

A pure living for lifetime!

CODENAME - COMFORT

Bldg. No. 98, Pant Nagar, Ghatkopar (E).

## IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES







## SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI CHEMBUR



OM SHRI SHANTI CHEMBUR



ADITYARAJ PRIDE SION



Saptarshi Sion



ADITYARAJ STAR GHATKOPAR



ADITYARAJ ENCLAVE GHATKOPAR



ADITYARAJ SAPHALYA GHATKOPAR



PRAGATI GHATKOPAR



ADITYARAJ GATEWAY GHATKOPAR



ADITYARAJ SQUARE VIKHROLI



ADITYARAJ LANDMARK VIKHROLI



ADITYARAJ GOLD VIKHROLI



ADITYARAJ AVENUE VIKHROLI



ADITYARAJ SHIVRAJ VIKHROLI



ADITYARAJ SIGNATURE VIKHROLI



PURNIMA PRIDE VIKHROLI



SUYOG SIGNATURE VIKHROLI



SAI PRASAD VIKHROLI



ADITYARAJ FORTUNE VIKHROLI



ADITYARAJ ROYALE VIKHROLI



ADITYARAJ GURUKRIPA VIKHROLI



SHANTI SADAN VIKHROLI



ADITYARAJ ONE VIKHROLI



#### **ABOUT OUR GROUP**

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 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 Builders' Association of India. An ISO 9001: 20015 Certified Group. 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 55 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.

 $A \rightarrow AMAZING$ 

**D** → **DYNAMIC** 

→ ICONIC

**T** → TRUSTWORTHY

 $Y \rightarrow YOUTHFULL$ 

A → ADMIRABLE

R - RELIABLE

A → AFFORDABLE

j → Josh







## For those who like to celebrate each moment of their lives.

Once you enter Adityaraj Amrut, you can focus living life in a peaceful manner rather than worrying about the small things. Because we have imagined, planned and designed Adityaraj Amrut in a way that it summons everything within a circle. Adityaraj Amrut is a seamless blend of beautiful, spacious and ultra-modern structure of spacious 1 & 2 BHK flats that incorporates comfort and the privileges of a modern lifestyle in a tasteful manner. In the designing process of your cocoon of luxury extra care has been taken, so that you can celebrate those little moments of happiness with your loved ones.

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 16 storey Iconic Residential Tower.
- Vaastu Shastra based planning & construction.
- Offering Luxurious & Ultra Modern 1BHK & 2BHK Flats.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby with AC.
- Ample Car Parking space on Basement & Ground Floor.
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.









### **TOWER FEATURES**

- · Green Building.
- Decorated building main gate with security cabin.
- Solid 5 ft. Decorative Compound wall.
- Grand Air-conditioned Main Entrance Lobby.
- Well illuminated Lobby, Staircase, and common areas.
- Designer chequered tiles in the compound area.
- Well designed ventilated lift lobbies on each floor.
- Society office on the 14th floor.
- Anti termite treatment for the entire building foundation.
- Flats designed for maximum fresh air & natural light.

- Additional water support through borewell if feasible.
- Premium Brand highspeed automatic lifts, One Stretcher Lift.
- Adequate water supply by MCGM / MHADA.
- Common Toilet on the Ground floor for Security and Drivers.
- Provision for MGL Gas line connection.
- Dual waterproofing treatment on the terrace.
- Underground & Overhead Water Tanks & Fire Tanks with required storage capacity.
- Water pumps of adequate capacity.

# GROUND FLOOR PLAN





# 7TH FLOOR PLAN ✓



FLAT NO.	TYPE	RERA CARPET
01	1 BHK	443 SQ.FT.
04	1 BHK	453 SQ.FT.
05	1 BHK	453 SQ.FT.
06	2 BHK	627 SQ.FT.
07	2 BHK	627 SQ.FT.





