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Tel. No. 022 - 2574 9999 | Email : sale@adityarajgroup.in | Web : www.adityarajgroup.in

Firm Name : **M/s. ROYALE HOUSING**

Office : Ground Floor, Building No. 86, Navrang CHS., Tilak Nagar, Mumbai-400 089

NAVRANG CO-OP. HSG. SOC. LTD.

Bldg No. 9, Subhash Nagar - 2, Chembur (East), Mumbai - 400 071

For Booking Call : +91 8238 8238 98



MAHARERA REGISTRATION
NO.P51800051667
<https://maharera.mahaonline.gov.in>

Architect : Ar. Ankit Makani (A. M. Architects) | RCC Consultant : Associated Structural Engineers LLP | CA : Sudhir Dhara
PMC : NS Infra | MEP : Hydro Mechanical Consultants | Contractor : S. D. Enterprises | Vastu Consultant : Dr. Raj Dusija
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.

Parijat design 9870098094



P A S S C O D E
KARVAAN
A MELODIOUS JOURNEY CALLED LIFE



ADITYARAJ
SUPREME

Bldg. No. **9**, Subhash Nagar, Chembur (East),
Main Road, Near Chembur Railway Station.

TIMELESS 2 BHK HOMES



P A S S C O D E
KARVAAN
A MELODIOUS JOURNEY CALLED LIFE

Welcome to Passcode Karvaan, an exquisite real estate project by Adityaraj Group that invites you to embark on a melodious journey called life. Nestled in the heart of serenity, Passcode Karvaan is more than just a residential haven; it is a celebration of timeless moments and cherished memories spent with your loved ones. Inspired by the symphony of nostalgia and the harmony of togetherness, this meticulously crafted abode promises to be a harmonious sanctuary where you can create unforgettable memories with family and friends. A symphony of beautiful living awaits you and your family.



THE CLASSIC ART OF LIVING

At Passcode Karvaan we understand the significance of timeless moments spent with loved ones, and our homes are thoughtfully designed to create a perfect harmony between modern living and cherished nostalgia. Whether you seek solace within the confines of your home or the joy of vibrant community living, Passcode Karvaan is the place where your dreams find their melody. Come, be a part of this harmonious symphony of life, and create unforgettable memories with your loved ones.



- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 16 storey Iconic Residential cum Commercial Tower.
- Vaastu Shastra based planning & construction.
- Offering luxurious & ultra modern 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.


 PASSCODE
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P A S S C O D E
KARVAAN
A MELODIOUS JOURNEY CALLED LIFE

NOT JUST AMENITIES BUT EXPERIENCES

TOWER FEATURES :

- Decorated building main gates with security cabins.
- 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 Ground floor.
- 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, One Stretcher Lift.
- Adequate water supply by MCGM.
- Common Toilet on Ground.
- Waterproofing treatment on terrace .
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.

PROJECT HIGHLIGHTS :



PROJECT FEATURES :

- Reputed and experienced Developer.
- Experienced Professionals such as Architects, PMC & MEP, RCC Consultants for accurate planning & 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.



ENCOURAGING

SWACHH BHARAT ABHIYAN :

- Easily accessible Dustbins located in common areas.



ENCOURAGING

MAKE IN INDIA INITIATIVE :

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



ENCOURAGING

DIGITAL INDIA INITIATIVE :

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



GREEN BUILDING INITIATIVE :

- Large windows for optimal Light & Ventilation.
- Rain Water Harvesting pit will be provided.
- Provision to install Solar panels for common lights.
- Electric Car & Bike Charging Point.



SECURITY :

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



ENCOURAGING

FIT INDIA MOVEMENT :

- Fitness Area. • Yoga & Meditation Area.
- Relaxing Area for Senior Citizens.



