



Project By



An ISO 9001:2015 Certified Group

Booking Office Address :

Adityaraj, 101, Purnima CHS Ltd., Building No. 3,  
Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.  
Tel. No. 022 - 2574 9999 | Email : contact@adityaraj-avenue.com

For Booking Call :

+91 8080 477 277  
+91 8080 600 900

Site Add. : Bldg No. 88, Kannamwar Nagar – 2, Vikhroli (E), Mumbai – 400 083

Architect : Ankit M. Makani | Designing Architect : Sunil Kenkarey | RCC Consultant : Associated Consultants  
MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co.  
Vastu Consultant : Dr. Raj Dusija | CA : Sudhir Dhara

Developer

**ADITYARAJ BUILDERS**

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.

Partial design 9870098094

# ADITYARAJ *Avenue*

Bldg No. 88, Kannamwar Nagar , Vikhroli (E).

*Moving towards peaceful Life*





This 21 -Storey edifice conceived in the prime locality of Vikhroli, offers magnificent views of City, Creek & Lush Green Mangrove 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 Avenue is offering 1 & 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 :

- MAHARERA Approved Project.
- G / Stilt + 21 storey Iconic Tower.
- Offering Luxurious & Ultra Modern 1 & 2BHK Flats.
- Pure Residential Tower on prime location.
- 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



PARKING TOWER



ELECTRIC CAR & BIKE CHARGING







#### 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 Used.
- Modern Fire Alarm & Fire fighting system.
- Sprinkler provided in all Flats.
- Branded lifts with 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.



#### GREEN BUILDING INITIATIVE:

- Rain Water Harvesting System.
- Solar LED light in compound.
- Electric Car & Bike Charging Point.
- 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 DIGITAL INDIA INITIATIVE:

- Internet Cables provided in all Flats.
- WIFI Enabled Terrace Garden.



#### ENCOURAGING FIT INDIA MOVEMENT:

- Fitness Centre provided.
- Yoga & Meditation Area.

