



Developer

## ADITYARAJ GROUP

Booking Office Address :  
Adityaraj, 101, Purnima CHS Ltd., Building No. 3, Near PMC Bank,  
Tagore Nagar, Vikhroli (East), Mumbai - 400 083. | Tel.: 022 - 2574 9999  
Email : sale@adityarajgroup.co.in | Web : www.adityarajgroup.co.in

**For Booking Call : +91 8080 477 277 | +91 8080 600 900**

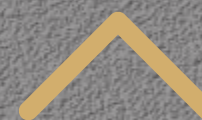
**Site: Adityaraj Royale**  
**Bldg No 29, Shiv Chhaya Chs Ltd, Tagore Nagar, Vikroli East**



MAHA RERA REGISTRATION  
**NO. P51800032024**  
<http://maharera.mahaonline.gov.in>

Architect : Ankit Makani | Design Architect : CN DESIGNS |  
RCC Consultant : Associated Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co.  
Vastu Consultant : Dr. Raj Dusija

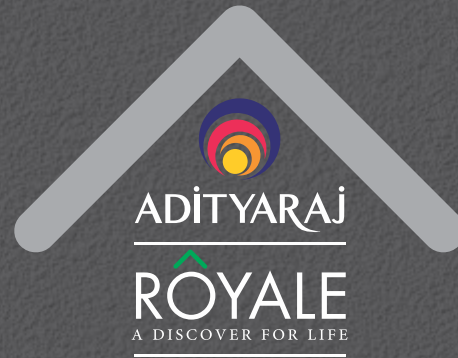
The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval from the respective authorities. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities or the Developers reserve the right to alter the Layout, Plans, Specifications, Amenities or features of the buildings without any prior notice or obligation to any buyer's in the project. The photographs and the artists impressions in the brochure are for reference only. All the amenities provided are subject to availability in the market and approval of authorities. The furniture & fixture shown in various plans are for illustration purpose only. The 3D Images are provided to enable the allottees to visualize the flat with furniture and furnishing. The Furniture and furnishing are not provided by the developers and the final look and feel of the flats is dependent on various factors like type / style of interior, furniture layout etc. and the developers have no role in the same.



# LEVEL UP YOUR LUXURY







# LEVEL UP YOUR COMMUNICATION





"It is truly like an album of highest standards & showcase of immortal royal signatures"



## LEVEL UP YOUR LIFESTYLE

Wonderful life needs a wonderful place to live in Adityaraj Royale is one of the most wonderful places which you are looking for. It is the most contemporary piece of architecture. So now instead of gifting a happy moment to your family, gift a whole happy life at "Adityaraj Royale"

- Shops on Ground
- First floor commercial spaces
- 22 Storey Residential-cum-Commercial Tower.
- Luxurious 1, 2 & 3 BHK Flats.
- Well Designed Entrance Lobby.
- Elegant Elevation.
- Adequate Security at Main gate & Entrance lobby.
- Ample Car Parking space.





# LEVEL UP YOUR FUN

Move into a place of pride Where you find your inner joy,  
Amidst your cherished locality, Where privileges never end  
And luxury sets a new aura.



Decorative Double  
Height Entrance  
Lobbies



Gym



Kids Play Area



Jogging  
Walking Track



Senior Citizens  
Relaxation Area



Vibrant  
Green Lawn



Cardiac &  
Functional Zone



Meditation  
Yoga Portion



Society Office



Ample Car  
Parking Space



CCTV Surveillance  
In Common Areas





# LEVEL UP YOUR SPACE

ADITYARAJ ROYALE, Vikhroli's iconic city rises above your expectations.

It allows you to live grand life without compromising on your much-loved neighbourhood. Here you treasure life with uncompromised space, incomparable views and unmatched convenience.

Undoubtedly, it's a 'smart LEVEL' towards your next level of luxury living.



Elegant architectural  
design crafted to perfection!





