

A Prestigious  
**LIVING EXPERIENCE**  
only for fortunate few..!



**ADITYARAJ**  
**FORTUNE**

Bldg. No.51, Tagore Nagar, Vikhroli(E).





## ADITYARAJ MAKING TOMORROW. TODAY.

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 Chirman 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. 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 50 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.

### REDEFINING LUXURY REAL ESTATE SINCE 1967,





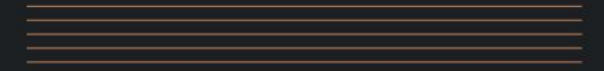
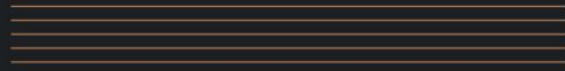


# ADITYARAJ FORTUNE

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Sometimes more than the inside,  
It's merely the surroundings,  
the smell of its breeze, and the city  
lights that become your home

Your heart knows your neighbourhood is a part of your family.  
It's where you have grown up making memories at every mile.  
More than just a prestigious address, this place has been your  
very own cocoon from day one and will continue to be on forever.



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## In the midst of a bustling metropolis, A marvel rises

Looking down onto a city, there are so many stories. But up there, are journeys that have outlived the ordinary and conjured dreams at every step. It's a gateway that welcomes you to build a new philosophy that goes beyond bricks and mortar, beyond square feet and area ratios. Such is a wonderful home, only a few will boast of having.

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





A world so rich in experiences,

It would take a lifetime to enjoy them all

The Gateway has been planned to offer a life of limitless indulgences. Whether it is indoors or outdoors, every unique amenity has been designed to make you spoil for choice. It is not often, that you enjoy a host of luxury recreations all at one place. But out here, we've created a pit stop for your senses, where you can indulge and pamper yourself any time of the day.

- 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 8th 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.







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 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 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.



GREEN BUILDING INITIATIVE:

- Rain Water Harvesting System if possible.
- Solar LED light in compound if possible.
- Electric Car & Bike Charging Point.
- Large windows for optimal Light & Ventilation.



SECURITY:

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



ENCOURAGING DIGITAL INDIA INITIATIVE:

- Internet Cables provided in all Flats.
- WIFI Enabled Terrace Garden.



ENCOURAGING FIT INDIA MOVEMENT:

- Open Air Fitness area.
- Yoga & Meditation area.



## AMENITIES & SPECIFICATION :



### FLOORING:

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



### KITCHEN:

- Granite / Quartz kitchen platform.
- Branded SS Sink.
- Designer wall tiles.
- Fresh air exhaust fan.
- Provision for Water Purifier, Fridge, Washing Machine.



### 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.
- Provision for 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.
- MS Grill / Railing for safety on windows.



### WALLS & PAINT:

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

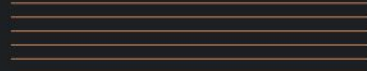


### ELECTRIFICATION:

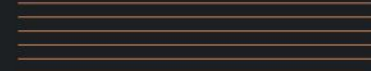
- High grade concealed copper wiring with MCB.
- Modern Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.
- Fan & Led lights in all rooms.



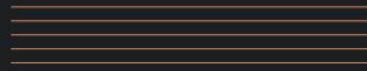




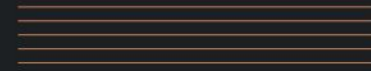
SAMPLE - 1  
1 BHK FLAT  
(3D CUT SECTION)



SAMPLE - 3  
1 BHK FLAT  
(3D CUT SECTION)



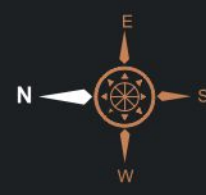
SAMPLE - 2  
1 BHK FLAT  
(3D CUT SECTION)



