



a project by

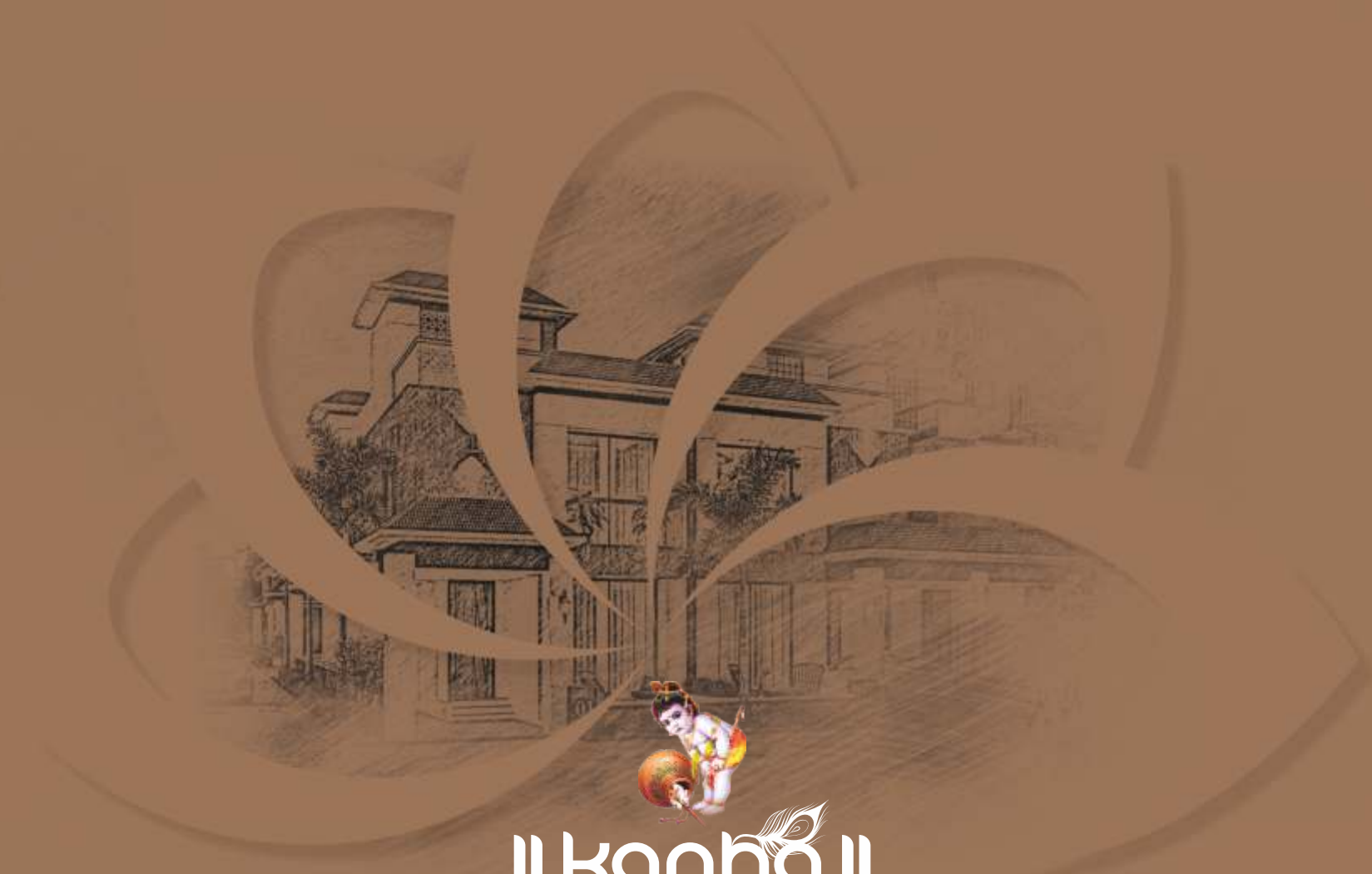


|| Kanha ||
GROUP

Developers :
JAY JALARAM BUILDCON

Site:
" KANHA ARISE ",
B/s. Raj International Resort, Near Sikotar Mata Temple,
Ajwa - Nimeta Main Road, AJWA, VADODARA.

