



KANAK GROUP

Symbol of Trust...



**KANAK AASRA**

INFRA BUILD PVT. LTD.

**Welcome  
TO**

**OUR SITE PROJECTS**



**KANAK AASRA**  
**INFRA BUILD PVT. LTD.**

**सपने आपके - जिम्मेदारी हमारी ...**



**KBD**

**KANAK BUILDERS**

**KANAK AGRO SOLUTIONS**

**KANAK AASHRA INFRA BUILD PVT. LTD**

A plot is more than just land—it's the foundation of dreams and growth. For over 20 years, Kanak Group has been helping families and businesses find prime residential and commercial plots with excellent amenities, ensuring lasting value.

Beyond just selling plots, we focus on building well-planned spaces that enhance lives. With a hassle-free buying process and a commitment to trust, we have earned the confidence of our customers. As we grow, our vision includes developing row houses, schools, and malls—creating thriving communities for a better tomorrow.



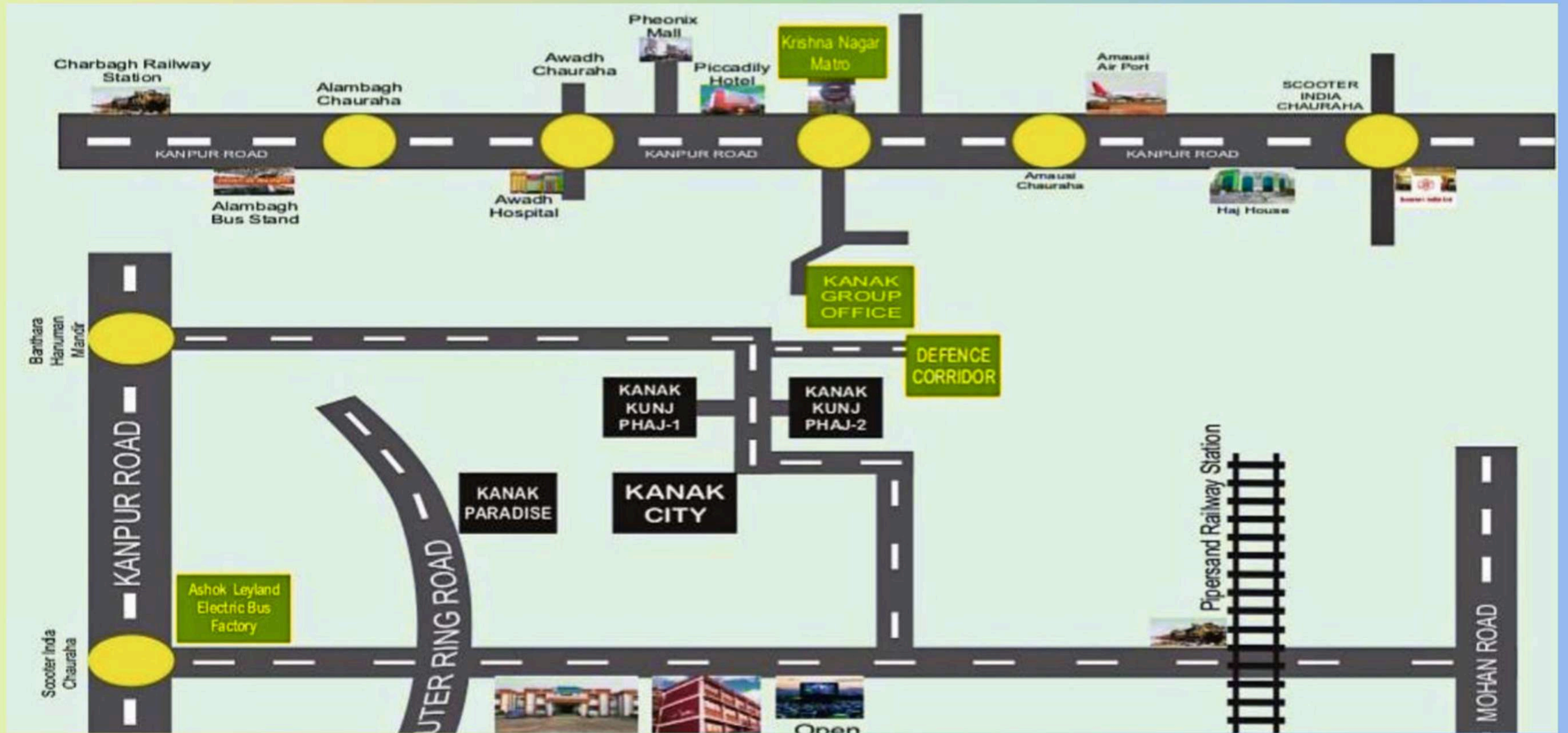


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# LOCATION



[www.kanakgroup.in](http://www.kanakgroup.in)



[info@kanakaashra.com](mailto:info@kanakaashra.com)



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## KANAK KUNJ PHASE - 1 (Farm Houses & Residential)

A premium address where comfort meets convenience, offering modern facilities with a touch of elegance. Located in Lonha-Pipersand, it provides easy connectivity and a better lifestyle. Enjoy the privacy of your own space, the peace of a beautiful location, and the safety of a gated community. Made for those who value quality and good living, this is more than just a home—it's a way of life. Live among a respectable community, where every detail adds to your happiness and pride. A place you will love forever.

### Internal Amenities

30 , 40 FEET ROAD , DRAINAGE , ELECTRICITY , STREET LIGHT GREEN AREA , GATED SOCIETY , VASTU FRIENDLY .







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# KANAK PARADISE



Kanak Group's residential plots at Kanak Paradise offer the perfect combination of modern living, security, and seamless connectivity. Nestled in a well-connected location, this gated community provides a peaceful and secure environment for a comfortable lifestyle. With easy access to key destinations like Outer Ring Road (1.5 km), Shaheed Path (7 km), Amausi Airport (5 km), and Charbagh (16 km), commuting becomes effortless. Surrounded by essential amenities and a thriving neighborhood, Kanak Paradise is an address that offers both convenience and a high-quality living experience. A home here means privacy, freedom, and a future you'll be proud to own.

