



KANCHANGANGA

Legacy





A MAJESTIC LIVING

experience

A Project by :



**VISHAL
INFRAVENTURE**
AN ISO 9001:2015 CERTIFIED COMPANY

Member of



CREDAI
NAGPUR METRO



P50500052804

1500+
HAPPY CUSTOMERS



2 & 3 BHK
LUXURIOUS FLATS

VISTA

BELLA

Elevated Living...




VISHAL INFRAVENTURE presents elegantly planned spaces designed with distinctive styling, each residence bearing the stamp of a unique design philosophy. Every corner of your lavish abode is an ode to your bespoke preferences, designed with you as the centre thoughts.

MASTER PLAN








1500+ Happy Customers

VISHAL INFRAVENTURE presents elegantly planned spaces designed with distinctive styling, each residence bearing the stamp of a unique design philosophy. Every corner of your lavish abode is designed with your requirements keeping in mind caring space for you and your loved ones.



"KANCHANGANGA LEGACY". is not only at a prime location but it also provides you with the best facilities including dedicated parking space & spacious parking bays which gives you the convenience you require in the heart of a busy town where space is at a premium. Park and stay without stress. What's more, drivers, guards and other workers are provided with access to all facilities.



About us

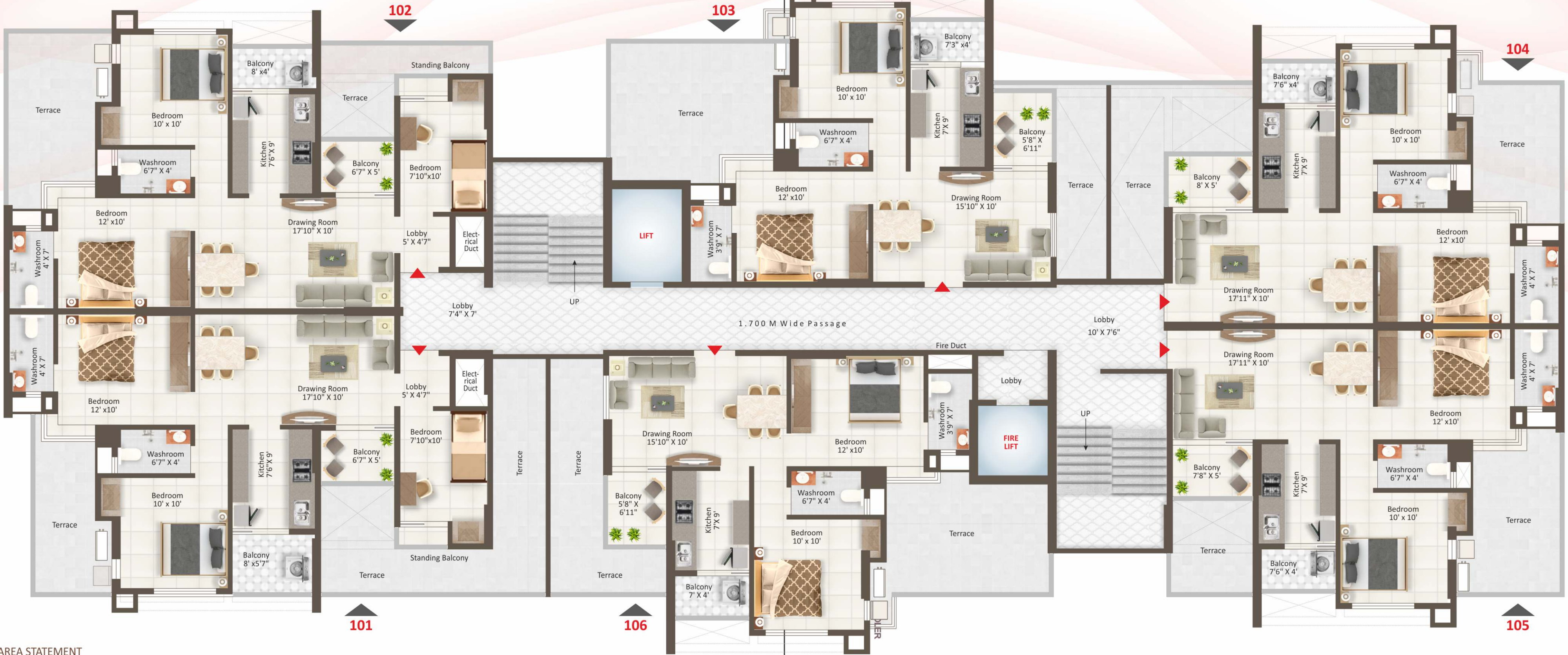
"VISHAL INFRAVENTURE" have spent 15+ years crafting lifestyles. The company has maintained its wide vision to create standards in lifestyle. They now possess a reputation of being architects of the high life. Their remarkable portfolio exemplifies style, class and a profound sense of imagination. It includes magnificent residential and commercial projects constructed on around 15 Lakh Square Feet. The company is driven towards creating benchmarks in real estate by delivering "KANCHANGANGA LEGACY" of pure excellence. Some of their grand residential projects include names like Kanchanganga - 1, Kanchanganga - 2. The company is not just about building homes, but creating heavens that encompass every desire and dream. It seeks to understand every human emotion, and create a luxurious lifestyle around it.

