



MAHA-RERA REGISTRATION  
NO.P51800024869  
<https://maharera.mahaonline.gov.in>



Developer  
**ADITYARAJ BUILDERS & PROMOTERS**

Booking Office Address :  
Adityaraj, 101, Purnima CHS Ltd., Building No. 3, Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.  
Tel. No. 022 - 2574 9999 | Email : [sales@adityaraj-square.com](mailto:sales@adityaraj-square.com) | Web : [www.adityaraj-square.com](http://www.adityaraj-square.com)

For Booking Call :  
+91 8530 49 8888 | +91 8530 79 8888

**Shree Krishna Co-Operative Housing Society Ltd.**  
Site Add. : Bldg No. 82, Kannamwar Nagar-2, Vikhroli (E), Mumbai -400 083

Architect : Ashish Bhatt | Designing Architect : Sunil Kenkarey | RCC Consultant : Associated Consultants  
MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co.  
Vastu Consultant : Dr. Raj Dusija | CA : Sudhir Dhara

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.



**ADITYARAJ**  
**S Q U A R E**

Shree Krishna Co-Op. Hsg. Soc. Ltd.  
Bldg No. 82, Kannamwar Nagar, Vikhroli (E).

*Welcome to City Centre..!*

## SOME OF OUR RECENT PROJECTS



GANGA TOWER  
CHEMBUR



KAMBODHI  
CHEMBUR



OM SHRI SHANTI  
CHEMBUR



ADITYARAJ PRIDE  
SION



ADITYARAJ SAPHALYA  
GHATKOPAR



PURNIMA PRIDE  
VIKHROLI



SUYOG SIGNATURE  
VIKHROLI



SAI PRASAD  
VIKHROLI



ADITYARAJ GOLD  
VIKHROLI



ADITYARAJ ENCLAVE  
GHATKOPAR



ADITYARAJ GURUKRIPA  
VIKHROLI



ADITYARAJ AVENUE  
VIKHROLI

## ABOUT OUR GROUP

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. 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 (E.S.R, G.S.R & M.B.R), Water supply projects, Public utility buildings, Factories, Beautification projects and many other projects on B.O.T Basis (Build operate & transfer, toll collection)

After successfully completing hundreds of infrastructure projects for government & private sectors as a Class I-A (Unlimited Class) Government Registered Contractor, ADITYARAJ GROUP established itself in real estate development since year 2000.

Our Chairman Mr. Rajkumar G. Khushalani Co-founded the Company with his Father Late Dadashri. Gyanchand Khushalani who was a highly qualified & Respected Civil Engineer.

Mr. Rajkumar Khushalani is a self driven man. He himself is a qualified civil engineer and his vision and vast experience in construction field is the key 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 has taken the group to great heights.

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 buildings and housing societies. We believe in going that extra mile in 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 it moves us to take that extra step, every time creating a landmark at every location.

ADITYARAJ GROUP has received ISO 9001 : 2008 Certification for our high quality and excellent management. We are even patron members of the esteemed Builders' Association of India.

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. Over 50 successful years in the construction industry with a crystal clear reputation gives us the confidence to promise you trust, passion, quality and reliability.

Today ADITYARAJ GROUP is well established and with deep roots in business like Real Estate Development, Infra. Contracting, Hospitality, Mining & building material supply.

We pledge to make ADITYARAJ GROUP committed to delivering the final quality product to the absolute satisfaction of our clients within the stipulated timeframe.



This 20 -Storey edifice conceived in the prime locality of Vikhroli, offers magnificent views of City, Creek & Lush Green Mangrove. 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 its discerning residents a taste of an evolved and inspiring life. Adityraj Square is offering 1 & 2 BHK residences for high class living. Thoughtful design and planning provide for abundance of space while use of high quality fixtures and furnishings to ensure that every living space is embellished in lavish luxury.