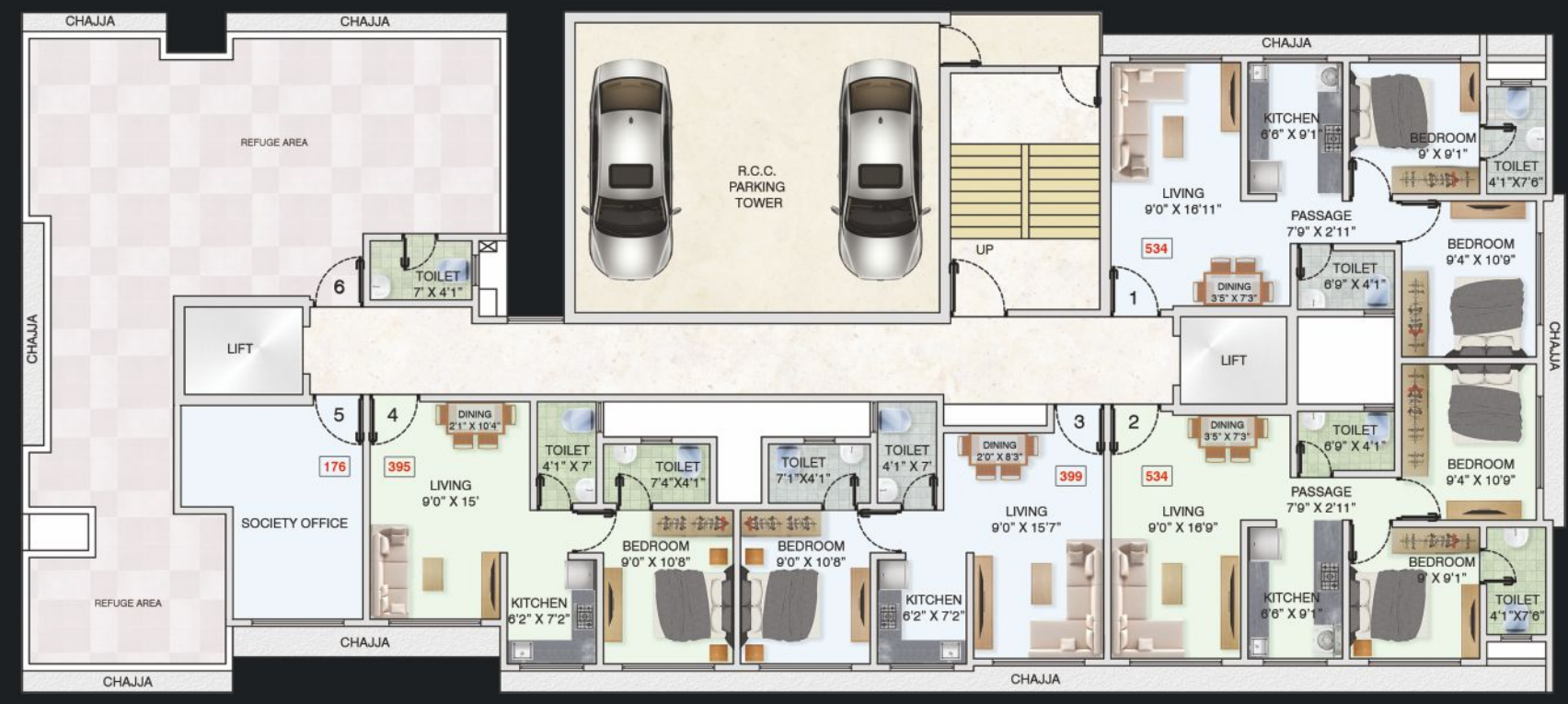
SAMPLE - 1  
2 BHK FLAT  
(3D CUT SECTION)



