



MAHA-RERA REGISTRATION
NO.P51900024861
<https://maharera.mahaonline.gov.in>

Project By



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For Booking Call :

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Site Add. :

Adityaraj Pride, O. B. No.08, Navrang CHS., Sardar Nagar, Sion (East), Mumbai - 400 022

Booking Office : 022 - 2574 4343 | 022 - 2574 5656 | 022 - 2574 9999

Architect : M/s. Aspire Architects & Consultants | Designing Architect : Sunil Kenkarey
RCC Consultant : Associated Structural Consultants LLP | MEP : Hydro Mechanical Consultants
PMC : NS Infra | Legal Advisor : M/s. Mannadir & Co. | Vastu Consultant : Dr. Raj Duseja
CA : Dara & Associates | Our Bankers : ICICI Bank

Developers : ADITYARAJ 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 buyer's 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.

Panjat Design 987009394

ADITYARAJ
Pride

Sion (E), Mumbai.

Live with pride..!



AN EPITOME OF LUXURY. A HALLMARK OF FINELIFE.

This 21-Storey edifice Conceived in the prime locality of Sion, offers magnificent views of the City. The design concept is shaped by a team of renowned architects, consultants and this exclusive luxury lifestyle address will redefine the Skyscape of Mumbai giving discerning residents a taste of an evolved and inspiring life. Adityraj Pride in its offering of 1 & 2 1/2 BHK residences embodies high class living. Thoughtful design and planning provide for an abundance of space while the use of high quality fixtures and furnishings ensure that every living space is embellished in lavish luxury.

PROJECT HIGHLIGHTS :

- G / Stilt + 21 storey Iconic Tower.
- Pure Residential Tower.
- Offering Luxurious & Ultra Modern 1 & 2 1/2 BHK Flats.
- East West cross ventilated flats.
- Vaastu Shastra Based Planning & Construction.
- Quality Construction with Modern & High - tech Amenities.
- Contemporary & Innovative Design.
- Grand Double height Air Conditioned main entrance Lobby.
- Ample Car Parking through automated parking tower.
- Well equipped fitness centre.
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.
- The Development is planned with keeping ample amount of open spaces in the compound.
- Automatic disinfection tunnel at the building entrance.



DOUBLE - HEIGHT
AC-LOBBY



VIDEO DOOR
PHONE



PARKING
TOWER



ELECTRIC CAR &
BIKE CHARGING



GYM & FITNESS
CENTRE ON 14TH FLOOR



EAST WEST CROSS
VENTILATED FLATS





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.
- 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:

- We strive to use high quality and branded "Made in India" product and materials wherever possible.



GREEN BUILDING INITIATIVE:

- Rain Water Harvesting System.
- Solar LED light in compound.
- Electric Car & Bike Charging Point.
- Large windows for optimal natural 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:

- Provision for high speed fiber Internet for all flats.
- WIFI Enabled Terrace Garden.



ENCOURAGING FIT INDIA MOVEMENT:

- Fitness Centre provided.
- Jogging Track & Children Play Area.
- Yoga & Meditation Zone.





3D Artist Impression of building entrance lobby

1 BHK FLAT (3D CUT SECTION)



2½ BHK FLAT (3D CUT SECTION)

