



A	→	AMAZING
D	→	DYNAMIC
i	→	ICONIC
T	→	TRUSTWORTHY
Y	→	YOUTHFULL
A	→	ADMIRABLE
R	→	RELIABLE
A	→	AFFORDABLE
j	→	JOSH



Site Add: Bldg No 53, Pant Nagar, Ghatkopar (E) ,Mumbai - 400075

Ghatkopar Off.: Sales Office, Bldg. No. 40, Pantnagar Ghatkopar (E) - 400075

Adityaraj, 101. Purnima CHS Ltd, Building no 3, Tagore Nagar, Vikhroli (E), Mumbai-400083.
Tel No.022257 49999. Email: sale@adityarajgroup.co.in | Web.: www.adityarajgroup.co.in

Architect: Ankit M. Makani (A.M. Architects) | RCC Consultant : Associated Structural Engineers LLP |
PMC: NS Infra | MEP : Hydro Mechanical Consultant | Vastu Consultant : Dr. Raj Dusija |
CA : Sudhir Dhara | Solicitor: Mannandir & Co. | Advocate : Kamal P. Khanolkar Bank : Axis Bank Ltd.

Developer: M/s. Adityaraj Builders and Realtors

FOR BOOKING CALL: +91 8530498888 / +91 8530798888



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.



Bldg No 53, Pant Nagar, Ghatkopar(E)

1 & 2 BHK PREMIUM HOMES



**CENTRE OF
CONVENIENCE**



**CENTRE OF
CONNECTIVITY**



**CENTRE OF
LUXURY**



**CENTRE OF
ENTERTAINMENT**



CENTRE OF LIFE

Life takes a center stage when all the leisure's and comforts of life are at your disposal that allows you to spend quality time with your beloved.

Where the daily necessities of life and entertainment options are just a stone throw away. At Adityaraj Central, we have been paying attention to all this and now, we have built an address that brings the world closer to you.

representational image

PROJECT HIGHLIGHTS

G + STILT + 16 STOREY ICONIC TOWER.
1 & 2 BHK PREMIUM HOMES

ADITYARAJ
CENTRAL
CENTER OF LIFE

-  100 % RESIDENTIAL PROJECT
-  HIGH CLASS CONSTRUCTION QUALITY
-  SOLID EARTHQUAKE RESISTANT RCC STRUCTURE
-  ONLY HIGH QUALITY BRANDED MATERIALS USED
-  MODERN FIRE FIGHTING SYSTEMS
-  BRANDED LIFTS WITH ARD SYSTEM
-  ELECTRIC CAR & BIKE CHARGING
-  BEST-IN-CLASS SECURITY SYSTEM
-  UNIQUE AND MODERN STRUCTURE
-  STACK PARKING FACILITY



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.
- Well designed ventilated lift lobbies on each floor.
- Society office on 8th Floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell if feasible.
- Premium Brand highspeed automatic lifts including one stretcher lifts.
- Adequate water supply by MCGM
- Common Toilet on Ground Floor for Security & Driver
- Provision for MGL Gas line connection.
- Dual Waterproofing treatment on terrace .
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- Fully equipped gym on terrace.
- One Stretcher life for medical emergency





PROJECT FEATURES

ENCOURAGING SWACHH BHARAT ABHIYAN:

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

ENCOURAGING MAKE IN INDIA INITIATIVE:

- Priority on using high quality and branded made in India products and materials for construction.

- 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.
- Lightning 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.
- Electric Car & Bike Charging Point.

SECURITY:

- Large windows for optimal Light & Ventilation.
- Peaceful and well protected area.
- 24/7 CCTV Camera surveillance.
- Modern Intercom System.
- Security Cabins on Main Gate / Lobby.
- Secured Gated Compound.
- Video door phone.

ENCOURAGING DIGITAL INDIA INITIATIVE:

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

ENCOURAGING FIT INDIA MOVEMENT:

- Open Air Fitness centre at roof top.

CENTRE OF RECREATION AT ROOFTOP



artist Impression

TERRACE AMENITIES



PERGOLA



CHILDREN'S PLAY AREA



JOGGING TRACK



LANDSCAPED GARDEN



SENIOR CITIZENS SITOUT



FITNESS CENTER



YOGA & MEDITATION



PARTY LAWN



FLOORING:

- Premium big Vitrified tiles in all rooms.
- Anti skid flooring in toilet & bath.