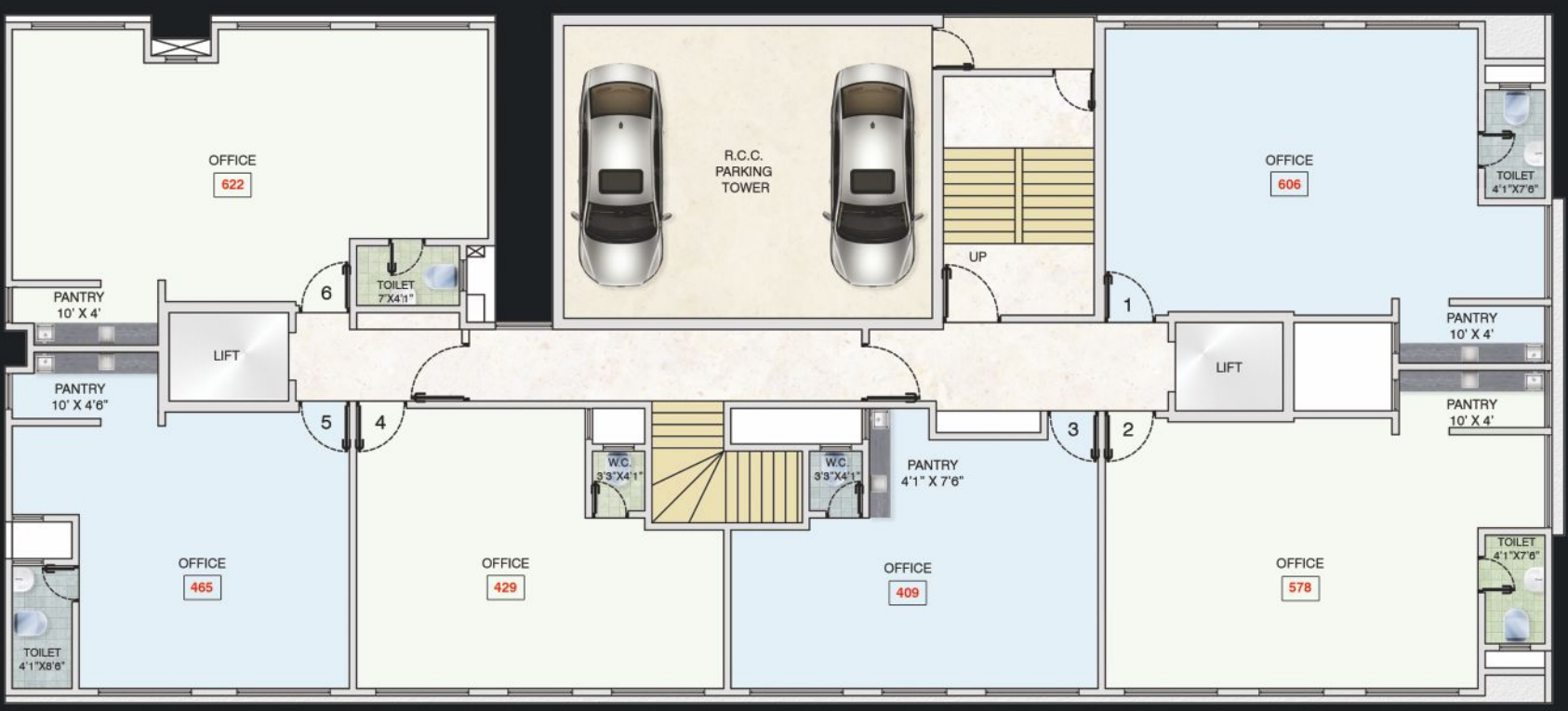
# GROUND FLOOR PLAN



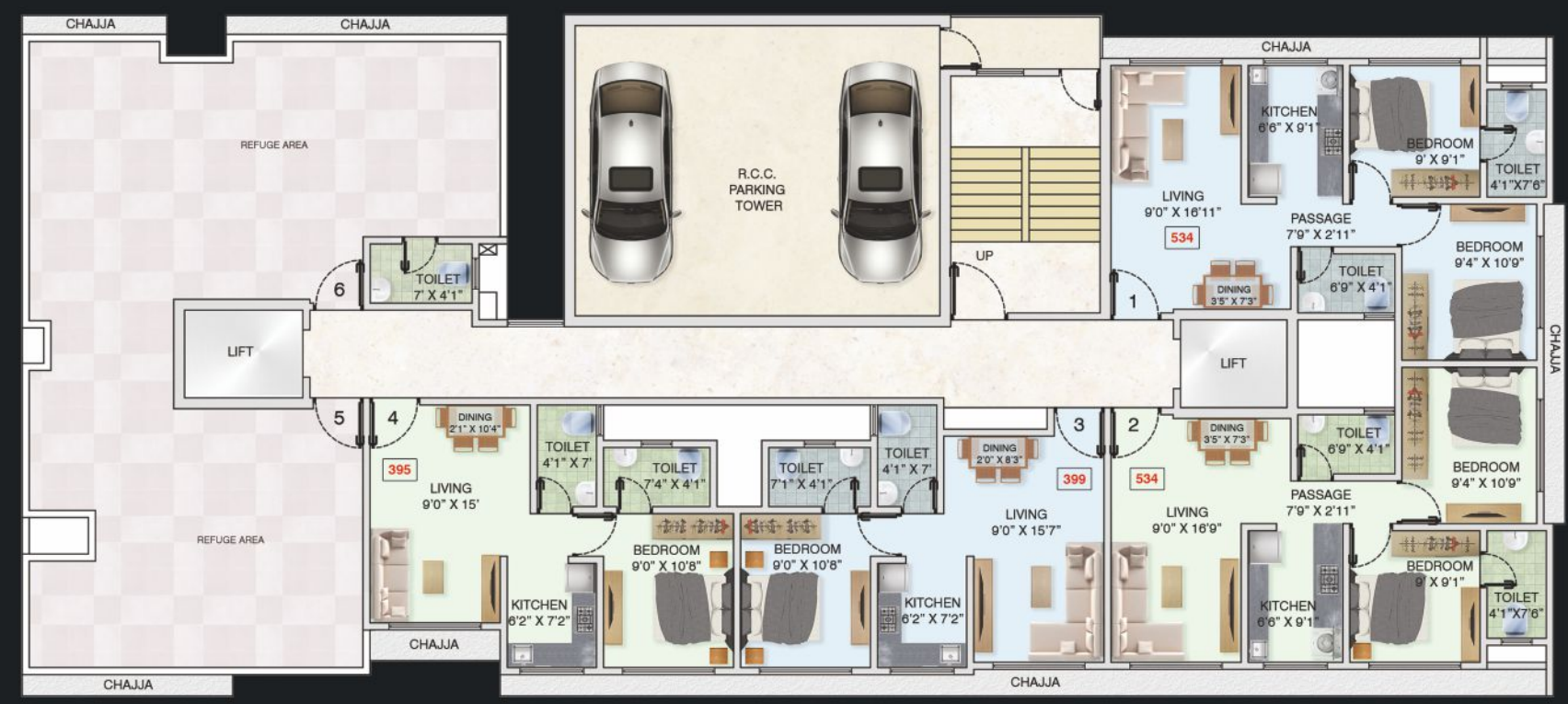
# 8TH FLOOR PLAN



# FIRST FLOOR PLAN



