



Project By



Site Add: Bldg no 97, Kannamwar nagar-2, Vikhroli(E), Mumbai - 400083

Booking office Address: Adityaraj, 101 first floor, Purnima CHS Ltd, Building no 3, Near PMC Bank, Tagore Nagar, Mumbai-400083. Tel No.02225749999 Email:contact@adityaraj-breeze.com

Architect : Ankit M. Makani | 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

FOR BOOKING CALL: 8080477277 | 8080600900

www.adityaraj-breeze.com

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 buyers 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.





मुंबई

MUMBAIKAR HO TOH MUMBAIKAR HI RAHO

Mumbai is one city from all the cities in India which has enchanted everybody with its charm and liveliness. No matter your caste, creed, financial status or which part of India you come from, once you set foot in Mumbai, it accepts you with open arms.

Mumbai is a mix of iconic old-world charm architecture, strikingly modern high rises, cultural and traditional structures, and whatnot. The city is known as the commercial capital of India, but there is more to it than that. Mumbai is all about art, history, culture, food, theatre, cinema, nightlife and a lot more. This has raised the level of real estate sector in Mumbai. And also made difficult to buy your desired home in this city.

But those who really desire and wish to stay in Mumbai. There's one hope, Adityaraj Group who can make your dream come true.

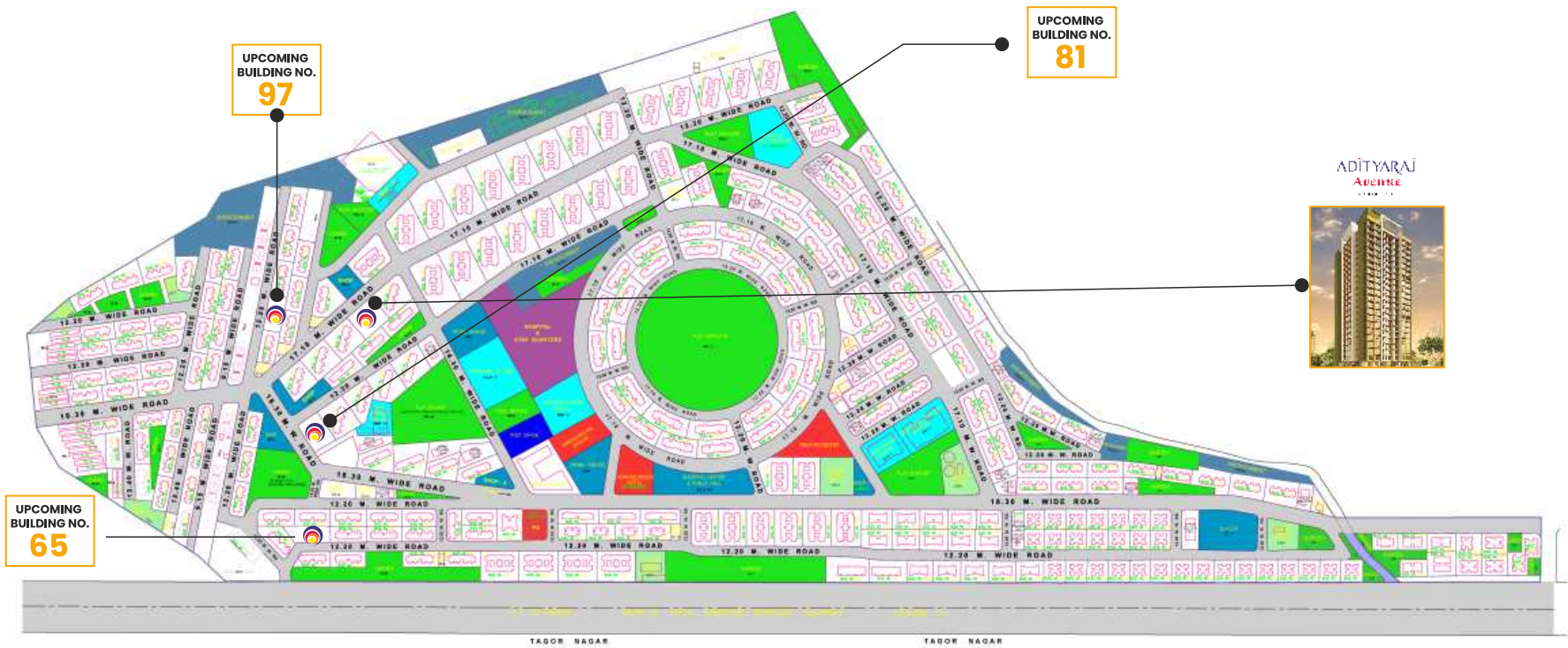
VIKHROLI THE BEST PART OF MUMBAI ON FAST TACK

You wish for a spacious home. But you don't want to be far from the city. You want to be ensconced in a private haven. But you don't want to miss out on the city buzz. You need to be closer to your work or business. And never be far away from your family. Adityaraj bridges the distance between wishes and wants and brings you closer to everything and everywhere with Adityaraj Breeze. A luxurious integrated lifestyle development taking shape at the Vikhroli.



