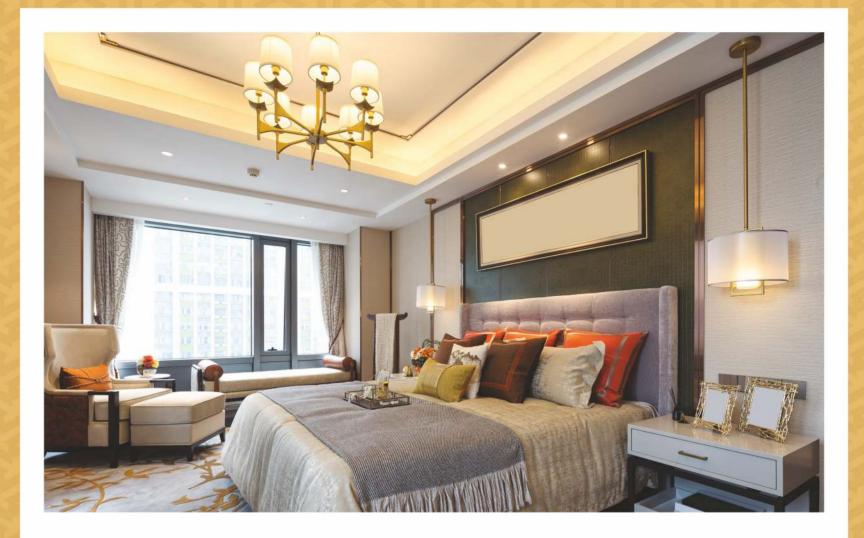


The Space of Happiness and Prosperity



This 15 -Storey edifice conceived in the prime locality of Ghatkopar, offers magnificent views of 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 its discerning residents a taste of an evolved and inspiring life. Adityraj Encalve is offering 1, 2 BHK & 2½ 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.

PROJECT HIGHLIGHTS:

- MAHARERA Approved Project.
- G / Stilt + 15 storey Iconic Tower.
- Offering Luxurious & Ultra Modern 1, 2 & 21/2 BHK Flats.
- Pure Residential Tower on prime corner plot.
- 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 & indoor games.
- Rooftop Amenities
- All approvals in place with clear documents.
- Loan available from leading Banks & other Financial Institutions.



AC-LOBBY



VIDEO DOOR PHONE



PARKING TOWER



ELECTRIC CAR & BIKE CHARGING





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:

 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.
- 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:

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



ENCOURAGING FIT INDIA MOVEMENT:

- Fitness Centre provided.
- · Yoga & Meditation Area.



1 BHK FLAT (3D CUT SECTION)



2 BHK FLAT (3D CUT SECTION)



GROUND / STILT FLOOR PLAN





12.20 M. WIDE DATTA GURU MANDIR ROAD

8TH FLOOR PLAN (REFUGE)





WING-A

FLAT NO.	TYPE	RERA CARPET
1	1 BHK	403 Sq. Ft.
2	REFUGE	
3	2 BHK	676 Sq. Ft.

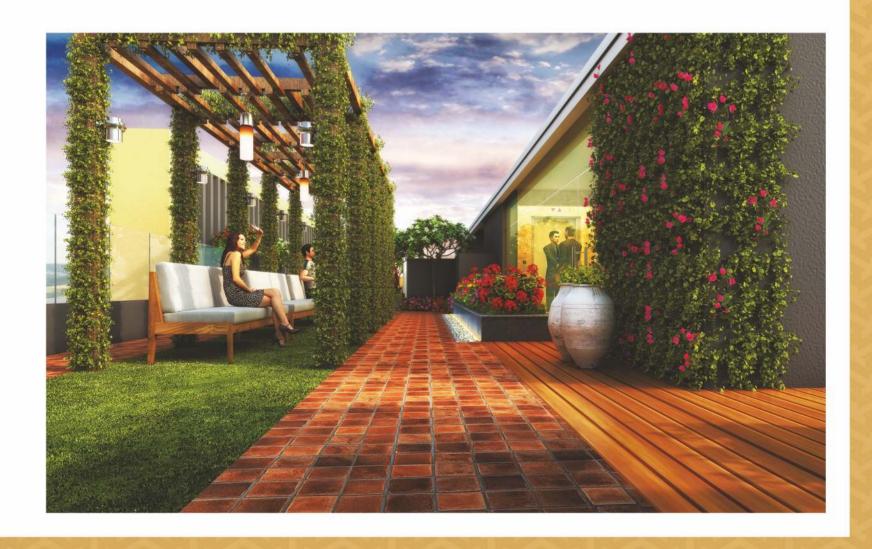
WING-B

FLAT NO.	TYPE	RERA CARPET
1	2½ BHK	656 Sq. Ft.
2	2 BHK	652 Sq. Ft.
3	REFUGE	
4	1 BHK	403 Sq. Ft.

