



VIVA
SION (E)

ADITYARAJ
VIVA
SION (E)

TIME TO UPGRADE

Developer : M/S. Adityaraj Developers

Site Add: Bldg. No. 28 & 29 (Saptarshi Chs. Ltd.), Sardar Nagar 3, Next to Samaj Mandir Hall, Sion (E), Mumbai - 400 022.

Architect: Ankit M. Makani | RCC Consultant : Associated Consultants | PMC: NS Infra I
| Legal Advisor: Mannadiar & Company | Vastu Consultant: Dr. Raj Duseja | MEP Consultant: Hydro Mechanical Consultants

Booking office address - Sales Lounge, Adityaraj Pride, Sardar Nagar 1, Behind Samaj Mandir Hall, Sion (E) - 400022. Tel.: 8454856627

Adityaraj, 101, Purnima CHS Ltd., Building No. 3, Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.
Tel. No. 022 - 2574 9999 | Email : sale@adityarajgroup.co.in

FOR BOOKING CALL: 8530637888



1 & 2 BHK PREMIUM HOMES



Belong
TO A LIFE THAT OFFERS
YOU MORE THAN
WHAT YOU EXPECT

ADITYARAJ VIVA

TIME TO UPGRADE

Every individual desires to live a better life. Desires to experience the luxuries that complement life. Such is Viva, an exclusive lifestyle project that is designed to satiate your long cherished wishes. Right from lounging amidst inspiring living spaces, breathing the best-in-class luxuries, reaching to the world outside and connecting back to the serene world, your home.

PROJECT HIGHLIGHTS

- Ultra modern 1 & 2 bhk apartments
- G+19 storey Iconic Tower
- Boutique office spaces
- Fully equipped Air conditioned gymnasium on the rooftop
- Grand Air conditioned entrance lobby
- High street shopping on the ground floor
- Quality construction with modern & high-tech amenities
- Contemporary & innovative design
- Ample car parking through automated parking tower
- All approvals in place with clear documents
- Loan available from leading Banks & other financial Institutions
- Electric car and bike charging station
- Rooftop Lounge





WELL DESIGNED GRAND AIR CONDITIONED ENTRANCE LOBBY

SPACES THAT BREATHE LUXURY

artist Impression



PERGOLA



CHILDREN'S PLAY AREA



REFLEXOLOGY PATHWAY



LANDSCAPED GARDEN



SENIOR CITIZEN SIT-OUT



FULL SIZE FITNESS CENTRE



YOGA & MEDITATION ZONE



PARTY LAWN

TOWER FEATURES

- Decorated building main gates with security cabins.
- Solid 5 ft. decorative compound wall.
- Grand Air conditioned 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 ground floor.
- Anti termite treatment for the entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell for flushing.
- Premium brand highspeed automatic lifts including one stretcher lift.
- Adequate water supply by MCGM.
- Common toilet on ground.
- Provision for MGL gas line connection.
- Waterproofing treatment on terrace .
- Underground & overhead water tanks with adequate storage capacity.
- Automatic water pumps of adequate capacity.
- 24/7 CCTV camera surveillance.

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.
- One stretcher lift provided in each wing.



- 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.



- GREEN BUILDING INITIATIVE:
- Rain water harvesting pit will be provided.
 - Provision to install solar panels for common lights & lifts.
 - Electric car & bike charging point.
 - Large windows for optimal light & ventilation.



- SECURITY:
- Biometric access to the building
 - Video door phone
 - Peaceful and well protected area.
 - 24/7 CCTV camera surveillance.
 - Modern intercom system.
 - Security cabins on main gate / lobby.
 - Secured gated compound.



- ENCOURAGING DIGITAL INDIA INITIATIVE:
- High speed fibre internet connection provided.
 - WIFI enabled entrance lobby and rooftop.



