



Project by
M/s. ADITYARAJ LANDMARK

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

SUSWAGATAM CO-OP. HSG. SOC. LTD.

Site Add. : Bldg No. 41, Tagore Nagar, Vikhroli (E), Mumbai -400 083



MAHA RERA REGISTRATION

NO.P51800034816

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

For Booking Call :

+91 8080 600 900 | +91 8080 477 277

Architect : Ar. Ankit Makani (A. M. Architects) | RCC Consultant : Associated Structural Engineers LLP | CA : Sudhir Dhara
PMC : NS Infra | MEP : Hydro Mechanical Consultants | Contractor : S. D. Enterprises | Vastu Consultant : Dr. Raj Dusija
Legal Advisor : Mannadir & Co. | Advocate : Komal P. Khanolkar

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 are subject to availability in the market and approval of authorities. The furniture & fixture shown in various plans are for illustration purpose only. The 3D Images are provided to enable the allottees to visualize the flat with furniture and furnishing. The Furniture and furnishing are not provided by the developers and the final look and feel of the flats is dependent on various factors like type / style of interior, furniture layout etc. and the developers have no role in the same.

Parijat design 9870098094



Where address is a LANDMARK
& Lifestyle is a BENCHMARK !



CODENAME - SKYLIFE



When every single moment turns into a celebration

In today's fast paced world everyone dreams of living a life that is slow and has more to offer, but only a few can achieve. Adityaraj Landmark fulfils that goal exceptionally well by offering a life where every single day is a celebration of life. It is a home to one of its kind experiences inspired by distinct levels of society. Adityaraj Landmark reflects your thoughts and desires for distinctiveness in every single corner. With well-appointed internal and external amenities Adityaraj Landmark unquestionably would be next lifestyle destination in Vikhroli, Mumbai.

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 23 storey Iconic Residential cum Commercial Tower.
- Vaastu Shastra based planning & construction.
- Luxurious & Ultra Modern 2BHK & 3BHK Flats with balcony.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Ample Car Parking through automated parking tower.
- 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 Ground or Upper 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 / MAHADA.
 - 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.
 - Provision to install Solar panels for common lights & lifts.
 - Water pumps of adequate capacity.



When everyday experiences turns into a memory life

We believe that Adityaraj Landmark is designed to give you with an exceptional living experience that for sure leave you speechless and believed. It is a place that is tastefully built-in the midst of nature and a world of conveniences. So if you are looking for a home that has more to offer then Adityaraj Landmark is the right place for you.



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.



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 SWACHH BHARAT ABHIYAN:

- Easily accessible Dustbins located in common areas.
- Systematic wet & dry Garbage collection System.



ENCOURAGING DIGITAL INDIA INITIATIVE:

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



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 FIT INDIA MOVEMENT:

- Rooftop Fitness area.
- Yoga & Meditation area.
- Relaxing area for Senior citizens.
- Rooftop Jogging Track.

TERRACE FLOOR 3D PLAN



HERE ARE FEW BENEFITS OF HAVING ROOFTOP AMENITIES :



View : The most exciting benefit of having rooftop amenities is its spectacular skyline view. You can enjoy the breath-taking views or just taking a stroll in the garden.

Ambiance : With rooftop Garden, Fountains and lightings, the ambiance sure would be spellbound.

Social Life : Rooftop recreational spaces and Gardens act as a factor in improving one's social life.

Value of the Building : Rooftop amenities can increase a building's value and marketability. They are a dream come true for those who are interested in living a luxurious life. Thus, having rooftop amenities in your property will help increase the value of the property.

