

More than 5 million sq.ft. delivered | More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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E-mail: enquiry@sowparnika.com

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Main Gate, Nalanchira P.O.
Thiruvananthapuram - 695 015
Phone: +91 471 3222 012
E-mail: marketingtvm@sowparnika.com

CENTRAL KERALA

43/346A, Thekketara
Palarivattom P.O.
Kochi - 682 025
Phone: +91 93426 16162
E-mail: cksales@sowparnika.com

TAMIL NADU

1st Floor, " Sreevatsa Centre ",
Opp to Martin Homeopathy Medical College,
Mettupalayam Road, GN.Mills (PO),
Coimbatore - 641 029
Phone: +91 78490 60002
Email: salescmb@sowparnika.com

📍 Sowparnika Sunray, Sy No. 28/17/A, Kumbalgodu Village, Kengeri Hobli, Mysore Road, Bangalore - 560 074 | Call: 88847 11212

Sunray is registered as Sowparnika Pranathi under
RERA: PRM/KA/RERA/1251/310/PR/180503/001564