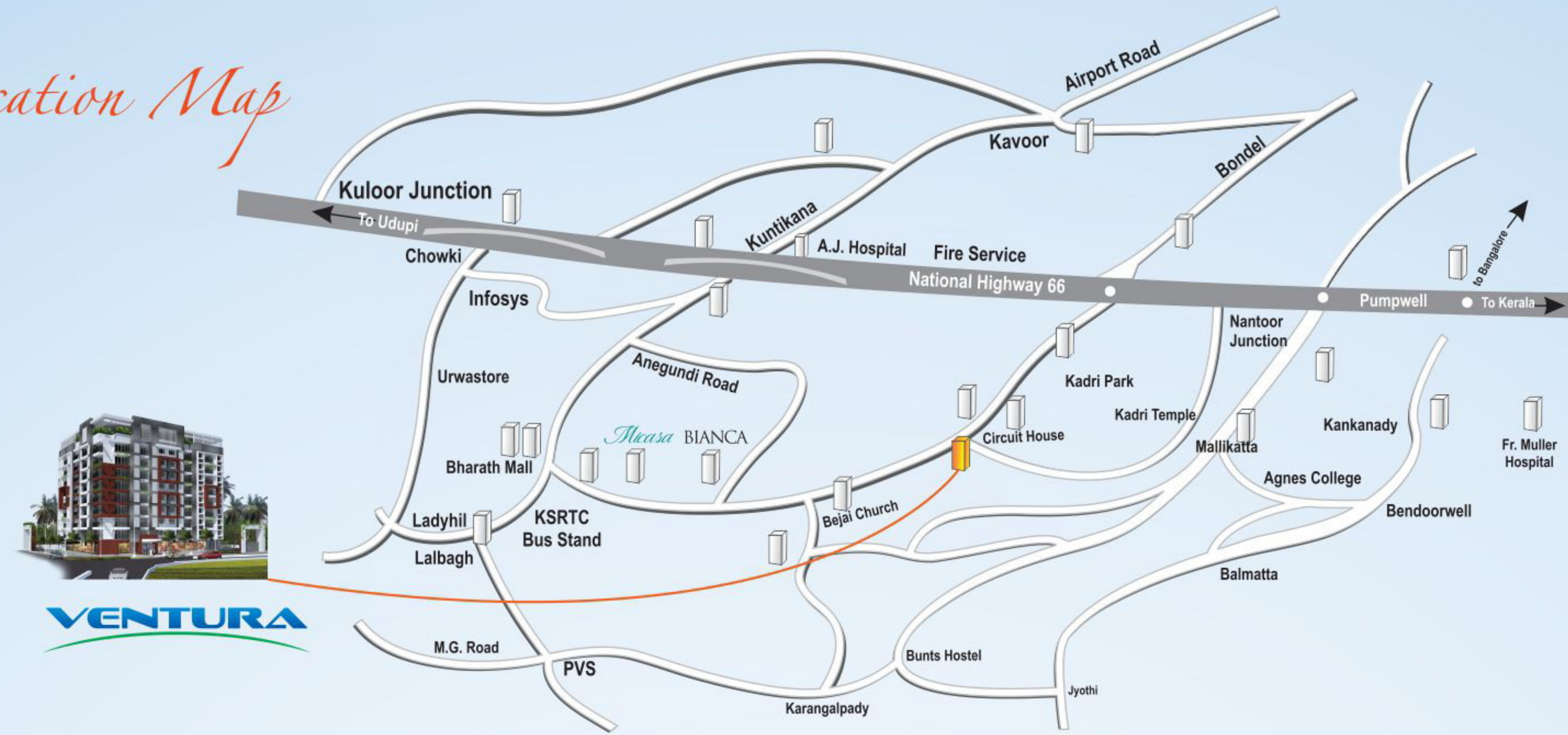


## Location Map



### ONGOING PROJECTS



Micasa, Bejai    Bianca, Bejai    Catalonia II, Kulshekar    Bellissima, Mallikatta    Hill Crest, Lady Hill    Peters Cote, Kankanady



Infinity, Kankanady    Exotica, Bendore    Daijiworld Residency, Bondel    Siliconia, Kuttar    Odyssey, Arya Samaj Road

### COMPLETED PROJECTS



Plama Habitat, Kulshekar    Luminus, Kulshekar    Catalonia-1, Kulshekar    Pam Arcade, Kottara    Serenity, Bejai    Highgroove, Bejai    Concord, Falnir

#### Promoters



#### Co-Promoters



1st Floor, Manasa Towers, M.G. Road, Mangalore - 575 003  
E-mail: globalsrm@gmail.com  
Website: www.globalstarrealtors.com

#### Architects



3rd Floor, Shah's Complex, Bendoorwell, Mangalore - 575 002  
Tel: 0824-2438 318, 94483 88318  
E-mail: skassociates36@gmail.com



#### Design Architect



G U L S H A N R O Y  
ARCHITECTS INC  
001, Hallmark Apts., 30 Feet Road, M.G. Road Cross  
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Email: gulshanroy@me.com

#### Structural Consultants



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Structural & Survey Consultants  
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Kodialbail, Mangalore - 575 003  
Tel/Fax: 0824-2493692  
E-mail: vimalanil@yahoo.com



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Bendoorwell, Mangalore - 575 002  
Tel: 0824-2437744, 2435182  
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E-mail: info@propertyinftratech.com  
Website: www.propertyinftratech.com



# Building Good Fortune for Life



## VENTURA

Bejai Main Road, Mangalore





We are a premier real estate and land development company of Mangalore under the banner of Rohan Corporation. For the past 20 years we have distinguished ourselves with reliable and trustworthy real estate transactions. Launching ourselves into the challenging arena of apartment building, we have launched a spate of building projects, mostly apartment buildings, some soon to be completed and others in the process of conception. Each of our apartment building projects are the result of carefully conceived plans giving utmost importance to all aspects of building ethics and strict adherence to quality. Our apartment buildings project a vision for the future, with a clear commitment to incorporate time tested standards and a clear foresight about future technology.

