



MAHARERA
PROJECT REGISTRATION NO.

P51800020594

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

ADITYARAJ
Saphalya

Building No.36, Pant Nagar, Ghatkopar (E)



Homes planned with perfection..!

Perfection is the first thing that will catch your eyes when you enter at “Adityaraj Saphalya”. 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. “Adityaraj Saphalya” luxurious Residential Tower, bright & colorful ambiance are embellished with contemporary amenities that for sure will complement your life. “Adityaraj Saphalya” is Builder’s tribute to extraordinary individuals and families. Splendid and magnificent in every way, “Adityaraj Saphalya” sets a new standard in well-defined lifestyles. “Adityaraj Saphalya” offers 1, 1½ & 2 BHK exclusive high-rise apartments set like a beautiful sanctuary amidst lush and luxuriant greenery. The apartments at “Adityaraj Saphalya” 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 / Stilt + 16 storey (2 wings) Iconic Tower.
- Pure Residential Tower.
- Clear title MHADA plot.
- Offering Luxurious & Ultra Modern 1, 1½ & 2 BHK Flats.
- Vaastu Shastra Based Planning & Construction.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Sufficient Stack Car Parkings.
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.







AC-LOBBY



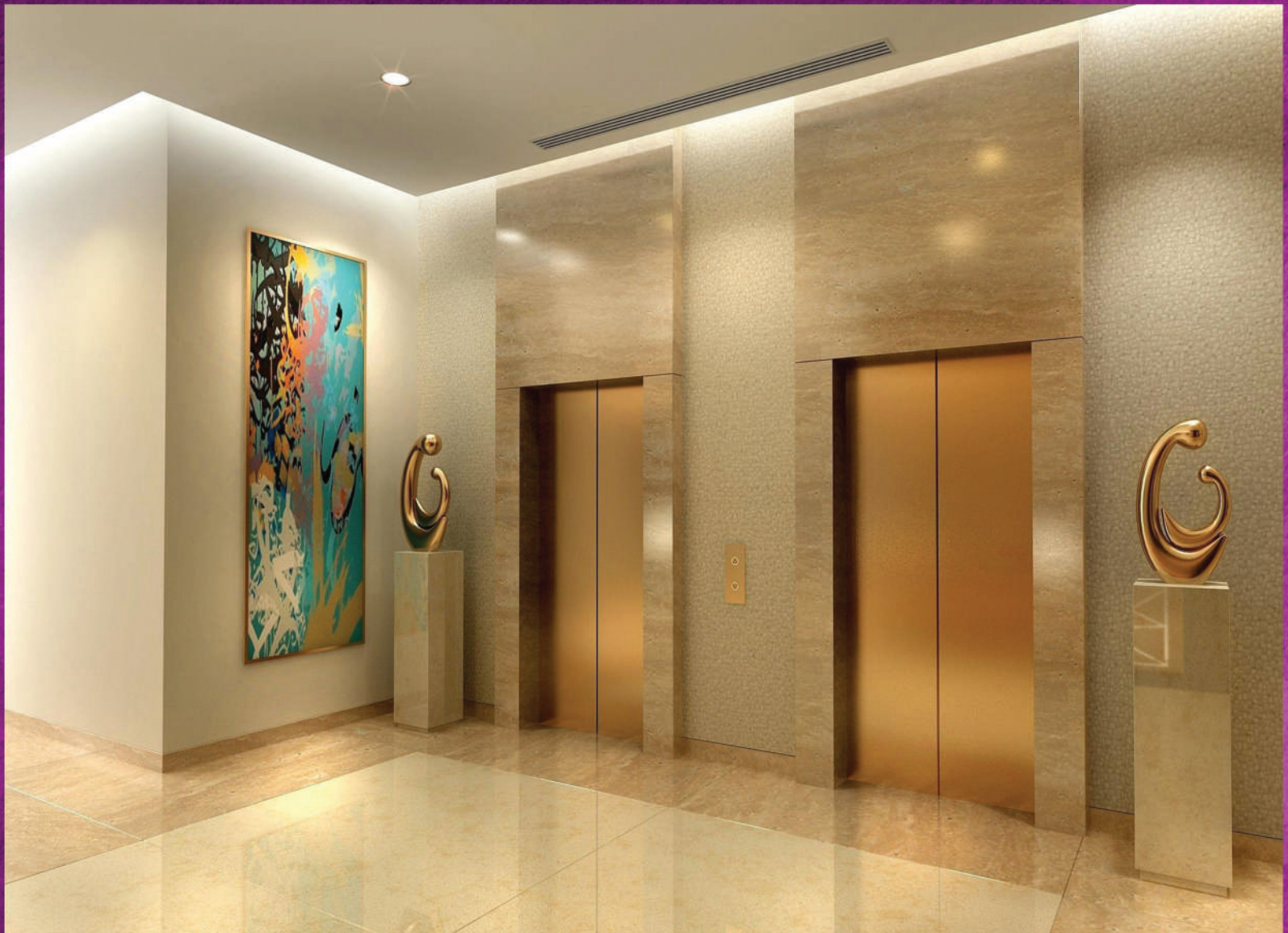
AC IN
BEDROOMS



WATER
PURIFIER



VIDEO
DOOR
PHONE



GROUND FLOOR PLAN



12.20M. WIDE ROAD



1.5 BHK FLAT (3D CUT SECTION)



2 BHK FLAT (3D CUT SECTION)



THE LOCATION :

Pant Nagar (Ghatkopar) 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. Pant Nagar (Ghatkopar) is a very well connected and a rapidly upcoming suburb for Homes and commerce.

