
SUNRISE OPPORTUNITIES - RISE WITH US ... TO YOUR PROPERTY DREAM



**Contact Sunrise Opportunities Vishnu@ +91-74000-55155
contact@sunriseopportunities.in**

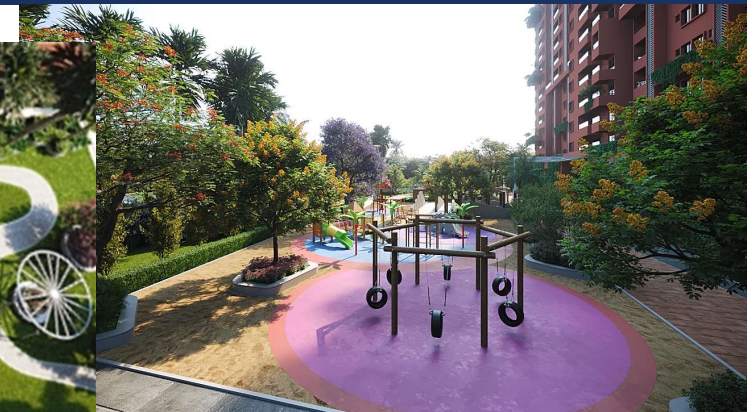
PROJECT SUMMARY

- **Location:** Facing Varthur Lake, Near Sobha Dream Acres on Balagere Main Road
- **Access:**
 - Balagere Main Road (60 ft Road)
 - 2 KM to 150 ft wide Varthur-Sarjapur Road
 - 1 KM to proposed 100 ft Road from Kundanhali to Sarjapur Road
- **Land Size:** 10 Acres, 5.5 acres already acquired by Builder
- **Project Status:** Plan available, One NOC Received, Preparing for approvals
- **Project Size:** 12 lac sft
- **Height:** G+28 Floors
- **Available Configurations:** Studio, 2.5 BHK, 3 BHK

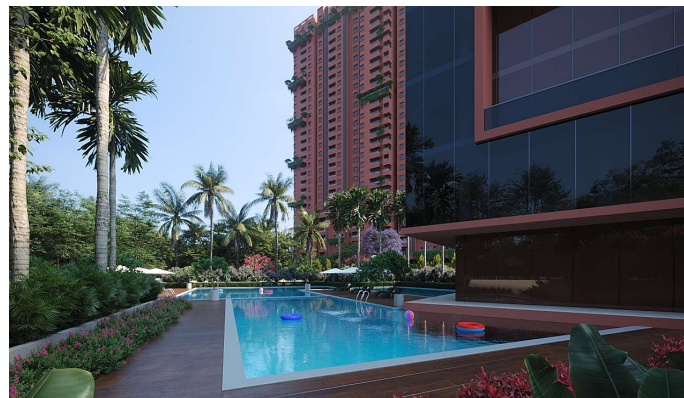


PROJECTIONS

- **Launch Price:** 10000+ per sft
- **Launch:** Mar- 2025
- **Completion:** 2028-2029