VISTA

GROUND FLOOR PLAN

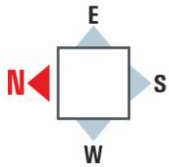
SPACIOUS
Parking





AREA STATEMENT

Flat No.	Type	Carpet Area	Wall Area	Built Up Area	Common Area & Parking	Open Terrace	Super B/up Area
101	3 BHK	61.23 Sq.mt.	5.70 Sq.mt.	72.76 Sq.mt.	27.59 Sq.mt.	26.75 Sq.mt.	1436.54 Sq. Ft.
102	3 BHK	61.23 Sq.mt.	5.70 Sq.mt.	72.76 Sq.mt.	27.59 Sq.mt.	17.72 Sq.mt.	1339.38 Sq. Ft.
103	2 BHK	48.91 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	23.72 Sq.mt.	1204.21 Sq. Ft.
104	2 BHK	50.88 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	20.42 Sq.mt.	1187.57 Sq. Ft.
105	2 BHK	47.69 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	15.05 Sq.mt.	1129.78 Sq. Ft.
106	2 BHK	49.04 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	26.01 Sq.mt.	1228.87 Sq. Ft.

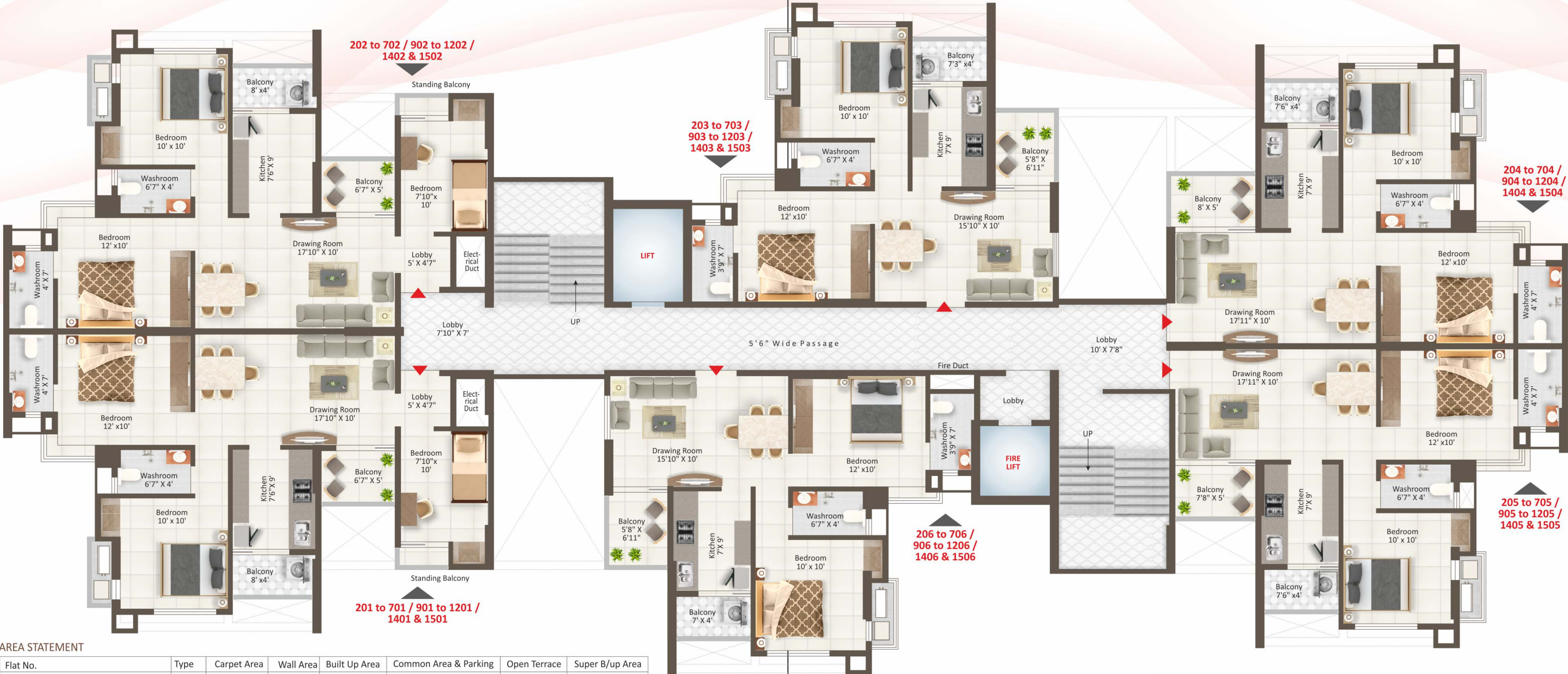


VISTA

FIRST FLOOR PLAN

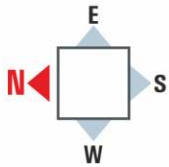
GLORIOUS
Living...





AREA STATEMENT

Flat No.	Type	Carpet Area	Wall Area	Built Up Area	Common Area & Parking	Open Terrace	Super B/up Area
201 to 701, 901 to 1201, 1401 & 1501	3 BHK	57.97 Sq.mt.	5.70 Sq.mt.	72.76 Sq.mt.	27.59 Sq.mt.	0.00	1148.64 Sq. Ft.
202 to 702, 902 to 1202, 1402 & 1502	3 BHK	61.23 Sq.mt.	5.70 Sq.mt.	72.76 Sq.mt.	27.59 Sq.mt.	0.00	1148.64 Sq. Ft.
203 to 703, 903 to 1203, 1403 & 1503	2 BHK	48.91 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	0.00	948.86 Sq. Ft.
204 to 704, 904 to 1204, 1404 & 1504	2 BHK	50.94 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	0.00	967.82 Sq. Ft.
205 to 705, 905 to 1205, 1405 & 1505	2 BHK	50.47 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	0.00	967.82 Sq. Ft.
206 to 706, 906 to 1206, 1406 & 1506	2 BHK	45.78 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	0.00	948.86 Sq. Ft.