# 14TH FLOOR PLAN ✓



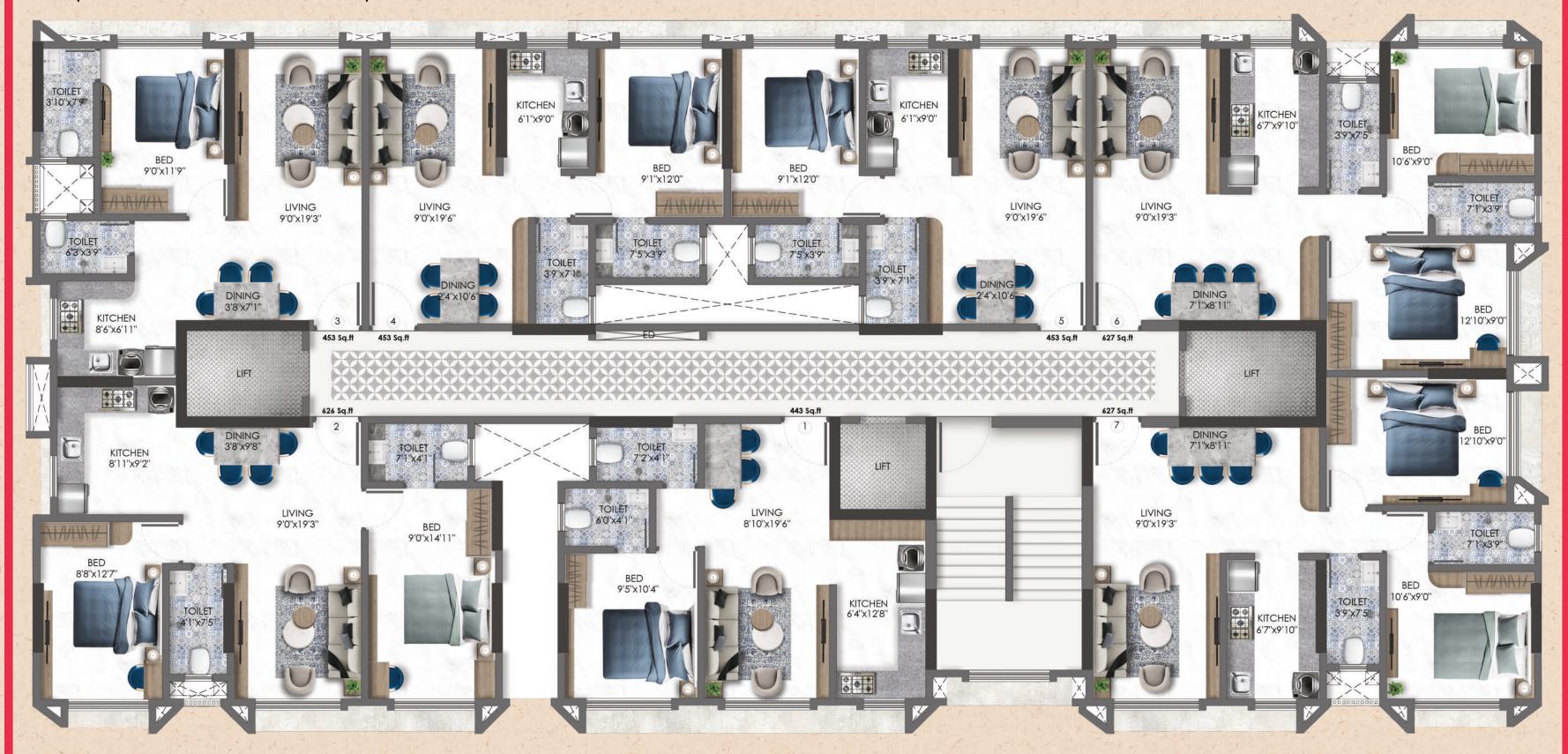
FLAT NO.	TYPE	RERA CARPET
01	1 BHK	443 SQ.FT.
04	1 BHK	453 SQ.FT.
05	1 BHK	453 SQ.FT.
06	2 BHK	627 SQ.FT.
07	2 BHK	627 SQ.FT.





