

ADITYARAJ STAR

AN EVOLVED LIFE

40, PANT NAGAR GHATKOPAR(E)



Site Add: Bldg No 40, Pant Nagar, Ghatkopar(E) ,Mumbai - 400075

Booking office Address: Adityaraj, 101 first floor, Purnima CHS Ltd, Building no 3, Near PMC Bank,
Tagore Nagar, Vikhroli (E), Mumbai-400083. Tel No.02225749999. Email: sale@adityarajgroup.co.in

Architect: Ankit M. Makani | RCC Consultant : Associated Consultants | PMC: NS Infra I
Legal Advisor : Adv. Nimesh Savla | Vastu Consultant : Mr. Sandeep Nene

Developer: UCC Infra

FOR BOOKING CALL: 85304988881 / 8530798888

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40, PANT NAGAR GHATKOPAR(E)

1, 1.5 AND 2 BHK FLATS

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.



UPGRADE

FROM ORDINARY TO A GRAND LIFESTYLE

The world belongs to those who dare to realise their dreams. Every person has a heart filled with ambitions. Such pioneering and inspiring individuals who are entitled to life's exclusive privileges and one such privilage is Adityaraj Star.



RISE FROM AN AVERAGE TO A QUALITY LIFESTYLE

Imagine an address where life's luxuries and comforts are at your service; leading educational institutes and the best medical facilities are just around the corner; entertainment options and leisure activities abound just a stone's throw away; places of religious significance and parks are in close proximity; railway stations, bus stops, market, malls, etc. lie just a few minutes away. In other words, imagine an address where the world seems closer and nothing seems far off.



PROJECT HIGHLIGHTS

G / STILT + 15 STOREY ICONIC TOWER.
1 & 2 BHK PREMIUM HOMES



VASTU COMPLIANT EAST WEST FACING FLATS



100 % RESIDENTIAL PROJECT



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



ELECTRIC CAR & BIKE CHARGING



ROOFTOP AMENITIES



WORLD CLASS SECURITY SYSTEM



UNIQUE AND MODERN STRUCTURE



JODI FLAT OPTION AVAILABLE

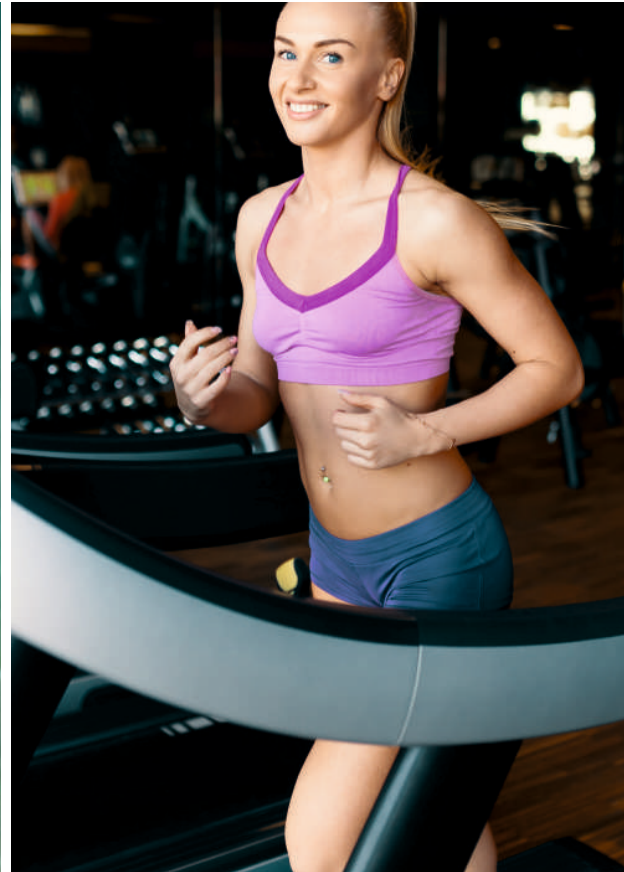


STACK PARKING FACILITY



ELEVATE YOURSELF TO THE
NEXT LEVEL LIFESTYLE WITH
OUR ROOF TOP AMENITIES





CRAFTED LUXURY

The spaces at Adityaraj Star are brimming with luxury at every step. Thoughtful touches, exceptional designs and exclusive amenities that make life even more exciting and luxurious.

