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SUNBLISS RESIDENCES

BY PURVANCHAL REAL ESTATE DEVELOPERS LLC

RERA REGISTRATION NO: 3485

SITE ADDRESS

Al Furjan, Jabel Ali First, Dubai
(Adjacent to Al-Furjan metro station)

Plot No.: AFRA014

PREDOMINANT LEADER OF REAL ESTATE IN NORTH INDIA, THE PIONEER OF QUALITY & COMMITMENT, PURVANCHAL PROJECTS PRIVATE LIMITED.

The Purvanchal Group, founded in 1994, has become a symbol of excellence and quality in the real estate sector. Over the past three decades, the company has earned a distinguished reputation under the visionary leadership of its Chairman and Managing Director, Mr. Shah Alam. Purvanchal has cemented its position as a leading real estate developer in North India, focusing on delivering high-quality residential projects with a strong commitment to customer satisfaction.

With over 11,000 housing units delivered, Purvanchal has had a significant impact on the mass housing sector. Its impressive portfolio includes a diverse clientele from top-tier organizations such as the Prime Minister's Office, NTPC, RBI, Infosys, Wipro, IBM, and TCS, among others. These associations stand as a testament to the company's reliability and ability to meet the highest standards in the industry.

Purvanchal's reputation for infallible quality and its commitment to excellence have helped it establish a leadership position in the competitive markets of Delhi, NCR, and Lucknow. As a trailblazer in the real estate business, the company continues to set new benchmarks for the industry, demonstrating a steadfast dedication to its customers and projects.





CREATING INNOVATIVE SPACES. BUILDING THE FUTURE.

The total area that has been successfully constructed and delivered by Purvanchal Group, operating in both capacities as a Real Estate Developer and a Real Estate Contractor in North India.

30+
YEARS

of experience in the real estate and construction business have established our position as a leader, grounded in trust, quality, and unparalleled expertise in North India.

32
PROJECTS

delivered with exceptional quality and benchmark standards.

1.022
MILLION SQ.M.
(11 MILLION SQ. FT.)

of construction completed, showcasing our expertise as a trusted real estate contractor in North India.

1.056
MILLION SQ.M.
(11.37 MILLION SQ. FT.)

approximately delivered, marking a significant milestone in our journey as a leading real estate developer of North India.

INNOVATION STARTS WITH INNOVATING YOURSELF FIRST.

With this guiding principle, an enthusiastic young man embarked on his journey in the world of construction as a management trainee. Just a few years later, he established an empire rooted in trust, commitment, and quality—Purvanchal Projects Private Limited. Mr. Shah Alam, our CMD, believes that with the right innovation and focus, even the highest mountains can be moved. His steadfast dedication to achieving absolute quality has become synonymous with the Purvanchal brand.

A man on a mission, he constantly raises the benchmark with every project he delivers, striving to build not just structures, but a legacy. A passionate builder with ambitious dreams, Mr. Alam has set his sights on a global future. To make this vision a reality, he has expanded into the international market with PURVANCHAL REAL ESTATE DEVELOPERS LLC, a wholly owned subsidiary of Purvanchal Projects Private Limited. A leader in real estate in North India.



Shah Alam
(SHAH ALAM)
Chairman & Managing Director
Purvanchal Projects Pvt. Ltd.



PURVANCHAL

REAL ESTATE DEVELOPERS LLC

KNOWN FOR QUALITY AND COMMITMENT

Company Name	:	PURVANCHAL REAL ESTATE DEVELOPERS LLC
Trade Name	:	PURVANCHAL REAL ESTATE DEVELOPERS LLC
Legal Type	:	Limited Liability Company- Single Owner (LLC - SO)
License No.	:	1105339
Activity	:	Real Estate Development
Membership No.	:	421880
Registration No.	:	1813567
Member Since	:	05/10/2022

INDIA'S ART NOW ON DUBAI'S CANVAS

After setting unique and international benchmarks in India, Purvanchal Group is thrilled to expand its global footprint. Following the successful debut of our first project in Dubai, we are proud to present Sunbliss Residences, our second venture in the Dubai. This landmark project introduces Dubai to the regal lifestyle and exquisite architecture that has been the hallmark of our legacy for over three decades.



SUNBLISS RESIDENCES

BY PURVANCHAL REAL ESTATE DEVELOPERS LLC



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WELCOME TO PURVANCHAL SUNBLISS RESIDENCES WHERE CONNECTIVITY MEETS LUXURY

Purvanchal Sunbliss Residences is a visionary residential project designed to elevate urban living in Dubai. Perfectly positioned just steps away from the Al Furjan Metro Station, this ground + 1 podium + 10-storey mid-rise development offers seamless connectivity, contemporary design, and an unwavering focus on your well-being.

Nestled in the thriving community of Al Furjan, Sunbliss Residences offers effortless access to essential amenities, including schools, shopping centers, parks, and beaches, providing an unparalleled blend of convenience and comfort. Featuring 99 family-focused dream homes, this development is designed for those seeking the perfect balance of modern living and timeless elegance.

Each residence is meticulously crafted, featuring floor-to-ceiling windows that invite abundant natural light, functional layouts optimized for modern lifestyles, premium finishes, and lush green surroundings. With sustainability at its core, the project also integrates Vastu-compliant units, fostering a balanced and positive living environment.

