

**A FOUNDATION THAT GROWS
STRONGER WITH YOU**

FOR US IT'S ABOUT OFFERING A LIFESTYLE LIKE NONE OTHER

If the world is moving towards a new future, then shouldn't the way we live too?

For millions of Indians, buying a home where they can live is still a dream. And our dream is to make this dream come true. We started Aikya Realty almost a decade ago with a vision of perfecting the art of making quality living come true. Our idea was to offer innovative lifestyles to our customers, the kind that our future generations deserve.

Ever since, we have embarked on a journey to create perfection and we have successfully established a number of projects across Mumbai.

With our expertise, we welcome you to experience true living with our projects.



GOING BACK TO WHERE WE BEGAN

Someone once said 'A tree stands strong not by its trunks or branches, but by the depths of its roots' The deeper the roots, the stronger the tree.

Perhaps this is why we have always been told to stay connected to our roots.

There was once a time when taking a walk in the garden, sharing spooky stories at night or climbing trees to pluck fruits and flowers was a daily routine. After school evenings were dedicated to a game of 'pakda pakdi' and weekends held fierce rounds of gully cricket on open grass.

Fortunate are the people whose roots are as deep as their father's and forefather's. The joy of living this beautiful life was deeply understood by them. We dedicate this project to those who miss the old days and want to bridge it with the new generation.

It's time to go back to our Roots.

WELCOME TO ^{AIKYA} **ROOTS**



A STRONG FOUNDATION, FOR A BRIGHTER TOMORROW

In a city which never sleeps, it is hard to be blessed with abundant space to go back and live your life back to your Roots.

What once was a large unattended land will tomorrow be molded into a home for a select few.

Nestled in the arms of mother nature, the project will have a mix of 1 or 2 BHK and Jodi flats and a whole lot of convenience formed through countless amenities encircling your life.

The project will be home to more than 50 trees circling the premises where you can unwind and enjoy the lush herb garden outlined by a beautiful walking path.

Aikya Roots will nurture 2 strong trees namely Ashoka and Banyan.



AIKYA'S VERY OWN TREEHOUSE!

From tales in storybooks to scenes in movies and films. You had heard about it, seen everyone enjoy every moment in it. Today, you have the chance to live, what you dreamt about.

It's time to see and believe!



We grow in different
directions but our
roots remain the same.



Take your first step
ahead to go back
to your roots!



The roots of a family
begin with true love.



The sky is not the
limit, soar high!



1BHK Carpet Area 427 sq.ft



- 1 Living Room : 9'6" X 16'0"
- 2 Kitchen : 7'0" X 8'3"
- 3 Bedroom : 9'6" X 11'7"
- 4 Bath : 7'0" X 4'0"
- 5 Bath : 7'0" X 4'0"

2 BHK (SMALL) Carpet Area 579 sq.ft



- 1 Living Room : 9'6" X 15'9"
- 2 Kitchen : 7'6" X 9'5"
- 3 Bedroom : 10'6" X 9'3"
- 4 Bedroom : 12'0" X 9'6"
- 5 Bath : 7'0" X 4'0"
- 6 Bath : 7'0" X 4'0"

2 BHK (SPACIOUS) Carpet Area 679 sq.ft



- 1 Living Room : 10'6" X 17'6"
- 2 Kitchen : 7'6" X 10'6"
- 3 Bedroom : 10'0" X 11'0"
- 4 Bedroom : 10'0" X 12'10"
- 5 Bath : 4'0" X 7'0"
- 6 Bath : 8'0" X 4'0"