# TYPICAL FLOOR PLAN ✓

(1st to 6th, 8th to 13th, 15th)



FLAT NO.	TYPE	RERA CARPET
01	1 BHK	443 SQ.FT.
02	2 BHK	626 SQ.FT.
03	1 BHK	453 SQ.FT.
04	1 BHK	453 SQ.FT.
05	1 BHK	453 SQ.FT.
06	2 BHK	627 SQ.FT.
07	2 BHK	627 SQ.FT.





# 2 BHK FLAT

3D VIEW

FLAT NO.2



# 1BHK FLAT

3D VIEW

FLAT NO.4









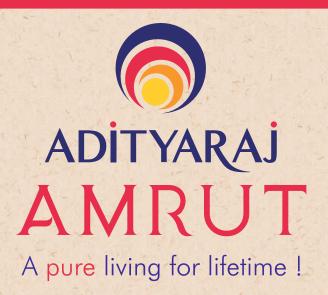
# 2 BHK FLAT

3D VIEW

FLAT NO.6









#### **PROJECT FEATURES:**

- Reputed and experienced Developer.
- Experienced Professionals such as Architect, RCC Consultant,

MEP & PMC Consultants for accurate planning and quality control.

- High-class construction quality.
- Solid Earthquake Resistant RCC Structure.
- Only high Quality Branded materials are used.
- Modern Fire Alarm & Fire fighting system.
- Sprinkler provided in all Flats.
- Lightening arrester provided on top.
- Red aviation light provided on top.
- Branded lifts with the ARD system.



#### **ENCOURAGING SWACHH BHARAT ABHIYAN:**

- Easily accessible Dustbins located in common 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.

# Live a life of royal experiences with modern luxuries.



#### **GREEN BUILDING INITIATIVE:**

- Rain Water Harvesting pit will be provided.
- Provision to install Solar panels for common lights & lifts.
- Electric Car & Bike Charging Point.



#### **SECURITY:**

- Large windows for optimal Light & Ventilation.
- Peaceful and well protected area.
- 24/7 CCTV Camera surveillance.
- Video Door phone for each flat.
- Modern Intercom System.
- Security Cabins on Main Gate / Lobby.
- Secured Gated Compound.



## **ENCOURAGING DIGITAL INDIA INITIATIVE:**

- Internet Cables are provided in all Flats.
- WIFI Enabled entrance lobby and rooftop.



## **ENCOURAGING FIT INDIA MOVEMENT:**

• Fully equipped Fitness centre on 14th floor.

# SPECIAL AMENITIES:



- Modular kitchen Cabinets below the platform.
- Kitchen chimney provided.
- Branded water purifier provided.
- False ceiling in Livingroom.
- Hot water geyser in all Bathrooms.
- Exhaust fan in all Bathrooms.
- Video door phone provided for extra security.
- Tube light in all bedroom, livingroom & kitchen.
- Ceiling fan in Kitchen, Bedrooms & Livingroom.
- Air Conditioned main entrance lobby.
- Fully equiped Gym on 14th floor.
- Extra third Lift for servants provided.
- One stretcher lift for medical emergencies.

## **AMENITIES & SPECIFICATIONS:**



#### FLOORING:

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



#### KITCHEN:

- Granite / E Slab kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles upto beam bottom.
- Fresh air exhaust fan.
- Provision for Water Purifier,
- Provided electric points for Fridge & W. Machine.



#### **BATH & WC:**

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles upto beam bottom with Anti skid floor tiles.
- Granite / E Slab door frame.
- Premium brand designer C. P. bath fittings.
- Exhaust fan for fresh air.
- Hot water geyser provided in Bathrooms.



