



COMPREHENSIVE COMMERCIAL SPACES
ACROSS DIVERSE BUSINESS SEGMENTS



a project by
|| Kanha ||
GROUP

The Kanha Group was founded in 2007 as a partnership firm. The company evolved out of the success of his independent enterprise Krishna.

Kanha Group is a major player in the development of the East zone of Vadodara city. Within a span of six years, the company developed 3,00,000 sq. ft. of real estate in residential and commercial projects. The company has earned a reputation for speed in execution of large projects and property bookings.



COMPREHENSIVE COMMERCIAL SPACES ACROSS DIVERSE BUSINESS SEGMENTS

Strategically located in heart of the bustling city, Kanha Business Centre charms your senses with its breathtaking design that attracts maximum footfall, especially with its dazzling façade that is an architectural marvel.

Right from the quality of materials, design and premium amenities, and each aspect of this commercial space has been meticulously planned and adroitly executed.

**A perfect destination for shops, showrooms,
offices, restaurants and much more!**

BUILD A DREAM

Strategically located in heart of the bustling city, Kanha Business Centre charms your senses with its breathtaking design that attracts maximum footfall, especially with its dazzling façade that is an architectural marvel.

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BUILD
AN EMPIRE



BUILD A BENCHMARK

Strategically located in heart of the bustling city, Kanha Business Centre charms your senses with its breathtaking design that attracts maximum footfall, especially with its dazzling façade that is an architectural marvel.

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BUILD
LANDMARK



BUILD A LEGACY

Strategically located in heart of the bustling city, Kanha Business Centre charms your senses with its breathtaking design that attracts maximum footfall, especially with its dazzling façade that is an architectural marvel.

