

SITE ADDRESS : Aniraj Tower, Opp. Kaka Petrol Pump, L.B.S. Marg, Bhandup (West), Mumbai-400 078.

Builder & Developer



SUDHANSHU INFRASTRUCTURES PVT. LTD.

ARCHITECT: **PRABHAKAR SATAM & ASSOCIATE**, Mulund (East)

R.C.C. CONSULTANT: **VINAYAK CHOPDEKAR & ASSOCIATE**, Thane (West)

DESIGN CONSULTANT: **ELEVATION**, Vidyavihar (West)

LEGAL ADVISOR: **G. S. BHAT**, Mulund (West)



The project has been registered via MAHA RERA registration no.: P51800024276 and is available on the website maharera.mahaonline.gov.in
Project: ANIRAJ TOWER CHS LTD, Plot Bearing / CTS / Survey / Final Plot No. : 613, 613/1 to 36 at Kurla, Mumbai Suburban, 400007

Note: The conditions of the brochure are purely conceptual and have no legal binding on us. Developers reserve the right to amend the layouts, elevation and colour schemes, specifications and other amenities without prior notice.

Aniraj Tower
CHS. LTD.
Adds the glow of luxury to life



Welcome to 'Homes' at Aniraj Tower, Bhandup (West)

'Aniraj Tower' is very conveniently located at a walkable distance from Bhandup Railway Station. When it comes to buying your dream house, you have several things to consider, which go beyond just amenities and comfort. You don't want to miss the buzz of the town where your business is flourishing live. Here you are always very close to everything in life and hence you will spend less time commuting and more time with your family.

'Aniraj Tower' offers you high class living standard with it's unique "ROOF TOP GARDEN" with designated yoga, meditation and sun bath areas for your health benefits.

You have the option to choose from intelligently planned 1BHK, 1/5 BHK, & 2BHK apartment, suitable to your needs and budget. 'Aniraj Tower' is equipped with the best quality construction and modern amenities for a **CLASSY LIVING EXPERIENCE**.

These homes are not only a wise investment decision, it is also a gift of TIME and Love for your family and for yourself. Apartments at 'Aniraj Tower' is planned for best air circulation, great ventilation and abundance of sun light to brighten your day to day life.



-  RAILWAY 5 MINUTES
-  UPCOMING METRO STATION 2 MINUTES
-  SHOPPING 5 MINUTES
-  ENTERTAINMENT 5 MINUTES
-  HOSPITAL 5 MINUTES
-  SCHOOL 2 MINUTES



Aniraj Tower
CHS. LTD.
L.B.S. MARG, BHANDHUP (WEST)





Commercial Floor Plan



Welcome to Commercial Complex - Aniraj Tower, Bhandup (W)

Most home buyers in Mumbai and its suburbs have to compromise with either their proximity to business, or with the homely feel. They do not just give up the advantage of living near their workplace, but also accept the burden of long travels, which undeniably eats up their valuable time. How would it be if someone promises you both?

Commercial, yet cozy!

The builders have brilliantly blended both commerce with cozy-ness by making 'Aniraj' a business complex of 5th floor, and then creating residential apartments on its top. The place, which is right opposite the well-known Bharat Petroleum's **Kaka Petrol Pump** or opposite **Metro Mall**, serves as a strategic location both for a resident and an officer-goer/ businessman.