Premium Brand Automatic Lifts



Video Door Phone



Parking Tower



Electric Car & Bike Charging

## PROJECT HIGHLIGHTS :

- MAHARERA Approved Project.
- G / Stilt + 20 storey Iconic Tower.
- Building situated on prime corner plot.
- Offering Luxurious & Ultra Modern 1 & 2BHK Flats.
- Shops & Showrooms available on Ground & First Floor.
- Clear title MHADA plot.
- Quality Construction with Modern & High-tech Amenities.
- Contemporary & Innovative Design.
- Well Designed and Decorative main entrance Lobby.
- Ample Car Parking through automated parking tower.
- Well equipped fitness centre.
- Rooftop Amenities
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.





#### 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.
- Lightening arrester provided on top.
- Red aviation light provided on top.
- 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:

- 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 System if possible.
- Solar LED light in compound if possible.
- Electric Car & Bike Charging Point.
- Large windows for optimal 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:

- Internet Cables provided in all Flats.
- WIFI Enabled Terrace Garden.



#### ENCOURAGING FIT INDIA MOVEMENT:

- Fitness Centre provided.
- Yoga & Meditation Area.



GROUND FLOOR PLAN (WING - 'A' & 'B')



WING - A

SHOP NO.	RERA CARPET	SHOP NO.	RERA CARPET
5	246 SQ.FT.	9	135 SQ.FT.
6	140 SQ.FT.	10	176 SQ.FT.
7	70 SQ.FT.	10B	57 SQ.FT.
8	60 SQ.FT.	11	240 SQ.FT.



WING - B

SHOP NO.	RERA CARPET	SHOP NO.	RERA CARPET
1	165 SQ.FT.	4	208 SQ.FT.
2	160 SQ.FT.	4A	23 SQ.FT.
3	140 SQ.FT.		

1ST FLOOR PLAN (WING - 'A' & 'B')



WING - A

OFFICE NO.	TYPE	RERA CARPET
2	OFFICE	941 SQ.FT.
3	OFFICE	238 SQ.FT.
4	OFFICE	824 SQ.FT.