# LEVEL UP YOUR ELEGANCE

## Structure

- Earthquake - resistant RCC structure
- Cross-ventilation
- High quality construction

## Flooring

- Vitrified flooring in all rooms

## Kitchen

- Kitchen with granite platform
- Stainless steel sink • Service platform
- Designer wall tiles • Exhaust Fan
- Branded water purifier

## Bathroom

- Contemporary bathroom designs with branded sanitary fittings
- Provision of space for washing machine
- Designer wall tiles & anti skid floor tiles
- Exhaust Fan • Branded geyser

## Doors & windows

- Designer doors with decorative fittings
- Anodized aluminium French windows with one way glass
- Safety grills for all windows and balconies
- Mosquito net protection in all windows

## Paints & electrical

- Gypsum walls in all rooms with acrylic emulsion paint inside flat
- Branded concealed copper polycap wiring with ample electrical points
- Modular switches
- Provision of points for AC, Washing Machine, Geyser, Water filter, Exhaust Fan, Internet etc.

## Security

- High-tech security with video door phone
- Intercom facility for better security and connectivity
- Fire fighting systems with latest equipment

Spacious and attractive entrance lobby





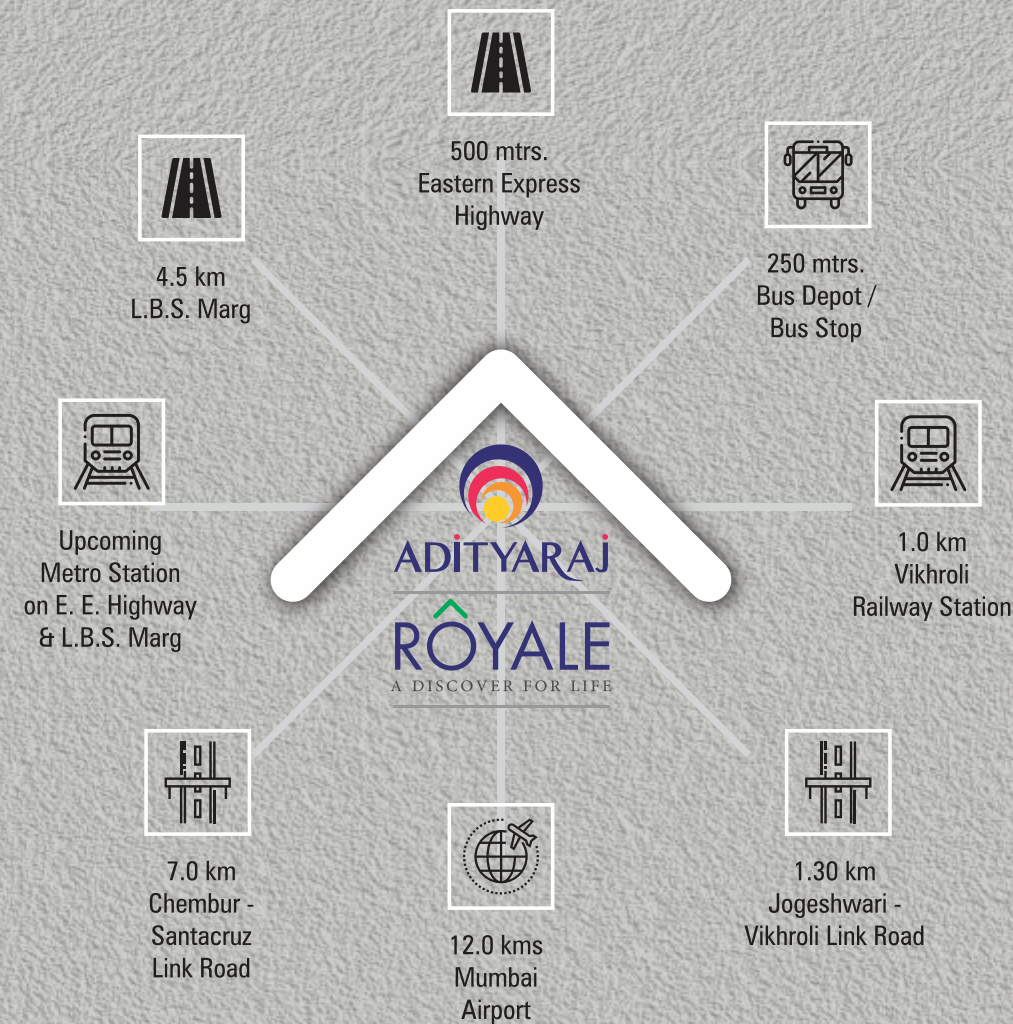
Sometimes more than the inside,  
It's merely the surroundings,  
the smell of it's breeze, and the city  
lights that become your home