KEY HIGHLIGHTS

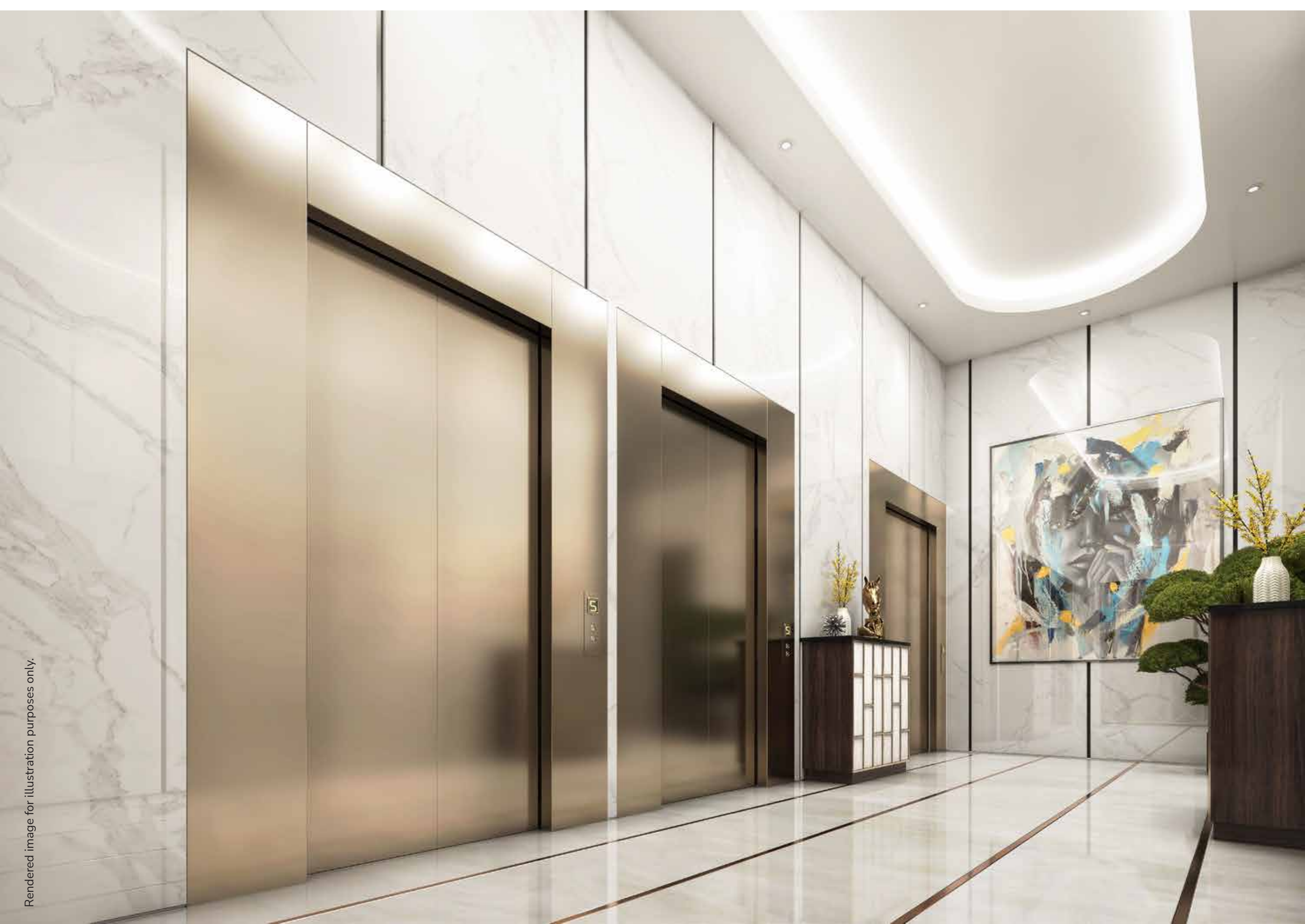
99 Family-Focused Dream Homes

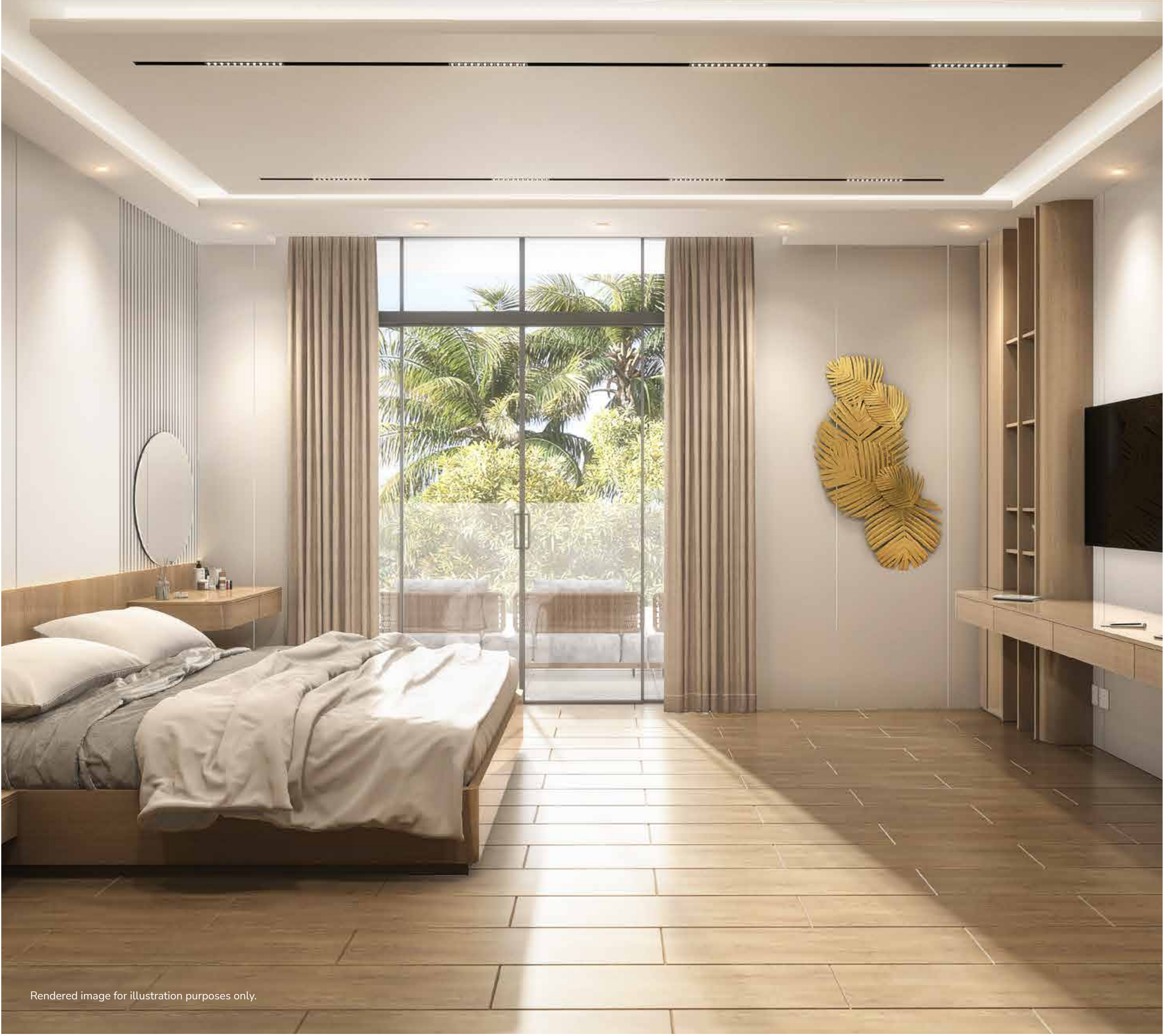
Ground + 1 Podium + 10-Storey

World-Class Amenities

Vastu-Compliant Units

At Purvanchal Sunbliss Residences, we redefine urban living by prioritizing health, happiness, and sustainability. Your journey to a brighter, more connected future begins here.





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THE PURVANCHAL STANDARD WHERE DIFFERENCE MATTERS

At Purvanchal Sunbliss Residences, we redefine modern living by setting a new benchmark for quality, comfort, and thoughtful design. The Purvanchal Standard represents our unwavering commitment to excellence, ensuring every home is crafted to create an exceptional living experience.

EXPLORE OUR DIVERSE RANGE OF METICULOUSLY PLANNED RESIDENCES

One-Bedroom Apartments with a Store Room
Two-Bedroom Apartments
Two-Bedroom Apartments with a Store Room
Two-Bedroom Apartments with a Maid’s Room
Three-Bedroom Apartments
Three-Bedroom Apartments with a Store Room
Three-Bedroom Apartments with a Maid’s Room

Every detail at Sunbliss Residences is designed with you in mind, from spacious layouts and premium finishes to lush green surroundings and modern amenities. With Vastu-compliant units promoting harmony and positive energy, your home becomes more than just a residence—it’s a sanctuary where you can thrive.

Discover The Purvanchal Standard and experience the difference for yourself.

STRATEGICALLY POSITIONED FOR URBAN LIVING

Just steps away from Al Furjan Metro Station, Sunbliss Residences offers seamless connectivity across Dubai.

