



A Project By :

JBR REALTORS LLP

Site Office : Bldg. No.00, Padmavati Devi Marg, IIT Market, Powai, Mumbai - 400 076.

Corporate Office :

Adityaraj, 101, Purnima CHS Ltd., Building No. 3, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.

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PADMAVATI DEVI CO-OP. HSG. SOC. LTD.

Bldg. No.00, Padmavati Devi Marg, IIT Market, Powai, Mumbai - 400 076.

For Site Visit Call :
+91 8080 477 277



MAHARERA REGISTRATION
NO.P518000 792 80
<https://maharera.mahaonline.gov.in>

Architect : NASA ACPL (Ar. Sachin S. Sulkude) | RCC Consultant : Associated Structural Engineers LLP

Solicitor : Mannadiar & Company | PMC : NS Infra | Vaastu Consultant : Sandeep Nene

CA : Chirag Surana | Advocat : Komal P. Khanolkar | Bank : HDFC Bank Ltd.

MEMBER OF :



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.

Parijat design 9870098094



ADITYARAJ
GREENS

1&2 BHK LAKE SIDE HOMES

POWAI, MUMBAI.



From the Desk of Chairman 🖋️

Welcome to Adityaraj – A Legacy of Excellence

At Adityaraj, our journey began in 1967 with a singular mission—to contribute to the nation by executing government infrastructure projects. Over the years, we witnessed Mumbai's rapid transformation, a city evolving at an unprecedented pace. We realized that beyond infrastructure, there was a greater purpose—to create homes, spaces, and communities that enrich lives.

With this vision in mind, we stepped into the redevelopment of old housing societies, understanding people's aspirations and striving to turn them into reality. Our in-house team of designers, engineers, and architects works tirelessly to craft homes that seamlessly blend thoughtful design with evolving construction technologies. For over 55 years, our journey has been about more than just building structures—we have transformed countless lives.

At Adityaraj Group, we believe a home is more than just four walls; it is where bonds are built, memories are made, and life is celebrated. We create residential and commercial spaces that cater to diverse lifestyles, ensuring each project reflects quality, comfort, and a deep sense of belonging. As we have grown, we have realized that our aspirations go far beyond where we started. Now, it is time to evolve and break the boundaries that limit our potential.

The foundation of our success has always been honesty, integrity, and a keen eye for aesthetics. We blend modern design with intelligent space utilization, ensuring that every home and office we create meets the highest standards. Through the finest materials and cutting-edge techniques, we have redefined modern living and workspaces.

Today, we have a strong presence across Maharashtra—in Mumbai, Nashik, and Pune. But our journey doesn't stop here. Our dream is to expand across India, bringing our vision of inspired living to more cities, more families, and more communities. Soon, we will spread our wings and take Adityaraj to new heights.

Adityaraj is no longer just a company. With phenomenal growth, it has evolved into something greater—a **Parivar**. A big family that stands for togetherness, support, and shared aspirations. When you step into an Adityaraj home, you don't just find a place to live—you become part of a community where life is celebrated every day.

And so, we invite you to join the **Adityaraj Parivar**—to be part of a big family that is growing, thriving, and building a future together. Welcome home.

Welcome to Adityaraj Parivar



ADITYARAJ GREENS

1 & 2 BHK LAKE SIDE HOMES

POWAI

Powai is a sought-after residential destination in Mumbai, offering a blend of luxury living, picturesque lake views, and lush greenery. Its strategic location ensures excellent connectivity to major business districts, the airport, and top amenities, making it a prime choice for modern urban living.

PANORAMIC LAKESIDE VISTAS

Powai Lake is a serene and scenic oasis in the heart of Mumbai, surrounded by lush greenery and offering breathtaking views. It serves as a tranquil retreat from the city's hustle, attracting visitors with its natural beauty, birdwatching spots, and vibrant sunsets.



BUSINESS EXCELLENCE, CLOSE AT HAND

Powai offers a prime business location ideal for major brands, featuring modern infrastructure and strategic positioning. Conveniently close to Andheri, a well-established business hub, Powai provides exceptional connectivity and access to a thriving commercial ecosystem."