LOCATION ADVANTAGES :

- Culturally rich, peaceful and green Locality.
- Surrounded by several Gardens, play grounds and open spaces.
- Excellent Infrastructure with wide roads, ample water supply and drainage systems.
- Jain Derasar, Upashray & Temple within 5 minutes walk.
- Extremely well connected through Eastern Express Highway, LBS Marg & Ghatkopar - Andheri Link Road.
- Well Connected to other uber rich location like Chembur, Powai & Mulund.
- Commercial working hubs like BKC & SEPEZ easily accessibly.
- Easy and fast access to Western & Central Mumbai, Thane & Navi Mumbai.

LOCATION MAP :



Site Add. : Building No.36, Bhaskar Govind Kulkarni Marg, Pant Nagar, Ghatkopar (E) 400 075

TOWER FEATURES :

- Decorated building main gates with security cabins.
- Solid 5 ft. Decorative Compound wall.
- Decorative Air conditioner main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles in compound area.
- Well designed lift lobbies on each floor.
- Society office and common toilet on ground floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.



- Premium Brand automatic Stretcher lift.
- Adequate water supply by MCGM.
- extra water support from Borwell.
- Provision for MGL Gas line connection.
- Waterproofing treatment on terrace .
- Ample Mechanical stack car parkings.
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.



AMENITIES & SPECIFICATION :



FLOORING:

- Premium Vitrified tiles in all other 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 Fridge, Washing Machine & drier.
- 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.
- Premium brand designer C. P. bath fittings.
- Louvered windows with mosquito net.
- Exhaust fan for fresh air.
- 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 with moulding.
- MS Grill / Railing for safety on windows.



WALLS & PAINT:

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



- Clear title MHADA Plot.
- Reputed and experienced Developer.
- Experienced Professionals such as Architect, RCC Consultant, MEP & PMC Consultants for accurate planning and quality control.
- Electric, Plumbing & Fire fighting layout designed & monitored by experienced MEP Consultant.
- High class construction quality
- Solid Earthquake Resistant RCC Structure.
- Only high Quality Branded materials Used.
- Modern Fire Alarm & Fire fighting system.
- Sprinkler provided in all rooms.
- Branded lifts with ARD system.



- Rain Water Harvesting System.
- Solar LED Lights in Common Area.
- Electric Car & Bike Charging Points.
- Large windows for optimal natural Light & Ventilation



- Easily accessible Dustbins located on each floor and compound areas.
- Systematic Garbage collection System.



- Branded Water Purifier for healthy living.
- Video Door Phone for extra security.
- Hot water Geysers in all bathrooms.
- Ceiling Fans and Tube Lights in all rooms.
- Split unit Air conditioners in all bedrooms.



- Peaceful and well protected area.
- 24/7 CCTV Camera surveillance.
- Modern Intercom System
- Security Cabins on Main Gates.
- Secure Gated Compound.



- All of the products and Materials used for construction will be of High quality and Branded "Made in India" only.



- Internet Cables provided in all Flats.
- WIFI Enabled Main entrance lobby

TYPICAL FLOOR PLAN

(1ST TO 7TH & 9TH TO 15TH FLOOR)





CONNECTIVITY :

WALKING DISTANCE :



7 MINS
RAILWAY STATION



7 MINS
METRO STATION



2 MINS
BUS STOP -

DRIVING DISTANCE :



1.6 KMS
ESTERN EXPRESS
HIGHWAY



4 KMS
SANTACRUZ
CHEMBUR
LINK ROAD



4.8 KMS
FREEWAY



1.8KMS
LBS MARG



10.2 KMS
AIRPORT



6.3 KMS
KURLA LT
TERMINUS



7 KMS
MONO RAIL
STATION



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

- Acharya atre Maidan
- Lions Garden
- 90 Feet Garden
- Rotary Club Of Mumbai
- Ghatkopar Botanical Garden



EDUCATIONAL INSTITUTIONS

- Garodia International School
- Somaiya School & College
- RBK international
- Universal School

*Travelling distance & time as per google map

OTHER LANDMARK PROJECTS



GANGA TOWER - CHEMBUR



KAMBODHI - CHEMBUR



OM SHRI SHANTI - CHEMBUR



GURUKRIPA - VIKHROLI



VIDYA DARSHAN - VIKHROLI



ADARSH AVENUE - VIKHROLI



PURNIMA PRIDE - VIKHROLI



SUYOG SIGNATURE - VIKHROLI



SAI PRASAD - VIKHROLI



MANORANJAN - VIKHROLI



NAVRANG - SION



SHREE KRISHNA - VIKHROLI

SOME OF OUR GOVT. CONTRACT PROJECTS



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



MCH HOSPITAL - BELAPUR



NMMC SCHOOL - KOPARKHAIRANE



HOSTEL BUILDING - KURLA

And done other Projects such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infra contracts



Project By



ADITYARAJ
G R O U P

CREATING LANDMARKS SINCE 1967

An ISO 9001:2015 Certified Group

Office Address :

101, Purnima Pride, Building No. 03,
Tagore Nagar, Vikhroli (E), Mumbai- 400 083.
Tel. : 022 -2574 5656 | Email : info@adityaraj.co.in
Website : www.adityaraj.co.in

For Booking Call :

Sushil Kanuga 90 2929 4440
Kamlesh Balani 93 2033 9520

Booking Office : 022 - 2574 4343 | 022 - 2574 5656 | 022 - 2574 9999

Architect : Ashish Bhat & Associates | Designing Architect : Sunil Kenkarey | Rcc Consultant : Associated Consultants
MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co. | Contractor : SD ENTERPRISE
Vastu Consultnat : Dr. Raj Dusija | CA : S. P. Dhara & Associates. | Our Bankers : Axis Bank

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