



ADITYARAJ
SHIVRAJ

Experience the bliss of nature

PASSCODE - HIGHWAY

Bldg. No.65, Kannamwar Nagar - 2, Vikhroli(E).

IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES



SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ ENCLAVE
GHATKOPAR



PURNIMA PRIDE
VIKHROLI



ADITYARAJ GOLD
VIKHROLI



VIDYA DARSHAN
VIKHROLI



ADARSH AVENUE
VIKHROLI



ADITYARAJ AVENUE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI



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.



Experience the green living that lets you discover the ultimate peace.

Sometimes bliss comes in various colours and shapes, at Adityaraj Shivraj you take a peak outside of your window and you'll be greeted by Trees, birds and a green canvas that blends with the ambient colours of the Sun and Moon. Adityaraj Shivraj is a perfect place to be one with the nature and to find ultimate peace. You will be surrounded by peace, harmony, sweet sound of birds chirping and infinite moments of happiness.

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 22 storey Iconic Residential Tower.
- Vaastu Shastra based planning & construction.
- Offering Luxurious & Ultra Modern 1 & 2BHK Flats.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Ample Car Parking through automated parking tower.
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.



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Welcome to a happy and blissful life.

Blissful living is a journey, a journey that takes you towards directly a magnified emotional state of joy and happiness. Adityaraj Shivraj is one such place, which allows you to be in that state of mind. Spread across a wide expanse of serenity and calmness, located in the beating heart of Kannamwar Nagar, Vikhroli is your idyllic abode. Adityaraj Shivraj is truly one-of-its-kind opportunity for you to reside in a community that exudes the grace of being synonyms with peace and matchless comfort. It brings together the best of nature and manmade beauty.



A SMOOTH AND QUIET RIDE TO YOUR DOORSTEP

Privacy and a lavish use of space are at the foundation of planning homes with individuality. Within our three interconnected multi-storeyed towers, there are only four luxury apartments per floor. By designing ample walkway lobby spaces from the elevator, we also ensure that entrances are not directly in view of passers-by.





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 15th floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell.
- Premium Brand highspeed automatic lifts & 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.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.

