



SUNNY LAKE GREENS NAINITAL

experience nature in its purest form
come loose yourself



*ENJOY AN
ENRICHED
LIFE.*



About Group

Since the foundation of the group in the year 1992, the brand name of Shikhar Group has earned itself the stature of the most prestigious developer in Uttarakhand providing the highest level of service through cutting edge resources.

Driven by the needs of our clients, we provide a professional environment and innovative real estate products and services to our esteemed customers. Shikhar Group's existing projects stands testimony to our reputation and success.

Mr. Manoj Joshi, Chairman and Managing Director of Shikhar Group, has been the visionary in steering the company growth through a diversified product portfolio. Our success and growth has inspired residents and prospective investors for investments in our unique hill townships, luxurious hotels, lavish resorts, and beautiful villas, grand commercial and residential complexes in Uttarakhand.

Our Vision

Shikhar Group's Values

- ★ Sustained efforts to enhance customer value and quality
- ★ Ethical and professional service
- ★ Compliance and respect for all community, environmental and legal requirements





About Nainital

One of the most popular and exquisite hill stations is located in the Kumaon region in the state of Uttarakhand. It is a distinct and famous tourist destination of India. The town not only lures the domestic travelers and tourists, but also a number of foreign tourists. It is a glittering jewel in the Himalayan Mountains and is surrounded with lakes and nature's bounty.

Nainital is a paradise for nature lovers. The most captivating aspect about Nainital is its hilly surroundings and the poised lake. The (Tal) offers an enthralling and mesmerizing experience to the tourist which is why it is sometimes referred to as the 'Queen of Lakes'. Thus with 'hills' in the backdrop and the enchanting lake the place offers a calm and imperturbable along with zealous and fervor laden experience for its visitors. The pear shaped lake is encompassed and bounded by hills on all sides.

Some of the important places in the district of Nainital are Haldwani, Kaladhungi, Ramnagar, Bhowali, Mukteshwar, Bhimtal, Sattal & Naukuchiatal.



About Sunny Lake Greens

Simple Living

With today's hectic fast paced life, you need a quiet retreat, a place to reside, relax & relive spa.

You'll find your retreat nestled in the sylvan surroundings of Bhimtal & Sattal where lush mature trees & green lawns provide a picturesque backdrop to your new way of living - Sunny Lake Greens Apartments.



You're going to love your apartment in this impressive, landscaped, inspired community. Sheltered in trees, soaring columns, mature landscaping & acres of green lawns provide Sunny Lake Greens Apartments with special ambience. The apartments are located in the close proximity of Bhimtal & Sattal which are only 16 Kms from Nainital.

