



# **BHADRA LANDMARK**

BASAVANAGUDI GIRINAGAR

*Boutique Elegant Homes*

BHADRA LANDMARK  
No. 5, Old no. 849, 15th cross, Girinagar, Bengaluru.  
CALL - 90 1977 1977 or write to [sales@BhadraGroup.com](mailto:sales@BhadraGroup.com) for more details.

 [BhadraGroup.com](http://BhadraGroup.com)





## ABOUTS US

BHADRA Group located on India's tech hub, Bengaluru, is a Vision of Mr. Sarveshaa SB to deliver world class living Spaces. The company is formed on the belief that only quality output is worthy of investing human efforts. This belief is combined with deep rooted values, robust engineering, transparency and timely delivery to offer happiness to customers.

We deliver quality living spaces by optimizing our in-house strengths. The materials from our in-house manufacturing facilities is the key differentiator evident in all of our best properties in Bengaluru. Our directors with vast experience have pursued exacting conformance to Quality in public sector projects and contractual projects. We employ a Talented team of real estate professionals, highly-skilled manpower and Efficient processes, enabling the ingrained culture to deliver iconic living Spaces. In a professional environment supported by ERP, the best human Resource practices, and by adhering to high safety standards, the vision 'To transform the world of construction with quality' is endorsed in every Process of our business endeavor. Deeply rooted with an exceptional business backing, BHADRA GROUP is a vision to redefine living spaces.

## OUR FOUNDERS



**Sarveshaa SB**  
Managing Director

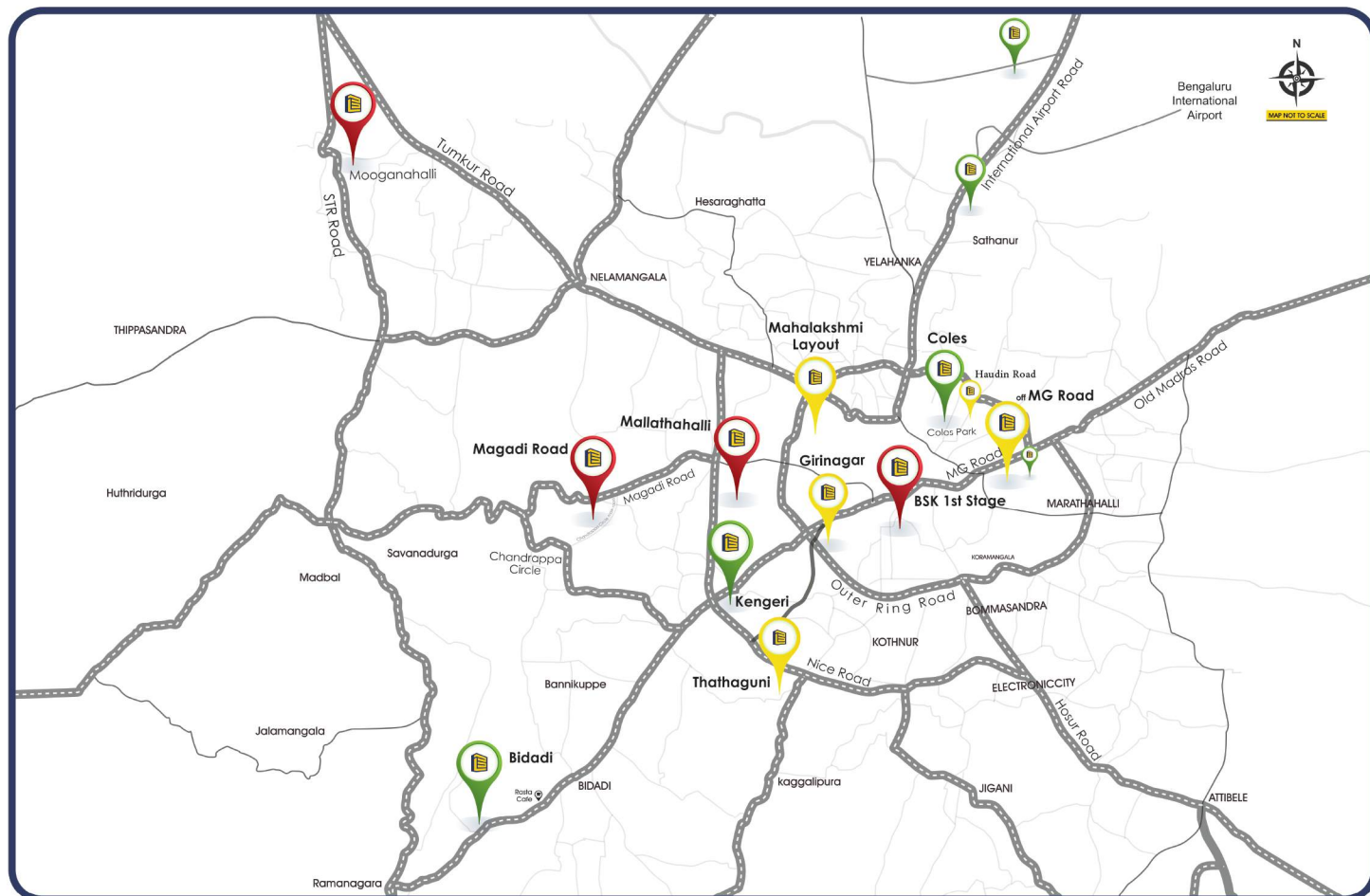
Mr. Sarveshaa SB, is the Managing Director of BHADRA Group, a fully integrated real estate company focused on developing premier properties and luxury landmarks. He has successfully run multiple companies in the chemical industry, infrastructure, transportation and expanded into real estate and construction. Prior to co-founding BHADRA Group, he partnered with the leading business group to deliver prime residential properties. He has managed a variety of projects, including apartments, office buildings, residential layouts and retail centers. Additionally, he has successfully assembled a portfolio of infrastructure projects as a Superclass PWD, BBMP and BDA contractor in a decade.

