

Dwell a
LIFETIME of DREAMS !



THE
LEGEND
BY AGRAJA
NEERMARGA



PROMOTER

Pam Arcade, Kottara Chowki
Mangalore - 575 006.
Ph : 0824 4268045
E: agrajagroup2015@gmail.com
W: www.agrajabuilders.com



CO-PROMOTER

Batrakodi Road, Pedamale Post,
Neermarga

CONTRACTOR

Sri Devi Construction
Pam Arcade, Mangalore - 575 006



ONGOING PROJECTS



Agraja Vivanta Mangalore Agraja Shilas Mangalore Agraja Ambari Mulki Agraja Sampada Surathkal

COMPLETED PROJECTS



Agraja Bappanadu Residency, Mulky Agraja Sarovar Mulky Agraja Garden Surathkal

PHOTO COURTESY & PRINTS © 0824 4268045



THE
LEGEND
BY AGRAJA
NEERMARGA

A home redefined with laurels!

This brochure is conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specification or plan mentioned herein.

When you have a special location where everything looks like a Victorian you call it by a special name.

Neermarga has fascinated people for its delightful looks and the green environment with, which it titillates. A joyous, lively feeling envelopes you.

"The Legend" with its special architecture, optimum ambience and fine verandas make it endearingly distinct.

"The Legend" at Neermarga is the right choice you are looking for a home. 33 Apartments of 2/3 BHK specifications that would give you all the joy and pleasant ambience of your rt. A few outlets for business or commercial enterprise at the ground floor will be available. Agraja Builders have promoted client friendly projects at moderate budgets which are well received and preferred for their optimum space and perfect ambience. Each Apartment is given individual attention and standard materials are employed in construction. Industry standards are maintained in every project which conforms to quality and aesthetics.

THE
LEGEND
BY AGRAJA

A new landscape where
MOON & STARS
shine differently

AGRAJA
BUILDERS





- R.C.C Foundation as per Structural Engineers Requirement.
- 8" thick External Wall used
- 4" thick Wall internal partition wall with bond lintal (solid block)
- 6" thick lintal with necessary steel (cut lintal)
- 20" wide cut 3" bearing to external wall
- RCC Slab 5" thick with necessary steel
- Steel consumption as per design (calculated steel by structural designers)

KITCHEN AND WORK AREA

- Adequate electric power point provision

- for water purifiers
- Provision for exhaust fan
- Granite platform with stainless steel sink
- Plumbing and drainage connection with power point for washing machine
- Power Point for refrigerator and microwave oven

DRAWING / DINING

- Vitrified tile flooring.
- Two - way electrical system with modular switches.
- TV points and telephone/cable TV

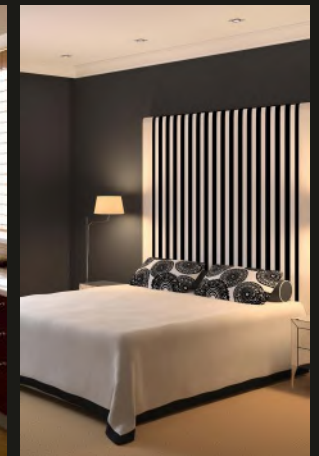
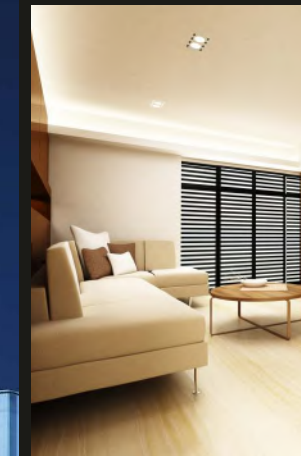
- connection.
- Wash basin Provision.

BEDROOM

- Power supply for AC (for all bedrooms)
- Two way light control in all bedrooms
- Telephones, TV points and Cable TV Connection in all bedrooms.

ELEVATORS

- S.S cabin with attractive roof lights
- Risk-free operation



BALCONIES

- Separate Drain pipe to drain out the water
- Elegant balcony railing with safety measures
- Ceramic anti skid tiles
- Electrical points for pleasure usage (Water proof fittings)

Material Specification

DOORS & WINDOWS

- Main Doors: Attractive Melamine Polished Decorative Main Entrance Doors.
- Inside Doors: Concrete Frames with Flush

- Door Shutters for Bed Rooms & RCC Frames with fibro Tech Shutters For Toilets.
- Modular Front Door Loc.
- Quality Aluminium Sliding Windows.

PAINTING

- Door & Window Grills: Enamel Painting over Car Putty Finish.
- Wall: 2 Coat Acrylic Emulsions over Putty Finish & Primer Coat.

ELECTRICAL

- High Quality Standard Cables

- (Finolex or RR).
- Modular Switch Boards & Switches.
- Premium Quality Electrical Wires

PLUMBING

- Modular & Quality Tap & Fittings.
- Hind Ware or Parry Ware Commode & Wash Basin.
- C.P.V.C Concealed Pipes & Stainless Steel Sink with Mat Finish.

RESIDENTIAL		
GROUND & FIRST FLOOR		
Flat G 03 / 103	2 BHK	1210 SQ.FT.
Flat G 04 / 104	2 BHK	1185 SQ.FT.
Flat G 05 / 105	2 BHK	1180 SQ.FT.

