



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

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

SHRADDHA CO-OP. HSG. SOCIETY LTD.

Bldg No. 52, Kannamwar Nagar - 1, Vikhroli (E), Mumbai -400 083

For Booking Call :

+91 8080 600 900 | +91 8080 477 277



**MAHARERA REGISTRATION
NO. P51800051334**
<https://maharera.mahaonline.gov.in>

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.

Parijat design 9870098094



UPGRADE YOUR LIFE ✓



Bldg. No.52, Corner Plot, Kannamwar Nagar - 1, Vikhroli(E).



UPGRADE YOUR LIFESTYLE ✓

From enormous themed Terrace landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 22 storey Iconic Residential Cum-Commercial 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.


ADITYARAJ
ANCHOR





UPGRADE YOUR COMFORT ✓

Bliss is not just joy and happiness; it is also about peace of mind. Keeping this thought in mind every space at Adityaraj Anchor 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.

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 if possibel.
- Premium Brand highspeed automatic lifts.
- 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 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.
- 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.



2 BHK FLAT

3D VIEW

FLAT NO.A-1



1 BHK FLAT

3D VIEW

FLAT NO.A-4



2 BHK FLAT

3D VIEW

FLAT NO.B-1



1 BHK FLAT

3D VIEW

FLAT NO.A-3



GROUND FLOOR PLAN ✓



WING - A

SHOP NO.	RERA AREA
01	143 SQ. FT.
02	645 SQ. FT.
03	143 SQ. FT.
04	143 SQ. FT.
05	250 SQ. FT.
06	134 SQ. FT.

WING - B

SHOP NO.	RERA AREA
07	134 SQ. FT.
08	117 SQ. FT.
09	196 SQ. FT.
10	263 SQ. FT.
11	261 SQ. FT.

8TH FLOOR PLAN ✓



WING - A

FLAT NO.	TYPE	RERA CARPET
02	2 BHK	585 SQ.FT.
03	1 BHK	375 SQ.FT.
04	1 BHK	375 SQ.FT.

WING - B

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	576 SQ.FT.
03	1 BHK	375 SQ.FT.



15TH FLOOR PLAN ✓



WING - A

FLAT NO.	TYPE	RERA CARPET
02	2 BHK	585 SQ.FT.
03	1 BHK	375 SQ.FT.
04	1 BHK	375 SQ.FT.

WING - B

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	576 SQ.FT.
03	1 BHK	375 SQ.FT.

21TH FLOOR PLAN ✓

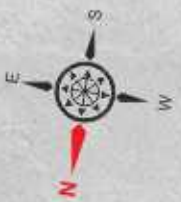


WING - A

FLAT NO.	TYPE	RERA CARPET
02	2 BHK	585 SQ.FT.
03	1 BHK	375 SQ.FT.
04	1 BHK	375 SQ.FT.

WING - B

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	576 SQ.FT.
03	1 BHK	375 SQ.FT.



TYPICAL FLOOR PLAN ✓

(1st To 7th, 9th To 14th, 16th To 20th & 22nd)



WING - A

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	585 SQ.FT.
02	2 BHK	585 SQ.FT.
03	1 BHK	375 SQ.FT.
04	1 BHK	375 SQ.FT.

WING - B

FLAT NO.	TYPE	RERA CARPET
01	2 BHK	576 SQ.FT.
02	1 BHK	407 SQ.FT.
03	1 BHK	375 SQ.FT.



TERRACE FLOOR 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 Anchor 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



AMENITIES & SPECIFICATIONS



FLOORING:

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



KITCHEN:

- Granite / Quartz kitchen platform.
- Branded SS Sink with drain board.
- Designer wall tiles.
- Fresh air exhaust fan.
- Water Purifier Provided.
- Electrical points for 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 / Half Railing for safety on windows.



WALLS & PAINTS:

- 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 phone in each flat.
- Internet cable provided.
- Led Tube lights in all rooms.
- Ceiling fan in bedrooms & livingroom.

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



ADITYARAJ VIVA
SION



ADITYARAJ AVENUE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI

SOME OF OUR INFRA PROJECTS (GOVT. CONTRACTS)

Such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infrastructures



BALAJI SCHOOL - KOPERKHAIRANE



CENTRAL JAIL - TALOL



COMMUNITY CENTER - GHANSOLI



DR. BABASAHEB AMBEDKAR
EXHIBITION HALL - THANE



DR. BABASAHEB AMBEDKAR
MEMORIAL - AIROLI



ETC SCHOOL - VASHI



FIRE STATION - KOPERKHAIRANE



HWS, GIRLS
HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



WOMEN WELFARE
CENTER - KOPERKHAIRANE



COMMUNITY CENTRE BUILDING
KOPERKHAIRANE



ROADS & HIGHWAYS PROJECTS



WOMEN WELFARE
SANPADA



PARKING TOWER BUILDING CBD BELAPUR



WATER TANKS & WATER SUPPLY PROJECTS



BRIDGES & SKYWALK PROJECTS



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 I-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**.