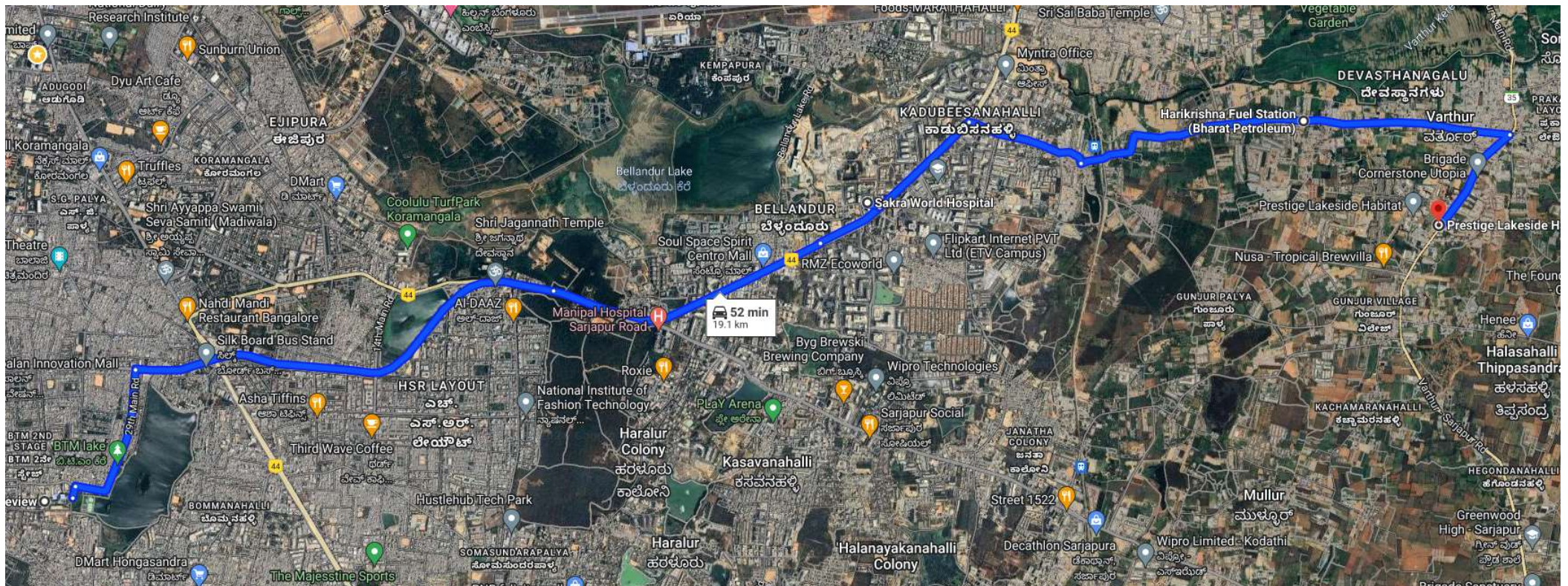
PROJECTIONS



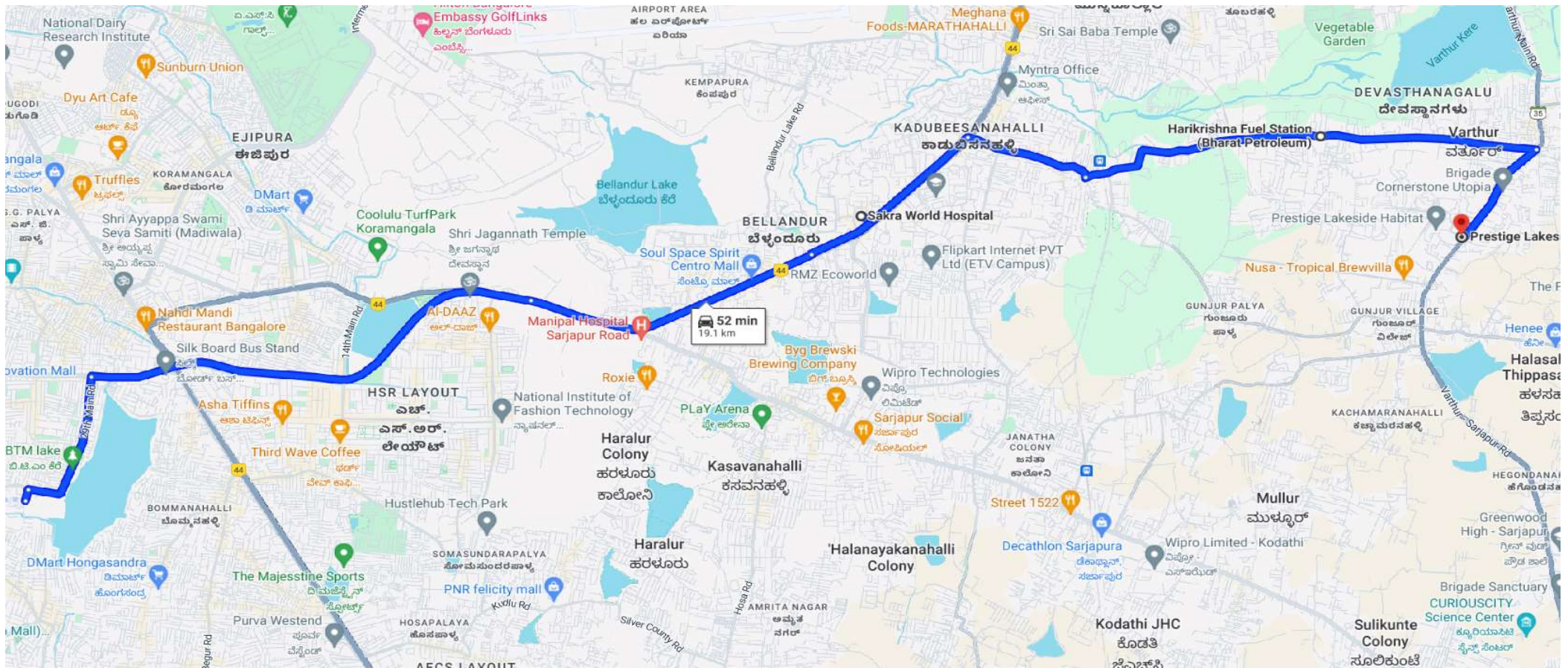
PROJECT LOCATION



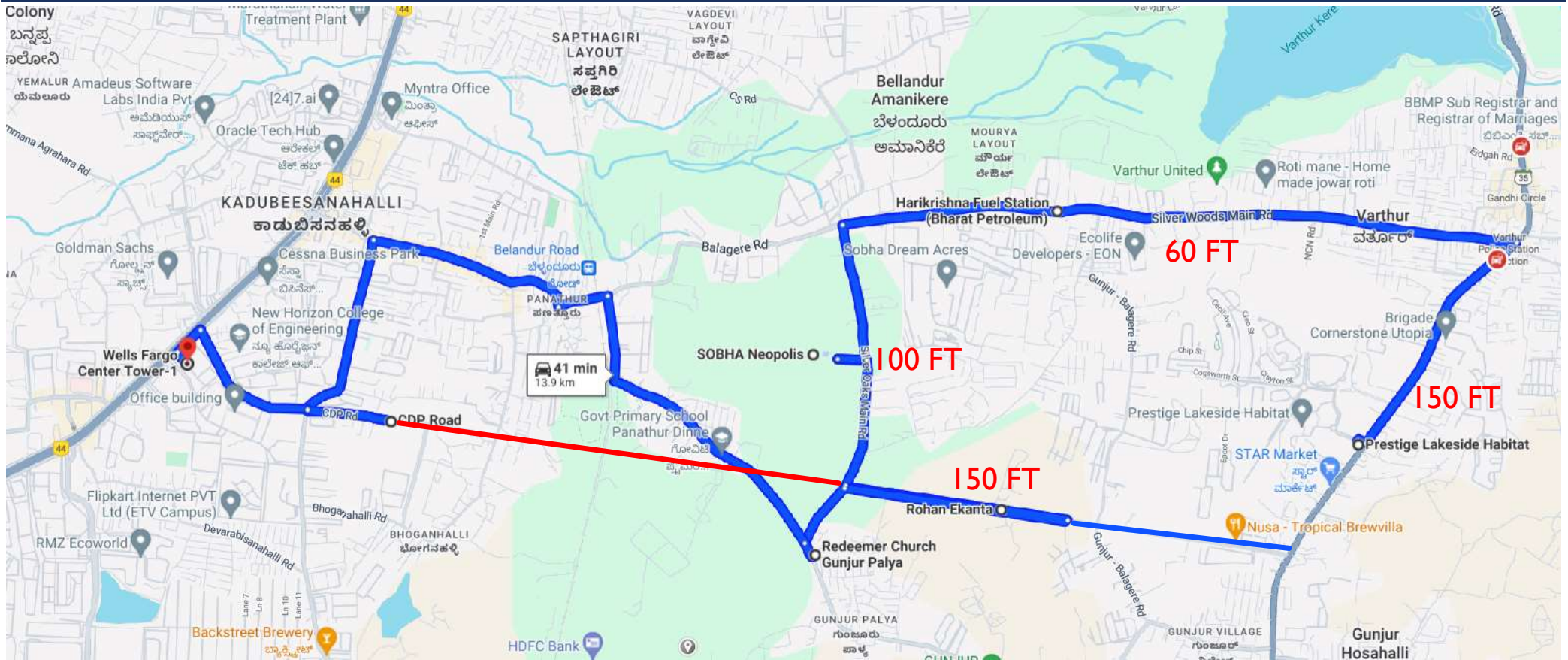
PROJECT LOCATION



PROJECT LOCATION



DEVELOPMENT IN THE AREA