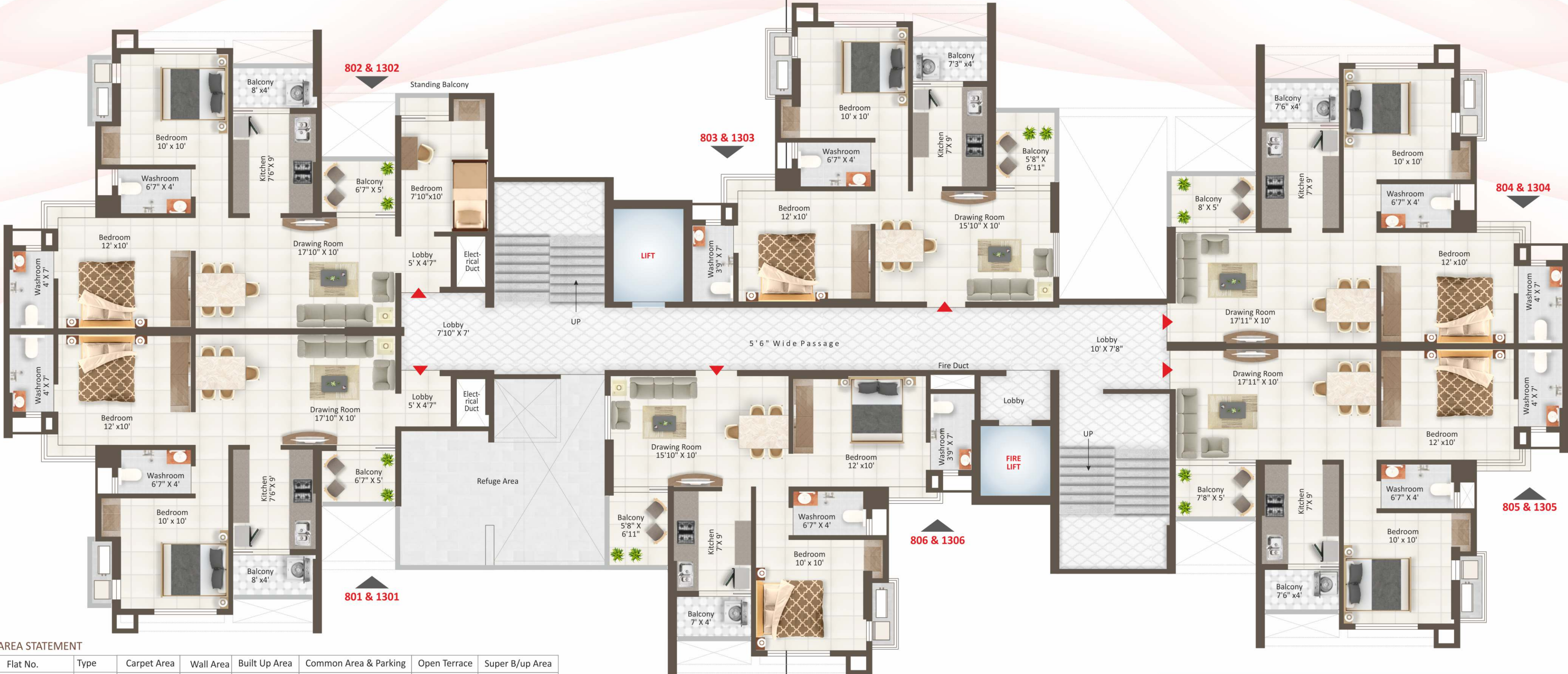


VISTA

2ND TO 7TH, 9TH TO 12TH,
14TH & 15TH FLOOR PLAN

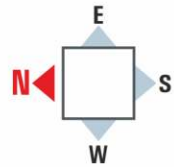
CONTEMPORARY
living...





AREA STATEMENT

Flat No.	Type	Carpet Area	Wall Area	Built Up Area	Common Area & Parking	Open Terrace	Super B/up Area
801 & 1301	2 BHK	49.99 Sq.mt.	4.89 Sq.mt.	63.83 Sq.mt.	24.20 Sq.mt.	0.00	1002.94 Sq. Ft.
802 & 1302	3 BHK	61.06 Sq.mt.	5.70 Sq.mt.	72.76 Sq.mt.	27.59 Sq.mt.	0.00	1148.64 Sq. Ft.
803 & 1303	2 BHK	48.91 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	0.00	948.86 Sq. Ft.
804 & 1304	2 BHK	50.94 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	0.00	967.82 Sq. Ft.
805 & 1305	2 BHK	50.47 Sq.mt.	4.54 Sq.mt.	61.14 Sq.mt.	23.18 Sq.mt.	0.00	967.82 Sq. Ft.
806 & 1306	2 BHK	45.78 Sq.mt.	5.16 Sq.mt.	59.93 Sq.mt.	22.72 Sq.mt.	0.00	948.86 Sq. Ft.



VISTA

8TH & 13TH FLOOR PLAN

PEACEFUL
Living...





 Your Own World of **RECREATION**

Life in "KANCHANGANGA LEGACY" is truly enjoyable with lavish recreational possibilities created within the complex. The club with community hall, swimming pool and other sports facilities will await your presence every morning and evening.