Our satisfied clients are our prime source of motivation for us. Their endorsement of our projects has helped us to grow with each passing year, as we gear ourselves to the challenges of the future.



## Welcome a new lifestyle

Property Ventura recreates the charm of living in a busy yet serene locality. It offers you 1, 2 and 3 BHK apartments at Bejai, a tranquil and exclusive locality in Mangalore. Conceived for the ones who appreciate quality, Property Ventura houses 56 privileged families and is aesthetically designed to provide you with unmatched living experience. The apartments are replete with amenities that are the best in their class. The location ensures that you have all urban luxuries just a stroll away, be it shopping malls, food courts, health clubs, places of worship, educational institutions, libraries and health care centres. In addition, at Property Ventura you get the convenience of shopping for your day-to-day requirements from the confines of your apartment complex, as the ground floor has a dedicated shopping space.

Most importantly, Property Ventura comes to you from Property Infra Tech India Pvt. Ltd., one of the leading real estate developers and construction companies in Mangalore, who have successfully managed some of the largest, most complex construction projects of the city. Come, lose yourself in the charming environs of a lifestyle home.



ARCHAZA



ventura





# Specifications



## Bedrooms

- Power supply for AC (for all bedrooms)
- Two-way light control in all bedrooms
- Telephones, TV point and Cable TV connections in all bedrooms

## Balconies

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

## Drawing / Dining

- Vitrified tile flooring
- Two-way electrical system with modular switches
- TV points and telephone / intercom connection / Cable TV connection
- Wash basin provision
- Power supply for split AC system



# Highlights

- Spacious Visitors' Lounge
- Non-addressable firefighting system
- Surveillance monitoring and recording system
- Electronic access card system
- Two fully automatic elevators with ARD attachment (1 stretcher type)
- Reticulated gas connection on extra cost
- 24 x 7 water and electricity provisions
- Telephone with centrex
- UPVC windows with MS grill protection
- Elegantly designed melamine main door
- Two-way electrical system with modular fittings
- Superior quality electric wires (Finolex/ RR Kables/ V-Guard)
- Excellent quality of sanitary ware (Duravit/ Jaquar/ Euro/ equivalent)
- Modern type sanitary and drainage installation
- Excellent quality vitrified flooring with flash skirting
- Attractive ceramic tiles for toilet wall (full height) and anti skid tiles for flooring
- High quality granite with flash skirting in common areas
- Community hall and office with rest room
- Entertainment and connectivity provisions
- Excellent landscaping and illumination
- Attractive Shopping Centres
- Comfortable car parking space
- Solar Heater at extra cost
- Walk way garden



## Kitchen

- 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

## Elevator

- S.S. Cabin with attractive roof lights
- Mirror finishing panels
- ARD attachment
- Risk-free operation
- Emergency phone facility