ELITE VIBES, DISTINCTIVE SPACES

Powai is a premier upmarket zone in Mumbai, known for its sophisticated socializing and entertainment options. With its upscale ambiance and vibrant nightlife, it offers a luxury experience for elite social gatherings.





DISCOVER THE ART OF REMARKABLE LIVING

ADITYARAJ GREENS

1&2 BHK LAKE SIDE HOMES

Enter a realm of timeless sophistication at Adityaraj Greens, where polished marble floors, soaring ceilings, and sleek lighting create an ambiance of elegance and exclusivity. Every detail is crafted for a regal and unforgettable experience.

PROJECT FEATURES:

- Prime location.
- Clear title Society Conveyance plot.
- MAHA RERA Approved Project.
- Proposed upto 17 floors.
- Vaastu Shastra-based planning & construction.
- Luxurious & Ultra-Modern 1BHK & 2BHK Flats.
- Few premium flats are available with balcony.
- Quality Construction with Modern Amenities.
- Contemporary & Innovative Design.
- Well-Designed and Decorative main entrance Lobby.
- Sufficient car parking on podium level.
- All approvals in place with clear documents.
- Loans available from all leading Banks..

WHERE SPECTACULAR VIEWS
AND IDEAL LOCATION CONVERGE

ADITYARAJ GREENS

1&2BHK LAKE SIDE HOMES

Experience the ultimate convergence of spectacular views and an ideal location. Our destination offers breathtaking scenery combined with a prime spot, ensuring you enjoy both unparalleled beauty and convenience. Discover the perfect setting where your vision of the ideal space becomes a reality."

PROJECT HIGHLIGHTS

- Solid Decorative Compound wall.
- Grand main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles / kerb stones in compound.
- Well designed ventilated lift lobbies on each floor.
- Society office at suitable place.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell if possible.
- Premium Brand highspeed automatic lifts.
- Adequate water supply by MCGM / MHADA.
- Waterproofing treatment on terrace .
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.



NIGHT VIEW IMAGE



THOUGHTFUL LAYOUTS, LUXURIOUS DETAILS



Every space deserves a design that blends elegance and functionality. Our optimized layouts ensure seamless flow, while premium materials and fittings add sophistication. Each detail is thoughtfully crafted to elevate your lifestyle with beauty and purpose

SPECIFICATIONS



FLOORING:

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



KITCHEN:

- Granite / E Slab kitchen platform.
- Branded SS Sink.
- Designer wall tiles upto beam bottom.
- Fresh air exhaust fan.
- Adequate electrical points.



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 ventilation.



DOORS & WINDOWS:

- Designer laminated flush doors with elegant Handles & Branded Locks.
- Wooden door frames for Main Door & Bedrooms.
- Branded UPVC sliding windows.
- One panel Mosquito Net in each window.
- Granite / E slab window sill.
- MS Grill / Railing on windows.



WALLS & PAINT:

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



ELECTRIFICATION:

- Concealed copper wiring with MCB.
- Branded Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.

WHERE EXCELLENCE OUTSHINES THE ORDINARY

Discover our new real estate project, combining luxury and functionality. Enjoy modern design, spacious units, panoramic views, and premium amenities like a fitness center, landscaped gardens, and convenient parking, all in a prime location.



SUPERIOR CONSTRUCTION & DESIGN

- **Reputed Developer:**
Backed by experience and excellence.
- **Expert Planning:**
Designed by top architects, RCC consultants, and engineers.
- **Earthquake-Resistant RCC Structure:**
Built for long-term durability.
- **High-Quality Materials:**
Only branded and reliable products used.
- **Advanced Fire Safety:**
Modern fire alarms, firefighting systems, and sprinklers
- **State-of-the-Art Elevators:**
Equipped with ARD (Automatic Rescue Device) System.



SUSTAINABILITY & SECURITY :

Green Building Initiative

- Large windows for ample Light & Ventilation.



SECURITY & SAFETY :

- Gated Compound with a secure environment.
- 24/7 CCTV surveillance for peace of mind.
- Manned Security Cabin for enhanced Safety.



ENCOURAGING

SWACHH BHARAT ABHIYAN :

- Easily accessible Dustbins located in common areas.



SUPPORTING INDIA'S GROWTH

MAKE IN INDIA INITIATIVE :

- High quality, branded materials sourced from India.



