



ADITYARAJ
G R O U P
CREATING LANDMARKS SINCE 1967



A Project by :

M/s. ADITYARAJ HOUSING COMPANY

Site Office : Building No. 6, Subhash Nagar, Chembur (E), Mumbai - 400 071.

Corporate Office :

Adityaraj, 101 - Purnima CHS Ltd., Building No. 3, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.
Tel. No. 022 - 2574 9999 | Email : sale@adityarajgroup.in | Web : www.adityarajgroup.in

NETRAVATI CO-OP. HSG. SOC. LTD.

Bldg No. 6, Subhash Nagar, Main Road, Chembur (East), Mumbai - 400 071.

For Site Visit Call :
+91 8238 8238 98



MAHARERA REGISTRATION
NO.P518000 786 06
<https://maharera.mahaonline.gov.in>

Architect : Ar. Ankit Makani | Design Architect : Ar. Suchit Patel | PMC : NS Infra

RCC Consultant : Associated Structural Engineers LLP | CA : Chirag Surana | Vaastu Consultant : Dr. Raj Dusseja

MEP : Designwell Consulting Engineers | Solicitor : Mannadiar & Company | Bank : Axis Bank Ltd.

MEMBER OF :



ADITYARAJ
PLATINUM
Elevate to Platinum Standard

THE RESIDENCES

Station Main Road, Chembur, Mumbai.

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.



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.

DAY VIEW - FRONT SIDE IMAGE





"WHERE COMFORT MEETS ELEGANCE"

LUXURY LIVING IN THE HEART OF CHEMBUR

Welcome to Adityaraj Platinum, where every detail is designed for your ultimate comfort and sophistication. Our thoughtfully crafted 1BHK and 2BHK residences go beyond just being homes—they are havens of luxury, offering top-tier amenities and an elevated lifestyle. Experience the perfect blend of modern living and a true sense of belonging in the heart of the city.



"A WORLD OF AMENITIES AT YOUR DOORSTEP"

INDULGE IN YOUR FITNESS JOURNEY

At Adityaraj Platinum, we believe in more than just providing a home—we create a lifestyle where wellness and luxury go hand in hand. Our state-of-the-art fitness centre is designed to keep you motivated and help you achieve your health goals effortlessly. Here, fitness is not just an amenity; it's an integral part of your everyday life.



WHERE LIFE MEETS OPPORTUNITY:

Welcome to Adityaraj Platinum, where modern living seamlessly blends with thriving business prospects in the heart of Chembur. This stunning G+16 storied development is designed to cater to both residential and commercial aspirations, offering an unparalleled combination of comfort, convenience, and sophistication.

PROJECT HIGHLIGHTS:

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 16 storey Iconic Residential cum Commercial Tower.
- Vaastu Shastra-based planning & construction.
- Luxurious & Ultra-Modern 1BHK & 2BHK Flats.
- Few premium flats are available with balcony.
- 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.



EXPERIENCE ELEVATED LIVING:

Choose from our meticulously designed 1BHK and 2BHK residences, crafted to offer a truly luxurious living experience. With spacious layouts, premium finishes, and abundant natural light, your home at Adityaraj Platinum is a perfect retreat-where elegance meets tranquility.

PROJECT HIGHLIGHTS:

- Solid Decorative Compound wall.
- Grand main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles / paver 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.

A LIFESTYLE BEYOND COMPARE

From world-class amenities to thoughtfully designed communal spaces, Adityaraj Platinum enhances every aspect of your lifestyle. Whether you're unwinding in a serene environment or indulging in modern comforts, everything you need is 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.



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.



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.



ADITYARAJ
PLATINUM

Elevate to Platinum Standard

1 BHK FLAT

FLAT NO. 06





ADITYARAJ
PLATINUM

Elevate to Platinum Standard

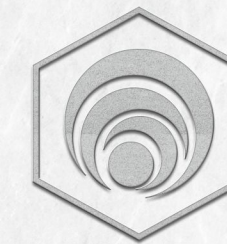
1 BHK FLAT

FLAT NO. 05



2 BHK FLAT

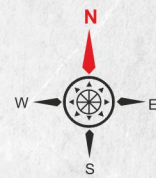
FLAT NO. 01



ADITYARAJ
PLATINUM

Elevate to Platinum Standard

GROUND FLOOR PLAN
(WING - A & B)

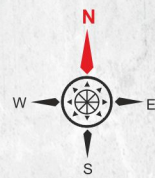


SHOP NO.	RERA AREA
01	237 SQ. FT.
02	314 SQ. FT.
03	246 SQ. FT.
04	267 SQ. FT.
05	365 SQ. FT.
06	2684 SQ. FT.

