

*Location Map*

Promoter :



**SRINIDHI BUILDERS & DEVELOPERS**

Behind Karnataka Bank, Near Mannagudda Towers,  
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Architect :

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**Srinidhi**  
**SÉZARA**

Residential Apartments

Urwa Stores, Mangalore



*Right Around the Corner,  
Near Everywhere you Want to Be.*

# *For Those who Prefer to Live Life on their Own Terms*

Nestled in the vibrant heart of Mangalore at Urwastores, 'Sezara' presents a stunning five storey residential complex featuring 40 thoughtfully designed apartments. Blending modern urban aesthetics with nature-inspired elements, these spacious two and three-bedroom apartments range from 1,000 to 1,415 square feet, offering a sophisticated living environment complete with essential amenities for a tranquil lifestyle.

Sezara stands out as a unique blend of affordability and luxury, perfectly situated to enhance your lifestyle. Here, you'll find a neighborhood that truly breathes life into every moment, providing a beautiful and peaceful home that elevates your living experience.

With over a decade of excellence, Srinidhi Builders and Promoters has established itself as a premier real estate developer in Mangalore. Renowned for creating inspiring landscapes, they pride themselves on unique designs and high-quality construction. Each project is the result of meticulous planning, prioritizing construction ethics and strict legal compliance.

Their success is rooted in a customer-oriented approach, ensuring every detail-from architect selection to project completion-reflects their unwavering commitment to quality and reliability. Discover a home where your dreams and aspirations come to life at Sezara.





# Typical Floor Plan

1<sup>st</sup> to 5<sup>th</sup> Floor



## Area Statement

Flat No. 1 (3 BED) **1360 SFT**

Flat No. 2 (3 BED) **1415 SFT**

Flat No. 3 (2 BED) **1120 SFT**

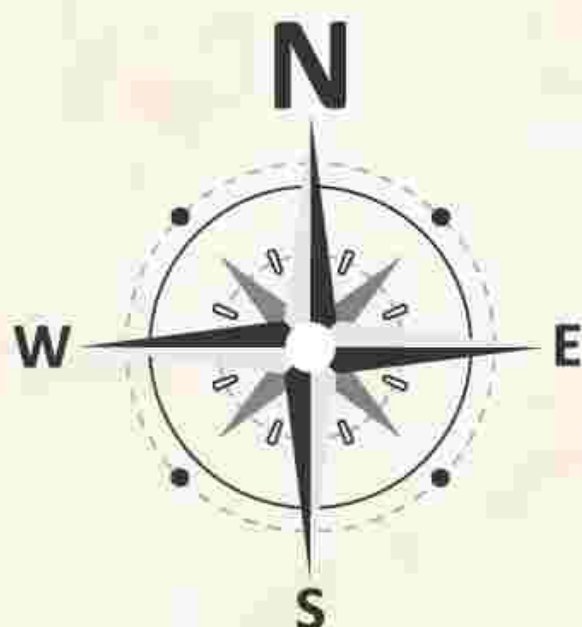
Flat No. 4 (2 BED) **1090 SFT**

Flat No. 5 (2 BED) **1095 SFT**

Flat No. 6 (2 BED) **1110 SFT**

Flat No. 7 (3 BED) **1300 SFT**

Flat No. 8 (2 BED) **1000 SFT**





## Highlights



## Specifications

### General

- Fully R.C.C. framed structure
- Laterite 8" outer walls & 4" solid block inner walls
- Double coat exterior plastering with waterproof treatment
- Smooth finish interior wall plastering
- Interlock paving for parking and open areas
- Steel gate with surround compound wall as per architect's design
- Front elevation as per architect's design
- Roof slab covered with sheet truss roof
- Hard wood door frames and alumium window frames with steel grill
- Mortise lock for all the bedrooms (Godrej)
- Design wood front door finishing with melamine polish
- Good quality fittings and lock for front door
- Fibrotech door for toilets with baby lock
- 2'0" x 2'0" vitrified flooring of premium quality
- Good quality glazed tiles for toilet walls up to 7'0"
- Anti skid 1'0" x 1'0" ceramic tiles for toilet flooring
- Pastel coloured commodes and wash basins in all toilets
- Overhead water tank and underground sump tank with required pumps

### Notes:

- 3 KVA Power for all the apartments. (Extra power will be charged)
- The extra work, modification will be charged as per builder's rate
- Only electrical points will be provided without light fittings.

### Living & Dining

- Electrical. TV Call bell & Telephone points as per specifications

### Master Bed Room

- Split A/c provision & T.V. points for Master Bed Room

### Kitchen and work area

- Black granite platform with bullnosing
- Stainless steel sink 36" with drain board
- Adequate power points and exhaust fan provision
- Provision for fixing water purifier near the sink and washing machine in work area
- Reticulated gas connection

### Bath rooms

- Waterproof treatment done for sunken
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush valves for commodes
- Wall mount commodes in attached toilet
- Aluminum ventilators with exhaust fan provision.
- Health faucet in all the bath rooms.

### Material Specifications

#### Electrical:

- Finolex/Anchor or RR cables
- Anchor modular switches and Legrand distribution boards

#### Plumbing:

- Jaguar continental taps and fittings
- Parry ware / Hind ware commode & wash basins
- C.PVC. (SERI 1) (Supreme, Ashirwad) Concealed Pipes
- Stainless steel sink 36"

#### Doors & Windows:

- Hard wood-4" x 3" size (Bogi or Banpu)
- Aluminum powder coated 3 tract windows with steel grill & 4mm plain float glass
- 30mm water proof flush doors, Fibrotek toilet frame and door
- Europa or Godrej front door lock

#### Painting (Asian or Berger)

- Door & Window Grills: Enamel painting over car putty finish
- Walls & Ceiling: 2 Coat acrylic emulsion over putty finish & primer coat
- Exterior: 2 Coat exterior emulsion over 1 coat of primer

#### Flooring:

- 20"x20" vitrified tiles (Premium quality) for flooring 12"x10" ceramic glazed tiles for bathrooms wall
- 12"x12" Anti skid Ceramic tiles for toilet flooring
- 12"x10" ceramic tiles for kitchen dado
- Black ½" granite slabs for kitchen plat form

## Completed Projects

