

ADITYARAJ  
GATEWAY

A gateway to your prosperity

Bldg. No. **10**, 90 Feet Road, Ghatkopar (E).



# THE GATEWAY OF GHATKOPAR

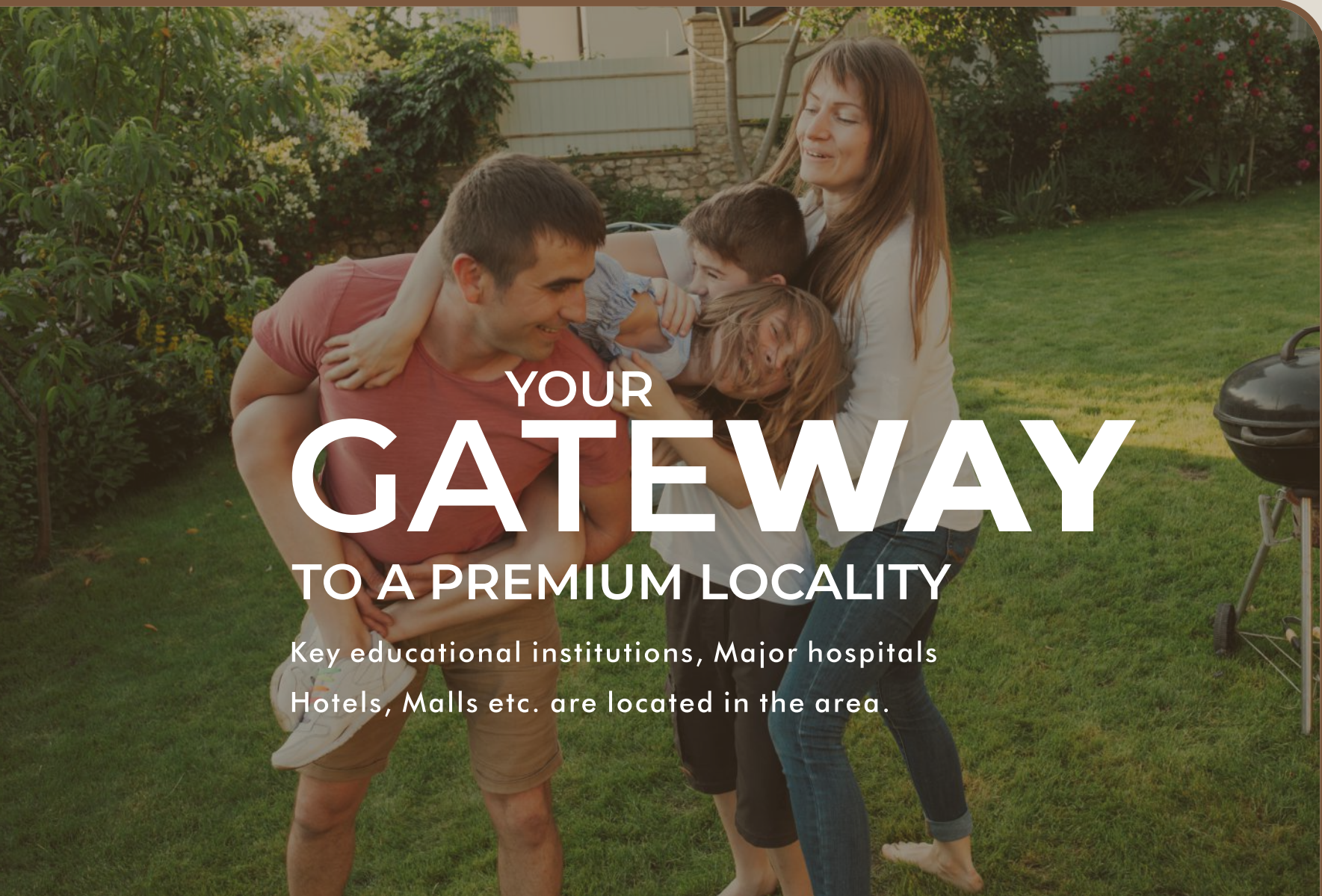
Ghatkopar is one of the premium residential areas and often touted as "Bandra of the central suburbs."



