



इवाँ ग्रान्दइहा

Commercial Spaces & Residential Apartments

Abakka Nagara, Ashoknagar, Mangaluru 575006



Nest of modern *Comforts* and *Security*

Mangaluru

Pan India Mangaluru is considered the fastest-growing commercial hub of Southern India. Well connected by all modes of transport and communication networks with state-of-the-art infrastructure, today the city has almost transformed into a Smart City attracting Business Tycoons and Corporates from across the globe to invest in Mangaluru. The Infrastructure and real estate industry has contributed immensely to this transformation. People across the globe prefer Mangaluru for trade and commerce, higher education and quality health care. In spite of rapid industrial growth and urbanisation the city has retained its lush green environment and pleasant weather. Mangaluru is already on the tourism map of the world including health tourism.

'Mangala Corniche' is yet another project of Dakshina Kannada District featuring a four-lane Ring road of 30 km and 100 feet wide connecting 3 National highways to be run along the riverfront. State Support and additional packages at Special Economic Zones are considered to be a blessing to the investors and industrialists. With such an advancement who can resist belonging to this smart city? Indeed, a land of opportunities and an ideal place for living and investing.



Shree Baleendra Builders & Developers

Shree Baleendra builders and developers is a brain child of Mr Pratheek U Poojary an MBA Graduate from Mangalore University and Bindiya Pratheek Poojary an M.Com Graduate. The journey started in the year 2016 with a small civil construction company called Pratheek Contractors where in the company strived day and night to build a reputation to itself in meeting with the client requirements and meeting with the deadlines of all the requirement of our clients. In 2020 Pratheek U Poojary along with Bindiya Pratheek Poojary started a Pvt Ltd Company called Shree Baleendra Constructions Pvt LTD with a main aim to do civil projects of Government, mainly Mangalore City Corporation, Minor Irrigation, Karnataka Public works department to name a few. This company is holding a class 1 PWD license from Government of Karnataka.

The promoters had an vision of providing affordable homes in the heart of the city with world class amenities therefore Shree Baleendra Builders and Developers was formed. The promoters with their vast knowledge in construction field wanted to bring all the knowledge and provide a good and affordable housing infrastructure to the citizens of Mangalore.

Sai Ganesha

Sai Ganesha is a prestigious project, developed by Shree Baleendra Builders & Developers. It is conveniently situated at Abbakka Nagara, Ashoknagar in the proper City of Mangaluru. The location is renowned as it is surrounded by prominent places of worship, reputed Educational Institutions Markets, Bakeris, Restaurants, Shopping Centres, Hospitals, Banks etc. The tranquil ambience of the area and opportunities for growth has favored many people to reside. The apartments adorned with splendid design and modern amenities provide a perfect destination to dwell.



Highlights

- › 16 well designed, unique luxury apartments consisting of 1 Basement, Ground and 4 Upper Floors with one 1 BHK 4 & 2 BHK 12 units
- › 2 Commercial units and 16 Residential apartments
- › Exclusive lifts and staircases for Residential and Commercial Units
- › Exclusive electrical units for Residential and Commercial Units
- › Exclusive generators for Residential Apartments and Commercial Units for common and apartments / commercial units lighting
- › Ample car parking in the first and second basement
- › Well designed visitors' lobby
- › Biometric digital lock for entrance lobby and terrace for maximum security
- › Fire fighting system
- › Solar water heaters
- › Superior quality vitrified tiles flooring for apartments / shops and granite / vitrified flooring for common areas and staircase steps
- › Designed wall tiles up to full height for toilet walls
- › Granite kitchen platform with stainless steel sink and glazed tiles above kitchen platform
- › Jaquar or equivalent make C.P. fittings for toilets and kitchen
- › White coloured sanitary ware (Kholer / Hindware / Parryware / equivalent super class ware) in all toilets
- › Superior quality concealed electrical wiring with modular electrical switches of reputed make (Legrand / M.K. Switches/ Equivalent make)
- › Finolex / R.R. Keble / V-Guard / Havells or equivalent quality Electrical cables
- › Decorative flush doors for internal rooms and fibre doors for toilets
- › Superior designer locks for all inside doors
- › CCTV surveillance for gate and entrance lobby for maximum security.
- › Intercom connection to all apartments
- › Reticulated Gas connections to all apartments on extra cost
- › Spacious and systematic car parking for all apartments on extra cost
- › Security room in ground floor & common toilet in ground floor and Terrace floor
- › Separate common toilets for ladies and gents in the ground floor of commercial unit



Specifications

DRAWING / DINING

- › TV point and Telephone Connections.
- › Wash basin with counter.

