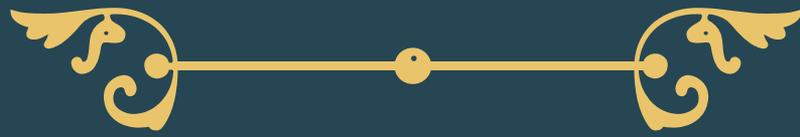




ADITYARAJ

SHANTI SADAN



ABOUT OUR GROUP

ADITYARAJ GROUP IS IN THE FIELD OF CONSTRUCTION SINCE 1967, (I.E. SINCE LAST 5 DECADES) AND CONSTRUCTED MANY LANDMARKS, 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 GOVERNMENT PROJECTS ON B.O.T BASIS (BUILD OPERATE & TRANSFER, I.E. ON TOLL COLLECTION BASIS).

AFTER SUCCESSFULLY COMPLETING HUNDREDS OF INFRASTRUCTURE PROJECTS FOR GOVERNMENT & PRIVATE SECTORS AS A CLASS I-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 FIELD 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 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 AND 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 SUCCESSFUL 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 PRODUCT TO THE ABSOLUTE SATISFACTION OF OUR CLIENTS WITHIN THE STIPULATED TIME FRAME.



PROJECT HIGHLIGHT



THIS 22-STORY 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 SKYSCAPE OF MUMBAI GIVING ITS DISCERNING RESIDENTS A TASTE OF AN EVOLVED AND INSPIRING LIFE. ADITYRAJ SHANTI SADAN IS OFFERING 1 BHK & 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.



AC-LOBBY



VIDEO DOOR PHONE



MODULAR KITCHEN



COOK TOP & CHIMNEY

- STILT + 22 STOREY ICONIC TOWER.
- OFFERING LUXURIOUS & ULTRA MODERN 1 & 2 BHK FLATS.
- 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.
- WELL EQUIPPED FITNESS CENTRE.
- ROOFTOP AMENITIES
- ALL APPROVALS IN PLACE WITH CLEAR DOCUMENTS.

PROJECT FEATURES



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:

- KITCHEN TROLLEY BELOW PLATFORM.
- 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.

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
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.



- Premium Brand automatic Lifts with 1 Streture Lift
- Adequate Water Supply by MCGM
- Common Toilet on Ground Floor
- Provision for MGL Gas line connection.
- Waterproofing Treatment on Terrace.
- Underground and Overhead Water Tanks with adequate storage capacity.
- Water Pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance in Main Lobby.



AMENITIES & SPECIFICATION :



FLOORING:

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



KITCHEN:

- Granite kitchen platform.
- Branded SS Sink.
- Glazed wall tiles.
- Fresh air exhaust fan.
- Kitchen Trolley below Platform
- Provision for Fridge, Washing Machine.
- Mosquito prevention net in windows.



BATH & WC:

- Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles and Anti skid floor til
- Cabinate door frame for bathroom.
- 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.

ENTRANCE LOBBY



3D PERSPECTIVE VIEW OF ACTUAL LOBBY (DOUBLE HEIGHT)