## YOUR GATEWAY TO BETTER CONNECTIVITY

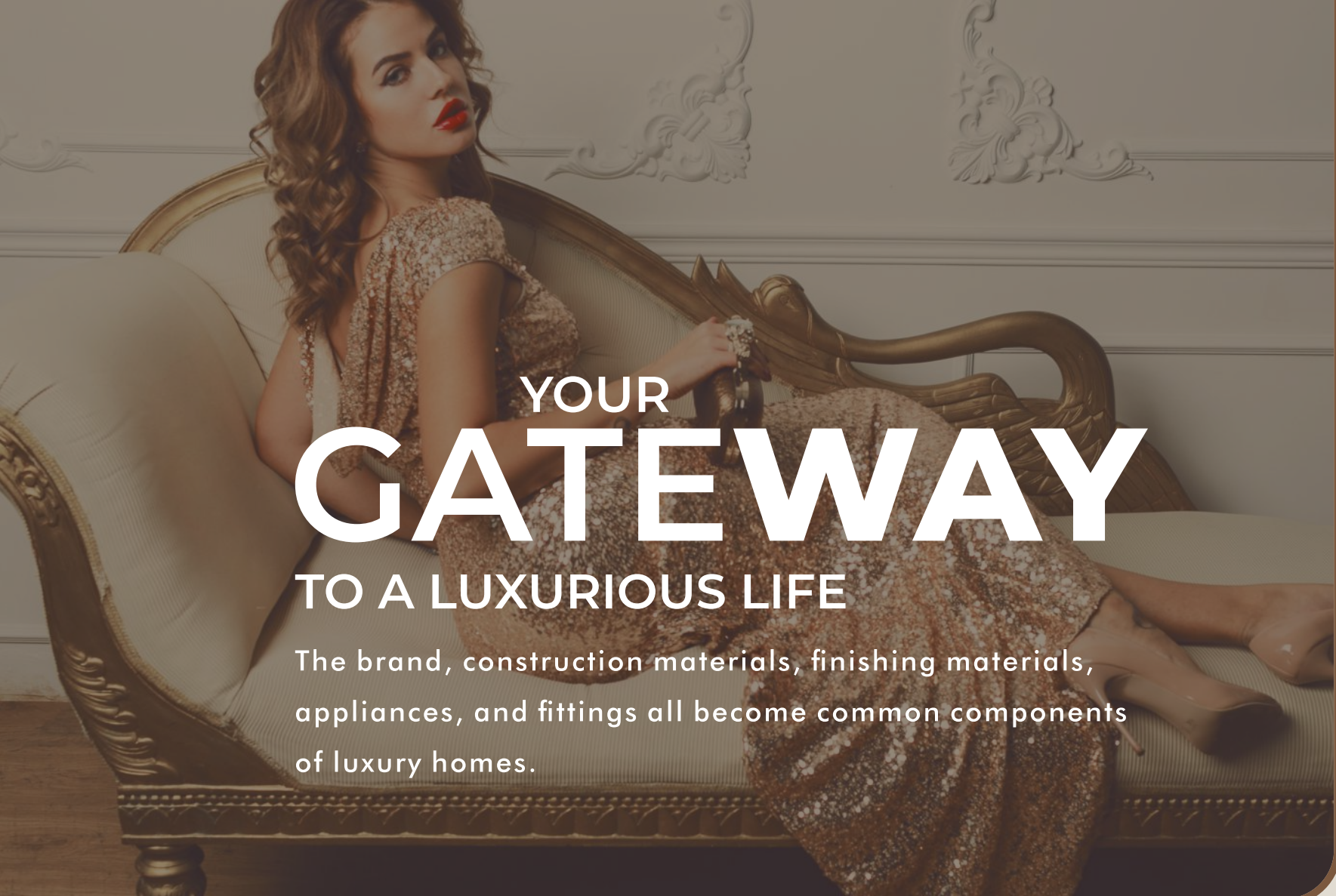
Well-connected through roadways and railways and **METRO** which is just stone throw away from the project site.





YOUR  
**GATEWAY**  
TO A PREMIUM LOCALITY

Key educational institutions, Major hospitals  
Hotels, Malls etc. are located in the area.