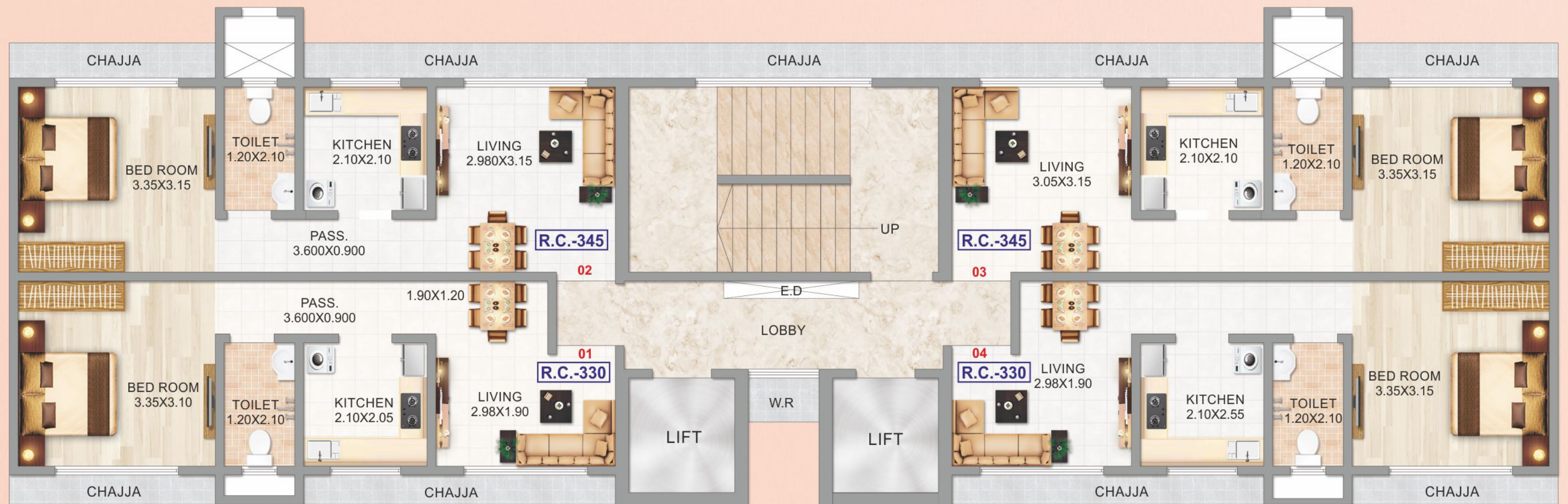




GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 6TH)



* NOTE - R.C. - RERA CARPET AREA

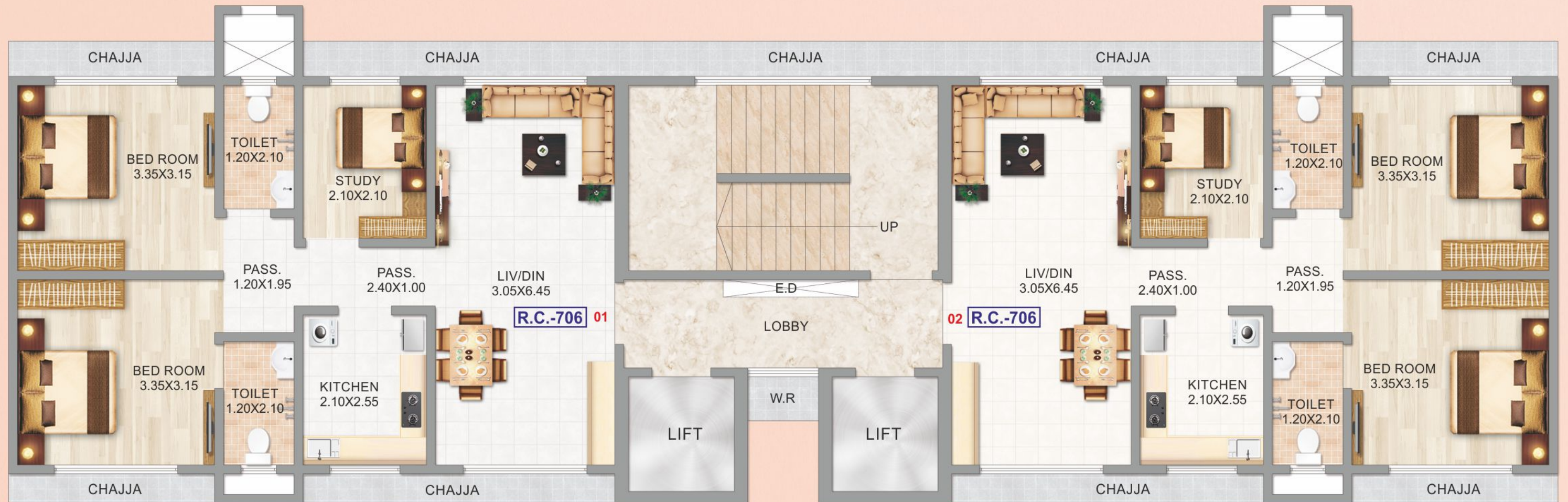


SEVENTH FLOOR PLAN (7TH)