ROOFTOP LIFE



TERRACE AMENITIES



PERGOLA



CHILDREN
PLAY AREA



ROOFTOP
JOGGING TRACK



LANDSCAPE
GARDEN



SENIOR CITIZEN
SIT OUT



FITNESS
CENTER



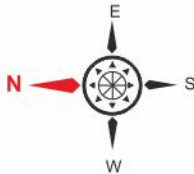
YOGA &
MEDITATION



PARTY
LAWN

TYPICAL FLOOR PLAN

(2ND TO 17TH)



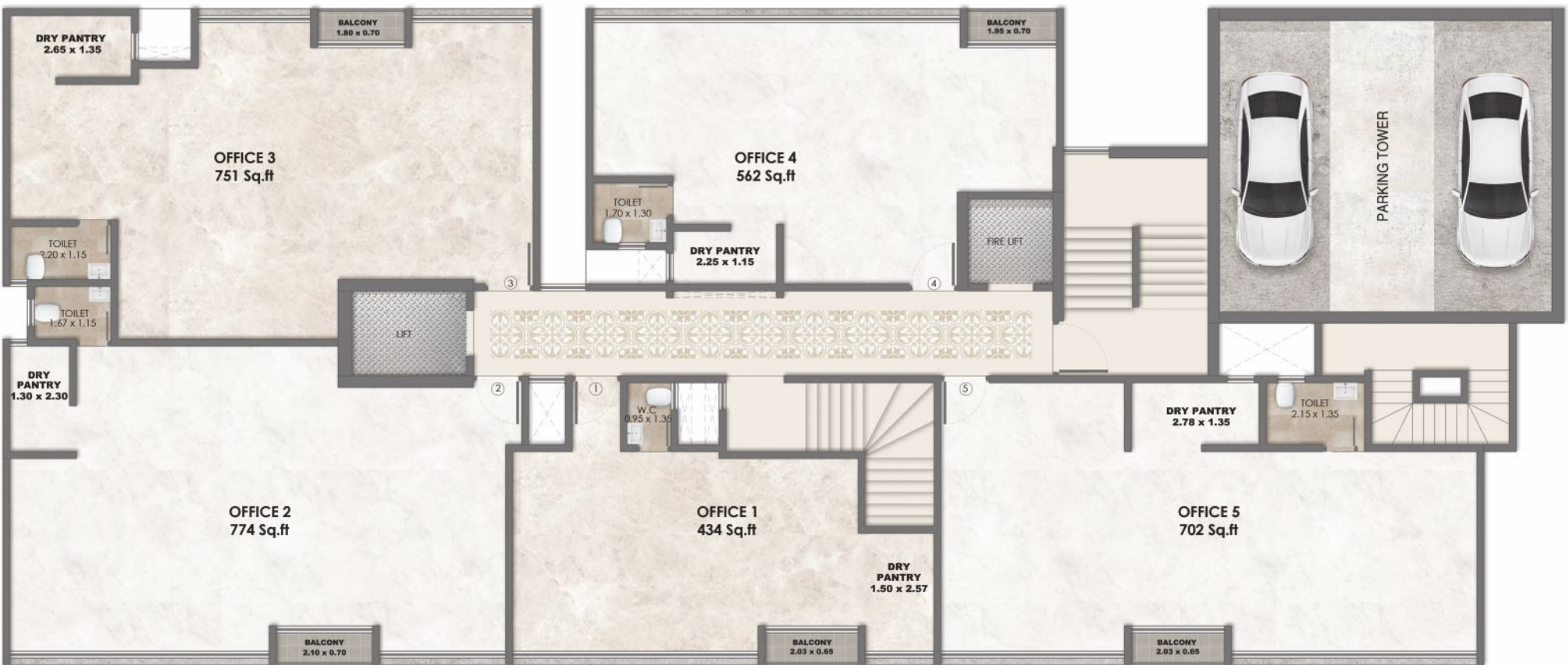
FLAT NO.	TYPE	RERA CARPET
01	2 BHK	640 SQ.FT.
02	2 BHK	640 SQ.FT.
03	2 BHK	673 SQ.FT.
04	3 BHK	774 SQ.FT.
05	2 BHK	589 SQ.FT.



GROUND FLOOR PLAN



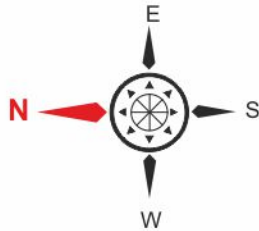
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (18th to 23rd)



FLAT NO.	TYPE	RERA CARPET
01	2 BHK	649 SQ.FT.
02	2 BHK	649 SQ.FT.
03	2 BHK	673 SQ.FT.
04	3 BHK	774 SQ.FT.
05	2 BHK	589 SQ.FT.