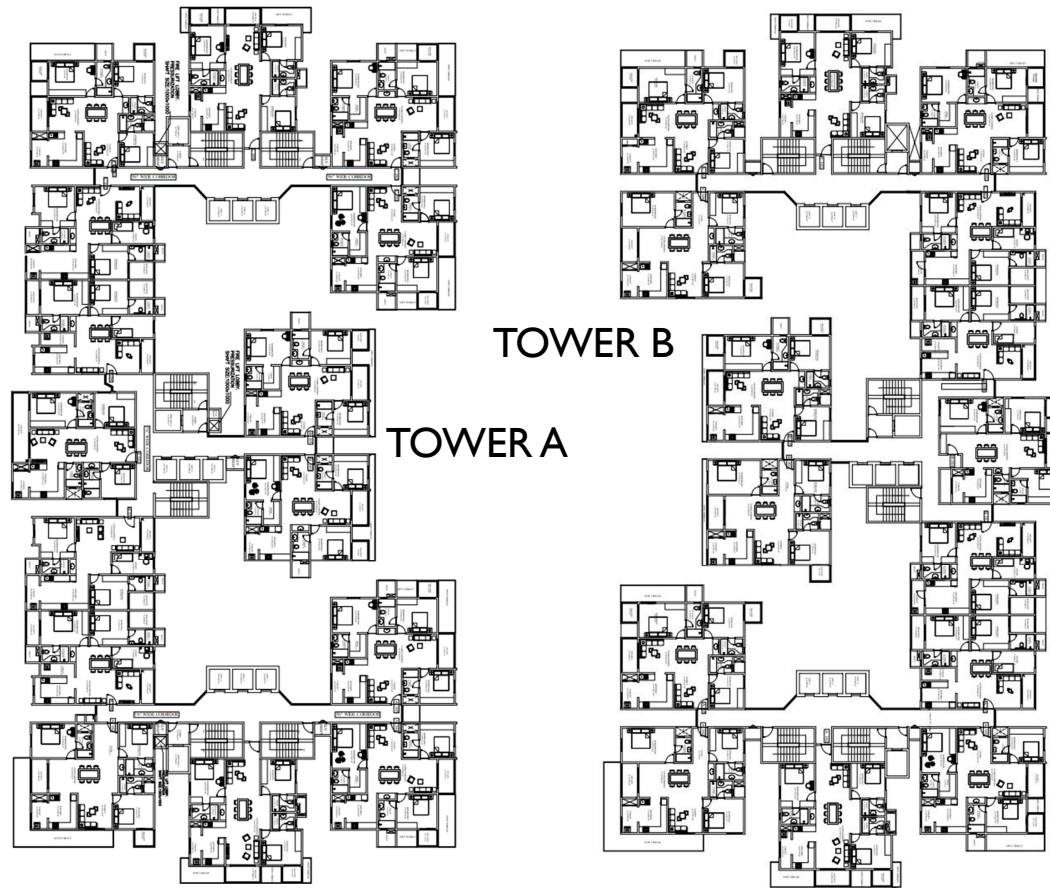


PLAN SUMMARY

Config	Min Size	Max Size	Min Cost	Max Cost	Total Units	Total Units
Studio	750	750	4,462,500	4,462,500	40	40
1.5 BHK	870	870	5,176,500	5,176,500	40	40
2.5 BHK	1595	1660	9,490,250	9,877,000	288	211
3 BHK	1790	2070	10,650,500	12,316,500	470	354
4 BHK	2665	3500	15,856,750	20,825,000	30	0

- G + 28
- 2 Towers of 3 Blocks each
- 5 apartments in each Tower
- Studio and 1.5 BHK in the lower floors (G + 5)
- Duplex 4 BHK Pent houses