ADITYARAJ BREEZE : BEST PROJECTS WITH VALUE FOR MONEY

VIKHROLI KANNAMWAR NAGAR PLAN



HOSPITALS



SCHOOLS & COLLEGES



PLAY GROUND



MARKET



BUSINESS ZONES NEARBY



TEMPLES



EASTERN EXPRESS HIGHWAY



MALLS AND CLUB HOUSES

EVERTHING JUST ROUND THE CORNER



STANDING TALL THE PRIDE OF VIKHROLI

-  HIGH CLASS CONSTRUCTION QUALITY
-  SOLID EARTHQUAKE RESISTANT RCC STRUCTURE
-  ONLY HIGH QUALITY BRANDED MATERIALS USED
-  MODERN FIRE FIGHTING SYSTEMS
-  SPRINKLER PROVIDED IN ALL FLATS
-  BRANDED LIFTS WITH ARD SYSTEM



WHEN THE ENTRY IS GRAND EVERYTHING ELSE IS...



MAKING LIFE MEMORABLE. EVERYDAY.



Breeze enjoys a host of lifestyle amenities that are exclusive. Just like their homes. And an environment that's conducive to healthy growth - both physical and mental - especially of the present generation

Grand Ac Entrance Lobby | Gazebo | Children Play Area | Party Lawn | Jogging Track | Landscaped Garden | Yoga And Meditation Zone | Senior Citizen Area | Gym And Fitness Center | Wifi Enable Homes

representational images

Automated Tower Parking | 24x7 CCTV Surveillance | Secured Gated Compound With Security Cabin | Video Door Phone



representational images

An aerial perspective of a modern, multi-story apartment complex. The building features a light blue and white facade with numerous balconies. A central courtyard is filled with greenery, including trees and shrubs, and is divided into different levels by low white walls. A paved path with a checkered pattern winds through the courtyard. In the bottom right corner of the courtyard, there is a children's play area with a blue slide and a red swing set. Several people are visible in the courtyard, including a man and a woman walking, and a child playing. The building is surrounded by a dense forest of tall trees.

ELEVATE YOURSELF TO A HIGHER STANDARD LIFE

GOOD HOMES NEED A GREAT CANVAS

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.

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.