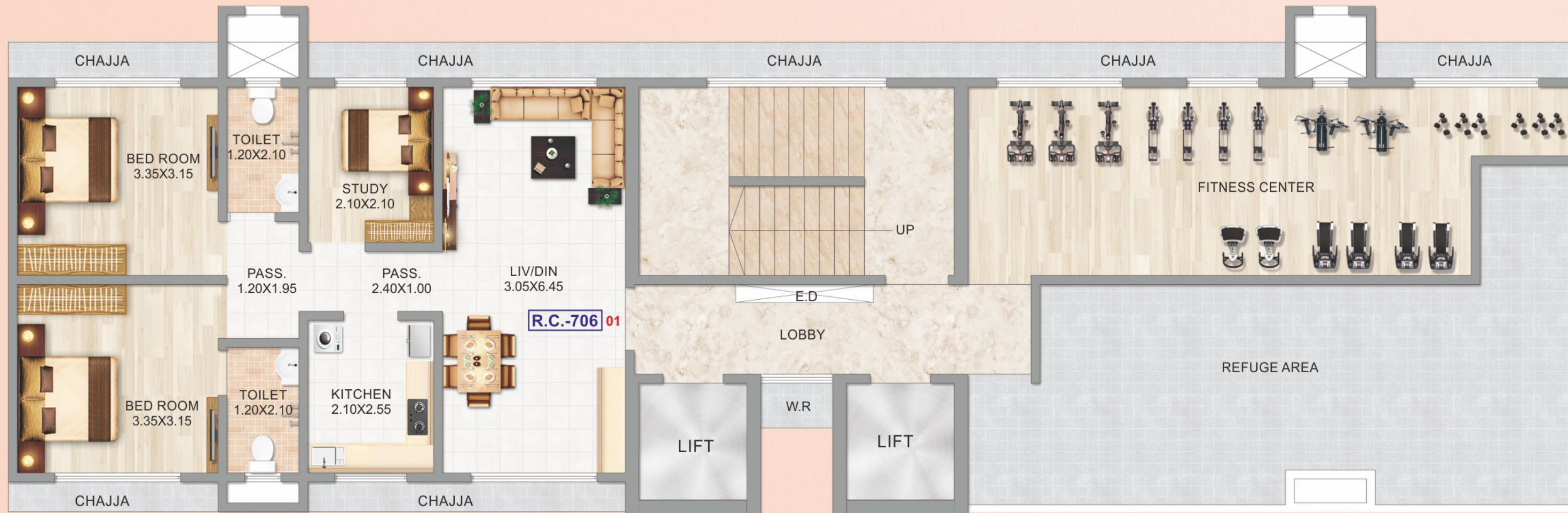


* NOTE - R.C. - RERA CARPET AREA

TYPICAL FLOOR PLAN (8TH TO 13TH, 15TH TO 21ST)