Our present chairman is a self-driven man. He himself is a qualified civil engineer, and his vision and vast experience in the construction field are the keys 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 have taken the group to great heights.

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.

UPGRADE YOUR CONVENIENCE ✓

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.

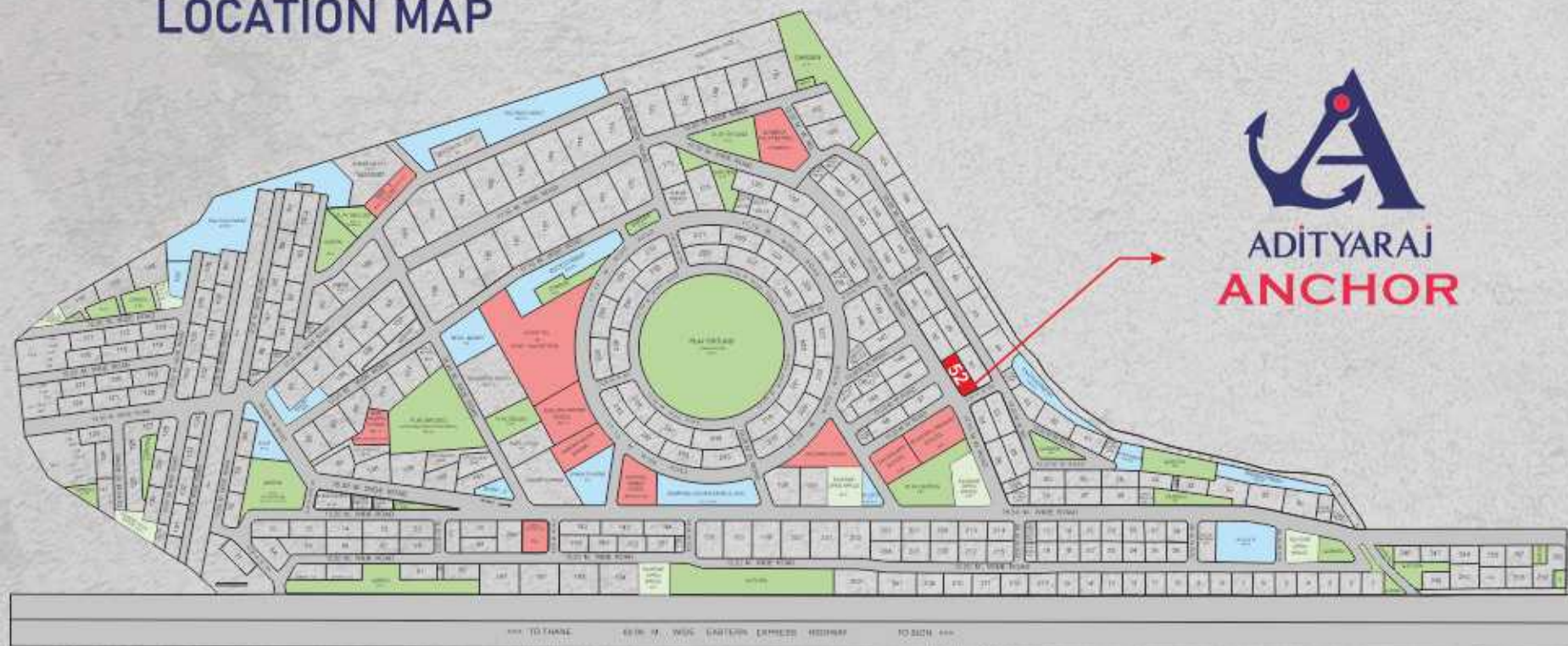
- Culturally rich, peaceful and green Locality.
- Surrounded by Gardens, play grounds and open spaces.
- Excellent Infrastructure with well wide concrete roads, Ample water supply and drainage systems.
- Strategically located off Eastern Express Highway.
- Vikhroli Railway Station within walking distance.
- 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 Ghansoli, Navi Mumbai.

