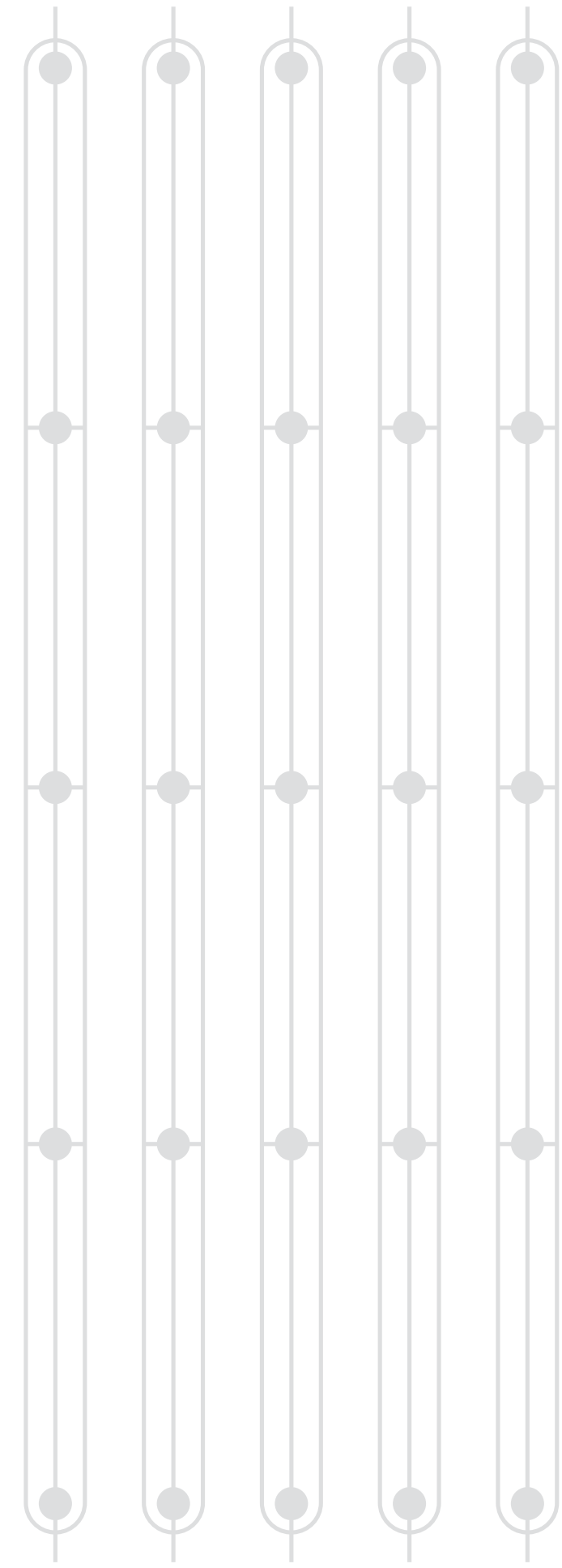
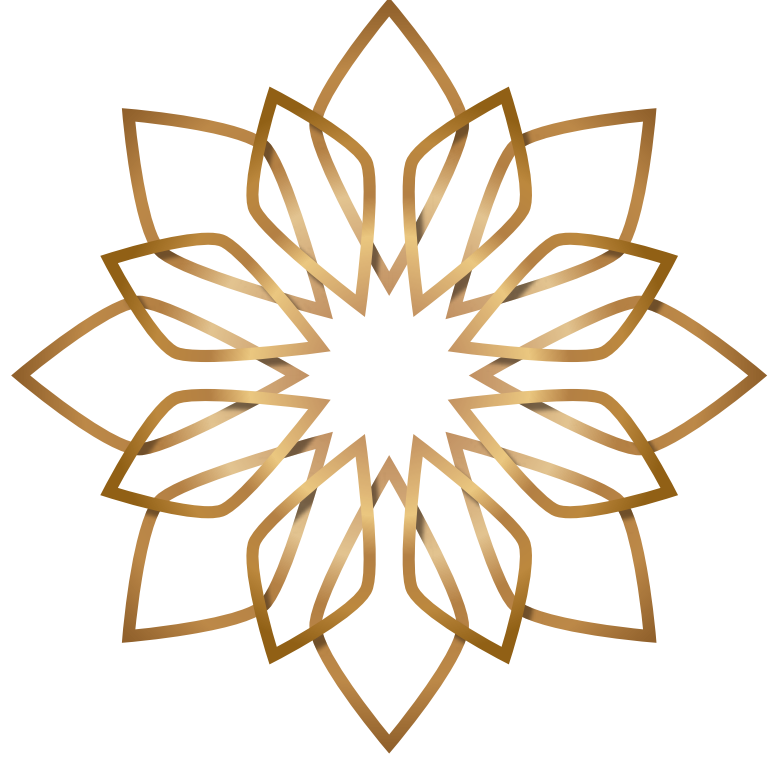




