



BHADRA LANDMARK

MAHALAKSHMI LAYOUT

Boutique Elegant Homes

BHADRA LANDMARK
#14 (old no 262), 4th Main Road, Mahalakshmi Layout, Bengaluru.
CALL - 90 1977 1977 or write to sales@BhadraGroup.com for more details.

 [BhadraGroup.com](https://www.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



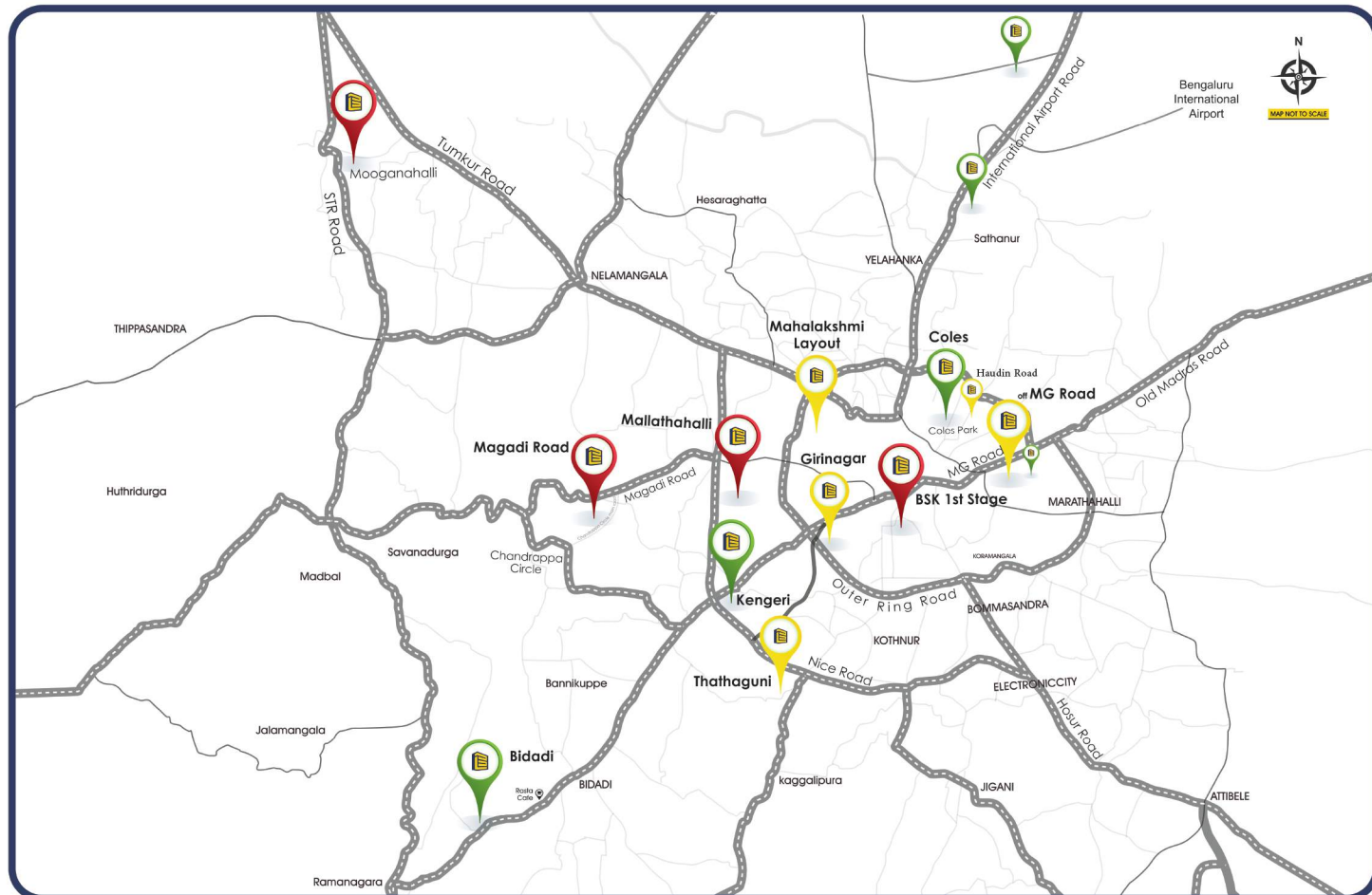
Sarveshaa SB
Managing Director

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**



Completed Projects - 4

Ongoing Projects - 5

Upcoming Projects - 6



BHADRA LANDMARK, Mahalakshmi Layout, is a boutique Elegant residential Project at the premium neighbourhood of North - West Bengaluru. The Project offers, limited Elegant homes, ranging from 3 BHK to 4 BHK with world-class Quality and amenities.