He spearheads the business strategy of BHADRA Group. He oversees all aspects of project development, from project conception to building design and management systems.





All roads lead to **BHADRA**



BHADRA LANDMARK, Basavangudi Girinagar offer limited private residences in the serene South Bengaluru. The apartments are designed for a comfortable living with the modern world luxuries. Choose from the select range 3 BHK to 4 BHK with world-class Quality and amenities.

Completed Projects - 4

Ongoing Projects - 5

Upcoming Projects - 6



# Why Bhadra Landmark home?



## Prime Location

BHADRA LANDMARK Girinagar is easily accessible from Namma Metro, best of malls, schools, hospitals and religious centres including the iconic Bull temple.

## World-Class Quality

In-house team of Architects, Project managers, Engineers, Technicians and Specialists to ensure International Standards of Quality in design and execution.



## DOOR AND WINDOW DETAILS

**Main Door:**  
Timber frame and architrave, shutters with masonite skin.

**Bedrooms:**  
Timber frame and architrave, shutters with masonite skin.

**Toilets:**  
Timber frame and architrave, shutters with masonite skin on the outside and Laminate on the Inside.

**Other Doors:**  
All external doors are to be manufactured in specially designed aluminium extruded frames and shutter with panels

**Windows:**  
Heavy-duty aluminium glazed sliding windows and French windows made from specially designed and manufactured sections.