This prime location makes daily commutes and urban adventures effortlessly convenient. Nestled in the vibrant and thriving community of Al Furjan, residents enjoy easy access to schools, shopping centers, parks, and dining options. With The Walk, JBR just a 24-minute drive away, this sought-after address perfectly balances urban accessibility and leisure.

More than just a home, Sunbliss Residences represents a lifestyle of convenience and investment potential. Its strategic positioning and excellent connectivity ensure both elevated living standards and strong growth prospects for investors.

WELCOME TO SUNBLISS RESIDENCES!

JUST STEPS AWAY
from Al Furjan Metro Station

JUST A SHORT, ONE-MINUTE WALK
to Arcadia Global School

9 MINUTES
to Ibn Battuta Mall and Al Furjan Pavilion

24 MINUTES
to The Walk JBR

25 MINUTES
to Dubai International Airport and
Al Maktoum International Airport



CONVENIENCE AT YOUR DOORSTEP

HOSPITALS

Medicentres Al Furjan	5 minutes	1.2 km
Medcare Medical Centre, Discovery Garden	5 minutes	1.9 km
Life Medical Centre - Discovery Gardens	11 minutes	4.5 km
Emirates Hospital Clinics	23 minutes	12 km
Saudi German Hospital	21 minutes	13 km
Al Zahra Hospital Dubai	19 minutes	16 km
American Hospital Jumeirah Clinic	30 minutes	25 km

SCHOOLS & SPORTS ACADEMY

Arcadia Global School	1 minute	0.220 km
Cherish Sports Swimming & Cricket Academy	2 minutes	0.250 km
Jebel Ali Village Nursery	5 minutes	1.8 km
The Arbor School	6 minutes	2.9 km
The Winchester School	10 minutes	5.1 km
Ghaf Private School	12 minutes	7.2 km