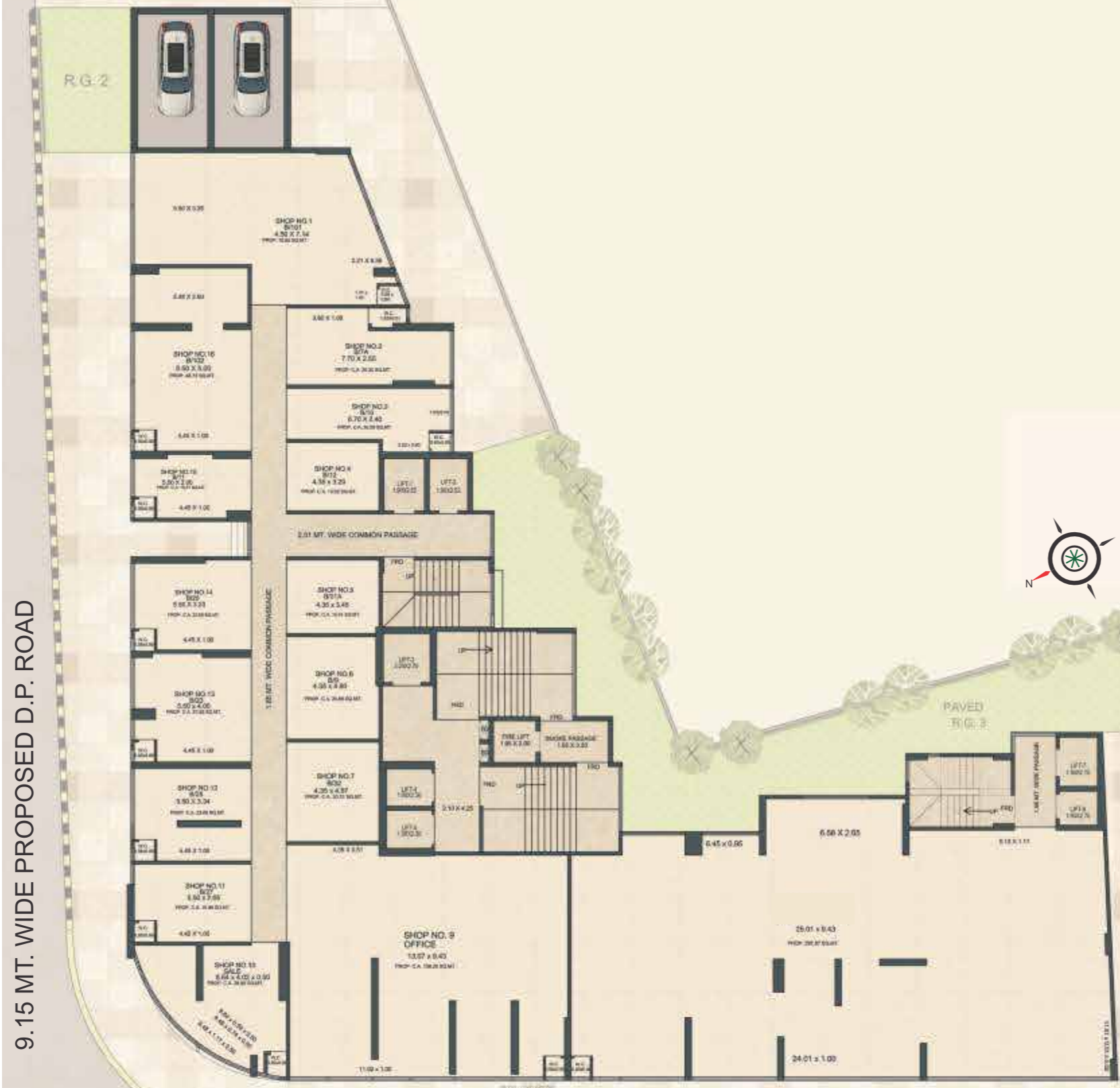
It promptly connects you with:

Bhandup Railway & up coming Metro station/Connectivity to Mumbai and Navi Mumbai/both Domestic & International Airports/5 Star hotels & other...