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2 BHK FLAT (3D VIEW)



2 BHK FLAT (3D VIEW)



GROUND FLOOR PLAN

BLDG NO. 11

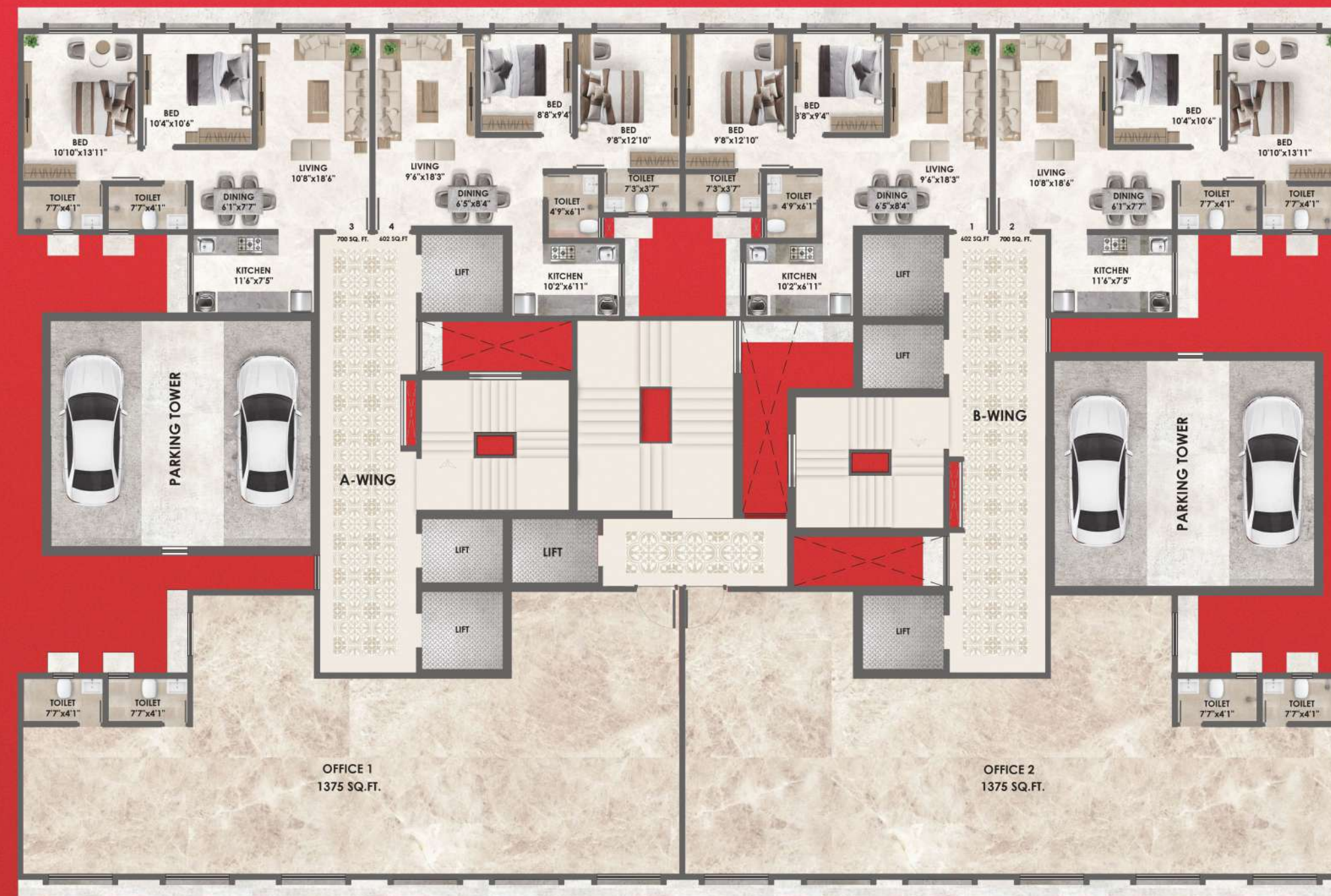


18.30m WIDE EXISTING ROAD

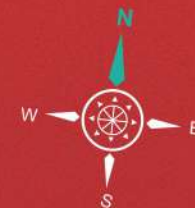
| SHOP NO. | RERA AREA | SHOP NO. | RERA AREA |
|----------|-------------|----------|-------------|
| 01 | 174 SQ. FT. | 07 | 186 SQ. FT. |
| 02 | 247 SQ. FT. | 08 | 152 SQ. FT. |
| 03 | 213 SQ. FT. | 09 | 171 SQ. FT. |
| 04 | 152 SQ. FT. | 10 | 202 SQ. FT. |
| 05 | 186 SQ. FT. | | |
| 06 | 234 SQ. FT. | | |