SHOPPING MALLS

Al Furjan Pavilion	3 minutes	1.2 km
Pavilion Al Furjan West	5 minutes	3.2 km
Ibn Battuta Mall	12 minutes	5 km
The Dubai Mall	45 minutes	29 km

SUPERMARKETS

Express KP Mart Supermarket	2 minutes	1.2 km
New W Mart Supermarket – Al Furjan	4 minutes	1.6 km
Fresho Supermarket – Furjan	4 minutes	1.9 km

ATTRACTIONS

Switch Bowling	11 minutes	4.6 km
JVT District 1 Park	12 minutes	6.6 km
Marina beach	22 minutes	9.1 km
The Walk JBR	24 minutes	9.1 km
Madame Tussauds	13 minutes	9.2 km
Bluwaters Island	14 minutes	9.3 km

GOLF CLUBS

Montgomerie Golf Course	16 minutes	11 km
Jumeirah Golf Estates Golf Course	17 minutes	11 km
Emirates Golf Club	17 minutes	11 km

CINEMAS

Novo Cinema, Ibn-e-Battuta Mall	11 minutes	4.0 km
Jebel Ali Village Cinema	13 minutes	5.9 km
Reel Cinema, Dubai Marina Mall	29 minutes	9.1 km

Disclaimer: All driving distances and travel times are approximate and sourced from Google Maps. Actual travel times may vary based on traffic and other real-time conditions. Where walking is mentioned, the distances provided refer to walking distance.



The location map is for reference only and not to scale



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EXPERIENCE LUXURY LIVING LIKE NEVER BEFORE

At Sunbliss Residences, we offer thoughtfully designed Space to enhance your living experience. The spacious, well proportioned layouts create a sense of openness and tranquility, while the elegant finishes and practical designs cater to modern needs, delivering a perfect balance of comfort and luxury.

With maximum natural light and ventilation, your living space is elevated to new heights, making every moment a pleasure. Whether you're enjoying the serene ambiance of your home or entertaining guests in style, Sunbliss Residences offers a living experience that is as functional as it is luxurious.



BUILDING CONFIGURATON



SUNBLISS RESIDENCES (RESIDENTIAL BUILDING)	UNIT TYPES
Ground + 1 Podium + 10 Floors + Roof	99 Residences
Site Address: Al Furjan, Jabel Ali First, Dubai (Adjacent To Al-furjan Metro Station) Plot No.: AFRA014	One-Bedroom + Store Room Two-Bedroom Two-Bedroom + Maid Room Two-Bedroom +Store Room Three-Bedroom Three-Bedroom + Maid Room Three-Bedroom + Store Room

ELEVATORS 3 Elevators International brand OWNERSHIP Freehold	PARKING AND SUSTAINABILITY FEATURES One covered car parking space shall be allocated to each unit. The premises also include bicycle racks and EV charging stations, promoting eco-friendly and sustainable living.	PROPOSED COMPLETION TIMELINE* Completion Date: 31 st December 2026* Handover: Approximately two months after construction completion *Dates are subject to change based on the actual construction commencement, site progress, and authority approvals.
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FIRST FLOOR UNITS DETAILS

SR.NO	Unit Type	Unit No.	Livable Area in sq. ft	Livable Area in sq. m	Balcony Area in sq. ft	Balcony Area in sq. m	Total Unit Area in sq. ft	Total Unit Area in sq. m	Unit Configuration
1	A1	A1/106	1692	157.19	1030	95.69	2722	252.88	3 Bed Room+Maid
2	A2	A2/103	1575	146.32	691	64.20	2266	210.52	3 Bed Room + Store Room
3	A3	A3/108	1152	107.02	727	67.54	1879	174.56	3 Bed Room
4	A3	A3/102	1210	112.41	210	19.51	1420	131.92	3 Bed Room
5	B1	B1/109	1189	110.46	791	73.49	1980	183.95	2 Bed Room + Maid Room
6	B2	B2/107	1145	106.37	720	66.89	1865	173.26	2 Bed Room + Store Room
7	B3	B3/104	1148	106.65	651	60.48	1799	167.13	2 Bed Room
8	B3	B3/101	1007	93.55	248	23.04	1255	116.59	2 Bed Room
9	C1	C1/105	730	67.82	163	15.14	893	82.96	1 Bed Room + Store Room

**Typical areas are shown as indicative and are subject to variation based on the floor level and unit type*

TYPICAL FLOOR UNITS DETAILS

SR.NO	Unit Type	Unit No.	Livable Area in sq. ft	Livable Area in sq. m	Balcony Area in sq. ft	Balcony Area in sq. m	Total Unit Area in sq. ft	Total Unit Area in sq. m	Unit Configuration
1	A1	A1/207	1696	157.56	343	31.87	2039	189.43	3 Bed Room + Maid Room
2	A2	A2/204	1578	146.60	282	26.20	1860	172.80	3 Bed Room + Store Room
3	A3	A3/209	1152	107.02	275	25.55	1427	132.57	3 Bed Room
4	A3	A3/202	1211	112.50	206	19.14	1417	131.64	3 Bed Room
5	B1	B1/210	1190	110.55	265	24.62	1455	135.17	2 Bed Room + Maid Room
6	B2	B2/203	1146	106.47	194	18.02	1340	124.49	2 Bed Room + Store Room
7	B2	B2/208	1146	106.47	277	25.73	1423	132.20	2 Bed Room + Store Room
8	B3	B3/201	1007	93.55	290	26.94	1297	120.49	2 Bed Room
9	B3	B3/205	1150	106.84	227	21.09	1377	127.93	2 Bed Room
10	C1	C1/206	730	67.82	136	12.63	866	80.45	1 Bed Room + Store Room

**Typical areas are shown as indicative and are subject to variation based on the floor level and unit type*

PROJECTED SERVICE CHARGES

AED 14-16 per sq.ft. *

*To be ascertained at the time of possession of flats

50 - 50 TIMELINE-BASED PAYMENT PLAN

50 % Payable during the construction phase.
50 % Due upon the offer of possession.