- Gazebo • Children Play Area
- Walking Track • Landscape Garden • Family Swing • Senior Citizen Sit-outs • Gymnasium
- Yoga And Meditation • Party Lawn

WELL DESIGNED DECORATIVE ENTRANCE LOBBY





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 Terrace.

- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell for fulshing.
- Premium Brand highspeed automatic lifts including one stretcher lifts.
- Adequate water supply by MCGM.
- Common Toilet on Ground.

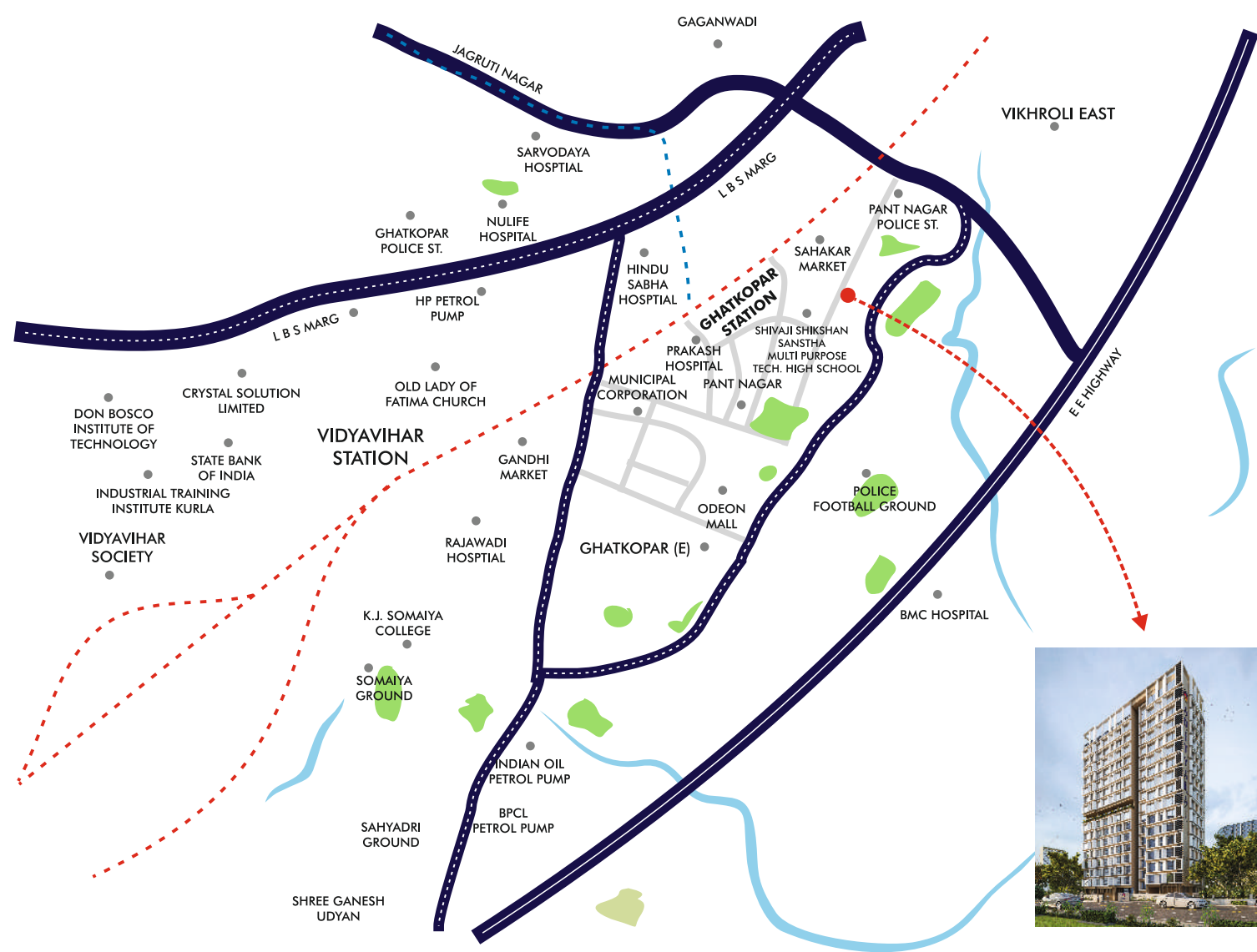
- Provision for MGL Gas line connection.
- Waterproofing treatment on terrace .
- Underground & Overhead water tankswith adequate storage capacity.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.