## Commercial Shops

- Spacious showroom
- Attractive collection

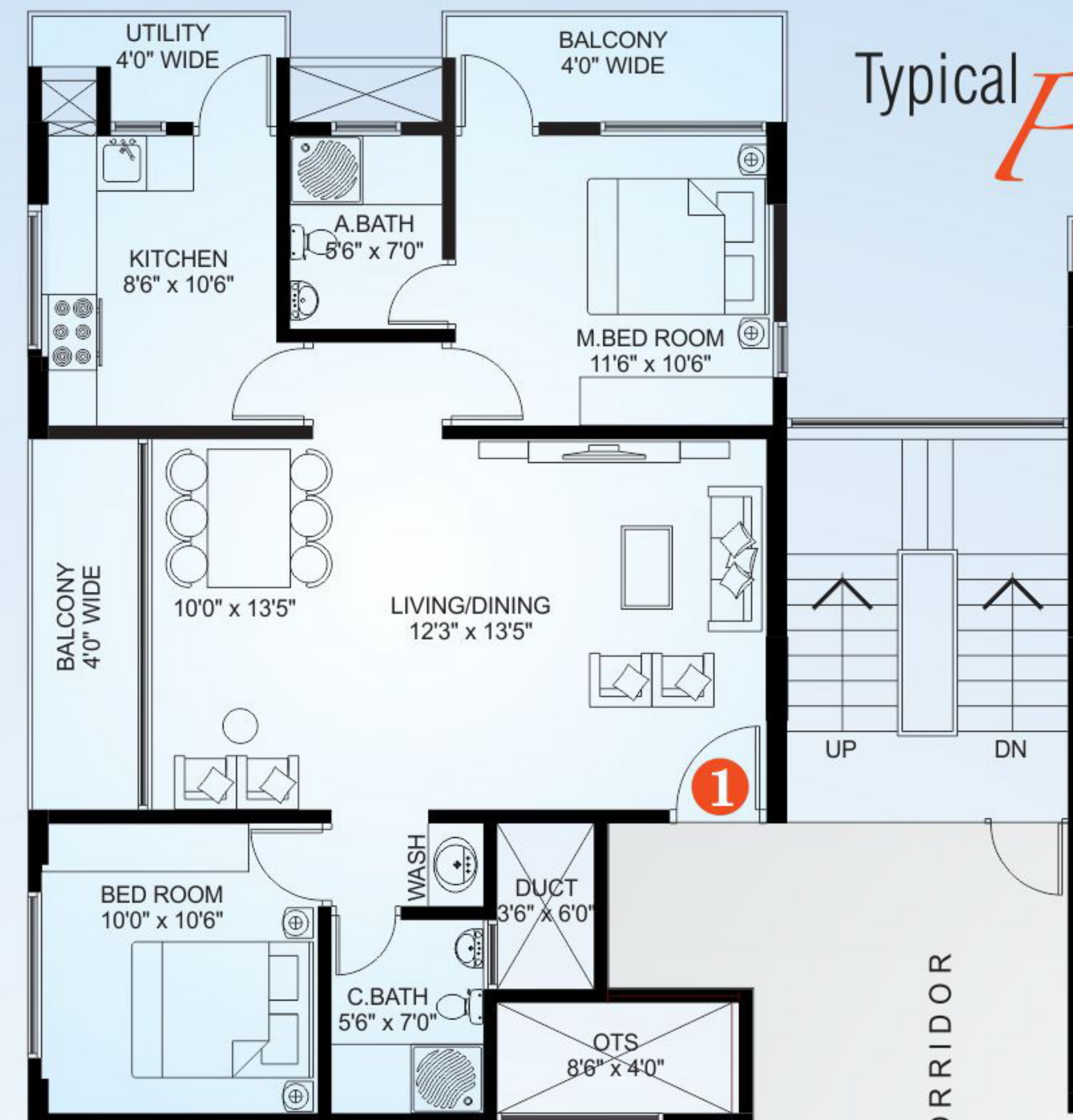




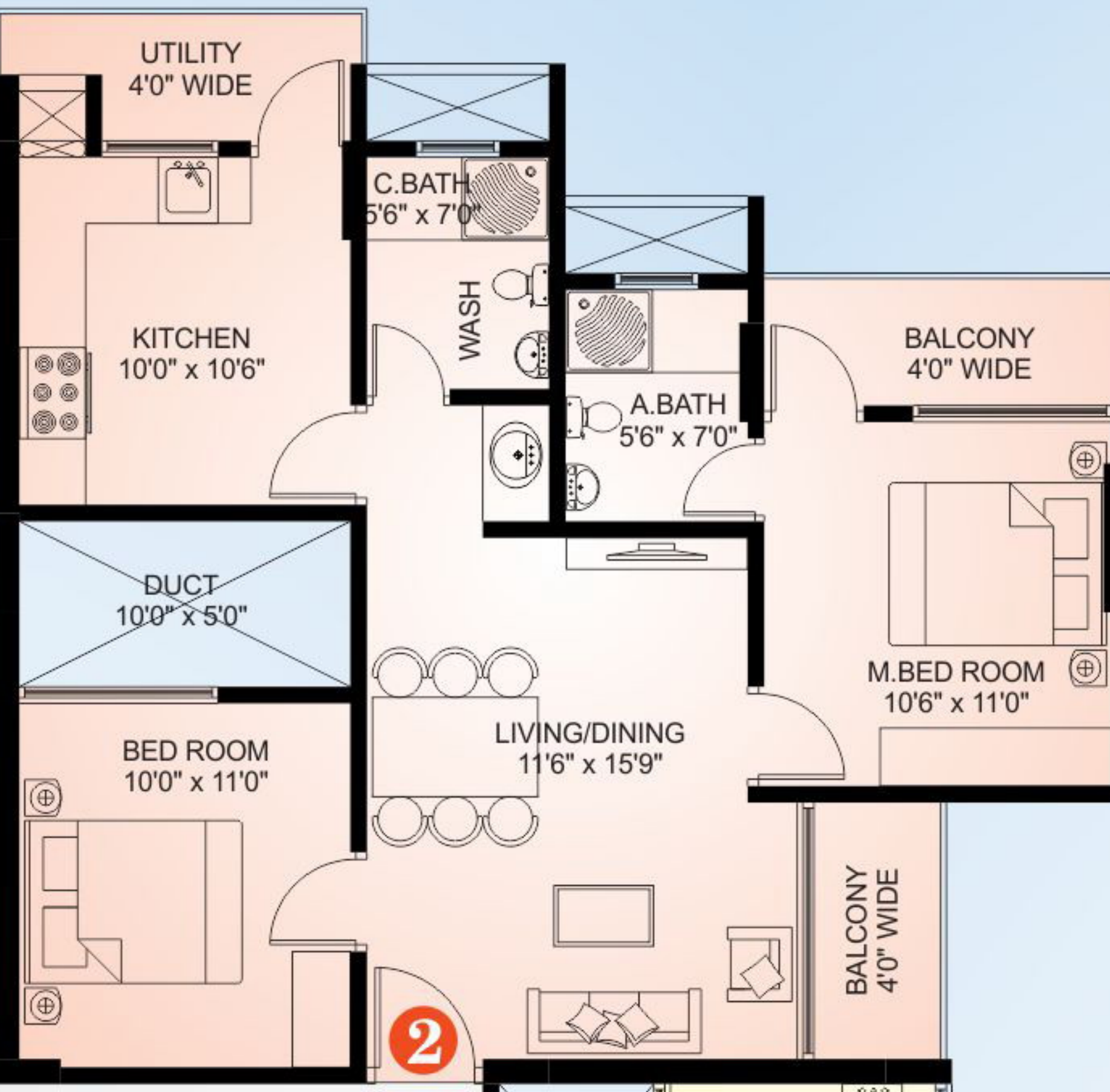