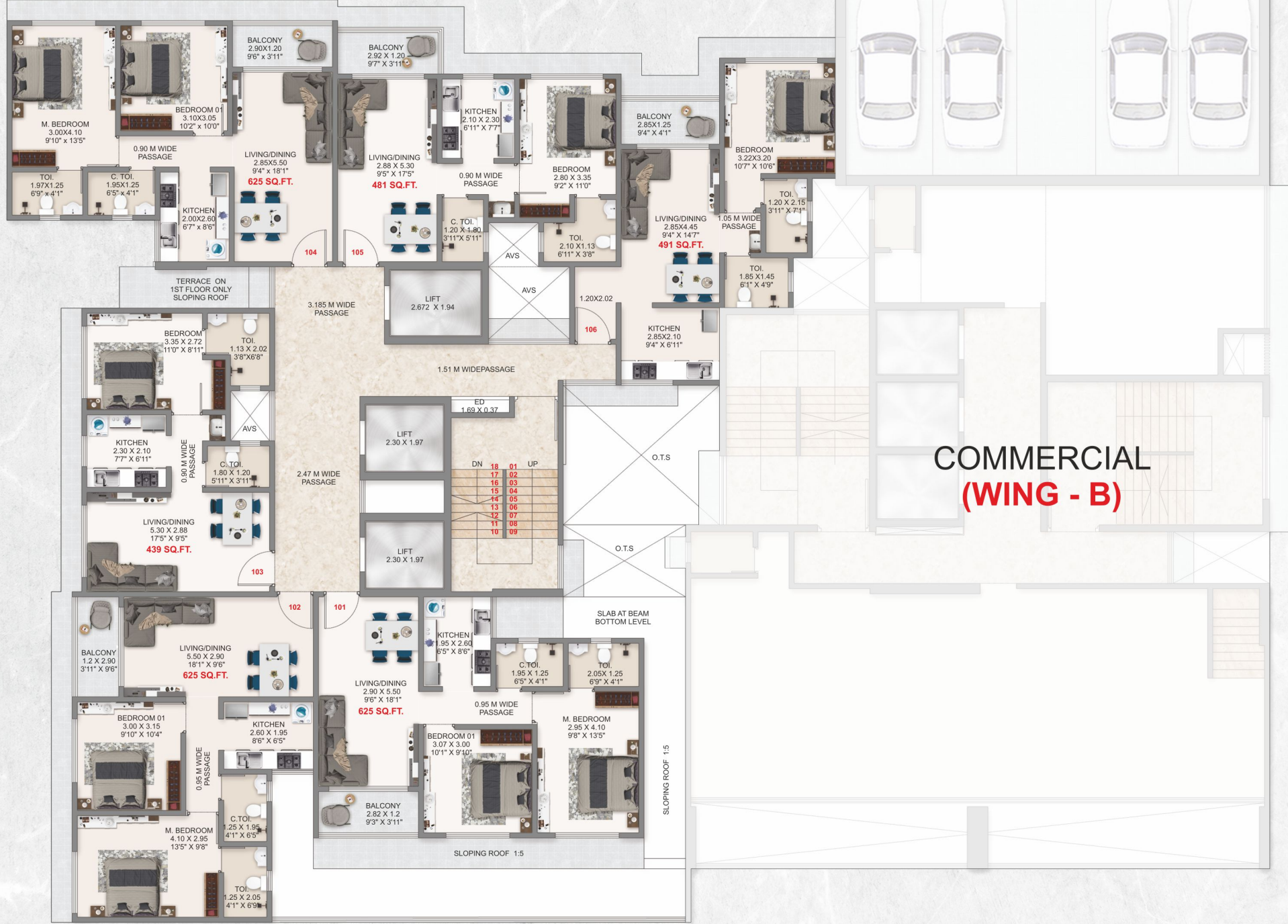


18.30 M.WIDE MAIN ROAD

1ST FLOOR PLAN
(WING - A)

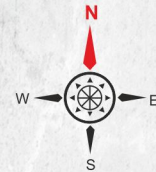


FLAT NO.	TYPE	FLAT CARPET
101	2 BHK-T1	625 SQ.FT.
102	2 BHK-T2	625 SQ.FT.
103	1 BHK-T1	439 SQ.FT.
104	2 BHK-T3	625 SQ.FT.
105	1 BHK-T2	481 SQ.FT.
106	1 BHK-T3	491 SQ.FT.