CONNECTIVITY :

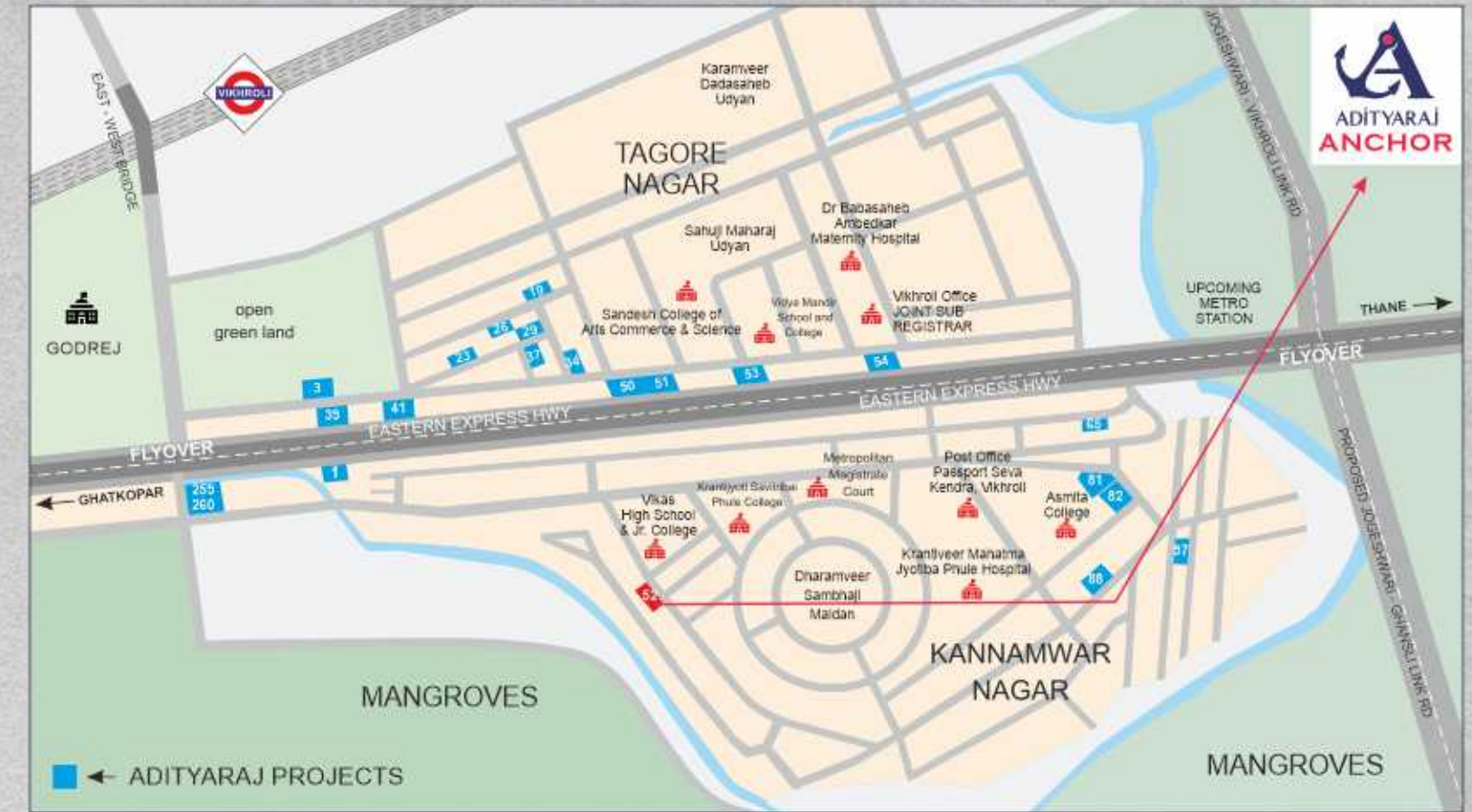
*Travelling distance & time as per google map

250 Mtr. Eastern Express Highway	250 Mtr. Bus Depot / Bus Stop	1.0 Km Vikhroli Railway Station	1.0 Km Jogeshwari - Vikhroli Link Road	5.0 Km Chembur - Santacruz Link Road	10 Kms Mumbai Airport	Upcoming Metro Station On E. E. Highway & L. B. S. Marg

LOCATION MAP



LOCATION MAP



Bldg. No.52, Corner Plot, Kannamwar Nagar - 1, 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



HOSPITALS

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



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.



GARDENS & PLAYGROUND

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



MALLS, THEATER & HOTELS

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



OTHER IMPORTANT PLACES

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