YOUR  
**GATEWAY**  
TO A LUXURIOUS LIFE

The brand, construction materials, finishing materials,  
appliances, and fittings all become common components  
of luxury homes.





# ADITYARAJ GATEWAY

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Life finds a whole new meaning at Adityaraj Gateway. Whether you desire for magical moments of life, leisure time or a peaceful living, we have achieved that extra mile to ensure you get what you always wanted from your dream space. Be it lavishly designed living spaces, premium finishes and moments of relaxation, you'll experience a life above the average at Adityaraj Gateway.





A GATEWAY TO YOUR EXCLUSIVE WORLD







## Experience the next level of lifestyle

Life finds a whole new meaning at **Adityaraj Gateway**. Whether you desire for magical moments of life, leisure time or a peaceful living, we have achieved that extra mile to ensure you get what you always wanted from your dream space. Be it lavishly designed living spaces, premium finishes and moments of relaxation, you'll experience a life above the average at **Adityaraj Gateway**.

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 19 storey Iconic Residential Tower.
- Vaastu Shastra based planning & construction.
- Offering Luxurious & Ultra Modern 1BHK & 2BHK Flats.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Ample Car Parking space on Basement & Ground Floor.
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.







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## Home of Luxury, for you only

Your home is your dream and dreams are beautiful. This is the very thought that crossed our mind when we were planning **Adityaraj Gateway**. Therefore we are offering amenities to not just protect your dream, but to make that dream even more beautiful. That's why premium lifestyle is not just restricted to one place, but also to all corners of your home. So enjoy your dream.



### 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.
- Lightning arrester provided on top.
- Red aviation light provided on top.
- Branded lifts with the ARD system.



### ENCOURAGING SWACHH BHARAT ABHIYAN :

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



### ENCOURAGING MAKE IN INDIA INITIATIVE :

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



### ENCOURAGING DIGITAL INDIA INITIATIVE :

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



## TOWER FEATURES

- Green Building.
- Decorated building main gate with security cabin.
- Solid 5 ft. Decorative Compound wall.
- Grand Air-conditioned Main Entrance Lobby.
- Well illuminated Lobby, Staircase, and common areas.
- Designer chequered tiles in the compound area.
- Well designed ventilated lift lobbies on each floor.
- Society office on the 15th floor.
- Anti termite treatment for the entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell if feasible.
- Premium Brand highspeed automatic lifts, One Stretcher Lift.
- Adequate water supply by MCGM / MAHADA.
- Common Toilet on the Ground floor for Security and Drivers.
- Provision for MGL Gas line connection.
- Dual waterproofing treatment on the terrace.
- Underground & Overhead Water Tanks & Fire Tanks with required storage capacity.
- Provision to install Solar panels for common lights & lifts.
- Water pumps of adequate capacity.



### GREEN BUILDING INITIATIVE :

- Rain Water Harvesting pit will be provided.
- Provision to install Solar panels for common lights & lifts.
- Electric Car & Bike Charging Point.



