

The logo for Kakrania Complex features a stylized, golden-yellow graphic above the text. The graphic consists of several curved, overlapping lines that suggest a sun or a stylized wave. Below the graphic, the word "KAKRANIA" is written in a large, white, serif font. Underneath "KAKRANIA", the word "COMPLEX" is written in a smaller, golden-yellow, sans-serif font.

KAKRANIA
COMPLEX

escape the ordinary

*Choosing where to live
is one of the most important
decisions you can make*



Eco-friendly development



escape the ordinary

Explore the extraordinary when you are poised to take the most significant decision of your life. Kakarnia Complex offers you the choice to embrace the out of the ordinary living space.

THE PROJECT

In the quest to redefine luxury ASHA VIHAR has come up with a project that would fulfill all your wishes of owning a dream home in the midst of a city. A world class Commercial and Residential Space to match the opulence that only few deserve.





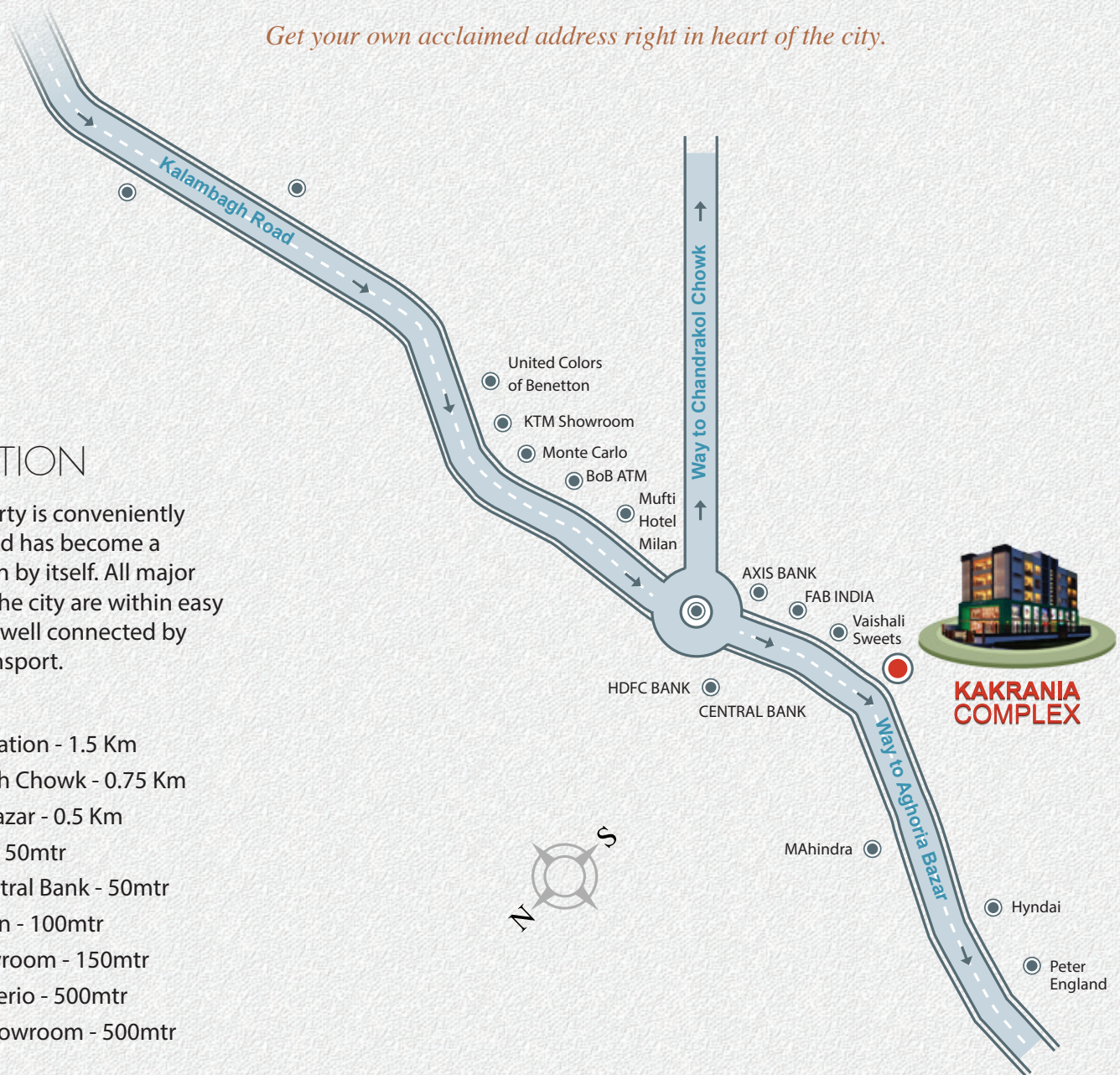
Efficient planning without compromising on amenities

Get your own acclaimed address right in heart of the city.