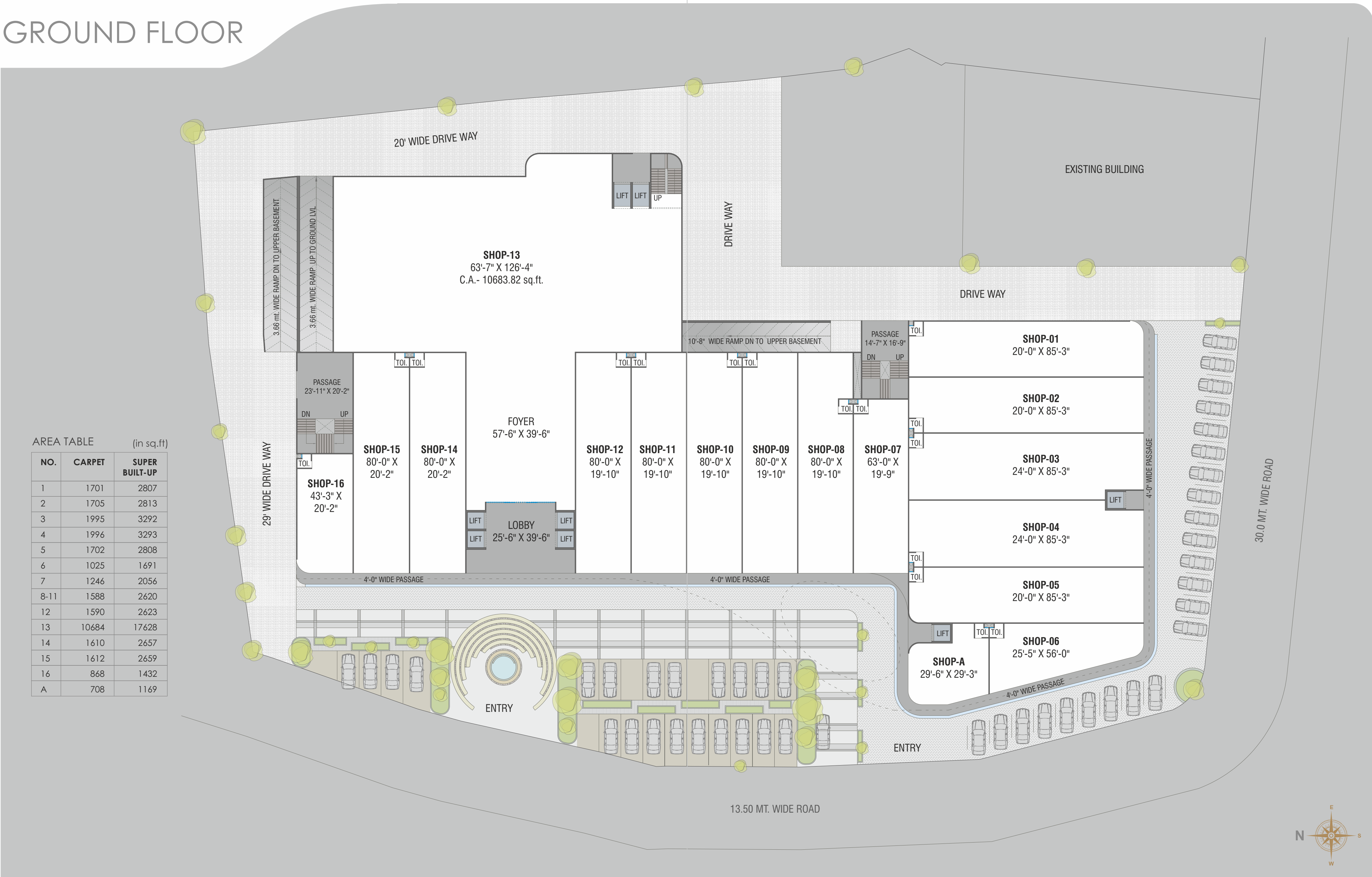
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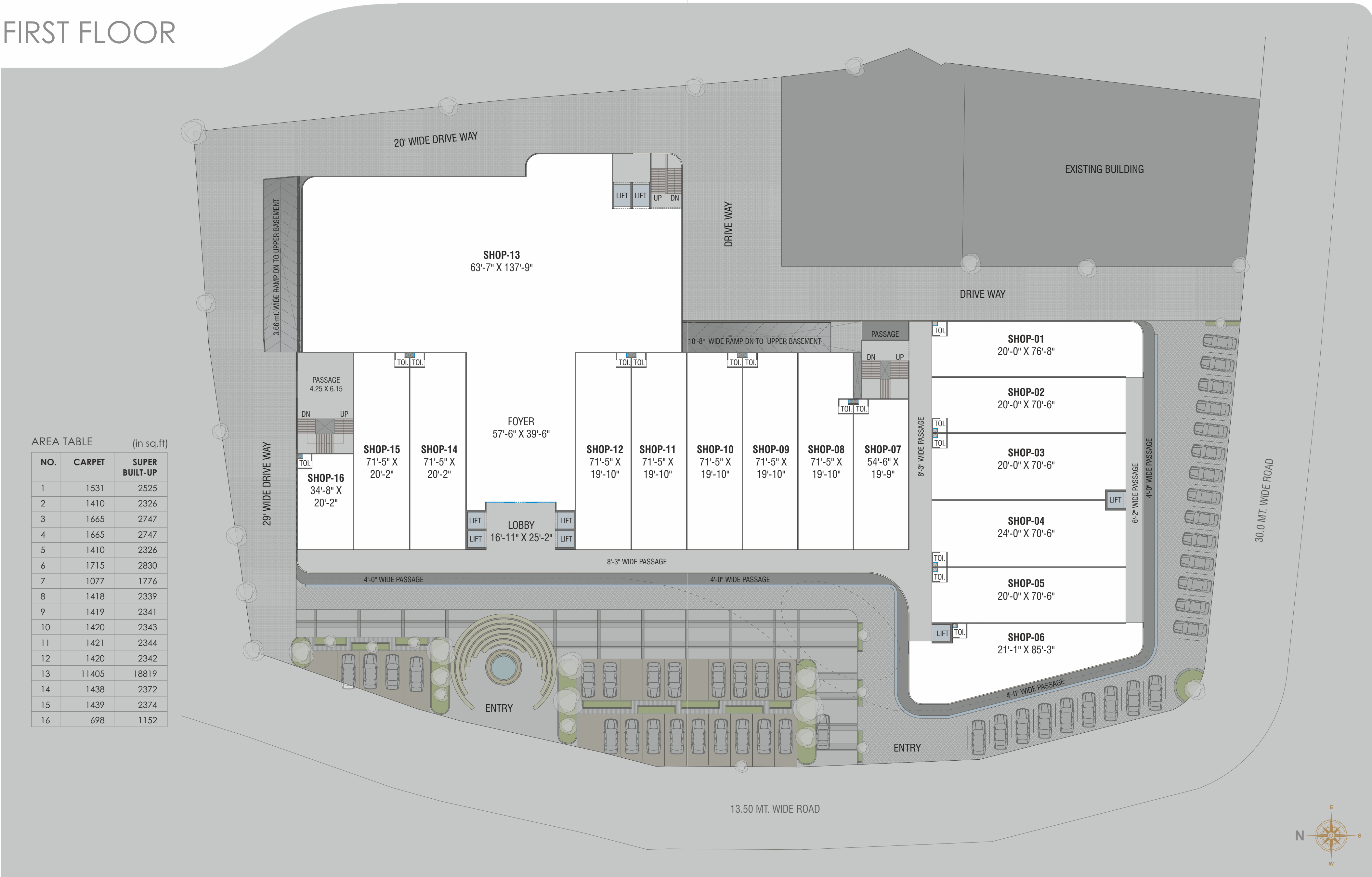