# Typical Floor Plan

# Ground Floor Plan (Commercial)

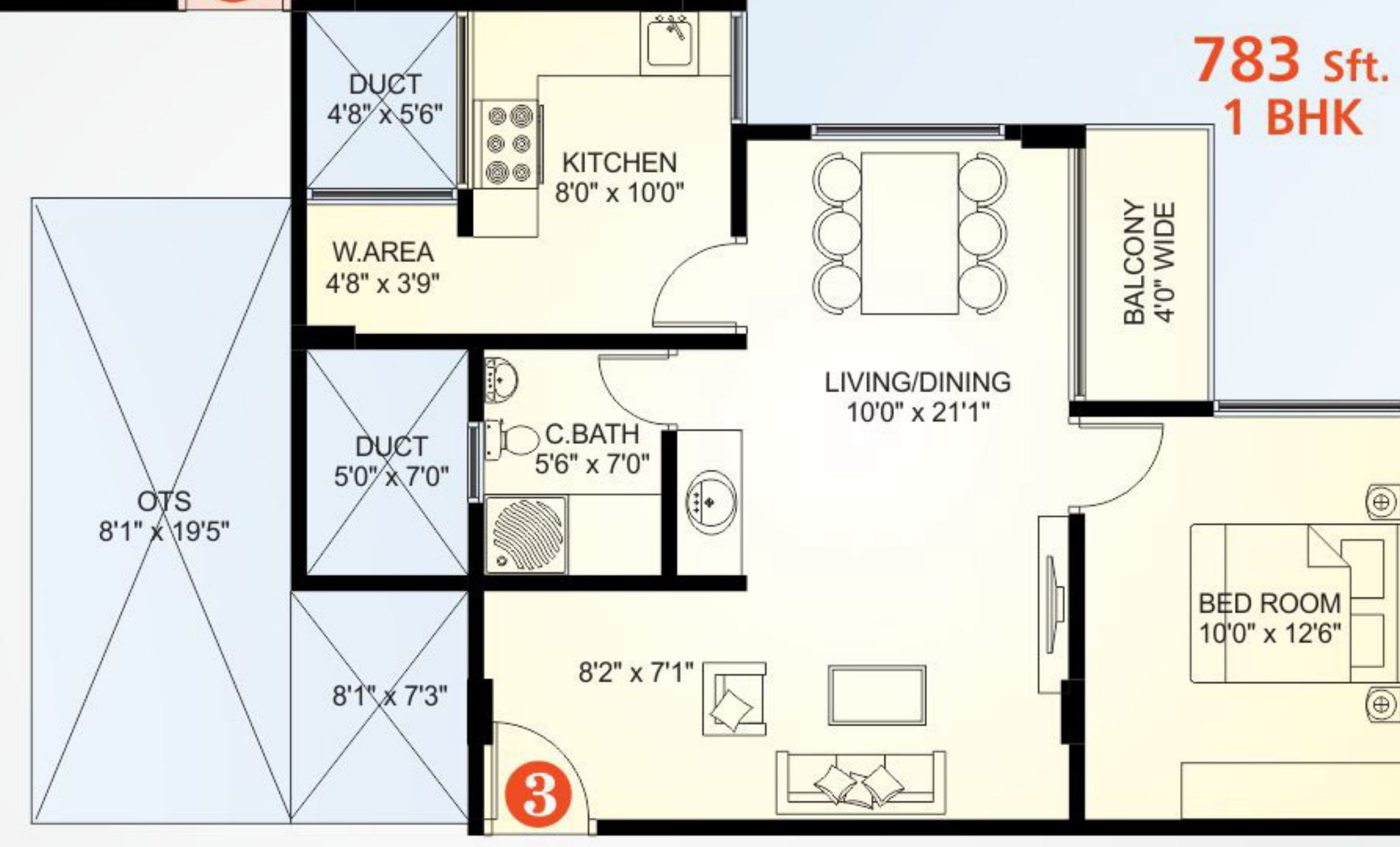
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2 BHK