GROUND FLOOR PLAN



FIRST FLOOR PLAN

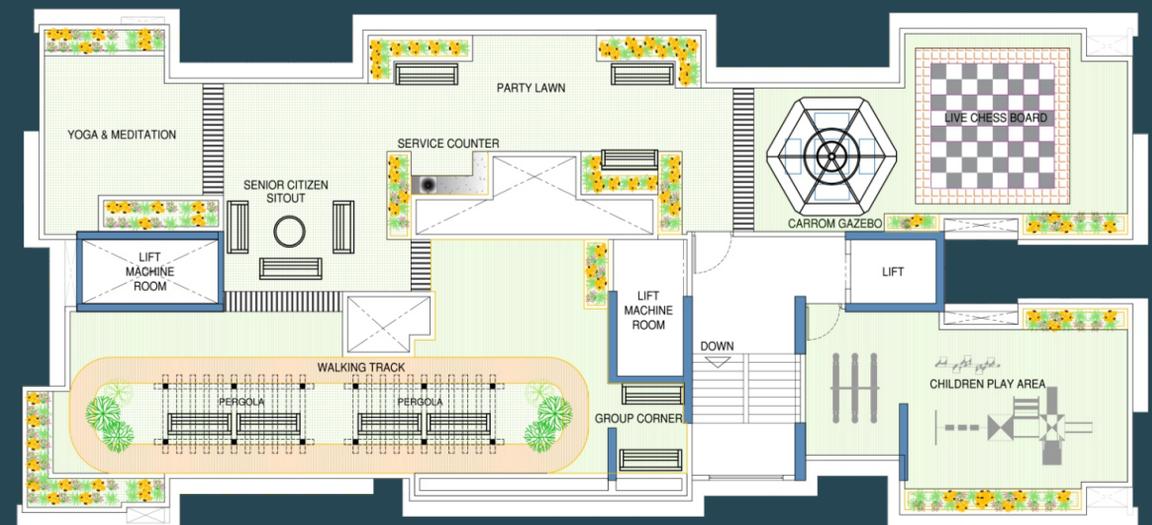


REFUGE FLOOR PLAN

8TH & 15TH



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

2ND TO 7TH | 9TH TO 14TH | 16TH TO 22ND



FLAT NO.	TYPE	RERA CARPET
1	1BHK	411 SQ.FT.
2	2BHK	498 SQ.FT.

FLAT NO.	TYPE	RERA CARPET
3	1BHK	385 SQ.FT.
4	1BHK	388 SQ.FT.
5	1BHK	384 SQ.FT.

FLAT NO.	TYPE	RERA CARPET
6	2BHK	509 SQ.FT.
7	2BHK	509 SQ.FT.



TERRACE FLOOR



TERRACE FLOOR AMENITIES



GAZEBO



CHILDREN
PLAY AREA



WALKING TRACK



LANDSCAPE
GARDEN



SENIOR CITIZEN
SIT-OUT



GYM AND
FITNESS CENTER
(ON 1ST FLOOR)



YOGA &
MEDITATION



PARTY LAWN

1BHK (FLAT NO. xx1)



2BHK (FLAT NO. xx2)



1BHK (FLAT NO. xx3)



1BHK (FLAT NO. xx4)



OTHER GOVT. PROJECTS



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



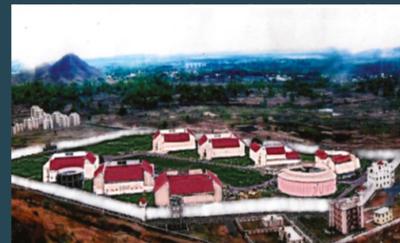
MCH HOSPITAL - BELAPUR



NMMC SCHOOL - KOPARKHAIRNE



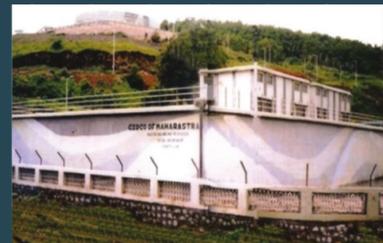
HOSTEL BUILDING - KURLA



CENTRAL JAIL - TALOJA



WATER TANK - VASHI



M-B-R AT BELAPUR



CANAL BRIDGE - PALM BEACH ROAD



VASHI LINK BRIDGE



HIGHWAY



BRIDGE - SION PANVEL ROAD



NMMC HOSPITAL - AIROLI



B-O-T BRIDGE - NAGPUR

SOME OF OUR OTHER PROJECTS



ADITYARAJ SQUARE
VIKHROLI



GANGA TOWER
CHEMBUR



ADITYARAJ GURUKRIPA
VIKHROLI



ADITYARAJ SAPHALYA
GHATKOPER



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ ENCLAVE
GHATKOPAR



OM SHRI SHANTI
CHEMBUR



ADITYARAJ PRIDE
SION



SAI PRASAD
VIKHROLI



ADITYARAJ AVENUE
VIKHROLI

CONNECTIVITY



700 MTR.
EASTERN EXPRESS
HIGHWAY



900 MTR.
TAGOR NAGAR
BUS DEPOT



1 KM
VIKHHOLI
RAILWAY STATION



1.30 KM
JOGESHWARI - VIKHHOLI
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
- Home Town



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
- Hiranandani Multi-Speciality 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

LOCATION

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.

• VIKHHOLI RAILWAY STATION WITHIN WALKING DISTANCE.

