



Own your Budget
Dream Home



www.saplingmvpl.com

Kandavara, Bajpe



Get your dream space at your budget at Sunshine Sapling, Bajpe. This is the first mix use project developed by Mumbai based holding company Sapling Multi Ventures Private Limited. Sunshine Sapling will be a signature project being the first Sapling in the series of Sapling projects to come and recognized as Sapling brand around Mangaluru.

Sunshine Sapling is the first Sapling planted in the soil of Bajpe to change the Bajpe skyline. Bajpe is ideally located and well connected locally and internationally, and Sunshine Sapling located at Bajpe town on the State Highway No. 67, a thirty minute drive from Mangaluru city and within 6 Kms from Mangaluru International airport.

“Own your Budget Dream Home” is the mantra of Sapling and Sunshine Sapling is ideal for Bajpe natives located anywhere in the world and to the locally employed & business people to relax and enjoy the comfort of a dream home away from the hustles and bustles of the ever growing Mangaluru city.



Specifications

STRUCTURE

- RCC Framed Structure.
- 8" thk Laterite for external and common walls.
- 4" thk Solid Block for internal walls.
- Double plastering with water proofing compound for external walls.
- Trowel finish plastering for internal ceiling and walls.
- Toilet water proofing. Brand: Kerakoll or Equivalent.

DOORS

- Main door: 32 mm flush door with 6mm ply cladding and approved veneer on both sides, melamine polished, with hard wood 2"x wall width frames. Brand: Kenwood & flush doors or Equivalent.
- Bedroom & kitchen doors: 32mm flush door with approved veneer on one side, melamine polished, laminate on one side, with hard wood 5"x2 ½" frames. Brand: Kenwood & flush doors or Equivalent.
- Toilet doors: 32mm flush door with approved veneer on one side melamine polished, laminate on one side, with hard wood 5"x2 ½" frames. Brand: Kenwood & flush doors or Equivalent.
- Balcony doors: High grade aluminium sliding doors, two / three track with 6mm thk clear glass.

HARDWARE

- Superior quality SS brushed finish hinges, tower bolts, peep holes, handles, etc. lock for main door. Brand: Godrej / Yale / Kich/ Neki.



WINDOWS

- High grade aluminium sliding windows, two and three track as required with mosquito mesh provision and 5mm thk clear glass.
- Aluminium ventilators with provision for exhaust and pin head glass louvers.
- Aluminium framed frost glass casement window for duct openings.

RAILING

- Toughened glass railing for balconies.

GRILLS

- MS grills with rods/ flats as per design. Brand: Brite or Equivalent.

FLOORING

- Lobbies and staircases: natural stone flooring of approved shade.
- Apartment flooring: 800x800 polished vitrified tile of approved shade. Brand: Kajaria / Simpolo or Equivalent.
- Toilets: 600x300 ceramic tile for wall dado, 300x300 Matte ceramic tile for floor. Brand: Kajaria / Simpolo or Equivalent.
- Kitchen: 600x300 ceramic tile for wall dado. Brand: Kajaria / Simpolo or Equivalent.
- Basement car parking and driveways: cement tile flooring / interlock pavers. Brand: Pavit or Equivalent.

KITCHEN COUNTER

- 20mm thk black granite slab for counter top with anodized aluminum frame work, polished granite for bottom, satin finish Franke SS sink.





PAINTING

- External walls and ceiling: 2 coats Weather proof exterior emulsion over one coat texture as per approved sample and external primer. Brand: Asian Ultima Protek.
- Internal walls and ceiling: 2 coats Premium Acrylic emulsion (Roller finish) over 2 coats primer, 2 coats putty, (Toilet ceilings to have Birla putty). Brand: Asian Premium Emulsion, Birla Putty.
- Internal doors: 2 coats Enamel paint (Roller finish) over 2 coats primer, 2 coats N.C. Putty. Brand: Asian.
- Metal works: 2 coats Enamel paint over zinc chromate primer. Brand: Asian.

ELECTRICAL

- Cables and wires. Brand: Finolex/ Havells or Equivalent.
- Switches. Brand: Schneider or Equivalent.
- Video door phones to each apartment.
- TV points in Living and master bed.
- Provision for AC in all bedrooms.
- Telephone points in Living and master bed with intercom facility.
- Points for fridge, mixer, grinder, HOB, chimney, aquaguard, microwave, washing machine, Iron in Kitchen / Utility.
- Backup power for lighting circuit.

PLUMBING

- Wall hung Wash Basins, Wall hung Commodes. Brand: Duravit / American Standard / Kohler or Equivalent.