TERRACE FLOOR PLAN









TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 15TH)



WING-A

FLAT NO.	TYPE	RERA CARPET
1	1 BHK	403 Sq. Ft.
2	1 BHK	509 Sq. Ft.
3	2 BHK	676 Sq. Ft.

WING-B

FLAT NO.	TYPE	RERA CARPET
1	21/2 BHK	656 Sq. Ft.
2	2 BHK	652 Sq. Ft.
3	2 BHK	654 Sq. Ft.
4	1 BHK	403 Sq. Ft.



Ghatkopar 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, Metro, Road and Air. Banks, Markets, Malls, Multiplexes, Hospitals, Schools, Colleges and Religious places are within easy reach. Pant Nagar, Ghatkopar 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.
- 7 Minutes from Ghatkopar Metro & Railway Station,
- · Very Close to Ghatkopar Bus Depot.
- 5 Minutes from Eastern Express Highway,
- Surrounded by several Gardens, play grounds and open spaces.
- Excellent Infrastructure with wide roads, Ample water supply and drainage systems.
- Jain Derasar, Upashray & Temple within 5 minutes walk.
- Extremely well connected through Eastern Express Highway, LBS Marg & Ghatkopar Andheri Link Road.
- Well Connected to uber rich location- Chembur, Powai & Mulund.
- Commercial working hubs like BKC & SEEPZ easily accessible.
- Easy access to Western & Central Mumbai, Thane & Navi Mumbai.

LOCATION MAP



Site Add.: Bldg. No.17, Pant Nagar, Ghatkopar (E), Mumbai 400 075.



CONNECTIVITY:

WALKING DISTANCE:



7 Mins Railway Station



7 Mins Metro Station



3 Mins Bus Stop



Up coming Pant Nagar Metro Station

DRIVING DISTANCE:



1.1 Kms Estern Express Highway



2.5 Kms Santacruz - Chembur Link Road



3 Kms Freeway



1.6 Kms LBS Marg



7 Kms Airport



4.6 Kms Kurla Lt Terminus



3.2 Kms Mono Rail Station



PLACES OF CONVENIENCE NEARBY:



TEMPLE

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



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



HOSPITALS

- Parakh Hospital
- · Ashirwad Hospital
- Rajawadi Hospital



MALLS

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

*Travelling distance & time as per google map

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 ground floor.
- · Anti termite treatment for entire building foundation.
- · Flats designed for maximum fresh air & natural light.
- Additional water support through borewell.





- 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 SS Sink with drain board.
- · Designer wall tiles.
- · Fresh air exhaust fan.
- · Provision for Water Purifier, Fridge, Washing Machine & drier.



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.
- · Provision for hot water geyser.



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 PRIDE - VIKHROLI



SUYOG SIGNATURE - VIKHROLI



SAI PRASAD - VIKHROLI



MANORANJAN - VIKHROLI



SAPHALYA - GHATKOPAR



GURUKRIPA - VIKHROLI



NAVRANG - SION

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







Project By



An ISO 9001:2015 Certified Group

Booking Office Address:

Adityaraj, 101, Purnima CHS Ltd., Building No. 03, Near PMC Bank, Tagore Nagar, Vikhroli (E), Mumbai- 400 083. Tel. No. 022 - 2574 9999 | Email : adityarajenclave@gmail.com For Booking Call: 8530 49 8888 8530 79 8888

Site Add.: Bldg. No.17, Pant Nagar, Ghatkopar (E), Mumbai 400 075.

Architect : Ankit M. Makani | Designing Architect : Sunil Kenkarey | RCC Consultant : Associated Consultants MEP : Hydro Mechanical Consultants | PMC : NS Infra | Legal Advisor : Mannadir & Co. Vastu Consultant : Dr. Arunkumar Bopanna | CA : Sudhir Dhara | Bank : GP Parsik Bank

Developer



Regd. Add.: 45A, Ground Floor, Satra Plaza, Plot No.19, Sector - 19D, Palm Beach Road, Vashi, Navi Mumbai - 400 705.