WALLS & PAINT:

- Gypsum finished internal walls.
- Quality paint on Internal & External walls.
- Art inspired exterior texture walls.



KITCHEN:

- Granite kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles.
- Fresh air exhaust fan.
- Electric point provided for Water Purifier, Fridge, Washing Machine & dish washer.



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.



BATH & WC:

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles & anti skid flr. tiles.
- Granite door frame.
- Premium brand designer C. P. bath fittings.
- Louvered windows.
- Exhaust fan for fresh air.
- Provision for hot water geyser.



ELECTRIFICATION:

- High grade concealed copper wiring with MCB.
- Modern Modular Switches with circuit breakers.
- Adequate Electric, AC, TV, Telephone points.
- Intercom phone in each flat.
- Video door phone in each flat.
- Internet cable provided.
- Fan & Led tube lights in all rooms.

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

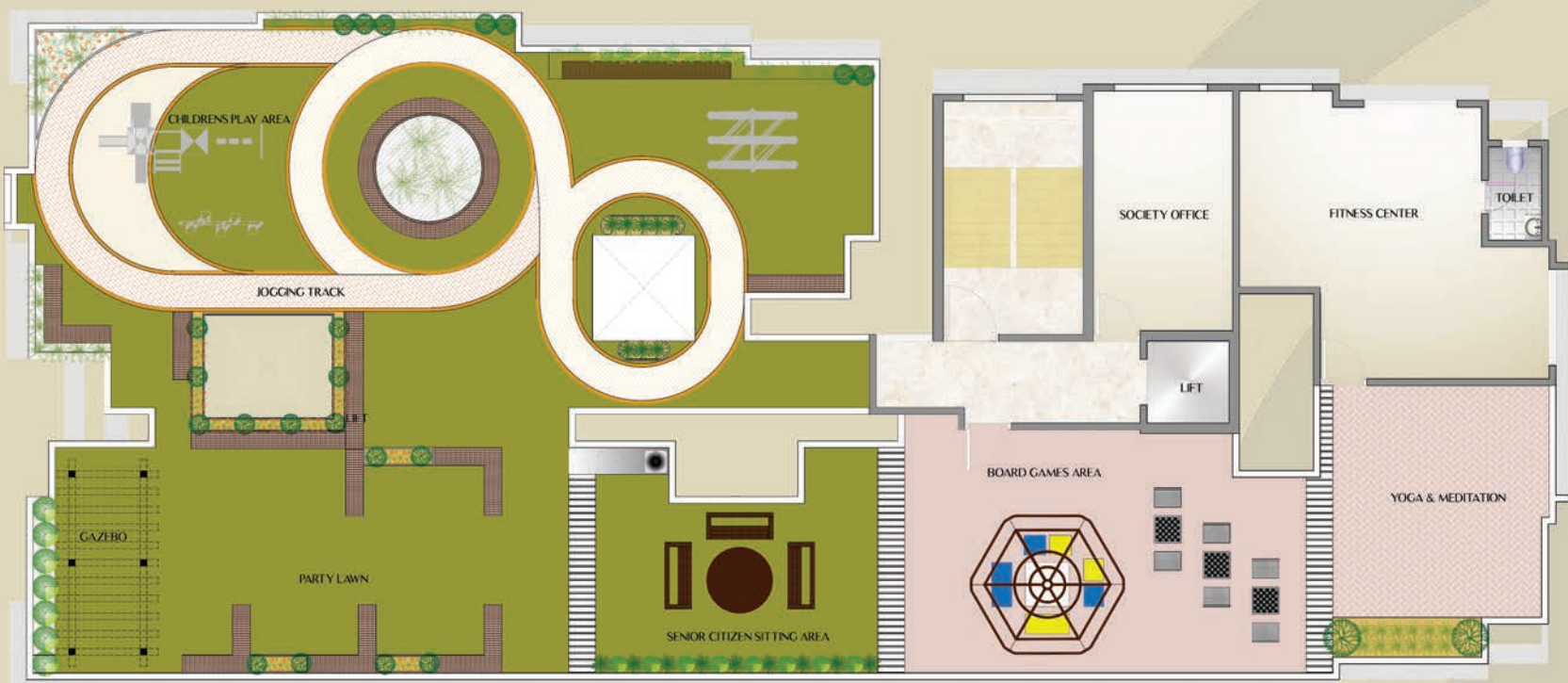


NO.	TYPE	RERA CARPET	NO.	TYPE	RERA CARPET	NO.	TYPE	RERA CARPET	NO.	TYPE	RERA CARPET	NO.	TYPE	RERA CARPET	NO.	TYPE	RERA CARPET			
1	2 BHK	598 SQ.FT.	2	2 BHK	598 SQ.FT.	3	1 BHK	429 SQ.FT.	4	1 BHK	440 SQ.FT.	5	1 BHK	458 SQ.FT.	6	2 BHK	610 SQ.FT.	7	2 BHK	630 SQ.FT.

8TH FLOOR PLAN



TERRACE PLAN



GROUND FLOOR PLAN



8th FLOOR PLAN



SR. NO.	TYPE	RERA AREA
1	2 BHK	598 SQ.FT
2	2 BHK	598 SQ.FT.
3	1 BHK	429 SQ.FT.
4	1 BHK	440 SQ.FT.
5	1 BHK	458 SQ.FT.

3D VIEWS

UNIT NO. 03 - 1 BHK (429 CA)



UNIT NO. 06 - 2 BHK (610 CA)



UNIT NO. 07 - 2 BHK (630 CA)





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.

After successfully completing hundreds of infrastructure projects for government & private sectors as a class 1A- (unlimited class) government registered contractor, ADITYARAJ GROUP established itself in real estate development since year 2000.