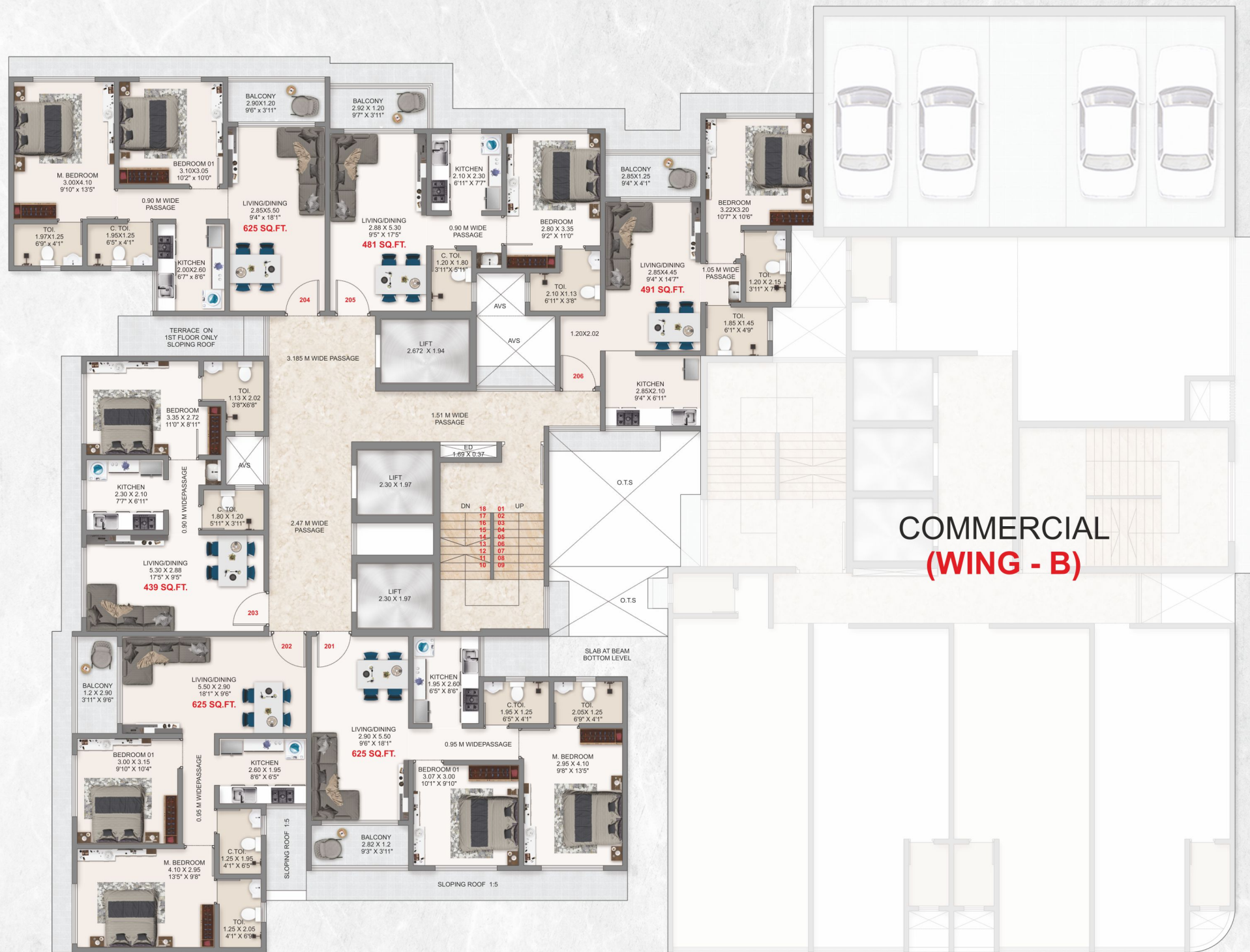


18.30 M.WIDE MAIN ROAD

TYPICAL FLOOR PLAN (2ND TO 7TH & 9TH TO 12TH) (WING - A)

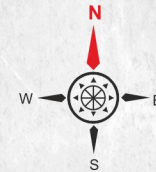


FLAT NO.	TYPE	FLAT CARPET
201	2 BHK-T1	625 SQ.FT.
202	2 BHK-T2	625 SQ.FT.
203	1 BHK-T1	439 SQ.FT.
204	2 BHK-T3	625 SQ.FT.
205	1 BHK-T2	481 SQ.FT.
206	1 BHK-T3	491 SQ.FT.