GROUND FLOOR PLAN ✓



8TH FLOOR PLAN ✓



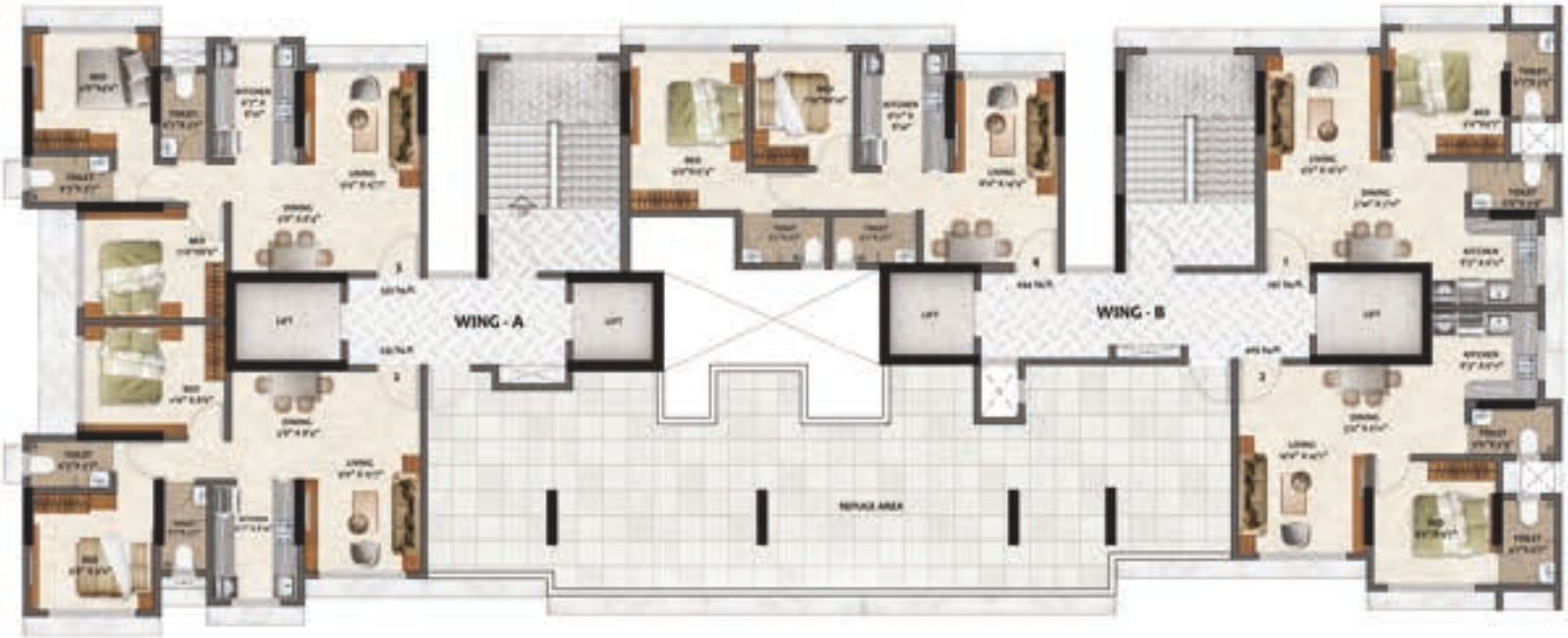
WING - A

FLAT NO.	TYPE	RERA CARPET
02	2 BHK	533 SQ.FT.
03	2 BHK	533 SQ.FT.

WING - B

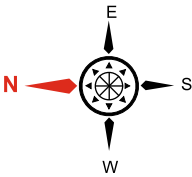
FLAT NO.	TYPE	RERA CARPET
01	1 BHK	397 SQ.FT.
04	2 BHK	494 SQ.FT.

15TH FLOOR PLAN



WING - A

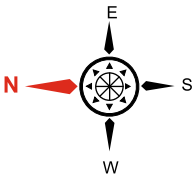
FLAT NO.	TYPE	RERA CARPET
02	2 BHK	533 SQ.FT.
03	2 BHK	533 SQ.FT.



WING - B

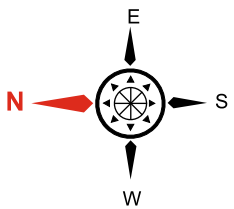
FLAT NO.	TYPE	RERA CARPET
01	1 BHK	397 SQ.FT.
02	1 BHK	409 SQ.FT.
04	2 BHK	494 SQ.FT.

TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN ✓

(1ST TO 7TH, 9TH TO 14TH, 16TH TO 22ND)



WING - A

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	533 SQ.FT.
02	2 BHK	533 SQ.FT.
03	2 BHK	533 SQ.FT.

WING - B

FLAT NO.	TYPE	RERA CARPET
01	1 BHK	397 SQ.FT.
02	1 BHK	409 SQ.FT.
03	1 BHK	419 SQ.FT.
04	2 BHK	494 SQ.FT.