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 building and housing societies.

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.

We are patron members of the esteemed builders Associations 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, Since 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.

Today our group is well established and with deep roots in business like Real Estate Development, Infra projects, Govt. Contract, 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.

REDEFINING REAL ESTATE BUSINESS SINCE 1967



SOME OF OUR ONGOING AND COMPLETED PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



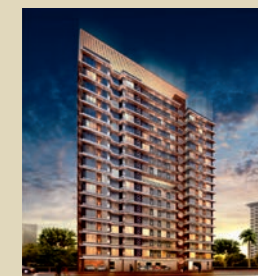
ADITYARAJ PRIDE
SION



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ SHIVNERI
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI



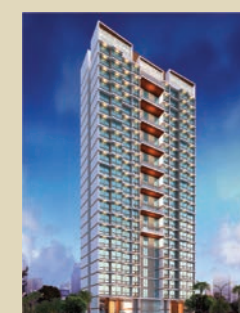
ADITYARAJ SIGNATURE
VIKHROLI



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



ADITYARAJ ROYALE
VIKHROLI



ADITYARAJ GURUKRIPA
VIKHROLI



SHANTI SADAN
VIKHROLI



ADITYARAJ ONE
VIKHROLI

LIFE IS AT EASE

WHEN EVERYTHING THAT YOU NEED
AND WANT IS JUST AROUND YOU

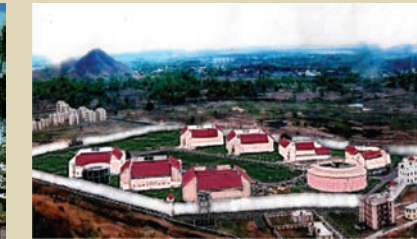
Location play a very important role while buying your dream home.
Let it be Bust depots, Local Train, Metro Rail, Highway Roads or any
other connectivity Ghatkopar has everything any person would ask
for. From renowned Schools, Colleges, Hospitals, Banks, Shopping
malls Ghatkopar has it all.

SOME OF OUR GOVT. INFRA PROJECTS

*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



representational image

GHATKOPAR THE EPICENTER OF MUMBAI

Aidtyaraj Central finds its pride of place at Ghatkopar. One of the most prideful 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 depots & taxi stands, schools, hospitals, hotels, banks & malls are within a short radius.