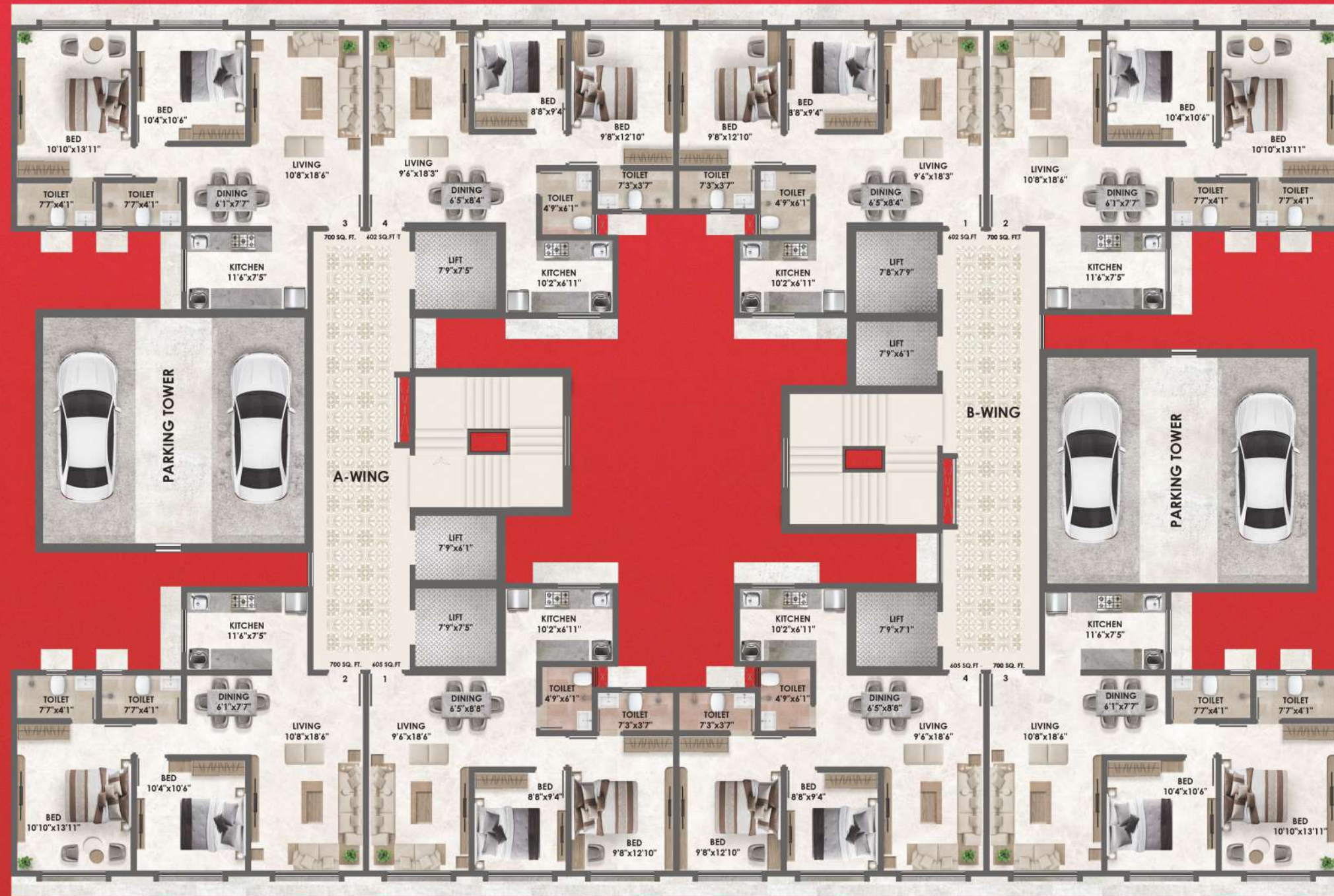
TYPICAL FLOOR PLAN (1st to 2nd)



| WING - A | | | WING - B | | |
|----------|--------|--------------|----------|------|-------------|
| FLAT NO. | TYPE | RERA AREA | FLAT NO. | TYPE | RERA AREA |
| 01 | OFFICE | 1375 SQ. FT. | 01 | 2BHK | 602 SQ. FT. |
| 02 | OFFICE | 1375 SQ. FT. | 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. | | | |
| 04 | 2BHK | 602 SQ. FT. | | | |