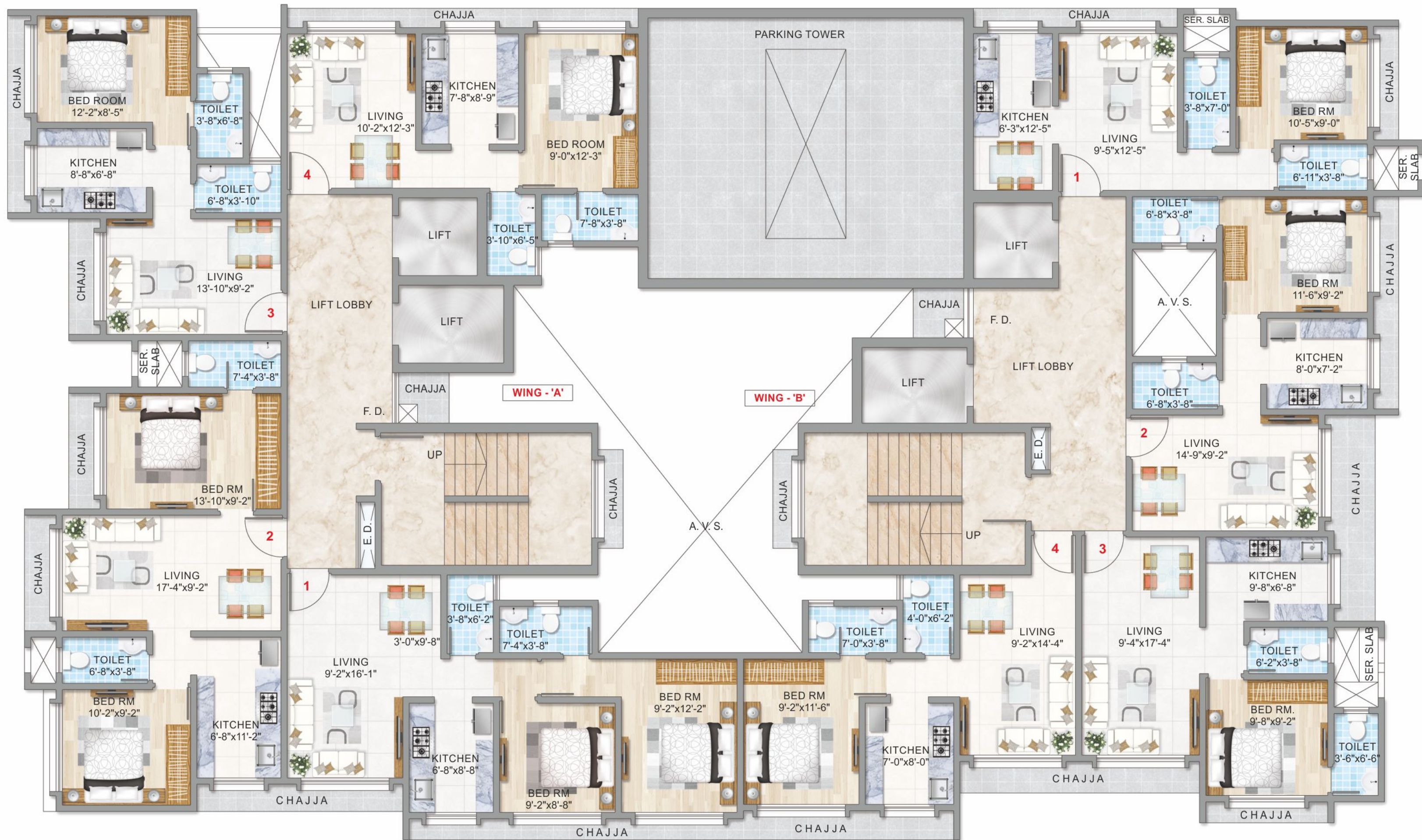


WING - B

FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
NO.1	OFFICE	1006 SQ.FT.

TYPICAL  
FLOOR PLAN  
(WING - 'A' & 'B')

WING - A		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	533 SQ.FT.
2	1 BHK	531 SQ.FT.
3	1 BHK	370 SQ.FT.
4	1 BHK	390 SQ.FT.



WING - B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
3	1 BHK	383 SQ.FT.
4	1 BHK	388 SQ.FT.



( 3RD TO 7TH &  
9TH TO 14TH &  
16TH TO 19TH )

