



MAHA-RERA REGISTRATION  
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Project By



**ADITYARAJ**  
**G R O U P**

CREATING LANDMARKS SINCE 1967

An ISO 9001:2015 Certified Group

**Booking Office Address :**

Shop No.2, Ground Floor, Purnima CHS Ltd., Building No. 03,  
Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.

Email : [adityarajenterprises@hotmail.com](mailto:adityarajenterprises@hotmail.com)

**For Booking Call :**

9242 69 69 69  
7470 90 90 90

**Site Add. : Bldg. No.34, Tagore Nagar, Vikhroli (E), Mumbai - 400083.**

Architect : Sai Sampada DBS | Designing Architect : Sunil Kenkarey | Rcc Consultant : Associated Consultants

MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co.

Vastu Consultant : Dr. Arunkumar Bopanna | Our Bankers : HDFC Bank & Navjeevan Co-op Bank Ltd

Developer : Adityaraj Enterprises

Regd. Add. : C/O. K. G. Jewellers, Shop No.801/802, Zaveri Bazar, Siru Chowk, Ulhasnagar 421 002.

The space of Happiness and Prosperity

**ADITYARAJ**  
**Gurukripa**

Bldg. No.34, Tagore Nagar, Vikhroli (E), Mumbai - 400083.

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 subject to approval of MCGM.





This 21-Storey edifice conceived in the prime locality of Vikhroli, offers magnificent views of City, Mangroves & Creek. The design concept is shaped by a team of renowned architects, consultants and this exclusive luxury lifestyle address will redefine the skyline of Mumbai giving its discerning residents a taste of an evolved and inspiring life. Adityraj Gurukripa is offering 1BHK & 2 BHK residences for high class living. Thoughtful design and planning provide for abundance of space while use of high quality fixtures and furnishings to ensure that every living space is embellished in lavish luxury.

## PROJECT HIGHLIGHTS :

- G / Stilt + 21 storey Iconic Tower.
- Offering Luxurious & Ultra Modern 1 & 2 BHK Flats.
- Commercial / Shops / Offices / Showrooms on prime corner plot.
- Clear title MHADA plot.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Ample Car Parking through automated parking tower.
- Well equipped fitness centre.
- Rooftop Amenities
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.



AC-LOBBY



VIDEO DOOR PHONE



MODULAR KITCHEN



COOK TOP & CHIMNEY







### PROJECT FEATURES:

- Reputed and experienced Developer.
- Experienced Professionals such as Architect, RCC Consultant, MEP & PMC Consultants for accurate planning and 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.



### 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 Gates.
- Secure Gated Compound.



### 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 Led Lights in all rooms.



### ENCOURAGING SWACHH BHARAT ABHIYAN:

- Easily accessible Dustbins located on each floor and compound areas.
- Systematic wet & dry Garbage collection System.



### ENCOURAGING MAKE IN INDIA INITIATIVE:

- Most of the products and Materials used for construction will be of High quality and Branded "Made in India" only.



