

Escape the hustle, come live with nature

GANGA

NATURE PARK

NH-9, NEAR GARH MUKTESHWAR, AMROHA, UP

WELCOME

LIVE IN THE SERENITY OF NATURE

**ACTUAL SITE
IMAGE**



A TRUSTED LEGACY OF 30 YEARS and COUNTING...

RESIDENTIAL & COMMERCIAL SOCIETY ● INDUSTRIAL PARK ● AGRICULTURAL & FARMS

Anekant Ventures and its associate companies is a group of entrepreneurs and professionals from various fields having **30+ years track record in real estate.**

Affordable housing project of about 1350 units at Khekra, U.P in joint venture with **NBCC India LTD** (a Government of India Company)

Realty Income Funds promoted by the Anekant Ventures is **SEBI registered AIF** (Alternate Investment Funds).

First ever plotted development at Baghpat, UP for residential and industrial township

State of the Art Examination/testing facility in technical collaboration with **Tata Consultancy Services** on area of 1 acre at Faridabad

Land consolidation for **AMUL , Industrial/Textile Park** and many corporates

10000+ sqmtr of Industries in Noida/Greater Noida
Anekant College at Garh Ganga, Amroha, Uttar Pradesh

STRATEGICALLY LOCATED on NH-9, GARH MUKTESWAR

Delhi-Meerut Road Highway NH-24 | Ganga Expressway (connecting Eastern to Western UP)
Shamli-Ambala-Gorakhpur Expressway | Ghazaibad - Kanpur Expressway





LAYOUT

GOVERNMENT APPROVED

Ganga Nature Park (AOP) has clear and legal title to the land on which the project is approved with all the following approvals and NOCs

1. Zila Panchyat Approved
2. FIRE Department NOC - Received
3. Change of Land use Approved (Dhara 80) - Received
4. Gram Panchayat NOC - Received
5. Tehsil NOC - Received
6. Public Work Department NOC - Received



As per Section 3 of RERA , the project does not require RERA registration as it falls beyond the planning area of MDA(Moradabad Development Authority)

Club House

Relax at the club house with a specially themed restaurant and lawn for functions and social gatherings.

- Mini Swimming Pool
- Proposed Wellness & Meditation Center
- Future Commercial Complex



Athithya (Wellness Center & Restaurant)

A running restaurant with a special modern eco theme and ambience. Modern day SPA with Swimming pool.

Here you can enjoy the mouth watering food with all the health benefits of organic vegetables.



Inner Peace with pollution free open and green spaces

Enjoy ~30 acres of campus with open spaces and green areas surrounding your home at Ganga Nature Park for a green lifestyle.



Staycation

Experience the tranquility of nature from day one when you own a house at our on-premises Staycation.

- Luxury Rooms
- Spa | Steam | Sauna
- Wellness Center
- Swimming Pool



AMENITIES



ENTRANCE



SOCIETY GATE



INCAMPUS RESTAURANT



SWIMMING POOL



PARABOLA



GATED TOWNSHIP



PROPOSED CLINIC/HOSPITAL



UPTO - 80 FEET WIDE ROADS



CCTV SURVILIENCE & SECURITY



PLAY AREA



WELLNESS CENTER



PARK AND LUSH GREENS



SWINGS AND GREENS



CLUBHOUSE



PARK



OUR OFFERING

RESIDENTIAL PLOTS RANGING FROM
approx 80 to 200~ square meters

COMMERCIAL PLOTS RANGING FROM
approx. 40 to 1000~ square meters

FAMRHUSE PLOTS RANGING FROM
approx. 750 to 1500 square meters
(future expnasion plan in owners land)



CLUB MEMBERSHIP

EXCLUSIVE COMPLIMENTARY MEMBERSHIP FOR 2 YEARS*

Membership provides access to unique & exclusive concierge services to enhance a resident lifestyle

6 Nights / year
complimentary
stay at Ganga
Nature Park

20% discount
on club services

20% discount
on food &
beverages

Meeting & event /
special occasion
planning

PAYMENT PLAN

Basic Payment Plan*

Token (part of Earnest Money Deposit)	INR _____(EMD will be adjusted in total land cost)
EMD within 15 days of Token	10% of Total Land Cost
At the time Registry (30 days from date of EMD)	90% + All other charges of Total Land Cost

OR

Time Linked Payment Plan*

Token (part of Earnest Money Deposit)	INR _____(EMD will be adjusted in total land cost)
EMD within 15 days of Token	10% of Total Land Cost
Within 30 days of EMD	30% of Total Land Cost
11 Months EMI	EMI of 60% of Total Land Cost + Other Charges + PLC



GANGA

NATURE PARK

NH-9, NEAR GARH MUKTESHWAR, AMROHA, UP

Head Office: C-32, Sector 80, Noida, Uttar Pradesh, India

Website : www.anekantventures.com/ganganaturepark | www.therealtyfair.com/ganganaturepark

Call : +91-9193111891 | Email: info@therealtyfair.com

Ganga Nature Park ("AOP"), is developing a residential/commercial plotted township under the name "Ganga Nature Park" ("Project") comprising of plots and other development as may be permitted on land situated at Village Azadpur Mafi, Near Garh Muskteshwar , NH-9 ("Project Land") The Project is being developed pursuant to Layout Plan bearing letter no. 1489 dated 11.03.2024. granted by Zila Panchayat, Amroha (as renewed from time to time if required).The terms of allotment/sale shall be subject to (a) Application Form, Agreement for Sale cum Allotment Letter and Conveyance Deed; (b) licenses, layout plans and approvals; . Approvals are subject to change and revision.

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit. *Pricing and Loan approval is subject to availability and T&C apply, of course

Membership T&C will shared seperately at the time of booking.



by Anekant Ventures