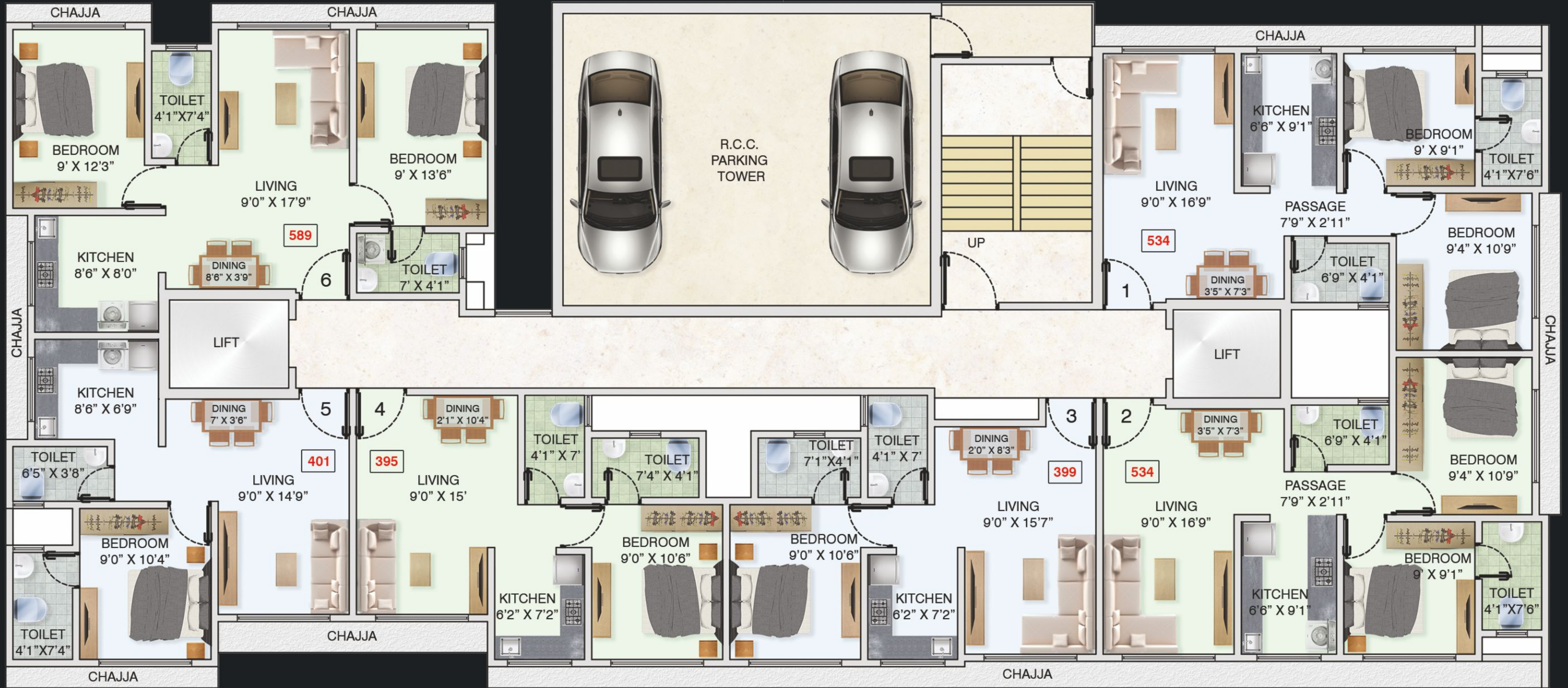
# 15TH FLOOR PLAN



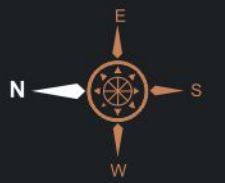


# TYPICAL FLOOR PLAN

( 2ND TO 7TH AND 9TH TO 14 TH )

