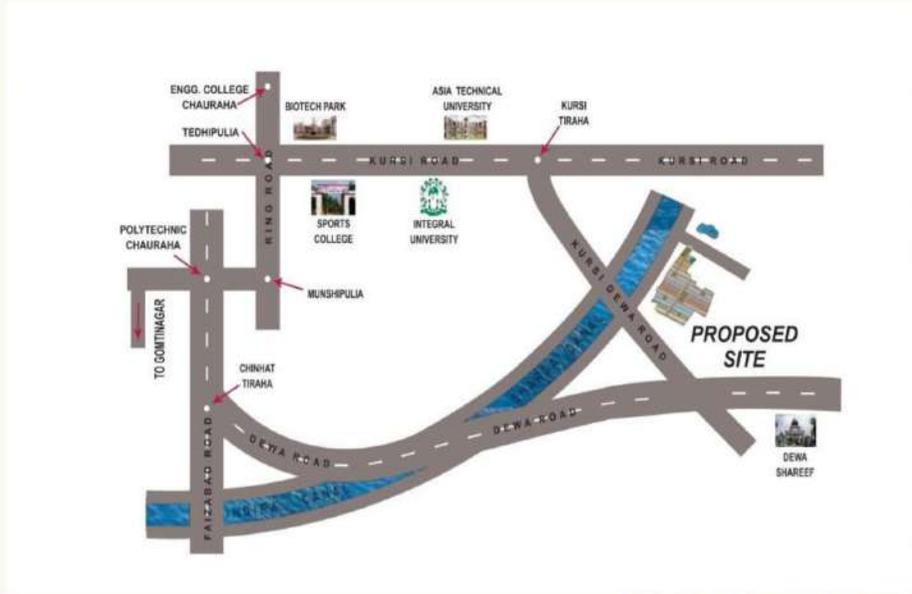


# LOCATION MAP



100 Acres Homes Pvt. Ltd.

Add:-CH-1,Office No. 07&08-3<sup>rd</sup> Floor Vijay Tower,  
Vikrant Khand-3 Gomti Nagar near G.S.Lawn (226010)



## CANVAS FARMS

*luxurious living*



## *Our Canvas*

**CANVAS**  
Project By 100 Acres Homes

Canvas group was incorporated with a vision of providing quality product services and on time delivery.

The company is primarily engaged and focused in the development and sale of residential real estate which includes plotted developments, apartments, row houses and integrated townships with a focus on The luxury residential developments.

The company's operations span various aspects of real estate development , from the identification and acquisition of land, to planning, execution, construction and marketing of projects .



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## Our Other Ventures



### Financial Services

With our financial arm CANVAS WEALTH we take care of.....  
General Insurance Business,  
Mutual Funds ,  
Loans and other Banking  
Services .



### Hospitality

We also operate in online food delivery through our indigenous grown app  
**PYTWO FOODS**  
in most of the cities  
of UP.



### FMCG

We have our own marketing and distribution of FMCG products in Different Categories of Healthcare, Personal care, Home care and Beverages across India under the name of  
**VOWEL (INDIA) MARKETING LTD.**



## Canvas Farms

Do you want to get away from it all? Away from all the worldly hustle and the maddening crowd? Well, then this is the time to switch into the heaven of Canvas Farms, located just 35 minutes drive from Lucknow. A master planned project of farm houses offers all the conveniences of contemporary life without the bustle of a crowded city.

Canvas Farms motivates a plenty of opportunity to maintain a healthy outdoor lifestyle by catering lush green gardens and splendid play areas for kids to enjoy. An idyllic club house and exquisite swimming pool to relax with pleasure. It's a world you always crave for!...

*Living in the womb of nature...*

Canvas farms houses have marked their incredible presence. A project by Canvas Group, Canvas farm villas near the freeway, enjoys an unbeatable location and connectivity with the other major cities in India.-

An impressive 35 Bega real estate is a picturesque with a thoughtfully designed master plan that includes approximately 1 Bega for clubhouse along with space for recreation center.

You definitely can't miss this opportunity of owning your very own farm house in outskirts of Lucknow., as it is real estate farmland to be owned and valued as property of a sound investment too. Canvas farm villas are emerging as one of the top properties in Lucknow Suburb and the most promising destination for investment.

Book your farm villa at Canvas Farms Immediately ..... Guarantee one of the most promising investment and luxury around...