TYPICAL FLOOR PLAN (3rd to 7th)



WING - A

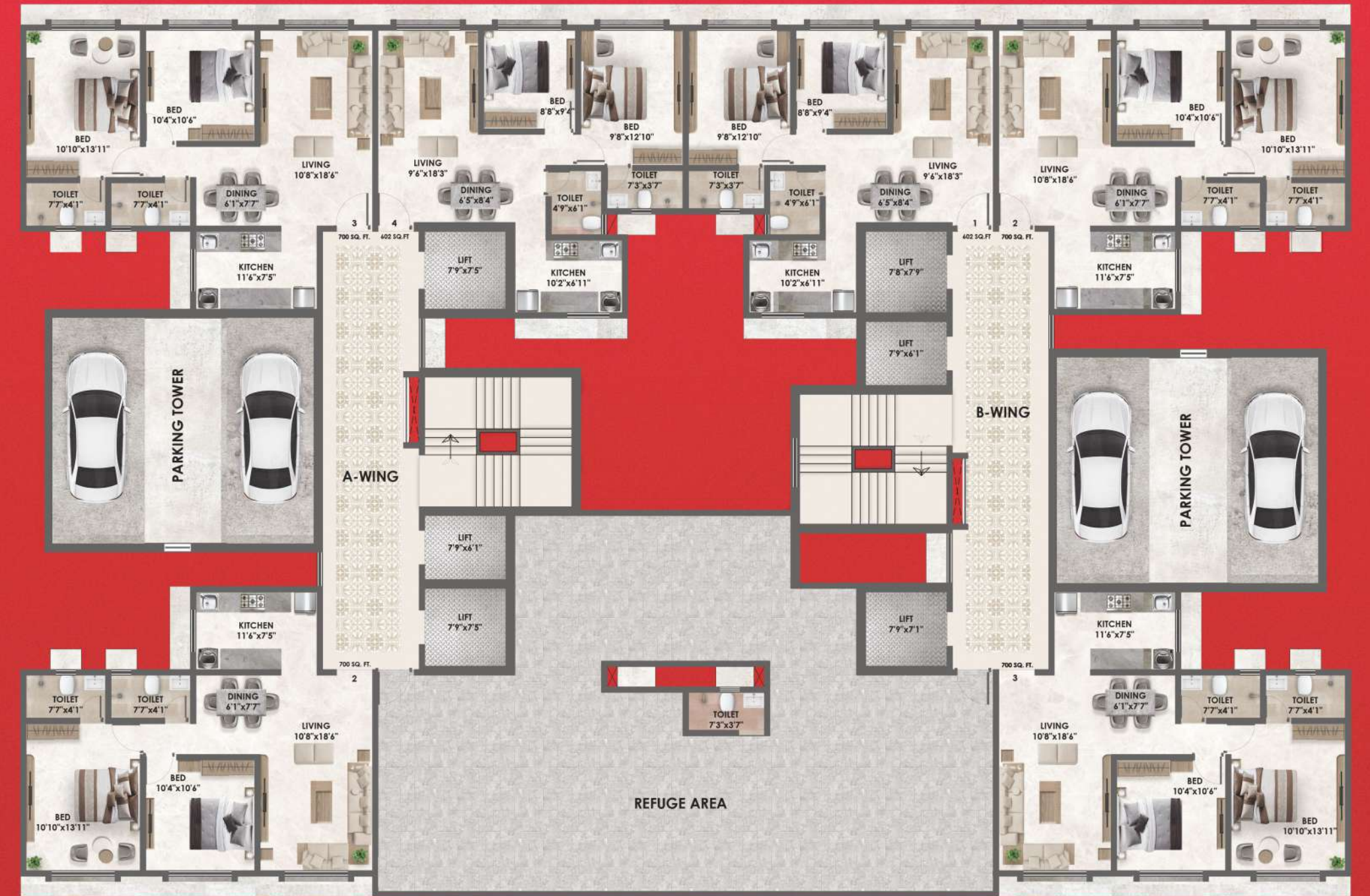
| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 605 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 602 SQ. FT. |

