

Sunshine Royal

DEVELOPERS

N.H. 66, SURATHKAL, MANGALURU

P R O F I L E



SUNSHINE ROYAL DEVELOPERS PVT. LTD.
Live in Harmony & Nature

Site office:

B/104, Sunshine Palazzo, Opp. Veerabhadra Temple, NH 66,
Thadambail, Surathkal, Mangalore 575014. Phone : 0824 2478956
E-mail: sales@sunshinedevelopers.in | Web: www.sunshinedevelopers.in

Sunshine
Palazzo

RESIDENTIAL & COMMERCIAL

N.H. 66, Surathkal,
Mangaluru



WELCOME TO SUNSHINE ROYAL DEVELOPERS

THE DIRECTORS

Mr Krishnappa B. Kotian, MA, LLB, CAIIB, Managing Director, Sunshine Royal Developers Pvt. Ltd
Phone: +91 9833564606 / +91 7411610060. Email: kotiankb50@gmail.com

Mr Bhaskar S. Kotian, Executive Director, Sunshine Royal Developers Pvt Ltd.

Ph: +91 9867568370. Email: bhaskar.kotian53@gmail.com

CA . Manjunath K. Gowda, B.E. M.com, FCA, ACS, DISA(ICA) , Finance Director,
Sunshine Royal Developers Pvt Ltd. Ph: +91 7710000026. Email: mkgowdaca@gmail.com

Mr Rajesh B. Kotian, Executive Director, Sunshine Royal Developers

Ph: +91 8197540956 / +91 9482444353. Email: rajesh0312@yahoo.com

JOURNEY SO FAR...

Sunshine Royal Developers has set a new era for home buyers in South Canara since one decade. Buying new homes and shops with us is delightful, easy and stress free experience. Our properties come with great elegant designs, quality construction, clear titles, on time delivery and prompt after sales service that leads to 100% customer satisfaction.

In 2010, Sri Krishna Builders and Developers had started its operation headed by Mr K. B. Kotian, Mr Bhaskar S, Kotian and Mr Rajesh B. Kotian. Vibrant with rich and meaningful experience of the team, Sunshine Royal Developers are very customer friendly. We believe that our reputation is built and strengthened on the basis of goodwill, integrity, credibility and 100% customer satisfaction of our existing clients.

Sunshine Royal Developers objective has always been to provide the homes to 'Live in Harmony and Nature', contributing to the growth plans of our clients. The moment we meet you, we focus on understanding your needs and help you to realize your dreams and Goals, besides fulfilling your expectations in every aspects. By choosing Sunshine Royal Developers, you join several satisfied families who have purchased residences from our previous project i.e. Sri Krishna Dhama, Gundibailu, Udupi as well as present project i.e. Sunshine Palazzo, Surathkal.

WHY SUNSHINE ROYAL DEVELOPERS

We commit ourselves to fulfill the aspirations and desires of our clients with regard to quality construction, Spacious premises and superior amenities using best brands of building materials. We also assure you to provide you with sufficient water supply, electricity and sanitation etc. We set the plan and execute our strategic goal in a time-bound schedule, which will enable us to deliver the homes and shops on time. We build our relationship with our Customers by attending to their issues across the counter one-on-one leading to 100% customer satisfaction.

WHO ARE WE

Sunshine Royal Developers are a creative, innovative and a customer focused organization dedicated to provide Clear Title, Quality Construction, Timely Possession and 100% Customer Satisfaction for last 10 years. In 2010 Sunshine Royal Developers broke ground on their first building project in Udupi, thus began to build reputation on time- honoured values, quality, stability and honest relationship with people and the land. With their previous successful project, Shree Krishna Dhama in Udupi and over a decade of experience in the field, the four directors Mr. K. B. Kotian, Mr Bhaskar S. Kotian, CA. Manjunath K Gowda and Mr Rajesh B. Kotian are operating this Private Limited Company. No matter how big or small the job, Sunshine Royal Developers take full care and responsibility of all the aspects of the project. With Sunshine Royal Developers, we assure you that our team will be there for you at every steps in your need, utilizing our years of experience to fulfill and exceed all your expectations.

The Team of Sunshine Royal Developers Consists of an accomplished and experienced construction professionals led by Mr K. B. Kotian, Mr Bhaskar S. Kotian, CA Manjunath K. Gowda and Mr Rajesh B. Kotian. Here we are today with the already completed Residential Project i.e. Shree Krishna Dhama at Gundibailu, Udupi, whose success we owe to our loyal customers, who are the bedrock on which our growth and success stands.