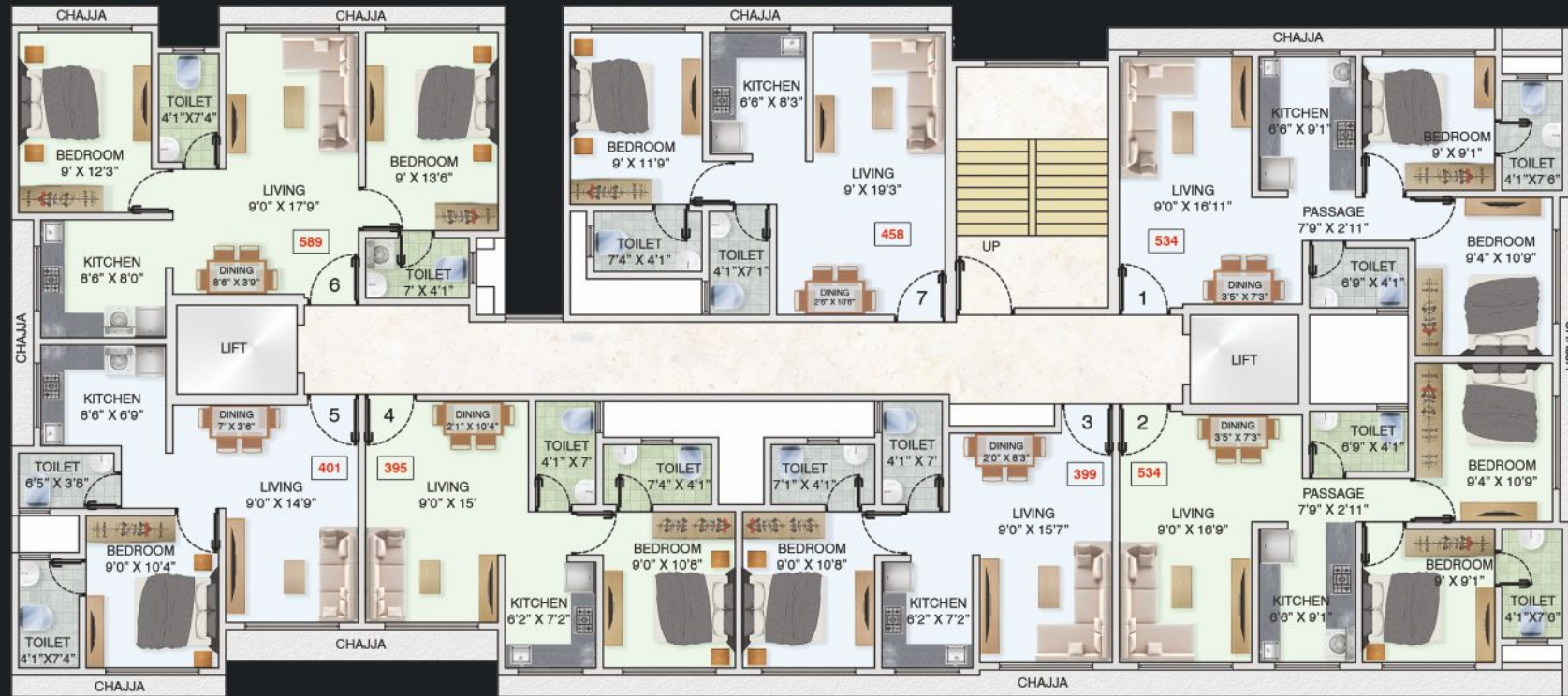


FLAT NO.	TYPE	RERA CARPET
01	2 BHK	534 SQ.FT.
02	2 BHK	534 SQ.FT.
03	1 BHK	399 SQ.FT.
04	1 BHK	395 SQ.FT.
05	1 BHK	401 SQ.FT.
06	2 BHK	589 SQ.FT.