Commercial 1st Floor Plan



Commercial 2nd Floor Plan

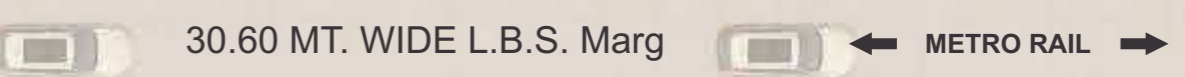
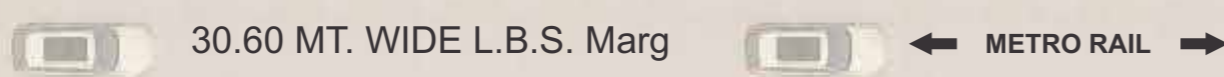


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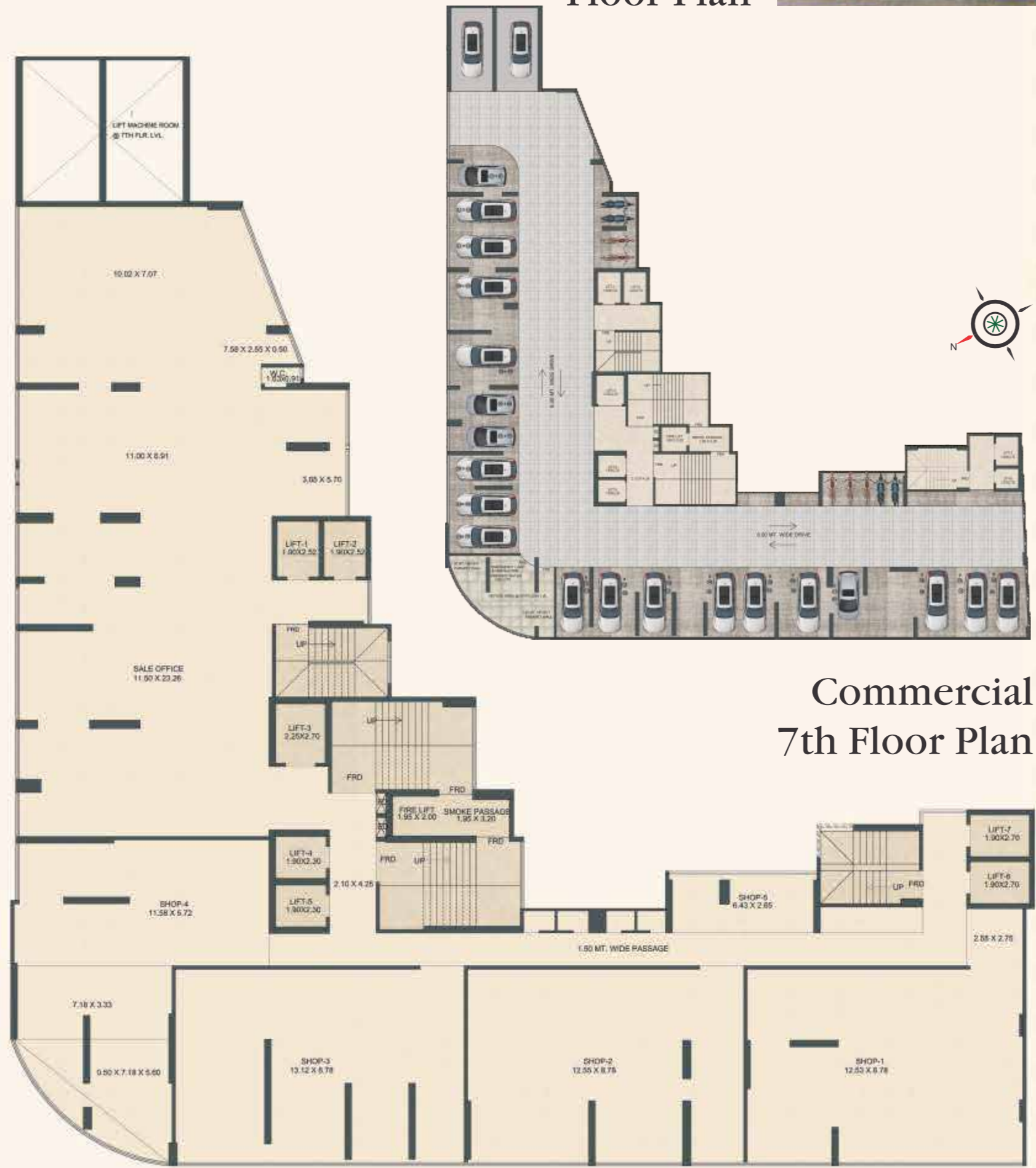
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← 5 Min. Walking Distance for Bhandup (W) Station