PROPOSED CONSTRUCTION TIMELINE

Start Date: 01 January 2025*
Completion Date: 31 December 2026*
Handover: Approximately two months after construction completion

**Dates are subject to change based on the actual construction commencement, site progress, and authority approvals.*

Note: Prices and payment plans are subject to change at any time prior to the booking of units, without prior notice or intimation.

TIMELINE-BASED PAYMENT PLAN

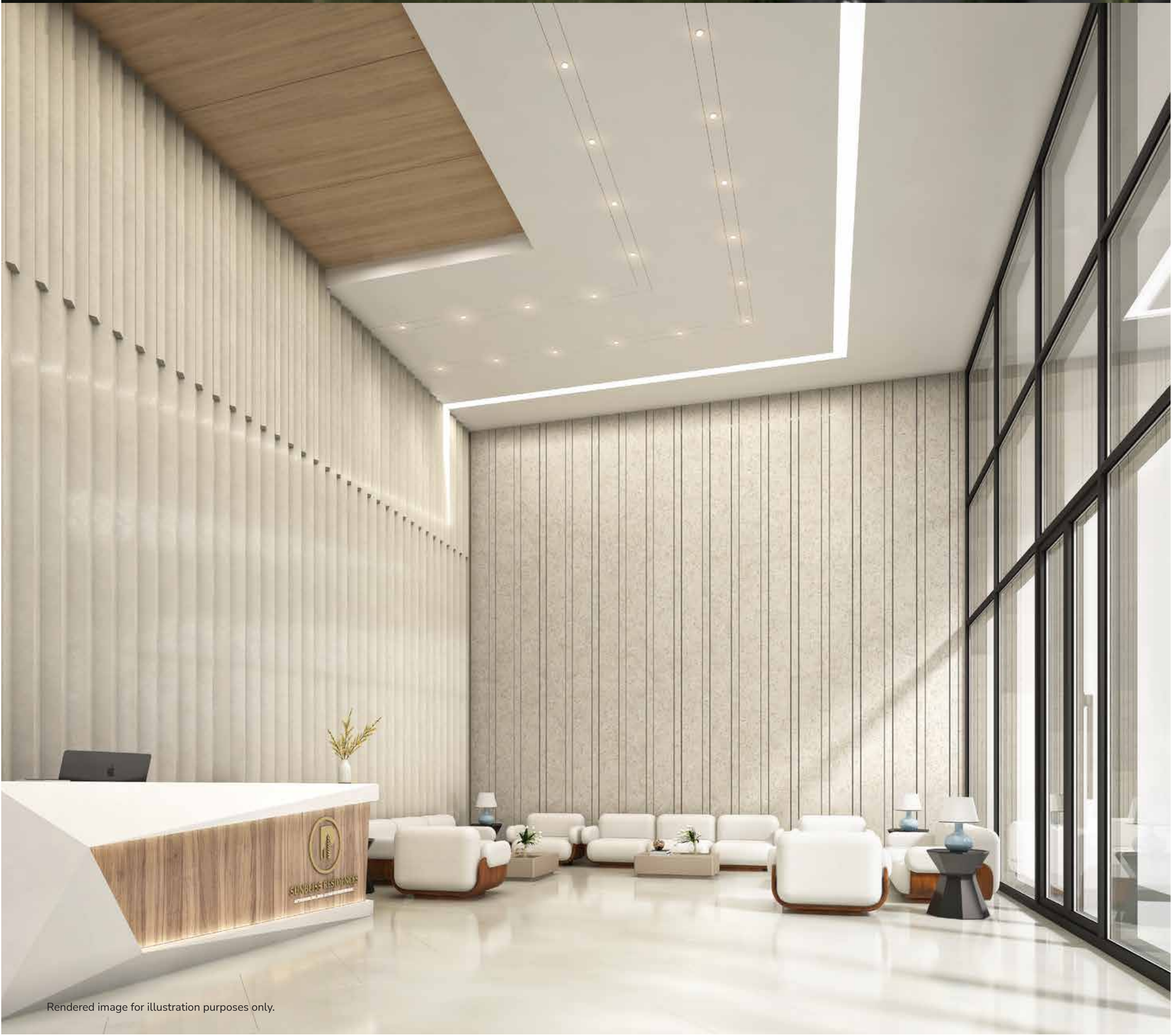
THE 50-50 TIMELINE-BASED PAYMENT PLAN APPLIES UNIVERSALLY TO ALL UNITS.

INSTALLMENTS	PAYMENT (%)	TIMELINE-BASED PAYMENT PLAN
Down Payment	10% of the unit value	Timeline-Based Payment Plan
1st Installment	10% of the unit value + DLD fees (4%) + Admin charges	Payable within 30 days from the booking date
2nd Installment	10% of the unit value	Payable on or before 31st July 2025.
3rd Installment	5% of the unit value	Payable on or before 31st October 2025
4th Installment	5% of the unit value	Payable on or before 31st January 2026
5th Installment	5% of the unit value	Payable on or before 30th April 2026
6th Installment	2.5% of the unit value	Payable on or before 31st July 2026
7th Installment	2.5% of the unit value	Payable on or before 31st October 2026
Final Installment	50% of the unit value	Payable at the time of offer of possession
Total	100% of the total unit value	

Note: Prices and payment plans may be revised at any time before unit booking, without prior notice or intimation.