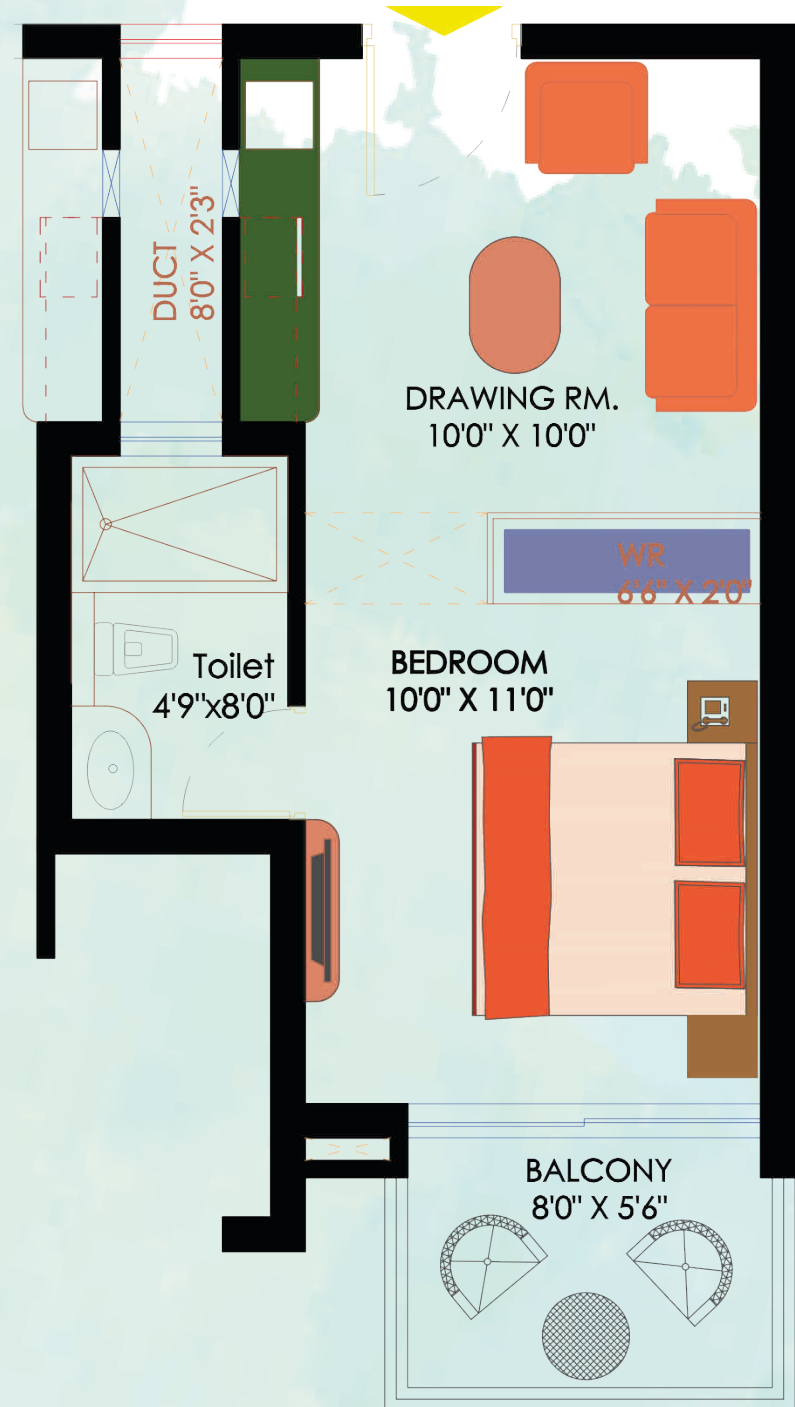
You will soon discover that life at Sunny Lake Greens is more than just a place to live in. It is a way to live.



Studio Elevation

Studio Apartments

STUDIO APARTMENT
SUPER BUILT-UP AREA = 550.00 SQ.FT.



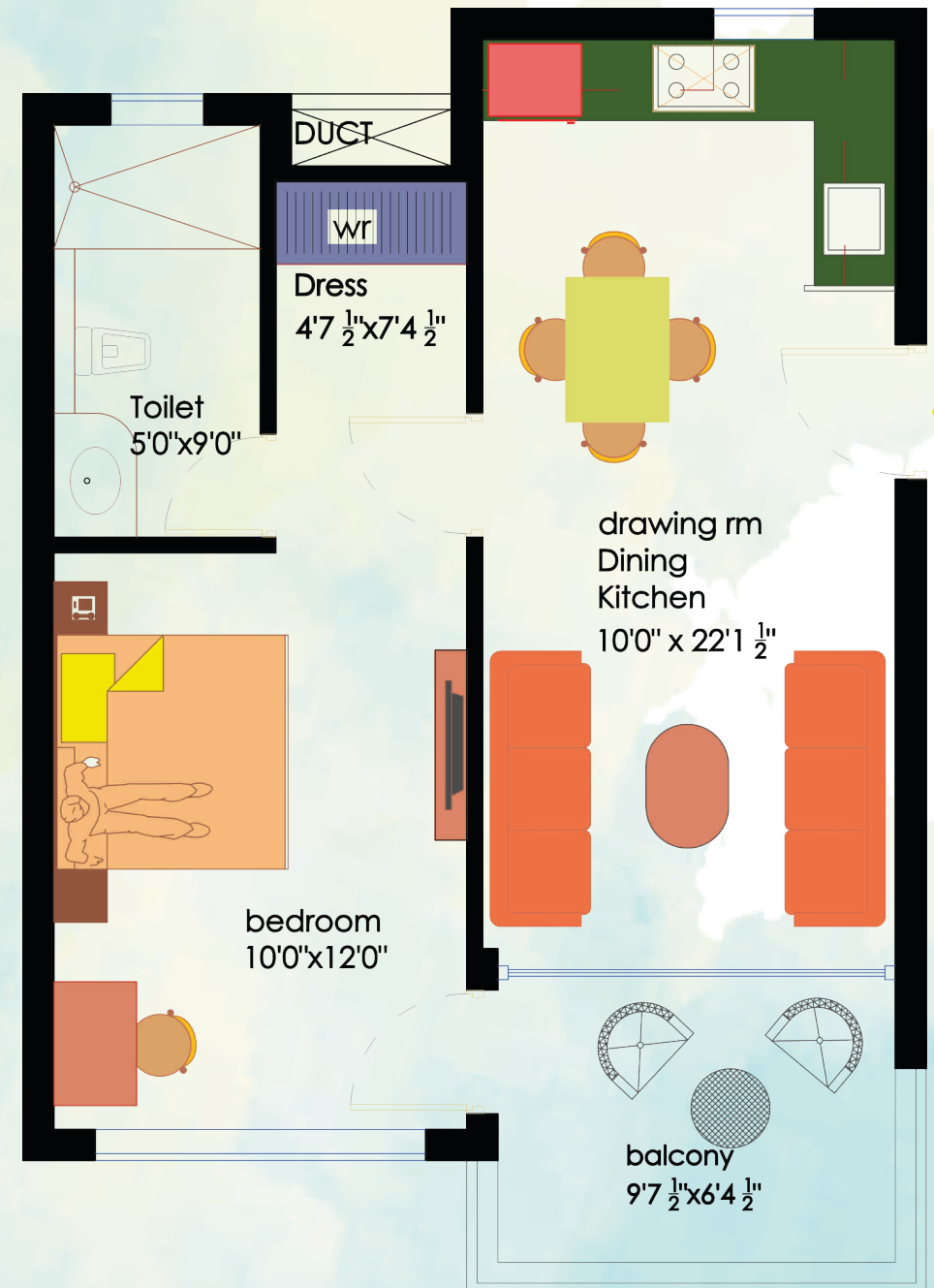
Disclaimer: Tentative unit plan not to scale. * Furniture & Fixtures shown in the layout are not a part of offering. All specification, design, layout, images, conditions are indicative & some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual & constitute no legal offerings.