LOCATION

The property is conveniently located and has become a destination by itself. All major points of the city are within easy reach and well connected by public transport.

- Railway Station - 1.5 Km
- Kalambagh Chowk - 0.75 Km
- Aghoria Bazar - 0.5 Km
- Fab India - 50mtr
- HDFC/Central Bank - 50mtr
- Hotel Milan - 100mtr
- KTM Showroom - 150mtr
- Godrej Interio - 500mtr
- Hyundai Showroom - 500mtr





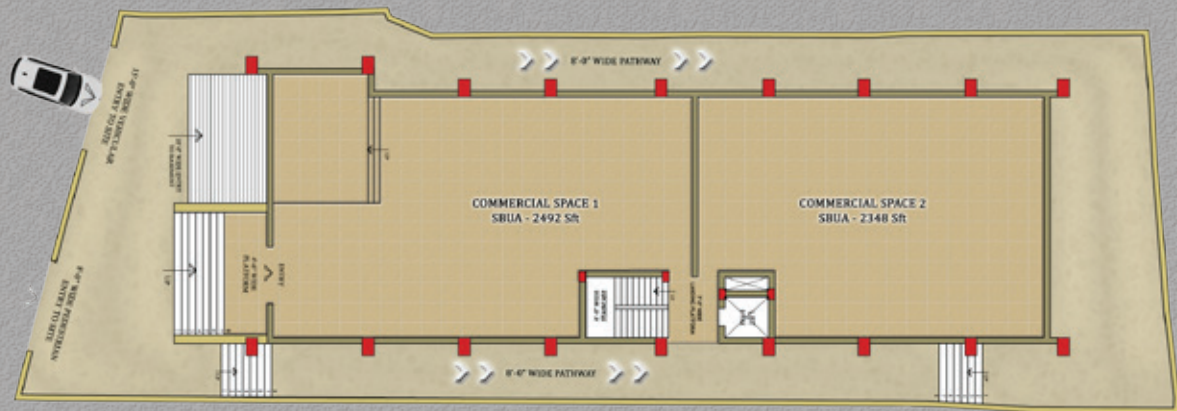
*Live above all affable features rendered to you by Kakarnia.
Commercial space with Departmental Stores, Exclusive
Boutique, Garments & Accessories, Beauty Products and Spa.
Have a office space of your own.*



World class commercial and residential space.

The Kakarnia Complex offers unique commercial space for rent/sale based on world class planning; designed to add value and the support you always needed.

Choose from the tailor-made spaces according to your requirement. Ample parking provision along with other amenities & premium specifications are planned to create a signature commercial space for you to do business in style.



COMMERCIAL SPACE

Ground Floor & 1st Floor

Commercial Space 1

SBUA - 2492 sft

BUA - 1994 sft

SOL - 788 sft

Commercial Space 2

SBUA - 2348 sft

BUA - 1878 sft

SOL - 743 sft

FACILITIES AND AMENITIES

- 24 Hour Lift Facility
- 24 Hour Security
- 24 Hour Water supply through Deep Bore Well
- Round the clock Power Back up
- Power Back up for Lift and common areas
- CCTV Camera in entire campus

ADDITIONAL FEATURES

- 30 mm thick stone Jali used in the Front Façade giving Elegant and Classical touch to the building.
- Stone Cladding in front Facade
- Provision of AC points in all Rooms, Drawing and Dining areas
- Hot Water provision in common & bathroom basins, showers and kitchen with suitable fittings
- Full length UPVC doors in balconies
- Pest Control Treatment



Choice of deluxe and luxury apartments



RESIDENTIAL SPACE
2nd, 3rd & 4th Floor

Total 4 BHK units – 03
Total 3 BHK units – 03

Flat 1 SBUA - 2921 sft
BUA - 2337 sft
SOL - 924 sft

Flat 2 SBUA - 2477 sft
BUA - 1982 sft
SOL - 783 sft



~
*It take hands to build a
house, but only hearts can
build a home.*
~

Provision of fully furnished
interior at an extra cost



SECTIONAL VIEW

FLAT - 1

4 BHK • SBUA
2921 sft

Design is the primary factor that determines the quality of life offered to the end user. A lot of special analysis has resulted in stretching the value to the utmost.