Mr K. B. Kotian is a retired Sr. Bank Manager. After his educational qualifications, K. B. Kotian had worked as Bank Manager for 35 years in Mumbai. In 2010, he had established a partnership firm, viz. Shree Krishna Builders and Developers, for the purpose of undertaking Construction Project at Gondibailu, Udupi. After successful completion of the Udupi Project in 2013, K. B. Kotian had established a new Company, under the name of Sunshine Royal Developers Pvt. Ltd. along with other 3 directors. As one of the Co-owners and Directors of the Company, his services also includes administration, liasoning, banking and marketing that would be very useful and also adds more value to the new venture team. With his rich experience in banking, he is an integral component to the financial strength as well as growth of the company.

Mr Bhaskar S. Kotian, who had worked at a Public Ltd Company in Mumbai for 28 years, after his graduation, he transitioned into the construction field and developed three residential buildings and one commercial building at Malad(w), Mumbai. Mr Bhaskar kotian became co-owner and one of the Directors of Sunshine Royal Developers in 2013. His extensive construction experience allows him to provide the vision and leadership necessary for continued growth and success of Company.

CA. Manjunath K. Gowda is a Professionally practicing Chartered Accountant at Mumbai since 17 Years. He is specialized in the areas of Direct Tax Consultancy, RERA, GST, TDS and other Regulatory Compliances besides finalizing Builders Accounts over 10 years. He became co-owner and one of the Directors of Sunshine Royal Developers in 2017. With his rich experience and knowledge in the field of Builders Accounts, CA Manjunath Gowda's services are invaluable for the Growth and Financial strength of the Company.

Mr Rajesh B. Kotian brings with him his vast experience in the areas of construction industry to the Company. He has more than 17 years of experience and knowledge of working abroad in the construction field. Mr Rajesh became co-owner and one of the directors of Sunshine Royal Developers after settling in India in 2012. His unparalleled construction knowledge and experience is an essential component for the growth and success of the Company.

Mr Babu Karkera, aged 86 years and his family are owning the land where Sunshine Palazzo is being built. Mr Babu Karkera is an entrepreneur, handling more than 500 Ships, Cargo, Port formalities over 55 years. He had learnt this business in Mumbai for 20 years and came to Surathkal, his beloved Native Place and continued this business for more than 35 years. He had to often travel throughout west and east coast regions i.e New Mangalore, Karwar, Goa and Vishakhapatnam whenever ship arrives. He is very hard working and a dreamer. He is very honest person and a man of vision. He had preserved this land for over 35 years, ultimately to see the light in Sunshine Palazzo.

With above background, experience and knowledge in the construction field, you are rest assured to choose your apartments in Sunshine Palazzo, knowing that we will make it our mission to fulfill and exceed all your expectations.

Surathkal is the beautiful city situated in the quiet suburb of Dakshina Kannada district on the shores of Arabian Sea. It is the centre for many Educational



Surathkal Beach : 0.5 Km

Presenting to you, SUNSHINE PALAZZO, an elegant five storey building, consists of two blocks, 'Block A', 'Block B' and also Basement for Parking. Block A has 5 floors in which the ground and first floors are designed exclusively for commercial units, and the remaining 4

Institutions that offer quality education such as NITK, Srinivas School of Engineering, Srinivas Institute of Dental Science and Govindadasa College, Major industries like MRPL, BASF, MCF, ONGC are in and around Surathkal.



National Institute of Technology : 1 Km

floors comprises of 7 apartments in each floor. Block B consists of ground floor and 5 floors, out of which the ground floor is for parking and remaining 5 floors comprises of 6 apartments in each floor. Sunshine Palazzo offers different sizes of



Surathkal Lighthouse : 0.5 Km

apartments like 1BHK, 2BHK and 3BHK. Commercial premises are available for Banks, Jewellery Shops, IT Solutions, Car Showroom, Garment Showroom, Footwear showroom, Furniture Showroom etc.



Sadashiva Mahaganapathi Temple : 0.5 Km



South View

Mangaluru International Airport, located 15 kms away from Surathkal town, connects Major Cities in India, as well as many major cities in the Middle East

specially, Dubai, Bahrain, Muscat and Abu Dhabi. Surathkal Railway Station, which is located 3 kms away from the town, falls on the famed Konkan railway route on which Rajdhani, Duronto, and other Express Trains ply regularly from Mangalore to New Delhi. It



Mangalore International Airport : 15 Km

takes just 15 hours of happy journey from Surathkal to Mumbai by Matsyagandha & Mumbai Express Train. The Mangaluru Sea Port is situated 6 kms away from this town on the Arabian Sea and primarily used for importing and exporting Cashew and Coffee all over the world.