### SECURITY :

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

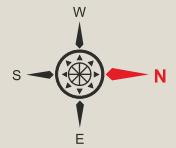


### ENCOURAGING FIT INDIA MOVEMENT :

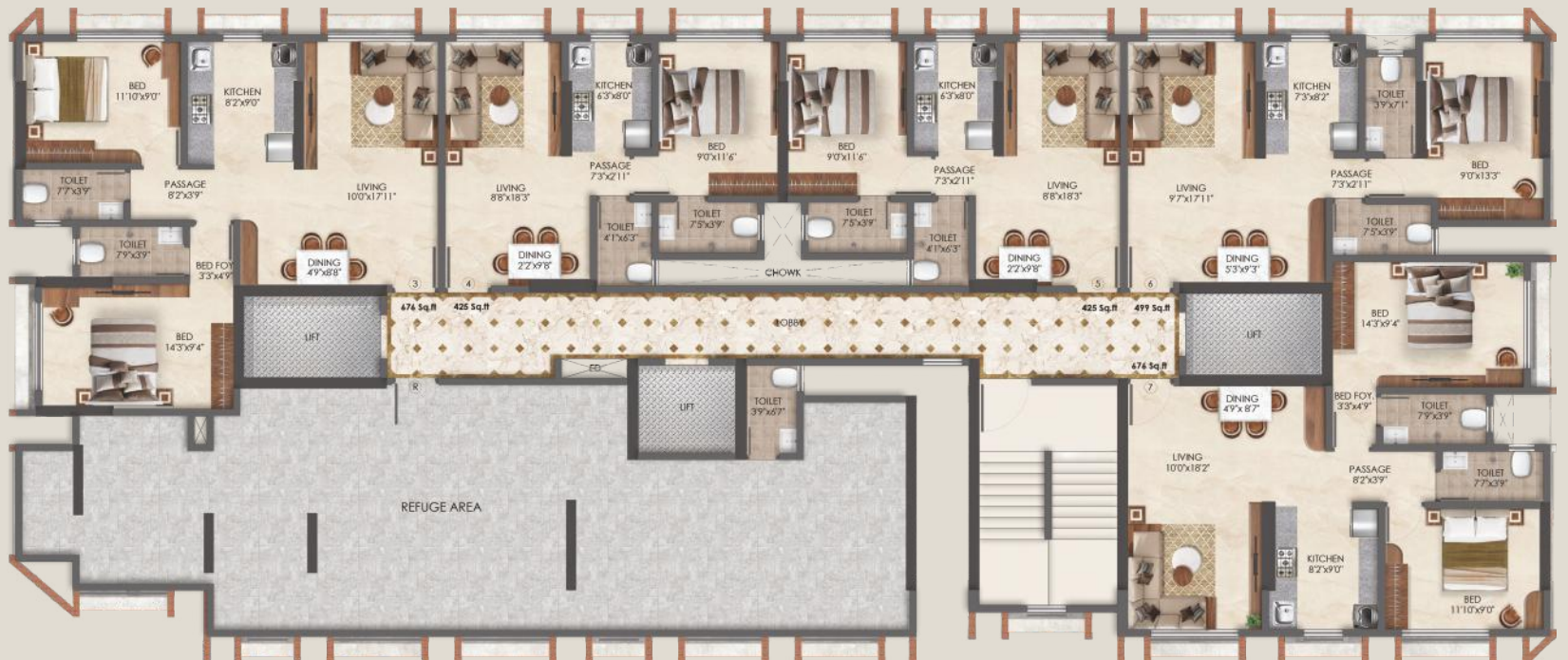
- Rooftop Fitness area.
- Yoga & Meditation area.
- Relaxing area for Senior citizens.
- Rooftop Jogging Track.