artistic impression



artistic impression

artistic impression

GROUND FLOOR PLAN



8TH & 15TH FLOOR PLAN



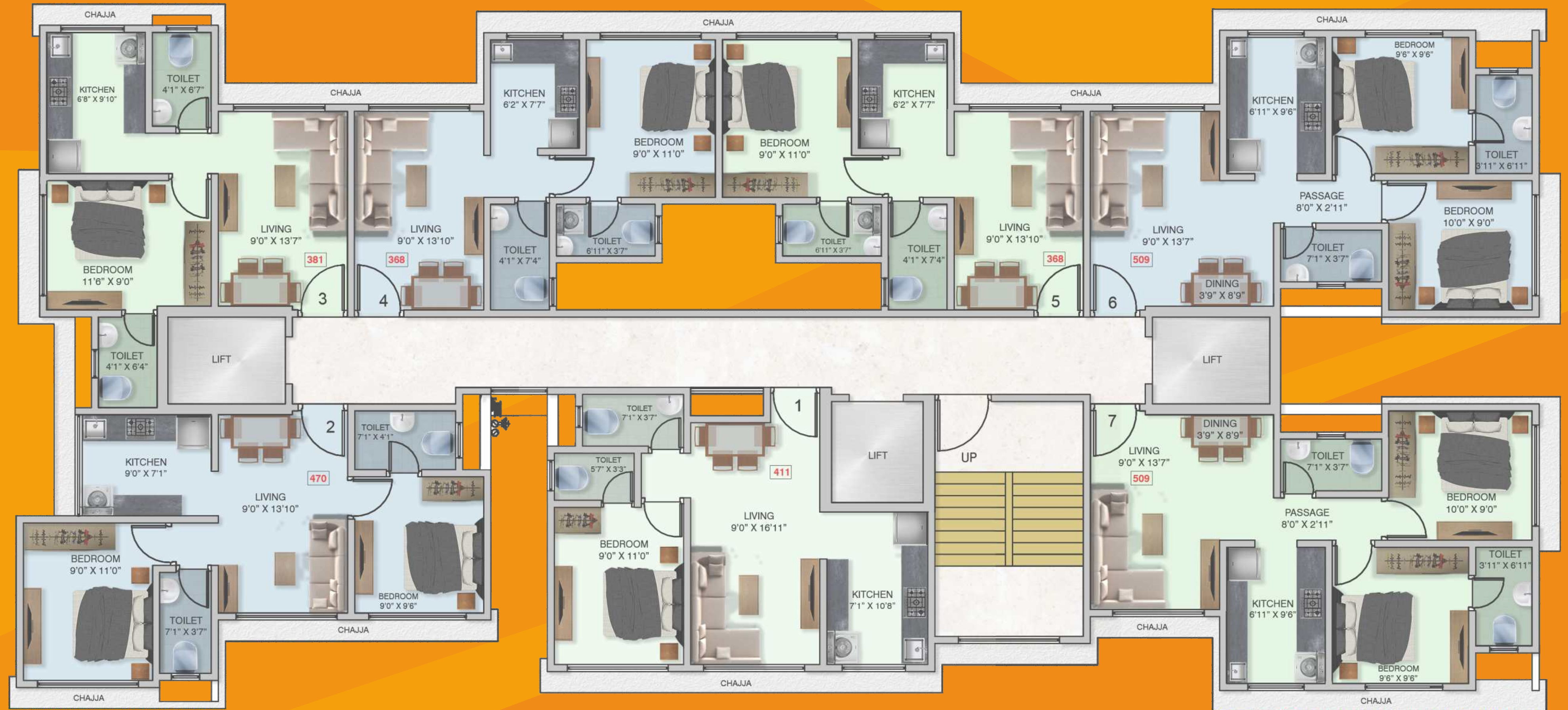
1ST FLOOR PLAN



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN





UNIT 1 - 1 BHK



UNIT 3 - 1 BHK



UNIT 2 - 2 BHK



UNIT 4 - 1 BHK

CLOSER TO YOUR WORLD AROUND



BUS DEPOT - 280 MTRS



EEH 500 MTRS



VIKHROLI (E) STN. 2.1 KMS



JVLR - 3.5 KMS



LBS MARG - 4.9 KMS



GODREJ IT PARK - 5.1 KMS



SCLR - 7.2 KMS



MUMBAI AIRPOR - 12.2 KMS



BKC 13 KMS



POWAI - 8 KMS



SEEPZ - 11 KMS



MAHAPE- 15 KMS

FUTURE PLANS



PROPOSED VIKHROLI
EEH METRO STATION



PROPOSED VIKHROLI -
GHONSOLI BRIDGE



PROPOSED VIKHROLI
EAS TO WEST BRIDGE



PROPOSED TAJ HOTEL
IN GODREJ PREMISES

With car shed at Kanjurmarg, new Mumbai Metro corridor could now connect to Thane towns

Mumbai govt is planning to connect Colaba-Bandra-Seepz Metro with the proposed Kanjurmarg-Badlapur Metro and the Swami Samarth Nagar-Vikhroli elevated line.