Your heart knows your neighbourhood is a part of your family. It's  
where you have grown up making memories at every mile. More  
than just a prestigious address, this place has been your very own  
cocoon from day one and will continue to be on forever.



# LEVEL UP YOUR COMMUNICATION

## CONNECTIVITY



## PLACES OF CONVENIENCE NEAR BY



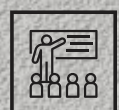
### TEMPLE :

- Shree Sai Baba Temple
- Shree Ayyappa Temple
- Shree Jagdamba Temple
- Guru Gobind Singh Gurudwara



### MALLS & THEATER :

- R - City Mall
- Neptune Magnet Mall
- Huma Mall
- Powai Plaza



### EDUCATIONAL INSTITUTIONS :

- Udayanchal High School (Godrej School)
- Abhay International School
- St. Joseph High School
- IIT Bombay
- Sandesh College of Arts, Commerce & Science
- Vikas College of Arts, Commerce & Science



### HOSPITALS:

- Godrej Memorial Hospital
- Shushrusha Hospital
- Atul Lok Hospital
- Mahatma Phule Hospital



### GARDENS & PLAYGROUND :

- Ravindra Mhatre Ground
- Shantivan • Sambhaji Maidan
- Triconi Garden
- Tagore Nagar Play Ground
- BMC Garden



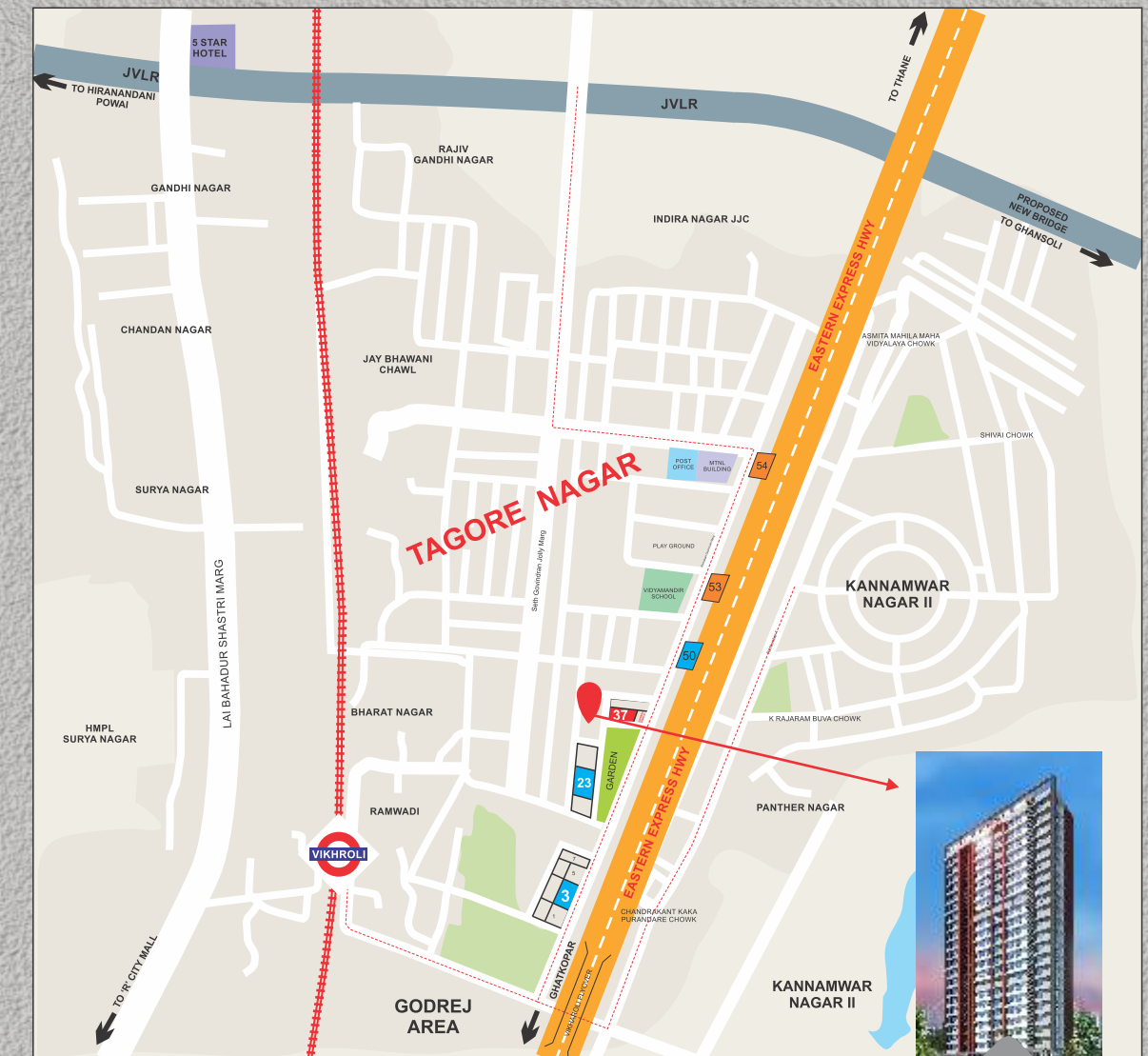
### OTHER IMPORTANT PLACES :