- CP fittings, concealed cisterns. Brand: Jaguar / Grohe / Gebreit or Equivalent.
- Shower with single lever diverter.
- Water supply lines: CPVC / UPVC. Brand: Astraal / Supreme / Finolex or Equivalent.
- Borewell water supply in addition to corporation water supply with auto level controller in tanks.
- Pumps in sumps. Brand: Texmo / CRI or Equivalent.

LIFTS

- 2 nos lifts for residential & 1 nos for commercial: SS automatic doors, SS interiors. Brand: ThyssenKrupp / Kone / Mitsubishi / Otis / Schindler.

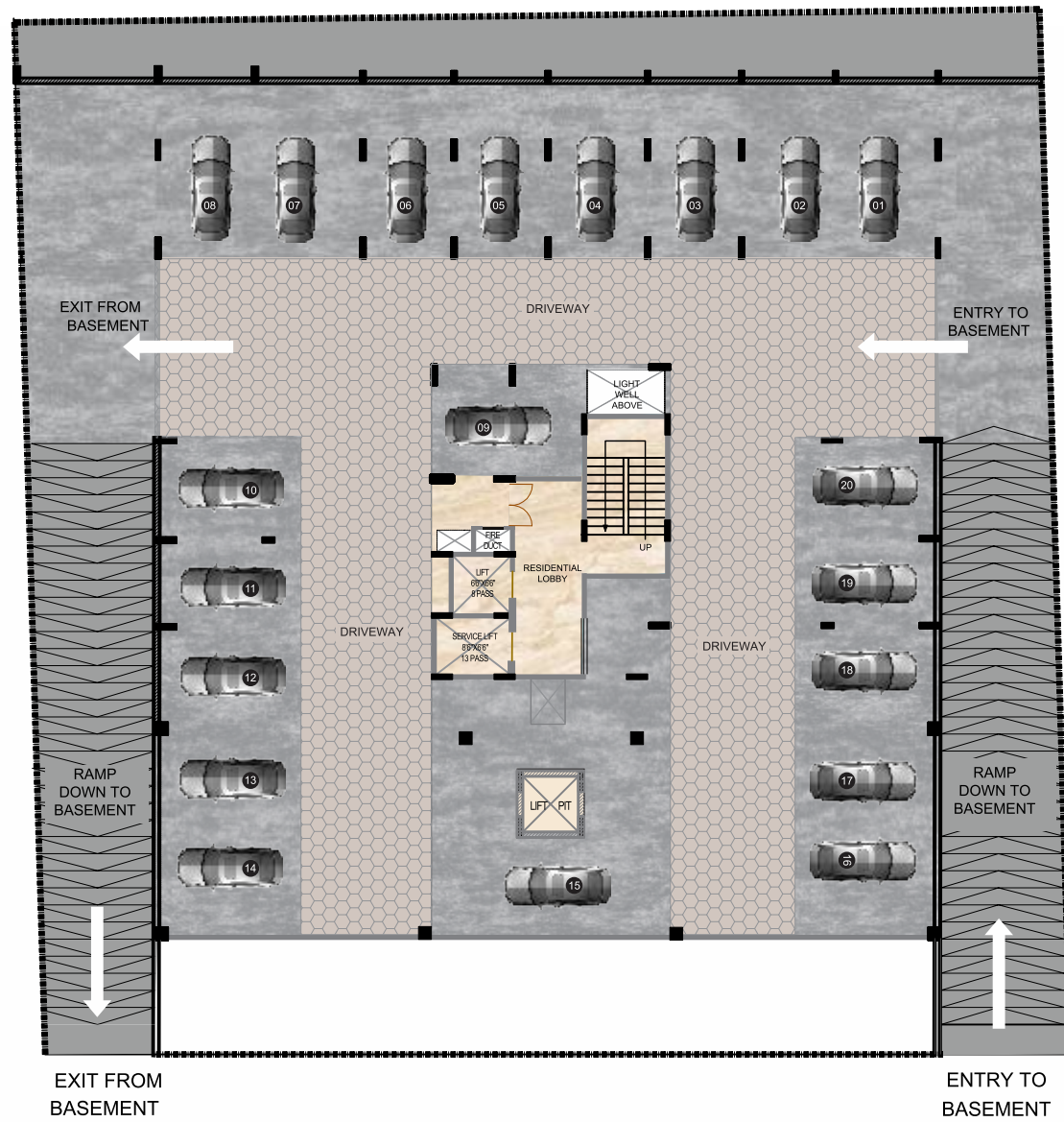
OTHER FEATURES

- Spacious entrance lobby.
- Rain water harvesting system.
- STP.
- Solar lighting for corridors.
- Reticulated gas connections.
- Fire fighting system as per statutory norms.
- Telephone with centrex facility to all apartments, security, society office.
- CCTV/ IP Camera based security system provision to all apartments.