AMENITIES

- Swimming pool
- Gathering Hall
- Green gym
- Pinnacle platform
- Yoga & meditation centre
- Relaxation station
- Gazebo sitting
- Rooftop Barbeque station
- Peripheral walkway
- Visitors parking
- Green library with reading pods
- Peripheral landscaping and garden
- Indoor board games for senior citizens
- Live fountain
- Children's play area
- Alloted car parking
- Security / surveillance cameras
- Driver's lounge
- Society office
- Electric car charging point
- Welcome lobby
- Solar panels for common amenities
- Lift with generator backup
- Entrance gate & guard room



Indulge
yourself at the
CLUB HOUSE





Specifications

STRUCTURE

- Earthquake resistant RCC framed structure.

WALLS

- External wall 150mm & internal wall 115 mm thick.

FLOORING

- Digital tiles (2' x 4') in all rooms.
- Digital matt finish tiles in terrace area.
- Anti skid tiles in bathroom & water closet area.

PLASTER

- Internal Walls : Smooth cement plaster finish.
- External Walls : Sand face and smooth cement plaster finish.

POP

- POP ceiling in all rooms.

PAINTING

- Putty in all rooms with best quality paint for internal walls.
- Weather shield for external walls.

KITCHEN

- Granite natural stone (red or black color) kitchen platform with fascia patti & stainless steel sink.
- Dado digital glazed tiles above kitchen platform upto 4 Ft.

DADO

- Toilet Dado : Combination of digital tile upto 7' dado.

PLUMBING & SANITATION

- Sanitary Ware : Western commode, Seat cover, Wash basin of Simplo / Jaquar / Hindware / Kohler make.
- CP Fittings : Single lever diverter with spout, Shower arm, Hand faucet, Basin, Flush valve of Jaquar or equivalent make.
- Sanitary ware in white colour.
- Internal Plumbing : CPVC pipes & fittings.
- External Plumbing : CPVC pipes & fittings.
- Rainwater Line : SWR PVC pipes & fittings.
- Wash Basin



DOORS

- Main Door : Granite / Plywood frame with laminated flush door with night latch, Door stopper and handle
- Bedroom Door : Granite / Plywood door frame with laminated flush door with mortise lock & door stopper
- Toilet Door : Granite or concrete door frame with flush door with latch and handle.



WINDOWS

- Powder coated aluminium sliding windows with mosquito net and security grills.



RAILING

- Railing : MS railing painted in enamel paint.



ELECTRICAL

- ISI mark concealed electrical wiring.
- Modular switches with 6 points in each rooms.
- Phone & cable point in living room.
- Power point in kitchen & toilet.
- AC point in all bedrooms & drawing room.
- Provision for invertor wiring.



SECURITY FEATURE

- CCTV camera at the entry.
- Intercom facility.



FIRE SAFETY

- Installation of fire safety equipment's for fire safety.



LIFT

- Kone or Otis or Schindler make : Passenger lifts – 8 Nos.



PARKING

- Parking of one car will be provided.



DG SET

- DG set with change over switch.



PAVING

- Stamp concrete pavement flooring for side margins and IPS flooring for covered area.



SITE

- Iron main gate, Compound wall and landscaping.



WATER PROOFING

- Water proofing for toilets blocks and common terrace at roof.



TERMS & CONDITIONS

- The amount of goods and service tax, stamp duty, registration fees are as per today's applicable rates which will be borne by the Allottee/s & shall bear and pay any change in such taxes or duties from time to time as applicable or any other charges levied by Govt. in future before or after taking possession of the flat.
- Payment should be made within 7 days from the date of demand by cheque and/or demand draft only.
- Interest will be levied @12% p.a. for the delayed due payment.
- The stamp duty, registration fees and registration charges should be paid three days in advance before registration of unit agreement.
- The allottee/s has understood the plans and specifications of the flat.
- The allottee/s cancel the booking before agreement, the promoter shall deduct the 10% amount while refunding.
- The allottee/s agreed to pay interest free maintenance deposit before taking possession of the apartment / flat towards monthly maintenance or indemnity in case of any damages or liabilities from the date of the possession.
- Transfer or sale of the flat is not allowed till full cost and other charges are paid and possession is taken.
- The allottee/s has to complete the housing loan formalities and shall obtain sanction letter before registration of agreement to sale. We will not be held responsible if there is delay in loan disbursement and any delay beyond 30 days, interest @12% p.a. will be charges from the allottee/s.

