



SAI ADITYARAJ

Larger than Life Experience

A	→	AMAZING
D	→	DYNAMIC
i	→	ICONIC
T	→	TRUSTWORTHY
Y	→	YOUTHFULL
A	→	ADMIRABLE
R	→	RELIABLE
A	→	AFFORDABLE
j	→	JUDICIOUS

Project By



ADITYARAJ GROUP

An ISO 9001:2015 Certified Group

Site Add: Bldg No 94, Pant Nagar, Ghatkopar(E) ,Mumbai - 400075

Ghatkopar Off.: Sales Office, Bldg. No. 40, Pantnagar Ghatkopar (E) - 400075

Head Off.: Adityaraj, 101. Purnima CHS Ltd, Building no 3, Tagore Nagar, Vikhroli (E), Mumbai-400083.
Tel No.022257 49999. Email: sale@adityarajgroup.co.in | Web.: ww.adityarajgroup.co.in

Architect: Ankit M. Makani (A.M. Architects) | RCC Consultant : Associated Structural Engineers LLP |
PMC: NS Infra I Consultant | Vastu Consultant : Sandeep Nene | CA: Ajay Jangir |
Solicitor: Mannandir & Co. | Advocate : Komal P. Khanolkar | Bank : Axis Bank Ltd.

Developer: M/s. Adityaraj Builders & Developers



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 buyers in the project. The photographs and the artists impressions in the brochure are for reference only. All the amenities provided subject to approval of MCGM.



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94, PANT NAGAR GHATKOPAR(E)

1, 1.5 & 2 BHK PREMIUM HOMES



representational image



SPACE FOR LIFE

The world belongs to those who dare to realise their dreams. Every person has a heart filled with ambitions. Such pioneering and inspiring individuals who are entitled to life's exclusive privileges and one such privilege is **Sai Adityaraj**.

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PROJECT HIGHLIGHTS

G+STILT+16 STOREY ICONIC TOWER.
1, 1.5 & 2 BHK PREMIUM HOMES

-  SAI BABA TEMPLE IN PREMISES
-  100 % RESIDENTIAL PROJECT
-  HIGH CLASS CONSTRUCTION QUALITY
-  SOLID EARTHQUAKE RESISTANT RCC STRUCTURE
-  ONLY HIGH QUALITY BRANDED MATERIALS USED
-  MODERN FIRE FIGHTING SYSTEMS
-  BRANDED LIFTS WITH ARD SYSTEM
-  ELECTRIC CAR & BIKE CHARGING
-  BEST-IN-CLASS SECURITY SYSTEM
-  UNIQUE AND MODERN STRUCTURE
-  HOMES WITH READY KITCHEN
-  STACK PARKING FACILITY



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 8th Floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell if feasible.
- Premium Brand highspeed automatic lifts including one stretcher lift.
- Adequate water supply by MCGM
- Common Toilet on Ground Floor for Security & Driver
- Provision for MGL Gas line connection.
- Dual Waterproofing treatment on terrace .
- Underground water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- Air conditioned main entrance lobby.
- Fully equipped gym on 14th floor.
- One stretcher lift for medical emergencies

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artist Impression



WELL DESIGNED DECORATIVE ENTRANCE LOBBY

artist Impression

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.

GREEN BUILDING INITIATIVE:



- Rain Water Harvesting pit will be provided.
- Electric Car & Bike Charging Point.
- Boring water to be used for flushing.

SECURITY:



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

ENCOURAGING DIGITAL INDIA INITIATIVE:



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

ENCOURAGING FIT INDIA MOVEMENT:



- Fitness area with equipments.



artist Impression

artist Impression

artist Impression



artist Impression



FLOORING:

- Premium big 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.
- Electric points provided for Water Purifier, Fridge, Washing Machine & Dish washer.



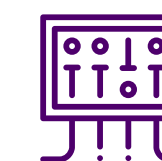
DOORS & WINDOWS:

- Designer laminated flush doors with elegant handles & branded locks.
- Wooden door frames for main door & all other rooms.
- UPVC sliding windows with tinted glass.
- One panel mosquito prevention net.



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.