CALL US:
+91 98250 99484



|| Kanha ||

ARISE

3 BHK LUXURIOUS VILLA

ABOUT RUCHIR SHETH ARCHITECTS



Design Studio is a renowned Architecture and Interior Design firm specializing in the innovative and progressive design since 1980. The firm, headed by Architect Ruchir Sheth, have led the realization of over 100 projects ranging from public and commercial use into luxury and social housing projects. Each of these projects represents his very personal and expressive vision on architecture and planning. The design and management is based on the core values such as simplicity, efficiency and legibility being its driving force.



LET YOUR ASPIRATIONS 'ARISE'

What you are becoming is ultimately the lifestyle you are living in!

Elevate your thoughts, passions, and lifestyle with a dream home where you can indulge in best-in-class amenities. Kanha Arise is your haven away from the chaos of the city, offering you a unique and elevated lifestyle that many aspire for but only a few can rise to the occasion.

Let your desires arise, let your ambitions arise, live your dream life at Kanha Arise.





**'ARISE' AND
SHINE FOR
A BEAUTIFUL LIFE**

Make every moment of your life blissful right from the time you wake up and watch the sun peep from the clouds. Shine in the most beautiful moments of your life in your new home that offers unprecedented comfort, luxury, and convenience.
Come to Kanha Arise, rise and shine for a beautiful life.





**LET YOUR
AMBITIONS 'ARISE'**

Don't compromise on living your best life. You have one life, so don't spend it adhering to other people's standards, rise above the ordinary. Elevate your ambitions, seek to be different, explore what the world has to offer, live the life that you will be proud of.





**LET YOUR
LIFESTYLE 'ARISE'**

Welcome a never-before lifestyle at a plush villa designed by the best in the industry, offering contemporary amenities. If you believe in simple living but high thinking, the superior planning of Kanha Arise will not only let you experience a rich lifestyle but a life that feels truly enriched.