* NOTE - R.C. - RERA CARPET AREA

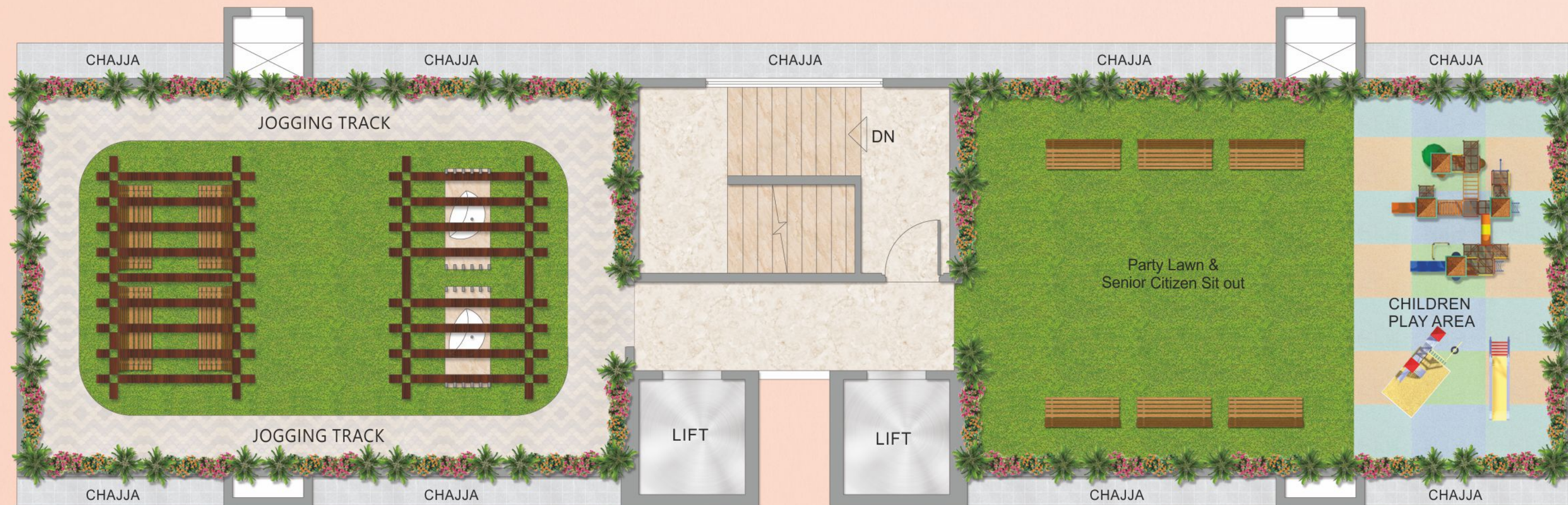


14TH FLOOR PLAN

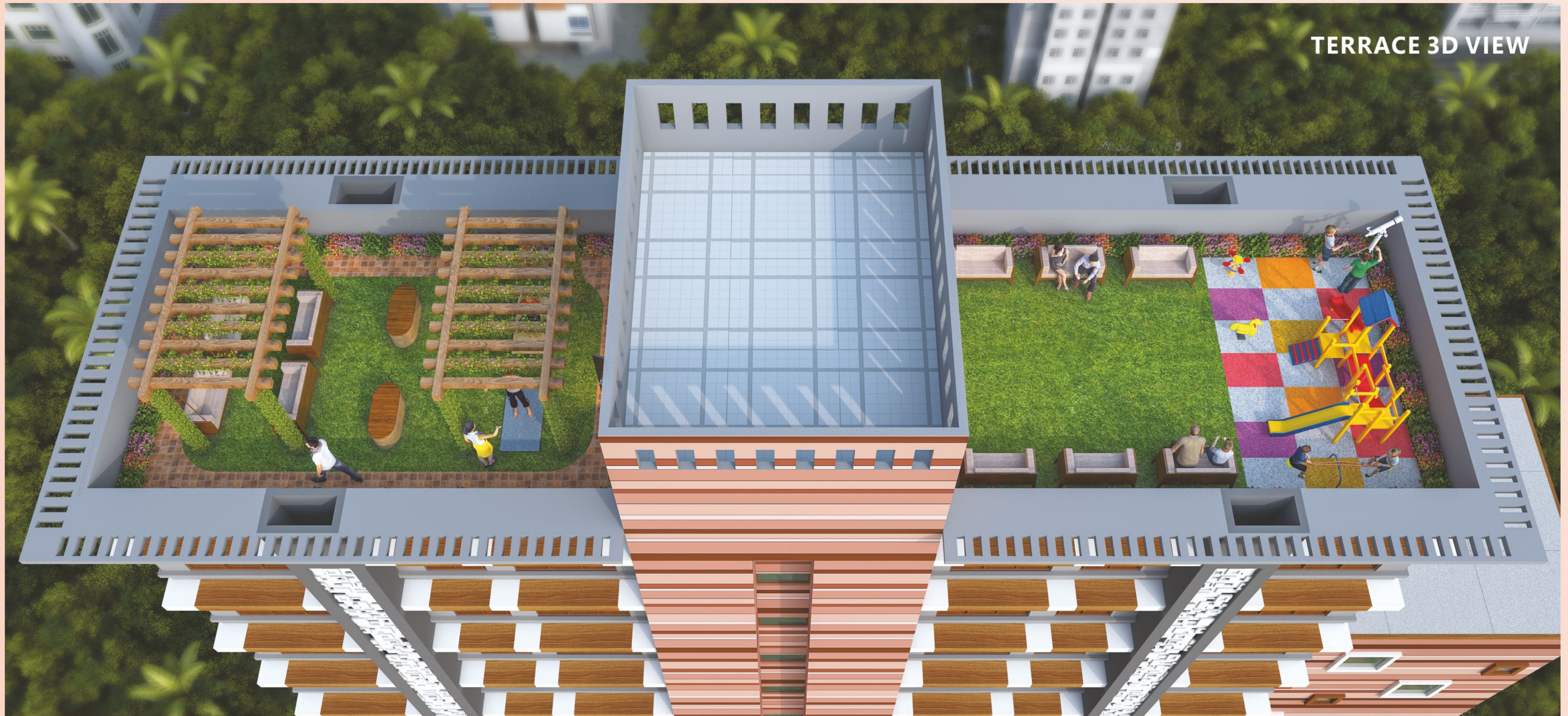


* NOTE - R.C. - RERA CARPET AREA

TERRACE FLOOR PLAN



TERRACE 3D VIEW



TERRACE AMENITIES

TERRACE AMENITIES



SKY OBSERVATORY
WITH TELESCOPE
FOR STARGAZING



FAMILY SWING



CHILDRENS
PLAY AREA



PARTY LAWN



JOGGING TRACK



SENIOR CITIZENS
SIT OUT



YOGA &
MEDITATION



PERGOLA
WITH SIT OUT

THE LOCATION :

Sion represents a beautiful balance of nature and future. It is known as Mumbai's City centre surrounded with natural greenery and landscaped parks. 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. Sion is a very well connected centre of Mumbai.