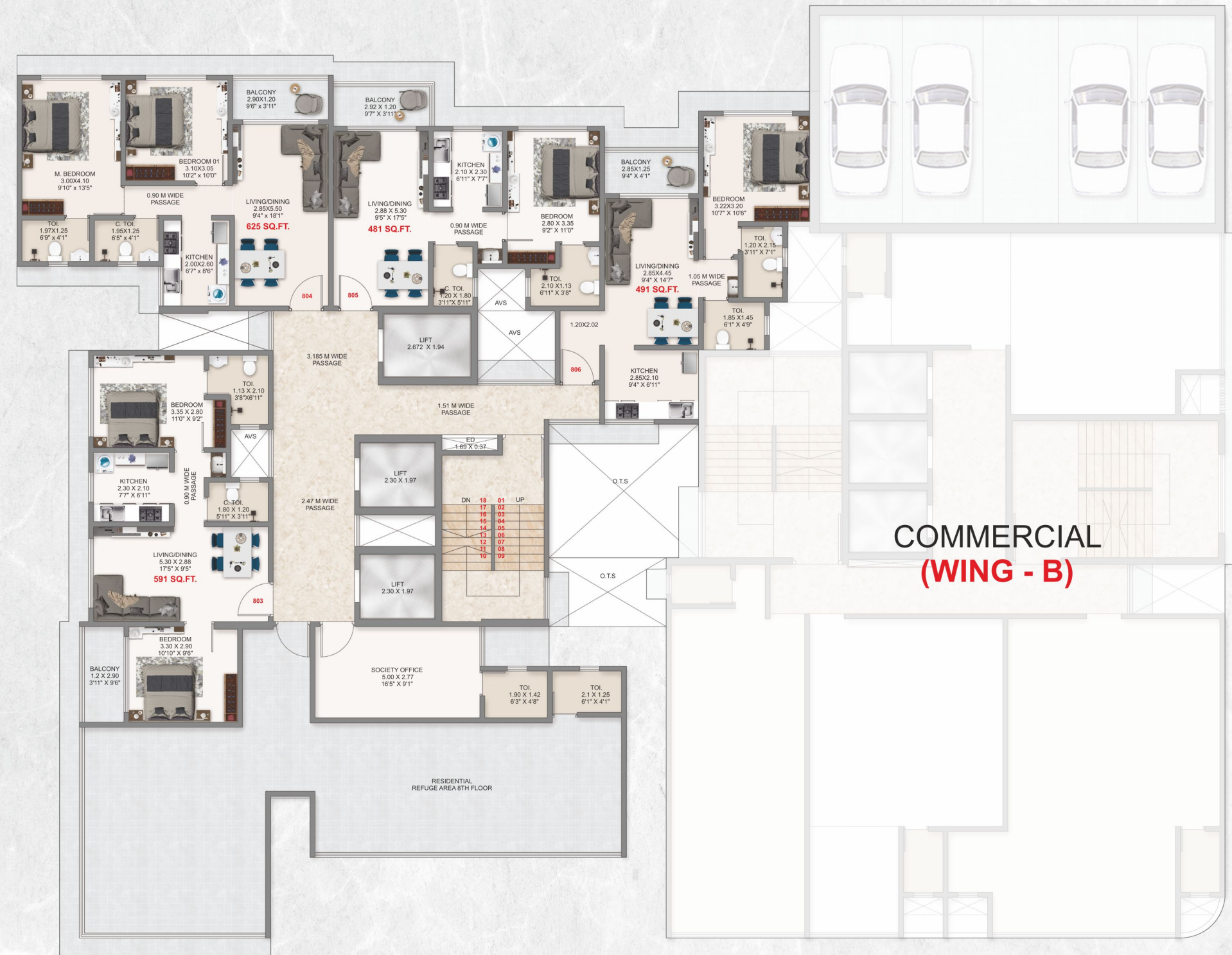


18.30 M.WIDE MAIN ROAD

8TH FLOOR PLAN (WING - A)



FLAT NO.	TYPE	FLAT CARPET
803	2 BHK-T1	591 SQ.FT.
804	2 BHK-T2	625 SQ.FT.
805	1 BHK-T1	481 SQ.FT.
806	2 BHK-T3	491 SQ.FT.