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*Adopt the pace of nature!*

*I always dreamt of a farmhouse...* but it is difficult to identify piece of land to build a house and develop the farm. **CANVAS FARMS** has done all the hard work for you to build your home, developed your farm, planted greeneries for you and watered them. Everything is ready for you to take the ownership, move in and get on with your life!

**AT CANVAS FARMS** you just need to sit and relax, because we will do all the maintenance for you. We will upkeep weekly housekeeping services and daily gardening services. Visit any time and expect a clean home and well maintained garden. Moreover, any time come and stay, there is help on demand. Plantation in rest of your farm shall be developed and maintained by us. Visit or stay any time. No worries!



*Nature Nourishment...*

If I own a farmhouse, I would love to cultivate my own fruits and vegetables. **CANVAS FARMS** entrusts you that your expectations are met from day one. Your farmhouse comes with a small vegetable garden, produce like potato, tomato, chilli, brinjal, carrot, papaya gives you variety and plenty of satisfaction. Especially, when it is on your plate. I always dreamt of a farmhouse but how to maintain cost effectively..? **CANVAS FARMS** offers housekeeping and gardening services with nominal monthly charges, thereafter. We will keep 85% of your land green by developing and maintaining a plantation on it.

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*Make yourself at home!!*

*I always dreamt of a farmhouse* but am habitual of having modern comforts and security of my own house  
CANVAS FARMS ensures tradition mix with modernity, relax and enjoy 24 hours water supply, 1.8 KVA power back-up for all lights and fans, 24 hours security with CCTV and other comforts...

*Family aside,* You will host friends, relatives, business associates...to ensure that it doesn't breaches your personal time and privacy.

*If I owned a farmhouse* my weekend would be spent at Farmhouse. Choose between a 310 sqft single bedroom cottage to double bedroom 850 sqft. Stay in a rustic environment! No compound walls - just green fencing with shrubs, trees and roads. Live in the beauty and natural habitat provided by nature all around you.

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*Its Pocket Friendly...*

*I always dreamt of a farmhouse*  
but it seems always expensive. We have kept the surprise news for last. A farmhouse at CANVAS FARMS costs less than a two bedroom flat in the heart of the city! its not a real estate investment, its an investment in your dream house which you have always wanted.. While in pursuit of your ambitions, you also need to invest in your well being. Recover, rejuvenate, recoup your mental and physical strength. Make refreshing decisions that impacts your future. The most important decision will have to be taken now ...



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# Specifications:

**Structure** - RCC   **Walls** - Brick blocks   **External Painting** - Exterior Emulsion

**Interior painting** - Smooth Finish with OBD   **Flooring** - Rustic Ceramic/ Vetrified Tiles/ Wooden

**Main door frame** - Wood with Polish Panel door   **Internal door frame** - Wood with Painted Panel door

**Windows** - UPVC Sliding Windows with grill & Mosquito Mesh

**Sanitary** - Cera/ Parryware/ Hindware or Equivalent brand   **CP fittings** - Branded Quarter Turn

**Bathrooms** - Branded Designer Tiles upto 7 ft   **Kitchen** - Granite Slab with 2 ft dado & SS Sink

**Electrical** - Copper wiring with modular Switches   **Plumbing** - UPVC/ PVC Pipes

**Lightfings / Fan** - Branded   **Roof** - Wooden Paneling with MS Brackets, Insulated Roofing with Glass wool

**Wardrobe** - 90 mm Water Proof Board



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Come to the place where play, peace and parties, all come together.

Come discover what life is all about come to the CAVO PARADISO CLUB people's favourite, everything about CAVO PARADISO is special and a manifestation of dream.

*Club Membership includes-*

Swimming pool

Park with rides & games

Open gym

Badminton Court

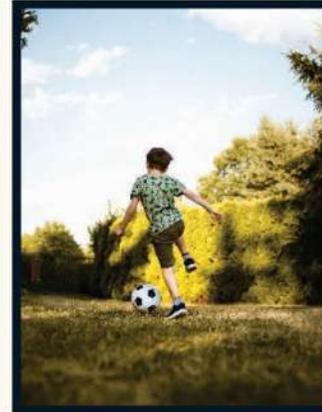
Basket ball Court

Restro Bar

Wedding Zone / lawn with catering

Guest Room

Grocery store



*"Own The Moment"*

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# Luxurious



Our Entrance



Proposed project view

# Farm Area

## 5,000 Sq Ft



## Amenities for 5000 sqft Farm House

Power Backup With (2 KW Solar System & individual Water Pump)  
850 sqft Constructed Area with 1 Bedroom + Dining + Kitchen + 1Toilet