BUILD
ASPIRATION

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The floor plan illustrates the second floor of a building. A large green area at the top is labeled 'PROPOSED HOTEL C.A. - 11405.38 sq.ft.'. To its right is an 'EXISTING BUILDING'. A '20' WIDE DRIVE WAY' runs along the top edge. A 'DRIVE WAY' is located between the hotel and the existing building. Another 'DRIVE WAY' runs along the bottom edge. A '30.0 MT. WIDE ROAD' is on the right side. A '13.50 MT. WIDE ROAD' is at the bottom. The plan includes several shops (SHOP-01 to SHOP-15) with their dimensions and a central 'LOBBY' (16'-11" X 25'-2"). There are also terraces (16'-7" WIDE TERRACE) and various passages (8'-3" WIDE PASSAGE, 6'-2" WIDE PASSAGE). A parking area with car symbols is at the bottom. A compass rose is in the bottom right corner.

20' WIDE DRIVE WAY

EXISTING BUILDING

DRIVE WAY

DRIVE WAY

30.0 MT. WIDE ROAD

13.50 MT. WIDE ROAD

PROPOSED HOTEL
C.A. - 11405.38 sq.ft.

SHOP-01
20'-0" X 76'-8"

SHOP-02
20'-0" X 70'-6"

SHOP-03
20'-0" X 70'-6"

SHOP-04
24'-0" X 70'-6"

SHOP-05
20'-0" X 70'-6"

SHOP-06
22'-1" X 85'-3"

SHOP-07
54'-6" X 19'-9"

SHOP-08
54'-6" X 19'-10"

SHOP-09
54'-6" X 19'-10"

SHOP-10
54'-6" X 19'-10"

SHOP-11
54'-6" X 19'-10"

SHOP-12
54'-6" X 19'-10"

SHOP-13
54'-6" X 20'-2"

SHOP-14
54'-6" X 20'-2"

SHOP-15
34'-8" X 20'-2"

LOBBY
16'-11" X 25'-2"

16'-7" WIDE TERRACE
334.10 sq.ft.

16'-7" WIDE TERRACE
334.10 sq.ft.

16'-7" WIDE TERRACE
334.10 sq.ft.

16'-7" WIDE TERRACE
329.53 sq.ft.

16'-7" WIDE TERRACE
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16'-7" WIDE TERRACE
329.53 sq.ft.

16'-7" WIDE TERRACE
329.53 sq.ft.

16'-7" WIDE TERRACE
329.53 sq.ft.

8'-3" WIDE PASSAGE

6'-2" WIDE PASSAGE

6'-3" WIDE PASSAGE

ENTRY

ENTRY

DN

UP

TOL.

