

All TOGETHER
under the
SUMMER sun.



AGRAJA 
Manjushree
COMMERCIAL | RESIDENTIAL
PADUBIDRE



AGRAJA
BUILDERS



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PADUBIDRE

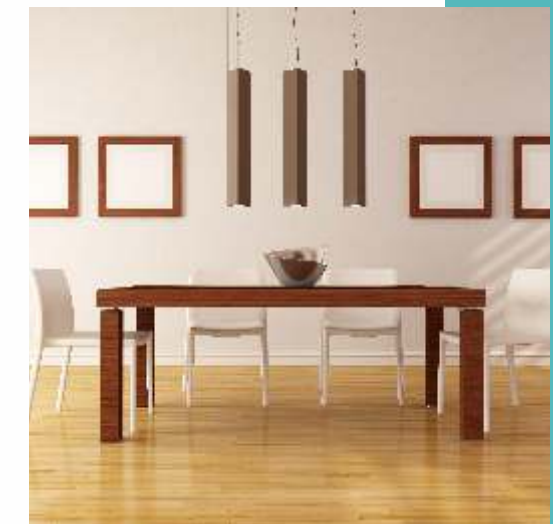


The sideways of metropolis interests more than its central landscapes! They are vibrant and offer energetic lifestyles. It is always enthusing to be near the Sea but not very closer to it. The distant murmurs of Sea waves adds a sort of ingenuity to our psyche making it more energetic and deeply thrilled!

Padubidre with its fast developing industrial and educational infrastructure and its innate greenery too adds to a unique life style hitherto not offered in any other location! "Agraja Manjushree" name symbolising pinnacle of virtue, greatness will be offering you with finer homes and lucrative business opportunities.

A total of 45 shops with ample space ambience well suited to the coastal environment and perfected with modern fixtures and accessories. Padubidre is surrounded by all the civic amenities, variety shopping including local merchandise shopping, health care and enthralling beaches at the vicinity!

Commercial ventures are part of the great scenario of modern day life with every shades of business and retail taking place in a small and big way ! Agraja Manjushree will have 18 apartments (1&2 BHK) with unique spaces for establishing start-ups, opening branded retail shops or professional offices and so on! Business and ventures have their own way of shaping up and moving into big domain. The basement, Ground Floor and further 4 floors will be offering you with enough space to move on and enjoy your spaces and live up your dreams with ecstasy and empowerment.





SPECIFICATIONS

STRUCTURE

- ◆ RCC structure with shear walls.
- ◆ Cement blocks for walls wherever applicable.

LOBBY

- ◆ Elegant lobby flooring in Ground Floor.
- ◆ Basement and upper floor lobby flooring in vitrified tiles.
- ◆ Lift cladding in marble/granite.
- ◆ Service staircase and service lobby in kota stone.
- ◆ All lobby walls will be finished with texture paint and ceilings in distemper.

LIFTS

- ◆ Lifts of suitable size and capacity will be provided in all towers.

APARTMENT FLOORING

- ◆ Vitrified tiles in the foyer, living, dining, corridors, all bedrooms and kitchen/utility.
- ◆ Ceramic tiles in the balconies.

KITCHEN

- ◆ Granite counter with chrome plated tap with single bowl single drain stainless steel sink.
- ◆ Ceramic tile dado for 2 feet over the granite counter.
- ◆ Ceramic dado in the utility.
- ◆ Provision for exhaust fan.

MAID'S ROOM

- ◆ Vitrified/Ceramic tile flooring and dado in the maid's room and toilet.

TOILETS

- ◆ Ceramic tiles for the flooring, with ceramic tiles on walls up to the false ceiling.
- ◆ Master toilet with granite counter and counter top ceramic wash basin.
- ◆ Other toilets with pedestal wash basin.
- ◆ EWCs and chrome plated fittings.
- ◆ Chrome plated tap with shower mixer.
- ◆ Geysers in all toilets except the maid's toilet.

- ◆ Suspended pipelines in all toilets concealed within a false ceiling.
- ◆ Provision for exhaust fan.

INTERNAL DOORS

- ◆ Main door - 8 feet high.
- ◆ Other internal doors - 7 feet high with wooden frames and laminated flush shutters.

EXTERNAL DOORS AND WINDOWS

- ◆ UPVC frames and sliding shutters for all external doors.
- ◆ 2 track UPVC framed windows with clear glass.
- ◆ Enamel painted MS grills only across all ground floor apartments.

PAINTING

- ◆ Premium Exterior Emulsion on Exterior walls.
- ◆ Internal walls and ceilings in OBD.
- ◆ All railings in enamel paint.

ELECTRICAL

- ◆ All electrical wiring is concealed in PVC insulated copper wires with modular switches.
- ◆ Sufficient power outlets and light points provided.
- ◆ TV and telephone parts provided in the living and all bedrooms.
- ◆ Split AC provisions in the living and all bedrooms.
- ◆ ELCB and individual meters will be provided for all apartments.

SECURITY SYSTEM

- ◆ Security cabins at all entrances and exits having CCTV coverage.

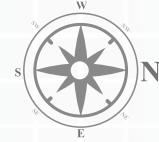
DG POWER

- ◆ Generator will be Provided for all common areas.

AT ADDITIONAL COST

- ◆ DC POWER - 100% backup for all apartments at additional cost.

FLOOR PLAN (GROUND / FIRST)



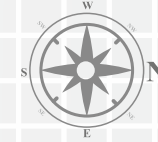
COMMERCIAL	
Shop G01/101	290 SQ.FT.
Shop G02/102	280 SQ.FT.
Shop G03/103	320 SQ.FT.
Shop G04/104	320 SQ.FT.
Shop G05/105	325 SQ.FT.

COMMERCIAL	
Shop G06/106	300 SQ.FT.
Shop G07/107	310 SQ.FT.
Shop G08/108	320 SQ.FT.
Shop G09/109	315 SQ.FT.
Shop G10/110	295 SQ.FT.

COMMERCIAL	
Shop G11/111	305 SQ.FT.
Shop G12/112	305 SQ.FT.
Shop G13/113	295 SQ.FT.
Shop G14/114	315 SQ.FT.
Shop G15/115	560 SQ.FT.

COMMERCIAL	
Shop G16/116	285 SQ.FT.
Shop G17/117	270 SQ.FT.
Shop G18/118	280 SQ.FT.

TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)



RESIDENTIAL		
Flat 01	2BHK	1160 SQ.FT.
Flat 02	2BHK	1160 SQ.FT.
Flat 03	2BHK	1175 SQ.FT.

RESIDENTIAL		
Flat 04	2BHK	1175 SQ.FT.
Flat 05	1BHK	675 SQ.FT.
Flat 06	2BHK	1155 SQ.FT.

LOCATION MAP



ONGOING PROJECTS



AGRAJA LEGEND
NEERMARGA



AGRAJA ATHARVA
Mulky

COMPLETED PROJECTS



AGRAJA BAPPANADU RESIDENCY
Mulky



AGRAJA SAROVAR
Mulky



AGRAJA GARDEN
Surathkal



AGRAJA VIVANTA
Mangalore



AGRAJA SHILAS
Mangalore



AGRAJA AMBARI
Mulki



AGRAJA SAMPADA
Surathkal



PROMOTER

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