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Stack Parking 3rd, 4th, 5th & 6th Floor Plan



Commercial 7th Floor Plan

Sale Office 8th Floor Plan



Amenities

- Lift with back-up
- Ladies & gents toilets on each floor
- Ample provision for parking
- Fire fighting system
- Provision of CCTV Cameras

9.15 MT. WIDE PROPOSED D.P. ROAD

← 5 Min. Walking Distance for Bhandup (W) Station

30.60 MT. WIDE L.B.S. Marg ← METRO RAIL →

Aniraj Tower

CHS. LTD.

Residential Complex at 'Aniraj Tower' - Life at the Top

'Aniraj Tower' offers you Premium Residential Apartments with multiple options to select the most suitable HOMES to match your lifestyle and financial budget. Every home is carefully crafted with best quality construction material and top of the line finishing material sourced from reputed manufacturers.

Your residence at 'Aniraj Tower' will provide you complete peace of mind and top class security for your family. The building is designed as per the latest earth quake resistant norms for the long term safety along with modern firefighting equipment installations. Your family will feel utmost secured with 3 tier security arrangements in and around the building including C C TV surveillance and VIDEO DOOR PHONES. World class Elevators are provided in the building for the best High Rise comfort and security . .

'Aniraj Tower' . . is developed by M/s **Sudhanshu Infrastructures Pvt Ltd** Builders & Developers, which has already constructed and handed over more than 2000 apartments in last 20 years.