STEMMING A LIFESTYLE FROM THE ROOTS OF LUXURY

Games



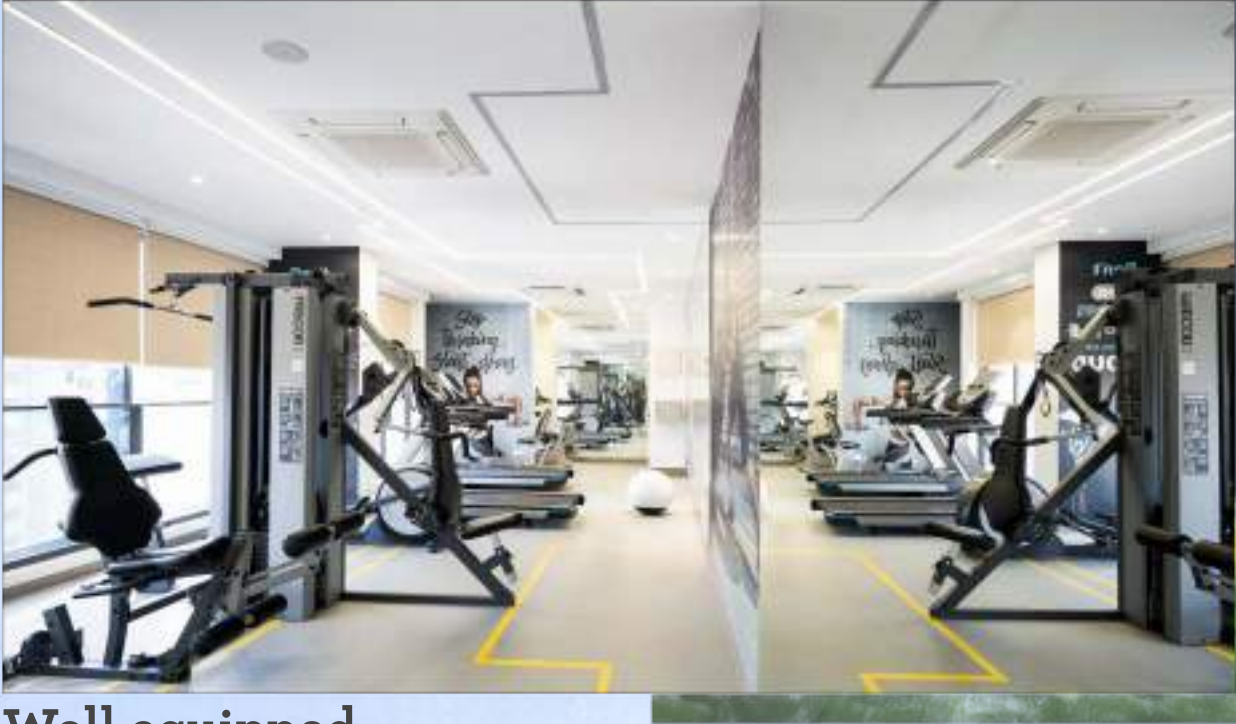
**Podium garden /
Kids play area**



Multipurpose court

STEMMING A LIFESTYLE FROM THE ROOTS OF LUXURY

Fitness



Well equipped gymnasium



Swimming pool

STEMMING A LIFESTYLE FROM THE ROOTS OF LUXURY

Leisure



Double heighted lobby



Gym



Indoor games room



Children play area



Multipurpose court



Herb garden



Swimming pool



Jogging track

and many more.

PODIUM FLOOR PLAN



- 1  SWIMMING POOL
- 2  GYMNASIUM
- 3  DANCE/ YOGALYA/ MEDITATION
- 4  MULTIPURPOSE AREA
- 5  MULTIPURPOSE COURT
- 6  LIBRARY
- 7  KIDS PLAY AREA
- 8  READING LOUNGE
- 9  KIDS POOL
- 10  JOGGING TRACK

SPECIFICATIONS

Structure

- › Earthquake resistant RCC structure

Door

- › Main Door - Hardwood / Engineered door frames, fire rated flush door
- › Internal Doors & Toilet Doors - Hardwood / Engineered door frames, flush door with laminate finish on both sides

Plastering Painting & Polishing

- › Internal apartment walls finished with gypsum and acrylic emulsion paint
- › Internal walls mix of RCC and block masonry
- › Exterior tower walls finished with textured paint

Flooring

- › Vitrified tile flooring for living, dining, passages, kitchens and in all bedrooms
- › Rough textured tiles flooring in all baths

