



A Project by :

M/s. ADITYARAJ BUILDCON

Site Office : Building No. 19, Tagore Nagar, Vikhroli(E), Mumbai - 400 083.

Corporate Office :

Adityaraj, 101 - Purnima CHS Ltd., Building No. 3, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.
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TAPOVAN CO-OP. HSG. SOC. LTD.

Bldg No. 19, Tagore Nagar, Vikhroli(East), Mumbai - 400 083.

For Site Visit Call :
+91 8080 600 900



MAHARERA REGISTRATION
NO.P51800079509
<https://maharera.mahaonline.gov.in>

Architect : Ar. Ankit Makani | Design Architect : Ar. Suchit Patel

RCC Consultant : Associated Structural Engineers LLP | CA : Chirag Surana

MEP : Designwell Consulting Engineers | Solicitor : Mannadiar & Company

PMC : NS Infra | Vaastu Consultant : Dr. Raj Dusseja | Bank : Axis Bank Ltd.

MEMBER OF :



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 9820672876



**ADITYARAJ
TAPOVAN**

BLDG NO. 19, TAGORE NAGAR, VIKHROLI(EAST), MUMBAI.



OUR LEGACY OF
3 GENERATIONS



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, National Monuments, Sky Walks, and many other projects.

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 9001:2015 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.





EXPERIENCE ELEVATED LIVING:

Choose from our thoughtfully designed 1BHK and 2BHK residences, each crafted to provide you with a luxurious living experience. With spacious layouts, premium finishes, and abundant natural light, your home at Adityaraj Tapovan is a sanctuary of peace and style.

PROJECT HIGHLIGHTS:

- Solid Decorative Compound wall.
- Grand main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles / pever blocks in compound.
- Well designed ventilated lift lobbies on each floor.
- Society office Maximum 200 Sq. Ft. at suitable place.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Premium Brand highspeed automatic lifts.
- Adequate water supply by MCGM / MHADA.
- Waterproofing treatment on terrace .
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.





WHERE LIFE MEETS OPPORTUNITY:

Welcome to Adityaraj Tapovan, where modern living meets dynamic business opportunities in the heart of Vikhroli. This G+23 storeyed marvel is designed to cater to both your residential and commercial aspirations, offering a perfect blend of comfort, convenience, and sophistication.

PROJECT FEATURES:

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 23 storey Iconic Residential cum Commercial Tower.
- Vaastu Shastra-based planning & construction.
- Luxurious & Ultra-Modern 1BHK & 2BHK Flats.
- Quality Construction with Modern Amenities.
- Contemporary & Innovative Design.
- Well-Designed and Decorative main entrance Lobby.
- Sufficient car parking through automated parking tower.
- All approvals in place with clear documents.
- Loans available from Banks and Financial Institutions.

SPECIFICATIONS



FLOORING:

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



KITCHEN:

- Granite / E Slab kitchen platform.
- Branded SS Sink provided.
- Designer wall tiles upto beam bottom.
- Fresh air exhaust fan in Kitchen.
- Adequate electrical points.



BATH & WC:

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles upto beam bottom with Anti skid floor tiles.
- Granite / E Slab door frame.
- Premium brand designer C. P. bath fittings.
- Exhaust fan for ventilation for Bathrooms.
- Hot water Geyser for Bathrooms



DOORS & WINDOWS:

- Designer laminated flush doors with elegant Handles & Branded Locks.
- Wooden door frames for Main Door & Bedrooms.
- Branded UPVC sliding windows.
- One panel Mosquito Net in each window.
- Granite / E slab window sill.
- MS Grill / Railing on windows.



WALLS & PAINT:

- Gypsum finished internal walls.
- Premium paint on Internal & External walls.

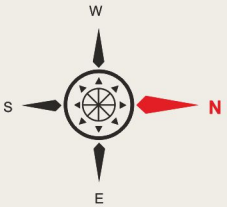


ELECTRIFICATION:

- Concealed copper wiring with MCB.
- Branded Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.