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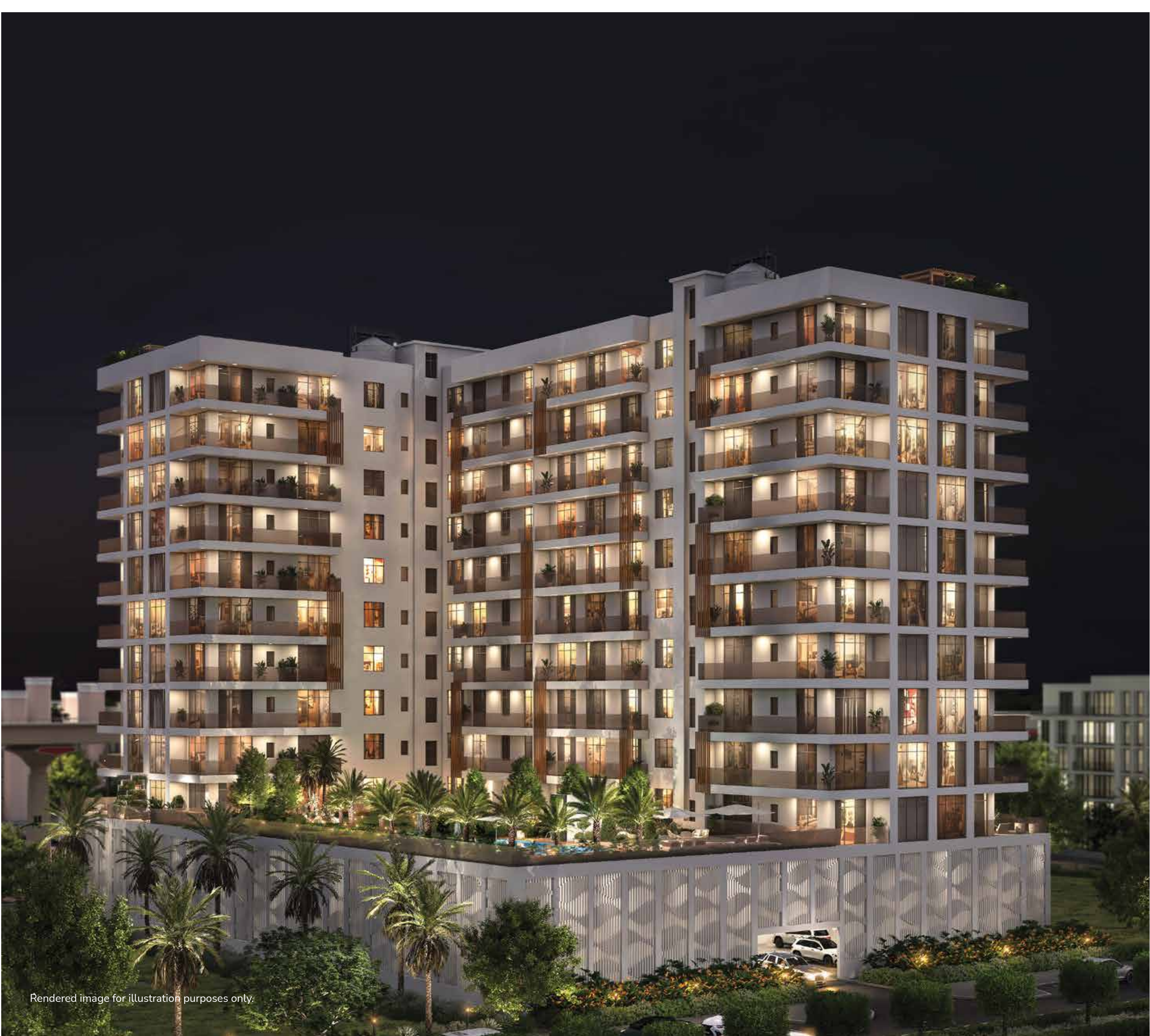
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PROJECT AMENITIES, FEATURES AND SPECIFICATIONS



STEAM AND SAUNA FACILITIES
(Provided separately for male and female users)



ENTERTAINMENT
& BBQ AREA



TEMP. CONTROLLED
ADULT INFINITY POOL



TEMP. CONTROLLED
KIDS POOL



VASTU COMPLIANT
UNITS



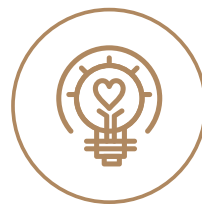
WIFI-ENABLED
COMMON AREAS



RESIDENTS
LOUNGE



PET
FRIENDLY



WELL-BEING
DESIGN



CHILDREN`S
PLAY AREA



MODULAR
KITCHEN



JACUZZI



AMPLE LOCAL
AMENITIES



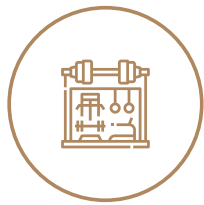
RESIDENTIAL
PARKING



JOGGING
TRACK



24/7 SMART
SECURITY



STATE-OF-THE-ART
GYMNASIUM

ATMOSPHERE

Grand Lobby with 24-hour
Security Service

Temperature-controlled
Adult Infinity Pool

Temperature-controlled
Kids Pool

Modern Gymnasium

Jacuzzi

BBQ and Entertainment Area

Resident's Lounge

Kids Play Area

Lush Green Common Areas

Jogging Track

Vastu Compliant Units

Well-being Designed

LIVING AND DINING

All Rooms feature
Double-glazed Windows
with Sliding Doors

Vitrified Porcelain Tiled Floors

Non Toxic Emulsion Paint for
Walls

Wood finished Main Doors

APARTMENT SPECIFICATIONS

3.25-meter-high ceilings in the living room
and bedrooms

Premium Tile Flooring

Elegantly Proportioned Window-walls

Generous Balcony and Terrace Areas

Centrally Air-conditioned

Pre-wired for High-speed Internet /
Phone/Data / Satellite TV/ Audio-Video
Intercom System