## Internal Amenities

25 , 30 FEET ROAD DRAINAGE , ELECTRICITY , STREET LIGHT GREEN AREA , GATED COLONY



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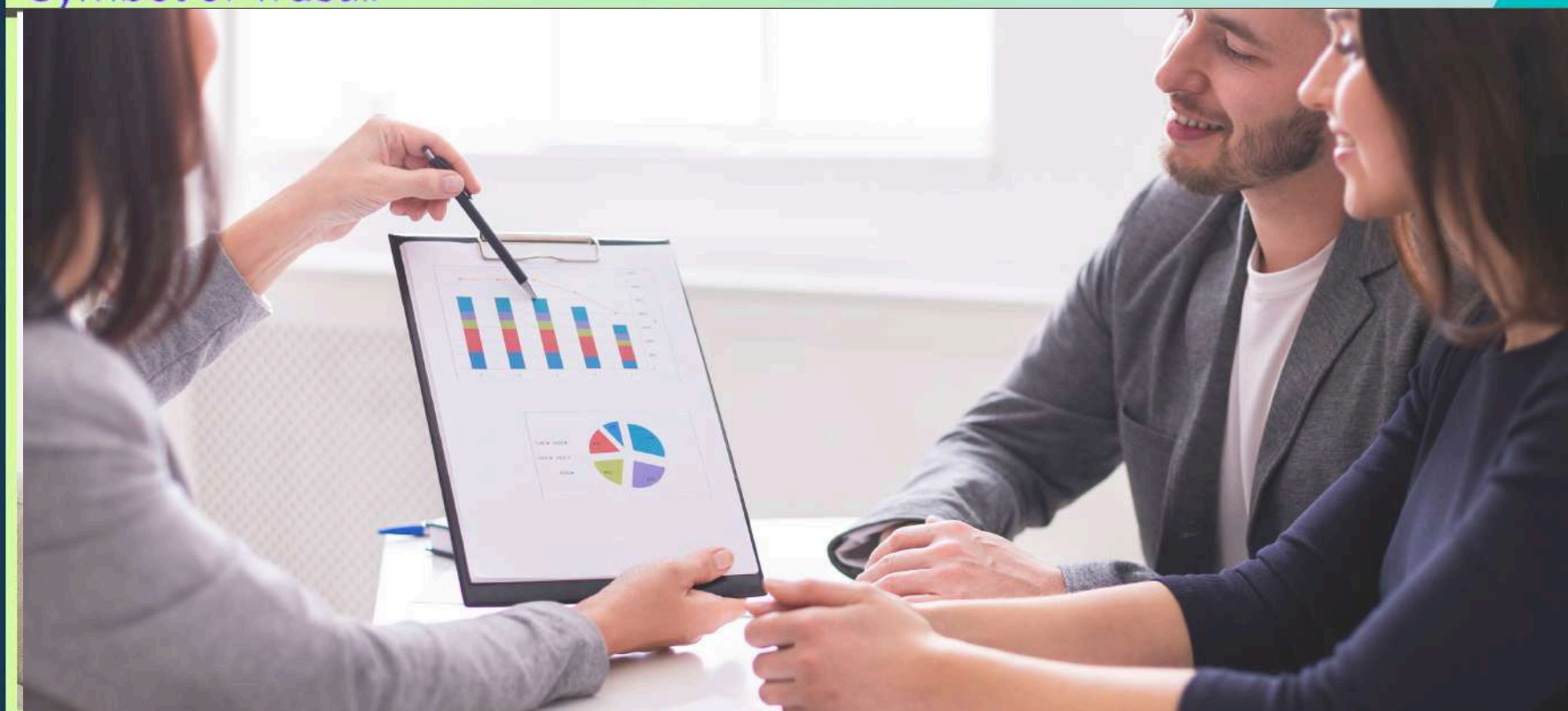
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<b>Preferential Location Attribute(s)</b>	<b>CHARGES/ SQ FEET</b>
<b>Green Facing</b>	<b>8% of BSP</b>
<b>Corner Plot</b>	<b>8% of BSP</b>
<b>Corner Plot abutting green</b>	<b>10% of BSP</b>
<b>Development Charges</b>	<b>75 Rs. sq. ft.</b>
<b>Facing Commercial</b>	<b>10% of BSP</b>

PLC shall be applicable and payable by the Intending Allottee for the sum total of each and every applicable attribute mentioned above, in addition to BSP. However, the sum total of all PLCs of all applicable attributes shall not be more than 20% of BSP."



## REGISTRY MODE

- ▶ 100% PAYMENT REQUIRED
- ▶ 5% DISCOUNT ON BSP
- ▶ 0 TO 45 DAYS FOR TOTAL PAYMENT

IMMEDIATE REGISTRY , POSSESSION , MUTATION

**30% PAYMENT FOR ALLOTMENT AND INTERNAL AGREEMENT.**

▶ DUE 70% OF PAYMENT GET 24 MONTH EMI MAXIMUM.

▶ LAST 6 MONTH BEFORE GET POSSESSION.

▶ IF PAYMENT HAS BEEN ARRANGED BEFORE 12 MONTH OF TAKEN TENURE . THEN YOUR REGISTRY WILL BE PROCESSED IN AVAILABLLLE PLOTS OF THE SAID PROECT.

NOTE: - PLC & DEVELOPMENT CHARGES WILL BE ACCEPTED AT THE TIME OF REGISTRY



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# Locations 18 to 20 Km



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## Locations 11 to 12 Km



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[info@kanakaashra.com](mailto:info@kanakaashra.com)



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## Locations 9 to 10 Km



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[info@kanakaashra.com](mailto:info@kanakaashra.com)