WING - B

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 602 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 605 SQ. FT. |



EIGHTH FLOOR PLAN



WING - A

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | R | - |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 602 SQ. FT. |

WING - B

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 602 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | R | - |

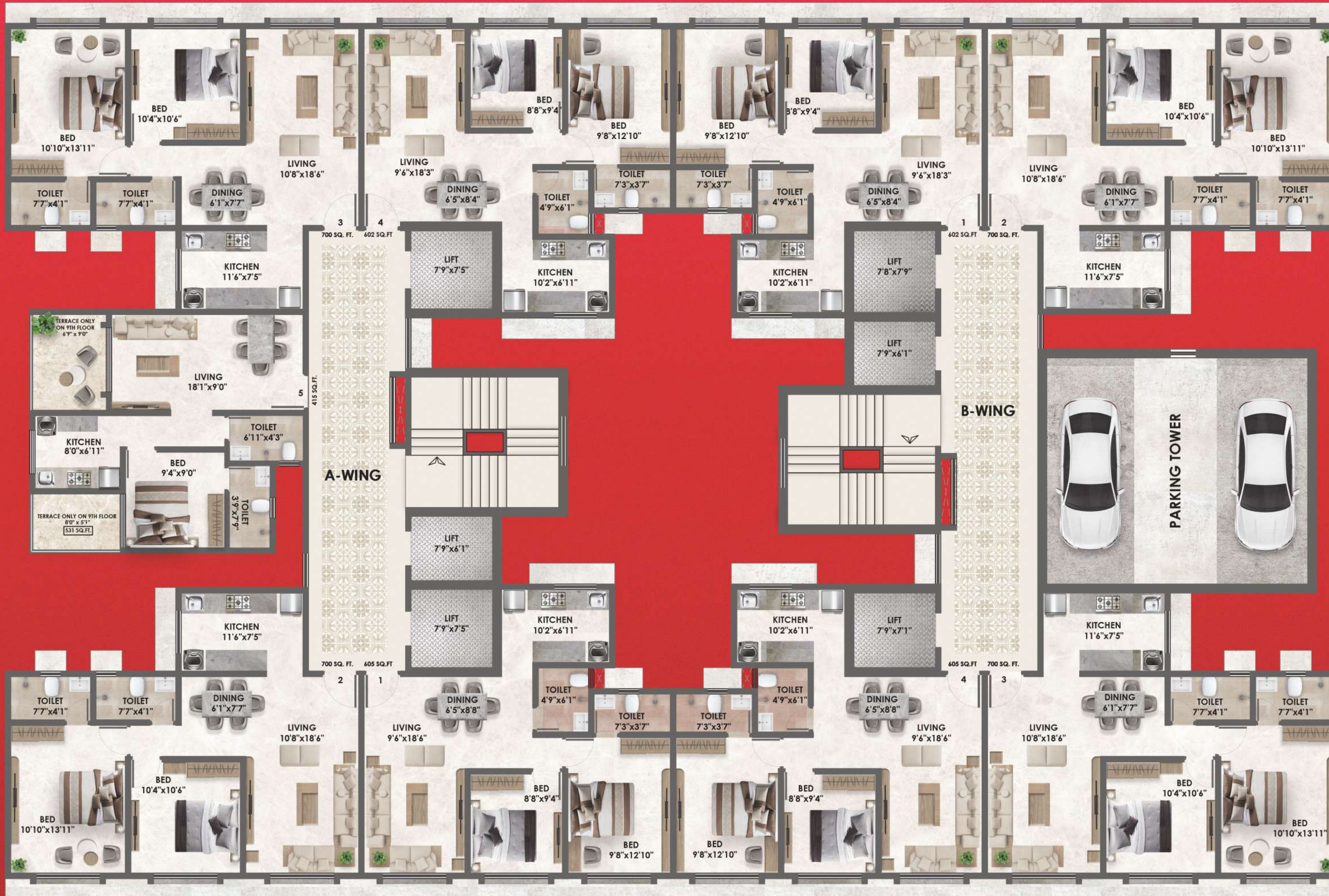


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TYPICAL FLOOR PLAN
(9th to 14th)