#### **DOORS & WINDOWS:**

- Designer laminated flush doors with elegant handles & branded locks.
- Wooden door frames for main door & bed rooms.
- Anodised / Powder Coated Aluminium sliding windows with tinted glasses.
- One panel mosquito net in each window.
- Granite / E Slab window sill.
- MS / Glass Railing / Grill on windows.



#### **WALLS & PAINT:**

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



#### **ELECTRIFICATION:**

- High grade concealed copper wiring with MCB.
- Modern Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.
- Ceiling Fans & Led Tube lights in all rooms.

# SOME OF OUR INFRA PROJECTS (GOVT. CONTRACTS)

Such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infrastructures



BALAJI SCHOOL- KOPARKHAIRANE



CENTRAL JAIL - TALOJA



COMMUNITY CENTER - GHANSOLI



DR. BABASAHEB AMBEDKAR EXHIBITION HALL - THANE



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



FIRE STATION - KOPERKHAIRNE



HWWS, GIRLS HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



WOMEN WELFARE CENTER - KOPERKHAIRNE



COMMUNITY CENTRE BUILDING KOPARKHAIRANE



**ROADS & HIGHWAYS PROJECTS** 



WOMEN WELFARE SANPADA

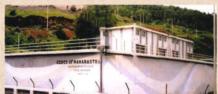


PARKING TOWER BUILDING CBD BELAPUR



BRIDGES & SKYWALK PROJECTS





WATER TANKS & WATER SUPPLY PROJECTS

# WELL-CONNECTED IS AN UNDER STATEMENT! THIS LOCATION IS A LIFETIME CONVENIENCE.

Pant Nagar (Ghatkopar) 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. Pant Nagar (Ghatkopar) is a very well connected and a rapidly upcoming suburb for Homes and commerce.

#### **CENTER POINT OF GHATKOPAR**

- Culturally rich, peaceful and green Locality.
- Surrounded by several Gardens, play grounds and open spaces.
- Excellent Infrastructure with wide roads.
- Ample water supply and drainage systems.
- Jain Derasar, Upashray & Temple within 5 minutes walk.
- Extremely well connected through Eastern Express Highway,
   LBS Marg & Ghatkopar Andheri Link Road.
- Well Connected to other uber rich locations like Chembur, Powai & Mulund.
- Commercial working hubs like BKC & SEEPZ easily accessible.
- Easy and fast access to Western & Central Mumbai, Thane & Navi Mumbai.