FLOOR PLAN

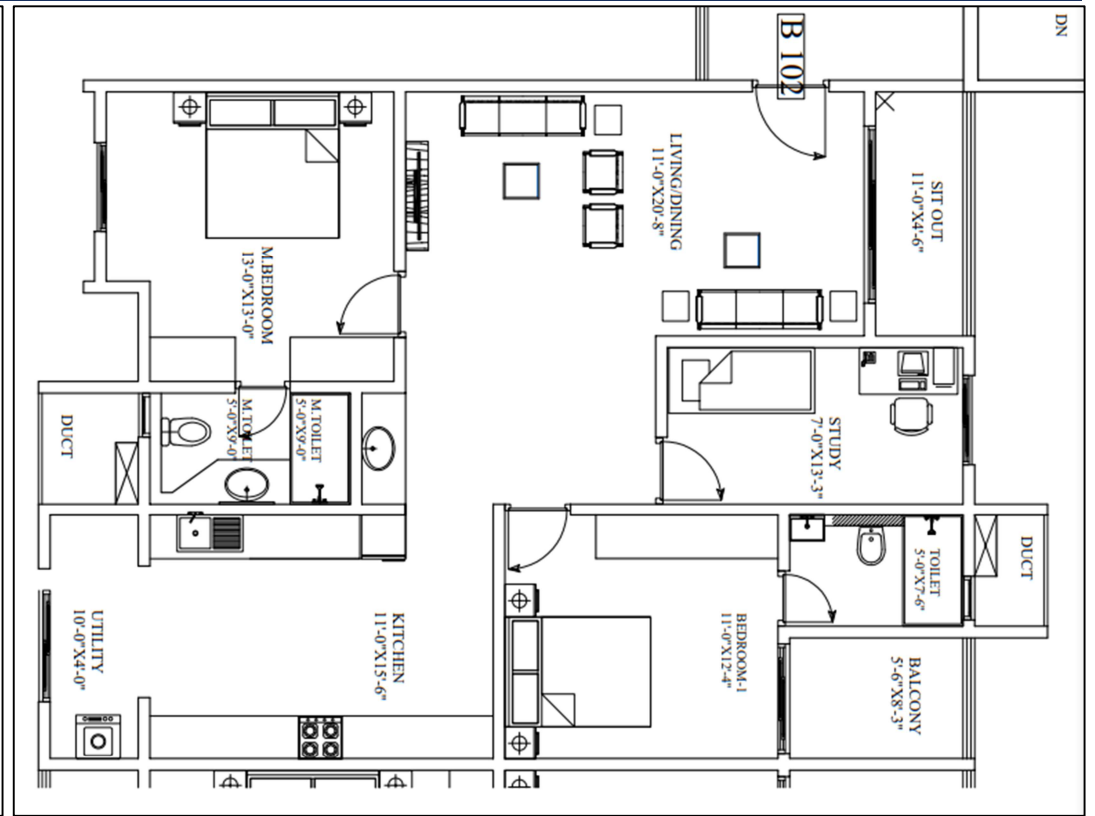
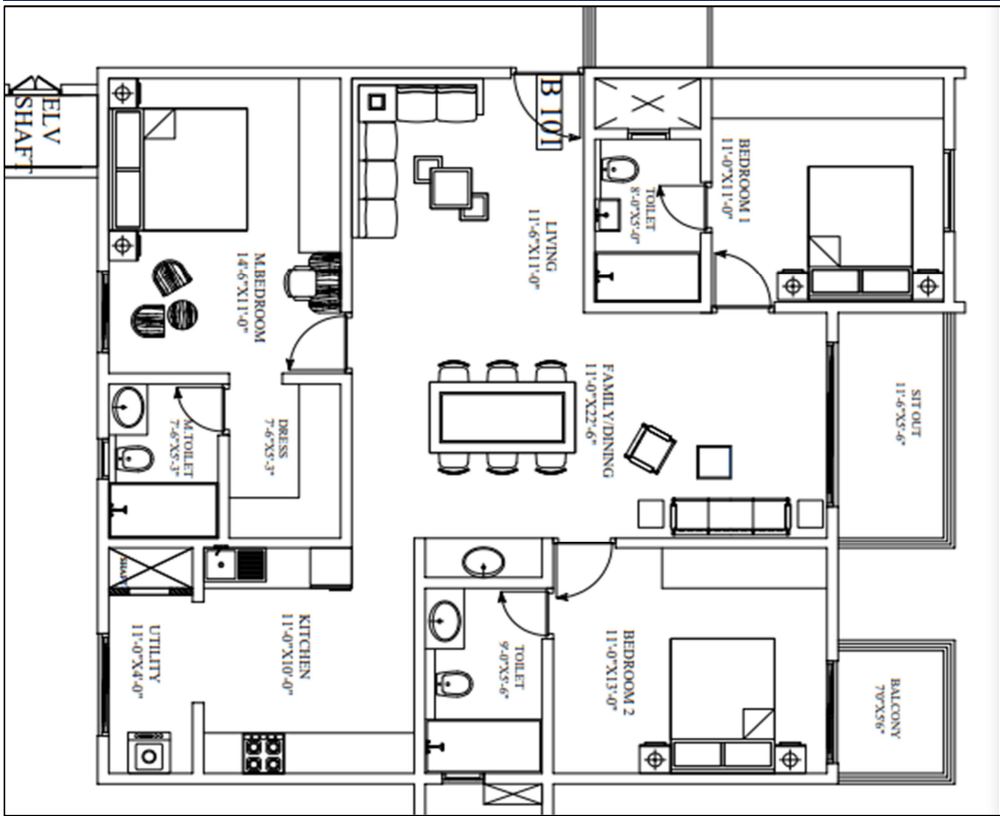


CLUB
HOUSE

COMMERCIAL
BUILDING



TENATAIVE FLOOR PLANS



AROUND THE PROJECT

- **Sobha Dream Acres: 1210 SFT, 1.5 Crore+ Govt Charges & Tax @ 12,394 per sq.ft**

[2 BHK Apartment / Flat for sale in Sobha Dream Acres Balagere Bangalore East - 1210 Sq. Ft.- 12th floor \(out of 14\) \(99acres.com\)](#)

- **Sobha Dream Acres: 656 SFT, 79 lacs + Govt Charges & Tax @ 12,042 per sq.ft**

[1 BHK Apartment / Flat for sale in Sobha Dream Acres Balagere Bangalore East - 656 Sq. Ft.- 2nd floor \(out of 14\) \(99acres.com\)](#)