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



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





# GROUND FLOOR PLAN

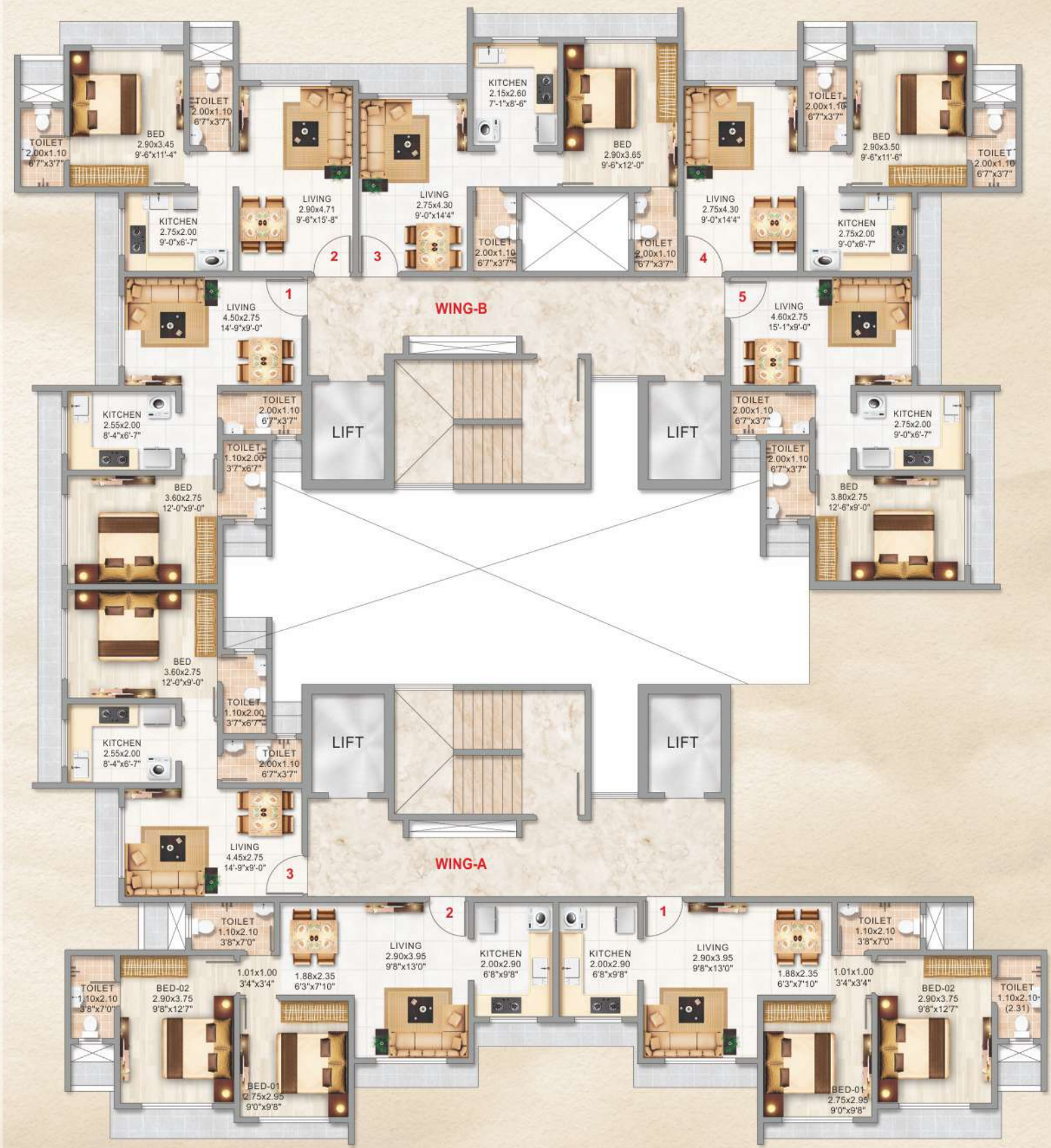


17.10 M. WIDE ROAD



# TYPICAL FLOOR PLAN

(1ST TO 7TH, 9TH TO 14TH & 16TH TO 21ST)



WING-A		
FLAT NO.	TYPE	RERA CARPET
1	2 BHK	529 Sq. Ft.
2	2 BHK	529 Sq. Ft.
3	1 BHK	386 Sq. Ft.

WING-B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	386 Sq. Ft.
2	1 BHK	395 Sq. Ft.
3	1 BHK	393 Sq. Ft.
4	1 BHK	395 Sq. Ft.
5	1 BHK	396 Sq. Ft.



8TH FLOOR PLAN (REFUGE)



WING-A		
FLAT NO.	TYPE	RERA CARPET
R	REFUGE AREA	-
2	2 BHK	596 Sq. Ft.
3	1 BHK	386 Sq. Ft.

WING-B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	386 Sq. Ft.
2	1 BHK	395 Sq. Ft.
3	1 BHK	393 Sq. Ft.
F	FITNESS CENTER	-
R	REFUGE AREA	-

15TH FLOOR PLAN (REFUGE)



WING-A		
FLAT NO.	TYPE	RERA CARPET
R	REFUGE AREA	-
2	2 BHK	596 Sq. Ft.
3	1 BHK	386 Sq. Ft.

WING-B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	386 Sq. Ft.
2	1 BHK	395 Sq. Ft.
3	1 BHK	393 Sq. Ft.
S	SOCIETY OFFICE	-
R	REFUGE AREA	-



TERRACE FLOOR PLAN



TERRACE 3D IMAGE



TERRACE AMENITIES



GAZEBO



CHILDREN  
PLAY AREA



JOGGING TRACK



LANDSCAPE  
GARDEN



SENIOR CITIZEN  
SIT OUT



GYM & FITNESS  
CENTRE  
ON 8th FLOOR



YOGA &  
MEDITATION



PARTY LAWN



## 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. 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 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.

## LOCATION MAP :



Site Add. : Bldg No. 88, Kannamwar Nagar – 2, Vikhroli (E), Mumbai – 400 083



## CONNECTIVITY :



500 Mtr.  
Eastern Express  
Highway



280 Mtr.  
Bus Depot /  
Bus Stop



2.1 Km  
Vikhroli  
Railway Station



3.5 Km  
Jogeshwari -  
Vikhroli Link Road



4.9 Km  
Lbs Marg



Upcoming  
Metro Station  
On E. E. Highway  
& L. B. S. Marg



7.2 Km  
Chembur -  
Santacruz  
Link Road



12.2 Kms  
Mumbai Airport



## PLACES OF CONVENIENCE NEARBY :



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



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



- MALLS & THEATER
- R City Mall
  - Neptune Magnet Mall
  - Huma Mall
  - Powai Plaza



- GARDENS & PLAYGROUND
- Ravidra Mhatre Ground
  - Shantivan
  - Sambaji Maidan
  - Triconi Garden
  - Tagore Nagar Play Ground
  - BMC Garden



- 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

\*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 ground floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell.



- Premium Brand highspeed automatic lifts including two stretcher lifts.
- Adequate water supply by MCGM.
- Common Toilet on Ground.
- 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 big 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.
  - Provision for Water Purifier, Fridge, Washing Machine & drier.



- BATH & WC:
- Quality 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.
  - Provision for 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.
  - Art inspired exterior texture 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.
  - Fan & Led lights in all rooms.

OTHER LANDMARK PROJECTS



GANGA TOWER - CHEMBUR



KAMBODHI - CHEMBUR



OM SHRI SHANTI - CHEMBUR



VIDYA DARSHAN - VIKHROLI



ADARSH AVENUE - VIKHROLI



PURNIMA PRIDE - VIKHROLI



SUYOG SIGNATURE - VIKHROLI



SAI PRASAD - VIKHROLI



MANORANJAN - VIKHROLI



ADITYARAJ PRIDE - SION

SOME OF OUR INFRA PROJECTS ( GOVT. CONTRACTS )



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