#### **WALKING DISTANCE:**





7 MINS RAILWAY STATION

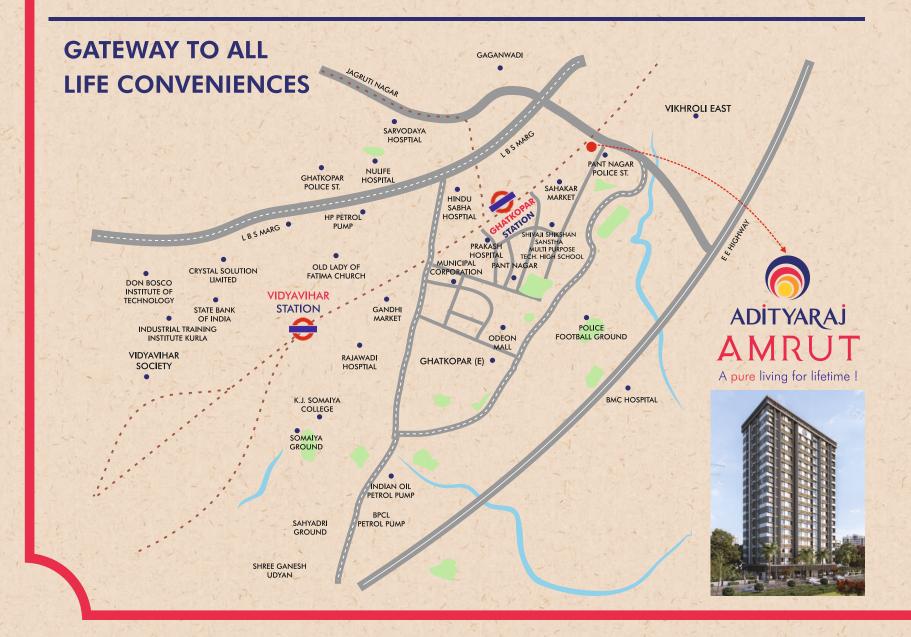
1 MIN METRO STATION



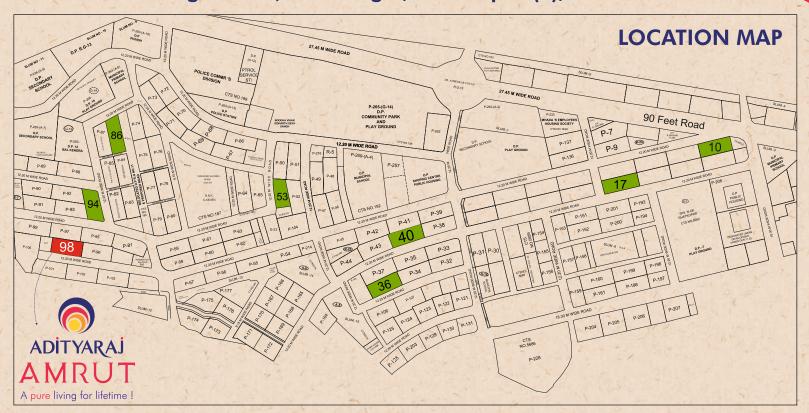


5 MINS
PANT NAGAR
POLICE STATION

1 MIN BUS STOP



## Site Add.: Bldg. No.98, Pant Nagar, Ghatkopar (E), Mumabi - 400 075.



#### **DRIVING DISTANCE:**



1 KM
EASTERN EXPRESS
HIGHWAY



1.5 KMS LBS MARG



2.5 KMS SANTACRUZ CHEMBUR LINK ROAD



MS 3 CRUZ FR BUR



3 KMS FREEWAY



4.5 KMS KURLA LT TERMINUS



3 KMS MONO RAIL STATION



7 KMS AIRPORT



0 KM PANT NAGAR METRO STATION

### **PLACES OF CONVENIENCE NEAR BY:**



#### **TEMPLE**

- Kukreja jain derasar
- Siddhivinayak Temple
- Parasdham
- Ambe Mata Temple
- Swami Narayan Temple



#### **GARDENS**

- General Arunkumar Maidan
- Acharya atre Maidan
- Lions Garden
- 90 Feet Garden
- Rotary Club Of Mumbai
- Ghatkopar Botanical Garden
- Netaji Subhash Chandra Bose Garden



#### HOSPITALS

- Parakh Hospital
- Ashirwad hospital
- Rajawadi Hospital



#### MALLS

- R Odeon Mall
- R City Mall
- Phoenix Market City



#### **EDUCATIONAL INSTITUTIONS**

- Garodia International School
- Somaiya School & College
- RBK international
- Universal School

<sup>\*</sup>Travelling distance & time as per google map





An ISO 9001:2015 Certified Group

Project by:

#### M/s. ADITYARAJ BUILDTECH

#### **Booking Office Address:**

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

#### KANCHAN GANGA CO-OP. HSG. SOC. LTD.

Site Add.: Bldg. No.98, Pant Nagar, Ghatkopar (E), Mumabi 400 075.



For Booking Call: +91 85304 98888 | +91 85307 98888

Architect: Ar. Ankit Makani (A. M. Architects) | RCC Consultant: Associated Structural Engineers LLP PMC: NS Infra | MEP: Hydro Mechanical Consultants | Vastu Consultant: Dr. Raj Dusija CA: Sudhir Dhara | Solicitor: Mannadir & Co. | Advocate: Komal P. Khanolkar | Bank: Axis Bank Ltd.

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