—  —  
**Open your doors**  
to a spring that lasts forever  
—  —





*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.





THE SUNFLOWER






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

A

SUNFLOWER  
TOWER A



# LUXURY IS ALL ABOUT NOT WAITING

— Make room for yourself —

with dedicated and extended drop off zones.

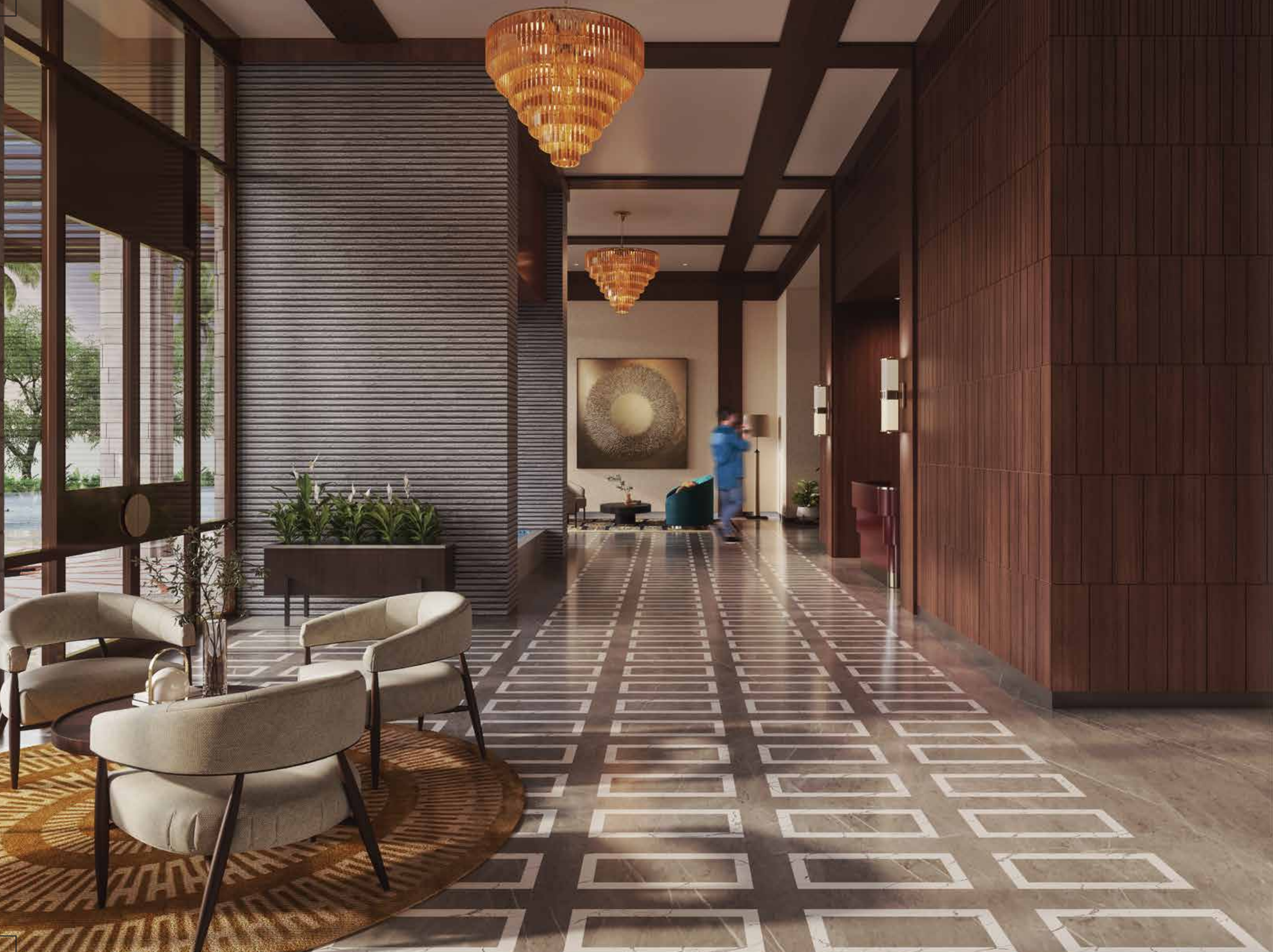




MEETING ROOMS WITH  
COFFEE DISPENSERS  
— IN LOBBY —

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







Elevated Air Lounge

This architectural rendering depicts a modern, multi-story building with a prominent balcony level. The balcony is enclosed by a dark metal railing and features a wooden deck. The lounge area is furnished with contemporary seating, including a large sofa and armchairs, and is decorated with various potted plants and a hanging light fixture. The building's facade is a mix of light-colored stucco and dark wood paneling. The scene is set during the day, with clear skies and a view of a cityscape in the background.