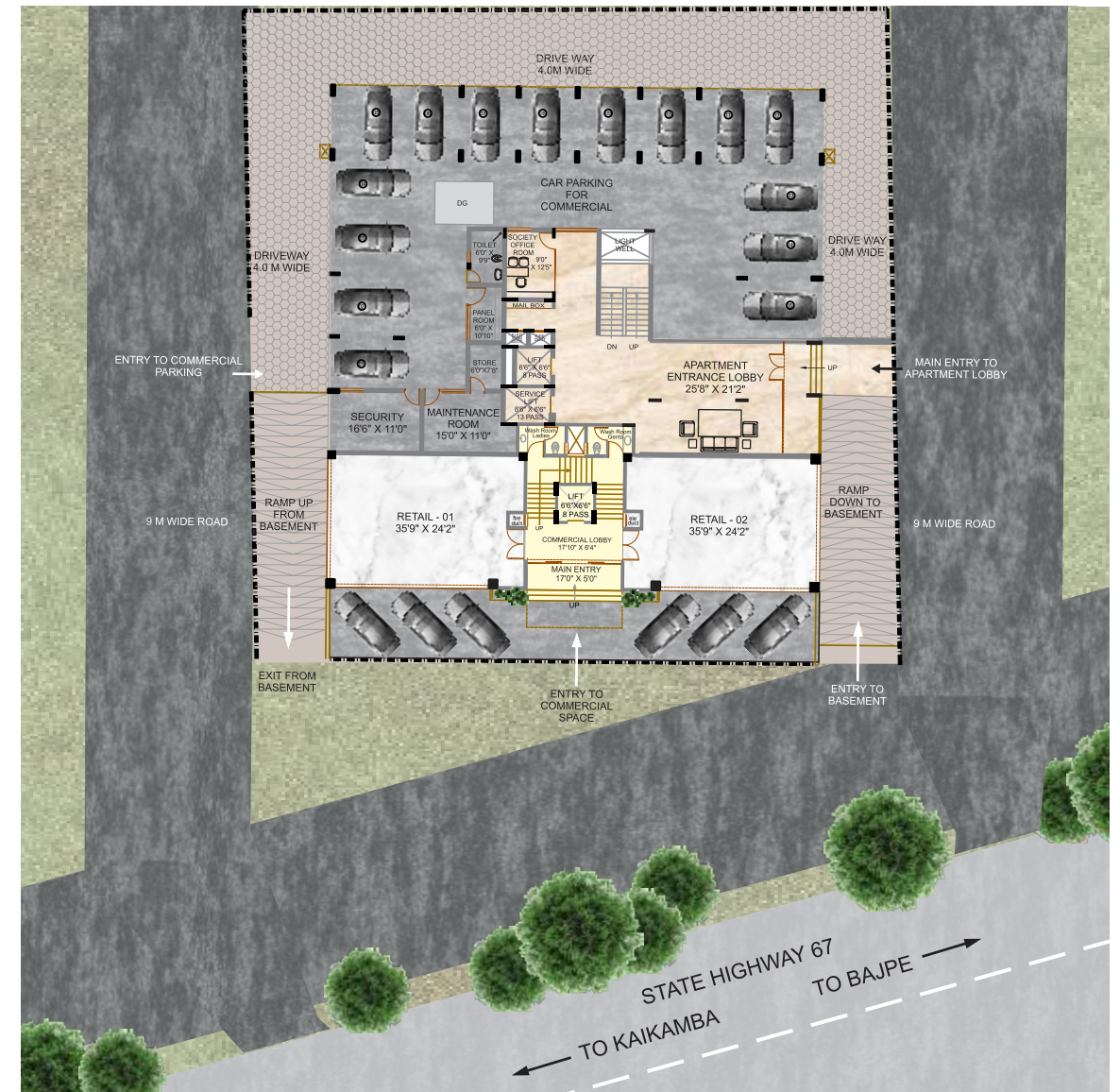
SPECIAL FEATURES

- Spacious apartment.
- 24x7 In-house Facility Management.
- Buyer payment terms for Sale Agreement.
- Separate car parking for Commercial & Residential.
- Secured access to Car Parking.
- Mobile app & Website for maintenance booking.