- ENCOURAGING FIT INDIA MOVEMENT:
- Full size fitness centre provided at the rooftop
 - Yoga & meditation area.
 - Relaxation area for senior citizens



artist Impression

1ST FLOOR PLAN



| WING "A" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 1 BHK | 385 sq. ft. |
| 2 | 1 BHK | 385 sq. ft. |
| 3 | 1 BHK | 384 sq. ft. |



| WING "B" | | |
|----------|----------|-------------|
| SR. NO. | OFF. NO. | RERA AREA |
| 1 | 1 | 632 sq. ft. |
| 2 | 2 | 476 sq. ft. |
| 3 | 3 | 456 sq. ft. |
| 4 | 4 | 419 sq. ft. |

14TH FLOOR PLAN



| WING "A" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 1 BHK | 385 sq. ft. |
| R | | REFUGE |
| 3 | 1 BHK | 384 sq. ft. |



| WING "B" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 2 BHK | 589 sq. ft. |
| 2 | 2 BHK | 589 sq. ft. |
| R | | REFUGE |
| 4 | 1 BHK | 385 sq. ft. |

7TH FLOOR PLAN



| WING "A" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 1 BHK | 385 sq. ft. |
| R | | REFUGE |
| 3 | 1 BHK | 384 sq. ft. |



| WING "B" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 2 BHK | 589 sq. ft. |
| 2 | 2 BHK | 589 sq. ft. |
| R | | REFUGE |
| 4 | 1 BHK | 385 sq. ft. |