LIFT

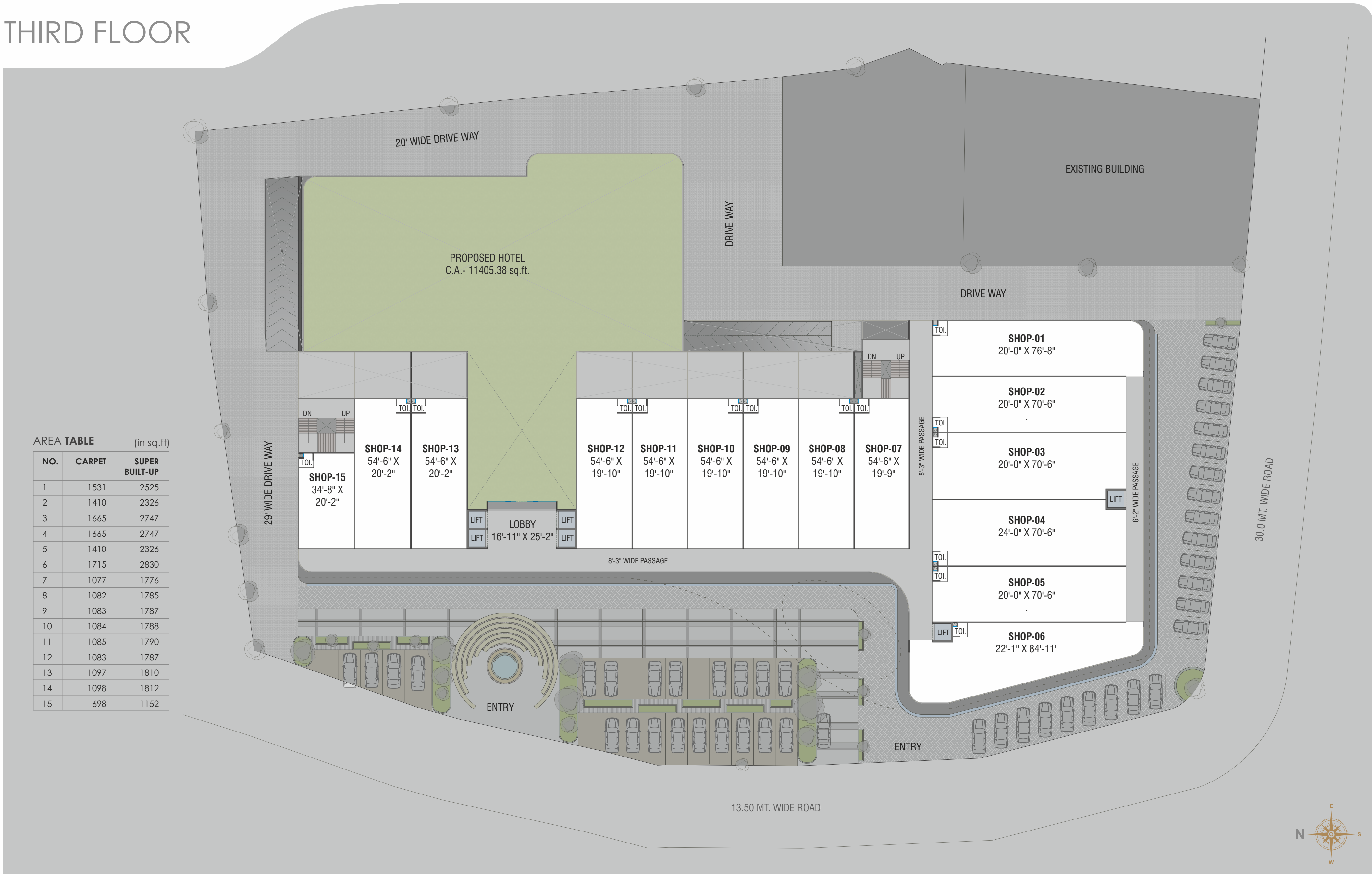
AREA TABLE (in sq.ft)

NO.	CARPET	SUPER BUILT-UP
1	1531	2525
2	1410	2326
3	1664	2747
4	1665	2747
5	1410	2326
6	1715	2830
7	1077	1776
8	1418	2339
9	1419	2341
10	1420	2343
11	1421	2344
12	1419	2342
13	11405	18819
14	1438	2372
15	1439	2374
16	698	1152

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12	1419	2342
13	11405	18819
14	1438	2372
15	1439	2374
16	698	1152

THIRD FLOOR



AREA TABLE (in sq.ft.)

NO.	CARPET	SUPER BUILT-UP
1	1531	2525
2	1410	2326
3	1665	2747
4	1665	2747
5	1410	2326
6	1715	2830
7	1077	1776
8	1082	1785
9	1083	1787
10	1084	1788
11	1085	1790
12	1083	1787
13	1097	1810
14	1098	1812
15	698	1152

