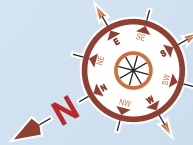
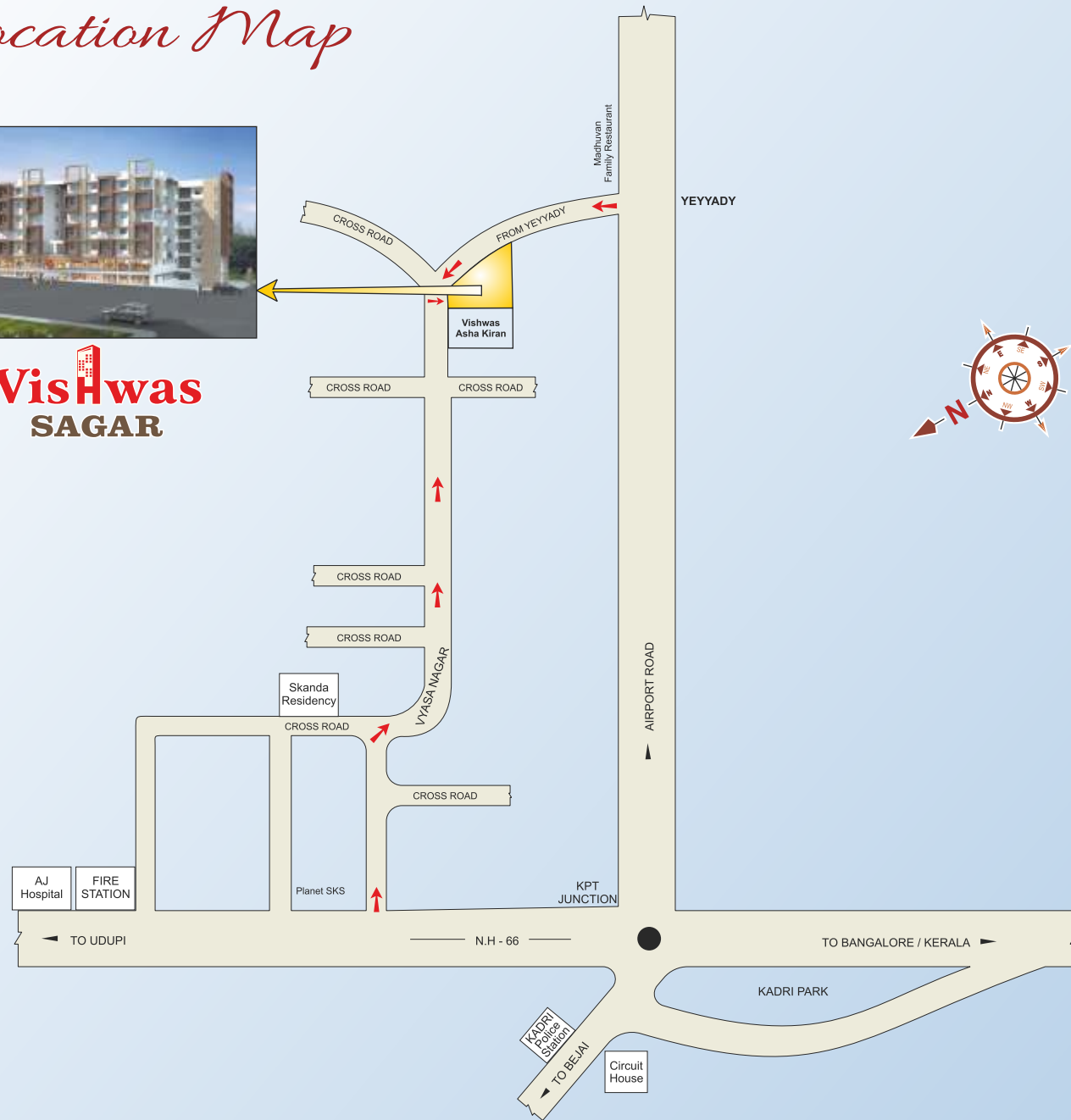


# Location Map



**Vishwas SAGAR**



# Vishwas SAGAR

Residential cum Commercial Apartments  
Vyasa Nagar, Behind KPT, Kadri, Mangalore



Promoter



Vishwas Bawa Builders  
Vishwas Crown, Near Cochin Bakery  
Opp. Yenepoya Hospital, Kankanady, Mangalore.  
Ph. : +91 824 4280407, 4282787  
E-mail : enquiry\_mlr@vishwasbawa.com  
arpathige@vishwasbawa.com  
Web : [www.vishwasbawa.com](http://www.vishwasbawa.com)



For Booking

Cell : 9731 953349  
9964 413065  
Bangalore  
Cell : 96861 15340 / 99000 39615

**BANGALORE**

# 238, C.V. Raman Road, R.M.V Extension,  
Sadashivanagar, Opp CPRI Main Gate,  
Mekhri Circle to IISC Road, Bangalore - 560 080  
Ph. : +91 80 2361 6780 Fax : +91 80 2361 0090  
E-mail : sales.blr@vishwasbawa.com

**MOODABIDRI**

Vijaraj Complex, Near Indian Oil Petrol Bunk, Moodabidri  
Cell : +91 93793 77555 Ph.: +91 8258 237870  
E-mail : arpathige@vishwasbawa.com

Architect

Mr. Damodar Shenoy  
Mangalore.  
Cell : 98442 81951

# VISHWAS

The Name You can Trust

Vishwas Bawa Builders has made its mark of distinction as the leading developers of space in and around Mangalore, Bangalore & Moodbidri, has constructed several apartments and commercial complexes in different names, with commitment, a passion for quality, innovation latest concepts in modern housing. With appealing architecture and quality construction, all the project is specially designed to fulfil the needs of every resident.