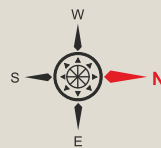
# GROUND FLOOR PLAN ✓



# 8TH FLOOR PLAN ✓

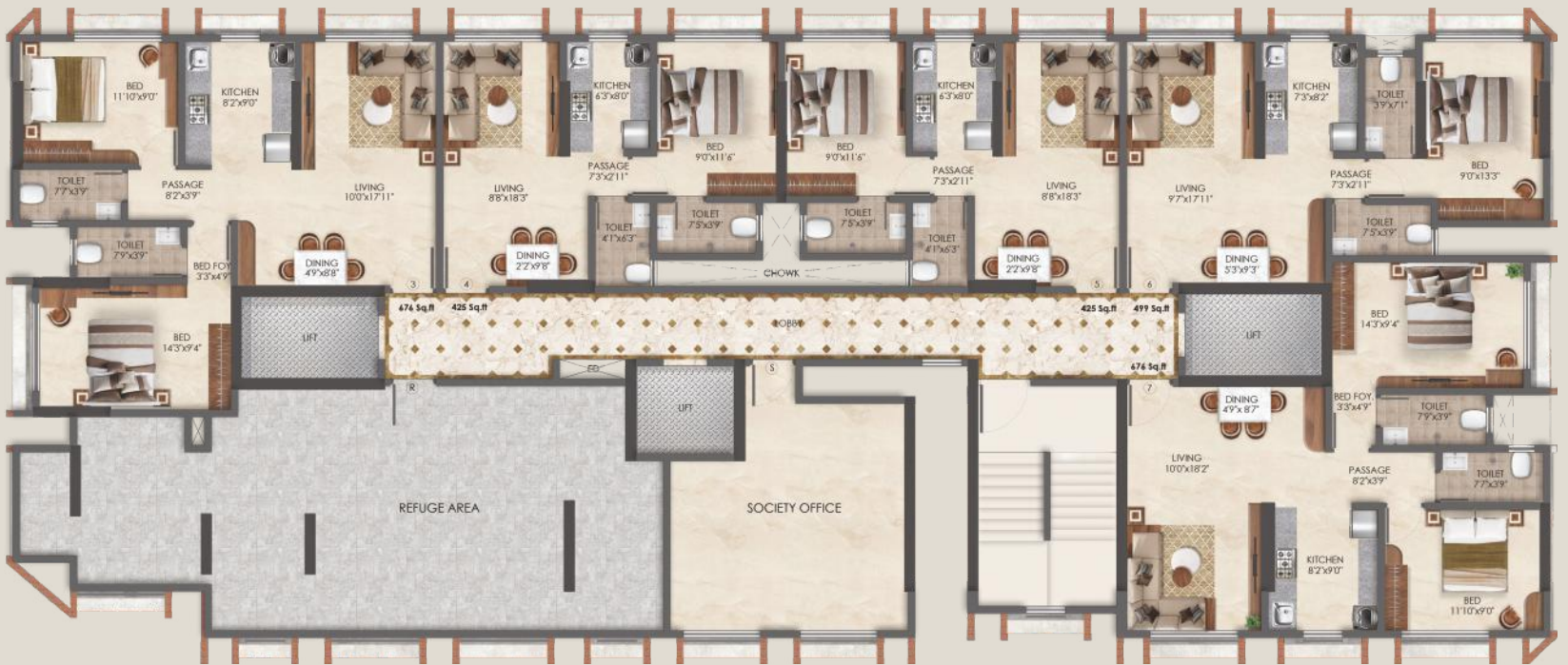


FLAT NO.	TYPE	RERA CARPET
03	2 BHK	676 SQ.FT.
04	1 BHK	425 SQ.FT.
05	1 BHK	425 SQ.FT.
06	1 BHK	499 SQ.FT.
07	2 BHK	676 SQ.FT.

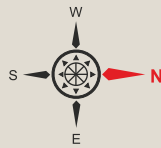




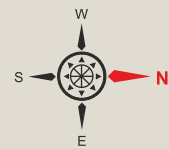
# 15TH FLOOR PLAN ✓



FLAT NO.	TYPE	RERA CARPET
03	2 BHK	676 SQ.FT.
04	1 BHK	425 SQ.FT.
05	1 BHK	425 SQ.FT.
06	1 BHK	499 SQ.FT.
07	2 BHK	676 SQ.FT.