Custom Crafted Wardrobes

ACCESSIBILITY

High-speed Elevators

Security Access Control

Common Area Wifi Access

Pet Friendly

24/7 Smart Security and Maintenance

Close to Ibn Battuta Mall and Furjan
Pavilion

Just steps away to Al Furjan
Metro Station.

EV charging stations

KITCHEN

Open Kitchens and Semi-Open
Kitchens with Breakfast
Counter

Premium-quality quartz /
granite stone Countertops (in
bedrooms)

Each kitchen is fully equipped
with a chimney, hob, and
provisions for a dishwasher.

Each unit shall include one
standard-size refrigerator and
one washing machine.

Vitrified Porcelain Tiled Floor

Non-Toxic Emulsion Paint for
Walls

Laminated Kitchen Cabinets

BATHROOM

Vitrified Porcelain Tiles on
Floor and Wall

2-in-1 Shower System with
Shower Head

Mirrored Cabinet with LED
Light in Master Bathroom

Vanity Counter and Ledge
Wall in Quartz stone

Electric water heaters are
installed in all bathrooms

WHY CHOOSE DUBAI AS YOUR HOME?

Dubai is more than just a city—it's a destination where opportunity, innovation, and lifestyle converge to create the perfect environment for living, working, and thriving. Renowned for its visionary leadership, state-of-the-art infrastructure, and business-friendly regulations, Dubai continues to set the benchmark as a global hub for tourism, commerce, and luxury living.

Its globally recognized healthcare system, proactive pandemic management, and exceptional safety standards further reinforce its reputation as one of the safest and most desirable places to call home. With recent adjustments to residency laws, obtaining a long-term residency visa through real estate investment has become more accessible, offering a secure pathway for individuals and families to establish their lives in Dubai.

KEY BENEFITS OF CHOOSING DUBAI

Tax-Free Living: Maximize your earnings with no personal income tax.

Ease of Property Ownership: Transparent and efficient processes designed for buyers.

100% Business Ownership: Full control over your enterprise in free zones.

Welcoming Culture: A diverse and inclusive community where everyone feels at home.

Exceptional Safety Standards: A secure environment for you and your loved ones.

World-Class Destination: Globally recognized for its quality of life, luxury, and innovation.

Dubai isn't just a place to live; it's a gateway to a prosperous future and a fulfilling lifestyle.

Whether you're seeking a primary residence, a secondary home, or a strategic investment,

Dubai provides a vibrant, secure, and thriving environment tailored to your aspirations.



ONGOING PROJECTS

AS A REAL ESTATE DEVELOPER

IN NORTH INDIA BY PURVANCHAL GROUP

Purvanchal Projects is currently dedicated to developing exceptional residential communities, luxury apartments, and high- end corporate offices & commercial spaces that are redefining the skyline of Noida and Lucknow. Our commitment to sustainable construction practices ensures that our projects are both environmentally friendly and energy-efficient, aligning with the evolving demand for ecoconscious developments.

With an emphasis on modern design and strategic, prime locations, our ongoing projects are carefully crafted to meet the diverse needs of today's homebuyers and businesses, offering spaces that combine comfort, convenience, and innovation.



PURVANCHAL ROYAL ATLANTIS PHASE I

PLOT NO F-7, C G CITY, LUCKNOW,
UTTAR PRADESH, 226002

TOTAL BUILT-UP AREA SQM 65947 | SQ. FT. 709854

RESIDENTIAL & COMMERCIAL



PURVANCHAL SKYLINE VISTA

PLOT NO. 01A, SECTOR-94, NOIDA, GAUTAM
BUDH NAGAR, UTTAR PRADESH, INDIA

TOTAL BUILT-UP AREA SQM 66758 | SQ. FT. 718585

COMMERCIAL | RETAIL STORES
ULTRA LUXURY OFFICE SUITES





DELIVERED PROJECTS

AS A REAL ESTATE DEVELOPER

IN NORTH INDIA BY PURVANCHAL GROUP

Purvanchal Projects takes immense pride in the remarkable developments it has created with steadfast dedication and passion. Here are some of our breathtaking projects that have laid the foundation for an elevated lifestyle across Noida, Greater Noida, and Lucknow in North India.