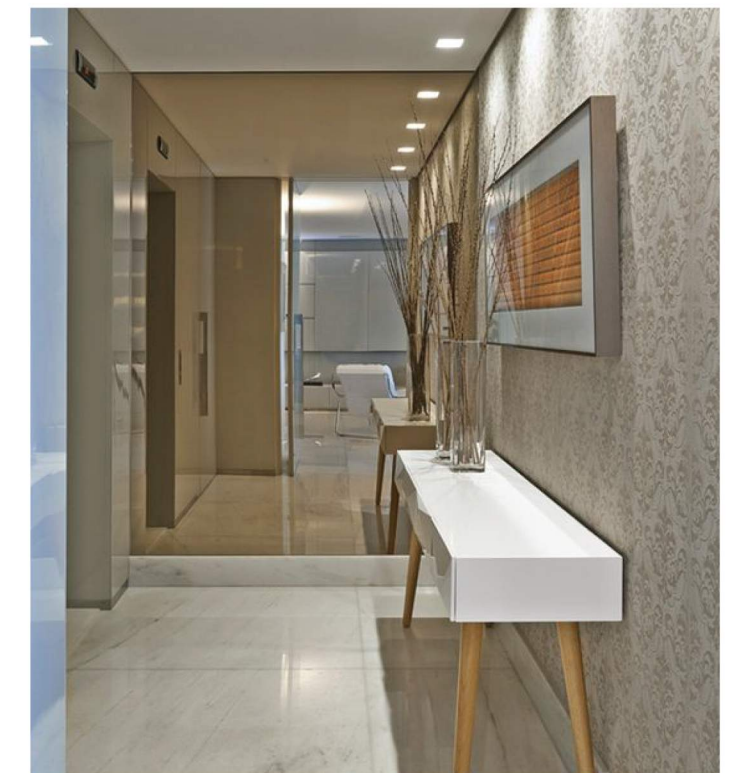
## OTHERS

**Staircase:**  
Granite for treads and risers, MS handrail

**Lifts:**  
1 lift of reputed make with 8 passenger capacity

**Landscape:**  
Designer Landscape with wide range of flora been planned

**Common Areas:**  
Granite coping for parapet / MS handrail



## SPECIFICATION DISCLAIMER

- The views shown are artist's impression only.
- The size, shape and position of windows/columns/designs/railings and various other elements are subject to change.
- The furniture and fixtures, including counters in kitchens are shown to indicate the space available and likely positions of electrical points are not a part of standard specification.
- The finishes flooring, tiles in toilet, kitchen, utility, balconies, paint color, door finish/color, and any other finishes are only indicative and/or are subjective to change.
- The dimensions and area shown are from block to block, without considering any plaster and finish.
- Bhadra Landmarks reserves the right to change specification without prior notice in the interest of quality and timely delivery.
- We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.



## STRUCTURE DETAILS

Basement + ground + 3 storey RCC framed structure  
Covered car parks in the basement level  
Uniform column structure for clutter free car parking

## Wall, Flooring and Skirting Details

Foyer, Living, Dining and Pooja:  
Natural / engineer stone / vitrified tiles flooring and skirting. Plastic emulsion paint for walls and ceiling.

Bedrooms:  
Timber tiles / equivalent flooring and skirting for master bedroom. Vitrified tile flooring and skirting for other bedrooms. Plastic emulsion paint for walls and ceiling.

Toilets:  
Anti-skid ceramic tile flooring.  
Ceramic wall tiling upto false ceiling.  
Granite vanity counters.

Kitchen:  
Anti-skid ceramic tile flooring.  
Ceramic wall tiling from floor to ceiling.

Balconies:  
Anti-skid ceramic tile flooring and skirting.  
External grade texture painting for walls.  
Granite coping for parapet and mild steel handrail / glass railing with SS handrail.

Utility:  
Anti-skid ceramic tile flooring and skirting.  
External grade texture painting for walls.

Common Areas:  
Granite flooring in the lobby.  
Ceramic tile dado from floor to ceiling.

Staircase:  
Granite for tread, risers and skirting.  
Ceramic tile dado from floor to ceiling.



## Plumbing, Sanitary and Electrical

Living Rooms:  
Split AC provision.  
Television and Telephone point.

Bedroom:  
Split AC provision.  
Television Point in Master Bedroom.

Toilets:  
Sanitary fixtures of reputed make in all the toilets.  
Chromium plated fittings of reputed make in all the toilets.  
25-litre capacity geyser in all the toilets.  
Exhaust Fans.

Kitchen:  
Exhaust Fan.

Utility:  
Stainless steel single bowl sink with drain board.