2 BHK FLAT
3D VIEW
FLAT NO.1 & 2



3 BHK FLAT
3D VIEW
FLAT NO.4



2 BHK FLAT
3D VIEW
FLAT NO.3



2 BHK FLAT
3D VIEW
FLAT NO.5



When comfort and conveniences together creates a city life

Vikhroli represents a beautiful balance of nature and the future. On one hand, it's a peaceful and serene suburb surrounded by natural greenery and landscaped parks. And on the other hand, it's an actively flourishing locality with recreational activities and modern high rises having 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 rapidly upcoming suburb for Homes and commerce. No wonder it is proudly called as **princesses of eastern suburbs**.

LOCATION FEATURES :

- Culturally rich, peaceful, and green Locality.
- Surrounded by Gardens, playgrounds, 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.
- Well connected through Eastern Express Highway, LBS Marg & Jogeshwari – Vikhroli Link Road.
- BEST Buses ply in front of the project on Eastern Express Highway.
- Well Connected to famous localities such as Ghatkopar, Powai & Mulund.
- Easy and fast access to Central Mumbai, Thane & Navi Mumbai.
- Proposed new bridge from Vikhroli to Ghansoli, Navi Mumbai.
- Future connectivity with the Proposed extension of the eastern freeway up to Mulund.

PLACES OF CONVENIENCE NEAR BY :



- TEMPLE
- Shree Sai Baba Temple
 - Shree Ayyappa Temple
 - Shree Jagadamba Temple
 - Guru Gobind Singh Gurudwara
 - Shani Temple



- 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



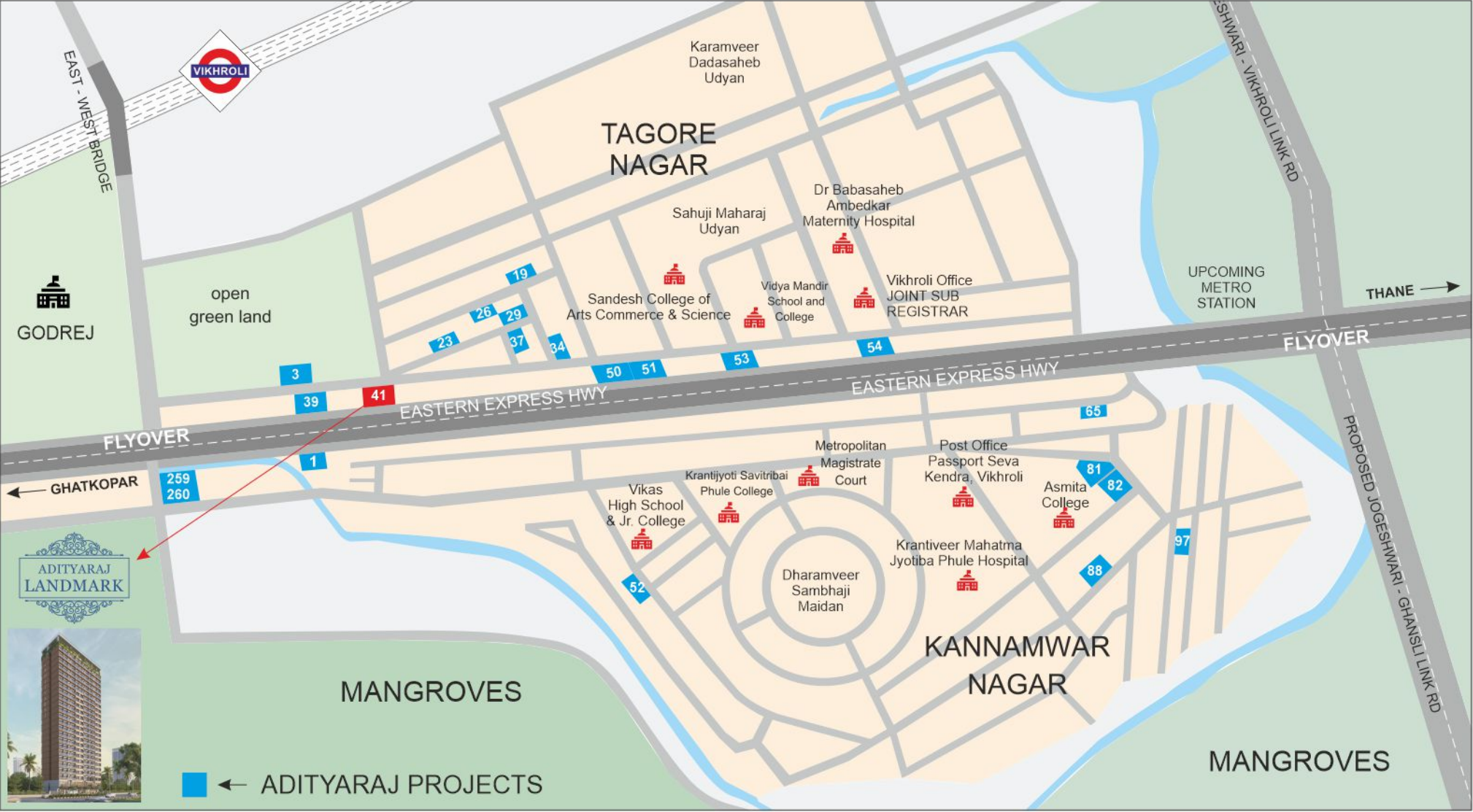
- GARDENS & PLAYGROUND
- Ravidra Mhatre Ground
 - Shantivan
 - Sambaji Maidan
 - Triconi Garden
 - Tagore Nagar Play Ground
 - BMC Garden