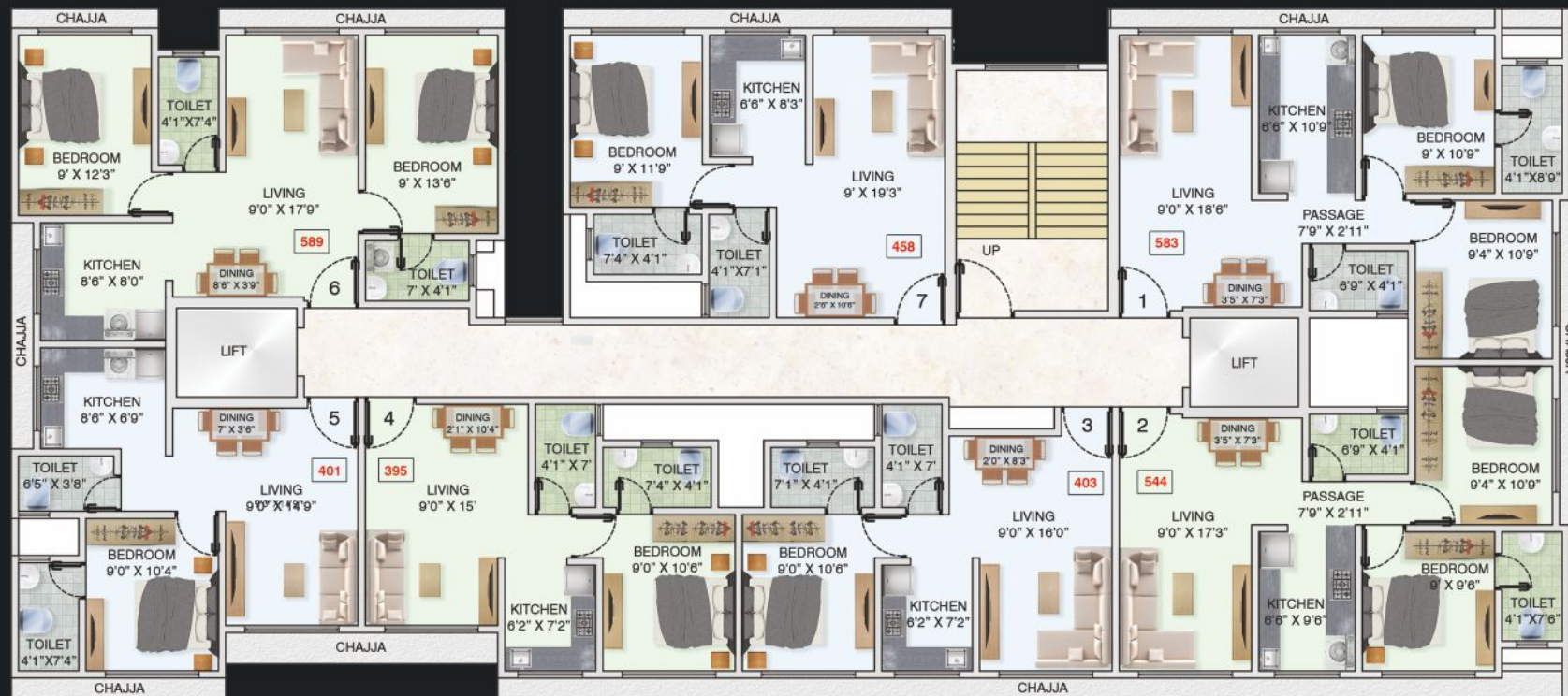
## 16TH & 17TH FLOOR PLAN



## TERRACE FLOOR PLAN



## 18TH TO 22ND FLOOR PLAN



## TERRACE AMENITIES



PERGOLA



CHILDREN  
PLAY AREA



JOGGING TRACK



LANDSCAPE  
GARDEN



SENIOR CITIZEN  
SIT OUT



OPEN AIR  
FITNESS AREA



YOGA &  
MEDITATION