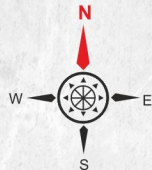


18.30 M.WIDE MAIN ROAD

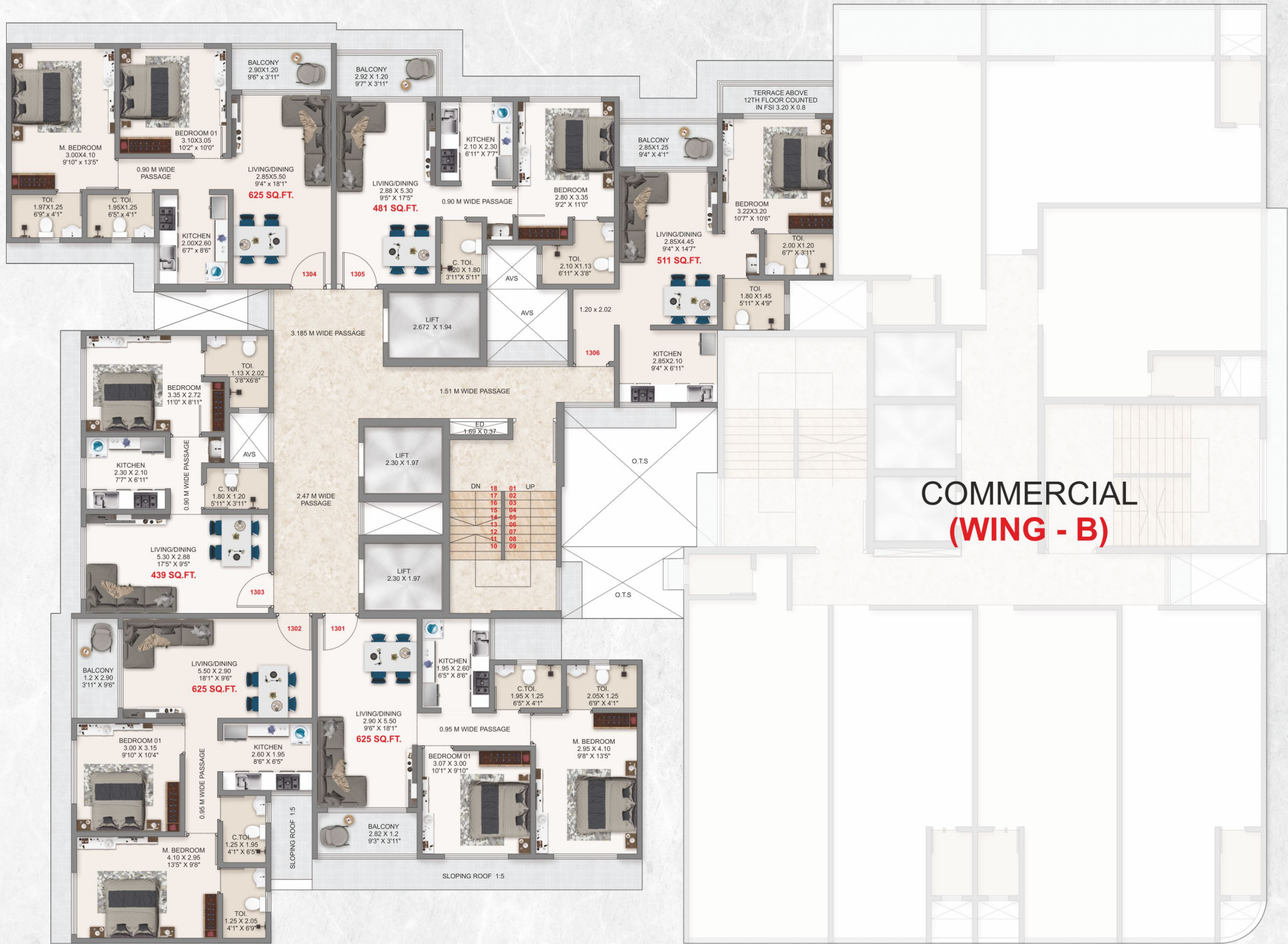
COMMERCIAL (WING - B)

COMMERCIAL (WING - B)

13TH FLOOR PLAN
(WING - A)



FLAT NO.	TYPE	FLAT CARPET
1301	2 BHK-T1	625 SQ.FT.
1302	2 BHK-T2	625 SQ.FT.
1303	1 BHK-T1	439 SQ.FT.
1304	2 BHK-T3	625 SQ.FT.
1305	1 BHK-T2	481 SQ.FT.
1306	1 BHK-T3	511 SQ.FT.