### BED ROOM

TILES FLOORING  
DOUBLE BED  
MATTRESS  
BEDSHEET WITH PILLOW  
1.5 TON SPLIT AC  
2 CHAIRS WITH TABLE  
WOODEN WARDROBE  
CEILING FAN  
CURTAIN

### KITCHEN

KITCHEN CABINET  
REFRIGERATOR 190 Ltr  
WATER PURIFIER  
INDUCTION STOVE  
MICROWAVE  
CHIMNEY  
MIXER GRINDER  
CONTAINERS FOR GROCERY ITEMS  
CROCKERY

### WASHROOM

LUXURIOUS BATH FITTINGS  
PREMIUM TOILETRIES  
STANDARD WALL TILES  
5 Ltr GEYSER  
EXHAUST FAN  
TOWEL SET

### DINNING

SOFA 4 SEATER WITH CENTRE TABLE  
BLUETOOTH SPEAKER  
32" LED TV WITH CABINET  
1.5 TON SPLIT AC  
CEILING FAN-02  
LIGHTING & FITTINGS  
DECORATIVE & HANGINGS

### LAWN

6- FEET READYMADE BOUNDARY  
PATHWAY  
LAWN LIGHTS  
PLANTS & TREES  
BARBEQUE PLATFORM  
FAMILY JHOOLA

### ADDITIONAL

2KW SOLAR SYSTEM  
DOOR MATS  
SECURITY CAMERA  
WATER BORING  
500 LT WATER OVERHEAD TANK

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# Farm Area

## 10,000 Sq Ft



## Amenities for 10000 sqft Farm House

Power Backup With (3 KW Solar System & individual Water Pump)  
1200 sqft Constructed Area with 2 Bedroom + Dining + Kitchen + 2 Toilet

### BED ROOM

TILES FLOORING  
DOUBLE BED  
MATTRESS  
BEDSHEET WITH PILLOW  
1.5 TON SPLIT AC  
2 CHAIRS WITH TABLE  
WOODEN WARDROBE  
CEILING FAN  
CURTAIN

### KITCHEN

KITCHEN CABINET  
REFRIGERATOR 190 Ltr  
WATER PURIFIER  
INDUCTION STOVE  
MICROWAVE  
CHIMNEY  
MIXER GRINDER  
CONTAINERS FOR GROCERY ITEMS  
CROCKERY

### WASHROOM

LUXURIOUS BATH FITTINGS  
PREMIUM TOILETRIES  
STANDARD WALL TILES  
5 Ltr GEYSER  
EXHAUST FAN  
TOWEL SET

### DINNING

SOFA 4 SEATER WITH CENTRE TABLE  
BLUETOOTH SPEAKER  
40" LED TV WITH CABINET  
1.5 TON SPLIT AC  
CEILING FAN-02  
LIGHTING & FITTINGS  
DECORATIVE & HANGINGS

### LAWN

6-FEET READYMADE BOUNDARY  
PATHWAY  
LAWN LIGHTS  
PLANTS & TREES  
BARBEQUE PLATFORM  
FAMILY JHOOLA

### ADDITIONAL

3KW SOLAR SYSTEM  
DOOR MATS  
SECURITY CAMERA  
WATER BORING  
500 LT WATER OVERHEAD TANK  
BONE FIRE PIT

### NOTE

1. SWIMMING POOL (8X16) WITH DECK (16X6) & (16X4) INCLUDING TWO POOL CHAIRS , DECK LIGHT CONTROL ROOM AND DRAINAGE ( EXTRA COST APPLICABLE)
2. 16 FT HIGH MACHHAN (8X8) WITH STAIR , INCLUDING FOUR LAWN CHAIRS WITH TABLE POOL CHAIRS) ( EXTRA COST APPLICABLE)

*Luxurious living*

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# CANVAS FARM HOUSE

PROJECT BY:-100 ACRES HOMES PVT. LTD.

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## FARM-HOUSE DETAILS

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- Minimum Area – 5000 Sq.Ft.
- Land Cost – 900/-Sq.Ft.
- Rate of Construction – 2200/-Sq.Ft.
- Development Charge Rs.25/-Sq.Ft.

### Additional.

- Minimum Constructed Area –  
850/- Sq.Ft.