COMMERCIAL		
GROUND & FIRST FLOOR		
Shop #G1 / 101	450 SQ.FT.	
Shop #G2 / 102	385 SQ.FT.	
Shop #G3 / 103	415 SQ.FT.	
Shop #G4 / 104	365 SQ.FT.	
Shop #G5 / 105	521 SQ.FT.	
Shop #G6 / 106	295 SQ.FT.	
Shop #G7 / 107	300 SQ.FT.	
Shop #G8 / 108	400 SQ.FT.	
Shop #G9 / 109	375 SQ.FT.	

RESIDENTIAL		
2ND FLOOR		
Flat 203	2 BHK	1210 SQ.FT.
Flat 204	2 BHK	1185 SQ.FT.
Flat 205	2 BHK	1180 SQ.FT.
Flat 206	2 BHK	1155 SQ.FT.

COMMERCIAL		
2ND FLOOR		
Shop #204	365 SQ.FT.	
Shop #205	521 SQ.FT.	
Shop #206	295 SQ.FT.	
Shop #207	300 SQ.FT.	
Shop #208	400 SQ.FT.	
Shop #209	375 SQ.FT.	

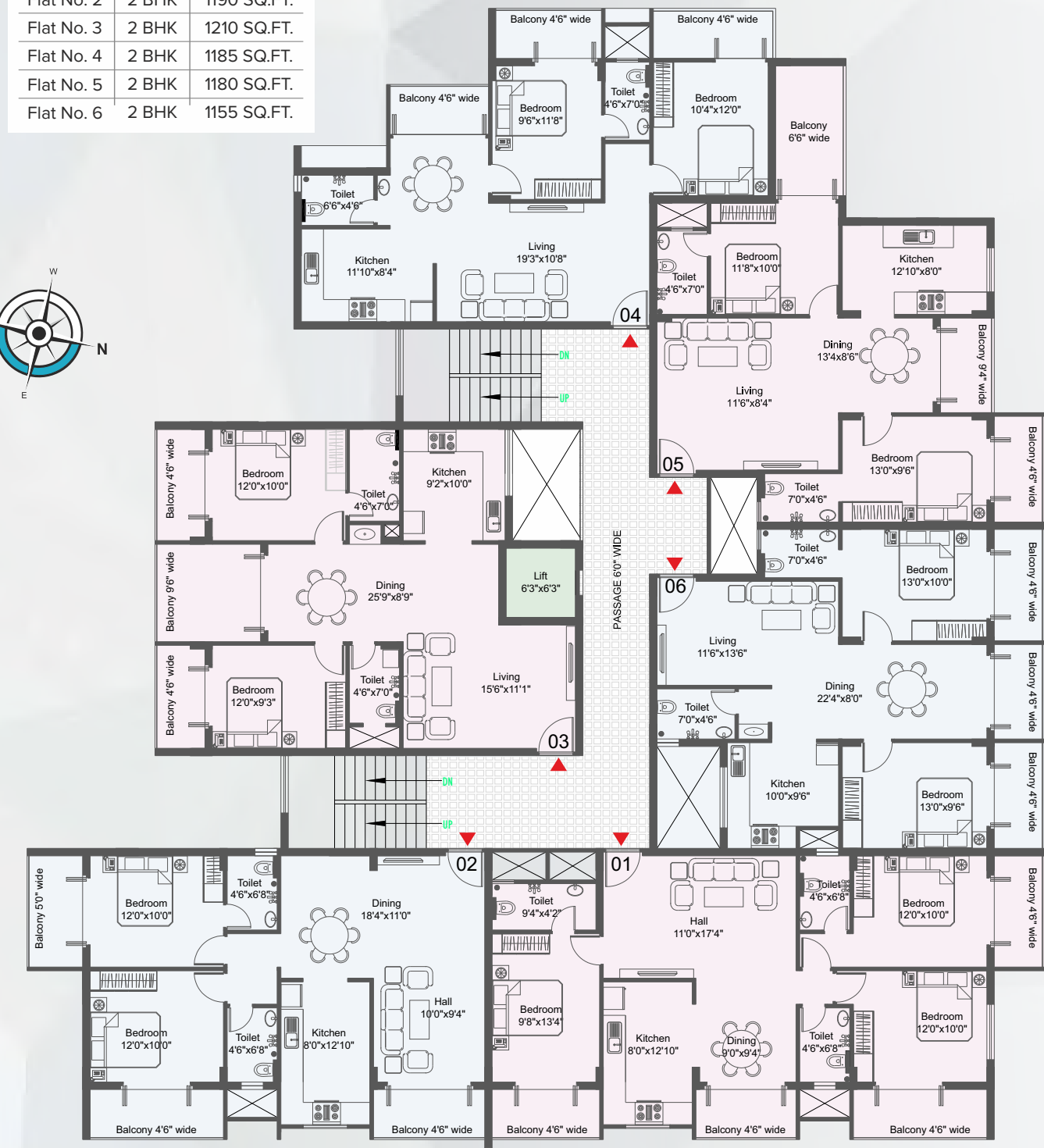
RESIDENTIAL		
TYPICAL 3RD, 4TH & 5TH FLOOR		
Flat No. 1	3 BHK	1410 SQ.FT.
Flat No. 2	2 BHK	1190 SQ.FT.
Flat No. 3	2 BHK	1210 SQ.FT.
Flat No. 4	2 BHK	1185 SQ.FT.
Flat No. 5	2 BHK	1180 SQ.FT.
Flat No. 6	2 BHK	1155 SQ.FT.



GROUND & 1st FLOOR PLAN



2nd FLOOR PLAN



TYPICAL 3rd, 4th & 5th FLOOR PLAN