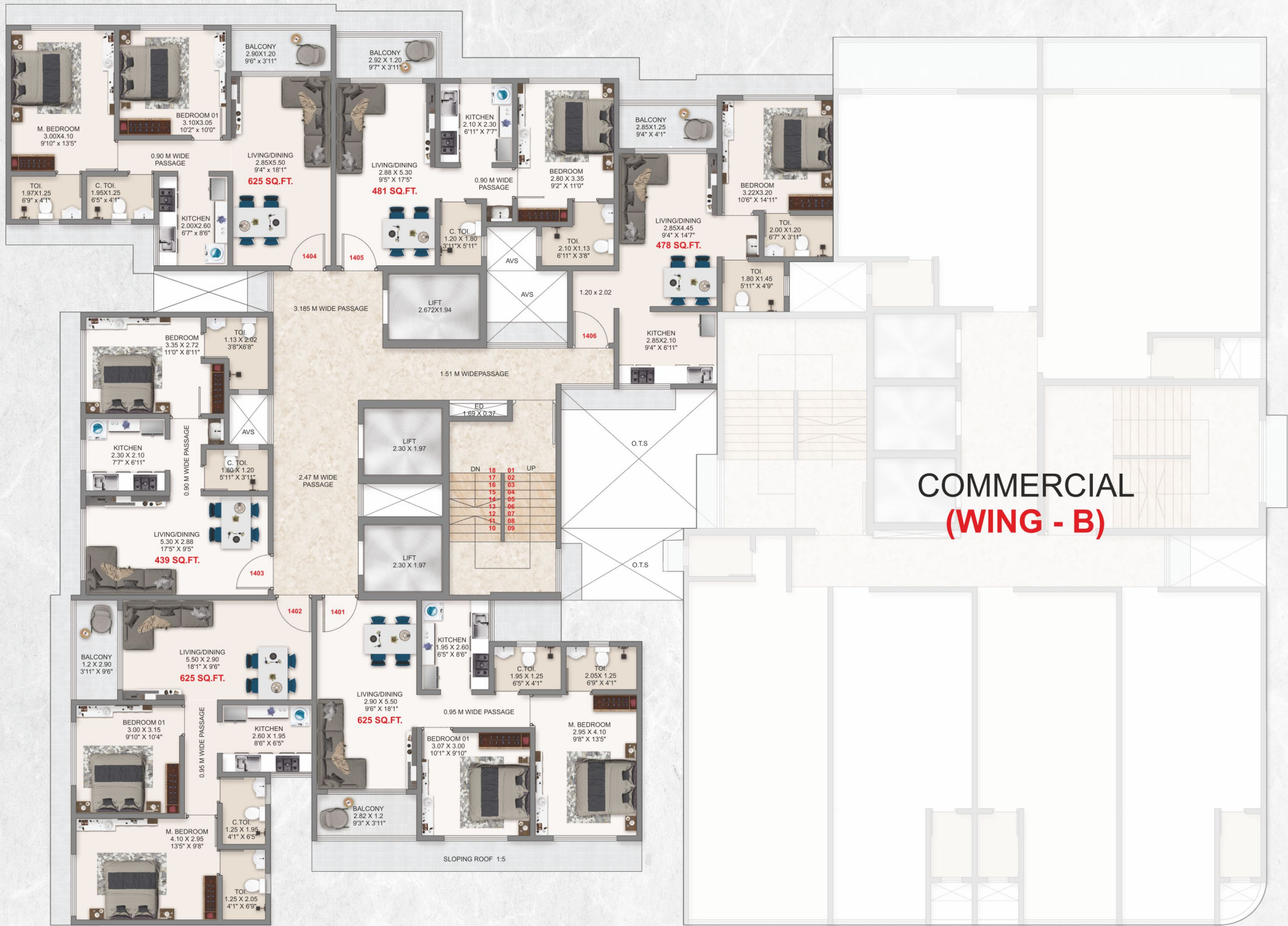


18.30 M.WIDE MAIN ROAD

14TH FLOOR PLAN
(WING - A)



FLAT NO.	TYPE	FLAT CARPET
1401	2 BHK-T1	625 SQ.FT.
1402	2 BHK-T2	625 SQ.FT.
1403	1 BHK-T1	439 SQ.FT.
1404	2 BHK-T3	625 SQ.FT.
1405	1 BHK-T2	481 SQ.FT.
1406	1 BHK-T3	478 SQ.FT.

