

ENTER THE LUXURIOUS LIVING SPACE



1 BHK - 2 BHK RESIDENTIAL APARTMENT

RERA No.: PRM/KA/RERA/1273/318/PR/210810/004257

# **SPECIAL AMENITIES**



Flats designed as per Vastu.



STP facility



Ample water supply.



Spacious Entrance Lobby.



Security Guards with CC TV monitoring.



Located in a very good residential area.



Reticulated gas connection for all apartments.



1 Automatic elevators with 8 passenger capacity.



Beautiful Elevation with Class I construction under the experienced Technical Team.



Reserved car parking in Stilt floor.



Generator back up for lifts, pumps, common lights and lighting points in each apartment.











# Happy Investment Leads to Happy Life...



#### BALCONY BALCONY 0 0 13'0"X4'0" 13'0"X4'0" BEDROOM TOILET 11'0"X11'0" 5'0"X8'0" KITCHEN BEDROOM 10'6"X9'0" 11'0"X10'0" LIVING TOILET DINING 13'0"X19'0" 13'0"X16'6" 7'0"X4'6" 11'6"X9'0" S.B.U.A - 1130 SFT DINING S.B.U.A - 1030 SFT BALCONY 4'0"X9'0" BEDROOM 12'6"X10'0" TOILET 6'6"X4'3' TOILET KITCHEN PASSAGE BEDROOM 5'0"X7'0" LIFT 10'6"X10'6" 6'0" WIDE 12'0"X10'6" 6'6"X6'6" KITCHEN LIVING/DINING 7'6"X9'0" 17'0"X9'0" 4 S.B.U.A - 580 SFT TOILET BALCONY 3'6"X10'0" BEDROOM LOBBY 17'0"X9'6" 20'6"X21'6" 3 BALCONY FOYER LIVING FOYER 4'0"X10'6" 4'0"X10'0" LIVING 5'6"X7'0" 18'6"X10'0" 5'6"X7'0" 18'0"X10'0" 2 S.B.U.A - 1105 SFT S.B.U.A - 1120 SFT TOILET 10'0"X4'6" BEDROOM BEDROOM DINING TOILET TOILET 12'6"X10'0" 13'0"X10'0" S.B.U.A - 605 SFT 11'0"X10'6" 5'0"X6'6" 5'0"X6'6" DINING 11'0"X10'6" LIVING / DINING **BEDROOM** 10'0"X16'6" 10'0"X14'0" BEDROOM BEDROOM 13'6"X10'6" 14'0"X10'6" KITCHEN KITCHEN TOILET 10'6"X10'6" 10'6"X10'6" 5'0"X7'0" KITCHEN TOILE: 10'0"X7'0" BALCONY 5'0"X7'8' 10'0"X5'0"

# Ground Floor Plan

FLAT NO.	TYPE	SBA in sft.
01	2BHK	1120
02	1BHK	605
03	2BHK	1105
04	1BHK	580
05	2BHK	1030
06	2BHK	1130



# First Floor Plan

FLAT NO.	TYPE	SBA in sft.
01	2BHK	1200
02	1BHK	605
03	2BHK	1195
04	1BHK	595
05	2BHK	1105
06	2BHK	1175









# **COMPLETED PROJECTS**



PARKALA





Kalsanka Gundibail Main Road, Udupi



# **TECHNICAL SPECIFICATIONS**

- RCC Framed structure as per IS-456
- · Laterite Masonry for external walls and Solid Block for Internal wall.
- Good quality wooden penal doors for entrance and OSTV Flush door shutter for all other rooms.
- · Superior Quality Vitrified Tiles flooring for entire flats.
- · Powder coated Anodised Sliding Aluminium windows with safety grills.
- ISI branded modular electrical Switches & cables.
- · Good quality toilet tiles and Sanitary fittings.

# **SPECIAL FEATURES**

## KITCHEN:

- · Black Granite platform with steel sink
- · Provision for fridge, mixy, grinder, oven and chimney points.

## **BED ROOM:**

- · Provision of AC points for master bedroom.
- · TV points and Telephone in Master Bed room.

## TOILET:

- Glazed ceramic tiles for full height in toilets.
- · Good quality sanitary wears and Tap fittings.

# OTHERS:

- · Provision for Washing Machine in utility
- · Exhaust Fans in Toilets

# Location

Manipal : 3 km Railway Station: 2 km Udupi : 3 km Malpe : 5 km Hospital : 1.5 km College : 0.5 km Temple : 1 km Masjid : 1.5 km : 1.5 km Church

Malpe





#### PROMOTERS:

#### **BHAVANI BUILDERS**

D.No. 5-125H, 1st cross Parkala, Herga Village, Manipal, Udupi Tq. - 576 107 Email id: bhavaniresidency456@gmail.com Website: www.bhavanibuilders.in

#### **BOOKING OFFICE:**

## **BHAVANI BUILDERS**

Second Floor Bhavani Red Coral Building Kalsanka Gundibail Main Road Udupi Phone: +91 820 - 2009569

#### LEGAL ADVISOR:

## P Laxman R Shenoy Advocate & Notary

PPC Road, 2nd Cross Udupi - 576 101 Phone: +91 820 - 2520462

## CONSULTANTS:

## A. G. ASSOCIATES

ARCHITECTS, ENGINEERS, TOWN PLANNERS AN ISO - 9001:2015 CERTIFIED ORGANIZATION AGA KANTILEVER, Opp. Nairkere Near Brahmagiri Circle, Udupi - 01.

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