- **Sobha Neopolis: 1611 SFT, 2.2Cr + Govt Charges & Tax @ 12,042 per sq.ft**

[3 BHK Apartment / Flat for sale in Balagere Bangalore East - 1611 Sq. Ft.- 18th floor \(out of 18\) \(99acres.com\)](#)

- **Ecolife Elements: 1430 SFT, 1.14Cr + Govt Charges & Tax @ 7,972 per sq.ft**

<https://www.magicbricks.com/propertyDetails/3-BHK-1430-Sq-ft-Multistorey-Apartment-FOR-Sale-Balagere-in-Bangalore&id=4d423731303930303837>

- **Sobha Sonesta: 1500 SFT, 2Cr + Govt Charges & Tax @ 13,333 per sq.ft**

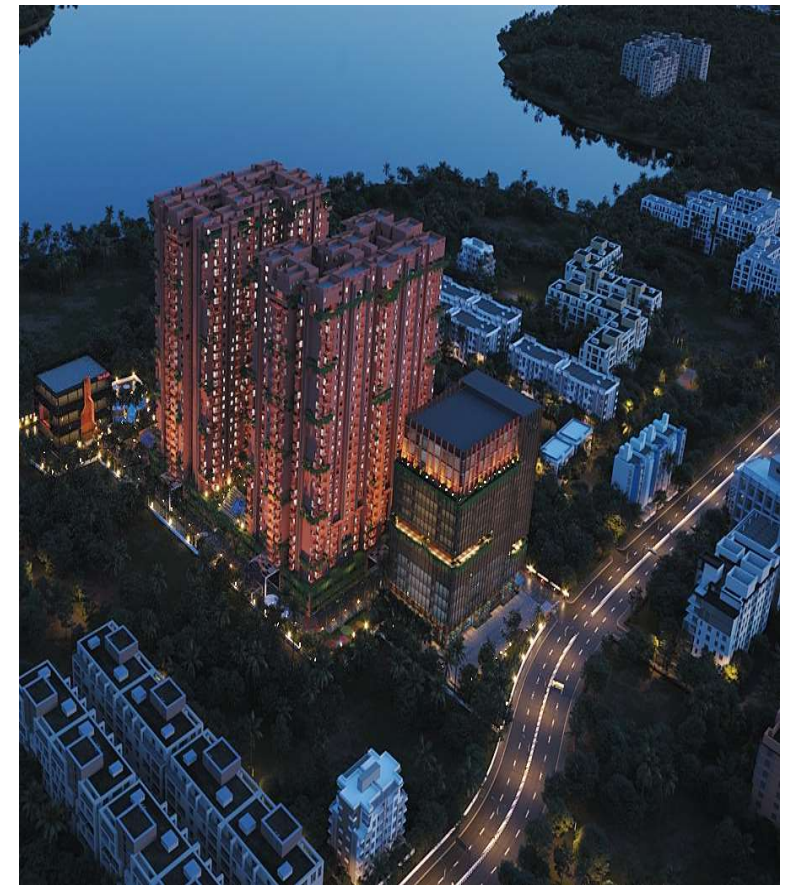
<https://www.magicbricks.com/propertyDetails/3-BHK-1500-Sq-ft-Multistorey-Apartment-FOR-Sale-Balagere-in-Bangalore&id=4d423731343033333831>

- **Hilife Magnifique: 1400 SFT, 1.59 Cr + Govt Charges & Tax @ 11,357 per sq.ft**

<https://www.magicbricks.com/propertyDetails/3-BHK-1590-Sq-ft-Multistorey-Apartment-FOR-Sale-Balagere-in-Bangalore&id=4d423638373937333933>