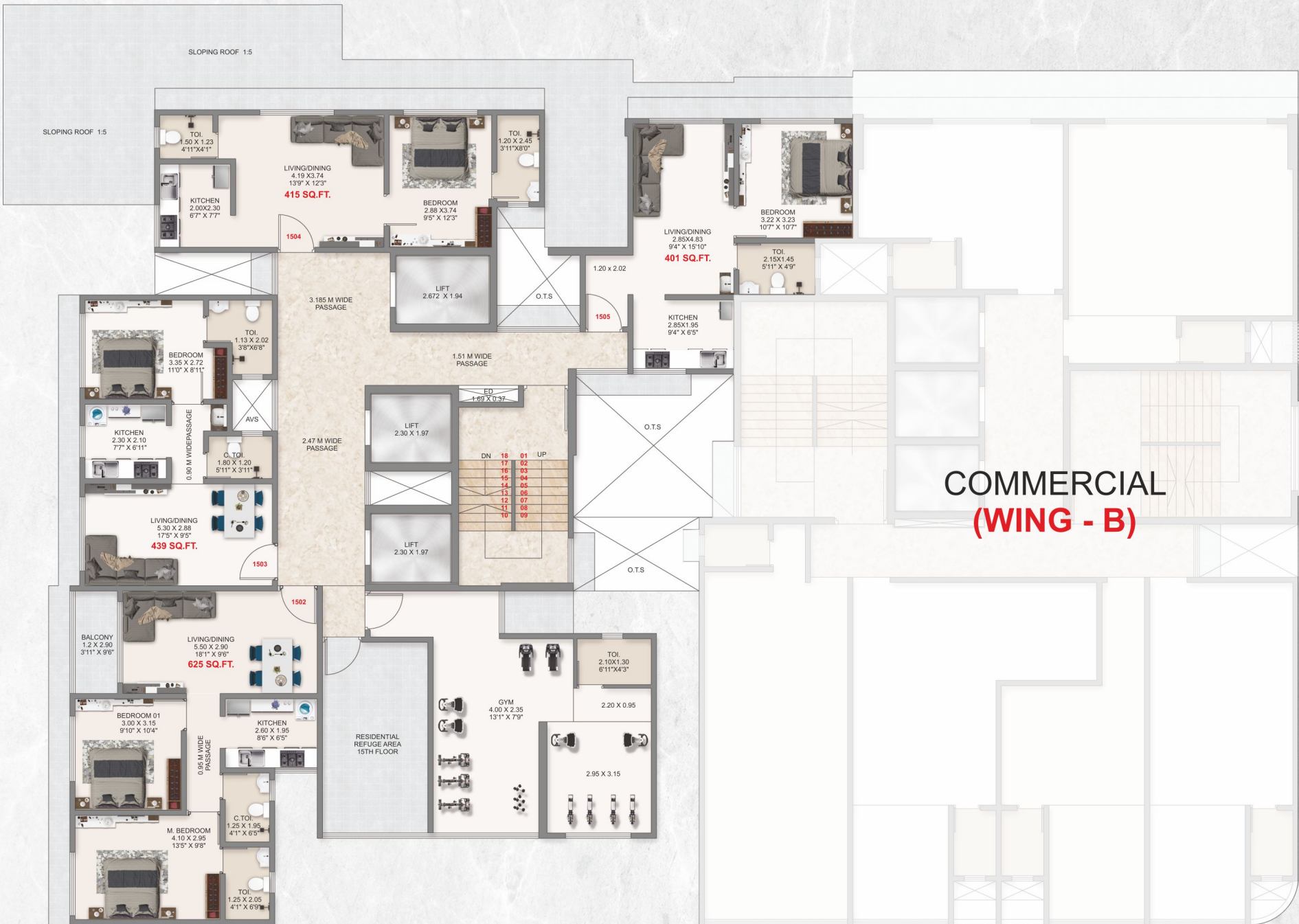


18.30 M.WIDE MAIN ROAD

15TH FLOOR PLAN
(WING - A)



FLAT NO.	TYPE	FLAT CARPET
1502	2 BHK-T2	625 SQ.FT.
1503	1 BHK-T1	439 SQ.FT.
1504	1 BHK-T4	415 SQ.FT.
1505	1 BHK-T5	401 SQ.FT.



COMMERCIAL
(WING - B)

18.30 M.WIDE MAIN ROAD

16TH FLOOR PLAN
(WING - A)



FLAT NO.	TYPE	FLAT CARPET
1601	2 BHK-T1	625 SQ.FT.
1602	2 BHK-T2	625 SQ.FT.
1603	1 BHK-T1	439 SQ.FT.



COMMERCIAL
(WING - B)

18.30 M.WIDE MAIN ROAD



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



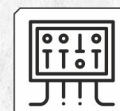
DOORS & WINDOWS:

- 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.