# 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









ORION  
Fitness Centre

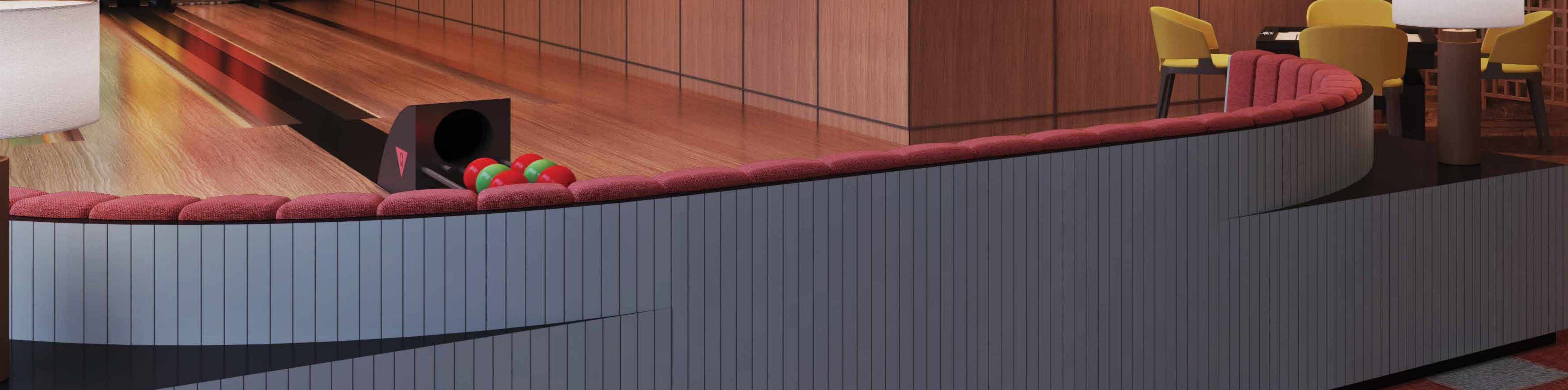
LOCKER

03

04

	1	2	3	4	5	6	7	8	9	10	Total
Donna	7	7	10	7	7	10	7	7	7	7	79
Alyssa	7	7	7	7	7	7	7	7	7	7	70
Kylie	10	10	10	10	10	10	10	10	10	10	100
Michael	7	7	7	7	7	7	7	7	7	7	55
Sophia	7	7	7	7	7	7	7	7	7	7	49
											40
											313

	1	2	3	4	5	6	7	8	9	10	Total
Donna	7	7	10	7	7	10	7	7	7	7	79
Alyssa	7	7	7	7	7	7	7	7	7	7	70
Kylie	10	10	10	10	10	10	10	10	10	10	100
Michael	7	7	7	7	7	7	7	7	7	7	55
Sophia	7	7	7	7	7	7	7	7	7	7	49
											40
											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.





# TYPICAL FLOOR PLAN

## 3BHK FAMILY UNIT

3BHK + FAMILY ROOM + 4 TOILET 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.