- Post Office
- Passport Seva Kendra
- Vikhroli Court
- Joint Sub Registrar Office

\*Travelling distance & time as per google map

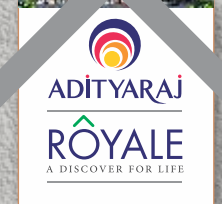
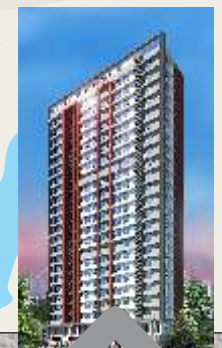
## Experience the old world charm with a modern twist

Vikhroli represents a beautiful balance of nature and future. On one hand it's a peaceful and serene suburb surrounded with natural greenery and landscaped parks. And on the other hand it's an actively flourishing locality with recreational activities and modern high rises having an excellent connectivity to the metropolis by Rail, Road and Air, Banks, Markets, Malls, Multiplexes, Hospitals, Schools, Colleges, and Religious places are within easy reach. Kannamwar Nagar, Vikhroli, is a very well connected and a rapidly upcoming suburb for Homes and commerce. No wonders that it is proudly called as princesses of suburbs.



## LOCATION PLAN

- Culturally rich, peaceful and green locality.
- Surrounded by Gardens, play grounds and open spaces.
- Excellent infrastructure with well wide concrete roads, Ample water supply and drainage system.
- Strategically located off Eastern Express Highway.
- Vikhroli Railway Station within walking distance.
- Well connected thorough Eastern Express Highway, L.B.S. Marg & Jogeshwari - Vikhroli Link Road.
- BEST Buses ply in front of project and Eastern Express Highway.
- Well connected to Ghatkopar, Powai & Mulund.
- Easy and fast access to Central Mumbai, Thane & Navi Mumbai.
- Proposed Bridge from Vikhroli to Ghansoli, Navi Mumbai.







