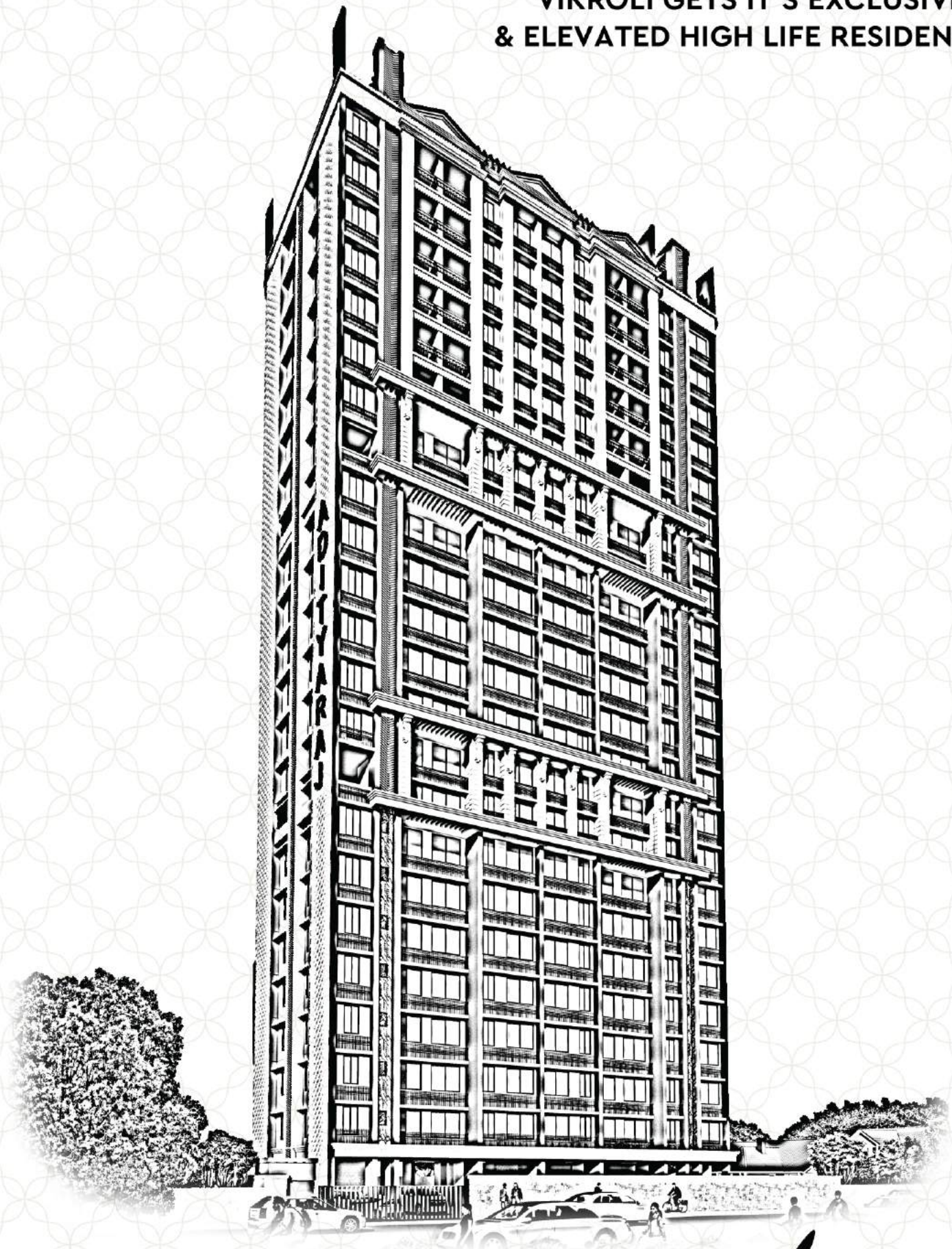


VIKROLI GETS IT'S EXCLUSIVE
& ELEVATED HIGH LIFE RESIDENCES



Signature...