## Completed Projects



## On Going Projects



# VisHwas SAGAR

Vishwas Bawa Builders offers a charming blend of "Elite Living" with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart VISHWAS SAGAR for high-end living.

VISHWAS SAGAR has created living environments that feel secluded, yet welcoming. Poised to become Mangalore's premier residential address, VISHWAS SAGAR is unbeatable in terms of accessibility and picture perfect lifestyle.

VISHWAS SAGAR is a step into the world of tranquillity and comfort. The luxurious, ultra-spacious 2 and 3 bhk apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your entire world is built on detail. A world designed and meticulously built with innovative ideas that are key to your happiness.

## Highlights

- ❖ Spacious common areas & staircase with Marble\*/Tiles\*/Granite\* Flooring.
- ❖ ONE AUTOMATIC ELEVATOR in each block.
- ❖ GENERATOR for common and apartment lighting with sound proof enclosure.
- ❖ Reticulated Gas Connection.
- ❖ Gymnasium.
- ❖ Centrex facility(Intercom) connection to all apartments.
- ❖ CHILDREN PLAY AREA with landscaped garden & Play Equipment.
- ❖ Provision CABLE T.V. CONNECTION.
- ❖ CAR PARKING (at extra cost).
- ❖ SECURITY ROOM and common toilet.
- ❖ CONCRETE INTERLOCK PAVING for car parking and yard.
- ❖ SUPERIOR DESIGNER LOCKS for all inside doors.
- ❖ ATTRACTIVE MELAMINE/PU COATED DECORATIVE MAIN ENTRANCE DOOR.
- ❖ SUPERIOR 24"X24" VITRIFIED FLOOR TILES for internal spaces of the apartment.
- ❖ DESIGNED GLAZED TILES for toilets (Full height) & Kitchen (24" above platform).
- ❖ GRANITE PLATFORM with Stainless Steel sink for kitchen.
- ❖ C.P. Plumbing Fittings (JAGUAR\*/HINDWARE\*/A.R.K.\* ) for toilets and kitchen.
- ❖ Branded Sanitary Ware (HINDWARE\* / PARRYWARE\*) in all the toilets.
- ❖ Putty Finished Acrylic Distemper painting for ceiling & walls.
- ❖ Modular Electrical Switches (Legrand\*/ Havells\*)
- ❖ Electrical Wiring using RR KABEL\*/V GUARD\*/ HAVELLS\*/ FINOLEX\*.





# Typical Floor Plan

(First to Fifth Floor)

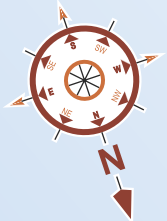
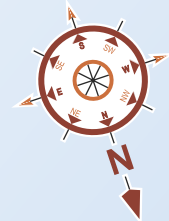


### Area Statement

Flat No. 1(2 BED)	880 SFT
Flat No. 2(3 BED)	1150 SFT
Flat No. 3(2 BED)	775 SFT
Flat No. 4(2 BED)	775 SFT
Flat No. 5(2 BED)	840 SFT
Flat No. 6(2 BED)	840 SFT

### Area Statement

Flat No. 7(2 BED)	880 SFT
Flat No. 8(3 BED)	1150 SFT
Flat No. 9(2 BED)	775 SFT
Flat No. 10(2 BED)	775 SFT
Flat No. 11(2 BED)	890 SFT
Flat No. 12(2 BED)	810 SFT
Flat No. 13(3 BED)	1150 SFT



## Specifications

- Fully framed RCC Structure with car parking facility.
- Double Coat Exterior plastering.
- External painting of the building with exterior Apex paints.
- Compound wall and Gate.
- Aluminum Windows with Steel grills.
- RCC Door Frames with good quality decorative flush door shutters for rooms and Fibrotech shutters for toilets.

- Metal Putty Finish Enamel Paint for Doors and Window Shutters and external emulsion paint for frames.
- All types of door and window fixtures.
- Electrical fittings for Car parking and Yard.
- Up to 3KW Power provided for each apartment with single phase meter.
- Water supply from open well / Borewell\* in addition to the Corporation Water supply. (Overhead Water Tank and underground Sump Tank with required pumps.)
- Water proof treatment done for sunken RCC Slab.

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- Flush tanks for Commodes & Floor mounted EWC for common & attached toilet.
- Hot and cold mixer unit for all bathrooms.
- Provision for exhaust fan (Kitchen & Toilet) fixing & connecting water purifiers near the kitchen sink.
- Plumbing and drainage connection with power point for washing machine.

(\*any one or equivalent shall be provided in the the whole project at the discretion of the promoter)