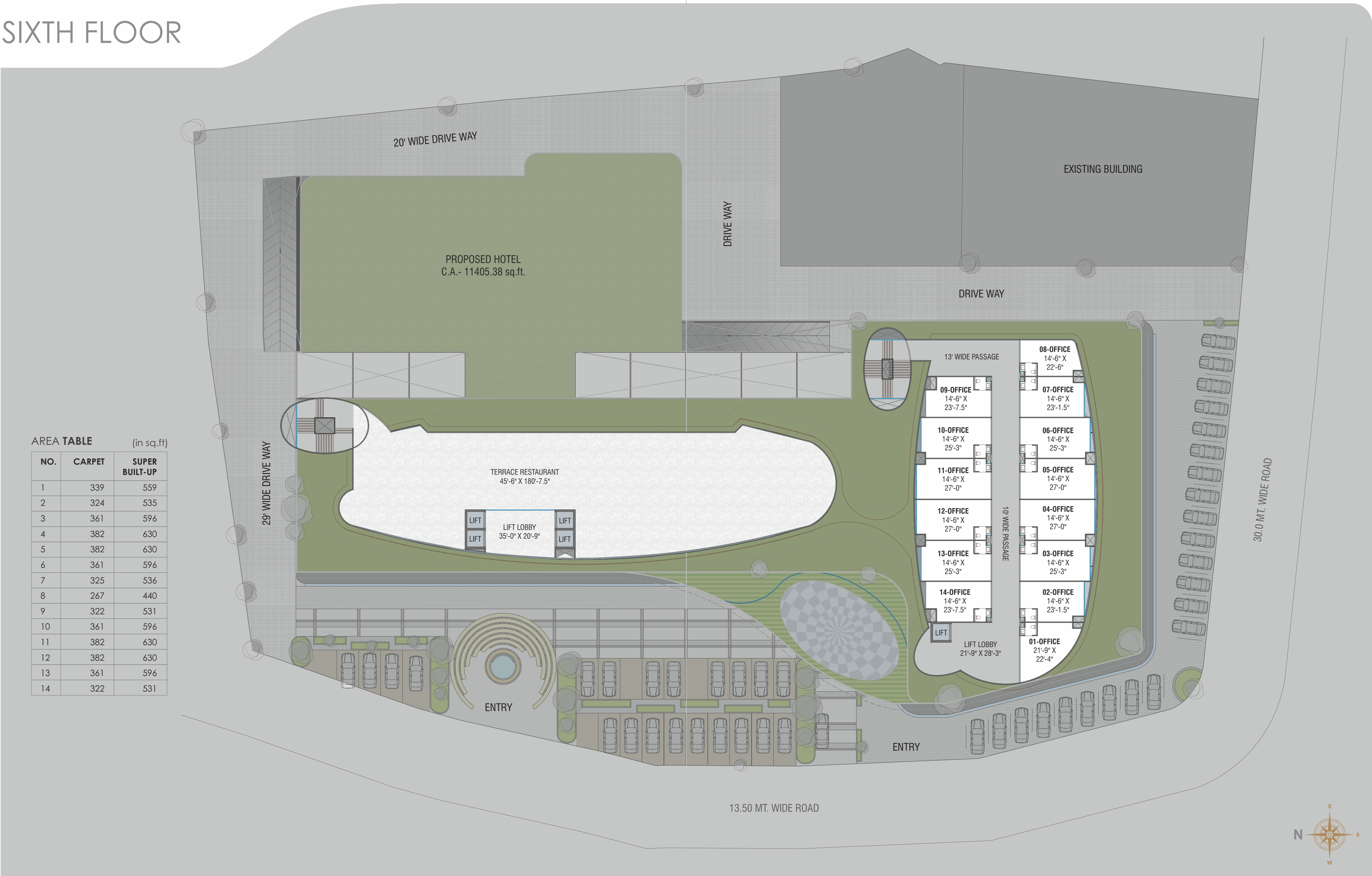
FOURTH FLOOR