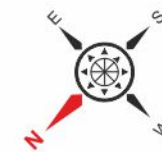
## 1 BHK 3D VIEW - OPTION - I

FLAT NO.203, WING - B

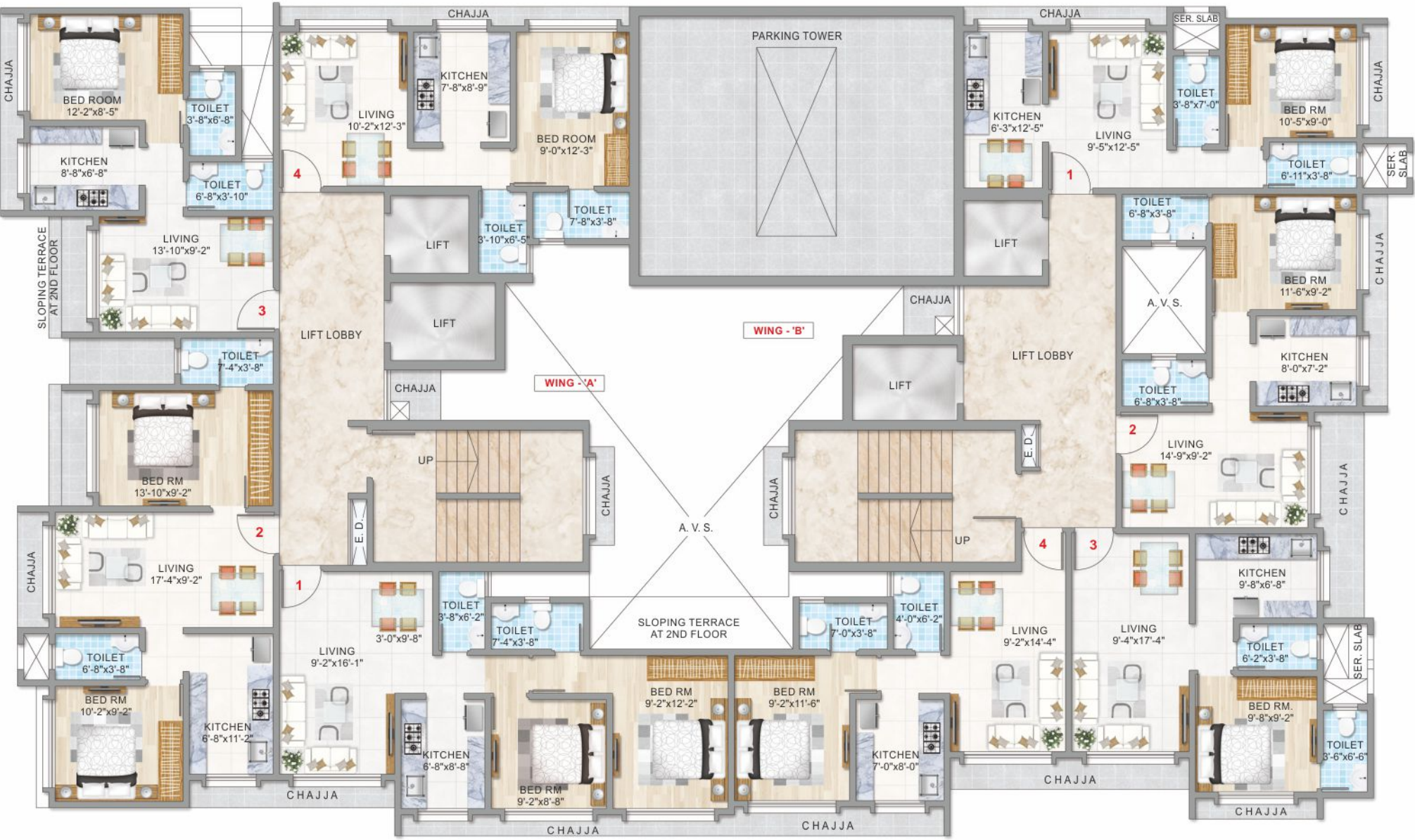


## 1 BHK 3D VIEW - OPTION - II

FLAT NO.201, WING - B



2ND FLOOR PLAN (WING - 'A' & 'B')