Mumbai: The Maharashtra government's decision to relocate the Metro car shed from Anand Colony to Kanjurmarg could mean the city's longest Metro corridor may now be connected with some of the satellite towns in the extended Mumbai Metropolitan Region as well.

The Mumbai Metropolitan Region Development Authority (MMRDA) is also planning a 45-km Metro line from Kanjurmarg to Badlapur, a satellite town in Thane district.

With the car depot of the 33.5-km Colaba-Bandra-Seepz Metro now proposed at Kanjurmarg, the MMRDA is planning to integrate the two lines at the site, a move that will ensure Metro connectivity from the tip of South Mumbai at Cuffe Parade to the larger Mumbai Metropolitan Region.

A direct link between the Colaba-Bandra-Seepz Metro and the proposed Kanjurmarg-Badlapur Metro will also connect the neighbouring Thane district to several key business and commercial centres in Mumbai.

The former metro line will also be integrated with the Swami Samarth Nagar-Vikhroli elevated line, with which it will share the Kanjurmarg car shed, according to CM Thackeray's decision.

R. A. Rajeev, MMRDA Commissioner, told ThePrint, "We can integrate the proposed Kanjurmarg-Badlapur line with the Colaba-Bandra-Seepz Metro as well as the Swami Samarth Nagar-Vikhroli corridor. We can also propose a station of interchange here that can get people to shift lines in future."

He added, "Such an interchange will mean people can travel from Cuffe Parade, Colaba and CST in South Mumbai to Bandra and Lokhandwala in the west, right up to places in the Thane district."

BMC to build flyovers at two CR stations



Takes over project from MMRDA The Brihanmumbai Municipal Corporation (BMC) has decided to build flyovers at Vikhroli and Vidyutnagar stations of the Central Railway (CR) at a cost of ₹155 crore. The BMC's proposal will come up for approval before the standing committee on Thursday.

The Mumbai Metropolitan Regional Development Authority (MMRDA) had proposed to build the flyovers in 2007 as part of its Mumbai Urban Transport Project, but it failed to do so.

The BMC said that the flyover is likely to be completed in 18 months.

The BMC's bridges department has now begun the process of drawing up the construction plan, making estimates and hiring consultants.

While the 450-metre-long flyover at Vidyutnagar will cost ₹108 crore and connect LBS Marg to R.C. Marg, the 560-metre-long Vikhroli flyover will cost ₹45.77 crore and come up at Level Crossing No. 14. The Railways has already approved the plan for the Vikhroli flyover and ₹23.75 lakh was paid to experts at IIT Bombay for scrutinising the project plan.

The BMC said that the flyover is likely to be completed in 18 months.

Godrej Properties partners with Taj for luxury hotel in Mumbai's Vikhroli

The Taj at The Trees will offer around 150 guest rooms and suites along with dining, entertainment, and conferencing facilities, the developer said in a release.