BESCOM power Supply:  
5 KW 3phase Supply

Stand by Power:  
3 KW for apartments and 100% for common areas



## Happiness Unlimited

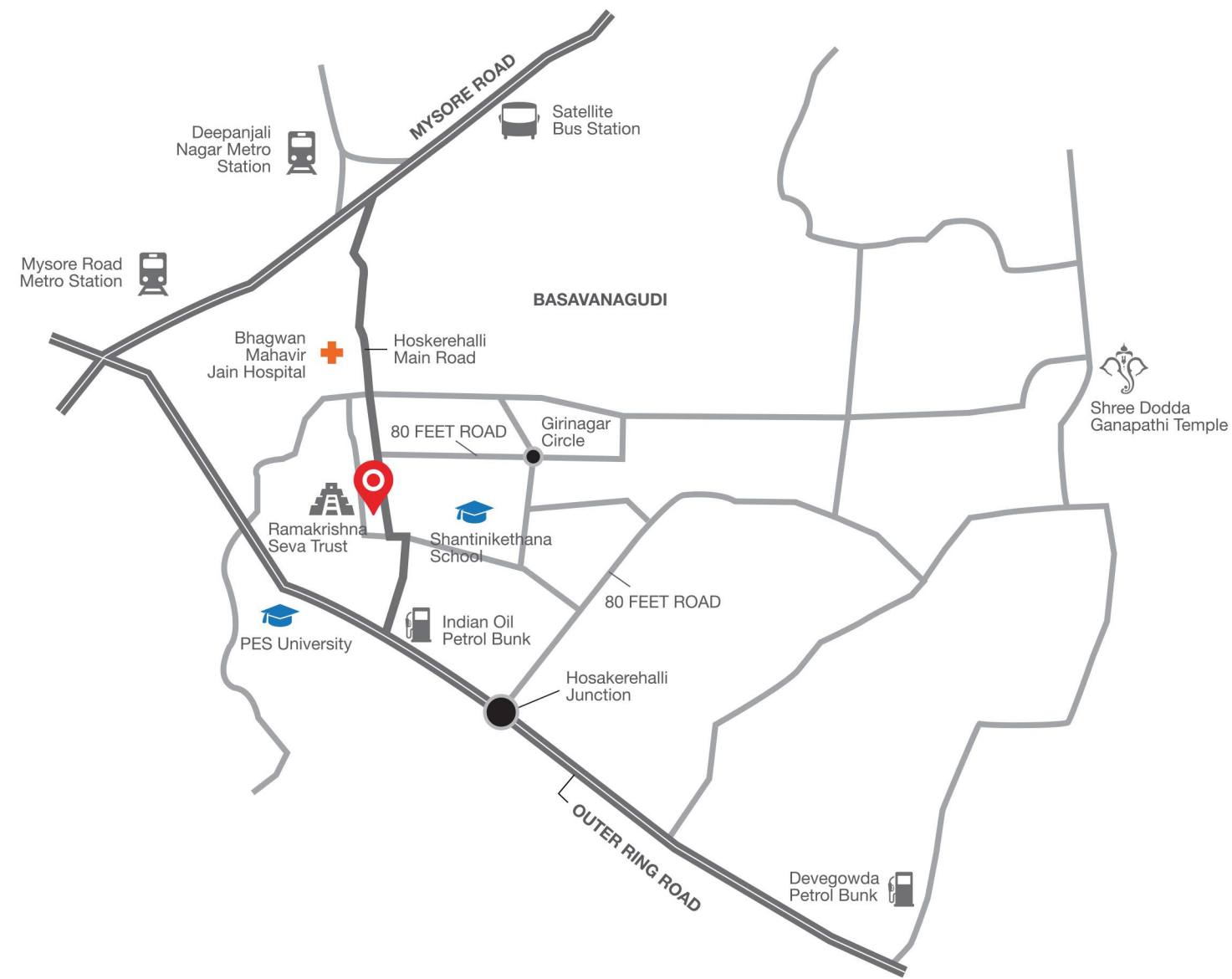
BHADRA LANDMARK home, is where you can party away at the entertainment zone, while the privacy and serenity of other homes is ensured.

## Exclusive Living

Complete classy Elegant homes where privacy is guaranteed.