GROUND FLOOR PLAN

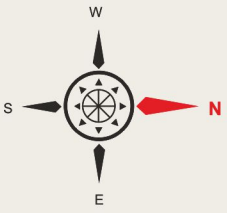


SR. NO.	TYPE	RERA AREA
1	SHOP	184 SQ FT
2	SHOP	154 SQ FT
3	SHOP	91 SQ FT
4	SHOP	156 SQ FT

SR. NO.	TYPE	RERA AREA
5	SHOP	124 SQ FT
6	SHOP	197 SQ FT
7	SHOP	124 SQ FT
8	SHOP	169 SQ FT



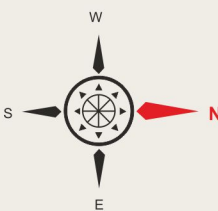
TYPICAL FLOOR PLAN (1st to 7th, 9th to 12th)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	2 BHK	589 SQ FT
4	2 BHK	535 SQ FT
5	2 BHK	618 SQ FT
6	2 BHK	535 SQ FT



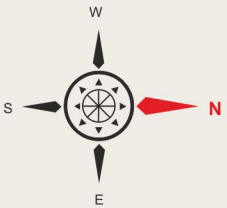
EIGHTH FLOOR PLAN (8th)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	GYM	-
4	REFUGE	-
5	2 BHK	618 SQ FT
6	2 BHK	535 SQ FT



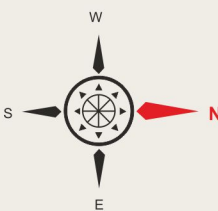
TYPICAL FLOOR PLAN (13th,14th, 16th to 19th)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	2 BHK	589 SQ FT
4	2 BHK	535 SQ FT
5	2 BHK	618 SQ FT
6	2 BHK	535 SQ FT
7	1 BHK	391 SQ FT



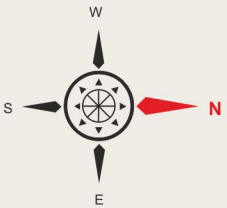
FIFTEENTH FLOOR PLAN (15th)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	REFUGE	-
4	REFUGE	-
5	2 BHK	618 SQ FT
6	2 BHK	535 SQ FT
7	1 BHK	391 SQ FT



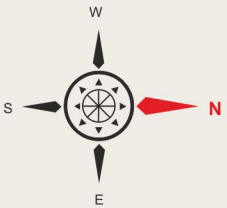
TYPICAL FLOOR PLAN (20th, 21st & 23rd)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	2 BHK	589 SQ FT
4	2 BHK	565 SQ FT
5	2 BHK	618 SQ FT
6	2 BHK	563 SQ FT
7	1 BHK	421 SQ FT



TWENTY TWO FLOOR PLAN (22nd)



SR. NO.	TYPE	RERA AREA
1	1 BHK	339 SQ FT
2	1 BHK	339 SQ FT
3	2 BHK	589 SQ FT
4	REFUGE	-
5	2 BHK	618 SQ FT
6	2 BHK	563 SQ FT
7	1 BHK	421 SQ FT



1 BHK FLAT
3D VIEW
FLAT NO.01



2 BHK FLAT
3D VIEW
FLAT NO.03



1 BHK FLAT
3D VIEW
FLAT NO.07



2 BHK FLAT
3D VIEW
FLAT NO.05



TERRACE FLOOR PLAN



A LIFESTYLE BEYOND COMPARE:

From state-of-the-art amenities to thoughtfully designed communal spaces, every aspect of Adityaraj Tapovan is aimed at enhancing your lifestyle. Relax, rejuvenate, and relish the finer things in life, right at your doorstep.



SUPERIOR CONSTRUCTION & DESIGN

- **Reputed Developer:**
Backed by experience and excellence.
- **Expert Planning:**
Designed by top architects, RCC consultants, and engineers.
- **Earthquake-Resistant RCC Structure:**
Built for long-term durability.
- **High-Quality Materials:**
Only branded and reliable products used.
- **Advanced Fire Safety:**
Modern fire alarms, firefighting systems, and sprinklers
- **State-of-the-Art Elevators:**
Equipped with ARD (Automatic Rescue Device) System.