One BHK Elevation

One BHK

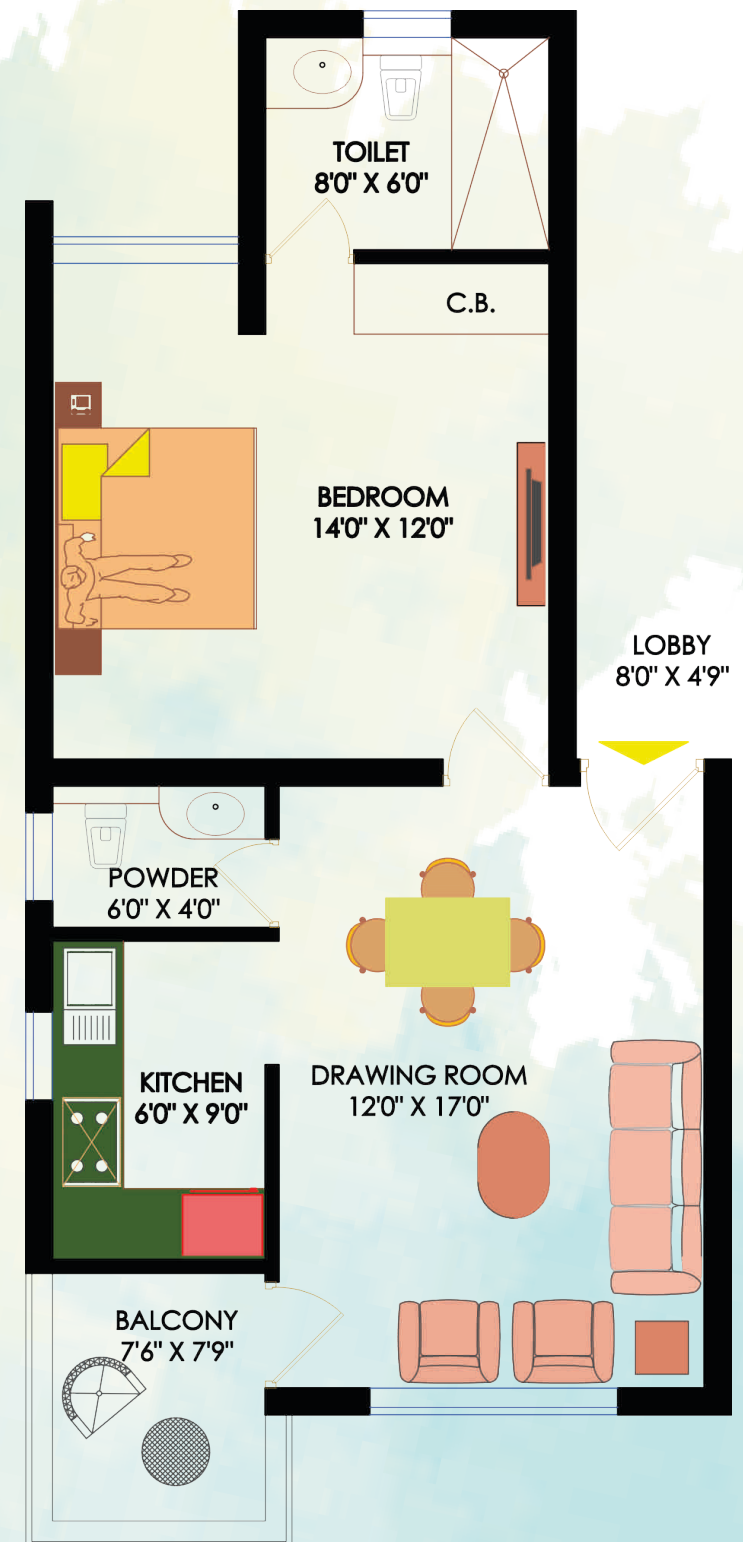
1 BHK APARTMENT (TYPE - 1)
SUPER BUILT-UP AREA = 826 SQ.FT.