2 BHK FLAT

3D VIEW

FLAT NO.1



2 BHK FLAT

3D VIEW

FLAT NO.2



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2 BHK FLAT

3D VIEW

FLAT NO.3



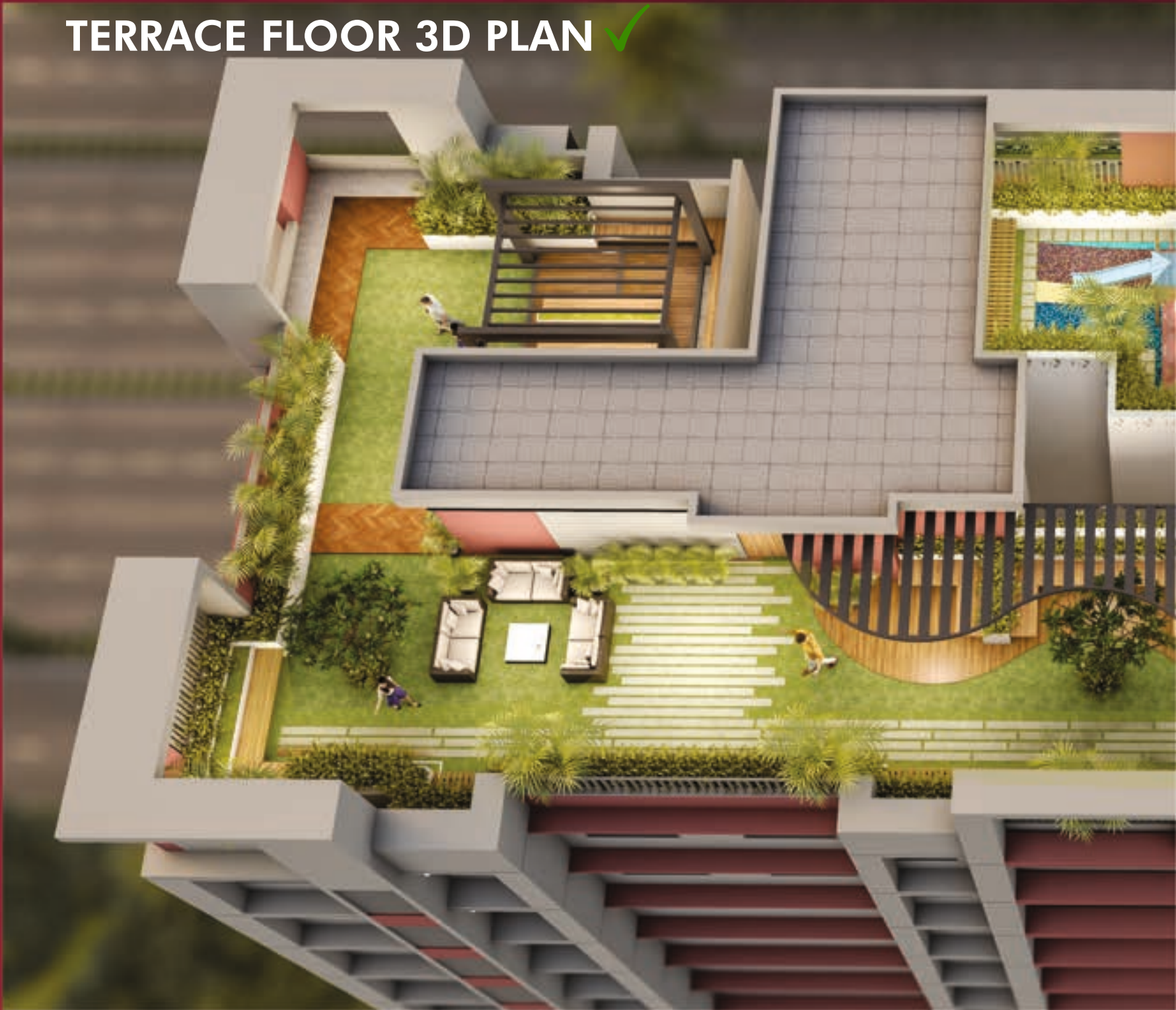
2 BHK FLAT

3D VIEW

FLAT NO.4



TERRACE FLOOR 3D PLAN ✓



Your home is plugged in with many ultra-modern amenities, here are few of them.

It is bliss to be midst of greenery, privacy and exclusivity. And it is bliss to be surrounded by modern amenities. At Adityaraj Shivraj you will discover a bouquet of modern amenities, from kid's play area to yoga corner you have everything you dreamed to be in a home.

It is a perfect place to be at peace with yourself, surrounded by landscaped garden, Seating Plaza and Lawn, Yoga and Senior Citizen area is there for a total mind-body workout that combines strengthening and stretching poses with deep breathing and meditation or relaxation.