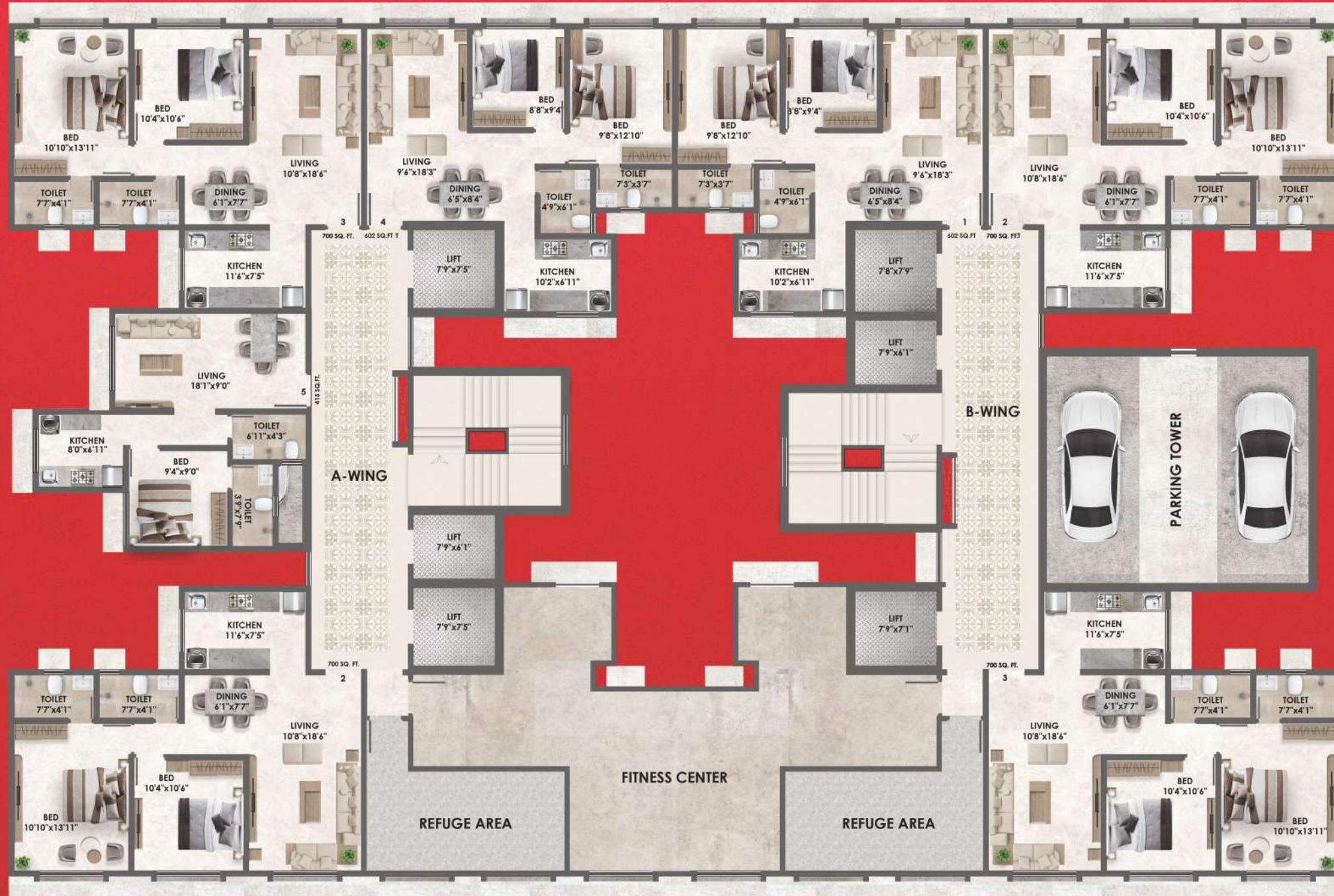
WING - A

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-----------------------|
| 01 | 2BHK | 605 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 602 SQ. FT. |
| 05 | 1BHK | 415 SQ. FT. + TERRACE |

WING - B

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 602 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 605 SQ. FT. |