BATH ROOMS

- › Water proof treatment for sunken slabs.
- › Pressure tested plumbing and drainage lines to ensure the total leak proof toilets.
- › Flush Valves, cock valves and Health faucets for WCs.
- › Hot & Cold water mixing valves in all bathrooms.
- › Floor mounted EWCs in all Toilets.
- › Glazed wall tiles for walls for full height and Anti-skid tiles flooring for all bathrooms.
- › Provision for exhaust fans for all bathrooms

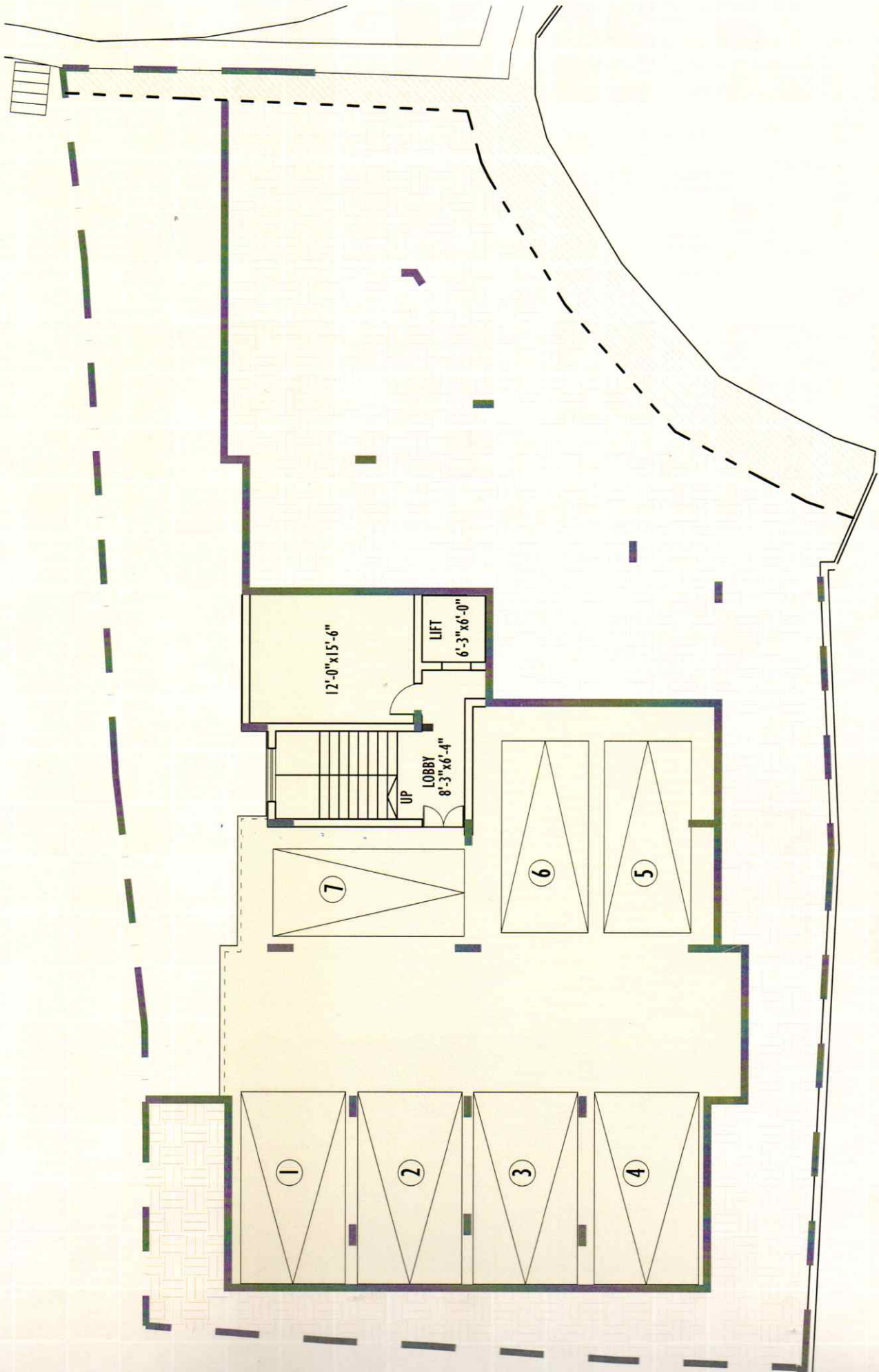
BED ROOMS

- › Telephone and TV points in all Bed Rooms.
- › AC power provision for all Bed Rooms.