Style Homes

BY ADITYARAJ

39, Tagore Nagar, Vikhroli East



The best of high living is

Right here, Right now

Enjoy an exclusive urban lifestyle,
right in the center of Mumbai.
Thoughtfully designed to include
world-class amenities like an Open
Air Gymnasium, Walking Track,
Meditation Zone, Kids Play Zone,
Open Air Audio-Visual Zone & more.



**GO HIGH & ABOVE
ENJOYING THE COCOON
OF A QUALITY TIME**





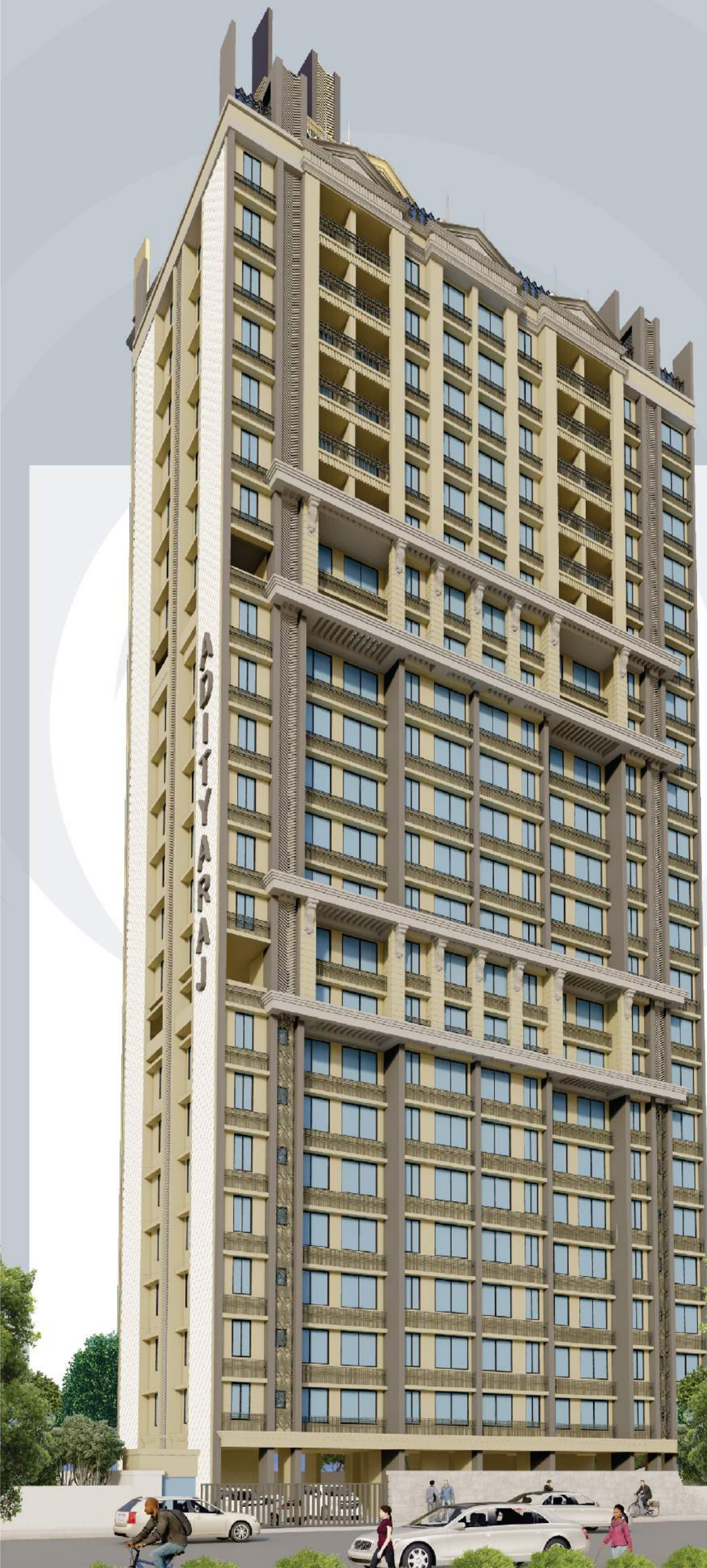
Introducing High Life Residences in Vikhroli.