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One BHK

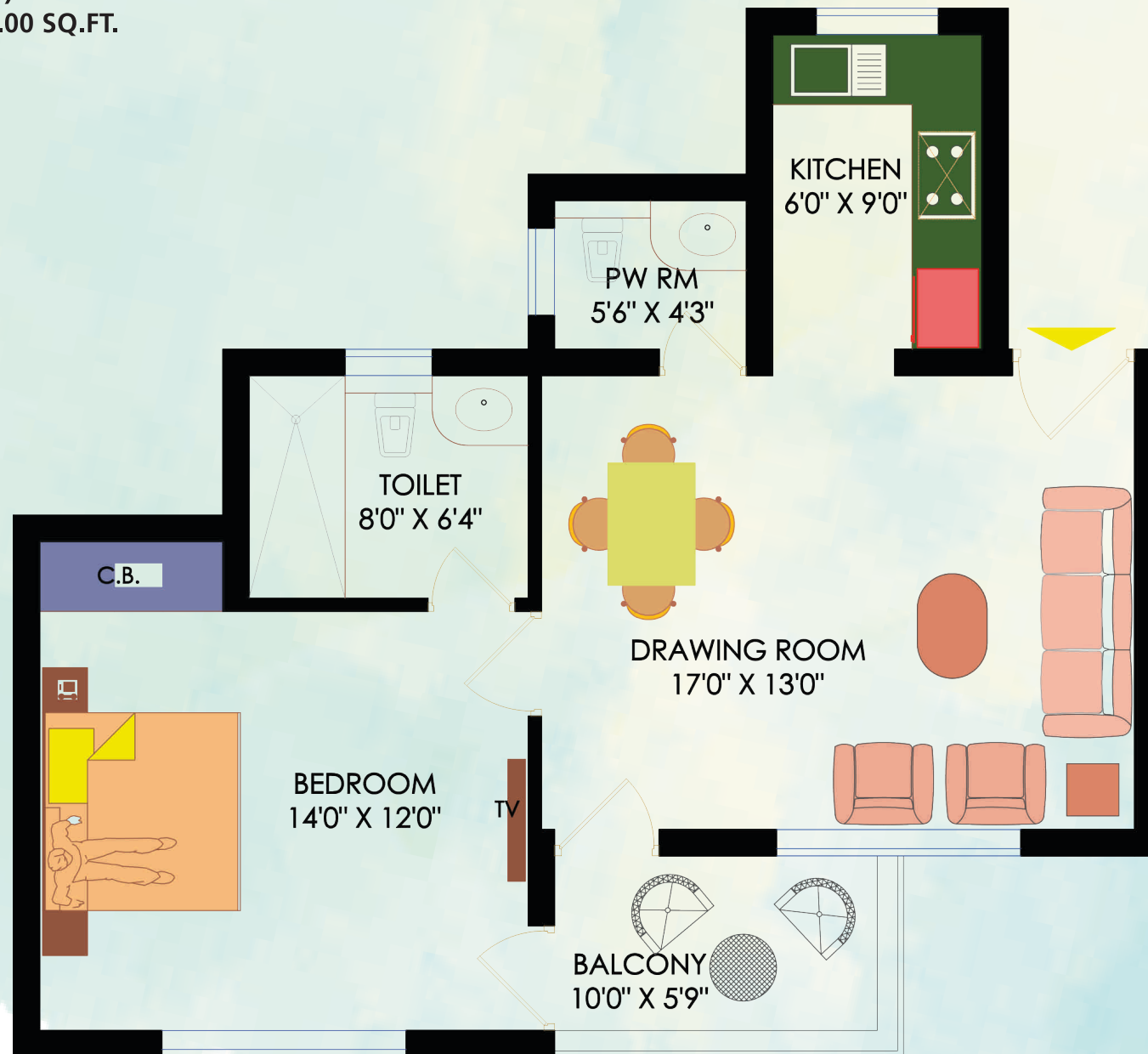
1 BHK APARTMENT (TYPE - 2)
SUPER BUILT-UP AREA = 905.00 SQ.FT.