CURRENT OPPORTUNITY

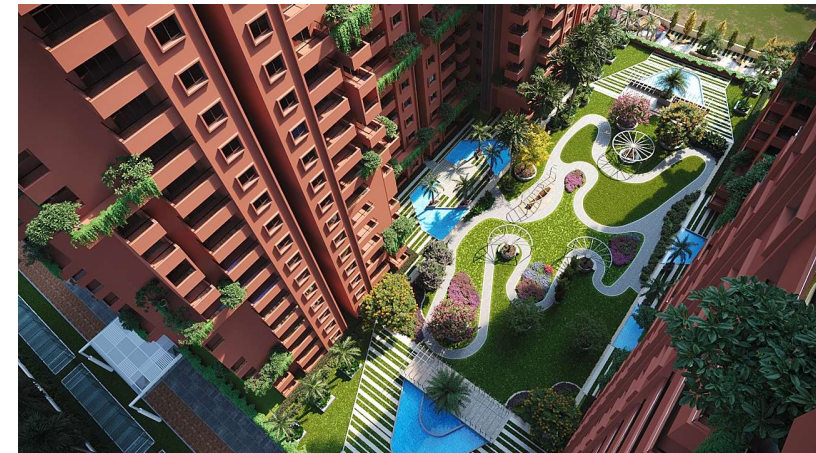
- **Price:** 5950 per sft
- **Opportunity Size:** Rs. 11 Cr
- **Entry Options:**
 - Singly owned (full apartment)
 - Jointly own apartment with family / friends
 - Decide your investment and we combine with other like minded co-investors
- **Investment Mode (Agreement Already Signed):**
 - Secured Loan to builder
 - MOU signed for selected apartment
 - Part of Project land Mortgaged as security until launch



FUTURE AND EXIT OPTIONS

- **Step 1: At Launch:**
 - Sale Agreement
 - **Bigger Apartment with Bank Loan** : Additional area at market price;

- **Step 2: Exit (> 12 months from launch):**
 - Sell your unit yourself
 - Builder Sells on your behalf



EXPECTED ROI CALCULATION

	Launch + 12 months	Launch + 24 months	Launch + 36 months	Launch + 48 months =Completion
Purchase Price	5950	5950	5950	5950
Sell Price	10500	12500	14500	16500
Cost of Selling	1050	625	725	495
Net Profit	3500	5925	7825	10055
Duration	24	36	48	60
Annual Return	29.41%	33.19%	32.88%	33.80%
CAGR	26.03%	25.90%	23.25%	21.88%

RISKS AND MITIGATIONS

- **Project Funding:**
 - Confirmed by Banker about excellent track record of last 3 projects
 - Confirmed by independent sources that builder has not diverted funds from RERA account of last 4 projects
 - Project construction cost would be fully covered once the builder sells 35% of project (Because of land ownership)
 - Has sold ~ 2 Lakh SFT during COVID
- **Builder Experience:**
 - Best in class project team

UNIQUE BENEFITS

- Legal Vetted by 2 lawyers from Builder, 2 lawyers from Bank and 1 Lawyer from our side
- Upfront allocation of apartment
- Option to select any apartment
- Collateral Security
- Time Limits Set in Agreement
- Guaranteed high returns even in case of exit due to delays
- Lake facing property (Lake is under desilting) – large free buffer zone
- Land purchased by builder
- Signature Project from builder
- Located on Main Road

We normally get a few on these in any investment – not all of them together

NEXT STEPS ...

Activity	Starting	Last Date
Reserve your slot (Refundable deposit of Rs 10,000)	Now	27-Apr-24
Site Visit / Builder Office Visit	21-Apr-24	28-Apr-24
Select Apartment (Investment Size)	21-Apr-24	05-May-24
Transfer Funds to Sunrise Investment Partnership	21-Apr-24	05-May-24
Project Closure	Target Met	15-May-24
Final Payment to Builder	Ongoing	15-May-24
Sign-up of MoU and MoDT with builder		20-May-24
Amendment in Partnership		1-Jun-24

CONTACT US



+91 74000 55155



contact@sunriseopportunities.in



<https://sunriseopportunities.in/>