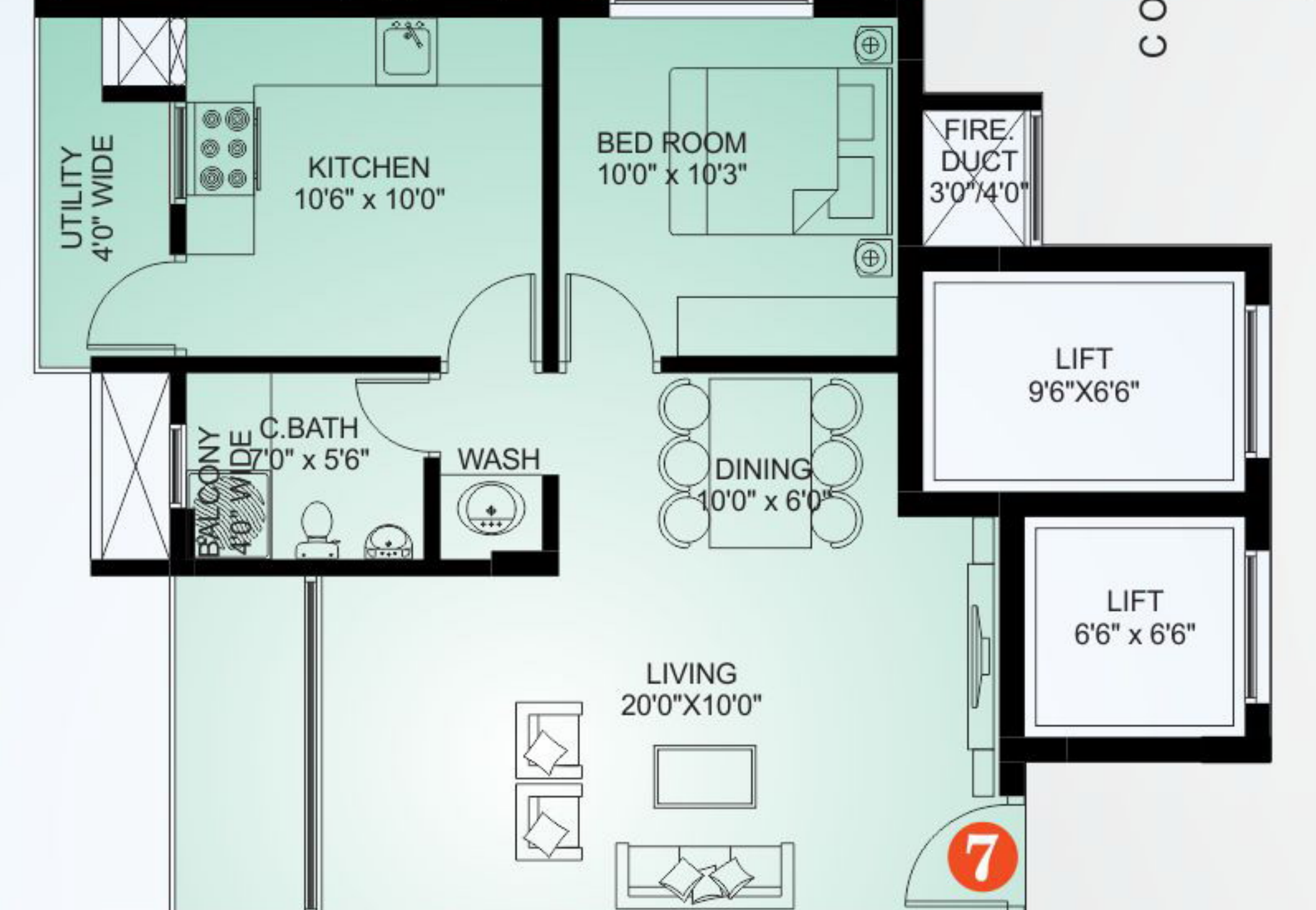
1036 sft.  
2 BHK



783 sft.  
1 BHK

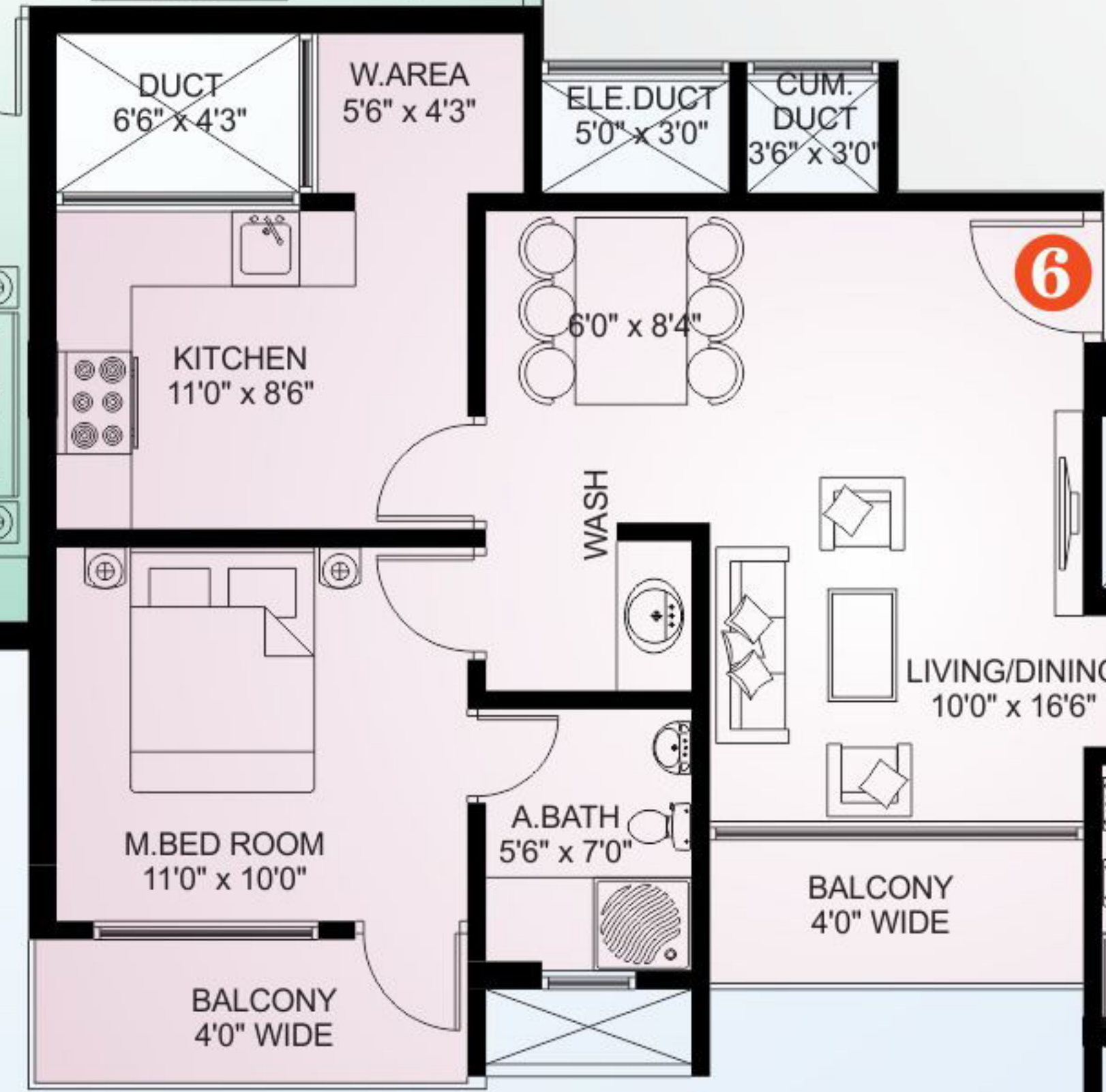