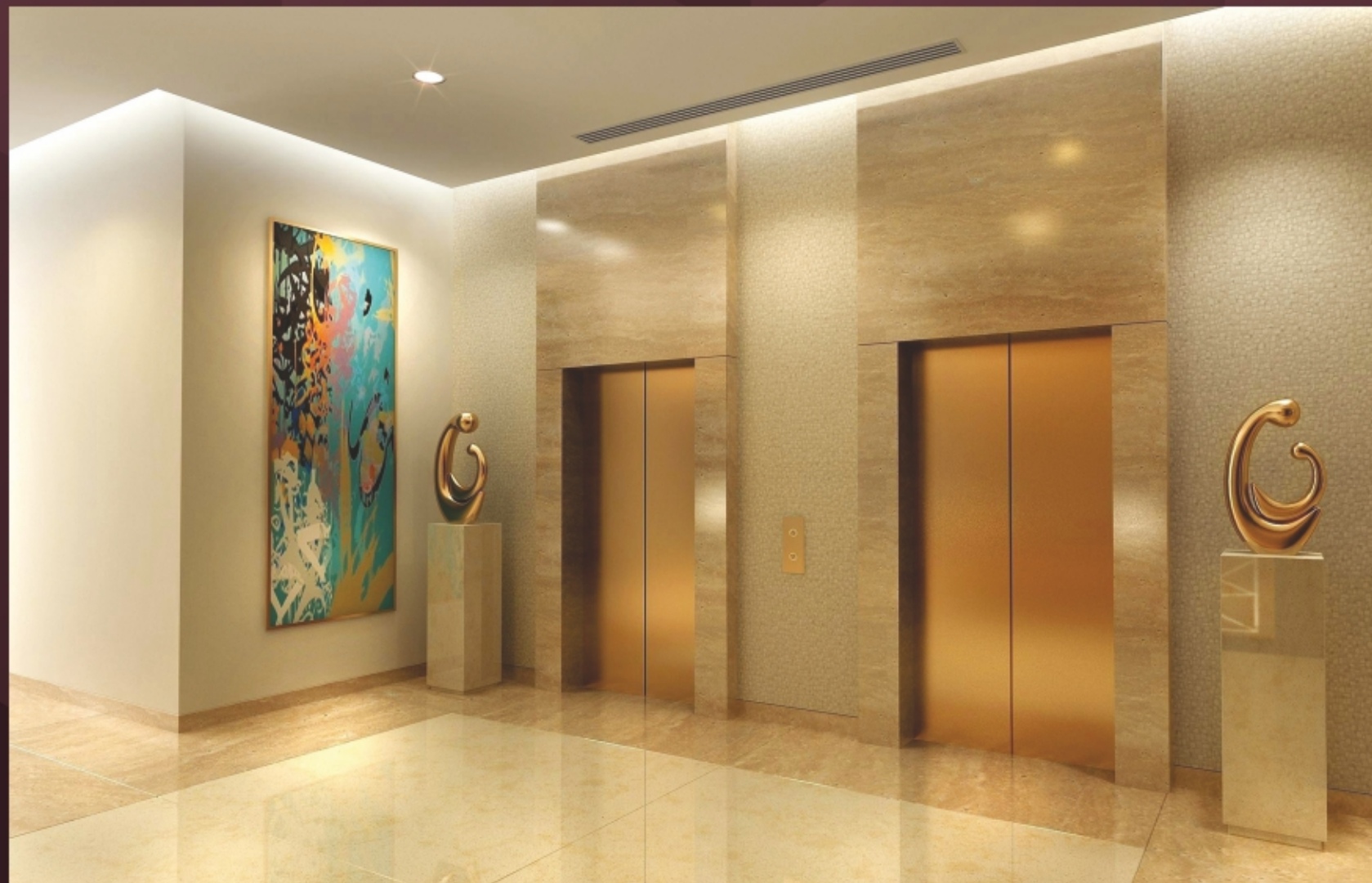
### ENCOURAGING DIGITAL INDIA INITIATIVE:

- Internet Cables provided in all Flats.
- WIFI Enabled Main entrance lobby

### 2 BHK FLAT ( 3D CUT SECTION)



### 1 BHK FLAT ( 3D CUT SECTION)





GROUND / STILT FLOOR PLAN



8TH FLOOR PLAN (REFUGE)



1ST FLOOR PLAN



15TH FLOOR PLAN ( REFUGE )







