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Sunflower Housing Pvt. Ltd.
Real Estate • Builder • Developer





a brijmohan lakhiram enterprise

VISION

'To contribute to innovations in the core & service industry and become nation's most valuable business house'

MISSION

'To innovate across the core & service sector in accordance with environmental standards & to safeguard stakeholder's interest, with reverence of professionalism, ethics, quality and customer service.'

Sunflower Housing Private Limited rises high on strong roots that go deep, over 35 years with a business heritage that much of Bilaspur and central India prides on. The promoter's values of excellence and trustworthiness underpin their highly diversified portfolio in realm of core service and healthcare sectors.

This journey of dedication, driven by a passion to create value has seen the group experiencing into various areas viz:

• Tobacco & its related products • Real Estate Development, Construction & Infrastructure • Distribution

PROMOTERS

Ashish Kumar Agrawal

A commerce graduate, the young entrepreneur who leads the business conglomerate was initiated into its tobacco division in 2001 under the experienced guidance of his father. It was with his setting up of the passenger cars dealership that he ventured independently following it up with pre-owned car business franchise of Mahindra & Mahindra's First Choice. He drives the group ahead today with his vision & passion for automobile & retail.

Amit Agrawal

An MBA in International Business from UK with a dissertation on Steel in India & UK, he honed his management skills with Lafarge India Pvt. Ltd., the French cement multinational. He joined the family business in 2005 in response to the tremendous growth opportunities it provided as well as to satisfy his entrepreneurial spirit. He independently manages the group's real estate development & construction businesses.





QUALITY CONSTRUCTION & DEVELOPMENT - OUR THRUST AREA

One of the group's core activities has been property development & construction. It has a string of high quality residential and commercial projects to its credit. It believes that with each project it builds not just a structure, but its reputation too. It has set extremely high standards for itself, which have become a benchmark in Chhattisgarh, enabling it to carve a niche for itself. It leverages its domain knowledge, resources of trained manpower & equipment to offer complete peace of mind to its clients.

Once again there's going to be a paradigm shift in the realty sector of Bilaspur, Sunflower Shapes will give a new meaning to modern living. A first of its kind, this project is taking shape on sprawling 3 acres of space located bang on the National Highway No. 200 in Chakarbhata, it is close to all major destinations like the Airport which is only 1.5 kms from it, the railway station a kilometre and in the immediate vicinity of the Chhattisgarh High Court. Its location will make it the most sought after property in the entire region. The project shall offer the best of commercial and residential real estate.