AN IDEAL DESTINATION







Adityaraj finds its pride of place at Ghtakopar. One of the most pridefull destination in mumbai. This place has the best of city infrastructure in form of a 4-Lane Highway, flyover bridge, 2-lane service roads and big traffic island. Ghatkopar is also very close to the city's commercial, business, shopping and entertainment hub and all major life enabler facilities like bus & taxi stands, schools, hospitals, hotels, banks & malls are within a radius of few kilometers.

WALKABLE

-  7 Mins Railway Station
-  3 Mins Bus Stop
-  5 Mins Metro Station
-  upcoming Pantnagar metro station



DRIVING DISTANCE

-  1.1 Kms Estern Express Highway
-  4.6 Kms KurLa Lt Terminus
-  7 Kms Airport
-  1.6 Kms LBS Marg
-  2.5 Kms Santacruz - Chembur
-  3 Kms Freeway
-  Link Road
-  3.2 Kms Mono Rail Station

PLACES OF CONVENIENCE NEARBY :

EDUCATIONAL INSTITUTIONS

- Garodia International School
- Somaiya School & College
- RBK International
- Universal School
- Ramniranjan Jhunjhunwala College

MALLS

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

HOSPITALS

- Parakh Hospital
- Ashirwad Hospital
- Rajawadi Hospital

GARDENS & PLAY GROUND

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

TEMPLE

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

8TH FLOOR
REFUGE PLAN



GROUND FLOOR
PARKING PLAN



1ST-7TH & 9TH TO 15TH TYPICAL FLOOR PLAN

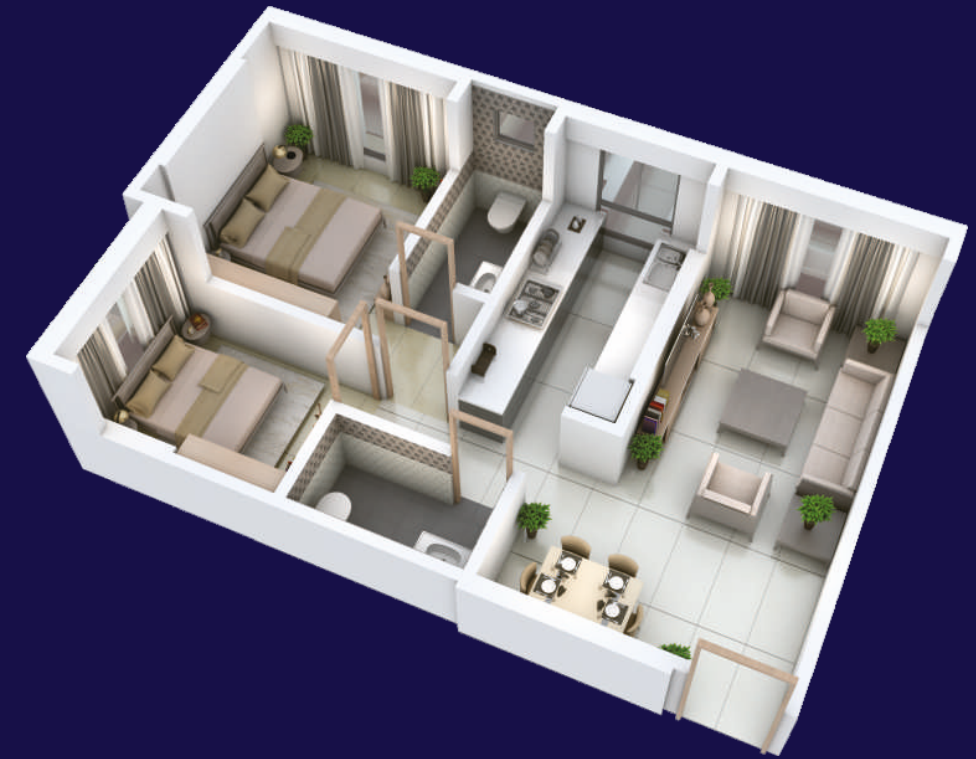


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1	2 BHK	636 SQ. FT.	2	2 BHK	637 SQ. FT.	3	1.5 BHK	560 Sq. Ft.	4	1 BHK	446 Sq. Ft.	5	1 BHK	446 Sq. Ft.	6	2 BHK	615 Sq. Ft.	7	2 BHK	615 Sq. Ft.