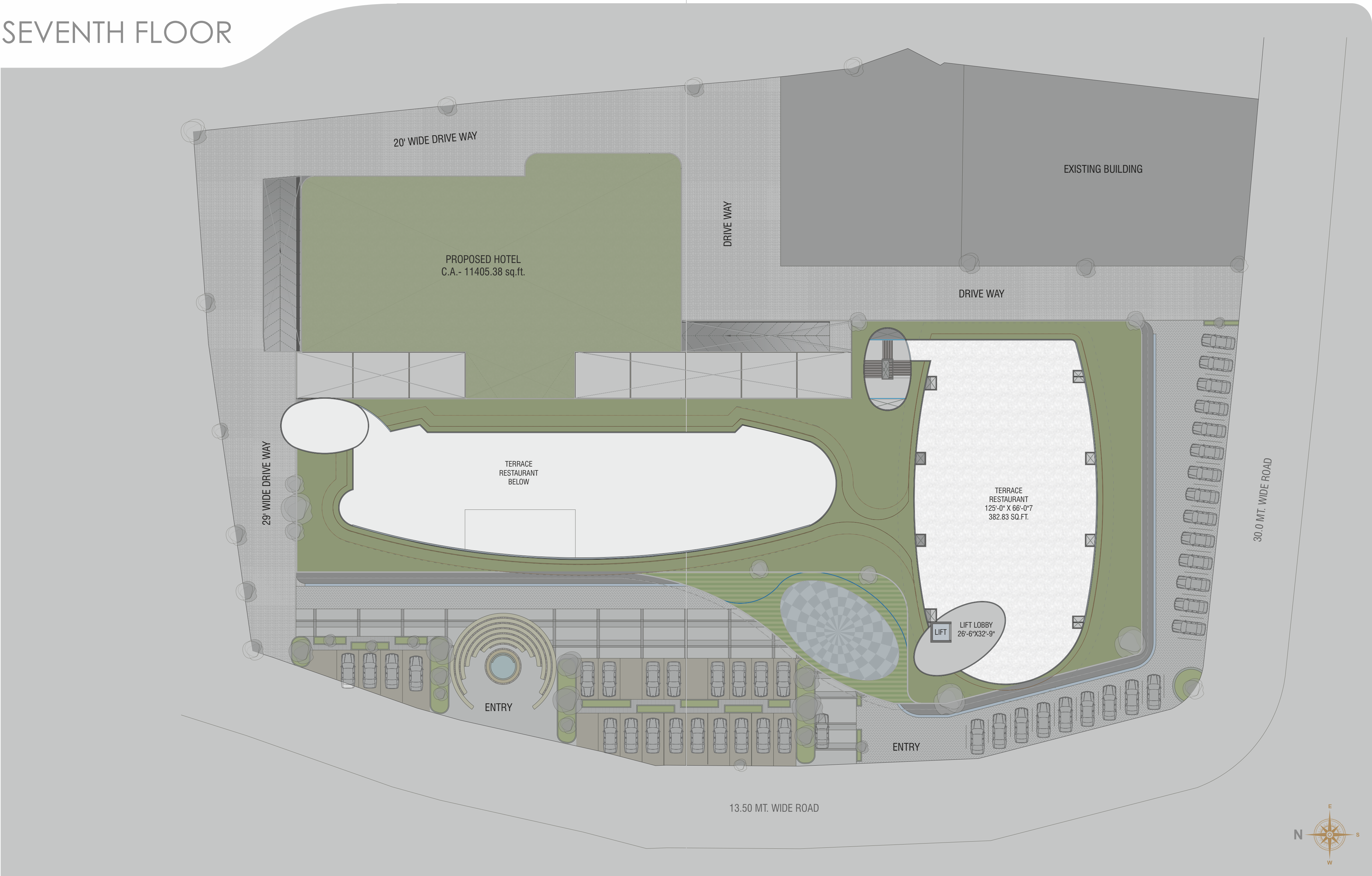
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