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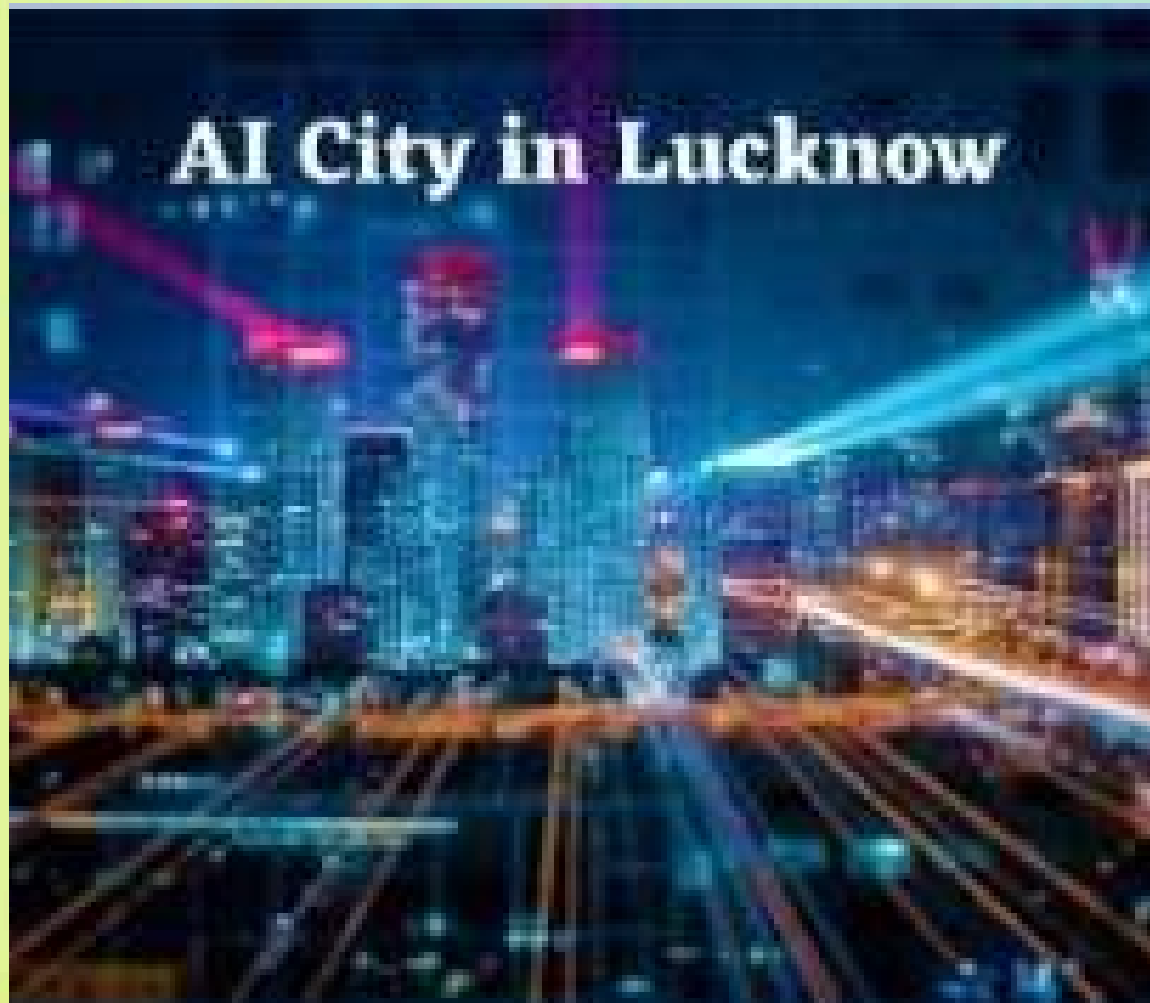
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# Locations 8 Km



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## Locations 5 To 7 Km



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**Nearest Locations 2 To 3 Km**



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# Nearest Locations 2 To 3 Km



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# Nearest Locations 1 To 2 Km



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WISH YOU HAPPY & SUCCESSFUL  
JOURNEY WITH KANAK GROUP...



**THANK YOU**

Kamal Bhavan, 2174/13/1, Near Sahseveer Mandir, Krishna Nagar, Lucknow



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[info@kanakaashra.com](mailto:info@kanakaashra.com)



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