## REDEFINING LUXURY REAL ESTATE SINCE 1967

ADITYARAJ GROUP is in the field of construction since 1967. We are in construction field since three generations and constructing landmarks since last 5 decades and our creations stand strong and tall till date. We have not just mastered the art of construction but have also proven our excellence in many other infrastructure projects like Government buildings, Roads, Bridges, National Highways, Huge water tanks (E.S.R., G.S.R. & M.B.R.), Water supply projects, Public utility buildings, Factories, Beautification projects and many other projects on B.O.T. Basis (Build operate & transfer, toll collection).

After successfully completing hundreds of infrastructure projects for government private sectors as a Class 1 - A (Unlimited Class) Government Registered Contractor, ADITYARAJ GROUP established itself in real estate development since year 2000. Our Group Chairman is a self driven man. He himself is a qualified civil engineer and his vision and vast experience in construction field is the key to the group's success in the fields of real estate and infrastructure construction, he has an eye for perfection and his dynamism, futuristic planning and dedication has taken the group to great heights.

Today ADITYARAJ GROUP is one of the most respected names in the field of real estate development, pioneering and specializing in redevelopment of old dilapidated MHADA buildings, private building and housing societies. We believe in going that extra mile in every project we handle. We never believe in compromise when it comes to quality, as our goal is to create only the ultimate. We are aware that our customers not only invest their hard earned money but also their trust in our group, And to make them satisfied is what it moves us to take that extra step, every time creating a landmark at every location.

ADITYARAJ GROUP has received ISO 9001:2008 Certification for our high quality and excellent management. We are even patron members of the esteemed Builder's Association of India. Quality & trust are the strong pillars of our foundation that helps to give the home owners happiness & overwhelming satisfaction for a lifetime. Expertise comes with experience. Over 50 successfully years in the construction industry with a crystal clear reputation gives us the confidence to promise you trust, passion, quality and reliability.

Our group is well established and with deep roots in business like Real Estate Development, Infra projects, Govt. Contracts, Hospitality Business, Banquets, Mining Industry & Asphalt Plant etc. We pledge to make ADITYARAJ GROUP committed to delivering the final quality products to the absolute satisfaction of our clients within the stipulated time frame.