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 tube lights in all rooms.

SPECIAL EDITION READY HOMES

- *Modular kitchen Cabinets below the platform.*
- *Kitchen chimney provided*
- *Branded water purifier provided.*
- *False ceiling in Each room.*
- *Hot water geyser in all Bathrooms.*
- *Exhaust fan in all Bathrooms.*
- *Video door phone provided for extra security.*
- *Tube light in all bedrooms, living room & kitchen.*
- *Ceiling fan in Bedrooms, Living room & Kitchen.*

TYPICAL FLOOR PLAN FROM 1ST-7TH FLOOR, 9TH-14TH FLOOR & 16TH FLOOR



A WING		
SR. NO.	TYPE	RERA AREA
1	2 BHK	745 SQ.FT
2	1 BHK	452 SQ.FT.
3	1.5 BHK	527 SQ.FT.

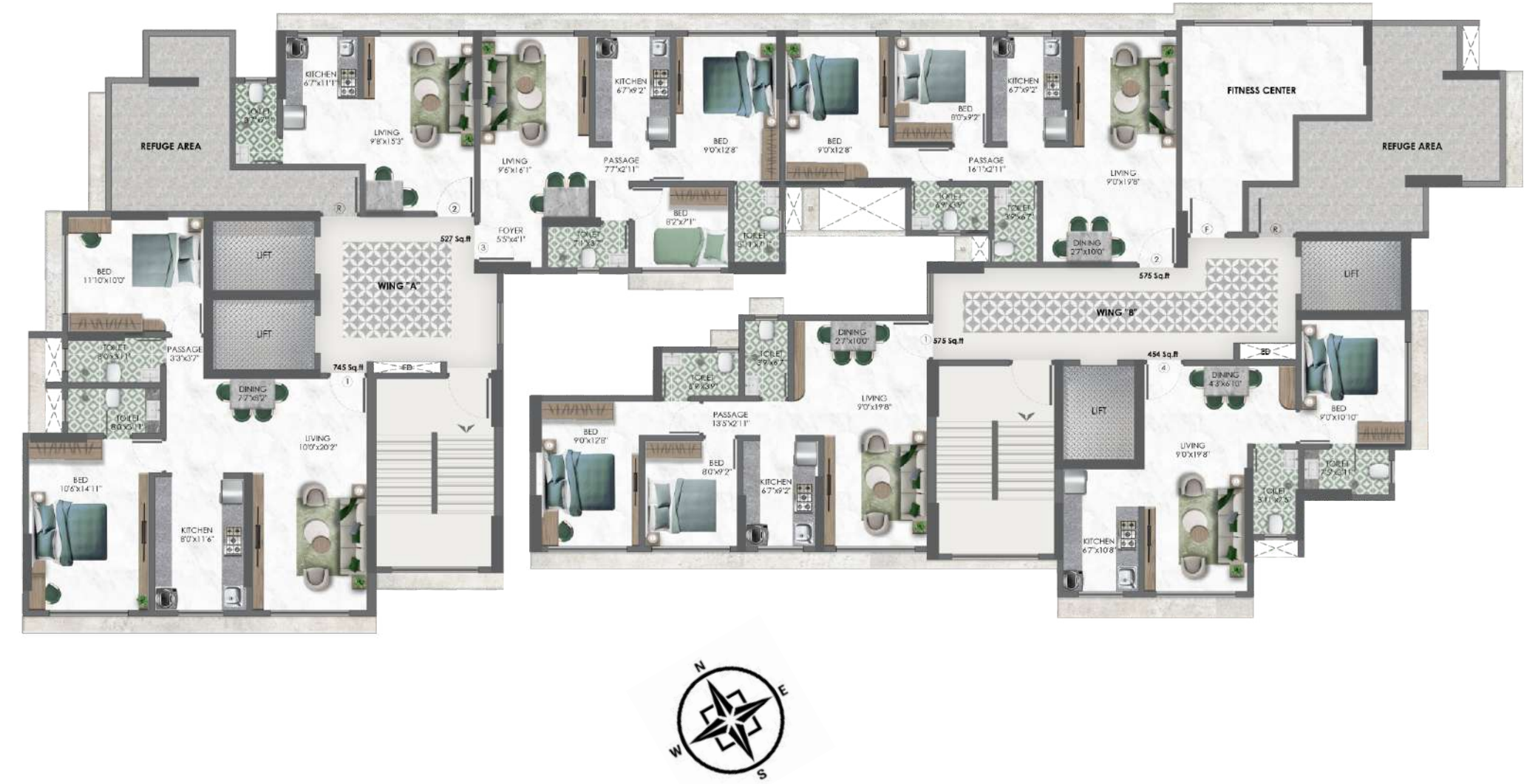


B WING		
SR. NO.	TYPE	RERA AREA
1	1 BHK	575 SQ.FT.
2	2 BHK	575 SQ.FT.
3	1 BHK	453 SQ.FT.
4	1 BHK	454 SQ.FT.