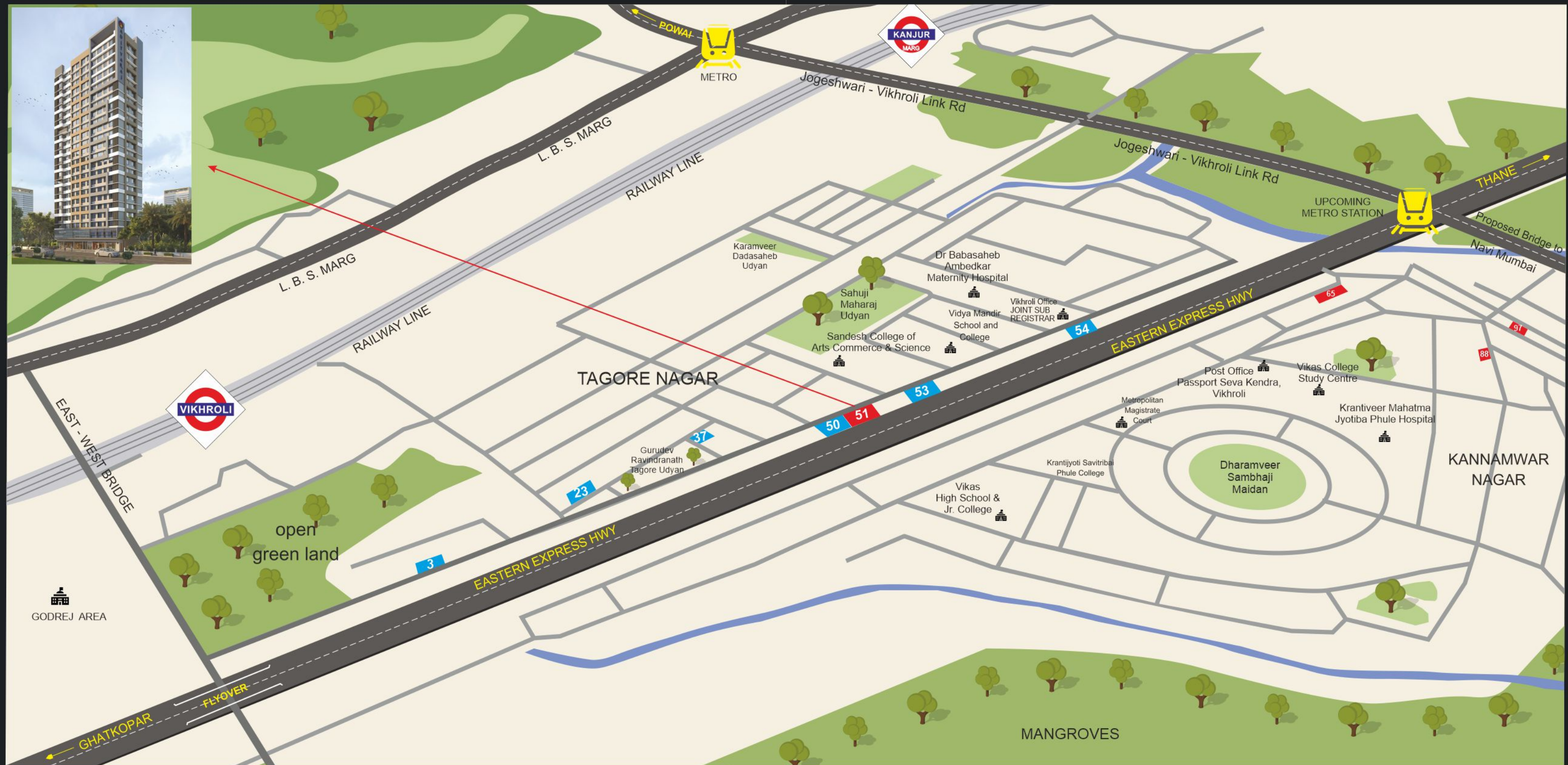
PARTY  
LAWN







## LOCATION ADVANTAGES :



## Experience the old world charm with a modern twist

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 in front 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 Chansoli, Navi Mumbai.