WING - A

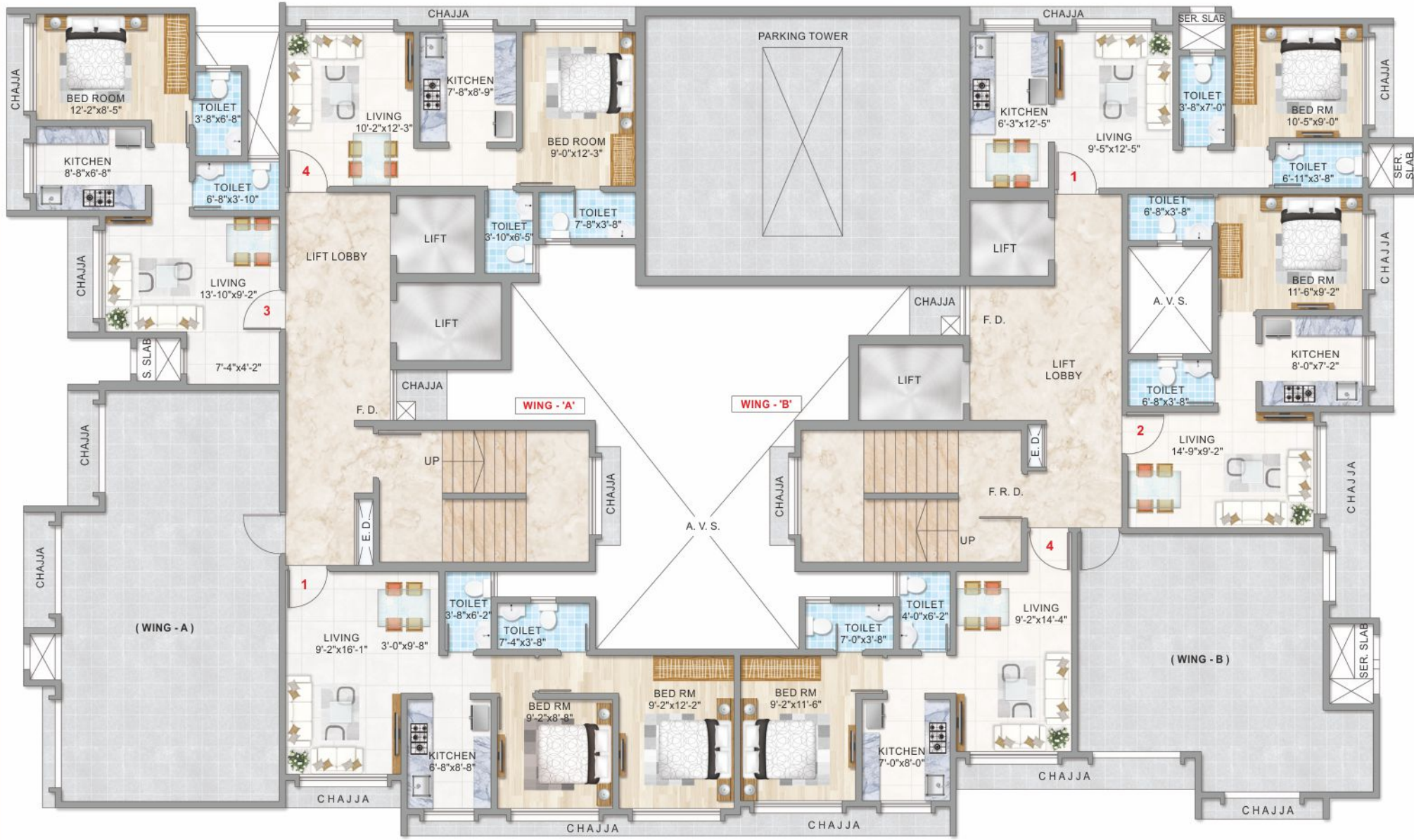
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	533 SQ.FT.
2	1 BHK	531 SQ.FT.
3	1 BHK	370 SQ.FT.
4	1 BHK	390 SQ.FT.



WING - B

FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
3	1 BHK	383 SQ.FT.
4	1 BHK	388 SQ.FT.

8TH FLOOR PLAN (WING - 'A' & 'B')