Prime Location

BHADRA LANDMARK Mahalakshmi Layout is easily accessible from Namma Metro, best of malls, schools, hospitals and religious centres including the iconic ISKCON 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.

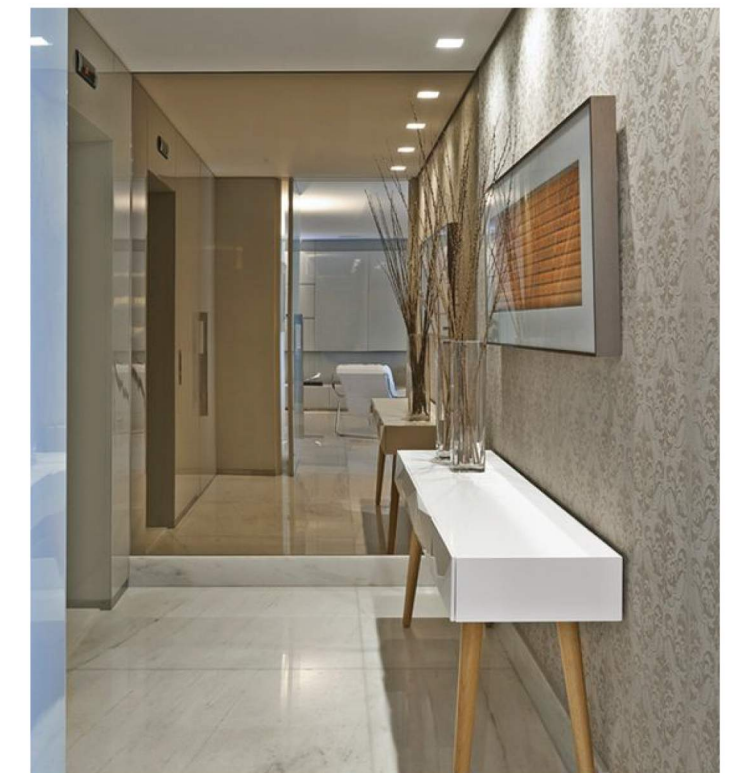
OTHERS

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.

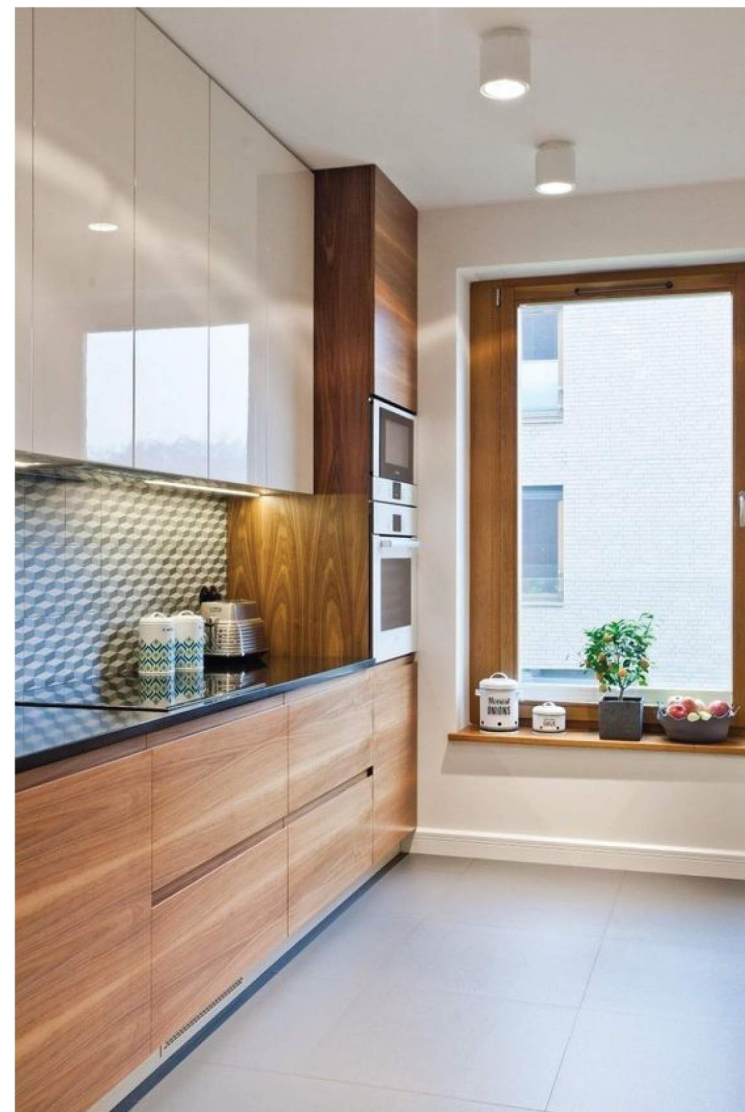
Kitchen:
Anti-skid ceramic tile flooring.
Ceramic tiling dado from floor to ceiling.