~
*Home where your
story begins.*
~

You can opt to have a
fully furnished home at
an extra cost.



SECTIONAL VIEW

FLAT - 2

3 BHK • SBUA
2477 sft

The thoughtful design intervention is the basic reason why the space created for you has a lot of meaning and provides for better user experience.



Foundation

- Raft Foundation with Earthquake Resistant Design

Super Structure

- RCC Frame Structure
- KB/ Fly-ash Bricks with 10" outer and 5" inner wall

Steel

- SAIL, TATA, MONNET, RINL, JINDAL or equivalent

Cement

- Lafarge, Ultratech, ACC or equivalent

Wall Finish

- External Wall - Weather coat paint of Dulux or Nerolac above one coat of Putty
- Internal Wall – All walls and ceilings will be finished with plaster, double coat of wall putty and plastic paint
- Designer Texture Paint/Wall Paper in one wall in Master Bedroom and Living Room

Flooring

- Drawing and Dining Area – Italian Marble
- Master Bedroom – Planks of (200X800)
- Other Bedrooms - Vitrified tiles of RAK/ Kajaria/Somany or equivalent
- Toilets – Antiskid Ceramic tiles
- Common Areas – Natural Stone
- Staircase – Granite
- External Driveway & Pathway – Heavy duty tiles

Toilets

- Walls – Ceramic tiles cladded up to 8' height
- Flooring – Antiskid ceramic tiles
- Sanitary ware – Kohler, Jaquar or equivalent
- C. P. fittings – Hans Grohe, Kohler, Jaquar or equivalent

Doors & Windows

- Main Door – Hard Wood Chaukhat framed with Veneer from outside.
- Polished Veneer Flush door with Godrej lock. All locks will be of Godrej make
- Internal Doors – Flush door of ISI mark with Mica top
- Bathroom Door – Laminated Flush Door
- Windows – UPVC windows with safety grills

Electrical & Communication

- Three Phase Power Supply
- Copper electrical wiring in concealed conduit
- Modular Switches of reputed make with adequate power plugs
- T.V. and Cable point in all Rooms and Drawing Room
- Provision of AC point in all Rooms and Drawing and Dining area

Elevators

- 6 Passenger automatic lift of OTIS/ Kone/ Johnson or equivalent
- V3F drive (For Smooth Operation, Energy saving & Lowering Wear and Tear)
- ARD (Automatic Rescue Device) incorporated

Backup Generator

- Soundless Generator for common areas, lifts & pumps
- Electronically controlled power supply to all flats

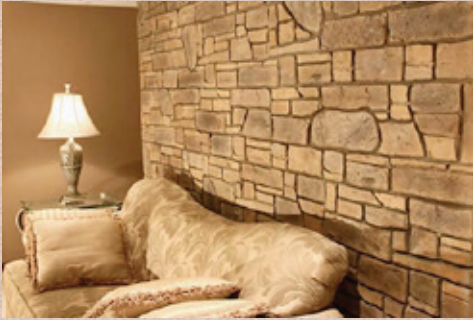
Water Supply

- Submersible motor with automatic pump
- Hot Water Connection in all Bathrooms & in Kitchen
- Water Proofing
- Water Proofing done in all Bathrooms with Fosroc, Sikka, Pidilite or equivalent company
- Basement Water Proofing for maintenance free long life
- Tilling over Water Proofing with Brick bat coba and Chemical agents on Terrace for Leak Proof structure

Kitchen

- Granite cooking platform with glazed Ceramic tiles cladding up to 2ft height above kitchen platform with stainless steel sink with a snik tap





PAYMENT SCHEDULE

At the time of Booking & Registration	10%
At the time of Completion of Foundation	10%
At the time of Ground floor Roof slab Casting	10%
At the time of 1st floor Roof slab Casting	10%
At the time of 2nd floor Roof slab Casting	10%
At the time of 3rd floor Roof slab Casting	10%
At the time of 4th floor Roof slab Casting	10%
At the start of Brick work of respective floors	10%
At the start of Plaster of respective floors	10%
At the time of Flooring	05%
Before one month from the Date of Possession	05%

Ample open breathing area. Natural daylighting and ventilation.



THE COMPANY

With 6 completed projects, 2 ongoing projects and 2 large upcoming projects in town, Asha Realty is the most trusted name in the field of real estate. Since its inception in 2010 the company has always set landmarks in Quality, Timely Delivery and Product Excellence. Standing the test of time the company has always delivered its commitment for excellence.

COMPLETED PROJECT



ONGOING
PROJECT



UPCOMING
PROJECT





BUILDER & PROMOTER

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