They say a house is more than just a place, it's where you come home. To family. To those who matter. It isn't just where you stay, it's where you live. At Adityaraj *Signature*, we believe that the right architecture is what transforms those four walls into a home.

A home where you plan life, not just for today but for generations to come.

Live every moment to the fullest at Adityaraj *Signature*, in a home around your life, for life.

- SIGNATURE JODI FLAT WITH BALCONY OPTIONS AVAILABLE ON HIGHER FLOORS
- VASTU COMPLIANT EAST-WEST FACING FLATS.
- 100% RESIDENTIAL PROJECT
- HIGH-CLASS CONSTRUCTION QUALITY
- SOLID EARTHQUAKE RESISTANCE RCC STRUCTURE
- USAGE OF HIGH QUALITY BRANDED MATERIAL
- MODERN FIRE FIGHTING SYSTEM
- BRANDED LIFTS
- ROOFTOP AMENITIES
- WORLD-CLASS SECURITY SYSTEM
- STACK PARKING FACILITY
- LIFT UPTO TERRACE



P L A C E S O F

PLACES OF CONVENIENCE NEARBY

C O N V E N I E N C E
N E A R B Y



TEMPLE

- Shree Sai Baba Temple
- Shree Ayyappa Temple
- Shree Jagadamba Temple
- Guru Gobindsingh Gurudwara



MALLS & THEATRE

- R City Mall
- Powai Plaza



HOSPITALS

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



GARDENS & PLAYGROUND

- Triconi Garden
- Tagore Nagar
- Playground
- BMC Garden
- Shantivan
- Sambhaji Maidan



EDUCATIONAL INSTITUTIONS

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



OTHER IMPORTANT PLACES

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

The LOCATION

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. Tagore 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 ADVANTAGES

- Culturally rich, peaceful and green Locality.
- Surrounded by Gardens, Play Grounds & Open Spaces.
- Excellent Infrastructure with well wide concrete roads, ample water supply and drainage systems.
- Strategically located off Eastern Express Highway.
- Vikhroli Railway Station within walking distance.
- Extremely well connected through Eastern Express Highway, LBS Marg & Jogeshwari - Vikhroli Link Road.
- BEST Buses ply in front of project & Eastern Express Highway.
- Well Connected to Ghatkopar, Powai, Mulund & International Airport
- Easy and fast access to Central Mumbai, Thane & Navi Mumbai.
- Proposed Bridge from Vikhroli to Ghansoli, Navi Mumbai.

P L A C E S O F



CONNECTIVITY

- 700 Mtr. Eastern Express Highway
1.50 Km LBS Marg
- 900 Mtr. Tagore Nagar Bus Depot
- 1 Km Vikhroli Railway Station
2.00 Km Upcoming Metro Station*
- 1.30 Km Jogeshwari Vikhroli Link Road
6 Km Chembur Santacruz Link Road
- 12.50 Kms International Airport

OPEN TO SKY LEISURE'S FOR ENDLESS FUN & ENTERTAINMENT

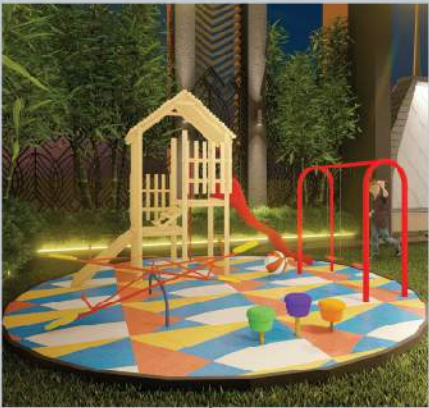


ARTIST IMPRESSION

SIT OUT

SCULPTURE

OPEN FITNESS GYM



PROJECTOR SCREEN

KIDS PLAY AREA

MEDITATION AREA

WALKING TRACK

AN **ELEGANT** ENTRANCE LOBBY
WITH **SUPERIOR ARCHITECTURE** TO
WELCOME YOU HOME.