Sudhanshu[®]
INFRASTRUCTURES PVT. LTD.
Redefining... Future

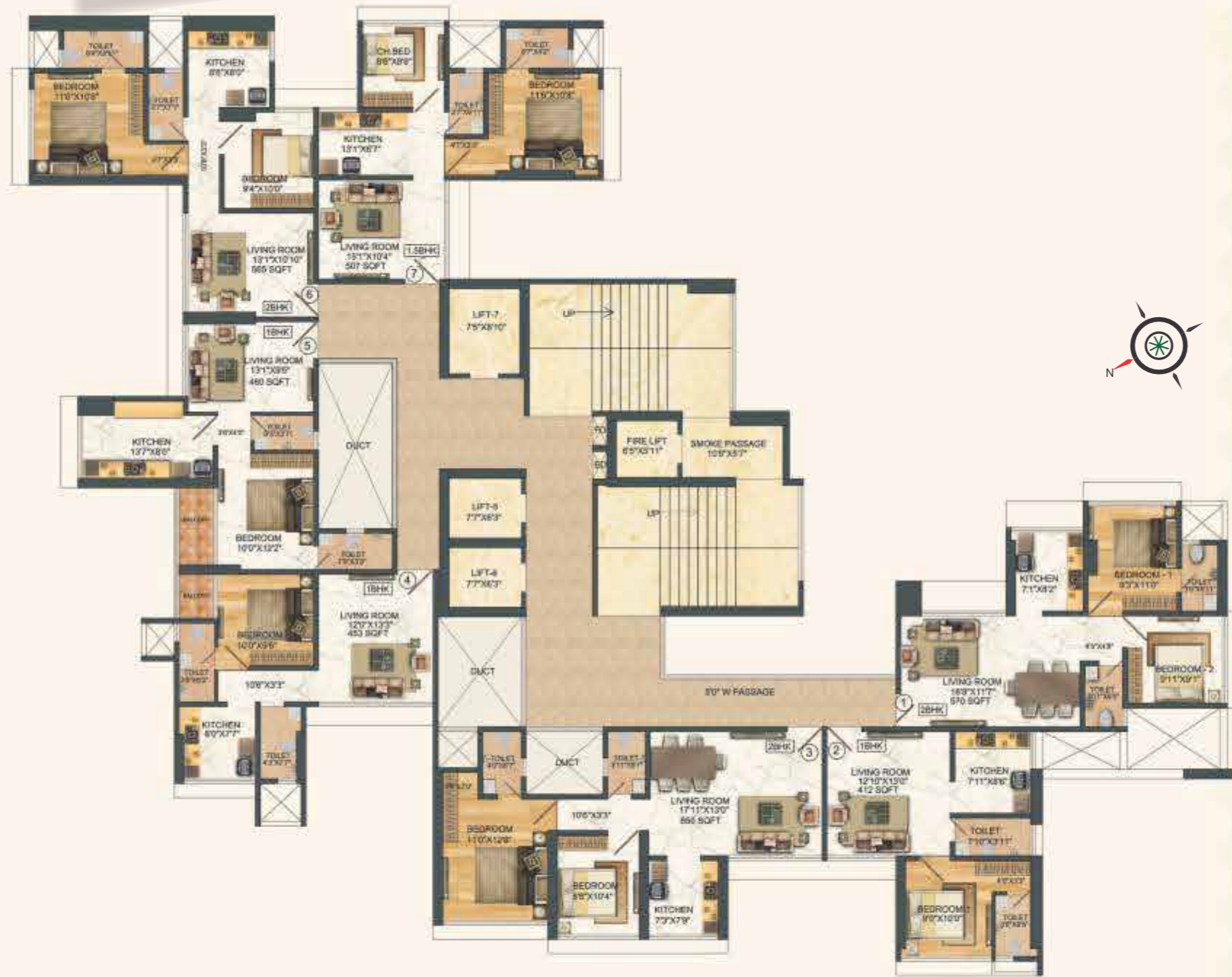
*Artistic Representation



1 BHK LAYOUT

Residential Typical Floor Plan 16th To 30th Floor

Flat No. 3 & 4 Refuge
on 19th & 26th Floor



← 5 Min. Walking Distance for Bhandup (W) Station

30.60 MT. WIDE L.B.S. Marg

← METRO RAIL →

Aniraj Tower
CHS. LTD.

All that you need!

'Aniraj Tower' will be close to Powai Lake. It is already a highly developed area. It is at the edge of a large road network as incorporated in the master plan., hence it enjoys fast connectivity with all the major locations of the city.

'Aniraj Tower' has:

- Good hospitals and doctors' clinics within a radius of 3 km.
- Well-known schools, which are not very far, for your kids.
- Indian Institute of Technology Bombay - IIT (Powai) within a radius of 2 km.
- Both Domestic and International Airports.
- Daily needs of residents like grocery, vegetables, etc. within few minutes of our residence.