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



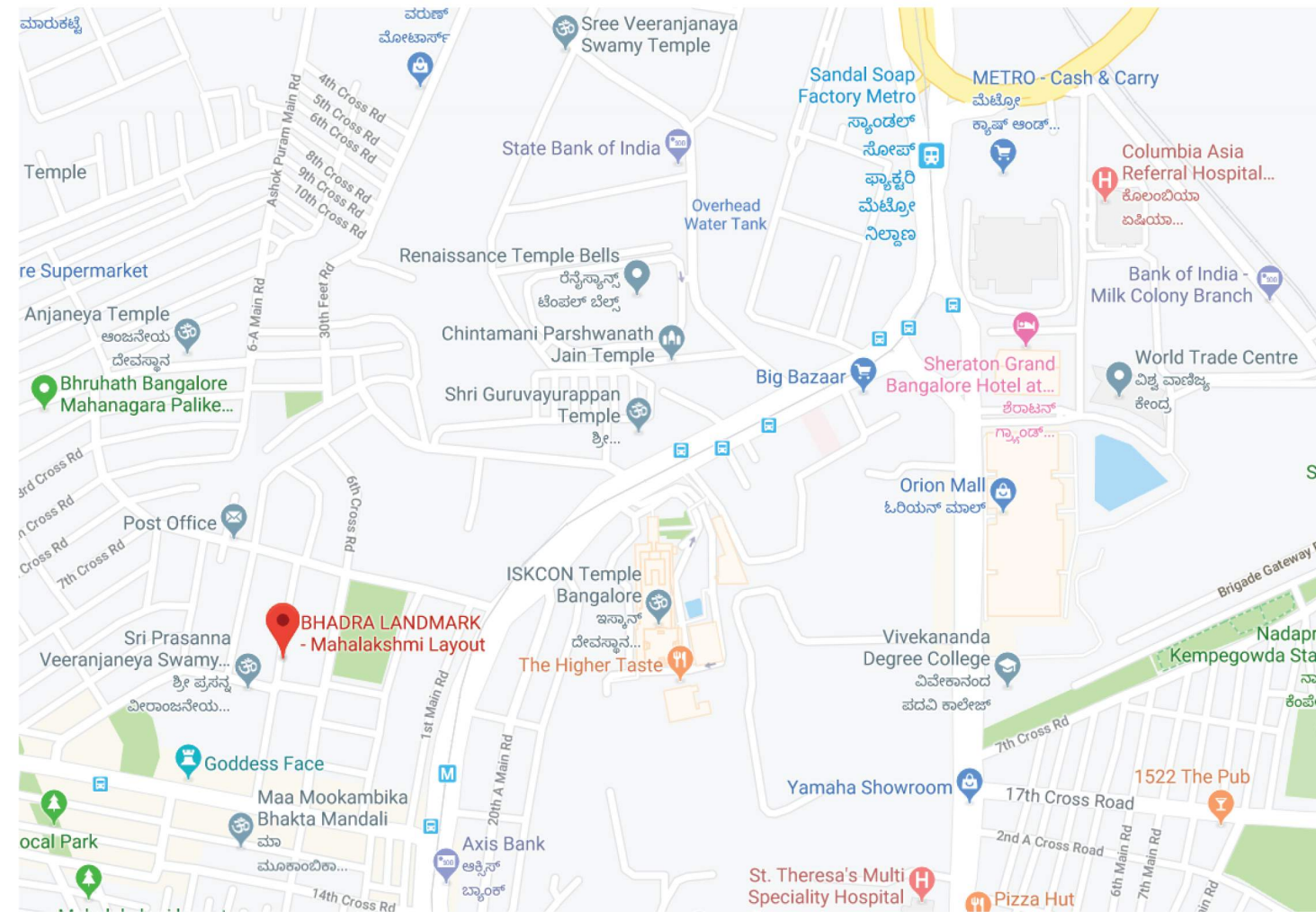
Happiness Unlimited

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.