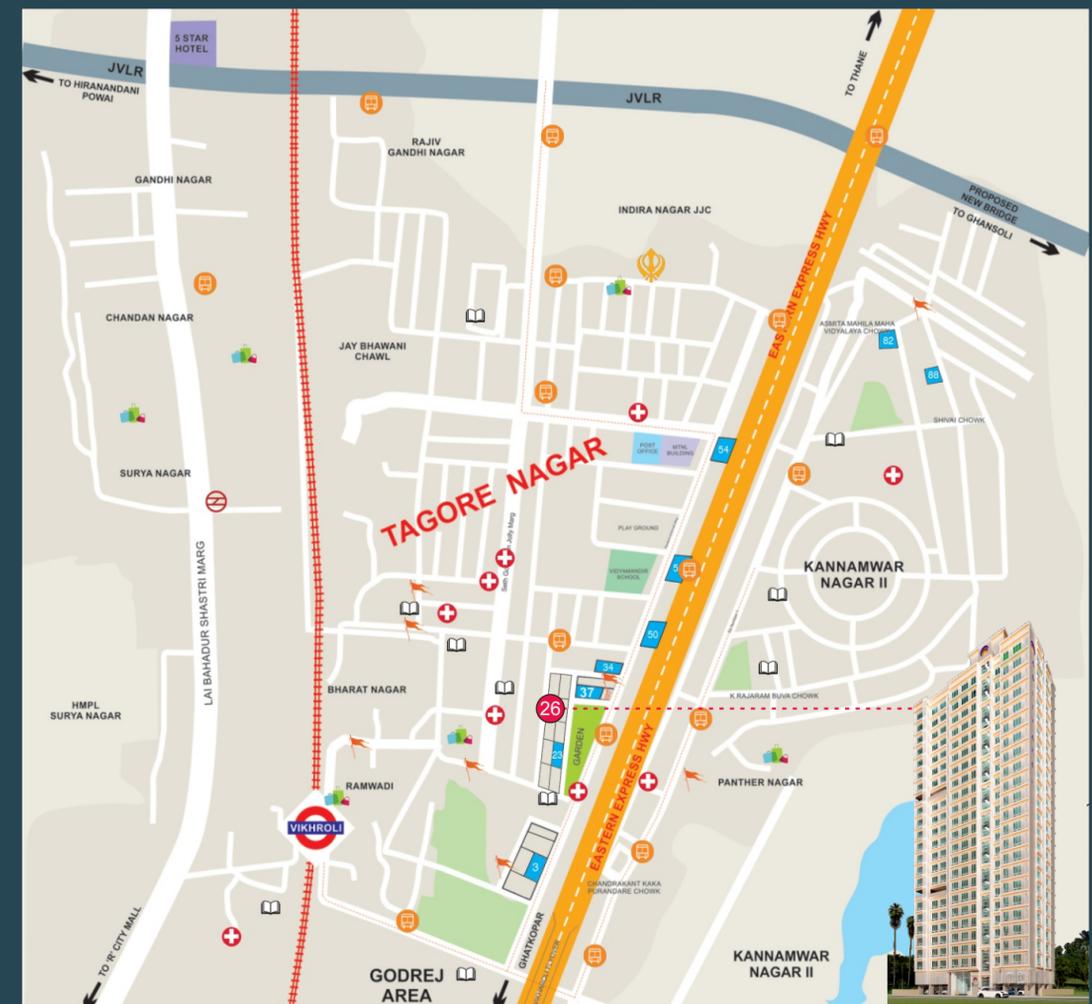
• EXTREMELY WELL CONNECTED THROUGH EASTERN EXPRESS HIGHWAY, LBS MARG & JOGESHWARI — VIKHHOLI LINK ROAD.

• 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 VIKHHOLI TO GHANSOLI, NAVI MUMBAI.



*Travelling distance & time as per google map



MAHA-RERA REGISTRATION

<https://maharera.mahaonline.gov.in>



Project By [®]



ADITYARAJ
G R O U P

CREATING LANDMARKS SINCE 1967

An ISO 9001:2015 Certified Group

BOOKING OFFICE ADDRESS :

IOI, FIRST FLOOR, PURNIMA CHS LTD., BUILDING NO. 3, NEAR PMC BANK,
TAGORE NAGAR, VIKHROLI (E), MUMBAI - 400 083
EMAIL : SALES@ADITYARAJ-SADAN.COM

FOR BOOKING CALL :

+91 8484 93 3234 | +91 8484 93 3567

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ARCHITECT : ANKIT MAKANI ARCHITECTS | RCC CONSULTANT : ASSOCIATED CONSULTANTS | MEP : HYDRO MECHANICAL
CONSULTANTS | PMC : NS INFRA | LEGAL ADVISOR : MANNADIR & Co. | VASTU CONSULTANT : DR. RAJ DUSIJA
CA : SUDHIR DHARA | OUR BANKERS : AXIS BANK

DEVELOPER
ADITYARAJ INFRA

REGD. ADD.: SHOP No.9 A WING, KAMBODHI CHS, BUILDING No. 106, TILAK NAGAR, CHEMBUR, MUMBAI - 400 089

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