ARTIST IMPRESSION



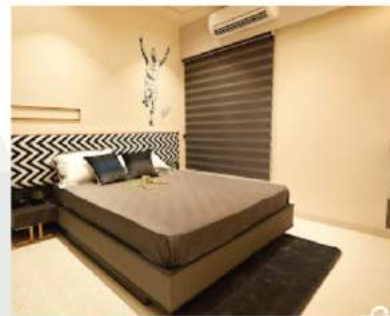
AMENITIES & SPECIFICATION



Actual show apartment of one of our projects

FLOORING:

- Premium Vitrified Tiles in all Rooms.
- Anti Skid Flooring in Toilet & Bath.



Actual show apartment of one of our projects

DOORS & WINDOWS:

- Designer Laminated Flush Doors with Elegant Handles & Branded Locks.
- Wooden Door Frames for Main Door & all other Rooms.
- Anodised Aluminium Sliding Windows with Tinted Glass.
- One Panel Mosquito Prevention Net.
- Granite Window Sill.
- MS Railing for Safety on Windows.



Actual show apartment of one of our projects

KITCHEN:

- Granite Kitchen Platform.
- Branded SS Sink
- Designer Wall Tiles.
- Modular Kitchen with Cook Top, Chimney & Water Purifier.
- Provision for Fridge & Washing Machine



Actual show apartment of one of our projects

BATH & WC:

- Concealed Plumbing.
- Designer Bathroom with Modern Sanitary Ware.
- Designer Wall Tiles & Anti Skid Floor Tiles.
- Granite Door Frame.
- Premium Brand Designer C.P. Bath Fittings.
- Exhaust Fan for Fresh Air.
- Precision for Hot Water Geyser.



Image for representation

WALLS & PAINT:

- Gypsum Finished Internal Walls.
- Quality Paint On Internal & External Walls.
- Texture Paint on External Walls.



Image for representation

ELECTRIFICATION:

- High Grade Concealed Copper Wiring with MCB.
- Modern Modular Switches with Circuit Breakers.
- Adequate Electric, AC, TV, Telephone Points, Intercom & Video Door Phone in each Flat.
- Internet Cable Provided.
- Fan & LED Tube Lights.



**ELEVATING YOUR LIFESTYLE
WITH GRACE, SPACE & CLASS,
QUITE PERFECTLY.**

BRAND AFFILIATES



PROJECT FEATURES



- Reputed and experienced developer.
- Experienced professionals such as architect, RCC consultant, MEP & PMC consultants for accurate planning & quality control.
- Electric, plumbing & fire fighting layout designed & monitored by experienced MEP consultant.
- High class construction quality.
- Solid earthquake resistant RCC structure.
- Only high quality branded materials used.
- Modern fire alarm & fire fighting system.
- Sprinkler provided in all rooms.
- Branded lifts with ARD system.
- Lighting arrester provided on top.



GREEN BUILDING INITIATIVE

- Rain water harvesting system.
- Large windows for optimal natural light & ventilation



SECURITY

- Peaceful and well protected area.
- 24/7 CCTV camera surveillance.
- Modern intercom system.
- Security cabins on main gate & lobby.
- Secure gated compound.

ENCOURAGING SWACHH BHARAT ABHIYAN



- Easily accessible dustbins located in common areas.
- Systematic wet & dry garbage collection system



PREMIUM FEATURES

- Designer modular kitchen with cook top & chimney.
- Branded water purifier for healthy living.
- Video door phone for extra security.
- Hot water geysers in all bathrooms.
- Ceiling fans and tube lights in all rooms.

ENCOURAGING DIGITAL INDIA INITIATIVE



- Internet cables provided in all flats.
- Wifi enabled main terrace garden.