Surathkal Railway Station : 3.0 Km



North View



East View

Surathkal is an integral part of the Mangaluru Smart City, therefore, infrastructure and amenities such as sufficient water supply, electricity, transport, public safety, education,



West View

sanitation, and healthcare are integrated and managed through the technology for efficient governance and delivery. Thus, it is expected that the areas with better infrastructure will fetch better real



Actual picture - 'B' Block (April 30, 2019)

estate value due to the higher demand and as a result of which property values will increase in the future.

This gives you the best opportunity and it is worth taking the right decision at the right time to invest your hard earned money on your dream homes and shops at Sunshine Palazzo for your easy and peaceful life with eternal happiness for the years to come.



Actual picture - 'A' Block (April 30, 2019)

COMPLETED PROJECT

SHRI KRISHNA DHAMA Gundibailu, Udupi

Eco-friendly homes are a latest trend emerging in real estate business. Sri Krishna Dhama, Udupi is exclusively designed for all nature loving people offering the most comfy living experience in harmony and nature. Sri Krishna Dhama, Udupi is a three storey apartment consisting of 16 apartments. This project was finished within the time frame and all the activities and deliverables had been successfully completed. The home buyers of Sri Krishna Dhama spanned out of buyers from Kuwait, Norway, Mumbai, Dubai and South Kanara. Flat owners in Sri Krishna Dhama are enjoying peaceful ambience and happy life in the lap of nature.



EXCLUSIVE LIVING

HOLIDAY DESTINATION OR SECOND HOME

The demand for holiday destination or second homes in our country has increased tremendously. Those who buy these homes are having higher disposable income and hail from middle and rich income segments. These buyers segment is usually in the age bracket of 35-55 years. Further those who buy these homes tend to make their purchases close by coastal areas, non polluted areas with good and clean road, peaceful localities with excellent surrounding that gives fast connectivity to a sea, mall, good conveyance, colleges, places of worship, hospitals and healthcare facilities. With regard to price tags on residential and commercial properties at our site is very reasonable, competitive and affordable even to common man. Ours is the most preferred and favourable location with good supply of water, electricity and drainage. There would be no compromise on the quality of construction of the building. We offer picturesque backup and excellent connectivity simultaneously.

A DIFFERENT PERSPECTIVE

Second Home/Holiday home purchases as an investment can double as retirement home. In India, eventual retirement is something that most people plan for well in advance. Second Home can either have capital appreciation or rental generation potential. Our site has good demand profile in view of excellent location connected to national highway. Mangalore is one of the fast developing cities and is upcoming Smart city that extends to Surathkal in the north. Surathkal is a suburb of Mangalore City located on National highway 66 having all facilities of infrastructure, drainage, water supply, electricity, etc. After next few years Second Home or Holiday Home will be an asset to the home buyers because of Smart City announcement as leading integrated Township. It will be a "Dream come True" for anybody who chooses to purchase homes or shops in our project.



Our Team



Promoters and Builders:

SUNSHINE ROYAL DEVELOPERS

B/104, Sunshine Palazzo,
Opp. Veerabadra Temple, NH 66,
Thadambail, Surathkal, Mangaluru 575 014
Phone: 0824-2478956
Email: sales@sunshinedevelopers.in

Architectural Consultants

S. K. ASSOCIATES

306, 3rd floor, Marian Paradise Avenue,
Nanthoor - Bikanarakatte Road,
Mangalore - 5
Phone: +91 0824 2986661
+91 8147 666661
Email: skassociates36@gmail.com

Structural Consultants

VIMAL ANIL STRUCTURAL & SURVEY CONSULTANTS

#303, Sterling Chambers
Kalakunj Road, Kodialbail
Mangaluru, Karnataka 575 003
Phone - Fax: 0824 249 3692
Email: vimalanil@yahoo.com

Construction Contractors

MM CONSTRUCTIONS

II Floor, "Emporium" Commercial Building,
Old Pumpwell Road, Kankanady,
Mangaluru 575 002
Phone: 0824 2439015
Email: mahabalamunnur2006@yahoo.co.in

Legal Advisor

ADV. M. MADHUKAR AMIN

Capital Avenue Building
State Bank Road, Mangaluru 575 001
Phone: +91 824 2442789,
+ 91 9448216975
Email: madhuamin303@gmail.com