2 BHK FLAT



1.5 BHK FLAT



2 BHK FLAT



1 BHK FLAT



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.

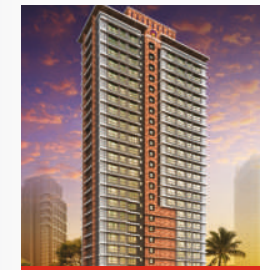
Today ADITYARAJ GROUP is well established and with deep roots in business like Real Estate Development, Infra. Contracting, Hospitality, Mining & building material supply.

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.

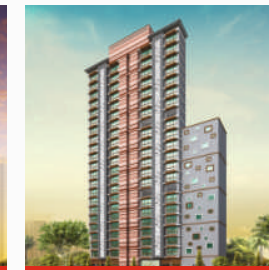
REDEFINING LUXURY REAL ESTATE SINCE 1967



ONGOING AND COMPLETED PROJECTS



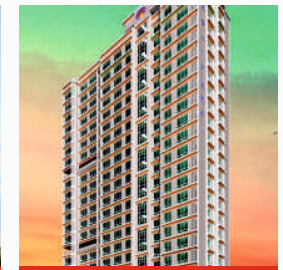
Adityaraj Gold Vikhroli



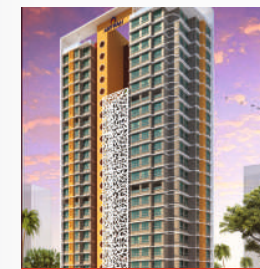
Adityaraj Pride Sion



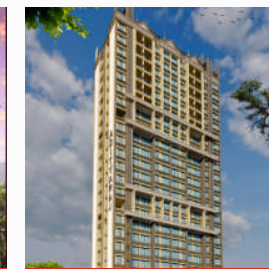
Adityaraj Fortune



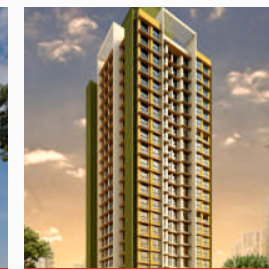
Adityaraj Shanti-Sadan



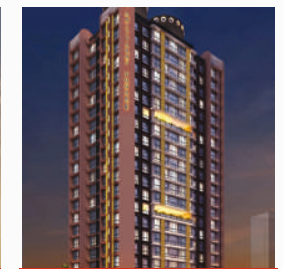
Adityaraj Gurukripa



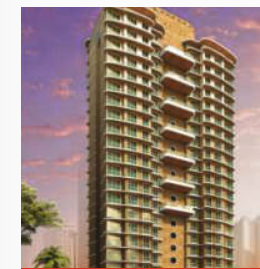
Adityaraj Signature



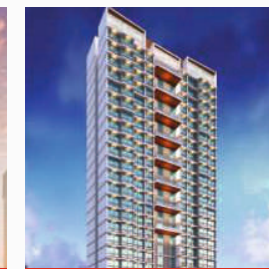
Adityaraj Avenue



Adityaraj Square



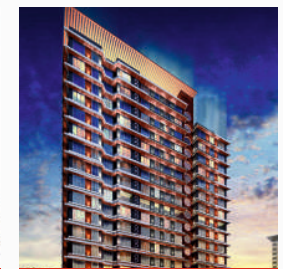
Purnima Pride Vikhroli



Sai Prasad Vikhroli



Adityaraj Enclave



Adityaraj Saphalya

GOVERNMENT INFRA PROJECTS



Dr. Babasaheb Ambedkar Memorial-Airoli



NMMC School Koparkhairane



MCH Hospital Belapur