LOCATION ADVANTAGES :

- Culturally rich, peaceful and green Locality.
- Surrounded by several gardens, play ground and open spaces.
- Excellent infrastructure with wide roads, ample water supply and drainage systems.
- Extremely well connected
- Well Connected to other uber rich location like Wadala , Dadar & Matunga.
- Commercial working hubs like BKC, Parel & Fort are easily accessible.
- Easy and fast access to Western & Central Mumbai, Eastern Parts of Mumbai.

LOCATION MAP :



O. B. No.08, Navrang CHS., Near Samaj Mandir Hall, Sardar Nagar, Sion (East), Mumbai - 400 022



CONNECTIVITY :



500 Mtr.
Gtb Nagar
Railway Station



300 Mtr.
Gtb Nagar
Monorail



1.0 Km
Wadala Mono
Rail Station



1.80 Km
Sion Railway
Station



2.8 Km
Eastern
Freeway



5.8 Km
Direct Access To
BKC & Lower Parel



9.0 Km
Fort 12 Mins.via
Eastern Freeway



1.8 Km
Eastern Express
Highway



11 Km
Mumbai
Airport



1.5 Km
Upcoming Bhakti
Park Metro
Station



6.0 Km
12 Mins. to BKC
via New BKC
Connector bridge



1.2 Km
Proposed New
BKC Commercial
Hub by MMRDA



PLACES OF CONVENIENCE NEARBY :



TEMPLE
• Siddhivinayak Temple
• Gurudwara
• Derasar
• Math



HOSPITALS
• Sion Hospital
• Hinduja Hospital
• Antophill Hospital



MALLS & THEATER
• Imax Mall
• PVR Cinemas
• Phoenix Mall



GARDENS
• Five Gardens
• Jawaharlal Nehru Garden

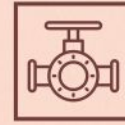


EDUCATIONAL INSTITUTIONS
• SIES College
• K. J. Somaiya College
• VJTI Engineering College
• Welingkar Institute Of Management
• Don Bosco High School

*Approx travelling distance & time as per google map

TOWER FEATURES :

- Decorated building main gates with security cabins.
- Solid 5 ft. Decorative Compound wall.
- Grand Air conditioned 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.
- 24/7 CCTV Camera Surveillance.



- Premium Branded highspeed automatic lifts with ARD system.
- Adequate water supply by MCGM.
- Common Toilet on Ground level.
- Provision for MGL Gas line connection.
- Waterproofing treatment on terrace.
- Ample parking by Mechanical stack & Automatic Tower parking.
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.



AMENITIES & SPECIFICATION :



FLOORING:

- Premium big Vitrified tiles in all rooms.
- Anti skid flooring in Toilet & Bath.



KITCHEN:

- Granite kitchen platform.
- Branded S. S. Sink with drain board.
- Designer wall tiles.
- Fresh air exhaust fan.
- Provision for Water Purifier, Fridge, Washing Machine & Dryer.



BATH & WC:

- Quality Concealed plumbing.
- Luxury Bath spaces with worldclass sanitary ware.
- Designer wall tiles and Anti skid floor tiles.
- Granite door frame.
- Premium branded designer C. P. bath fittings.
- Louvered windows with mosquito net.
- Exhaust fan for fresh air.
- Hot water geyser provided.



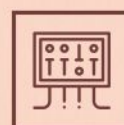
DOORS & WINDOWS:

- 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 / 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, Telephone points.
- Intercom & Video door phone in each flat.
- Internet cable provided.
- Fan & Led lights in all rooms.

OTHER LANDMARK PROJECTS



GANGA TOWER - CHEMBUR



KAMBODHI - CHEMBUR



OM SHRI SHANTI - CHEMBUR



VIDYA DARSHAN - VIKHROLI



ADARSH AVENUE - VIKHROLI



PURNIMA CHS. - VIKHROLI



SUYOG SIGNATURE - VIKHROLI



SAI PRASAD - VIKHROLI



ADITYARAJ AVENUE - VIKHROLI



ADITYARAJ GOLD - VIKHROLI

SOME OF OUR INFRA PROJECTS (GOVT. CONTRACTS)



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



MCH HOSPITAL - BELAPUR



NMMC SCHOOL - KOPARKHAIRANE



HOSTEL BUILDING - KURLA

And done other Projects such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infra contracts