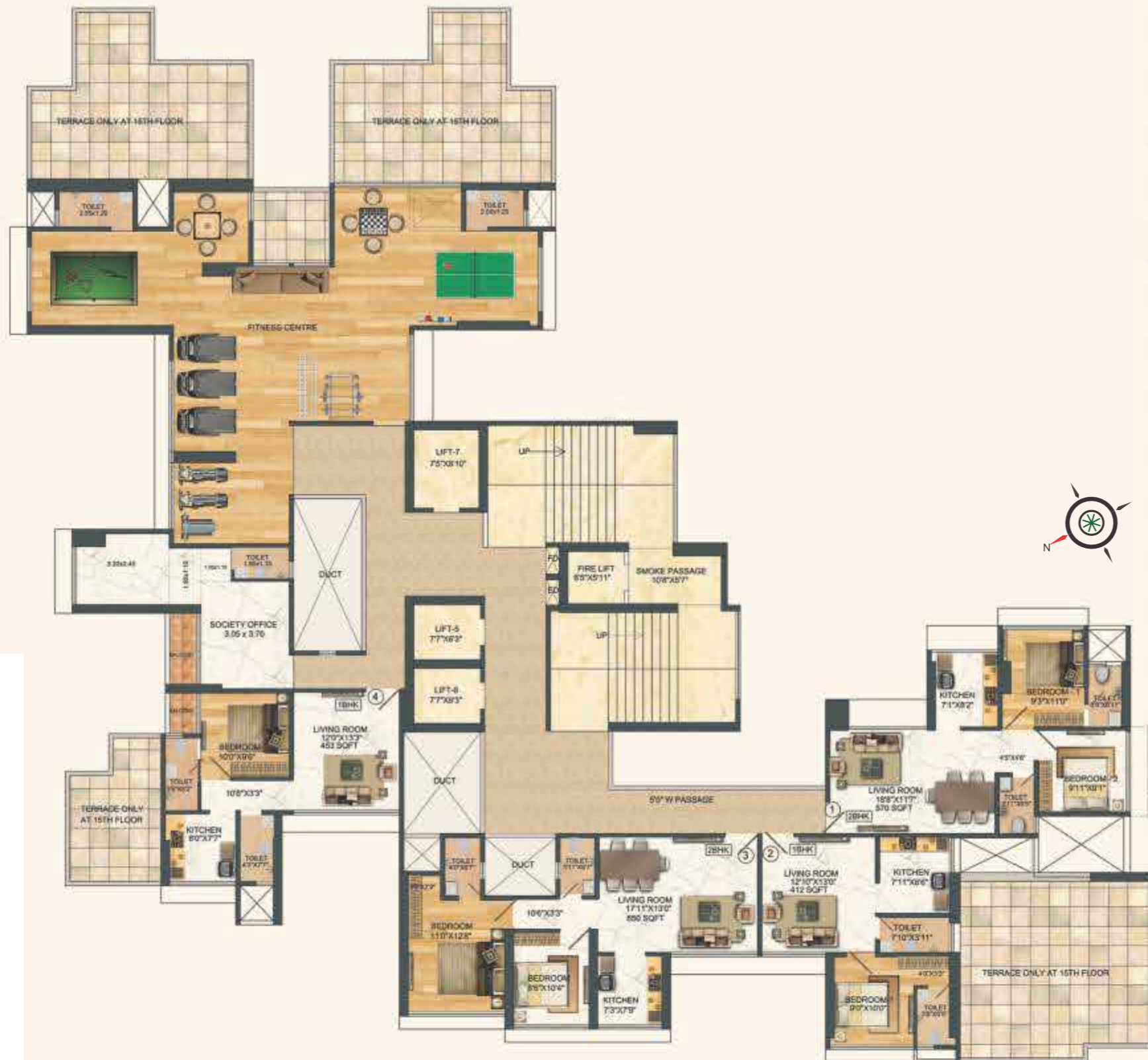
Plus, there are other big projects coming around the area, which safely makes owning an apartment in 'Aniraj Tower' an upmarket choice.

There are cities revolving around your interest and needs in stores. So, why settle for anything else when you can call an entire city your home?