WING - A

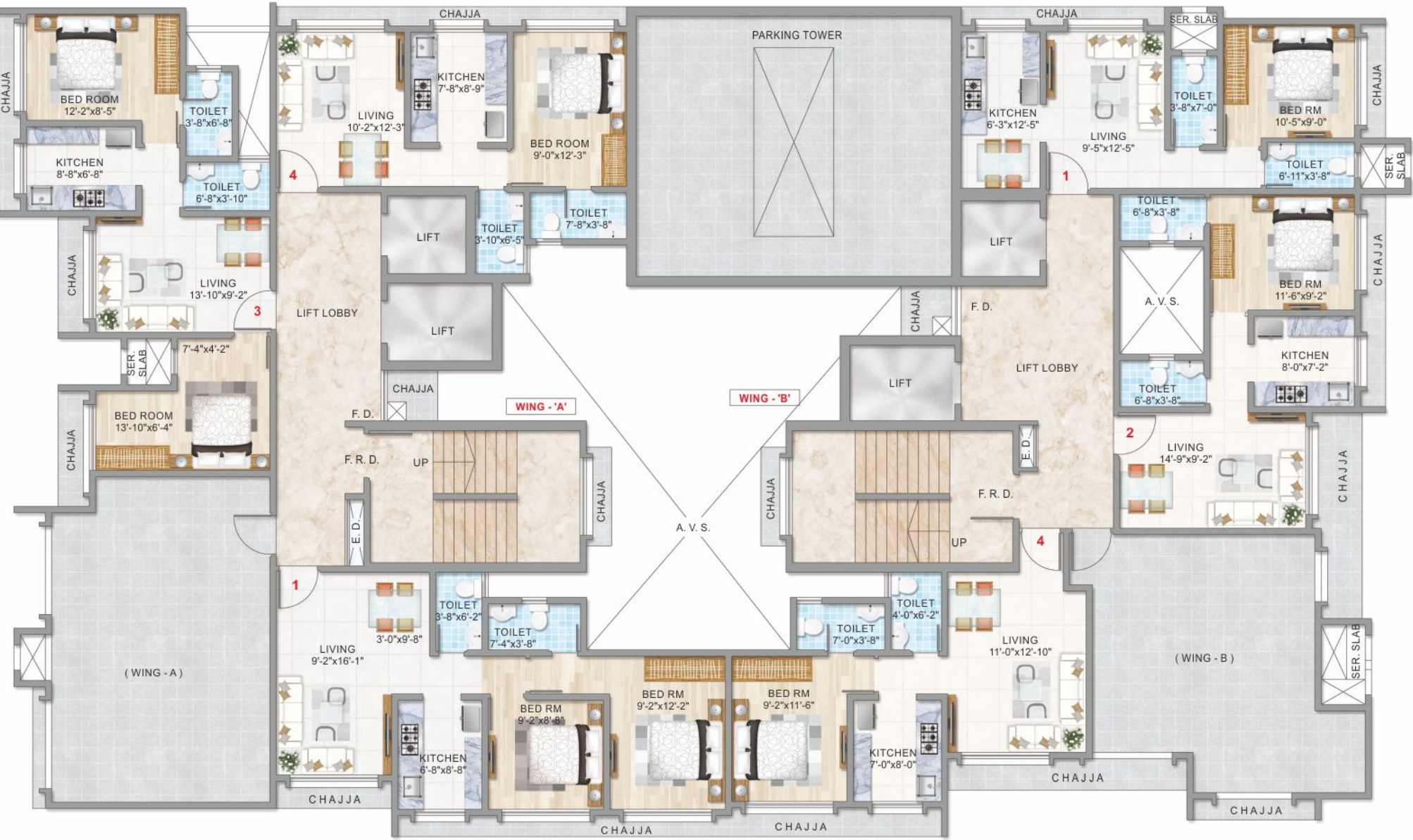
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	533 SQ.FT.
2	REFUGE	-
3	1 BHK	400 SQ.FT.
4	1 BHK	390 SQ.FT.



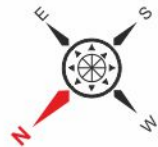
WING - B

FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
3	REFUGE	-
4	1 BHK	388 SQ.FT.

15TH FLOOR PLAN (WING - 'A' & 'B')



WING - A		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	533 SQ.FT.
2	REFUGE	-
3	2 BHK	488 SQ.FT.
4	1 BHK	390 SQ.FT.



WING - B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
3	REFUGE	-
4	1 BHK	410 SQ.FT.

20TH FLOOR PLAN (WING - 'A' & 'B')



WING - A		
FLAT NO.	TYPE	RERA CARPET
1	GYM	-
2	1 BHK	531 SQ.FT.
3	1 BHK	370 SQ.FT.
4	1 BHK	390 SQ.FT.



WING - B		
FLAT NO.	TYPE	RERA CARPET
1	1 BHK	374 SQ.FT.
2	1 BHK	377 SQ.FT.
3	1 BHK	383 SQ.FT.
4	1 RK	249 SQ.FT.