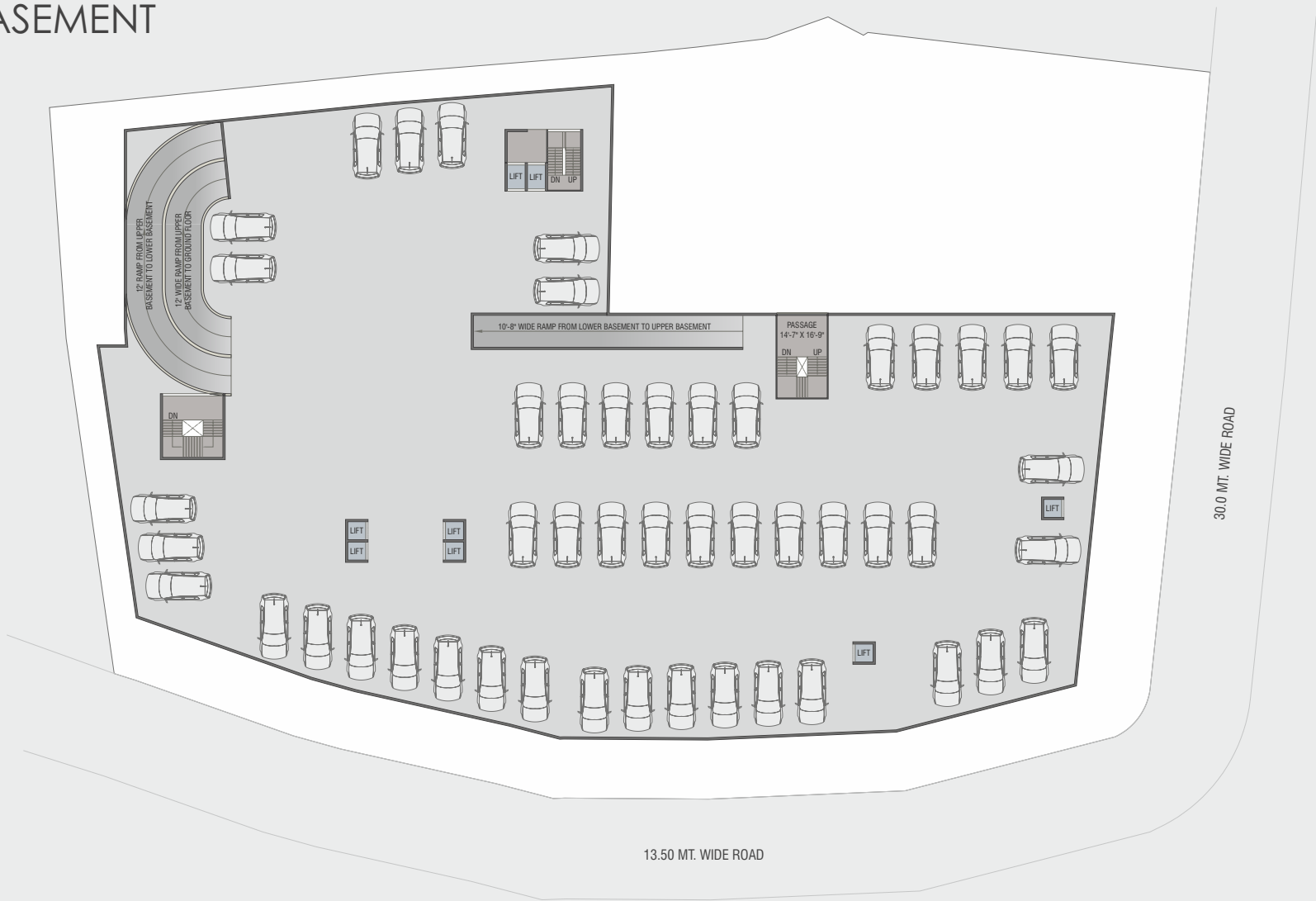


BUILD LANDMARK



BASEMENT

LOWER BASEMENT



UPPER BASEMENT



BUILDING FEATURES

- Elegant wide entrance lobby.
- Water body flower bed and sitting area
- 10 Nos. passanger lifts
- CCTV security system connected foyer & parking
- Sufficient parking at two levels basement floor
- Power backup for building common utility + all lifts
- Shops have 12' ft. and Offices have 10' ft. clear height