2ND TO 7TH,  
9TH TO 14TH, 16TH  
TO 20TH FLOOR PLAN

21ST  
FLOOR PLAN





## TERRACE 3D IMAGE



GAZEBO



CHILDREN  
PLAY AREA



JOGGING TRACK



LANDSCAPE  
GARDEN



SENIOR CITIZEN  
SIT OUT



GYM & FITNESS CENTRE  
ON 21ST FLOOR



YOGA & MEDITATION



PARTY LAWN

## TERRACE FLOOR PLAN

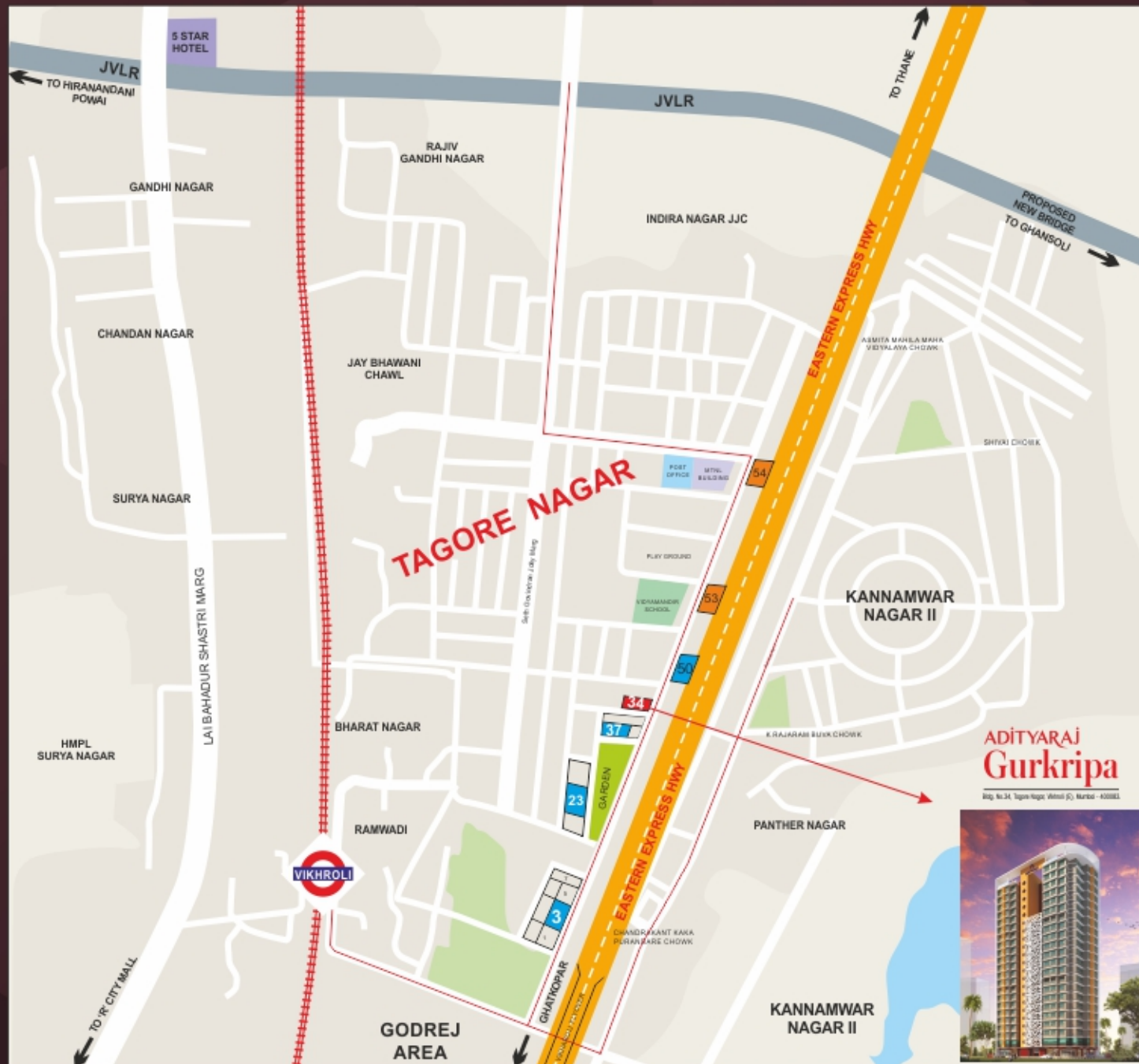




## THE LOCATION :

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 MAP :



Site Add. : Bldg. No.34, Tagore Nagar, Vikhroli (E), Mumbai - 400083.