GROUND FLOOR PLAN



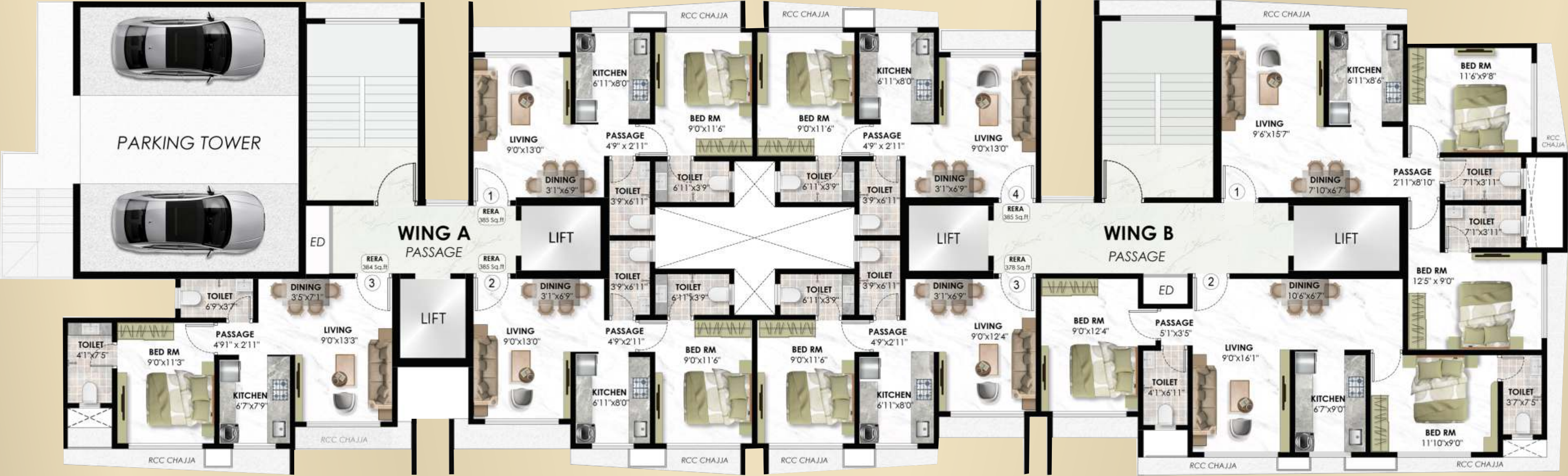
COMMON OPEN PLOT

7.5 MT WIDE EXISTING ROAD & 9 MT WIDE PROPOSED ROAD

12.20 MT WIDE EXISTING HEMANT
MANJREKAR ROAD

9 MT WIDE PROPOSED ROAD

TYPICAL FLOOR PLAN



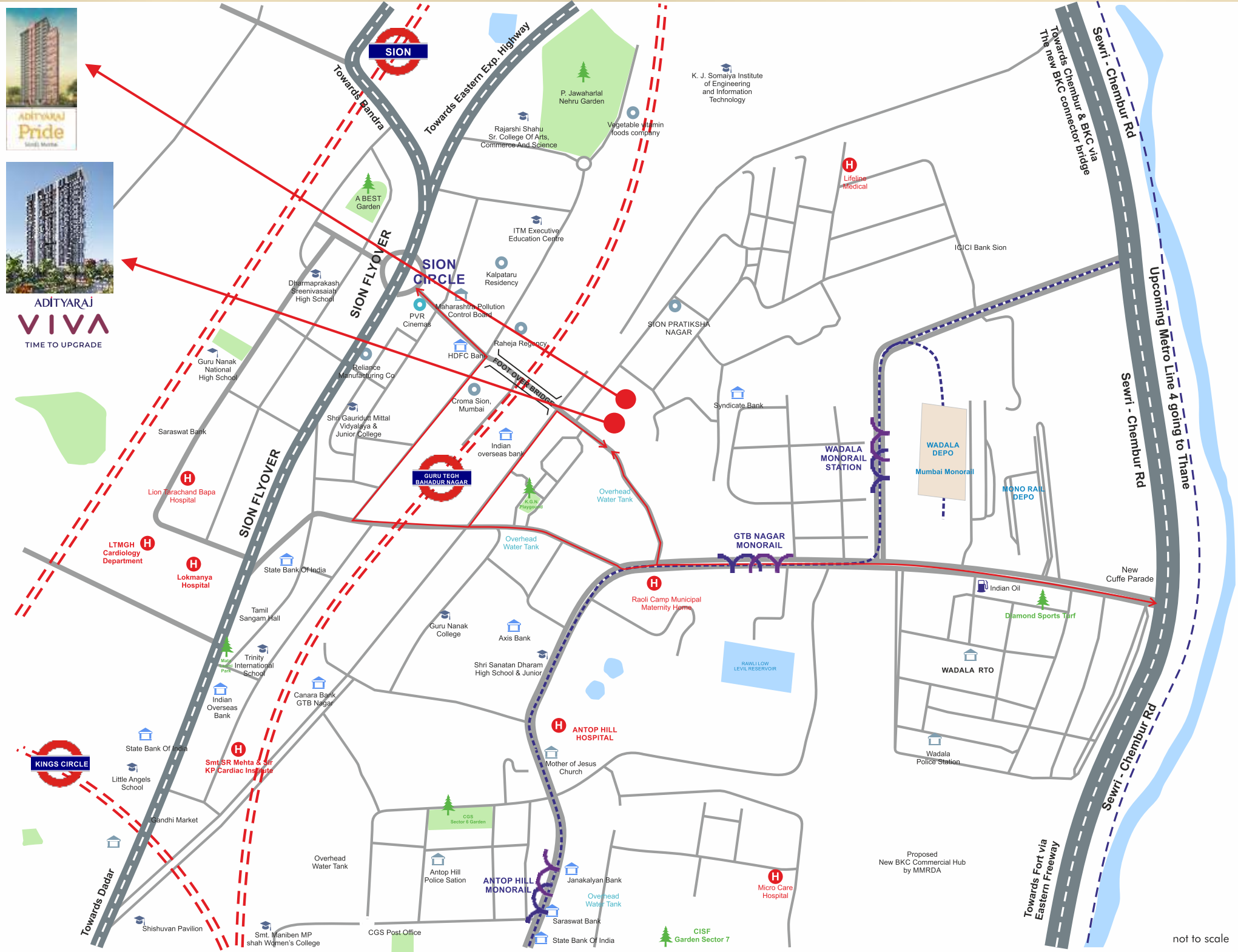
| WING "A" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 1 BHK | 385 sq. ft. |
| 2 | 1 BHK | 385 sq. ft. |
| 3 | 1 BHK | 384 sq. ft. |



| WING "B" | | |
|----------|-------|-------------|
| SR. NO. | TYPE | RERA AREA |
| 1 | 2 BHK | 589 sq. ft. |
| 2 | 2 BHK | 589 sq. ft. |
| 3 | 1 BHK | 378 sq. ft. |
| 4 | 1 BHK | 385 sq. ft. |