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One BHK

1 BHK APARTMENT (TYPE - 3)
SUPER BUILT-UP AREA = 925.00 SQ.FT.



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Two BHK Elevation

Two BHK

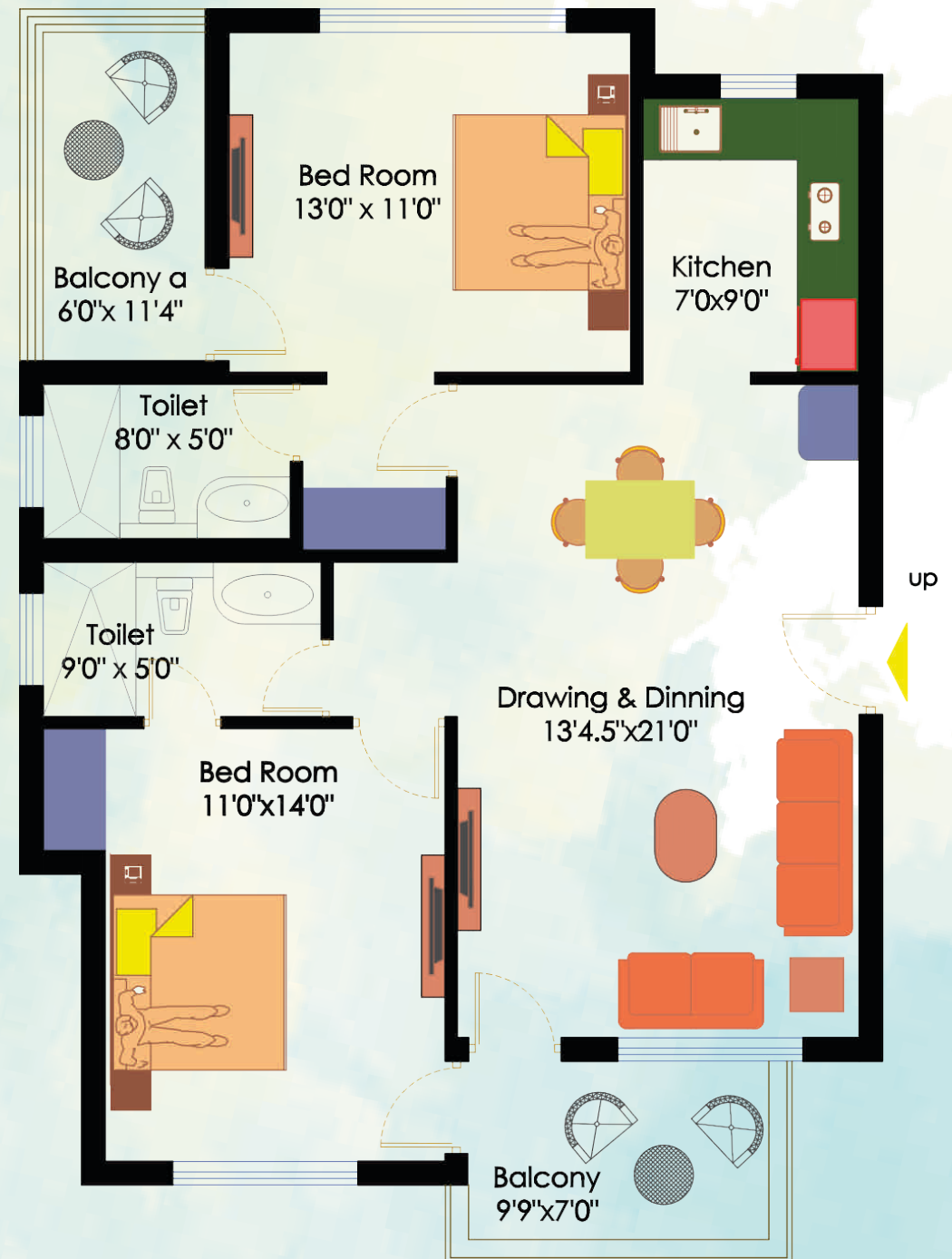
2 BHK APARTMENT (TYPE - 1)
SUPER BUILT-UP AREA = 1062.00 SQ.FT.