LAYOUT PLAN



Area Table

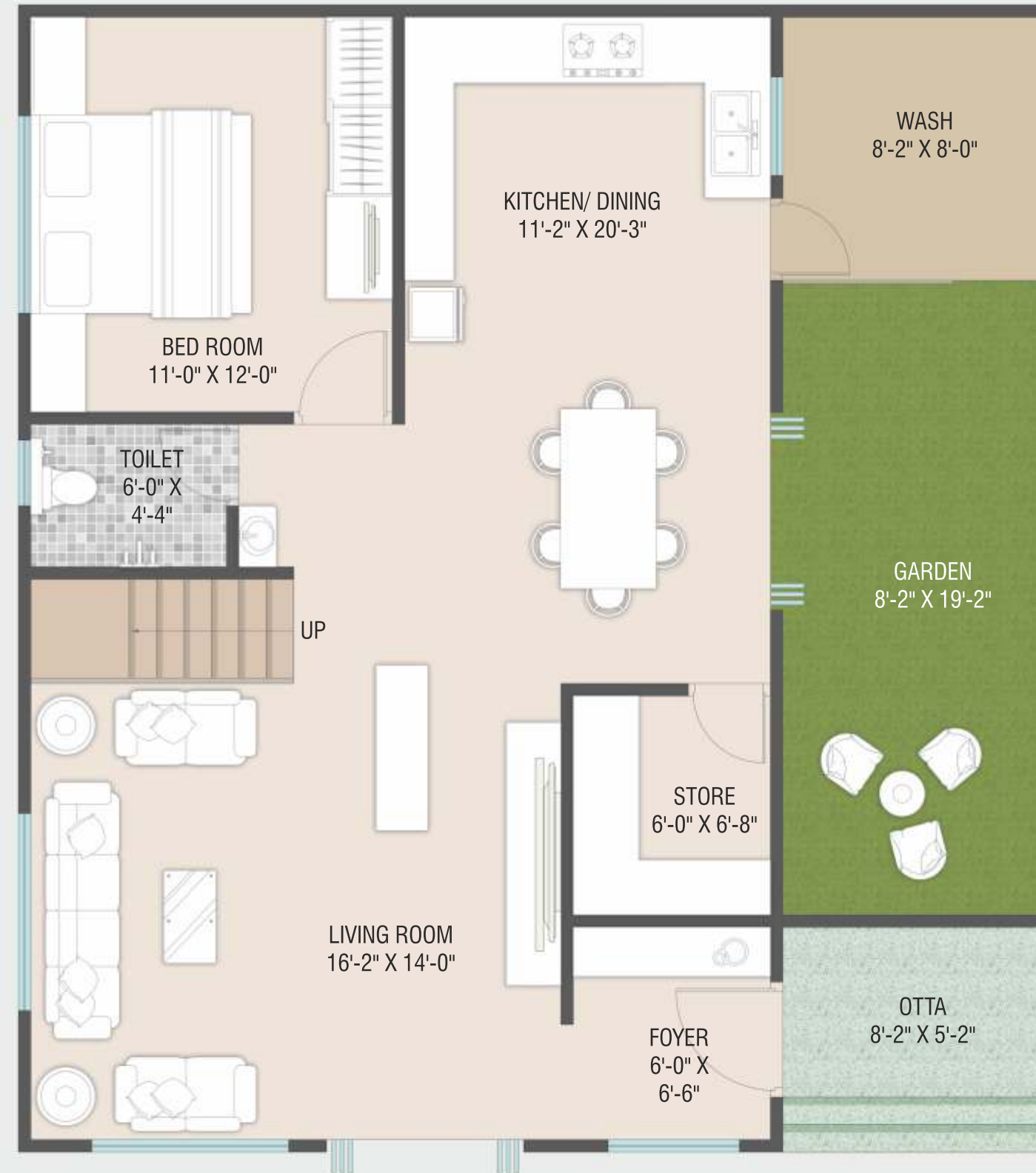
Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area
01	2475	31	989	41	1510
02 to 16	882	32	982	42	1464
17	1045	33	975	43	1340
18	837	34	968	44	1267
19 to 22	882	35	961	45	1194
23 & 24	1144	36	954	46	1121
25 to 27	874	37	947	47	1049
28	850	38	940	48	976
29	1427	39	933	49	903
30	1718	40	988	50	2266

Area in SQ.FT.