## SOME OF OUR RECENT PROJECTS



GANGA TOWER  
CHEMBUR



KAMBODHI  
CHEMBUR



OM SHRI SHANTI  
CHEMBUR



ADITYARAJ PRIDE  
SION



ADITYARAJ ENCLAVE  
GHATKOPAR



PURNIMA PRIDE  
VIKHROLI



SUYOG SIGNATURE  
VIKHROLI



SAI PRASAD  
VIKHROLI



ADITYARAJ GOLD  
VIKHROLI



VIDYA DARSHAN  
VIKHROLI



ADARSH AVENUE  
VIKHROLI



ADITYARAJ AVENUE  
VIKHROLI

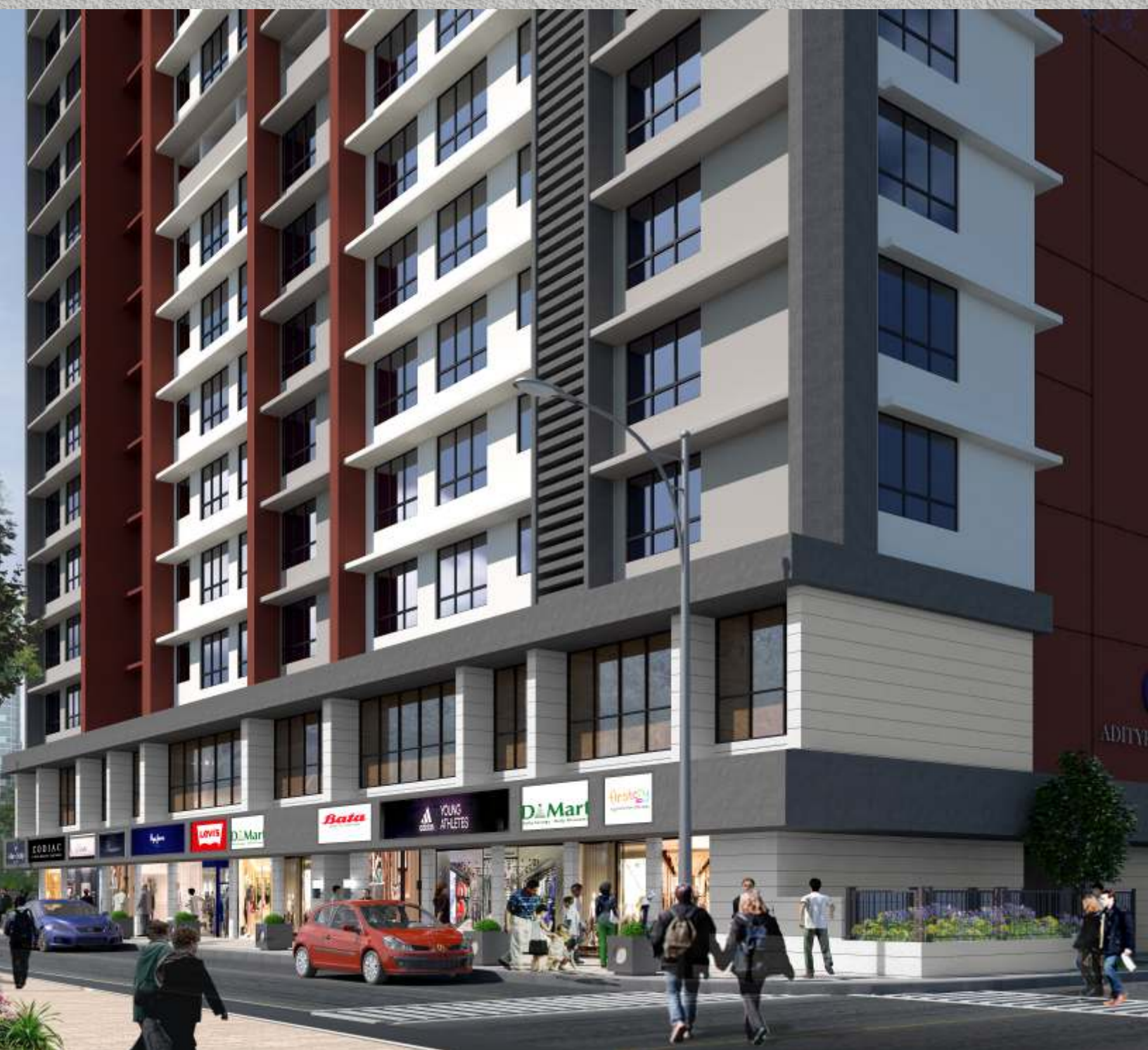
## MAKING TOMORROW. TODAY.







**LEVEL UP YOUR  
PRODUCTIVITY**







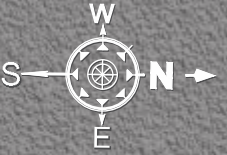








TYPICAL FLOOR PLAN  
3rd-7th-9th-14th-16th-22nd











8TH FLOOR REFUGEE  
FLOOR PLAN







15TH FLOOR REFUGEE  
FLOOR PLAN







TOILET  
3'9"x7'2"

DINING  
2'2"x7'5"

LIVING  
8'8"x14'9"

KITCHEN  
6'x8'7"

BEDROOM  
8'x11'6"