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Two BHK

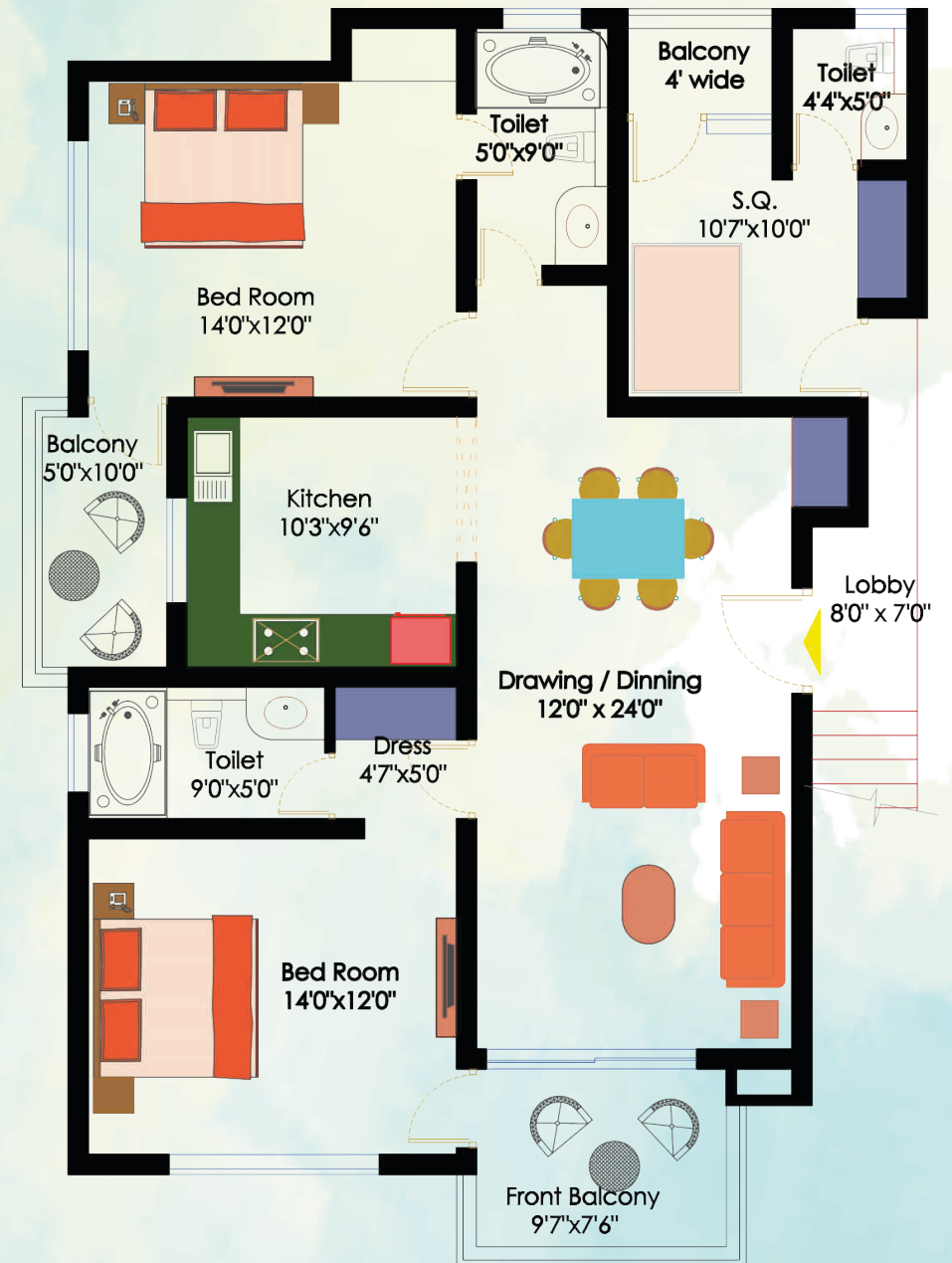
2 BHK APARTMENT (TYPE - 2)
SUPER BUILT-UP AREA = 1315.00 SQ.FT.