## LOCATION ADVANTAGES :

- 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 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 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.



## CONNECTIVITY :



700 MTR.  
EASTERN EXPRESS  
HIGHWAY



900 MTR.  
TAGOR NAGAR  
BUS DEPOT



1 KM  
VIKHROLI  
RAILWAY STATION



1.30 KM  
JOGESHWARI - VIKHROLI  
LINK ROAD



1.50 KM  
LBS MARG



2.00 KM  
UPCOMING  
METRO STATION\*



6 KM  
CHEMBUR - SANTACRUZE  
LINK ROAD



12.50 KMS  
AIRPORT



## PLACES OF CONVENIENCE NEARBY :



### TEMPLE

- Shree Sai Baba Temple
- Shree Ayyappa Temple
- Shree Jagadamba Temple
- Guru Gobund Singh Gurudwara



### MALLS & THEATER

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



### 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.



### HOSPITALS

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



### GARDENS & PLAYGROUND

- Triconi Garden
- Tagore Nagar Play Ground
- BMC Garden
- Shantivan
- Sambaji Maidan



### OTHER IMPORTANT PLACES

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

\*Travelling distance & time as per google map



## TOWER FEATURES :

- Decorated building main gates with security cabins.
- Solid 5 ft. Decorative Compound wall.
- Grand Air conditioner main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles in compound area.
- Well designed ventilated lift lobbies on each floor.
- Society office on 8th floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.



- Premium Brand automatic lifts.
- Adequate water supply by MCGM.
- Common Toilet on Ground & First floor.
- Provision for MGL Gas line connection.
- Waterproofing treatment on terrace .
- Ample Mechanical parking tower.
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.



## AMENITIES & SPECIFICATION :



### FLOORING:

- \* Premium Vitrified tiles in all rooms.
- \* Anti skid flooring in toilet & bath.



### KITCHEN:

- \* Granite kitchen platform.
- \* Branded SS Sink with drain board.
- \* Designer wall tiles.
- \* Fresh air exhaust fan.
- \* Modular Kitchen with Cook Top, Chimney & Water Purifier.
- \* Provision for Fridge, Washing Machine & drier.
- \* Mosquito prevention net in window.



### BATH & WC:

- \* Concealed plumbing.
- \* Designer Bathroom with modern sanitary ware.
- \* Designer wall tiles and Anti skid floor tiles.
- \* Granite door frame.
- \* Premium brand designer C. P. bath fittings.
- \* Louvered windows with mosquito net.
- \* Exhaust fan for fresh air.
- \* Hot water geyser.



### 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 Grill / Railing for safety on windows.



### WALLS & PAINT:

- \* Gypsum finished internal walls.
- \* Quality paint on Internal & External walls.
- \* Texture paint on External walls.



### 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.

## OTHER LANDMARK PROJECTS



GANGA TOWER - CHEMBUR



KAMBODHI - CHEMBUR



OM SHRI SHANTI - CHEMBUR



VRUSHALI VILLA - CHEMBUR



VIDYA DARSHAN - VIKHROLI



ADARSH AVENUE - VIKHROLI



PURNIMA PRIDE - VIKHROLI



SUYOG SIGNATURE - VIKHROLI



SAI PRASAD - VIKHROLI



MANORANJAN - VIKHROLI

## SOME OF OUR GOVT. CONTRACT PROJECTS



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



MCH HOSPITAL - BELAPUR



NMMC SCHOOL - KOPARKHAIRANE



HOSTEL BUILDING - KURLA

And done other Projects such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infra contracts