Kitchen

- › Dado up to 2'0* above platform
- › Granite platform

Electrical

- › Concealed electrical wiring in apartments with Earth Leakage protection
- › Electrical Points of branded modular switches and sockets of Anchor/ Havells / GMI Indoasion or equivalent make
- › Points for TV and telephone Switches

Elevator

- › Made of Kone/Schindler/Otis or equivalent make

Windows

- › UPVC / Aluminum with engineer sections

Toilet

- › Sanitary ware in all toilets of Parryware / Jaguar/ Cera/ Soncere or equivalent make
- › CP fittings of American Standard / Jaguar or equivalent make

DISCOVER YOUR ENVIRONMENT ONE MILE AT A TIME



Schools

- 1 minute to Nalanda Science- 350 min
- 2 minutes to KLAY Playground and Daycare- 350 m
- 5 minutes to Oxfo School- 1.3 km
- 6 minutes to St. Joseph's High School- 1.6 km
- 7 minutes to Little Flower High School- 1.9 km
- 8 minutes to Meera's High School- 2 km
- 8 minutes to Indira Gandhi College- 1.9 km

IT & Business Parks

- 4 minutes to 91 Springboard- 1.0 km
- 10 minutes to Kanakia Spaces Realty Pvt. Ltd Powai - 3.4 km
- 14 minutes to Powai Supreme Business Park- 4.4 km
- 15 minutes to Godrej One- 4.9 km
- 25 minutes to Times Square- 6km
- 27 minutes to WeWork Raheja Platinum- 6.3 km
- 28 minutes to Mumbai Trade Center BKC- 10 km

Healthcare

- 7 minutes to Healthcare Nursing Home- 2.4 km
- 8 minutes to Samarth Hospital- 1.9 km
- 11 minutes to Sarvodaya Hospital- 2.9 km
- 12 minutes to Powai Hospital- 3.6 km
- 17 minutes to Godrej Memorial Hospital- 6.1 km
- 14 minutes to Parakh Hospital- 4 km

Shopping & Entertainment

- 5 minutes to Mom's Mega Mart- 1 km
- 6 minutes to Rcity Mall- 1.6 km
- 7 minutes to Max Shopping Mall- 1.8 km
- 10 minutes to Nature's Basket Powai- 3.7 km
- 11 minutes to Vijay Sales- 2.5 km
- 11 minutes to Powai Plaza- 3.7 km
- 20 minutes to Phoenix Market City Mall- 5.3 km