LOCATION MAP

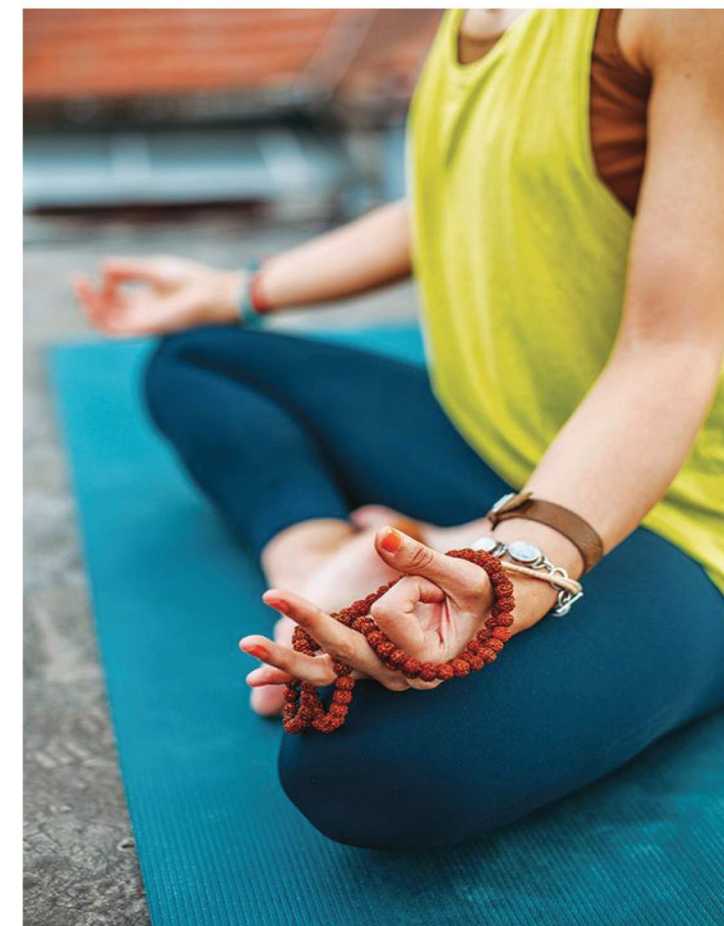


Map not to scale

PROXIMITY	
	COLLEGE PES University Dayanand Sagar College of Engineering Bangalore University Campus
	SCHOOLS Shantinikethana School National Hill View Public School BGS Public School Carmel Public School National Public School
	HOSPITALS BGS Global Hospitals Bhagwan Mahaveer Jain Hospital Radhakrishna Multi Speciality Hospital Vinayaka Hospital
	TECH PARKS Global Village Tech Park Global Tech Park Brigade Software Park Prestige Tech Park
	IMPORTANT LANDMARKS Girinagar Police Station Ashoka Pillar Monument Bull Temple Sri Kanya Siddhi Anjaneya Swamy Temple Ramakrishna Seva Trust Shree Dooda Ganapathi Temple
	SHOPPING DESTINATIONS Gopalan Arcade Mall Megamart Gandhi Bazaar Jayanagar Market
	METRO STATION Deepanjali Nagar Mysore Road



World Class open air fitness Gym | Deck for yoga and meditation | Landscape terrace garden







## SITE PLAN

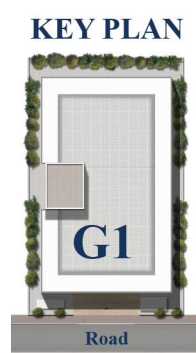


Land Area : 4000 sqft.  
 Total Units: 5  
 No. of Floors: B + G + 3

- 1 Road
- 2 Entry / Exit
- 3 Transformer / DG Yard
- 4 Security Cabin
- 5 World Class Open Air Fitness Gym
- 6 Yoga / Meditation Deck