CENTER OF LIFE

Strategically located at Sion, one of the most prime locations in the Heart of Mumbai city, Viva connects you to all the significant places, seamlessly. The educational institutes, the entertainment options, the healthcare services, Central connectivity to major work places, all these places are located within the vicinity of the project. No wonder, why we call it the desired location.



CONNECTIVITY

- | | | | | | |
|---|---|---|--|--|---|
|  500 Mtr. GTB Nagar Railway Station |  300 Mtr. GTB Nagar Monorail |  1.0 kms Wadala Mono Rail Station |  1.80 kms Sion Railway Station |  2.8 kms Eastern Freeway |  5.8 km from BKC & Lower Parel |
|  9.0 kms Fort, 12 Mins via Eastern Express Highway |  1.8 kms Eastern Express Highway |  11 kms Mumbai Airport |  1.5 kms upcoming Bhakti Park Metro Station |  6 kms, 12 Mins to BKC via new BKC Connector bridge |  1.2 kms to proposed new BKC Commercial Hub by MMRDA |



representational images

PLACES OF CONVENIENCE NEARBY :

- | | |
|--|--|
|  TEMPLE <ul style="list-style-type: none">• Siddhivinayak Temple• Gurudwara• Derasar• Math |  EDUCATIONAL INSTITUTIONS <ul style="list-style-type: none">• SIES College• K. J. Somaiya College• VJTI Engineering College• Welingkar Institute of Management• Don Bosco High school |
|--|--|

- | | |
|--|---|
|  MALLS & THEATER <ul style="list-style-type: none">• IMAX Theatre• PVR Cinema• Phoenix Mall |  HOSPITALS <ul style="list-style-type: none">• Sion Hospital• Hinduja Hospital• Antophill Hospital |
|  GARDENS & PLAY GROUND <ul style="list-style-type: none">• Five Gardens• Jawaharlal Nehru Garden | |

HOME TO COSINESS AND WARMTH

The rooms are crafted to perfection by the best of minds. Feel the personal touches of the judiciously created living space, bedroom and kitchen. All of which are a result of optimum utilisation of space



FLOORING:

- Premium large vitrified tiles in all rooms.
- Anti skid flooring in toilet & bath.



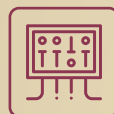
WALLS & PAINT:

- 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.
- Provision for water purifier, fridge, washing machine & drier.



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.



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.
- Hot water geyser provided



DOORS & WINDOWS:

- Designer laminated flush doors with elegant handles & branded locks.
- Wooden door frames for main door & all other rooms.
- Anodised aluminum sliding windows with tinted glass.
- One panel mosquito prevention net.
- Granite window sill.
- MS grill / railing for safety on windows.



1 BHK LUXE

RERA AREA 385



1 BHK AURA

RERA AREA 378



Adityaraj Group, established in 1967 is in the construction field since three generations and constructing landmarks since last 5 decades. Our creations stand tall and strong 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.

Today adityaraj group is one of the most respected names in the field of real estate development with a track record of ontime completion and timely possession. 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 : 2015 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 businesses like Real Estate Development, Infra projects, Govt. Contracts, Hospitality, Banquets, Mining Industry & Asphalt Plants 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 RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



ADITYARAJ PRIDE
SION



SHANTI SADAN
VIKHROLI



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI



ADITYARAJ SQUARE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI

SOME OF OUR INFRA PROJECTS (GOVT. CONTRACTS)

Such as Roads, bridges, Water Supply Projects,
Huge Water Tanks & other Infrastructure Projects



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



MCH HOSPITAL - AIROLI



HWS, GIRLS
HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



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