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 + 3 TOILET 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
---------------------------------	--------------------------------------------------



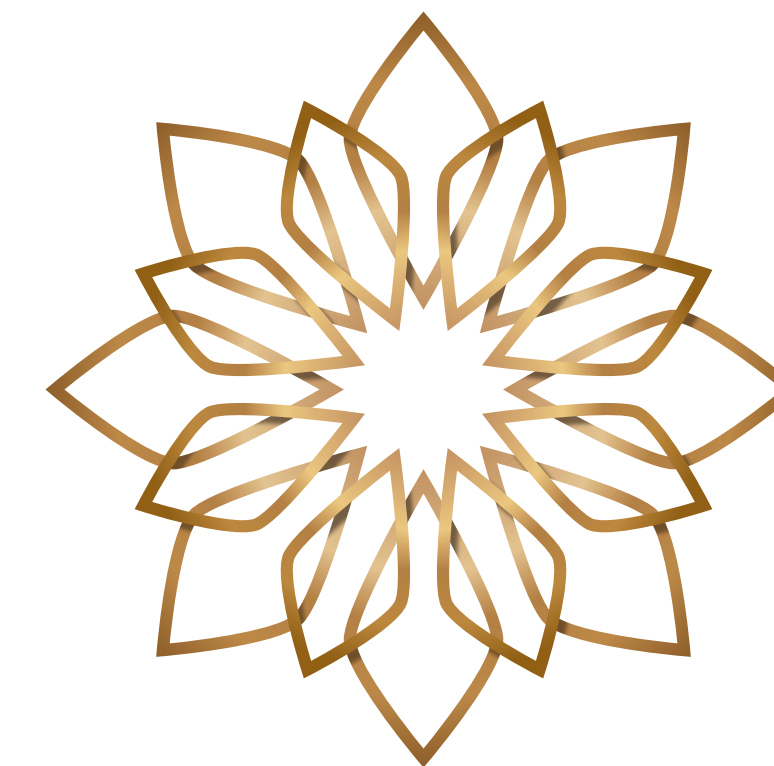
You have reached the start point of a life

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>



We are AU Group. And the U in our name stands for YOU. Because it is together that we can build your most precious asset. Your home. When we meet, your dreams meet our expertise. Your aspirations meet our determination. Your first steps meet our experience. And what comes out of it, are things beyond your expectations.

**Come, Let's build your dream, together.**



Conceptulised, Developed and Managed by:  
AU REAL ESTATE SERVICES PRIVATE LIMITED  
(CIN : U70109DL2022PTC408405)

Corporate Office:  
AU Real Estate Services Private Limited,  
10, Bharat Bhawan, New Rajdhani Enclave,  
Vikas Marg, Delhi 110092

Site Address:  
The Sunflower, Group Housing GH-7,  
Sector -06, Aditya World City, Off NH-24,  
Shahpur Bamheta, Ghaziabad,  
Uttar Pradesh 201002

info@aurealestate.in  
730 9999 730  
AUrealestate.in



Promoter has got the project land Plot No. GH-07, Sector No. 06, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Dansna by way of Sale Deed executed between M/s AU Real Estate Services Pvt. Ltd. and M/s Agarwal Associates Promoters Limited and Agarwal Associates Promoters Consortium Limited on 20.02.2024 confirming upon it right to construct and book the developed units for sale to prospective buyers. The promoter however shall have the right to execute the registered sale deed in favour of the buyers of the Project only after the payment of all the pending installments along with the interest amount, if any. The due date for payment of last installments to M/s Agarwal Associates Promoters Limited and Agarwal Associates Promoters Consortium Limited by the Promoter is March 2028. The promoter shall pay the balance installments within the permissible time prior to declare date of completion of the project so that it can honor its commitments to the prospective allottees in the project.\* Project's details are available on the website of UP RERA, Regn No UPRERAPRJ448904/04/2024 (www.up-rera.in) (1 sq.mtr. = 10.764 sq. ft.)  
\*Terms & Conditions Apply.

The brochure is purely conceptual and constitutes no legal offering. The viewer /prospective buyer may seek all information including sanctioned plans, approvals, development schedule, time of delivery, specifications, facilities, amenities & scheme details from the company in respect of the concerned project/phase that he/she may be interested in, before any such booking/registration, etc. Further, details of the project(s)/phase are available on the website of U.P. RERA(www.up-rera.in).

All material selections will be as per approval of the developer and his consultants. Images used are perspective views and do not constitute any legal offering. The text used is purely conceptual and does not constitute any legal offering.

Project is Mortgaged with and funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.