FIFTEENTH FLOOR PLAN



WING - A

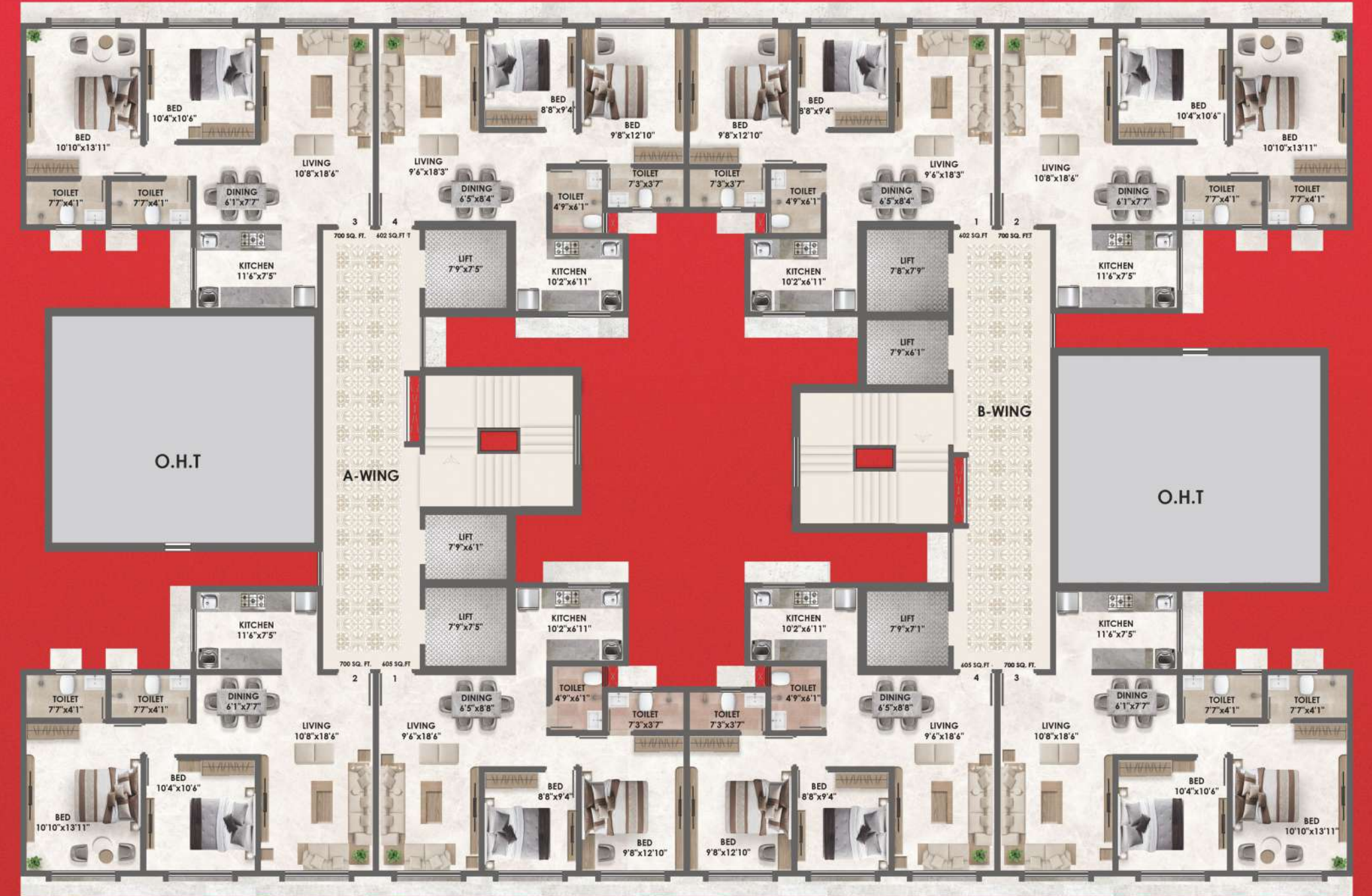
| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | R | - |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04T | 2BHK | 602 SQ. FT. |
| 05 | 1BHK | 415 SQ. FT. |

WING - B

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 602 SQ. FT. |
| 02T | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | R | - |



SIXTEENTH FLOOR PLAN



WING - A

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 605 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 602 SQ. FT. |

WING - B

| FLAT NO. | TYPE | RERA AREA |
|----------|------|-------------|
| 01 | 2BHK | 602 SQ. FT. |
| 02 | 2BHK | 700 SQ. FT. |
| 03 | 2BHK | 700 SQ. FT. |
| 04 | 2BHK | 605 SQ. FT. |



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AMENITIES & SPECIFICATIONS



FLOORING:

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



KITCHEN:

- Granite / E-Slab kitchen platform.
- Branded S. S. Sink provided.
- Designer wall tiles.
- Fresh air exhaust fan.
- Electric points for Fridge & Washing Machine.