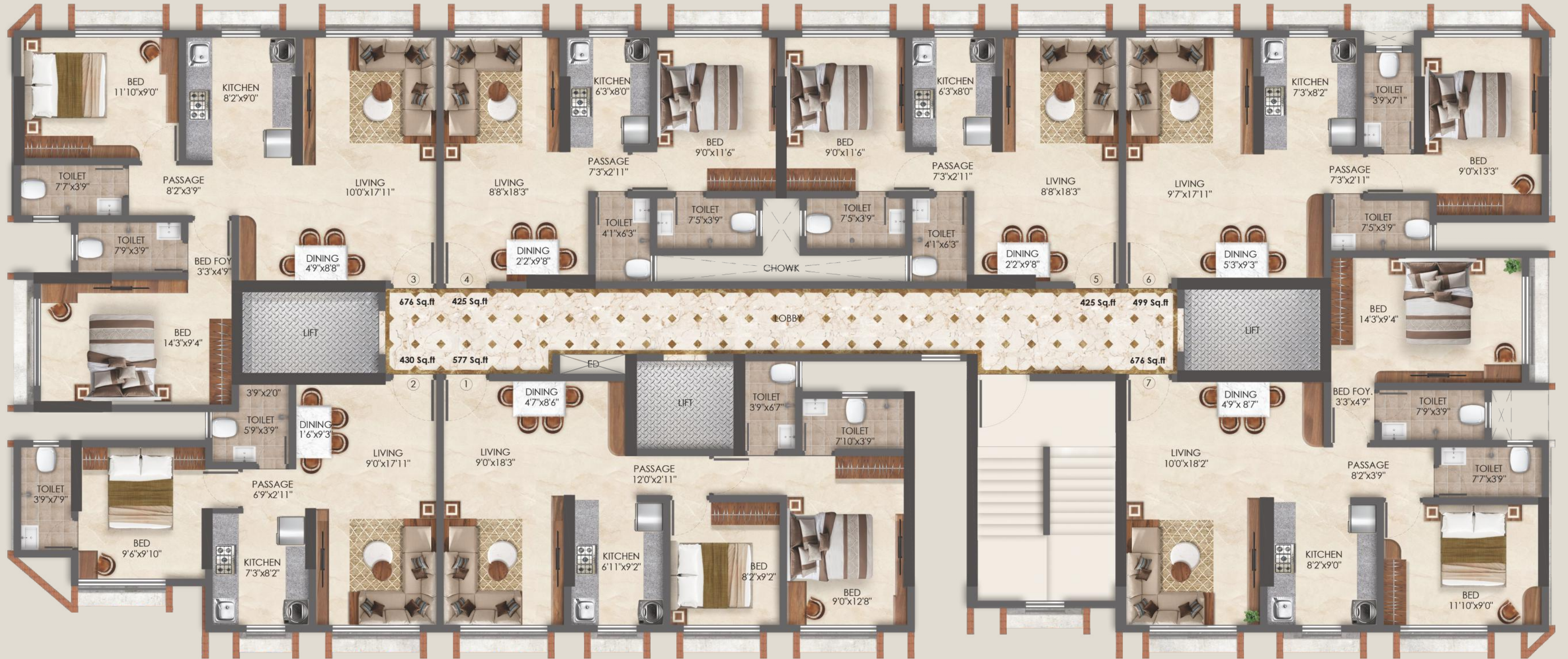
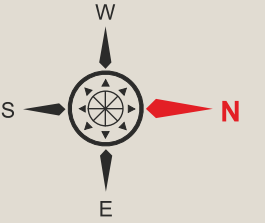
# TERRACE FLOOR PLAN ✓





# TYPICAL FLOOR PLAN ✓

( 1st to 7th, 9th to 14th, 16th to 19th )



FLAT NO.	TYPE	RERA CARPET
01	2 BHK	577 SQ.FT.
02	1 BHK	430 SQ.FT.
03	2 BHK	676 SQ.FT.
04	1 BHK	425 SQ.FT.
05	1 BHK	425 SQ.FT.
06	1 BHK	499 SQ.FT.
07	2 BHK	676 SQ.FT.



**1 BHK FLAT**

3 D VIEW

**FLAT NO.4**



**1 BHK FLAT**

3 D VIEW

**FLAT NO.2**



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**2 BHK FLAT**

**3 D VIEW**

**FLAT NO.1**



**1 BHK FLAT**

**3 D VIEW**

**FLAT NO.6**



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# TERRACE FLOOR 3D PLAN ✓



## Here are few benefits of having rooftop Amenities :

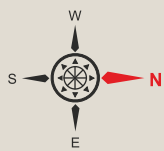
**View :** The most exciting benefit of having rooftop amenities is its spectacular skyline view. You can enjoy the breath-taking views or just taking a stroll in the garden.

**Ambiance :** With rooftop Garden with lightings, the ambiance sure would be spellbound.

**Social Life :** Rooftop recreational spaces and Gardens act as a factor in improving one's social life.

**Value of the Building :** Rooftop amenities can increase a building's value and marketability. They are a dream come true for those who are interested in living a luxurious life. Thus, having rooftop amenities in your property will help increase the value of the property.





## TERRACE AMENITIES



PERGOLA



CHILDREN  
PLAY AREA



INDOOR  
GAMES



LANDSCAPE  
GARDEN



SENIOR CITIZEN  
SIT OUT



FITNESS  
CENTER



YOGA &  
MEDITATION



PARTY  
LAWN



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# Priceless Lifestyle. Most sought after destination.

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.

## CENTER POINT OF GHATKOPAR

- 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.

