



Project By :



**ADITYARAJ**  
BUILDERS  
AN ISO 9001 : 2015 CERTIFIED COMPANY



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Architect : ARCHITECTS COLLABRATION ( Mr. R. S. Karnik ) | RCC Consulting : ASSOCIATED CONSULTANTS  
MEP : DSG CONSULTANTS | Vastu Consultnat : DR. RAJ DUSIJA | CA : S. A. MORE & CO. | Our Bankers : YES BANK

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 9870080604

MAHA-RERA  
REGISTERED PROJECT



REGISTRATION NO.  
P51800004104  
VALIDITY : 31/12/2020

*Sai Prasad*

Building No. 37, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.

*A Premium Project by*



**ADITYARAJ**  
BUILDERS  
CREATING LANDMARKS SINCE 1967  
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Perfection is the first thing that will catch your eyes when you enter at "Sai Prasad". Once you enter here, you will completely surrender yourself to the beauty of perfectly designed spaces. The spaces that are colorfully designed & styled it represent an exceptional lifestyle. "Sai Prasad" luxurious apartments, bright & colorful ambiance are embellished with contemporary amenities that for sure will complement your life. "Sai Prasad" is Adityaraj Builder's tribute to extraordinary individuals and families. Splendid and magnificent in every way, "Sai Prasad" sets a new standard in well-defined lifestyles.

"Sai Prasad" offers 1 & 2 BHK exclusive high-rise apartments set like a beautiful sanctuary amidst lush and luxuriant greenery. The apartments at "Sai Prasad" are only one-of-a-kind and home for those who prefer quiet luxuries and beautiful living to the humdrum of daily existence.

## PROJECT HIGHLIGHTS :

- G + 22 Storey Iconic Tower.
- Clear title MHADA plot.
- Garden Facing and near famous Saibaba Temple.
- Offering Modern 1 & 2 BHK Flats.
- Vaastu Shastra Based Planning & Construction.
- Quality Construction with Modern Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Stack Car Parkings.
- All approvals are in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.





## FLAT FEATURES & SPECIFICATION :

### FLOORING:

- 2'x2' Vitrified tiles in all other rooms.
- Anti skid flooring in toilet & bath.

### DOORS & WINDOWS:

- Designer laminated flush doors with elegant handles & locks.
- Wooden door frames for main door & all other rooms.
- Anodised Aluminium sliding windows with tinted glasses.
- One panel mosquito prevention net in each room.
- Granite window sill with half round moulding.
- MS Grill / Railing for safety on windows.

### KITCHEN:

- Granite kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles.
- Provision for Fridge & washing machine.
- Fresh air exhaust fan.
- Mosquito prevention net in window.

### BATH & WC:

- Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles and Anti skid floor tiles.
- Granite door frame.
- Branded designer C. P. bath fittings.
- Louvered windows with mosquito net.
- Exhaust fan for fresh air.

### WALLS & PAINT:

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

### ELECTRIFICATION:

- High grade concealed copper wiring with MCB.
- Modern Modular Switches with circuit breakers.
- Adequate Electric, AC, TV, Telephone points in all rooms.
- Intercom facility in each flat.
- Internet cable provided.

## TYPICAL FLOOR PLAN

12.00 M. WIDE ROAD



## (9TH TO 22ND FLOOR)

12.00 M. WIDE ROAD



## TOWER FEATURES :

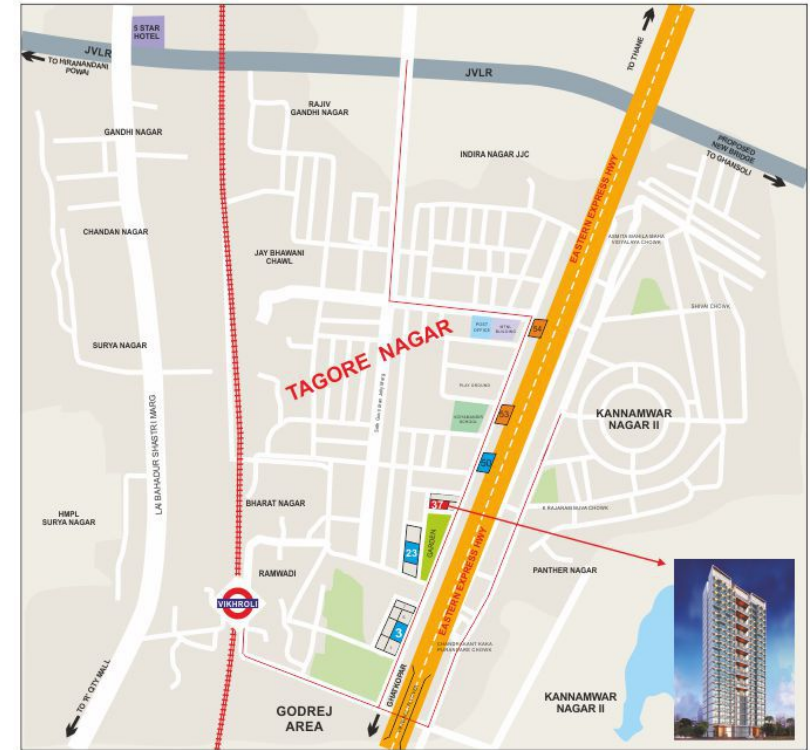
- \* Decorated building entrance and exit gates with security cabins.
- \* Designed and Decorative main Entrance Lobby.
- \* Well illuminated lobby, staircase and other common areas.
- \* Solid 5' Decorative Compound wall.
- \* Designer chequered tiles in compound area.
- \* Well finished lift lobbies on each floor.
- \* Society office and common toilet on ground floor.
- \* High speed automatic Stretcher lift of good quality & size.
- \* Anti termite treatment for entire building foundation.
- \* Adequate water supply.
- \* Flats designed for maximum fresh air & natural light.
- \* Provision for MGL Gas line connection.
- \* Quality waterproofing treatment on terrace .
- \* Hi-tech safety & Security Features.
- \* Mechanical stack car parkings.
- \* Underground & Overhead water tanks with adequate storage capacity.
- \* Water pumps of adequate capacity.
- \* Separate 3rd Servant / Service Lift provided.
- \* 24/7 CCTV Camera Surveillance.

## 1ST TO 8TH FLOOR (FOR EXISTING SOCIETY MEMBERS)



## 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. Tagore 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.



Bldg. No.37, Behind Saibaba Temple, Tagore Nagar, Vikhroli (E), Mumbai - 400083.

## LOCATION ADVANTAGES :

- \* Culturally rich, peaceful and green Locality.
- \* Surrounded by several 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.
- \* 5 Minutes walk to Vikhroli Railway Station on main central line.
- \* Extremely well connected through Eastern Express Highway, LBS Marg & Jogeshwari – Vikhroli Link Road.
- \* BEST Buses ply on the project front road and also on Eastern Express Highway.
- \* Well Connected to flourishing locations like Ghatkopar, Powai & Mulund.
- \* Easy and fast access to Central Mumbai, Thane & Navi Mumbai.
- \* Proposed 3rd Creek Bridge from Vikhroli to Ghansoli, Navi Mumbai.