BATH & WC:

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles & 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.



DOORS & WINDOWS:

- Designer laminated flush doors with elegant handles & branded locks.
- Wooden door frames for main door & all other rooms.
- Branded UPVC / Aluminium sliding windows.
- One panel mosquito prevention net on windows.
- Granite / E-Slab window sill.
- MS Grill / Half 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.
- Modern Intercom system in each flat.
- Internet cable provided.
- Led Tube lights in all rooms.

ABOUT GROUP



OUR LEGACY OF 3 GENERATIONS

WHERE TRUST IS THE TRADITION

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, and many other projects on a B.O.T. basis by collecting tolls.

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 9001:2008 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.



IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES

SOME OF OUR RECENT PROJECTS



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ GURUKRIPA
VIKHROLI



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ GATEWAY
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI



SHANTI SADAN
VIKHROLI



ADITYARAJ ONE
VIKHROLI



ADITYARAJ ROYALE
VIKHROLI



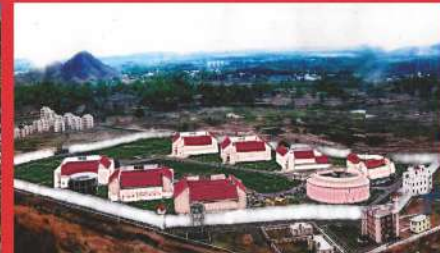
ADITYARAJ PARADISE
VIKHROLI

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



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



FIRE STATION - KOPERKHAIRNE



HWWS, GIRLS
HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



WOMEN
WELFARE CENTER
KOPERKHAIRNE



COMMUNITY
CENTRE BUILDING
KOPARKHAIRANE



WOMEN WELFARE
SANPADA



ROADS & HIGHWAYS
PROJECTS



PARKING TOWER BUILDING
CBD BELAPUR



WATER TANKS & WATER SUPPLY PROJECTS



BRIDGES & SKYWALK PROJECTS



A TIMELESS LOCATION

Located in Chembur, a superbly connected locality, Passcode Karvaan offers easy access to all the conveniences of urban life, while maintaining the tranquility and serenity that are essential for a peaceful residential experience. The surrounding amenities, including schools, hospitals, shopping centers, and recreational facilities, ensure that you and your loved ones have everything you need right at your doorstep. Every moment spent here becomes a memory to be treasured forever.

LOCATION ADVANTAGES :

- Culturally rich, peaceful and green Locality.
- The Chembur Gymkhana overview from project site.
- Chembur Railway Station within walking distance.
- Well Connected to Market, Restaurants, Hospitals and Schools.
- Surrounded by Gardens, play grounds and open spaces.
- The Bombay Presidency Golf Club & Sindhi Society Gymkhana - 2KM
- Excellent Infrastructure with well wide concrete roads, ample water supply and drainage systems.
- Extremely well connected through Eastern Express Highway, Eastern Freeway, BKC-Chunabhatti & Chembur – Santacruz Link Road.
- BEST Buses ply from project site.
- Freeway - 1KM.
- Well Connected to Kurla, Tilak Nagar & Ghatkopar.
- Easy and fast access to Central Mumbai, Thane & Navi Mumbai.

CONNECTIVITY :



500 MTRS
CHEMBUR
RAILWAY
STATION



800 MTRS
EASTERN
EXPRESS
HIGHWAY



850 MTRS
MONORAIL
STATION



1 KM
CHEMBUR -
SANTACRUZ
LINK ROAD



1 KM
EASTERN
FREEWAY



UPCOMING
METRO
STATION



2 KMS
LOKMANYA
TILAK
TERMINUS



12 KMS
MUMBAI
AIRPORT