- OTHER IMPORTANT PLACES
- Post Office
 - Police Station
 - Passport Office (Seva Kendra)
 - Vikhroli Court
 - Registration office

*Travelling distance & time as per google map

LOCATION MAP



Site Add. : Bldg No. 41, Tagore Nagar, Vikhroli (E), Mumbai -400 083



CONNECTIVITY :



250 Mtr.
Eastern Express
Highway



250 Mtr.
Bus Depot /
Bus Stop



1.0 Km
Vikhroli
Railway Station



1.5 Km
Jogeshwari -
Vikhroli Link Road



4 Km
LBS Marg



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



5.0 Km
Chembur -
Santacruz
Link Road



10 Kms
Mumbai
Airport



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 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 upto 4 ft height.



WALLS & PAINT:

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



ELECTRIFICATION:

- Art inspired exterior texture walls.
- 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.

IN THE REAL ESTATE BUSINESS SINCE LAST **2** DECADES



SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



SAPTARSHI
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ SHIVNERI
GHATKOPAR



PRAGATI
GHATKOPAR



KANCHAN
GHATKOPAR



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



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.

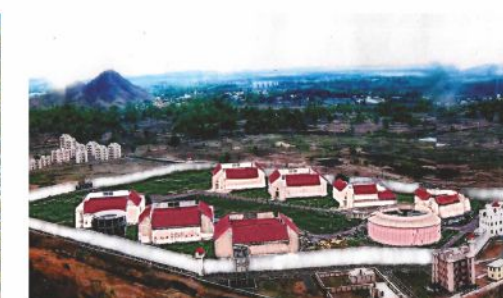
Our group is well established and with deep roots in business like Real Estate Development, Infra projects, Govt. Contracts, Hospitality Business, Banquets, Mining Industry & Asphalt Plant etc. We pledge to make ADITYARAJ GROUP committed to delivering the final quality product to the absolute satisfaction of our clients within the stipulated time frame.

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



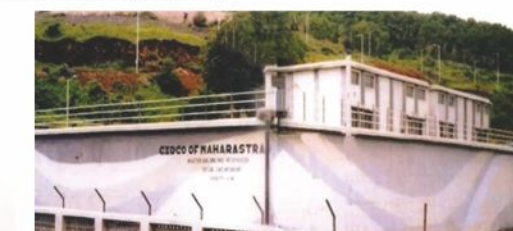
WOMEN WELFARE
SANPADA



PARKING TOWER BUILDING CBD BELAPUR



BRIDGES & SKYWALK PROJECTS



WATER TANKS & WATER SUPPLY PROJECTS