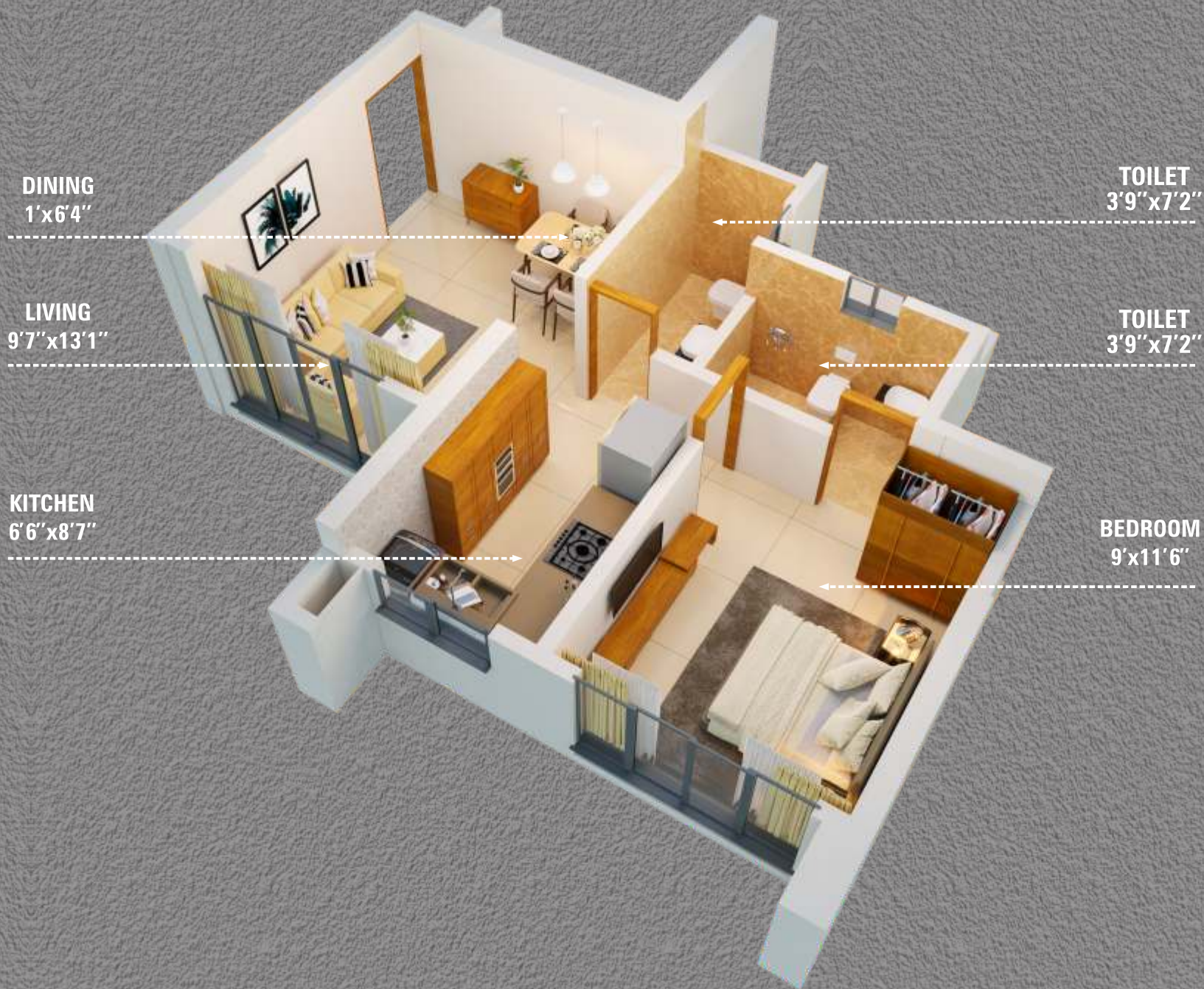
A WING | FLAT NO 1  
UNIT PLAN | 1 BHK  
RERA | 384 SQFT





A WING | FLAT NO 4  
UNIT PLAN | 2 BHK  
RERA | 461 SQFT





B WING | FLAT NO 3  
UNIT PLAN | 1 BHK  
RERA | 389 SQFT





TOILET  
3'9" x 7'2"

TOILET  
3'9" x 7'2"

DINING  
3'1" x 4'9"