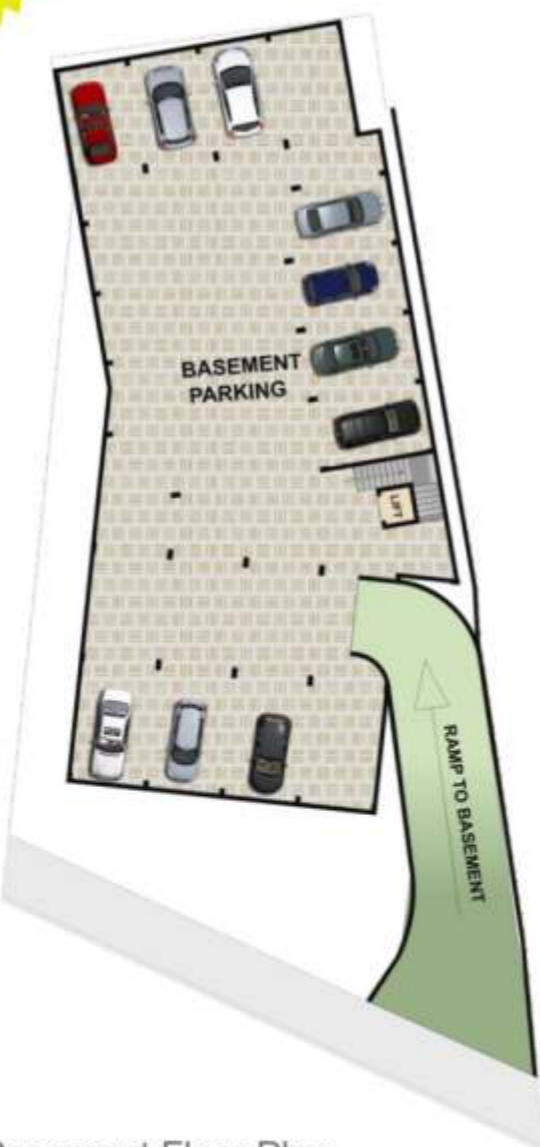
NEW PROJECT: Sunflower Shapes

SUNFLOWER SHAPES- STATE-OF-THE-ART COMMERCIAL SPACE

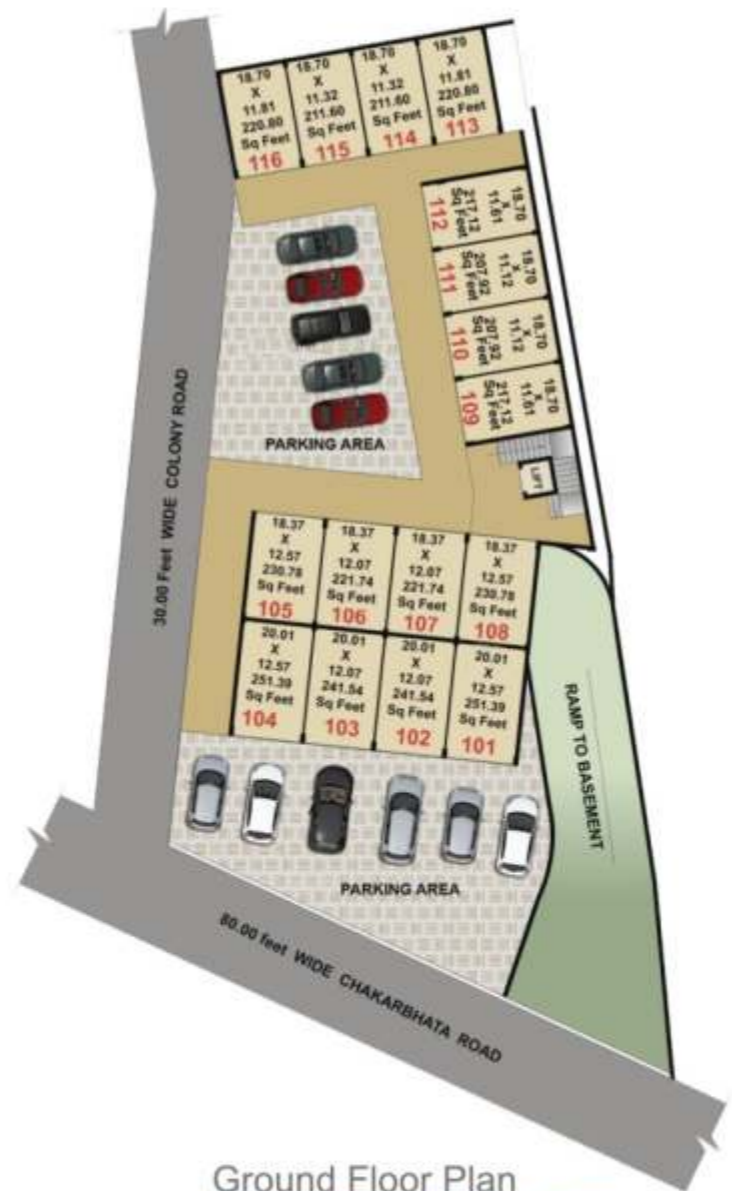


An ultra-modern, highly sophisticated commercial tower fit for modern corporate czars will redefine business premises in Bilaspur. On the offer is 3400 sq. ft. of premium, high quality space on each floor with the option of either taking the entire floor or smaller space in units of 214 sq. ft. each. spread over ground +2 luxurious floors having vitrified tiles on all floors and 1lift in addition to premium specifications like stainless steel railings for all staircases and maintenance through a registered society. Ideal for global brands to put their best foot forward. With the upper floors offering the ideal location for the professional chambers to make their presence felt in style with open and basement parking space of around 50 vehicles.