DIGITAL INDIA INITIATIVE :

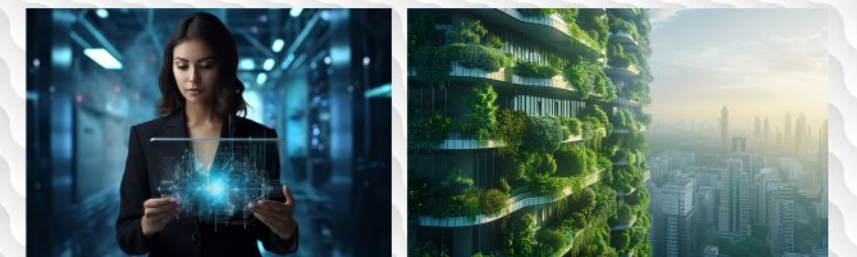
- Embracing modern digital infrastructure for business efficiency.



ENCOURAGING

FIT INDIA MOVEMENT :

- Fitness area at suitable place if possible.



3D PLAN - 2 BHK



ADITYARAJ
GREENS
1 & 2 BHK LAKE SIDE HOMES

3D PLAN - 1 BHK



ADITYARAJ
GREENS
1 & 2 BHK LAKE SIDE HOMES

3D PLAN - 1 BHK



**ADITYARAJ
GREENS**
1 & 2 BHK LAKE SIDE HOMES

GROUND FLOOR PLAN

--- 6.90 MT WIDE EXISTING HANUMAN ROAD PROPOSED TO BE WIDENED TO 13.40 MT WIDE D.P. ROAD ---

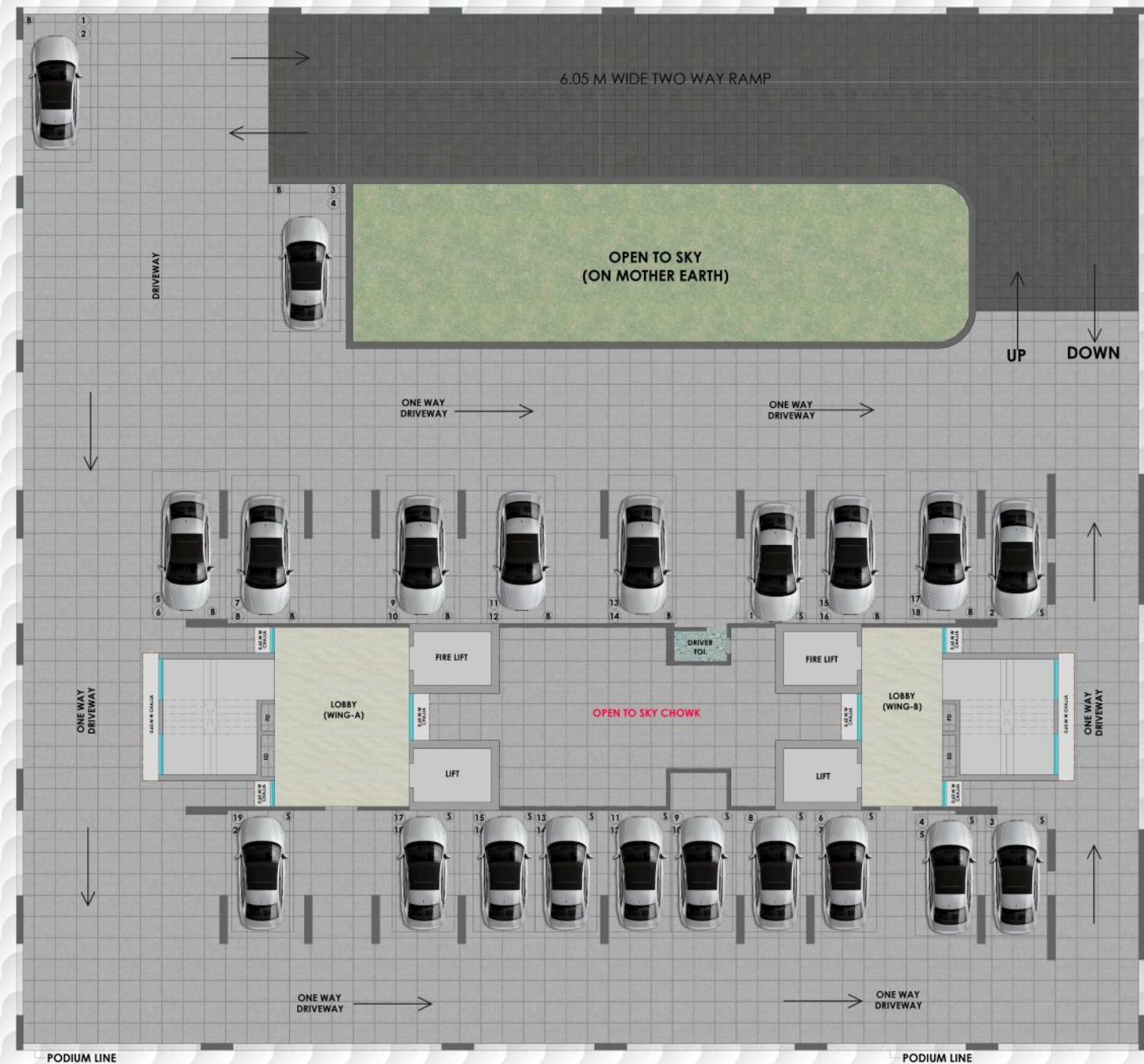


--- 10.10 MT WIDE EXISTING PADMAVATI DEVI ROAD ---



1ST & 2ND PODIUM FLOOR PLAN

--- 6.90 MT WIDE EXISTING HANUMAN ROAD PROPOSED TO BE WIDENED TO 13.40 MT WIDE D.P. ROAD ---

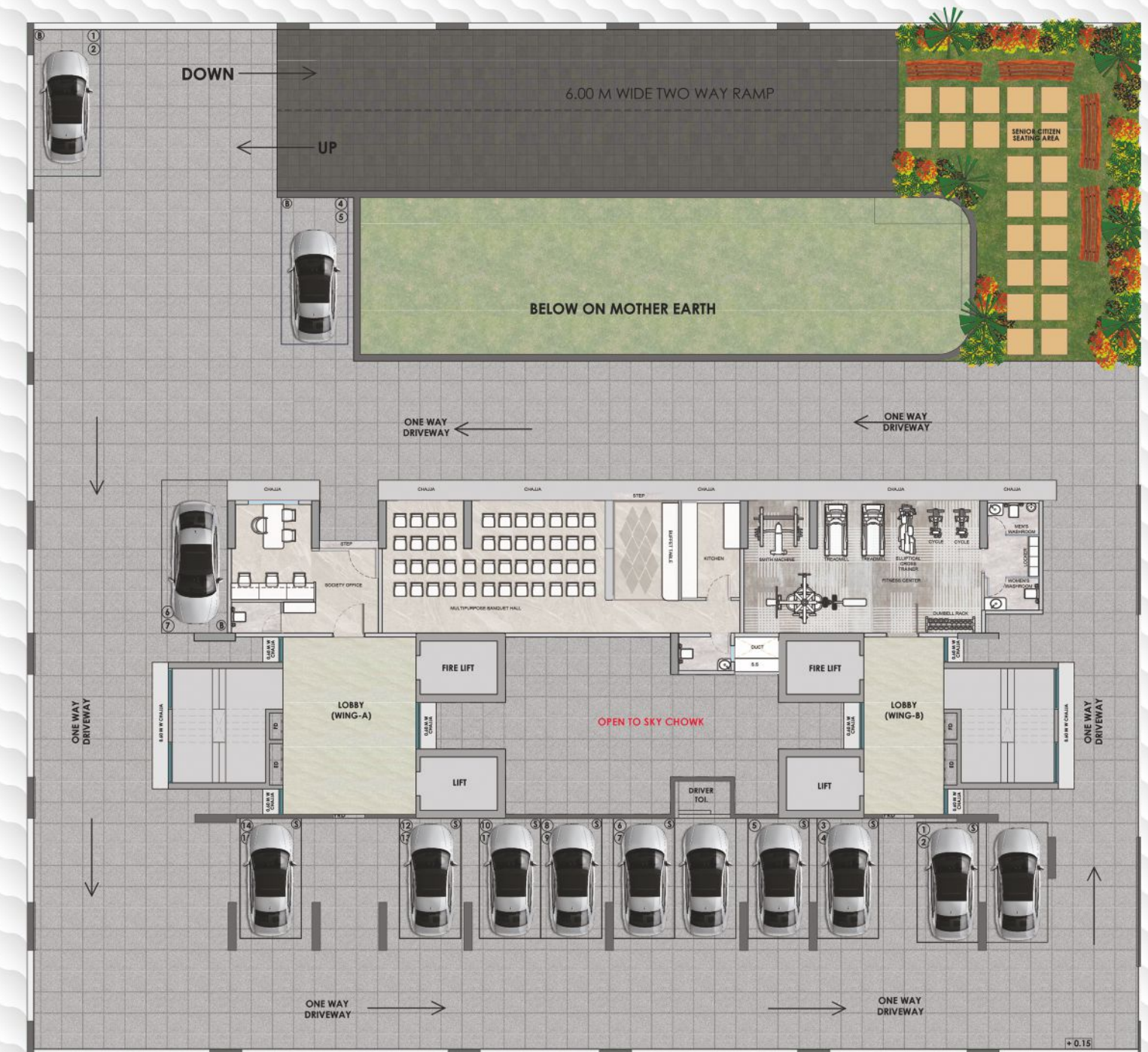