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Two BHK

2 BHK APARTMENT (TYPE - 3)
SUPER BUILT-UP AREA = 1700.00 SQ.FT.



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2 BHK TYPE-3
G+3

2 BHK TYPE-3
G+3

2 BHK TYPE-3
G+3

2 BHK TYPE-2
G+2

2 BHK
G-

2 BHK TYPE-3
G+3

1 BHK TYPE-1
G+3

1 BHK TYPE-1
G+3

2 BHK TYPE-1
G+3

2 BHK TYPE-1
G+3

2 BHK TYPE-1
G+3

STU
C

1 BHK TYPE-1
G+2

1 BHK TYPE-1
G+2

1 BHK TYPE-1
G+3

2 BHK TYPE-1
G+2

2 BHK TYPE-1
G+2

STUDIO
G+2

TO SATTAL



TYPE-2
+2

E

D

2 BHK TYPE-2
G+2

C

1BHK TYPE-2&3
G+2

B

1BHK TYPE-2
G+2

A

1BHK TYPE-2
G+2

L

K

UDIOS
G+2

UDIOS
G+2

S

P

UDIOS
G+2

TO BHIMTAL

Project Highlights

- ✱ Surrounded By Excellent Social Infrastructure
- ✱ Fully Guarded Complex
- ✱ Apartments, Luxury Villas And Row Houses
- ✱ Beautiful Garden Views
- ✱ 24 X7 Hr Electricity
- ✱ 24 Hr Water Supply And Back Up Facility
- ✱ 70 % Open Green Spaces
- ✱ Extensive Pedestrian - Friendly Landscaping
- ✱ Shopping Facility Walking Distance
- ✱ Car Parking For Every Home
- ✱ Recreational Activity Spaces



Specification of Apartment

STRUCTURE

- : RCC framed structure considering stability in specified earth quake zone.
- : First class Brick Work in 1:6 & 1:4 cement Mortar for 9" thick and 4 ½" thick brick wall respectively.
- : Plaster in 1:4 & 1:3 cement mortar for internal and external surfaces respectively.
- : ROOF will be made in pine wood structure.

FINISHES

- : Flooring
All rooms, Dinning and common lobby areas to have vitrified tiles.
Anti Skid Ceramic tiles in Kitchen, wash, toilet floors and dado.
Granite counter on kitchen top with Single bowl SS sink with drain board.

: Fixtures and Fittings

CP fittings from **Jaquar** or equivalent sanitary fixtures from **Cera, Hindware** or equivalent.

: Staircase

Udaipur green or equivalent colored marble on staircase treads and risers to be finished in vitrified tiles.
Stainless Steel Railing to be provided in grade 304.

: Electrical fittings

All electrical work shall be done as per Indian Standard grade wires from **Havells, Anchor**, etc. switch boards in **Crabtree, Anchor Roma** etc.

: Water supply and Sanitary

All plumbing works to be done in b class GI pipes from standard make.
All sanitary works to be done in standard make 6 kg pressure PVC pipes.

: Doors and Windows

All door frames to be made in seasoned Saal wood and shutters to be made in compressed wood paneled doors finished in walnut polish.
All windows and vents to be made in UPVC material from standard make with toughened glass 6 to 10 mm thick as per size.

: External finishes

Weather coat paint on plain surfaces over putty coat for smooth finish.
Grooves in plaster as per design.