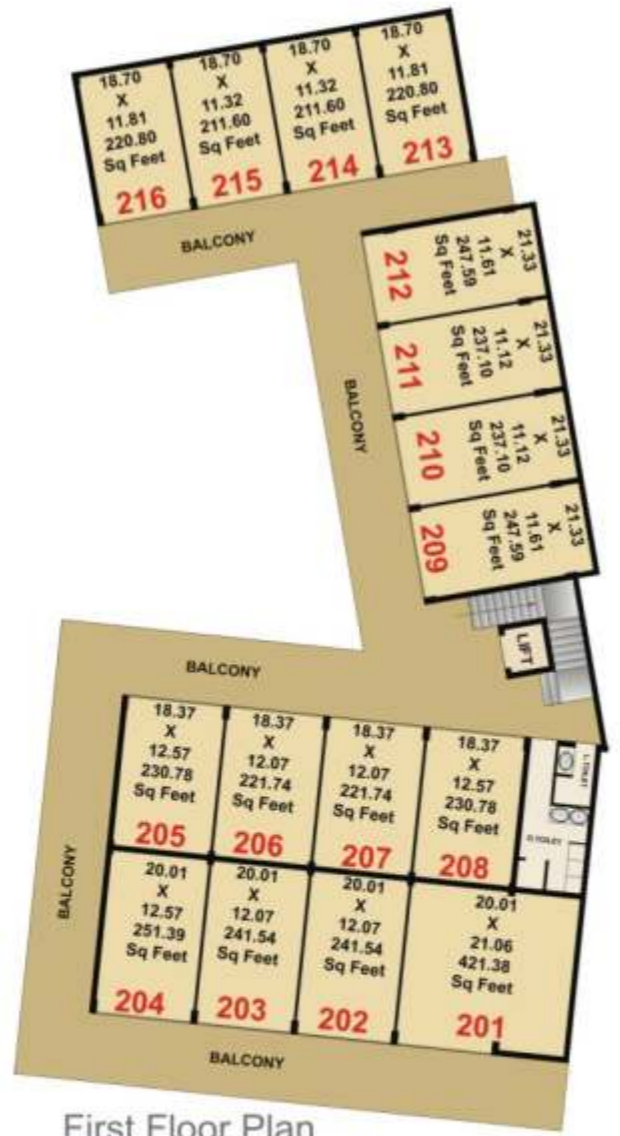




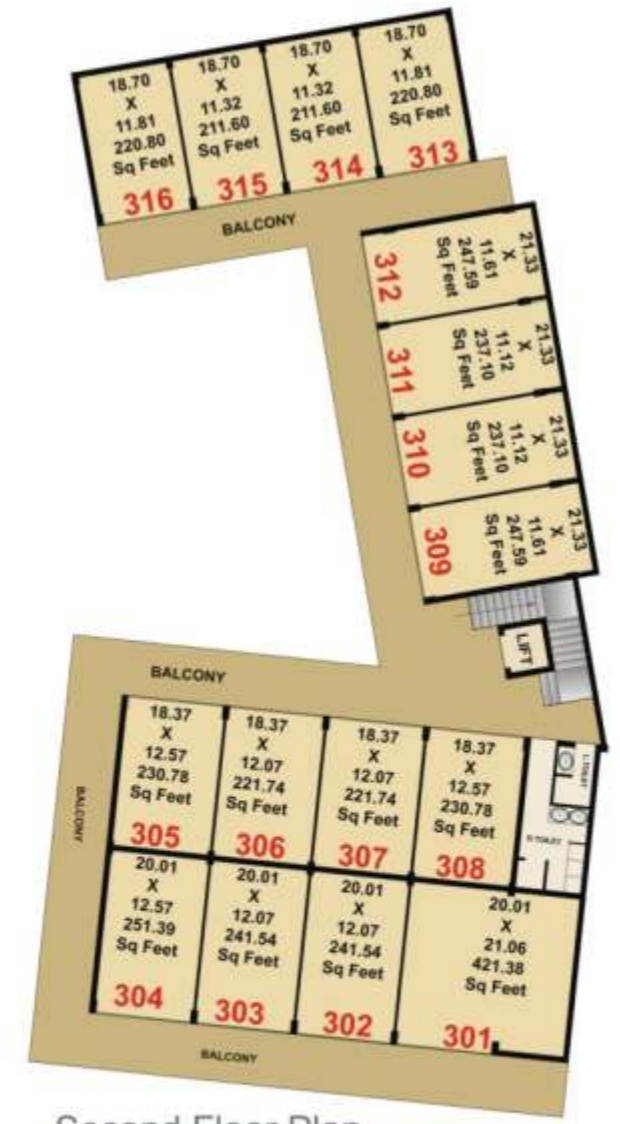
Basement Floor Plan
All the measurements in built-up area