--- 10.10 MT WIDE EXISTING PADMAVATI DEVI ROAD ---



3RD PODIUM FLOOR PLAN

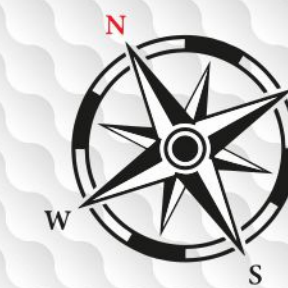
--- 6.90 MT WIDE EXISTING HANUMAN ROAD PROPOSED TO BE WIDENED TO 13.40 MT WIDE D.P. ROAD ---



--- 10.10 MT WIDE EXISTING PADMAVATI DEVI ROAD ---



3RD & 10TH REFUGE FLOOR PLAN

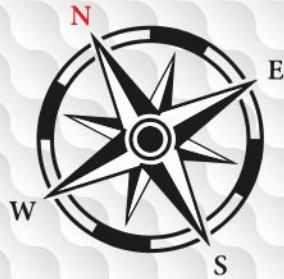


A-WING		
SR. NO.	TYPE	RERA AREA
1	3 BHK	790 SQ FT
2	2 BHK	615 SQ FT
3	REFUGE	-
4	3 BHK	790 SQ FT

B-WING		
SR. NO.	TYPE	RERA AREA
1	1 BHK	466 SQ FT
2	1 BHK	463 SQ FT
3	1 BHK	463 SQ FT
4	REFUGE	-

TYPICAL FLOOR PLAN

(1ST & 2ND, 4TH TO 9TH,
11TH TO 15TH)



A-WING		
SR. NO.	TYPE	RERA AREA
1	3 BHK	790 SQ FT
2	2 BHK	615 SQ FT
3	2 BHK	615 SQ FT
4	3 BHK	790 SQ FT

B-WING		
SR. NO.	TYPE	RERA AREA
1	1 BHK	466 SQ FT
2	1 BHK	463 SQ FT
3	1 BHK	463 SQ FT
4	1 BHK	466 SQ FT

INDULGE IN OUR PREMIUM ROOFTOP AMENITIES

ROOFTOP TERRACE 3D



Experience unparalleled luxury with our premium rooftop amenities, offering stunning views and sophisticated features. Enjoy exclusive spaces designed for relaxation, socializing, and ultimate comfort high above the city.

LEGENDS

- | | | |
|----------------------------|------------------|---------------------|
| 1 Gettogether Lawn | 4 Amphitheater | 7 Indoor Games |
| 2 Yoga and Meditation Area | 5 Kids Play Area | 8 Gymnasium |
| 3 Flora and fauna | 6 Sitting zone | 9 Astronomical Deck |

POWAI THE DESTINATION THAT HAS IT ALL

The Powai project seamlessly combines luxury with nature, offering unobstructed views of lush greenery. Each residence is crafted to enhance natural light and airflow, framing the city skyline and creating a serene urban sanctuary.