TERRACE AMENITIES



PERGOLA



CHILDREN
PLAY AREA



JOGGING
TRACK



LANDSCAPE
GARDEN



SENIOR CITIZEN
SIT OUT



FITNESS
CENTER



YOGA &
MEDITATION



PARTY
LAWN

**Enter a modern world,
Designed for more relaxed
and blissful living.**



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.
- At least one stretcher lift will be 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:

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

Bliss is not just joy and happiness; it is also about peace of mind. Keeping this thought in mind every space at Adityaraj Shivraj is designed to provide you spaces to think, space to relax and space to find some time with yourself. Each space is designed in such a way that it will give you a feeling of spaciousness and open spaces are there to relax you.



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 DIGITAL INDIA INITIATIVE:

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



ENCOURAGING FIT INDIA MOVEMENT:

- Fitness area.
- Yoga & Meditation area.
- Relaxing area for Senior citizens.



AMENITIES & SPECIFICATIONS :



FLOORING:

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



KITCHEN:

- Granite / Quantz kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles.
- Fresh air exhaust fan.
- Provision for Water Purifier, Fridge, Washing Machine & Dryer.



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.
- 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 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 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 - 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

An address of luxury that takes you into a world of conveniences.

Vikhroli 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. Kannamwar Nagar, Vikhroli is a very well connected and a rapidly upcoming suburb for Homes and commerce. No wonders that it is proudly called as princesses of suburbs.

- Culturally rich, peaceful and green Locality.
- Surrounded by Gardens, play grounds and open spaces.
- Excellent Infrastructure with well wide concrete roads, Ample water supply and drainage systems.
- Strategically located off Eastern Express Highway.
- Vikhroli Railway Station within walking distance.
- Well connected through Eastern Express Highway, LBS Marg & Jogeshwari – Vikhroli Link Road.
- BEST Buses ply infront of project and Eastern Express Highway.
- Well Connected to Ghatkopar, Powai & Mulund.
- Easy and fast access to Central Mumbai, Thane & Navi Mumbai.
- Proposed Bridge from Vikhroli to Ghansoli, Navi Mumbai.



CONNECTIVITY:



250 Mtr.
Eastern Express
Highway



250 Mtr.
Bus Depot /
Bus Stop



1.0 Km
Vikhroli
Railway Station



2.0 Km
Jogeshwari -
Vikhroli Link Road



4 Km
LBS Marg



Upcoming
Metro Station
On E. E. Highway
& L. B. S. Marg



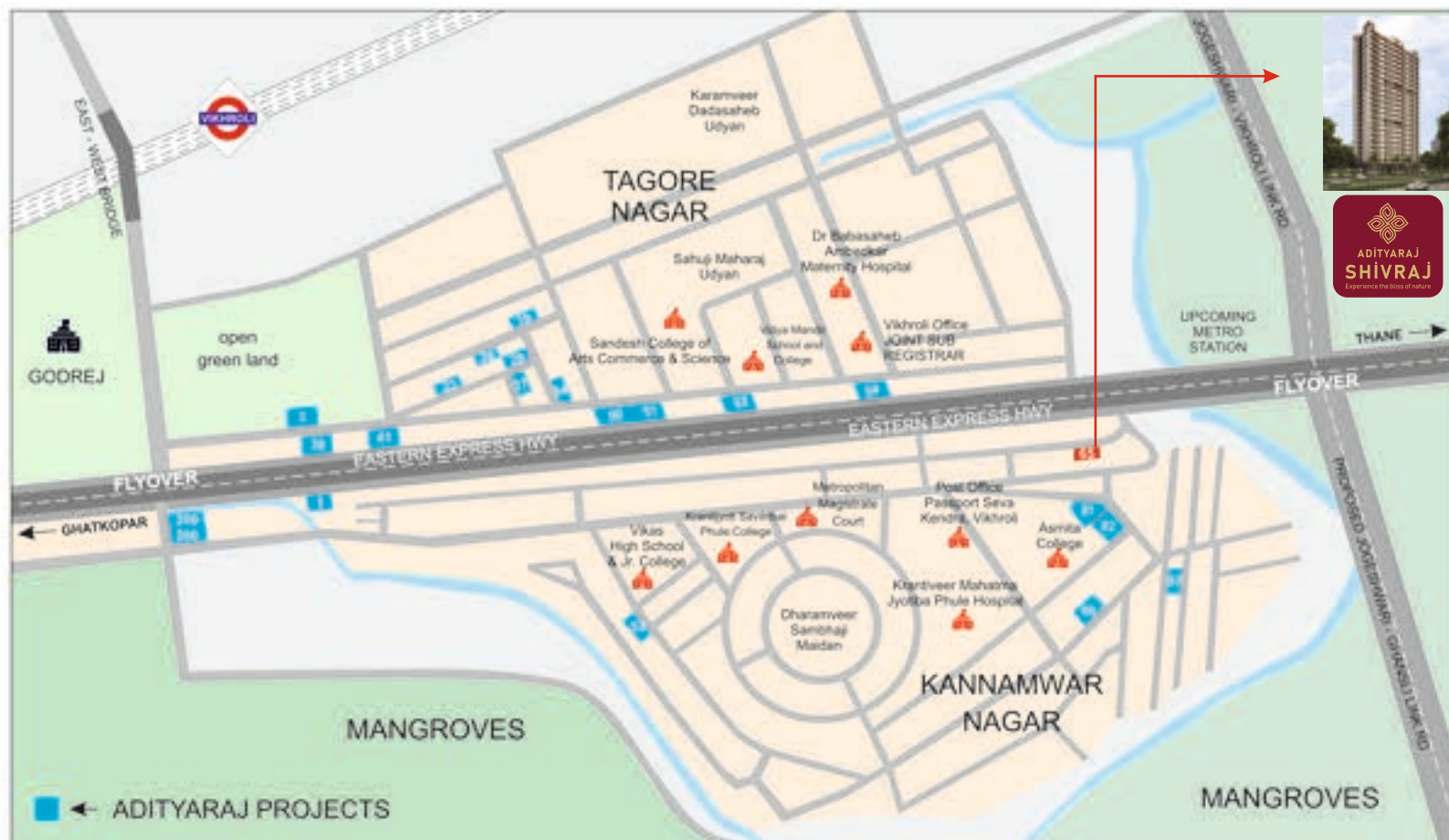
5.0 Km
Chembur -
Santacruz
Link Road



10 Kms
Mumbai
Airport

*Travelling distance & time as per google map

LOCATION MAP



Bldg. No.65, Kannamwar Nagar - 2, Vikhroli(E), MUMBAI. 400 083



PLACES OF CONVENIENCE NEAR BY:



TEMPLE

- Shree Sai Baba Temple
- Shree Ayyappa Temple
- Shree Jagadamba Temple
- Guru Gobind Singh Gurudwara
- Shani Temple



MALLS & THEATER

- R City Mall
- Neptune Magnet Mall
- Huma Mall
- Powai Plaza



EDUCATIONAL INSTITUTIONS

- Udayachal High School (Godrej School)
- Abhay international School
- St. Joseph High School
- IIT Bombay
- Sandesh College of Arts, Commerce & Science
- Vikas College of Arts, Science & Commerce.



HOSPITALS

- Godrej Memorial Hospital
- Shushrusha Hospital
- Atul Lok Hospital
- Mahatma Phule Hospital



GARDENS & PLAYGROUND

- Ravidra Mhatre Ground
- Shantivan
- Sambaji Maidan
- Triconi Garden
- Kannamwar Nagar Play Ground
- BMC Garden



OTHER IMPORTANT PLACES

- Post Office
- Police Station
- Passport Office (Seva Kendra)
- Vikhroli Court
- Registration office



Project by : **M/s. ADITYARAJ BUILDERS**

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

SHIVRAJ CO-OP. HSG. SOCIETY LTD.

Site Add. : Bldg No. 65, Kannamwar Nagar - 2, Vikhroli (E), Mumbai -400 083



**MAHARERA REGISTRATION
NO. P51800045791**

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

For Booking Call :

+91 8080 600 900 | +91 8080 477 277

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.

Parijal design 9870098094