FIT INDIA

- Encouraging fit India movement
- Open air fitness area.
- Walking track

1 BHK

ISOMETRIC VIEW



Flat No 07
1st to 22nd floor

1 BHK

ISOMETRIC VIEW



Flat No 05
17th to 22nd floor

2 BHK

ISOMETRIC VIEW



Flat No 06
1st to 22nd floor

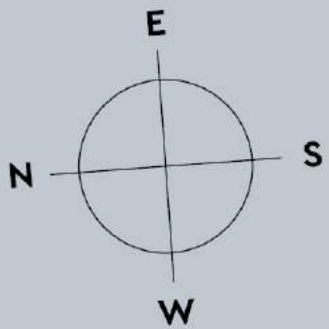
2 BHK

ISOMETRIC VIEW



Flat No 02
17th to 22nd floor

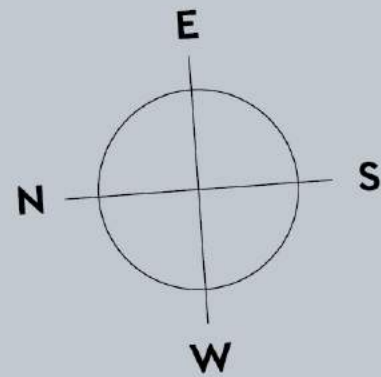
TYPICAL FLOOR PLAN



1st to 7th, 9th to
14th & 16th floor plan

FLAT NO.	01	02	03	04	05	06	07
RERA AREA	540 SQ.FT	540 SQ.FT	391 SQ.FT	407 SQ.FT	409 SQ.FT	581 SQ.FT	404 SQ.FT

17th to 22nd floor plan

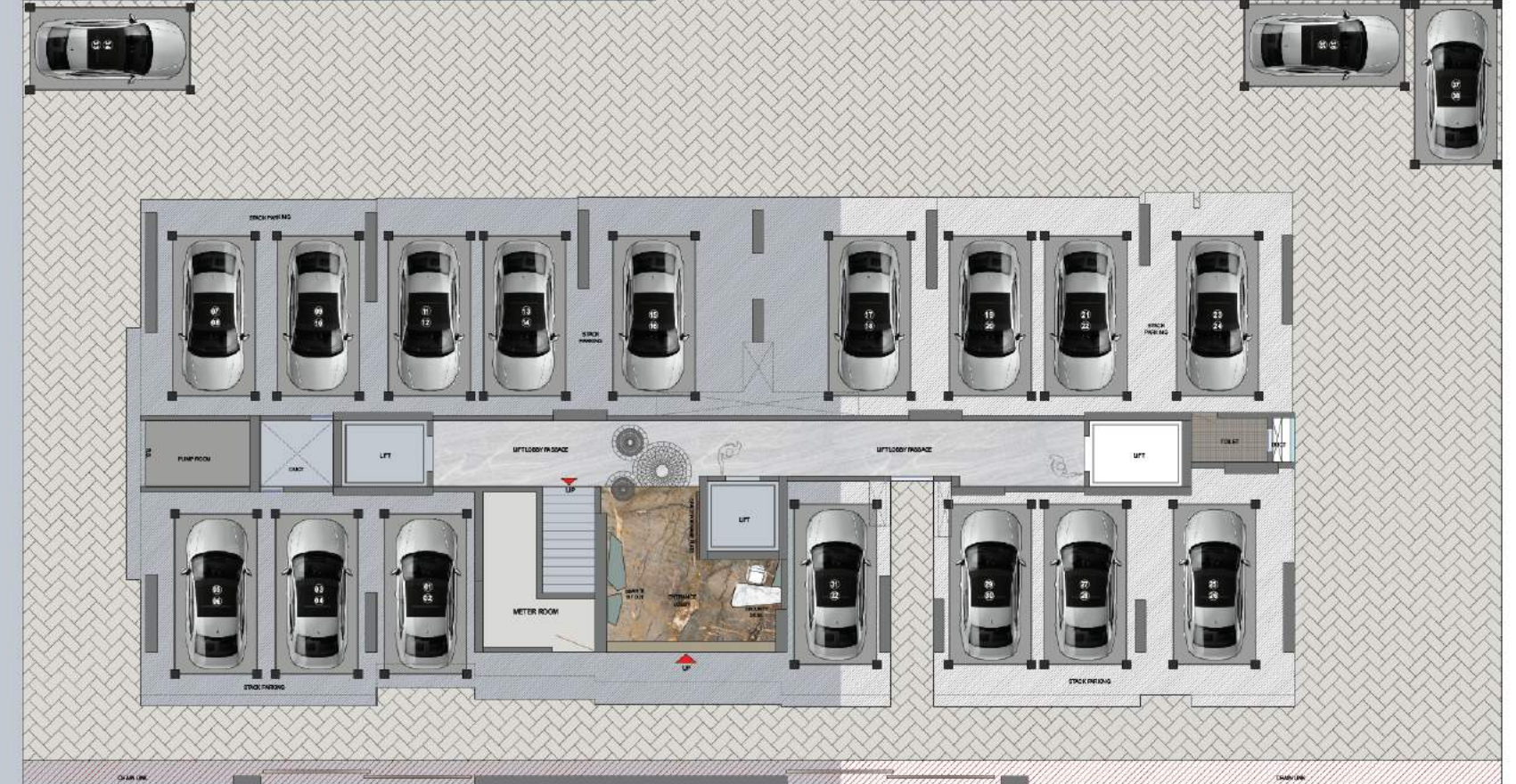


FLAT NO.	01	02	03	04	05	06	07
RERA AREA	540 SQ.FT	596 SQ.FT	447 SQ.FT	448 SQ.FT	450 SQ.FT	581 SQ.FT	404 SQ.FT

8th floor plan



Ground floor plan



15th floor plan



Terrace plan



SOME OF OUR RECENT PROJECTS

S O M E
O F O U R



SHANTI SADAN
VIKHROLI



ADITYARAJ BREEZ
VIKHROLI



ADITYARAJ GURUKRUPA
VIKHROLI



ADITYARAJ PRIDE
SION



ADITYARAJ SAPHALYA
GHATKOPAR



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ SQUARE
VIKHROLI



ADITYARAJ AVENUE
VIKHROLI



DR. BABASAHEB AMBEDKAR
MEMORIAL - AIROLI



ETC SCHOOL VASHI



MCH HOSPITAL - BELAPUR



NMMC SCHOOL KOPARKHAIRANE



HOSTEL BUILDING KURLA

SOME OF OUR GOVT. CONTRACT PROJECTS

ADITYARAJ MAKING TOMORROW. TODAY.

ADITYARAJ GROUP is in the field of construction since 1967.