## WALKING DISTANCE:



7 MINS  
RAILWAY  
STATION



1 MINS  
METRO  
STATION



5 MINS  
PANT NAGAR  
POLICE STATION



1 MINS  
BUS STOP

## GATEWAY TO ALL LIFE CONVENIENCES





Site Add. : Bldg. No.10, 90 Feet Road, Pant Nagar, Ghatkopar (E), Mumabi - 400 075



### DRIVING DISTANCE :



### PLACES OF CONVENIENCE NEAR BY :



#### TEMPLE

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



#### GARDENS

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



#### HOSPITALS

- Parakh Hospital
- Ashirwad hospital
- Rajawadi Hospital



#### MALLS

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



#### EDUCATIONAL INSTITUTIONS

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

\*Travelling distance & time as per google map





## AMENITIES & SPECIFICATIONS :



### FLOORING:

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



### KITCHEN:

- Granite / E Slab kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles upto beam bottom.
- Fresh air exhaust fan.
- Provision for Water Purifier,
- Provided electric points Fridge & W. Machine.



### BATH & WC:

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles upto beam bottom with Anti skid floor tiles.
- Granite / E Slab door frame.
- Premium brand designer C. P. bath fittings.
- Exhaust fan for fresh air.
- Hot water geyser provided in Bathrooms.



### DOORS & WINDOWS:

- Designer laminated flush doors with elegant handles & branded locks.
- Wooden door frames for main door & bed rooms.
- Anodised / Powder Coated Aluminium sliding windows with tinted glasses.
- One panel mosquito net in each window.
- Granite / E Slab window sill.
- MS / Glass Railing / Grill on windows.



### WALLS & PAINT:

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



### ELECTRIFICATION:

- Art inspired exterior texture walls.
- High grade concealed copper wiring with MCB.
- Modern Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.
- Ceiling Fans & Led Tube lights in all rooms.



# SOME OF OUR INFRA PROJECTS ( GOVT. CONTRACTS )

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 - KOPERKHAIRANE



HWWS, GIRLS HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



WOMEN WELFARE CENTER - KOPERKHAIRANE



COMMUNITY CENTRE BUILDING KOPARKHAIRANE



ROADS & HIGHWAYS PROJECTS



WOMEN WELFARE SANPADA



PARKING TOWER BUILDING CBD BELAPUR



BRIDGES & SKYWALK PROJECTS



WATER TANKS & WATER SUPPLY PROJECTS





## ABOUT OUR GROUP

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. 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, he has an eye for perfection and his dynamism, futuristic planning and dedication has taken the group to great heights.

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 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 : 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. 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 business like Real Estate Development, Infra projects, Govt. Contracts, 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.



# IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES



## SOME OF OUR RECENT PROJECTS



GANGA TOWER  
CHEMBUR



KAMBODHI  
CHEMBUR



OM SHRI SHANTI  
CHEMBUR



ADITYARAJ PRIDE  
SION



SAPTARSHI  
SION



ADITYARAJ STAR  
GHATKOPAR



ADITYARAJ ENCLAVE  
GHATKOPAR



ADITYARAJ SAPHALYA  
GHATKOPAR



PRAGATI  
GHATKOPAR



ADITYARAJ GANGA  
GHATKOPAR



ADITYARAJ SQUARE  
VIKHROLI



ADITYARAJ LANDMARK  
VIKHROLI



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





Project by

**M/s. ADITYARAJ REALTY**

Booking Office Address :

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

### **SHIVNERI CO-OP. HSG. SOC. LTD.**

Site Add. : Bldg. No.10, 90 Feet Road, Pant Nagar, Ghatkopar (E), Mumabi 400 075.



**MAHA RERA REGISTRATION  
NO.P51800045971**

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

For Booking Call :

**+91 85304 98888 | +91 85307 98888**

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

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 are subject to availability in the market and approval of authorities. The furniture & fixture shown in various plans are for illustration purpose only. The 3D Images are provided to enable the allottees to visualize the flat with furniture and furnishing. The Furniture and furnishing are not provided by the developers and the final look and feel of the flats is dependent on various factors like type / style of interior, furniture layout etc. and the developers have no role in the same.