Ground Floor Plan
All the measurements in built-up area



First Floor Plan
All the measurements in built-up area



Second Floor Plan
All the measurements in built up area




SUNFLOWER
 Villas

Sunflower Villas will offer 40 semi detached independent aesthetically designed & exquisitely executed villas for the modern maharajas on 3 acres of landscaped greenery, located on the main road adjoining the army base camp and on the airport road, it is at a walking distance from the high court. There is a choice of 2 BHK single floor or 3 & 4 BHK Duplex Villas. The specifications fit, finish and fillings would be absolutely top -of-the -line to make luxury an everyday affair. Each of these majestic 1600 to 2000 sq.ft. structures would be an ode to contemporary living.



2 BHK Bungalows



3 & 4 BHK Bungalows



SUNFLOWER
Villas



Amenities

- Vastu amenable plan.
- Approved layout from town & country planning.
- Green & pollution free environment.
- 30 feet wide road.
- Exclusive gate with security cabin & CCTV cameras.
- Video door phones in abodes.
- Jogging track with tint toy play area.
- Apt drainage structure & electrical transformer for enhanced transmission.
- Rain water harvesting in all abodes.
- Loan facility available from financial institutions.
- Separate transformer for uninterrupted electrical supply
- Separate septic tank with well designed sewage system

Salient Features:

- Foundation : R.C.C. pile up to plinth
- Super Structure : R.C.C. lintel & fly ash brick wall in cement masonry 8" thick load bearing & 4" partition wall.
- Floor Finishes : Vitrified.
- Kitchen : Vitrified.
- Platform : Black granite with 2' height glazed tiles dado in platform.
- Sink : Stainless steel of standard quality.
- Toilets : Ceramic tiles on floor & 7" glazed tiles on wall.
- Fittings : Apt and concealed PPR line with C.P. fittings.
- Wash basin : Ceramic of standard quality (ISI Std)
- W.C. : European & Indian (Orrisa pan) Ceramic (ISI Std)
- Door Frame : Timber sal wood
- Shutter : Main entrance (Paneled Teak Wood with polish) & other - Flush doors.
- Windows : Glazed aluminum windows.
- Internal Finishing : Plaster of Paris putty with washable distemper in pleasing shades
- External Finishing : Weather coat.
- Electrical : Concealed cable wiring & switches of ISI standard, T.V. & telephone point in master bedroom & drawing room.
- Water Supply : 1000 Lit. W.T. supply from common bore well.

Disclaimer

- The specification, Information/ Layout/ Elevation contained here-in are subjected to changes as may be required by the Authorities/ Builder and can not form part of any offer or contract.
- Stamp Duty, Registration Charges, Electricity Connection Charges, Service Taxes etc. shall be Borne by the Customer.
- Common facilities in campus shall be maintained by a registered society.
- The developer also proclaims that all the common facility such as garden, road, drain, etc. al. shall be utilized for any further extension to the colony such as plots, shops, flats, bungalows, etc. al.
- The Developer reserves the right to change the plan, facilities & specifications as the brochure describes the conceptual plan of the layout. The brochure isn't a legal document.



2 BHK GROUND FLOOR PLAN
 B. U. A. - 982.00 Sq. Ft.





FIRST FLOOR PLAN
B. U. A. - 757.00 Sq. Ft.

3 BHK Duplex

GROUND FLOOR PLAN
B. U. A. - 913.00 Sq. Ft.
S. B. U. A. - 1062.00 Sq. Ft.



3 BHK GROUND FLOOR PLAN



3 BHK FIRST FLOOR PLAN



FIRST FLOOR PLAN
B. U. A. - 760.00 Sq. Ft.
S. B. U. A. - 806.00 Sq. Ft.

4 BHK Duplex

GROUND FLOOR PLAN
B. U. A. - 962.00 Sq. Ft.
S. B. U. A. - 1146.00 Sq. Ft.



4BHK GROUND FLOOR PLAN



4BHK FIRST FLOOR PLAN



Past projects:



Landmark - Bilaspur



Landmark - Korba



Sunflower Housing Pvt. Ltd.

Real Estate ♦ Builder ♦ Developer

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