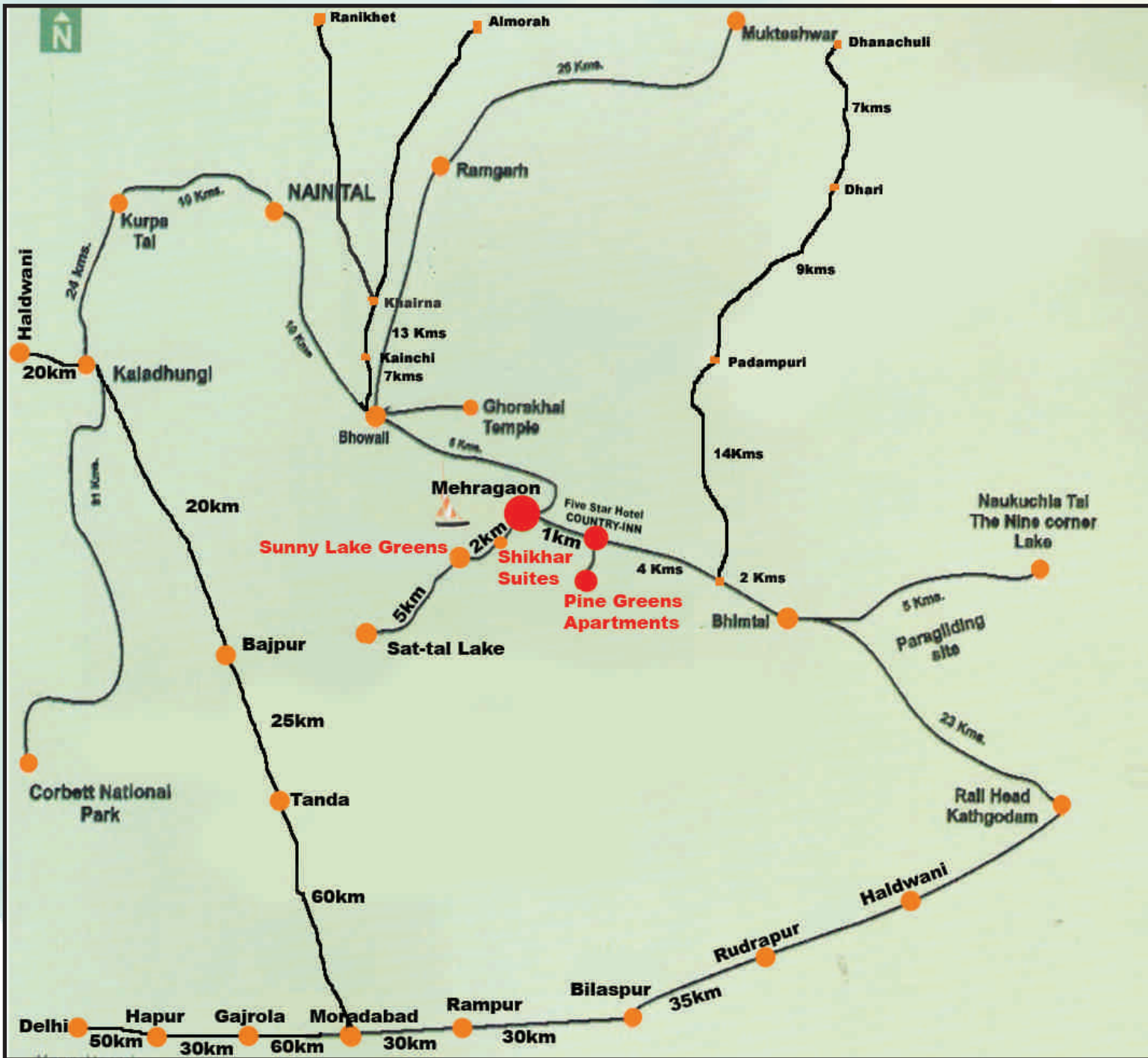
: Roof to be finished in Pre Coated Galvulum Sheets

INFRASTRUCTURE

: All retaining walls to be done in

RCC or Random Rubble Masonry
Pathways to be finished in Red sandstone
All roads and pathways and open space to have security railings in M.S. Pipes as per design.
Roads to be finished in Cement Concrete
Adequate External lighting to be provided as per design.

Route Map



Shikhar Group Projects :

Completed Projects

- ✿ SUNNY LAKE (PHASE 1)
Bhimtal- Sattal Road
- ✿ GOLUDHAR
Bhimtal – Bhowali Road
- ✿ VALLEY VIEW COTTAGES
Bhimtal- Sattal Road
- ✿ RAKSHA RETREAT
June Estate- Sattal Road
- ✿ PINE GREEN
Bhimtal- Nainital Road
- ✿ HOTEL PINE CREST
Bhowali- Bhimtal Road

Ongoing Projects

- ✿ SUNNY LAKE GREENS
Bhimtal-Sattal Road
- ✿ NIRVANA AT SUNNY LAKE
(SUNNY LAKE PHASE 2)
Bhimtal- Sattal Road
- ✿ UTOPIA AT SUNNY LAKE
Bhimtal-Sattal Road
- ✿ THE ETHERIA
Dhanachuli, Mukteshwar

Upcoming Projects

- ✿ GOLF COURSE
Bhimtal-Sattal Road
- ✿ VALLEY VIEW COTTAGES
Bhimtal-Sattal Road
- ✿ SHIKHAR SUITES
(Fully Furnished Studio
Apartments)
Bhimtal- Sattal Road
- ✿ SHIKHAR ROYAL
PLOTS & VILLAS
Jantwalgaon Bhimtal
- ✿ WOODSTOCK PREMIUM
APARTMENTS
Shyamkhet, Bhowali
(Nainital)



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