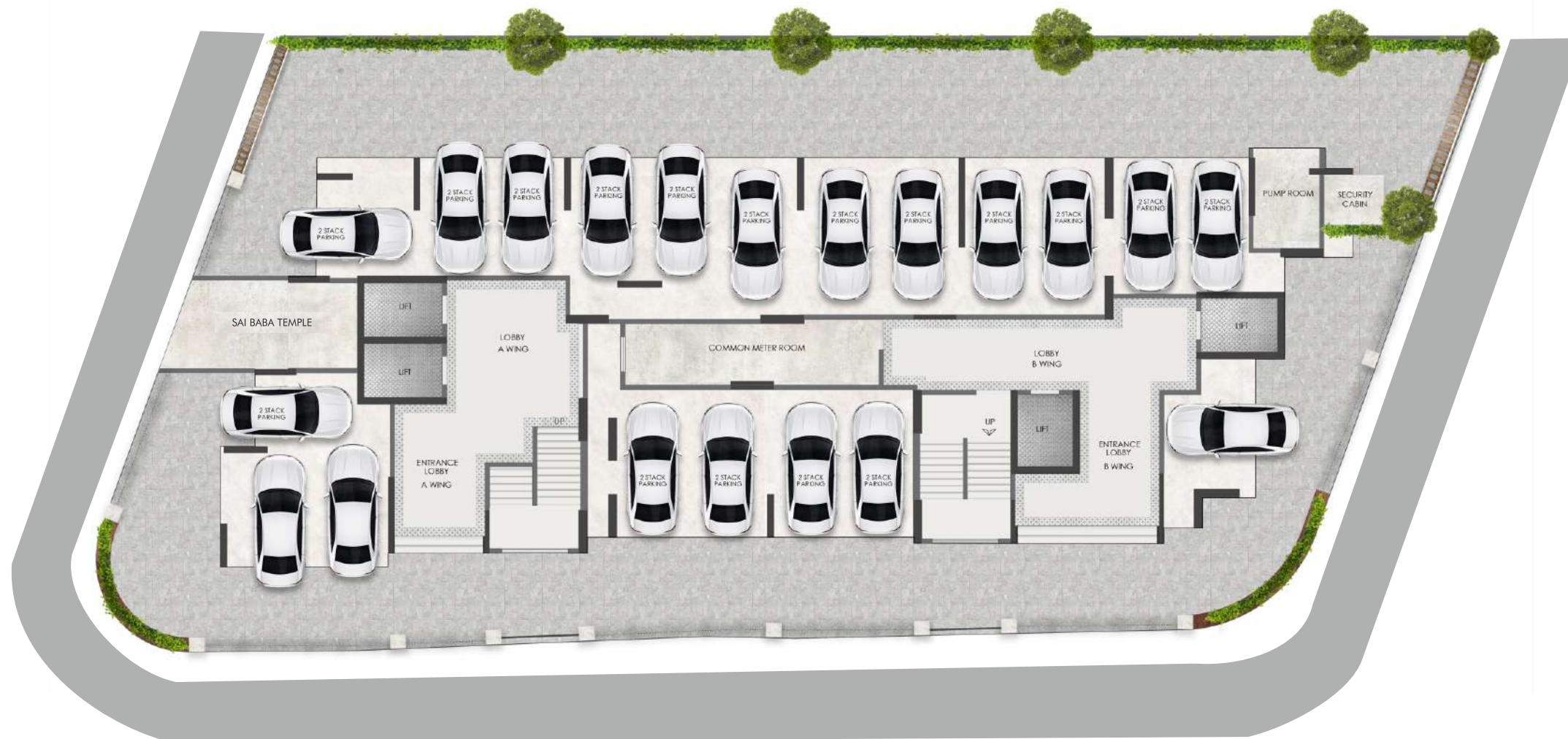
8TH FLOOR PLAN



15th FLOOR PLAN



GROUND FLOOR PLAN



8th FLOOR PLAN

A WING		
SR. NO.	TYPE	RERA AREA
1	2 BHK	745 SQ.FT.
3	1.5 BHK	527 SQ.FT.
B WING		
SR. NO.	TYPE	RERA AREA
1	2 BHK	575 SQ.FT.
2	2 BHK	575 SQ.FT.

15th FLOOR PLAN

A WING		
SR. NO.	TYPE	RERA AREA
1	2 BHK	745 SQ.FT.
2	1 RK	256 SQ.FT.
3	1.5 BHK	527 SQ.FT.
B WING		
SR. NO.	TYPE	RERA AREA
1	1 BHK	575 SQ.FT.
2	2 BHK	575 SQ.FT.
3	1 BHK	454 SQ.FT.

12.20 METERS MAIN ROAD ON THREE SIDES.

FLAT 1
2 BHK - (745 CA)



B WING FLAT 4
1 BHK (454 CA)



B WING FLAT 3
1 BHK (452 CA)



A WING FLAT 3
1.5 BHK (527 CA)



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.

After successfully completing hundreds of infrastructure projects for government & private sectors as a class 1A- (unlimited class) government registered contractor, ADITYARAJ GROUP established itself in real estate development since year 2000.

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 building and housing societies.

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.

We are patron members of the esteemed builders Associations 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, Since 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.

Today our group is well established and with deep roots in business like Real Estate Development, Infra projects, Govt. Contract, 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 REAL ESTATE BUSINESS SINCE 1967



SOME OF OUR ONGOING AND COMPLETED PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ SHIVNERI
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



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

LIFE READY HOMES

Ask any homemaker what her desire is to have kitchen ready homes. Yes, this is the latest trend . One of the biggest advantages of having Kitchen ready homes is that it saves precious time that the buyers would spend to do up their homes. We at Adityaraj understand the same and that's why we are coming up with kitchen ready homes. As they say it's the kitchen that makes the home ready.



representational image

SOME OF OUR GOVT. 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



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 IDEAL DESTINATION

Sai Adityaraj finds its pride of place at Ghatkopar. One of the most pridelful destination in mumbai. This place has the best of city infrastructure in form of a 4-Lane Highway, flyover bridge, 2-lane service roads and big traffic island. Ghatkopar is also very close to the city's commercial, business, shopping and entertainment hub and all major life enabler facilities like bus & taxi stands, schools, hospitals, hotels, banks & malls are within a radius of few kilometre.