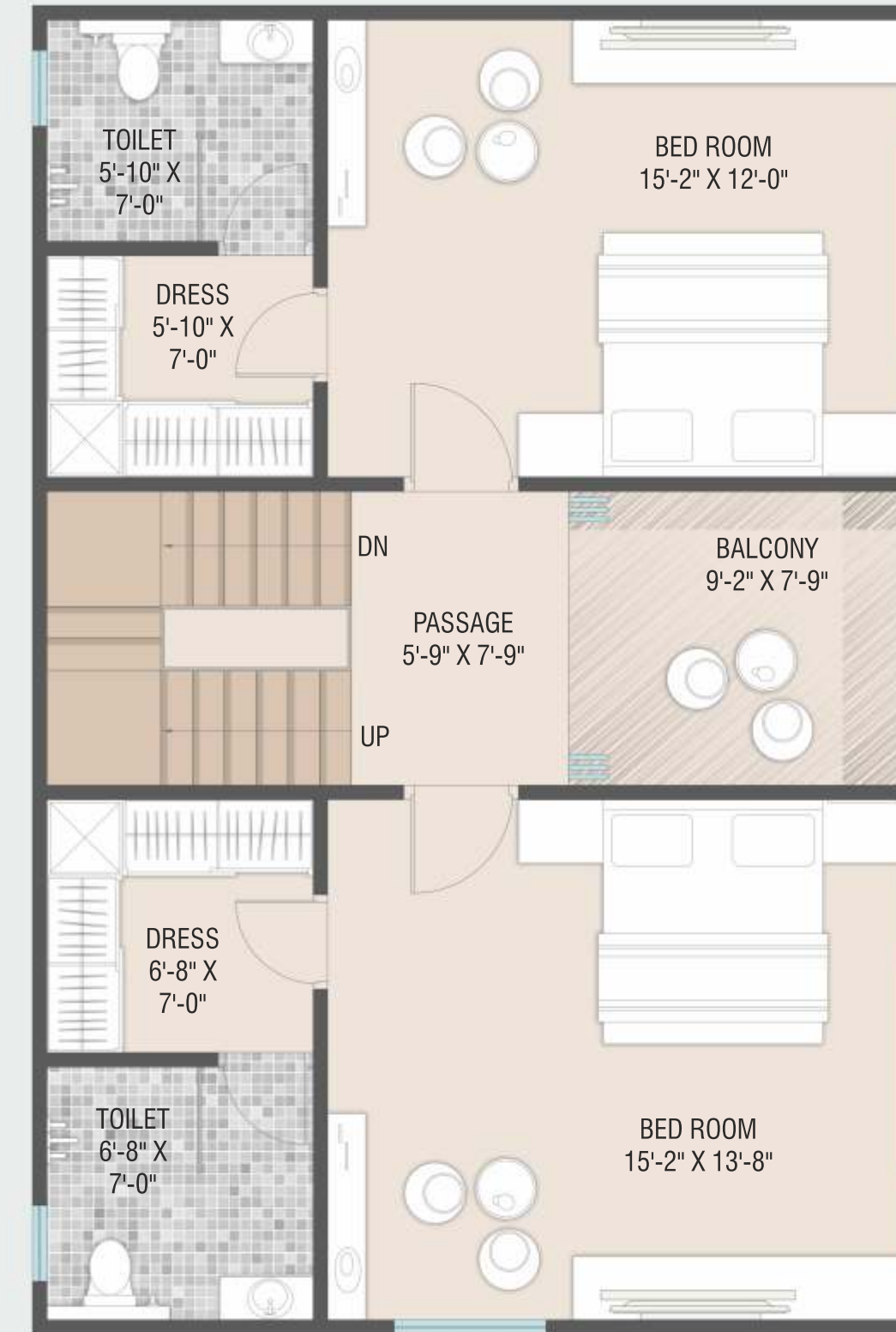


VILLA NO.
1 & 50

S.B.A - 2050.00 SQ.FT.