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 the year 2000.

Expertise comes with experience: Over 50 successful years in the construction industry quality and reliability with a crystal clear reputation gives us the confidence to promise you trust & passion.

Today ADITYARAJ GROUP is well established and with deep roots in businesses like Real Estate Development, Infra. Contracting, Hospitality, Mining & Building Material Supply.

We pledge to make ADITYARAJ GROUP committed to delivering the final quality product to the absolute satisfaction of our clients within the stipulated time frame.

REDEFINING LUXURY REAL ESTATE SINCE 1967



Signature...

Style Homes

BY ADITYARAJ

A project by



DEVELOPER

ADITYARAJ ENTERPRISES NX

Office Address

Shop No. 2, Purnima CHS LTD., Building No. 3, Tagore Nagar, Vikhroli East, Mumbai Suburban, Maharashtra, 400 083.

Tel. No. 022-2574 9999 | Email: sale@adityarajgroup.co.in

For Booking Call: +91 9242 69 6969 | +91 7470 90 9090

Site Add.: Bldg. No.39, Tagore Nagar, Vikhroli (E), Mumbai – 400 083.

Architect: Ankit M. Makani | Designing Architect: Square Plus | RCC Consultant: Associated Consultants
Vastu Consultant: Dr. Arunkumar Bopanna | Our Bankers: HDFC Bank & Navjeevan Co-op Bank Ltd | PMC: NS Infra

MAHARERA NO.: P51800030225

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