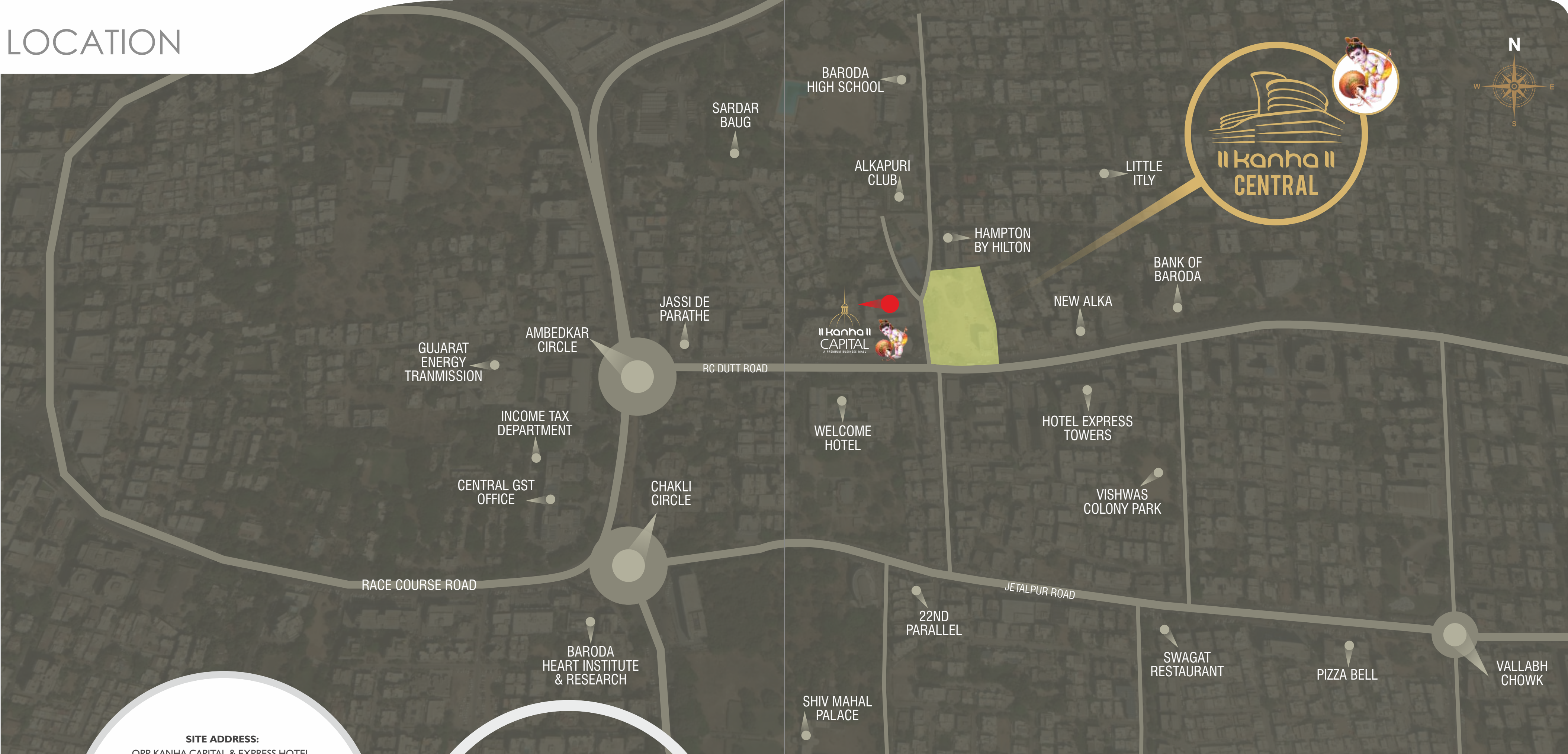
SPECIFICATION:

- | | |
|-----------------|---|
| Structure | : Framed RCC building as per design |
| Finishing | : Internal smooth plaster with putty and external plaster with acrylic paints |
| Electrification | : Sufficient concealed wiring with standard accessories, TV, Telephone and internet |
| Flooring | : Granamite tile flooring in passage and all unit |
| Shutter | : Good quality G.I. rolling shutter for shops |
| Window | : Anodized aluminum section window with reflective glass |
| Wall Finish | : Internal white putty on walls |
| Toilet | : Individual toilet and pantry provision in each unit |
| Terrace | : Water proofing in terrace with chemical and by speical agencies |
| Air-condition | : Dedicated space for AC unit |
| Water Supply | : One water point in all unit |



BUILD
AN MILESTONE

LOCATION



SITE ADDRESS:
OPP. KANHA CAPITAL & EXPRESS HOTEL,
NR. HEMPTON HOTEL, R.C. DUTT ROAD,
ALKAPURI, VADODARA.

CALL: +91 99989 60646
98980 28246 | 98250 25333
EMAIL: kanhacapital@gmail.com
WEB: www.kanhagroup.com
www.kanhacapital.in

Talib Patel & Associates | Uneven | Rishi Architect
STRUCTURE: Ashutosh Desai

Developer
II Kanha II
GROUP

Ashvinbhai G Patel
Shaileshbhai G Patel
Piyushbhai G Patel
Vidhyutbhai G Patel

LOCATION ADVANTAGE

Close to all commercial hubs & residential colonies; Most progressive location of Vadodara; Close proximity to Airport, railway station & bus station; Near to industrial areas in and around Vadodara.

MODE OF PAYMENT...
30% Booking • 15% Plinth Level 10% First Floor • 15% Second Floor • 10% Third Floor • 10% Fourth Floor • 5% Flooring • 5% Finishing

DISCLAIMER:
• Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Development charges, documentation charges, stamp duty, all municipal taxes, service tax, G.E.B. meter deposit should be levied separate. • Each member needs to appy maintenance deposits separately. • In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserves the full right to make any changes. • This brochure does not form a part of agreement or any legal document, it is easy display of project only.