Ground Floor Plan



First Floor Plan

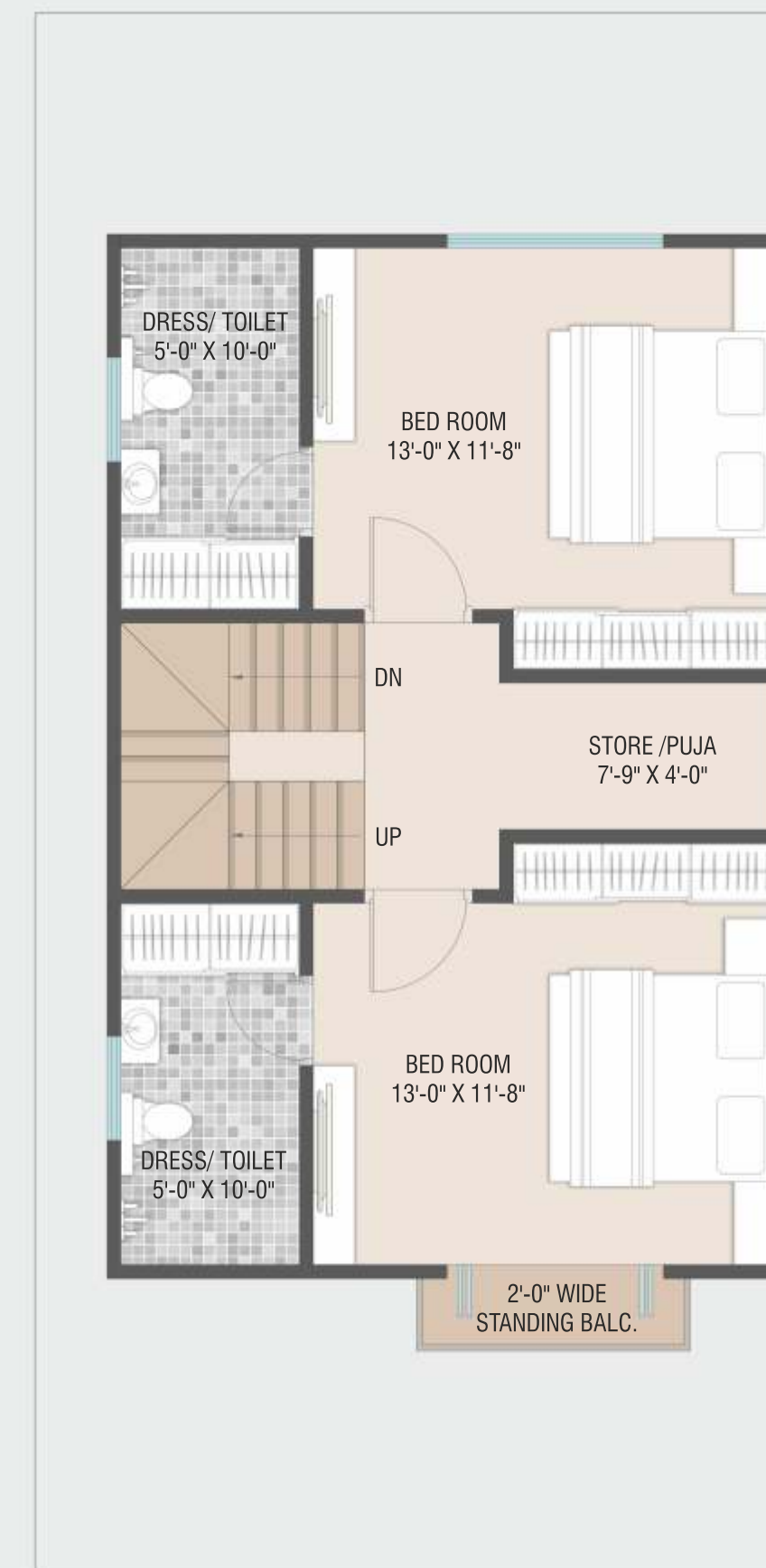


VILLA NO.
2 to 49

S.B.A - 1550.00 SQ.FT.



Ground Floor Plan



First Floor Plan



LEISURE AMENITIES



GYMNASIUM



YOGA ZONE



JOGGING
TRACK



CHILDREN
PLAY AREA



LUSH GREEN
GARDEN



GAME ROOM



MULTIPURPOSE
HALL



INFORMAL
SITTING



COMMON AMENITIES

- Eco-friendly surrounding Environment
- Impressive main entrance gate with security cabin
- Internal RCC road with Paver Blocks & Streetlight
- R.O. System in each unit
- Underground cabling for wire freelook
- Compound wall
- Name plate for bungalow to maintain the uniformity
- Anti-termite treatment