PURVANCHAL CAPITAL TOWER

PLOT NO. TC A-1, VIBHUTI KHAND
GOMTI NAGAR LUCKNOW

TOTAL BUILT-UP AREA SQM 24043 | SQ. FT. 258799
COMMERCIAL



PURVANCHAL ROYAL CITY PHASE II

PLOT NO. GH-05, SECTOR-CHI-V,
GREATER NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 196386 | SQ. FT. 2113904
RESIDENTIAL & COMMERCIAL



PURVANCHAL ROYAL CITY PHASE I

PLOT NO. GH-05, SECTOR-CHI-V,
GREATER NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 263516 | SQ. FT. 2836489

RESIDENTIAL



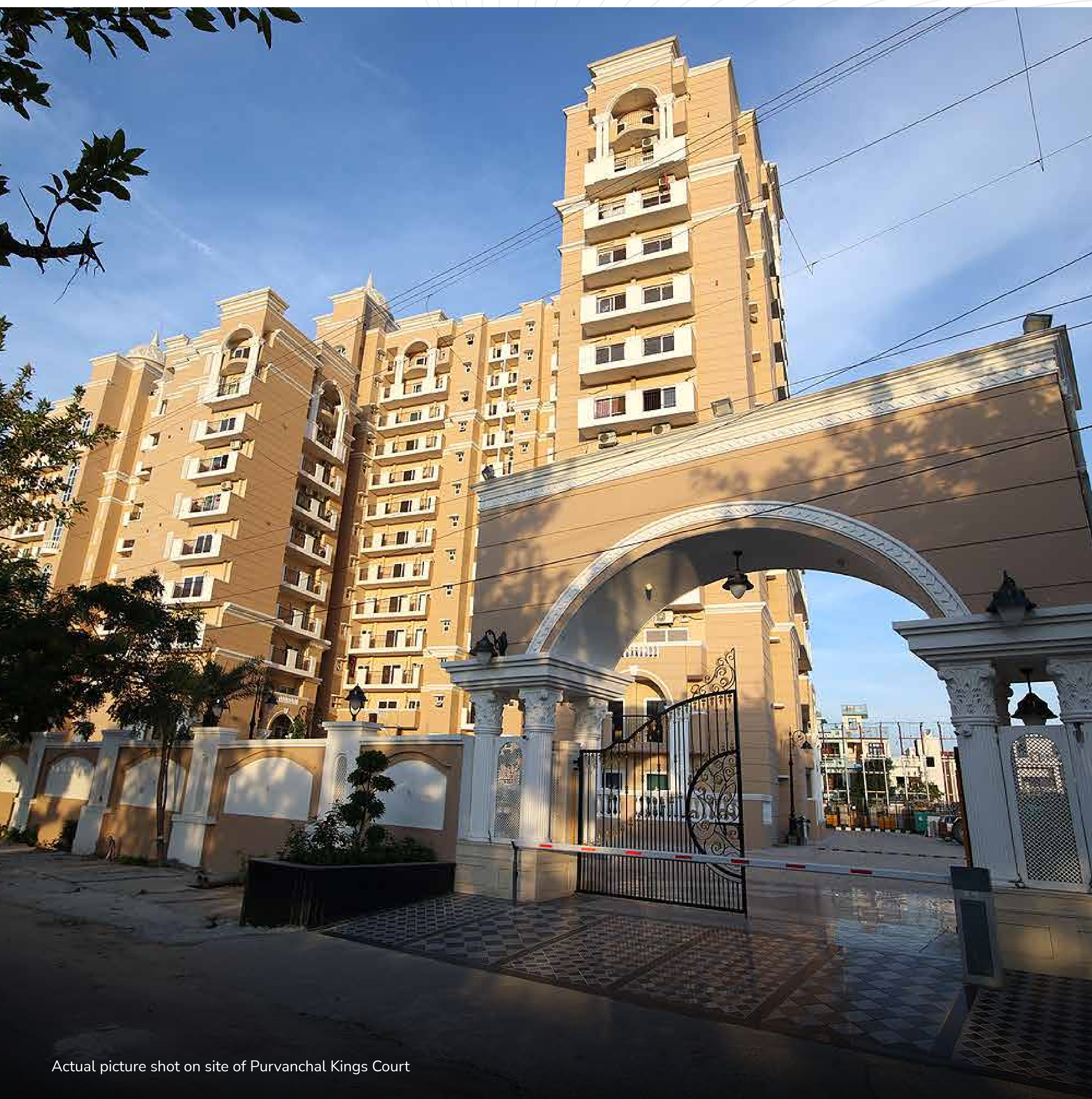
Actual picture shot on site of Purvanchal Royal City Phase- I

PURVANCHAL KINGS COURT

PLOT NO. GH-02, VINAMRA KHAND
GOMTI NAGAR LUCKNOW

SQM 24662 | SQ. FT. 265459

RESIDENTIAL



PURVANCHAL ROYAL PARK

PLOT NO. 04, SECTOR-137, NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 215186 | SQ. FT. 2316258

RESIDENTIAL & COMMERCIAL



Actual picture shot on site of Purvanchal Royal Park

PURVANCHAL HEIGHTS

PLOT NO. GH-02, SECTOR-ZETA-01,
GREATER NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 91282 | SQ. FT. 982558

RESIDENTIAL



Actual picture shot on site of Purvanchal Heights

PURVANCHAL SILVER CITY II

PLOT NO. 10, SECTOR-PI-2, GREATER NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 124835 | SQ. FT. 1343720

RESIDENTIAL



Actual picture shot on site of Purvanchal Silver City II



Actual picture shot on site of Purvanchal Silver City I

PURVANCHAL SILVER CITY I

PLOT NO. 01, SECTOR-93/1, NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 96540 | SQ. FT. 1039160

RESIDENTIAL



Actual picture shot on site of Purvanchal Silver Estate

PURVANCHAL SILVER ESTATE

PLOT NO. F-29, SECTOR-50 NOIDA, U.P.

TOTAL BUILT-UP AREA SQM 19427 | SQ. FT. 209115

RESIDENTIAL