## CONNECTIVITY :



500 Mtr.  
Eastern Express  
Highway



250 Mtr.  
Bus Depot /  
Bus Stop



2.0 Km  
Vikhroli  
Railway Station



3.0 Km  
Jogeshwari -  
Vikhroli Link Road



4.5 Km  
LBS Marg



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



7.0 Km  
Chembur -  
Santacruz  
Link Road



12.0 Kms  
Mumbai  
Airport



## PLACES OF CONVENIENCE NEAR BY :



### TEMPLE :

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



### HOSPITALS :

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



### MALLS & THEATER :

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



### GARDENS & PLAYGROUND :

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



### 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.



### OTHER IMPORTANT PLACES :

- Post Office
- Passport Seva Kendra
- Vikhroli Court
- Joint Sub Registrar office

\*Travelling distance & time as per google map

## SOME OF OUR RECENT PROJECTS



GANGA TOWER  
CHEMBUR



KAMBODHI  
CHEMBUR



OM SHRI SHANTI  
CHEMBUR



ADITYARAJ PRIDE  
SION



ADITYARAJ ENCLAVE  
GHATKOPAR



PURNIMA PRIDE  
VIKHROLI



SUYOG SIGNATURE  
VIKHROLI



SAI PRASAD  
VIKHROLI



ADITYARAJ GOLD  
VIKHROLI



VIDYA DARSHAN  
VIKHROLI



ADARSH AVENUE  
VIKHROLI



ADITYARAJ AVENUE  
VIKHROLI



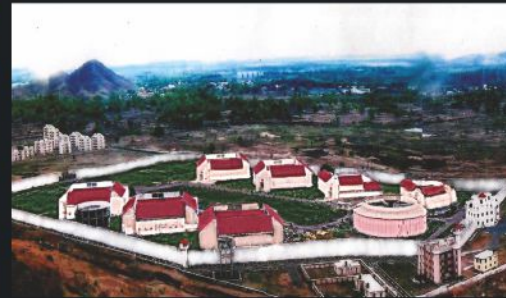


## SOME OF OUR INFRA PROJECTS ( GOVT. CONTRACTS )

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

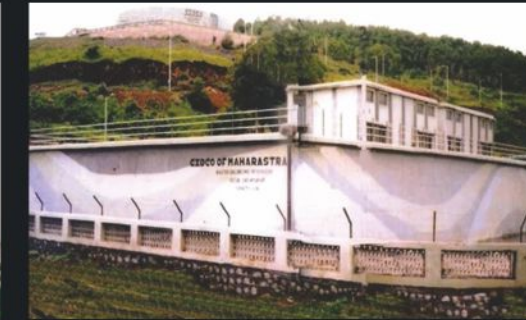


WOMEN WELFARE SANPADA

## ROADS & HIGHWAYS PROJECTS



## BRIDGES & SKYWALK PROJECTS



## WATER TANK & SUPPLY PROJECTS

Developer

### ADITYARAJ BUILDERS

Booking Office Address :

Adityaraj, 101, Purnima CHS Ltd., Building No. 3, Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083. Tel. No. 022 - 2574 9999  
Email : sales@adityaraj-square.com | Web : www.adityaraj-square.com

**For Booking Call : +91 8080 47 7277 | +91 8080 60 0900**

Site Add. :

Bldg No. 51, Tagore Nagar, Vikhroli (E), Mumbai -400 083



**MAHA RERA REGISTRATION NO. P51800030269**

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

Architect : Ankit Makhani | RCC Consultant : Associated Consultants

MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co.

Vastu Consultant : Dr. Raj Dusija | CA : Sudhir Dhara

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.





**ADITYARAJ**  
**G R O U P**

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CREATING LANDMARKS SINCE 1967

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*An ISO 9001:2015 Certified Group*