ENCOURAGING SWACHH BHARAT ABHIYAN :

- Easily accessible Dustbins located in common areas.



SUPPORTING INDIA'S GROWTH MAKE IN INDIA INITIATIVE :

- High quality, branded materials sourced from India.



DIGITAL INDIA INITIATIVE :

- Embracing modern digital infrastructure for business efficiency.



ENCOURAGING FIT INDIA MOVEMENT :

- Fitness area at suitable place if possible.



SUSTAINABILITY & SECURITY : Green Building Initiative

- Large windows for ample Light & Ventilation.



SECURITY & SAFETY :

- Gated Compound with a secure environment.
- 24/7 CCTV surveillance for peace of mind.
- Manned Security Cabin for enhanced Safety.

IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES

SOME OF OUR UPCOMING PROJECTS



ADITYARAJ MIDTOWN
DADAR



ADITYARAJ SAHYADRI
THANE



ADITYARAJ PLATINUM
CHEMBUR



ADITYARAJ SPRINGS
CHEMBUR

SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ GATEWAY
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI



SOME OF OUR RECENT PROJECTS



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ GURUKRIPA
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI



SHANTI SADAN
VIKHROLI



ADITYARAJ ONE
VIKHROLI



ADITYARAJ ROYALE
VIKHROLI



ADITYARAJ PARADISE
VIKHROLI



ADITYARAJ GREENS
POWAI



ADITYARAJ PARIJAT
MULUND



ADITYARAJ JYOTI
TILAK NAGAR



ADITYARAJ PARK
CHEMBUR



ADITYARAJ LANDMARK
VIKHROLI



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI

SOME OF OUR JV PROJECTS



AARIV EXOTICA - PUNE



AARIV ELEGANT - PUNE



UNIVIS - PUNE



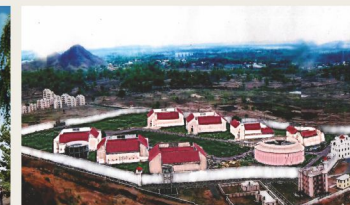
SHREE GANESH AVENUE - NASHIK

SOME OF OUR GOVERNMENT INFRA PROJECTS

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



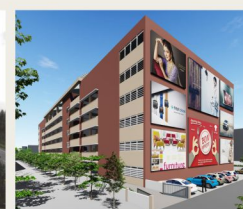
COMMUNITY
CENTRE BUILDING
KOPARKHAIRANE



WOMEN WELFARE
SANPADA



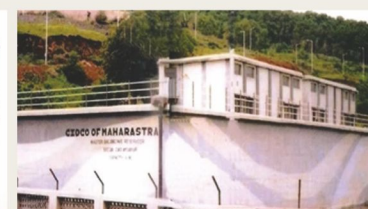
ROADS & HIGHWAYS
PROJECTS



PARKING TOWER BUILDING
CBD BELAPUR



WATER TANKS & WATER SUPPLY PROJECTS



BRIDGES & SKYWALK PROJECTS

AN OPPORTUNITY OF A LIFETIME

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 :

- Prime, Peaceful & Green Surroundings: A culturally rich neighborhood.
- 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 infront 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 :