WALKING DISTANCE



7 Mins
Railway Station



5 Mins
Metro Station



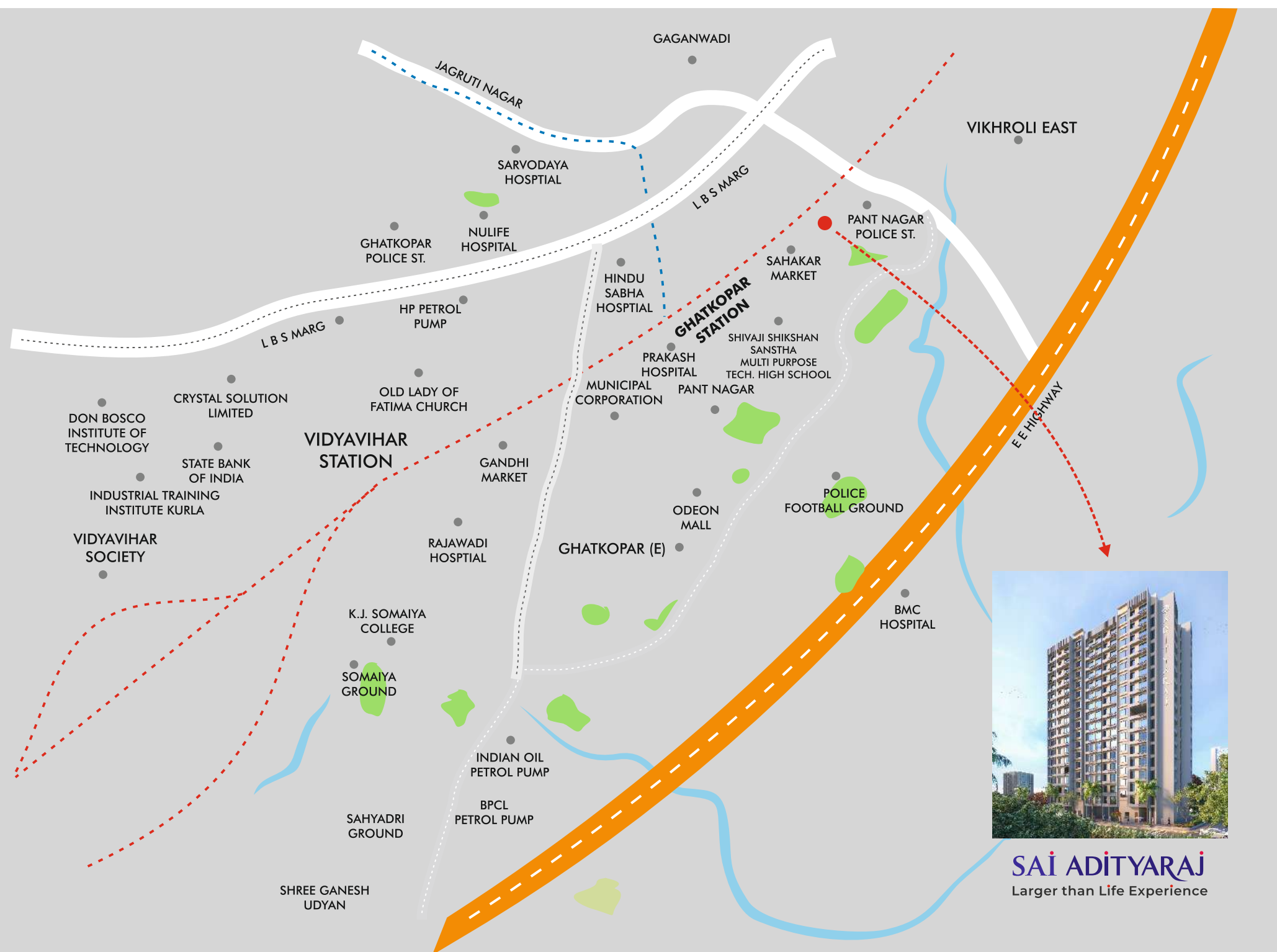
3 Mins Bus Stop



5 Mins. from
Upcoming Pantnagar
Metro Station



Pantnagar Police
station 3 Mins.



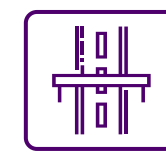
DRIVING DISTANCE



1.1 Kms Estern
Express Highway



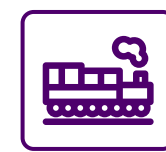
1.6 Kms
LBS Marg



2.5 Kms Santacruz
Chembur Link Road



3 Kms
Freeway



4.6 Kms KurLa
Lt Terminus



3.2 Kms
Mono Rail Station



7 Kms
Airport

PLACES OF CONVENIENCE NEARBY :



TEMPLE

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



HOSPITALS

- Parakh Hospital
- Ashirwad Hospital
- Rajawadi Hospital



MALLS

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



GARDENS & PLAY GROUND

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



EDUCATIONAL INSTITUTIONS

- Garodia International School
- Somaiya School & College
- RBK International
- Universal School
- Ramniranjan Jhunjhunwala College



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