2 BHK LAYOUT

Club House & Indoor Game 15th Floor

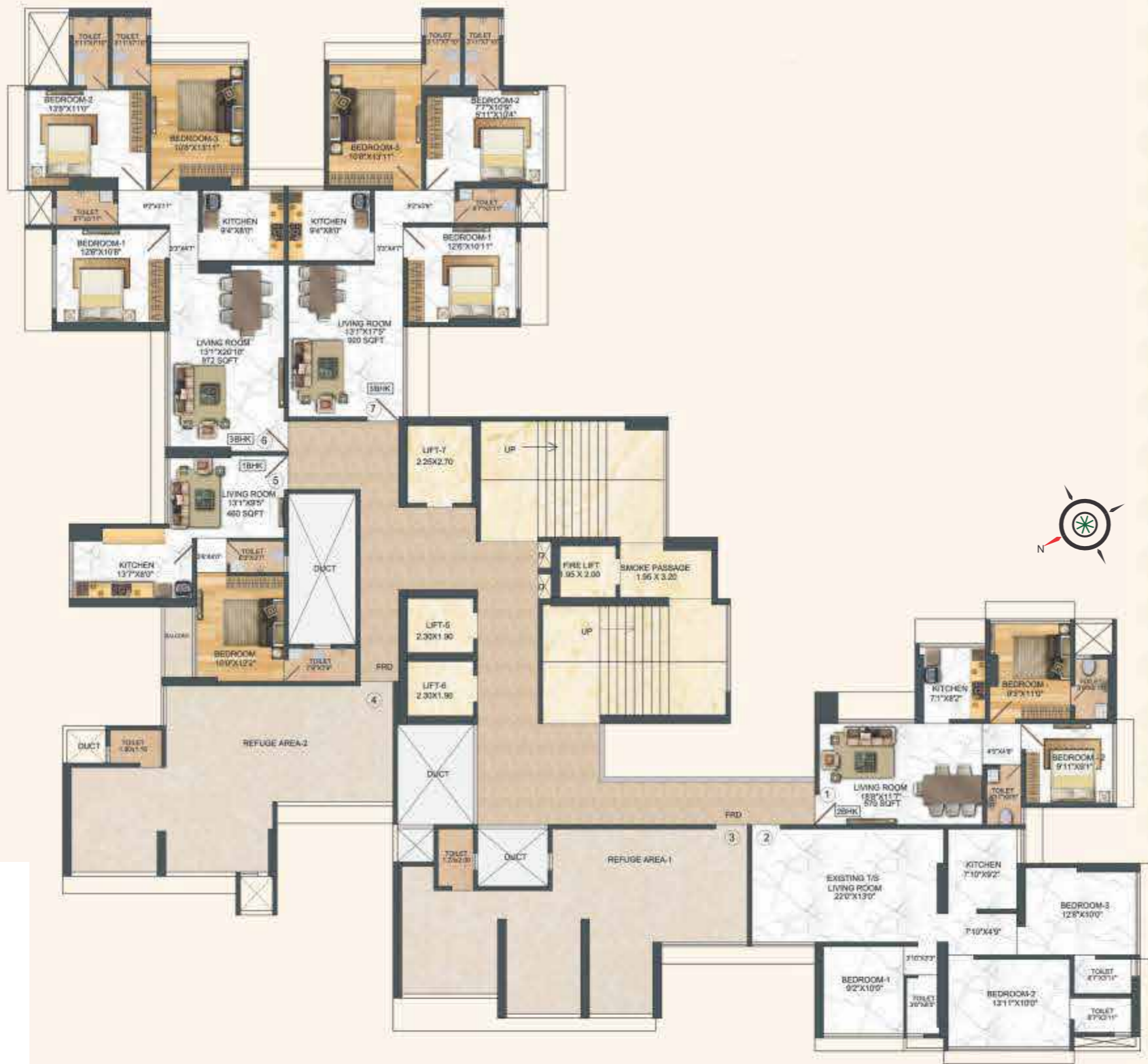


← 5 Min. Walking Distance for Bhandup (W) Station

30.60 MT. WIDE L.B.S. Marg

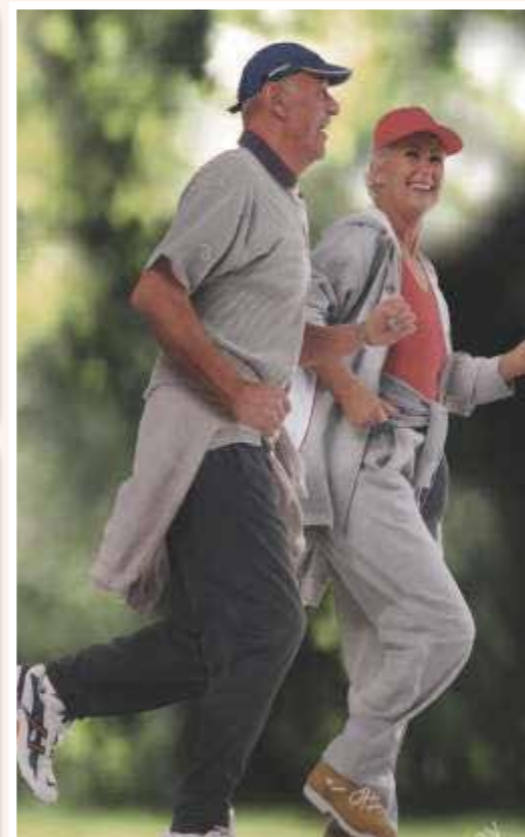
← METRO RAIL →

Refuge Floor Plan 12th Floor



← 5 Min. Walking Distance for Bhandup (W) Station
 30.60 MT. WIDE L.B.S. Marg ← METRO RAIL →

*Artistic Representation



Lifestyle Amenities

Amenities play a key role in making a quality living. **'Aniraj Tower'** offers you the best of amenities that one looks for in a premium residential society.

We provide:

- Car parking
- Club house with various sporting facilities
- A huge gymnasium
- Green walking tracks for senior citizens (tera
- Children's play area
- Complete security system with CCTVs cams and alarms system
- Fast maintenance and repair service

Internal Amenities

We have carefully planned your apartment, so as to save you from any disappointment and keep up your excitement of owning a dream home. Every apartment at **'Aniraj Tower'** boasts of certain facilities and services. And each of them has been a priority for us:

- Spacious apartments with refreshing cross ventilation
- Non-stop water supply
- Unfluctuating power supply and a speedy power back-up
- Vitrified tile flooring in all rooms
- Stylish and trendy Modular kitchen
- High quality sanitary ware and toilet finish
- Laminated wooden flooring for bedrooms
- Video door phones & Intercom
- AC units in living room and bedrooms

We are sure you are already planning to visit us. Tell us when. We are waiting to receive you!!

*Artistic Representation

Mr. Abhayjeet Dubey
Chairman & Managing Director,
Sudhanshu Infrastructure Pvt. Ltd.



Completed, Ongoing & Upcoming **PROJECT**

A Moment of Best Built...