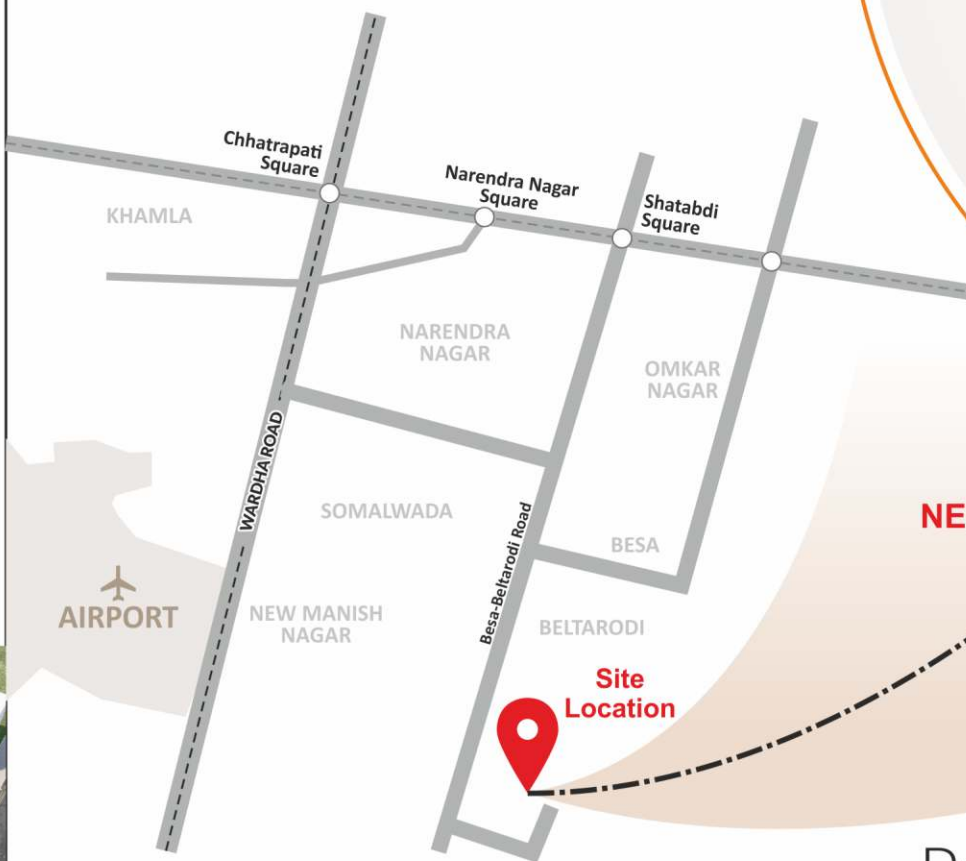


Location Map

SITE : Gat No. 46 B / R2 R3 R4,
Beltarodi, Nagpur



KANCHANGANGA
Legacy



**NEAR BY LANDMARKS
FROM THE SITE**

SCAN FOR LOCATION



Proximity

D-Mart - 1.5 Min.

NIT Garden - 1 Min.

Petrol Pump - 3 Min.

Beltarodi Police Station - 2 Min.

Bus Stand - 2 Min.

Market Area - 2 Min.

CRIMS Hospital - 5 Min.

MIHAN - 15 Min.

Ajini Rly. Station - 5 Min.

Airport - 12 Min.

School of Scholars - 4 Min.

AM Cinema & Haldiram's - 5 Min.

Wardha Road - 3 Min.

Shopping Mall - 3 Min.

Metro Station - 7 Min.

Celebration Lawn - 7 Min.



Our Successfully Completed Projects



KANCHANGANGA -1
Mondha
(1100 Flats & Bungalows Township)



KANCHANGANGA -2
Wanadongri
(200 + Flats)

CREDITS

Architect Vaishali Gaikwad	Structural Designer Nikhil Gangamwar	Financial Advisor K N D & Associates	Legal Advisor Adv. Shashikant Toal
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**VISHAL
INFRAVENTURE**

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NAGPUR METRO

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SCAN FOR RERA