- Kanjurmarg Station - 10 min
- Upcoming Metro Line - 15 min
- BKC - 35 mins



- L. H Hiranandani Hospital - 5 min
- Seven Hills Hospital - 20 min
- Godrej Memorial Hospital - 25 min



- Podar International School - 4 min
- IIT Powai - 7 min
- Hiranandani Foundation - 8 min
- AM Naik - 15 min
- Oberoi International - 25 min
- S M Shetty School - 8 min
- Bombay Scottish School - 15 min



- The Westin Mumbai. Powai - 18 min
- The Beatle - 30 min
- Lakeside Chalet - Marriott - 30 min
- Taj the Trees - 30 min
- Mehwa the Fern - 30 min



- Jain Temple - 2 min



- D-Mart - 5 min
- Haiko Supermarket - 5 min
- Powai Galleria - 5 min
- Powai Plaza - 5 min



- Central Avenue - 7 min
- Kensington Business Park - 15 min
- Seepz - 20 min

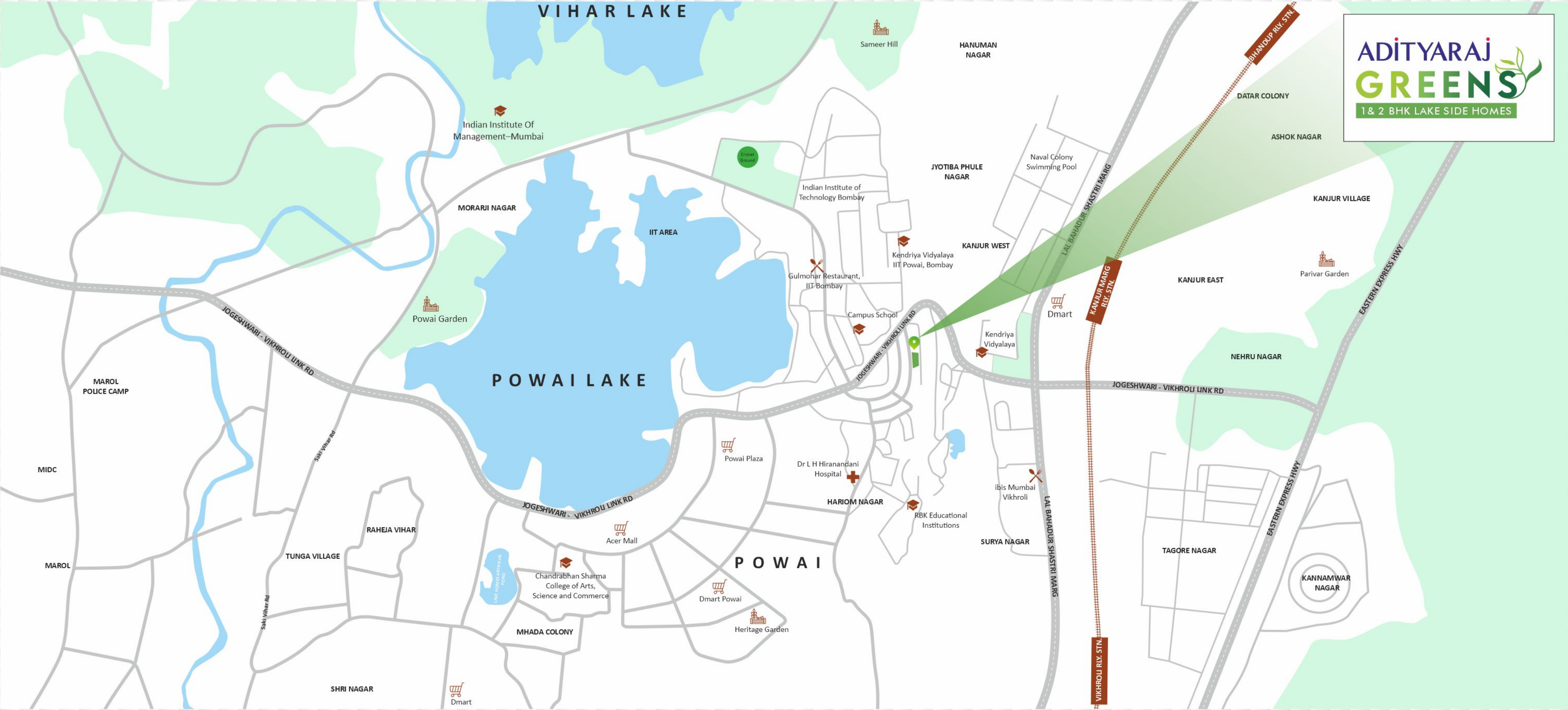


- Indigo Delicatessen - 20 min
- Breeze Banquets - 12 min
- Hoppipola - 5 min
- Rodas - 5 min
- Pizza Express - 5 min
- Chilli's American Grill & Bar - 7 mins
- Mehman Nawazi - 20 min
- Starbucks - 8 min
- Hitchki - 6 min
- EVE - 3 min
- FOO - 7 min
- Mirchi & Mime - 6 min
- Rude Lounge - 10 min



- Hakone Entertainment Centre - 7 min

LOCATION MAP - POWAI, MUMBAI.



Disclaimer: *Travel Distances as per Google Maps | All points of interest are indicative.

SOME OF OUR UPCOMING PROJECTS



ADITYARAJ MIDTOWN
DADAR



ADITYARAJ TAPOWAN
VIKHROLI



ADITYARAJ SAHYADRI
THANE



ADITYARAJ
POWAI



ADITYARAJ SPRING
CHEMBUR

SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ GATEWAY
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI

IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ GURUKRIPA
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI



SHANTI SADAN
VIKHROLI



ADITYARAJ ONE
VIKHROLI



ADITYARAJ ROYALE
VIKHROLI



ADITYARAJ PARADISE
VIKHROLI



ADITYARAJ GREEN
POWAI



ADITYARAJ PARIJAT
MULUND



ADITYARAJ JYOTI
VIKHROLI



ADITYARAJ PARK
CHEMBUR



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI

SOME OF OUR JV PROJECTS



AARIV EXOTICA - PUNE



AARIV ELEGANT - PUNE



UNIVIS - PUNE



SHREE GANESH AVENUE - NASHIK

SOME OF OUR GOVERNMENT INFRA PROJECTS

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