SOME OF OUR UPCOMING PROJECTS



ADITYARAJ MIDTOWN
DADAR



ADITYARAJ TAPOVAN
VIKHROLI



ADITYARAJ SAHYADRI
THANE



ADITYARAJ
POWAI



ADITYARAJ SPRINGS
CHEMBUR

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 STAR
GHATKOPAR



ADITYARAJ GATEWAY
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI



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



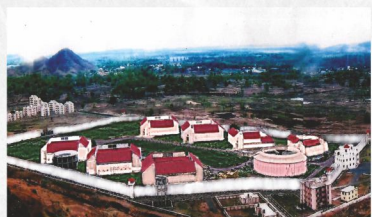
SHREE GANESH AVENUE - NASHIK

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



LIVING AT THE HEART OF CHEMBUR

Nestled in the vibrant neighborhood of Chembur, Adityaraj Platinum offers seamless connectivity to key city hubs. With shopping centers, schools, hospitals, and entertainment zones just moments away, you get to enjoy the perfect balance of convenience and community living.

At Adityaraj Platinum, **you're not just buying a home-you're investing in a lifestyle, a legacy, and a place where you truly belong.**

LOCATION ADVANTAGES :

- **Prime, Peaceful & Green Surroundings:** A culturally rich neighborhood.
- **Proximity to Key Landmarks:**
 - Overlooks The Chembur Gymkhana.
 - Walking distance to Chembur Railway Station.
 - Close to markets, restaurants, hospitals, and schools.
 - Surrounded by gardens, playgrounds, and open spaces.
 - 3 KM from The Bombay Presidency Golf Club & Sindhi Society Gymkhana.
- **Excellent Connectivity:**
 - Well-developed infrastructure with wide concrete roads.
 - Ample water supply and smooth traffic flow.
 - Direct access to Eastern Express Highway, Eastern Freeway, BKC-Chunabhatti & Chembur-Santacruz Link Road.
 - Quick access to Central Mumbai, Thane & Navi Mumbai

CONNECTIVITY :



500 MTRS
CHEMBUR
RAILWAY
STATION



1 KM
EASTERN
EXPRESS
HIGHWAY



1 KM
MONORAIL
STATION



1 KM
CHEMBUR -
SANTACRUZ
LINK ROAD



1 KM
EASTERN
FREEWAY



1 KM
UPCOMING
METRO
STATION



2 KMS
LOKMANYA
TILAK
TERMINUS



12 KMS
MUMBAI
AIRPORT

A photograph of the main building of the University of Kashmir, featuring a central courtyard with greenery and a banner in the background.

A Sukhoi Su-26 biplane is displayed on a raised platform at the Indian Air Force Museum. The aircraft is white with red and blue markings, including the Indian Air Force roundel. It is positioned behind a black metal fence. The background shows a large, modern building and a line of trees.

ADITYARAJ PLATINUM
Elevate to Platinum Standard

KURLA WEST
SANTACRUZ - CHEMBUR LINK RD
KURLA
KURLA

LOKMANYA TILAK TERMINUS
TILAKNAGAR
Sahyadri Ground
Maharashtra Tilak Night High School
Lokmanya Tilak English High School
Tilak Nagar Police Station
Sahakar Plaza
K. J. Somaiya College of Engineering
Indian Oil Petrol Pump
Sanjeevani Hospital
HP Petrol Pump
Joggers Park
MUMBAI - AGRA NATIONAL HIGHWAY

RAHUL NAGAR
Dr. Babasaheb Ambedkar College
Shree Narayan Guru College of Commerce

KURLA
Kedarnath Vidya Prasarni
Vivekanand Vidyalyaya & Kanishtha Mahavidyalaya
BMC School
Savitribhai Phule Vidyaniktan High School
Nana Nani Park
SAI BABA NAGAR
Vegetable Market
Public Works Department Office
Natraj Cinema
Ambedkar Garden
MONGE RAILWAY STATION
Zen Multi Speciality Hospital
Post Office
BMC OFFICE
Dk Sandu Udyan
Mangal Anand Hospital
MUMBAI - AGRA NATIONAL HIGHWAY

MILAN NAGAR
Surana Sethia Hospital
Swami Vivekanand School
Vivekanand Education Society's Institute

SUMAN NAGAR
HP Petrol Pump
Bharat Petroleum
IDBI Bank
Diamond Garden
K Star Mall
Bharat Petroleum
CHIMNI GARDEN
THE BOMBAY PRESIDENCY GOLF CLUB
RK STUDIO
CHHATRAPATI SHIVAJI MAHARAJ

CHEMBUR
THE CHEMBUR GYMKHANA
St. Anthony's Girls' High School
CHURCH
N. G. Acharya Marathe College
Sambhaji Nagar Ground
BASANT GARDEN
MAHANAGAS GAS
SHAH & ANCHOR KUTCHHI ENGINEERING COLLEGE
TATA INSTITUTE OF SOCIAL SCIENCES

GOVANDI
DUKES
EASTERN FREEWAY

Bldg No. 6, Subhash Nagar, Main Road, Chembur (East), Mumbai - 400 071.