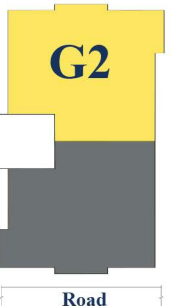




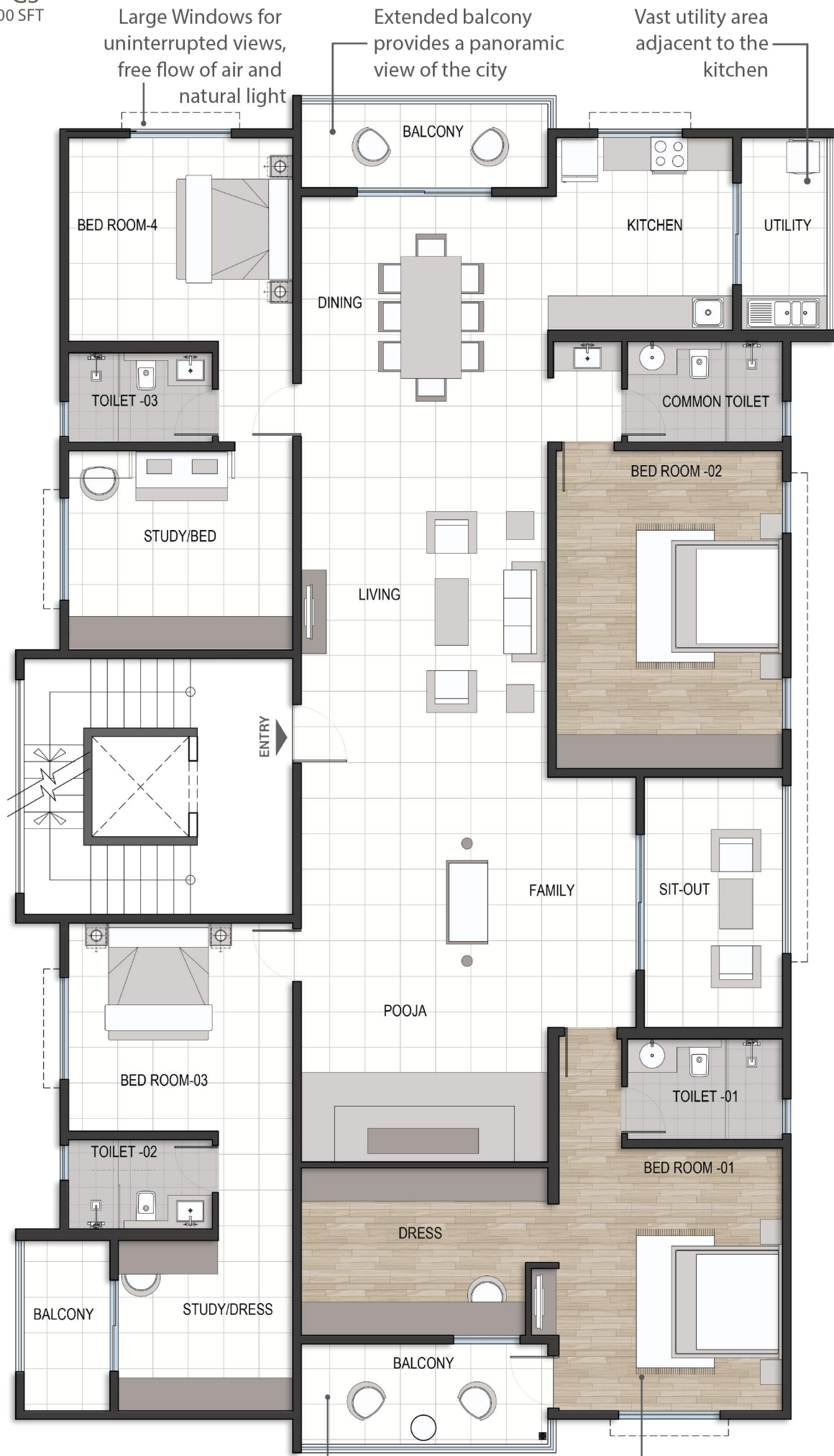




KEY PLAN







Large Windows for uninterrupted views, free flow of air and natural light

Extended balcony provides a panoramic view of the city

Vast utility area adjacent to the kitchen

Extended balcony provides a panoramic view of the city

Luxurious master bedroom with spacious wardrobe



KEY PLAN