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



FIRE STATION - KOPERKHAIRANE



HWWS, GIRLS
HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



WOMEN
WELFARE CENTER
KOPERKHAIRANE



COMMUNITY
CENTRE BUILDING
KOPARKHAIRANE



WOMEN WELFARE
SANPADA



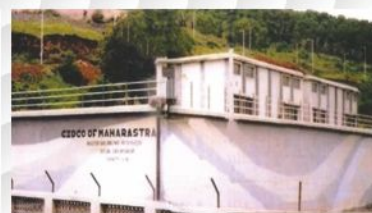
ROADS & HIGHWAYS
PROJECTS



PARKING TOWER BUILDING
CBD BELAPUR



WATER TANKS & WATER SUPPLY PROJECTS



BRIDGES & SKYWALK PROJECTS

OUR LEGACY OF 3 GENERATIONS ✓



ADITYARAJ has been in the field of construction since 1967 and has been creating landmarks from five 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, water supply projects, public utility buildings, factories, beautification projects, National Monuments, Sky Walks, and many other projects.

After successfully completing hundreds of infrastructure projects for the government and private sectors as a Class 1-A (unlimited class) government registered contractor (under the name and title of UCC Infrastructure Pvt. Ltd.), ADITYARAJ has established itself in real estate development since the year 2000.

Today, ADITYARAJ is one of the most respected names in the field of real estate development, pioneering and specialising in the redevelopment of old, dilapidated MHADA buildings, private buildings, and housing societies. We believe in going the extra mile on 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 drives us to take that extra step every time creating a landmark at every location.

ADITYARAJ has received ISO 9001:2015 certification for its high quality and excellent management. We are even patron members of the esteemed Builders' Association of India. An ISO 9001:2015 certified group. Quality and trust are the strong pillars of our foundation, which helps us to give the home owner happiness and 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 has deep roots in businesses like real estate development, infrastructure projects, government contracts, hospitality businesses, banquets, & mining industry, etc. We pledge to make ADITYARAJ committed to delivering the final quality product to the absolute satisfaction of our clients within the stipulated time frame.