Basement Floor Plan



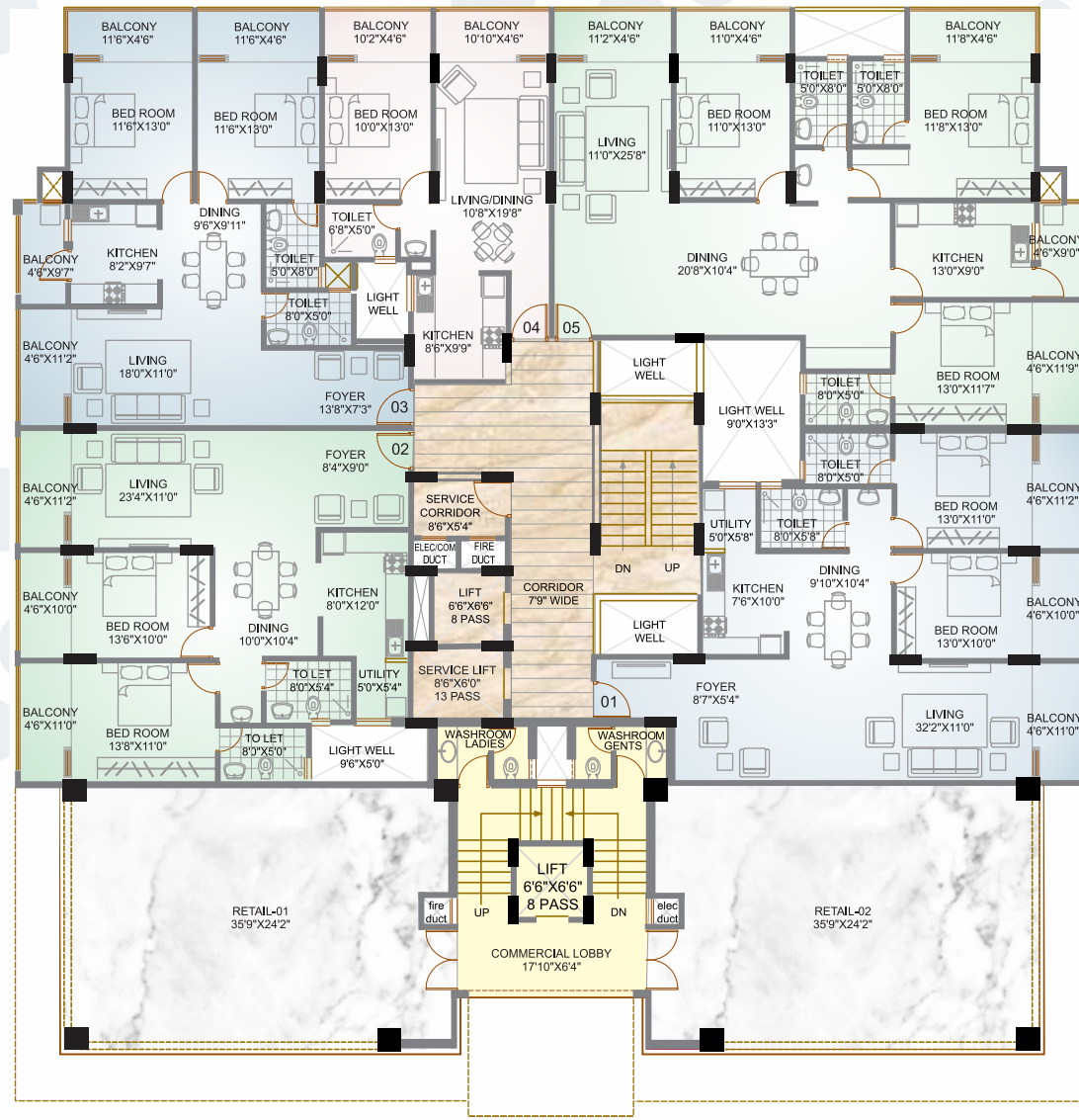
Ground Floor Plan



TOTAL SUPER BUILT UP AREA	RETAIL-01	1197 SFT
GROUND FLOOR	RETAIL-02	1197 SFT

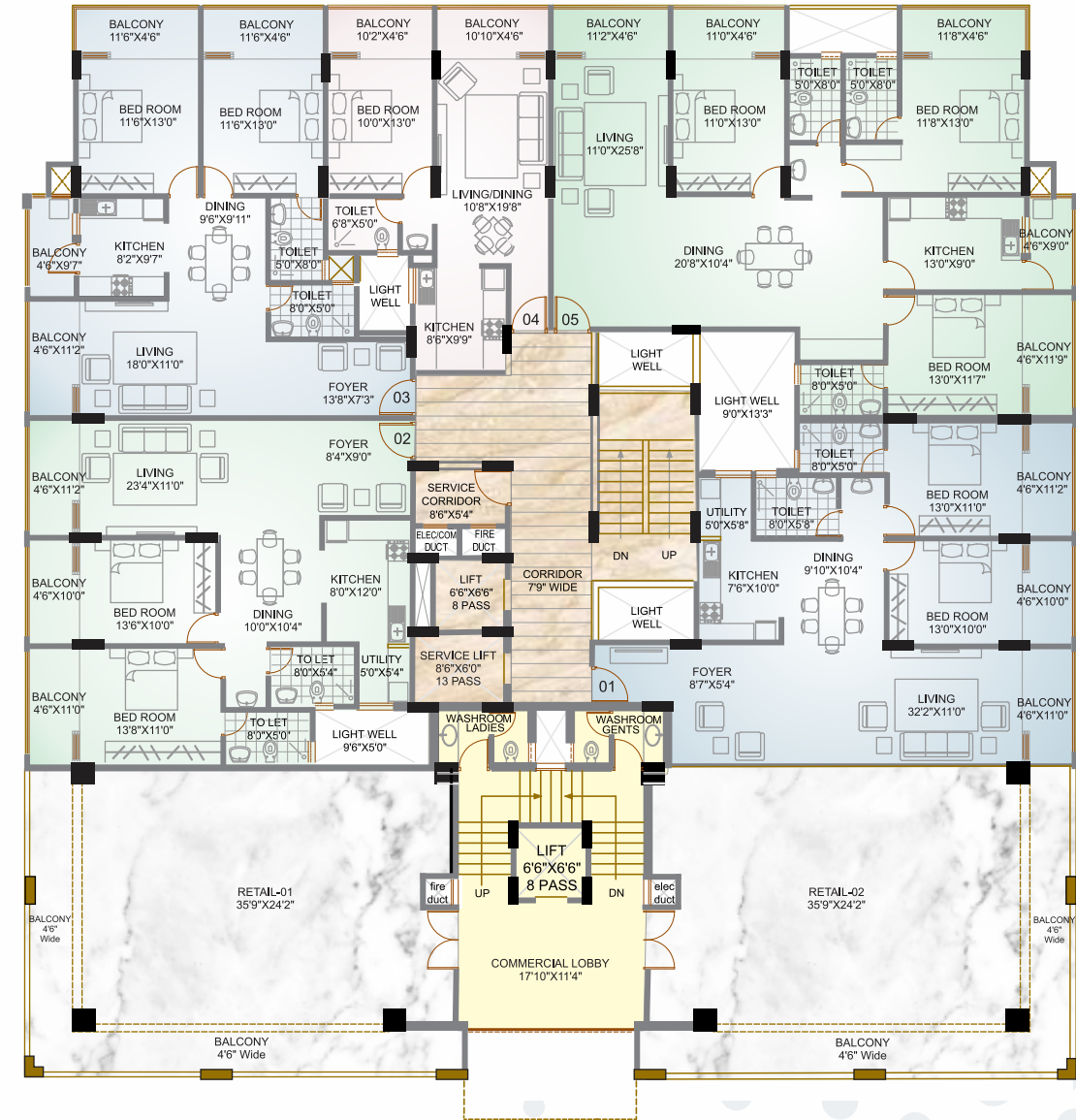


First Floor Plan



TOTAL SUPER BUILT UP AREA	01	2 BED FLAT	1450 SFT	03	2 BED FLAT	1350 SFT	05	3 BED FLAT	1970 SFT	
1ST FLOOR	02	2 BED FLAT	1395 SFT	04	1 BED FLAT	770 SFT	RETAIL-01	1197 SFT	RETAIL-02	1197 SFT

Second, Third & Fourth Floor Plan



TOTAL SUPER BUILT UP AREA	01	2 BED FLAT	1450 SFT	03	2 BED FLAT	1350 SFT	05	3 BED FLAT	1970 SFT	
2ND, 3RD & 4TH FLOOR	02	2 BED FLAT	1395 SFT	04	1 BED FLAT	770 SFT	RETAIL-01	1588 SFT	RETAIL-02	1588 SFT

Location Map



PROMOTERS AND DEVELOPERS



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CREDITS



Legal Consultants