Sudhanshu Infrastructure Pvt Ltd. began in the year 1999 at Bhandup, Mumbai. Despite its humble beginnings, the name grew rapidly in the past 21 years and today stands tall with an impressive record of being the finest quality affordable residence developers across Maharashtra.

Today, **Sudhanshu Infrastructure Pvt Ltd.** has extended its operations to the heart of Mumbai and entire Maharashtra, covering a wide spectrum of civil and structural engineering works. While keeping pace with international technological developments, the company has persistently maintained its commitment to perfection, quality and service, to create a niche of sorts across the industry.

Many landmark buildings in heart of Bhandup and Central Mumbai Suburbs have been constructed by **Sudhanshu Infrastructure Pvt. Ltd.**

During our journey, our constant endeavor was to create quality abodes, without losing the focus on providing the finest houses to our customers. This simple philosophy has established us as a brand of integrity.

Vision

To be a leading infrastructure company in the residential and commercial properties, with focus on quality commitments, customer care and excellence in management.

Customer Care

In each of our project, you will find a dedicated team to address your queries and assist you in the documentation process. If you opt for a home loan, we will help you with that too. Our team will be also help you in identifying the right finance provider and negotiating the best terms for you.



SUDHANSHU PRIDE
SECTOR-19, AIROLI, NAVI MUMBI



ANURAG CO-OP. HSG. SOCIETY LTD.
KANJURMARG (EAST), MUMBAI - 400042



SUDHANSHU IMPERIA
BHANDUP (WEST), MUMBAI - 400078



VISHNU BHASKAR CO-OP. HSG. SOCIETY LTD.
KANJURMARG (EAST), MUMBAI - 400042



MAHESH APARTMENT CO-OP. HSG. SOCIETY LTD.
BHANDUP (EAST), MUMBAI - 400042




SUDHANSHU HEIGHTS CO-OP. HSG. SOCIETY LTD.
BHANDUP (EAST), MUMBAI - 400042

CHANNEL PARTNER



dipika kupal

Coast Bay Estate

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