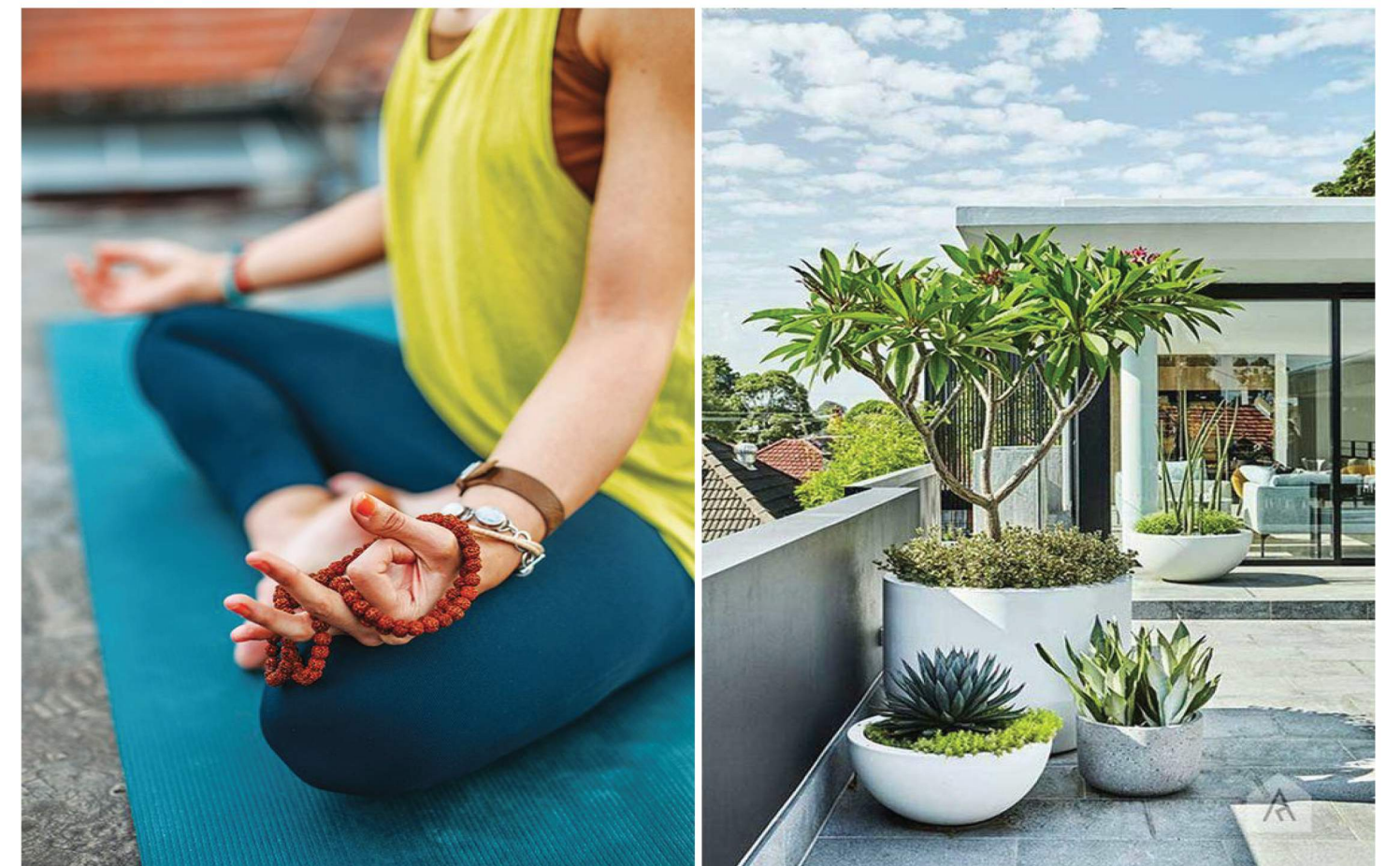
LOCATION MAP




Map not to scale



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



PROXIMITY

	COLLEGE :	MS Ramaiah Institute of Technology MS Ramaiah Medical College Mount Carmel Ammanni College SJR PU College for Women KLE Nijalingappa College
	SCHOOLS :	National Public School Kendriya Vidyalaya Vidya Vardhaka School Presidency School Brigade School National Academy of Learning (NAFL)
	HOSPITALS :	Columbia Asia Peopletree Hospital Sparsh Hospital Fortis Hospital Narayana Nethralaya Sanjeevini Multi-Speciality Hospital
	TECH PARKS :	World Trade Centre Manyata Tech Park Global Village Tech Parks Brigade Software Park Prestige Tech Park
	IMPORTANT LANDMARKS :	Sri Prasanna Veeranjaneya Temple ISCKON Temple Orion Taj Hotel Mysore Sandal Soap Factory Sheraton Hotel
	SHOPPING DESTINATIONS :	Orion Mall Big Bazaar Metro Cash & Carry More Mantri Square Mall
	METRO STATION :	Mahalakshmi Layout Sandal Soap Factory



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