*As per Google Maps

EXPLORE THE AIKYA LIFESTYLE AND FIND YOUR PERFECT MATCH



Aikya Signature
Location- Tardeo
Rera No- P51900002496



Aikya Eklavya House
Location- Malabar Cumbala
Hill
Rera No- P51900032290



Aikya Heights
Location- Byculla
Rera No- P51900026085



Golden Oak by Aikya
Location- Vikhroli West
Rera No- P51800047194

The heart wants roots, yet the mind wants wings so choose yours

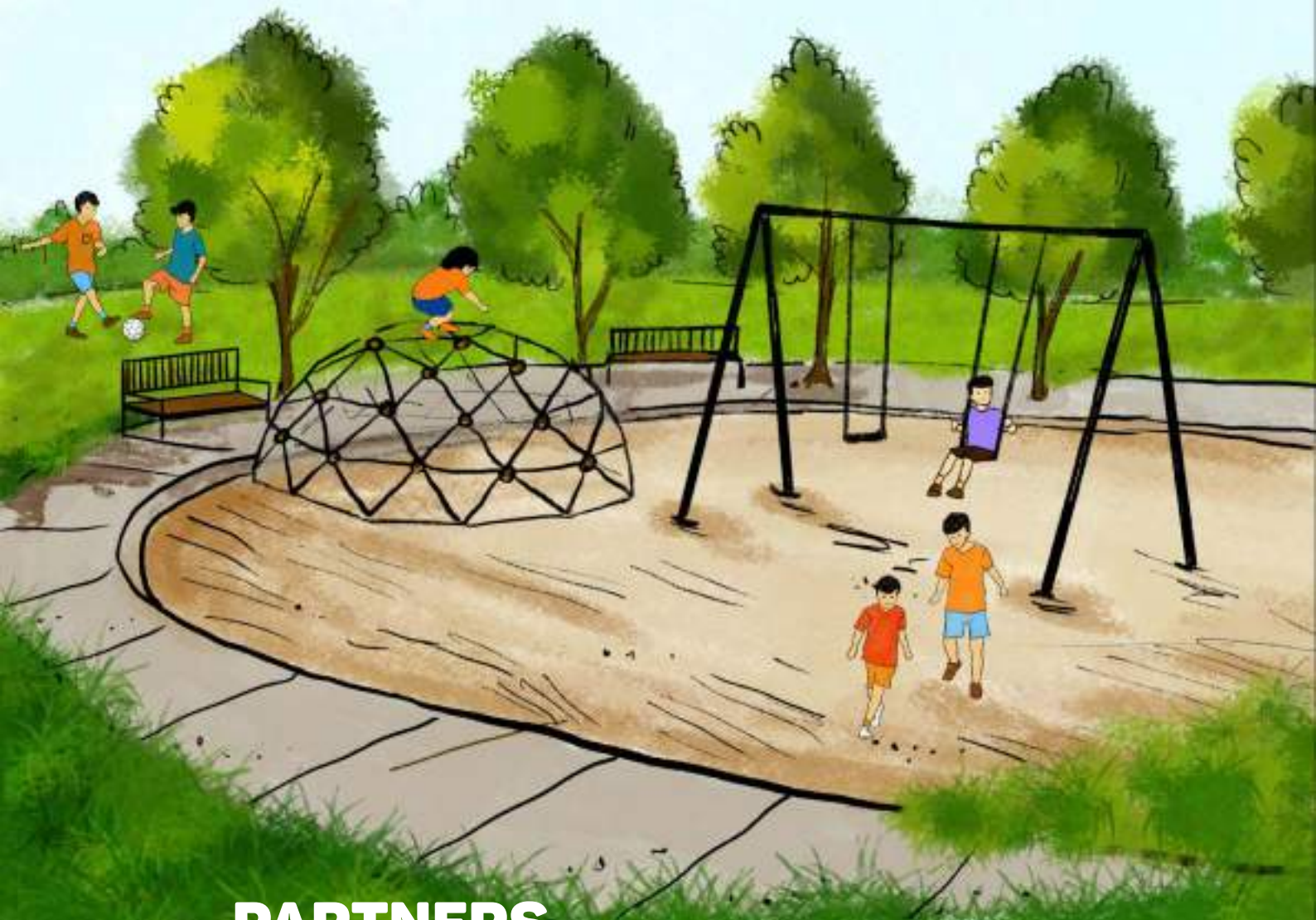
“Ashoka”

“Banyan”

Wings to show you what you can become.....

Roots to remind you where you're from.

We welcome you to “Roots”.



PARTNERS

Designing Architect

Bhushan and Mrugesh from
Kalakruti architects

RCC Consultant

Vatsal gokani from
gokani consultants

MEP Consultant

Kaviraj Jadhav
from ecphc

Landscape Consultant

Mugdha Patwardhan
from EPLA STUDIO LLP



Site address: Aikya Roots. 12A, LBS Road, Vikhroli(West), next to Pirojshanagar,
opp Jaswanti Landmark, Mumbai- 400079

Contact: 9137835505/ 022-24965415 Email: info@aikyarealty.com

Website: www.aikyarealty.com

MAHA Rera No. P51800047194

This project is financed by Aditya Birla Housing Finance

"The information in the Brochure is indicative of the proposed development. Subject to the approval of the authorities, the developer reserve the right to change the layout, plans, specifications, amenities, dimensions, or features without prior notice or obligations. The discretion remains with the developers."