250 Mtr.
Eastern Express
Highway



250 Mtr.
Bus Depot /
Bus Stop



500 Mtr
Vikhroli
Railway Station



2.0 Km
Jogeshwari -
Vikhroli Link Road



4 Km
LBS Marg



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



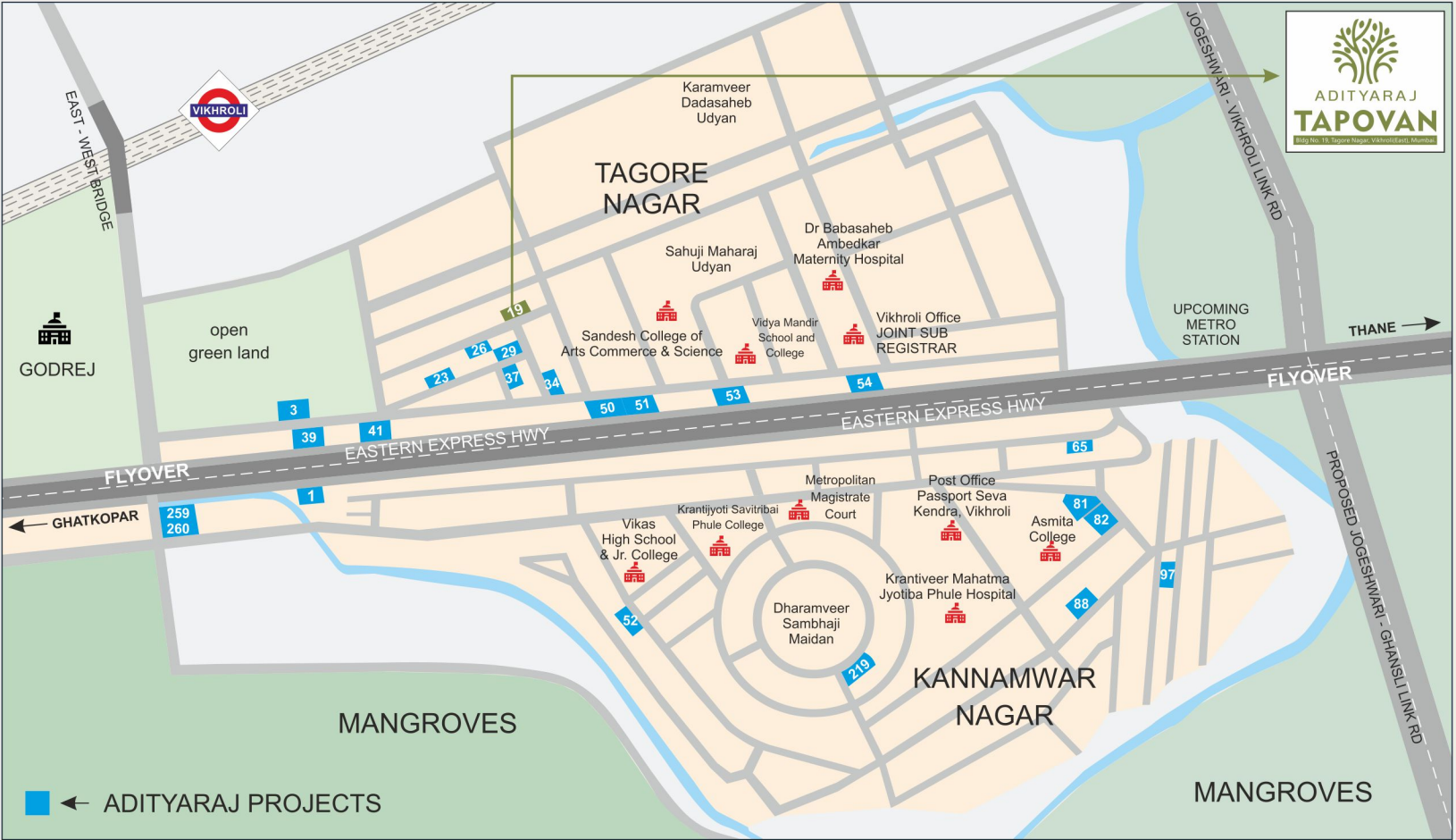
5.0 Km
Chembur -
Santacruz
Link Road



10 Kms
Mumbai
Airport

*Travelling distance & time as per google map

LOCATION MAP : VIKHROLI



PLACES OF CONVENIENCE NEAR BY :



TEMPLE

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



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

- Ravindra Mhatre Ground
- Shantivan
- Sambhaji Maidan
- Triconi Garden
- Kannamwar Nagar Play Ground
- BMC Garden



OTHER IMPORTANT PLACES

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