TERRACE FLOOR PLAN



TERRACE AMENITIES

- |   |   |   |   |  |   |   |   |
|---|---|---|---|--|---|---|---|
|  |  |  |  |  |  |  |  |
| Gazebo  | Children Play Area  | Jogging Track   | Landscape Garden  | Senior Citizen Sit Out   | Gym & Fitness Centre On 20th Floor  | Yoga & Meditation   | Party Lawn  |



## TOWER FEATURES :

- Decorated building main gates with security cabins.
- Solid 5 ft. Decorative Compound wall.
- Grand Decorative 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 20th floor.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Additional water support through borewell if possible.
- Lightening arrester will be provided on terrace.



- Premium Brand highspeed automatic lifts including two stretcher lifts.
- Adequate water supply by MCGM.
- Common Toilet on Ground.
- Provision for MGL Gas line connection.
- Waterproofing treatment on terrace .
- Ample Mechanical parking tower.
- Underground & Overhead water tanks with adequate storage capacity.
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.

## 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 provided.
- Provision for Fridge, Washing Machine, Drier & Oven.
- Water Purifier provided.



### BATH & WC:

- Quality Concealed plumbing.
- 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 provided.
- Provided hot water geyser.
- Designer Bathroom with modern sanitary ware.



### WALLS & PAINT:

- Gypsum finished internal walls.
- Quality paint on Internal & External walls.
- Art inspired exterior texture walls.



### 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 provided.
- Granite window sill.
- MS Grill / Railing for safety on windows.



### 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.
- Provided ceiling Fan & Tube lights in Living and Bed Rooms.

## SOME OF OUR INFRA PROJECTS ( GOVT. CONTRACTS )

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



DR. BABASAHEB AMBEDKAR MEMORIAL - AIROLI



ETC SCHOOL - VASHI



MCH HOSPITAL - BELAPUR



NMMC SCHOOL - KOPARKHAIRANE



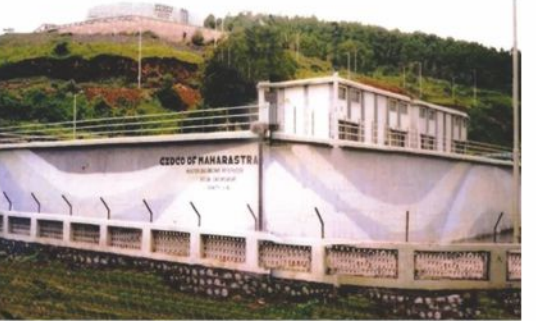
HOSTEL BUILDING - KURLA



CENTRAL JAIL - TALOJA



WATER TANK - VASHI



M-B-R AT - BELAPUR



CANAL BRIDGE OFF PALM BEACH ROAD



VASHI LINK BRIDGE



HIGHWAY - KARNATAKA



BRIDGE ON SION PANVEL ROAD



NNMC HOSPITAL - AIROLI



B-O-T BRIDGE - NAGPUR



## CONNECTIVITY :



500 Mtr.  
Eastern Express  
Highway



250 Mtr.  
Bus Depot /  
Bus Stop



2.0 Km  
Vikhroli  
Railway Station



3.0 Km  
Jogeshwari -  
Vikhroli  
Link Road



4.5 Km  
LBS Marg



Upcoming  
Metro Station  
On E. E. Highway  
& L. B. S. Marg



7.0 Km  
Chembur -  
Santacruz  
Link Road



12.0 Kms  
Mumbai  
Airport



## PLACES OF CONVENIENCE NEARBY :



### TEMPLE :

- Shree Sai Baba Temple
- Shree Ayyappa Temple
- Shree Jagadamba Temple
- Guru Gobind Singh Gurudwara



### MALLS & THEATER :

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



### 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.



### HOSPITALS :

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



### GARDENS & PLAYGROUND :

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



### OTHER IMPORTANT PLACES :

- Post Office
- Passport Seva Kendra
- Vikhroli Court
- Joint Sub Registrar office

\*Travelling distance & time as per google map

## THE LOCATION :

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.

## LOCATION ADVANTAGES :

- 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.
- Extremely 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.

## LOCATION MAP :

ADITYARAJ  
SQUARE



Bldg No. 82, Kannamwar Nagar – 2,  
Vikhroli (E), Mumbai – 400 083