1151 sft.  
2 BHK

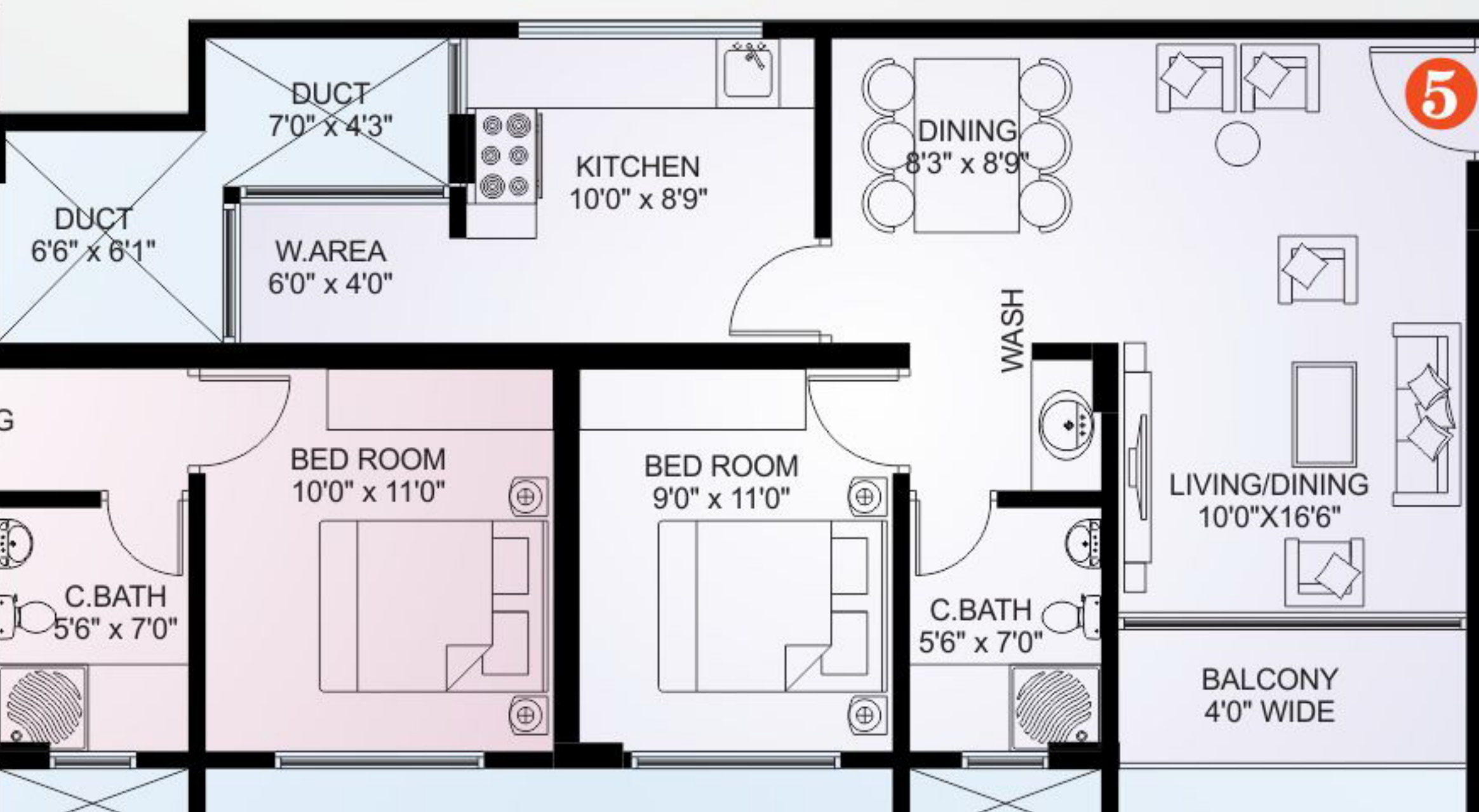


CORRIDOR

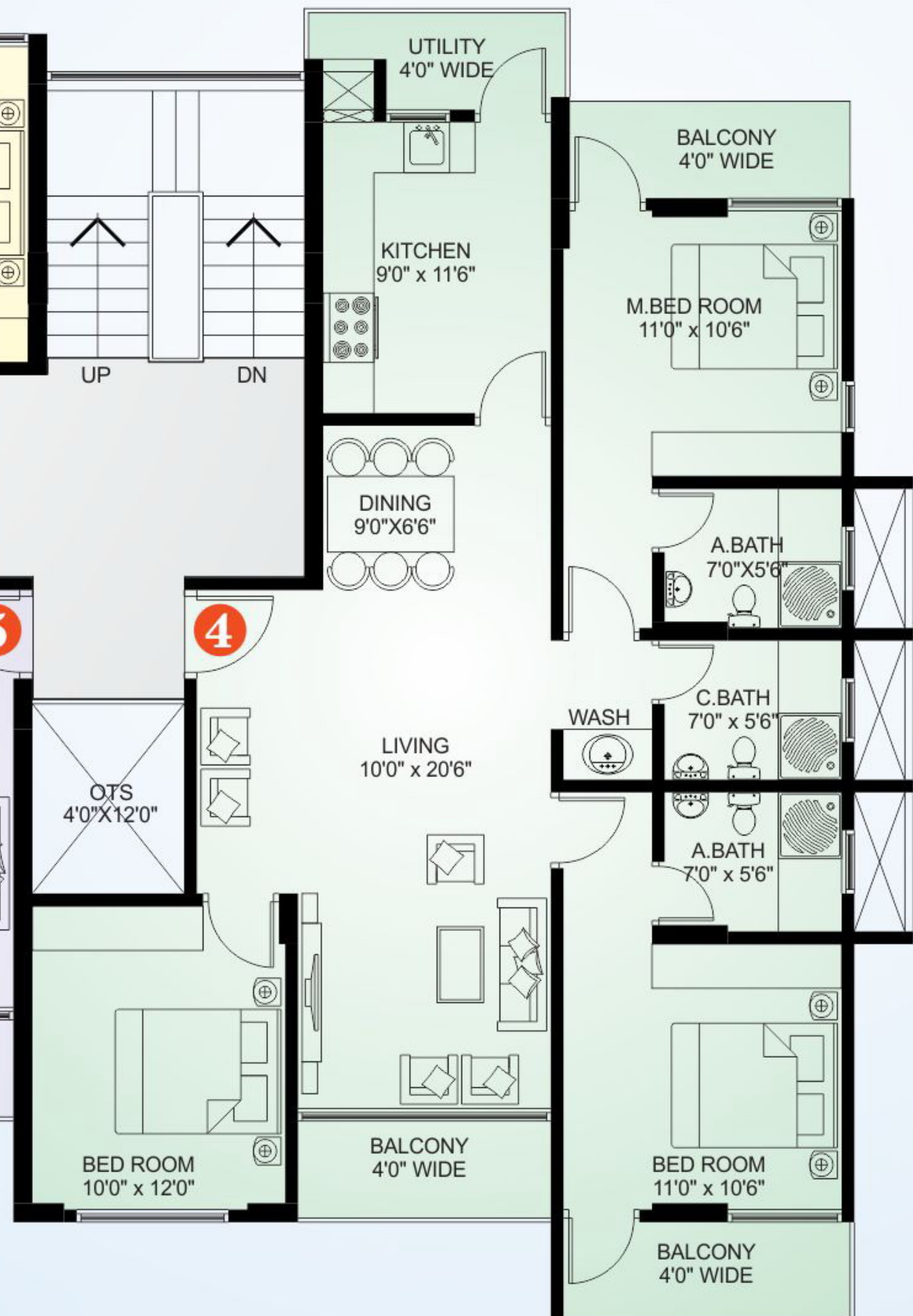