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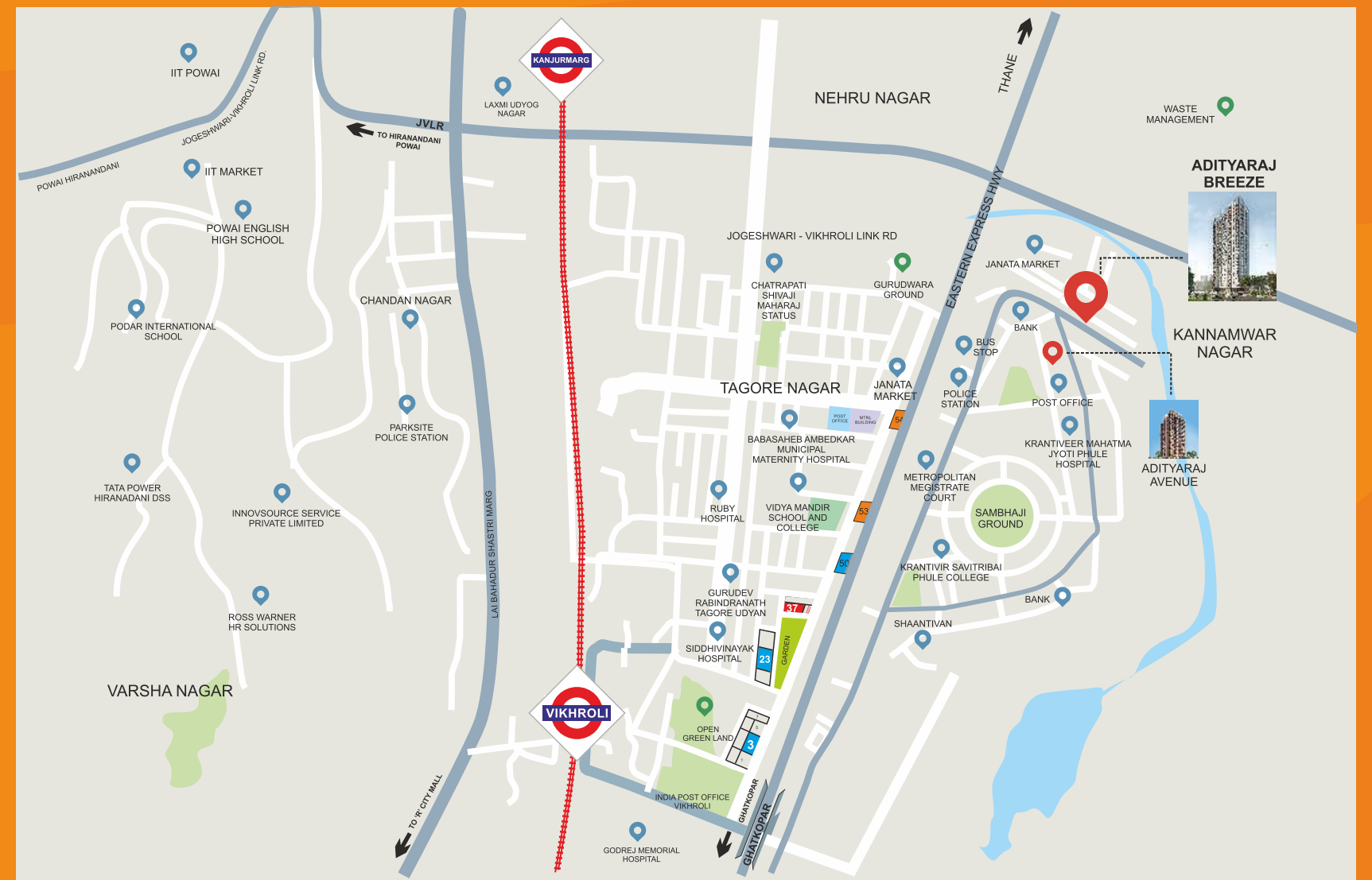
"We are thrilled to partner with Taj to create a luxury hotel at our flagship project."

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ALL ROADS LEAD TO VIKHROLI

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.



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 year 2000.

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.

Today ADITYARAJ GROUP is well established and with deep roots in business 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, ADITYARAJ LEGACY STANDS STRONG WITH INTEGRITY AND INNOVATION.



LANDMARK PROJECTS



Ganga Tower Chembur



Kambodhi Chembur



Om Shri Shanti Chembur



Vidhya Darshan Vikhroli



Sai Prasad Vikhroli



Suyog Signature Vikhroli



Purnima Pride Vikhroli



Adarsh Avenue Vikhroli



Adityaraj Gold Vikhroli



Adityraj Pride Sion

SOME OF THE GOVT. INFRA PROJECTS



Dr. Babasaheb Ambedkar Memorial-Airoli



ETC School Vashi



NMMC School Koparkhairane



MCH Hospital Belapur