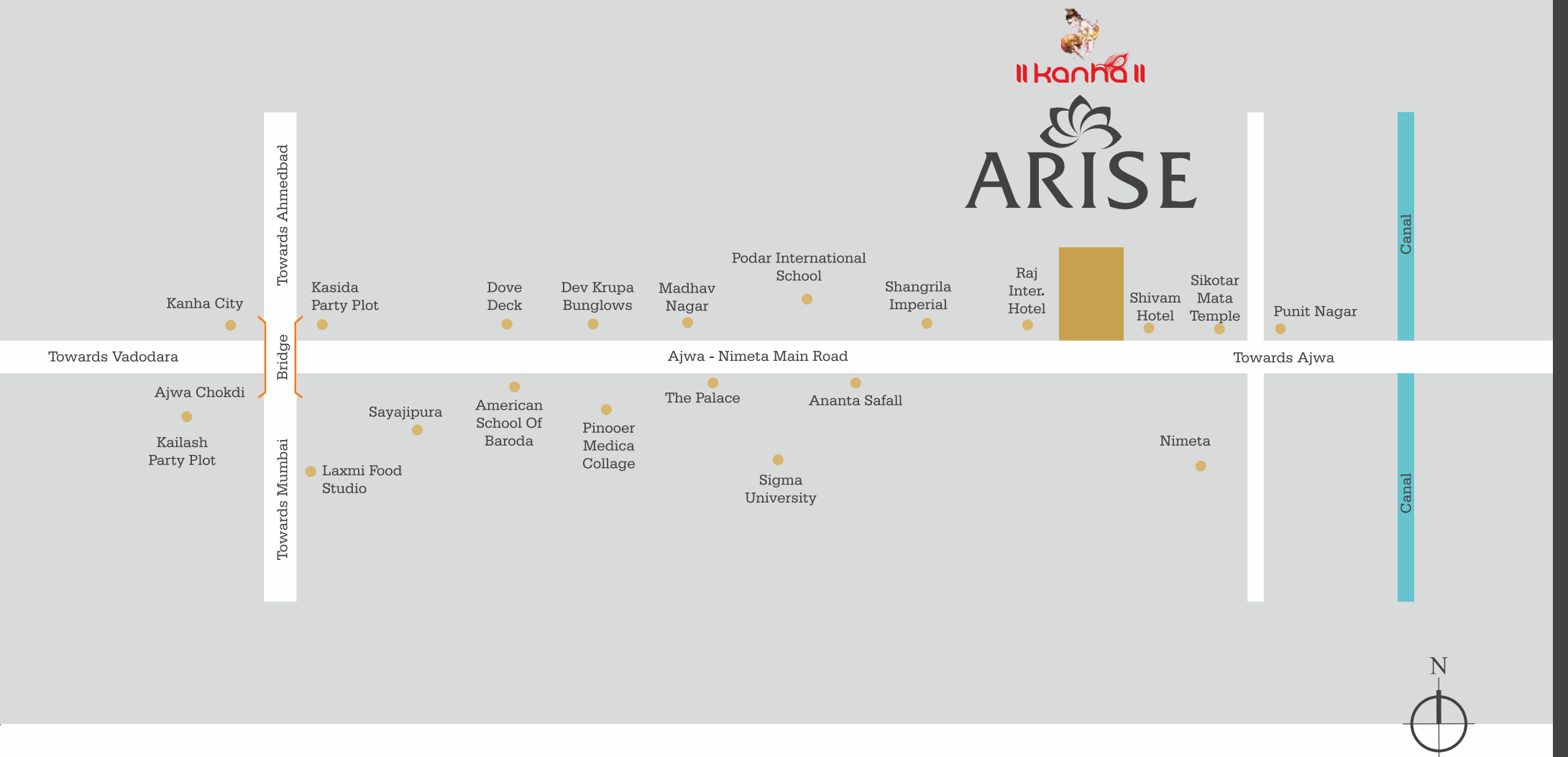


SPECIFICATION

- **Structure:**
All RCC & Brick masonry works as per structural engineer's design.
- **Wall Finish:**
Inside smooth plaster with Wall Putty and Outside with sandface plaster and weather-resistant paint.
- **Flooring:**
Branded Vitrified Tiles Flooring.
- **Windows:**
Powder coated aluminium section windows.
- **Doors:**
Decorative Main door with Wooden or Stone frame with SS fitting & all internal doors of quality water proof flush doors with stone frame.
- **Kitchen:**
Granite kitchen platform with SS sink, glazed tiles dado upto lintel level.
- **Toilets:**
Designer Bathrooms with premium fittings & vessels, glazed tiles dado upto lintel level
- **Electrification:**
ISI Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.
- **Plumbing:**
PVC concealed pipe with good quality C.P fitting.
- **Terrace:**
Open terrace finished with China-mosaic.



KEY PLAN



MODE OF PAYMENT: 30% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 10% AT PLASTER • 10% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, Service Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and GEB charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Develpers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) Incase of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.

ARCHITECT



STRUCTURE:



MARKETED BY:



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