KITCHEN AND WORK AREA

- › Adequate power points.
- › Provisions for exhaust fan.
- › Provision for fixing water purifier near the kitchen sink.
- › Stainless steel sink.
- › Plumbing and drainage connection with power point for washing machine

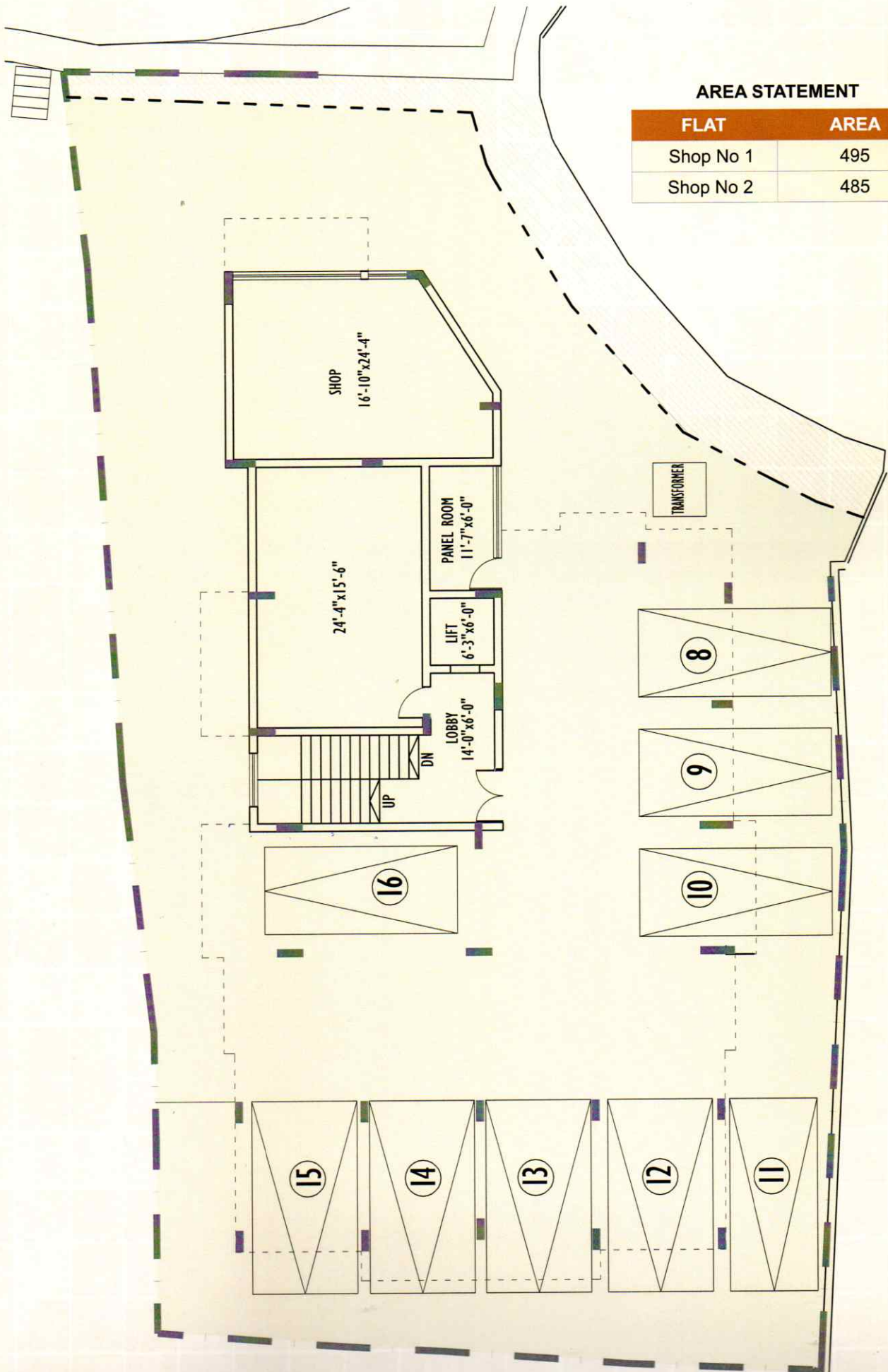
Basement Floor Plan



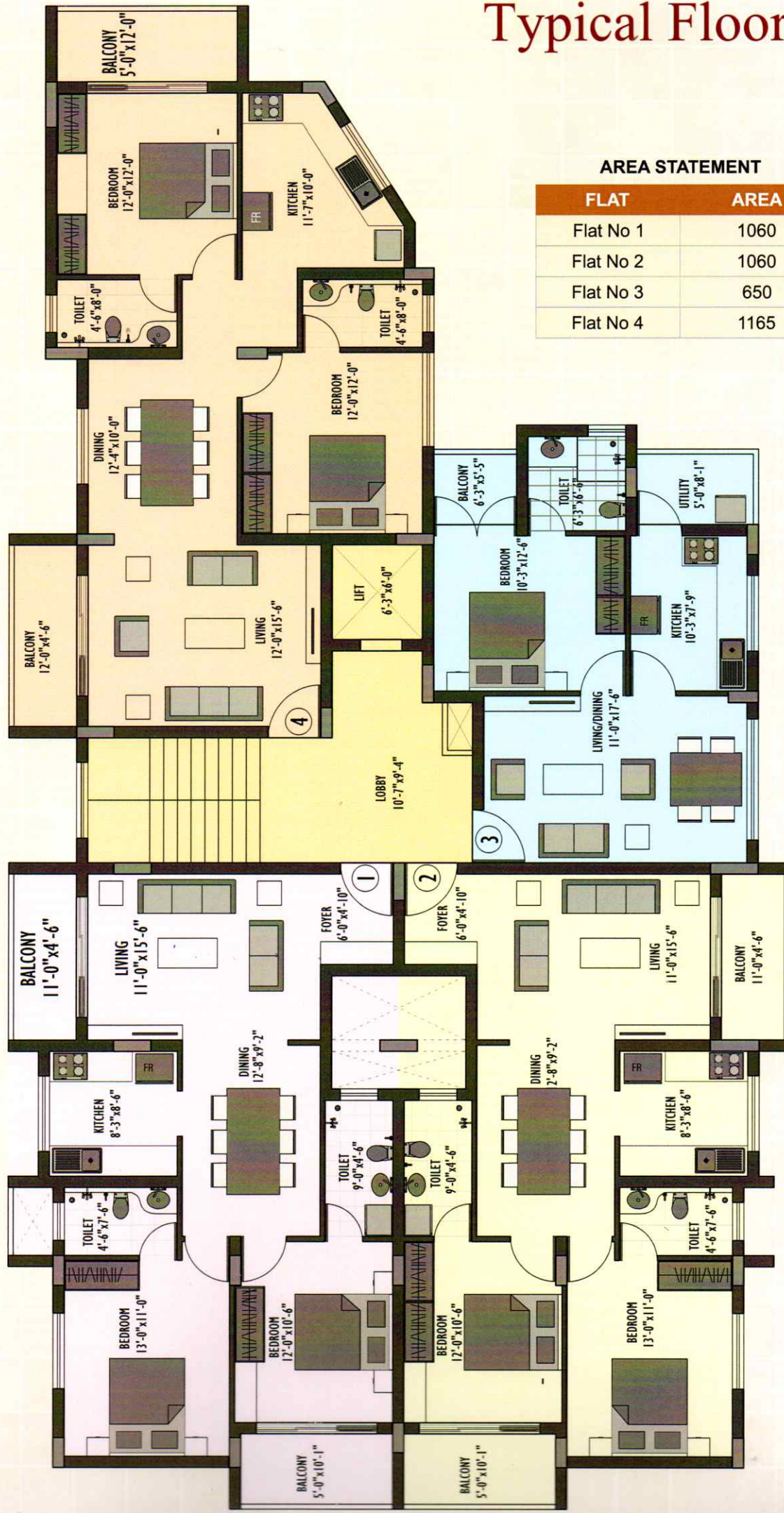
Ground Floor Plan

AREA STATEMENT

FLAT	AREA
Shop No 1	495
Shop No 2	485



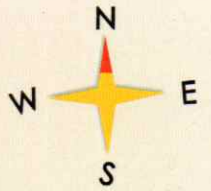
Typical Floor Plan



AREA STATEMENT

FLAT	AREA
Flat No 1	1060
Flat No 2	1060
Flat No 3	650
Flat No 4	1165

Location Map



PROMOTERS



SHREE BALEENDRA BUILDERS & DEVELOPERS

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STRUCTURAL & CIVIL ENGINEERS

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LAND OWNER

Mr Pratheek U Poojary