WALKING DISTANCE



7 Mins
Railway Station



5 Mins
Metro Station



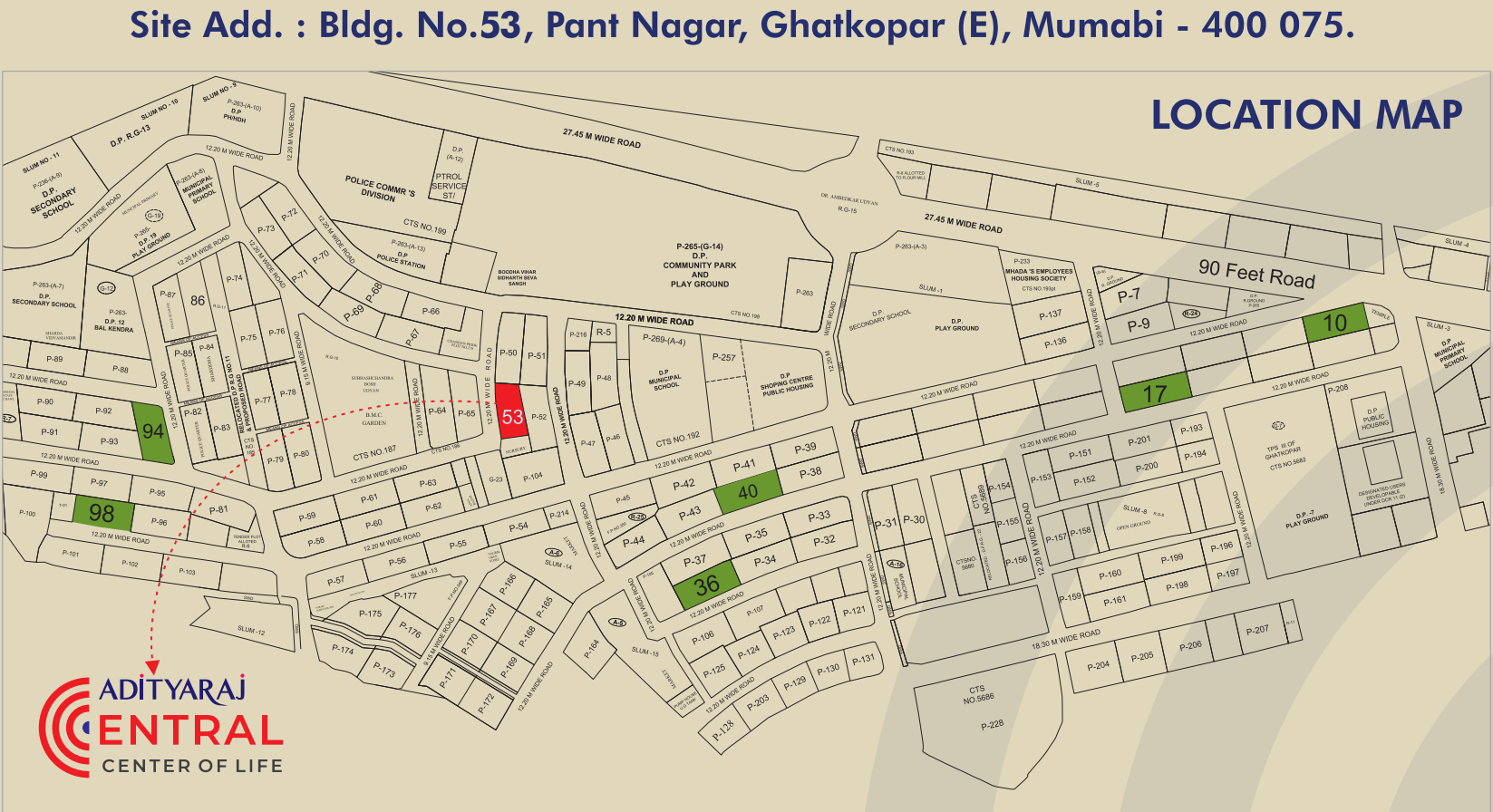
3 Mins Bus Stop




5 Mins. from
Upcoming Pantnagar
Metro Station



Pantnagar Police
station 3 Mins.



DRIVING DISTANCE




1.1 Kms Estern
Express Highway



1.6 Kms
LBS Marg




2.5 Kms Santacruz
Chembur Link Road




3 Kms
Freeway



4.6 Kms Kurla
Lt Terminus



3.2 Kms
Mono Rail Station



7 Kms
Airport

PLACES OF CONVENIENCE NEARBY :



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



- HOSPITALS**
- Parakh Hospital
 - Ashirwad Hospital
 - Rajawadi Hospital



- MALLS**
- R Odeon Mall
 - R City Mall
 - Phoenix Market City



- 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



- EDUCATIONAL INSTITUTIONS**
- Garodia International School
 - Somaiya School & College
 - RBK International
 - Universal School
 - Ramniranjan Jhunjhunwala College