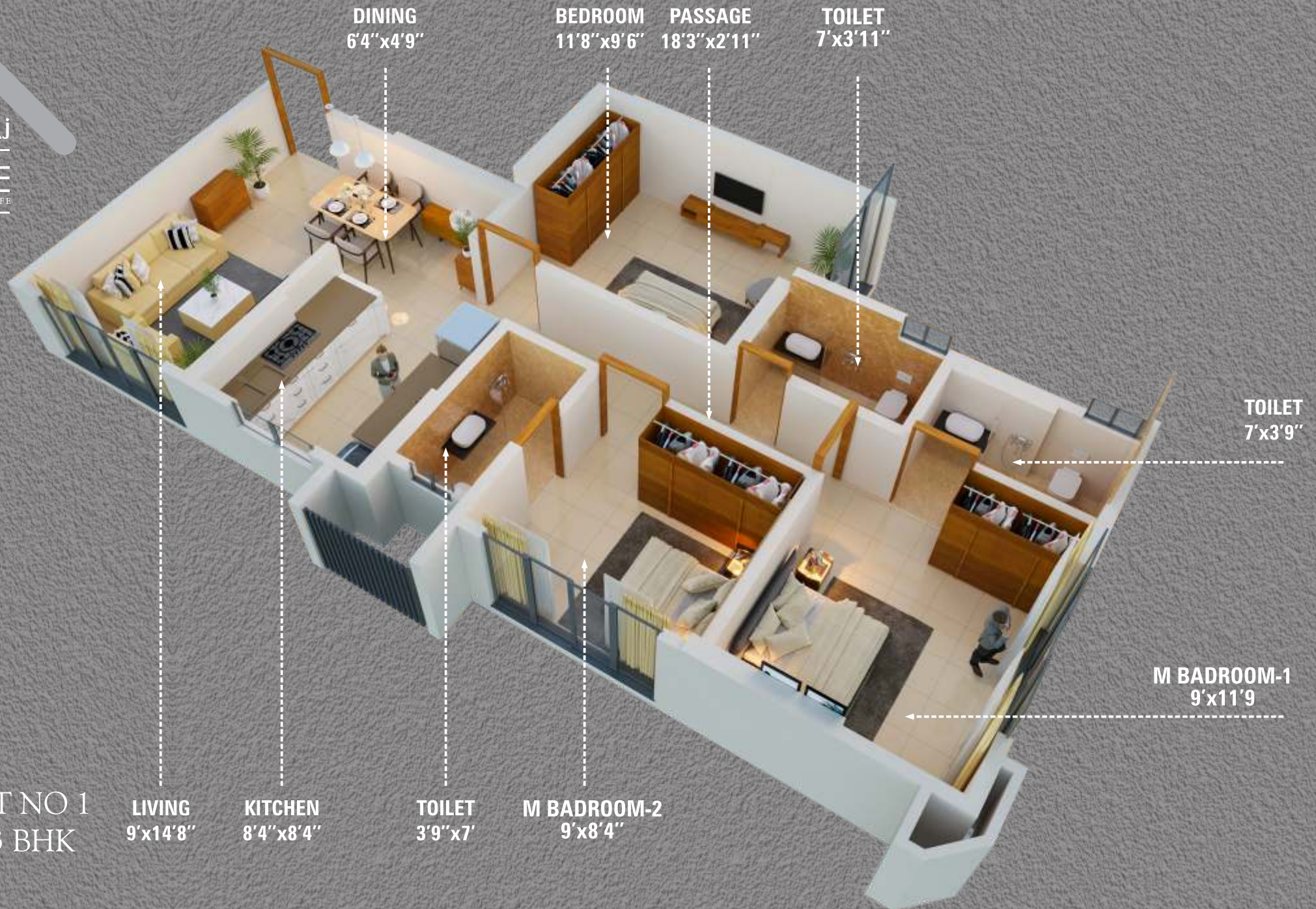
LIVING  
9'3" x 14'8"

KITCHEN  
6'10" x 9'5"

BEDROOM  
9' x 12'10"

B WING | FLAT NO 2  
UNIT PLAN | 1 BHK  
RERA | 424 SQFT





B WING | FLAT NO 1  
UNIT PLAN | 3 BHK  
RERA | 718 SQFT