1058 sft.  
2 BHK



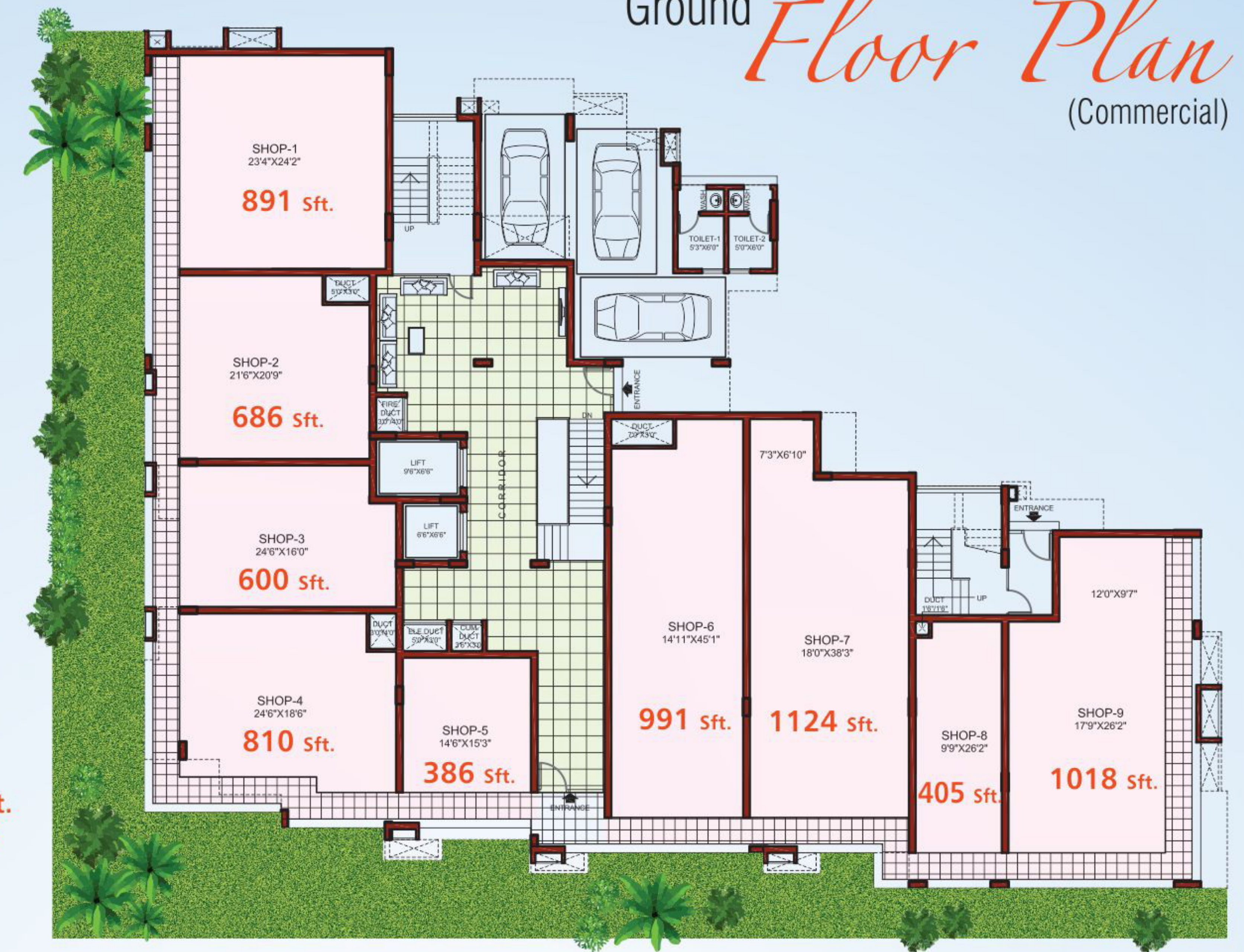
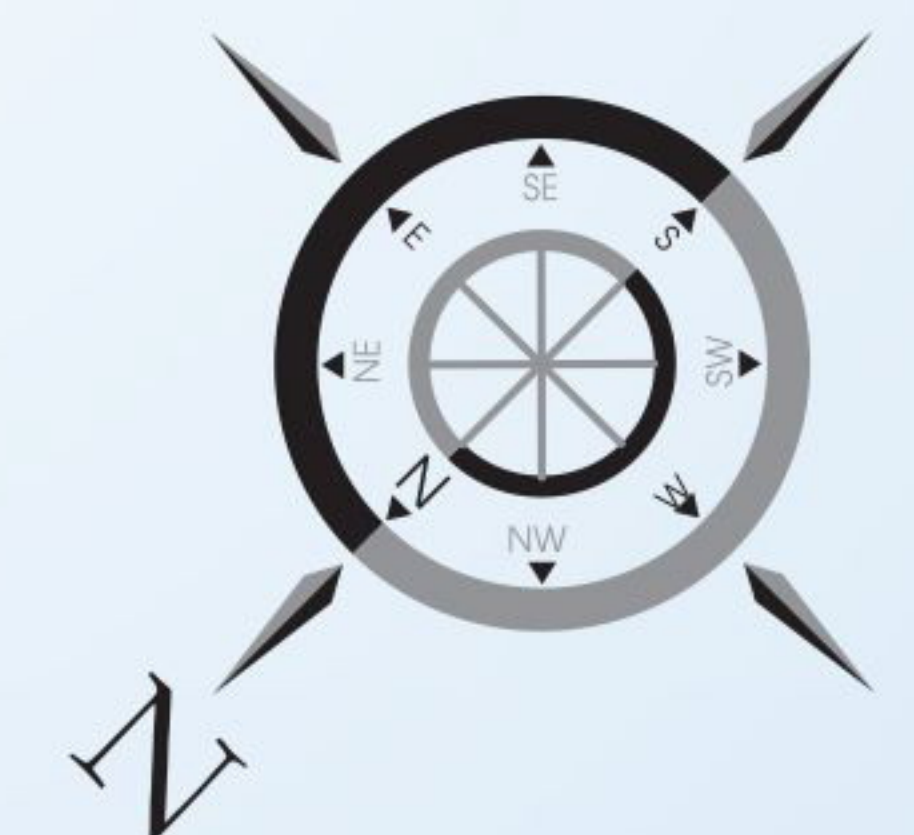
763 sft.  
1 BHK



4



1544 sft.  
3 BHK



Towards Kadri Kambla ↑

Towards Bejai Church →