

AIKYA ROOTS

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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 - 400 079.



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. T&C Apply."

Strategic Partner
ANAROCK
RESIDENTIAL



**WELCOME
TO HOMES
CENTRED
AROUND
HAPPINESS.**

REDISCOVER HAPPINESS.

AIKYA
ROOTS

HERE'S WHERE LIFE TAKES CENTRE STAGE.

Your son's fastest lap in the pool isn't worth giving a miss. Reaching on time for an evening play date with your little one or imagine trading the time spent in traffic for a precious hour, reading your favourite book.

Welcome to Aikya Roots, the place where happiness becomes an essential part of your life.

Happiness that comes from going back to your roots, by being there for your children like your parents were there for you. Experiencing the small joys of life with less travel time & more family time. An iconic development located at the centre of development, connectivity & lifestyle, where life revolves around You and your loved ones.

PROJECT HIGHLIGHTS



GROUND + 3 LEVEL PODIUM
+ 17 HABITABLE FLOORS



SPACIOUS
2&3 BHK RESIDENCES



EXCLUSIVE
LIFESTYLE AMENITIES



PANORAMIC VIEWS
& GREEN LANDSCAPE





CONNECTIVITY THAT GETS YOU CLOSER TO THE MOMENTS THAT MATTER.

Situated at LBS Marg, Vikhroli West, the heart of a bustling urban centre, Aikya Roots benefits from proximity to major transportation hubs, including highways, railways, metro and airports, ensuring seamless connectivity to landmark locations. Residents can enjoy swift commutes, efficient logistics and convenient travel options, that enable them to save travel time and enjoy the luxury of more family time.

Your home at Aikya roots redefines modern living by convenience, accessibility, and endless possibilities of fun moments with family.

0 MINS - VIKHROLI METRO STATION

30 MINS - BKC

5 MINS - EASTERN EXPRESS HIGHWAY
(Vikhroli East West Bridge – Operational from December 2024)

12 MINS - POWAI

30 MINS - MUMBAI AIRPORT

30 MINS - THANE

LUXURIES OF LOCATION CENTRICITY.

Aikya Roots offers a vibrant ecosystem that caters to diverse lifestyles and preferences. With best educational institutions, commercial and retail destinations, top-notch healthcare and recreational amenities, everything you need is now within proximity.

SCHOOLS



- 12 mins - SM Shetty Educational Institution
- 11 mins - Hiranandani Foundation School
- 21 mins - Bombay Scottish School
- 3 mins - KLAY Playgroup and Daycare
- 6 mins - St. Joseph's High School

HEALTHCARE



- 7 mins - Healthcare Nursing Home
- 12 mins - Hiranandani Hospital
- 17 mins - Godrej Memorial Hospital
- 14 mins - Parakh Hospital
- 17 mins - Supreme Multi Speciality Hospital

IT & BUSINESS PARKS



- 4 mins - 91 Springboard
- 14 mins - Powai Supreme Business Park
- 15 mins - Godrej One
- 18 mins - Lodha Supremus
- 28 mins - Mumbai Trade Centre, BKC

SHOPPING & ENTERTAINMENT AVENUES



- 6 mins - R City Mall
- 10 mins - Nature's Basket, Powai
- 11 mins - Vijay Sales
- 11 mins - Powai Plaza
- 20 mins - Phoenix Market City Mall



SPACIOUS HOMES INSIDE. STUNNING VIEWS OUTSIDE.

Our thoughtfully designed residences epitomize a harmonious blend of functionality, aesthetics and comfort, catering to the diverse needs and preferences of modern lifestyle. Every aspect of our residences has been meticulously planned and crafted to create spaces that inspire and elevate daily living.

Surrounded by natural beauty, homes at Aikya Roots offer panoramic vistas that capture the essence of their surroundings. Whether overlooking city skylines or lush greenery, every view frames a picturesque tableau that inspires awe and tranquility.



LIFESTYLE AMENITIES FOR THE PERFECT UPGRADE.

Whether you're looking to break a sweat, improve your skills or simply enjoy some outdoor recreation, the Multipurpose Court is a vibrant hub of activity where you can stay active, connect with others and embrace a healthy lifestyle. Achieve your daily health goals by hitting the well-equipped Gymnasium. Watch your little one enjoy his childhood and engage in active play.

MULTIPURPOSE
COURT



FULLY EQUIPPED
GYMNASIUM



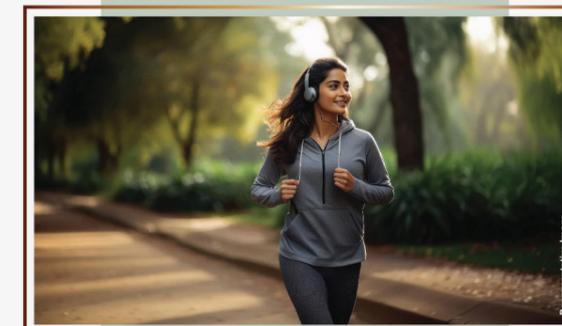
KIDS' PLAY AREA



LIBRARY



JOGGING TRACK



YOGALAYA &
MEDITATION SPACE



**SOOTHING SPLASH:
DIVE INTO
PURE RELAXATION.**

A leisurely soak under the sun, fun-filled time with your kid or invigorating laps to stay fit, our Swimming Pool offers the perfect setting. Imagine starting your day at Aikya Roots with a refreshing swim in crystal clear water surrounded by lush landscaping and elegant poolside loungers.





RELIVE
THE CHILDHOOD DAYS.

Chatting with your neighbours at a sit out corner or playing a game of Hopscotch with friends. Sipping coffee in the comfort of your home or catching a movie with your family at a mall nearby. Enjoy the best times again, relive the nostalgic memories as Aikya Roots will give you the luxury of time & space, a vibrant neighbourhood & beautiful surroundings.

EXPANSIVE HOMES, WHERE THE TIMELESS SYMPHONY OF GENERATIONS ECHOES.

In the fast-paced world we live in, family time often feels like a distant dream. But within the expansive walls of Aikya Roots, that dream becomes a reality. With the option of JODI apartments, families have the choice to live together, sharing warmth and love across generations.

These spacious homes are designed to bring families closer, offering ample space for everyone to thrive. Whether it's grandparents bonding with grandchildren or parents reconnecting after a long day, Aikya Roots provides the perfect setting for cherished moments and lifelong memories.



**A MASTERPLAN
CRAFTED TO
PERFECTION.**



LEGENDS

- | | |
|-----------------------------------------|--------------------|
| 1. Swimming Pool | 6. Library |
| 2. Gymnasium | 7. Kids' Play Area |
| 3. Dance Studio / Yogalaya / Meditation | 8. Reading Lounge |
| 4. Multipurpose Area | 9. Kids' Pool |
| 5. Multipurpose Court | 10. Jogging Track |

PLANS
THAT ELEVATE LIVING,
ONE SQ. FT. AT A TIME.



TYPICAL FLOOR PLAN



1 BHK
427 SQ.FT.
 39.66 SQ.MT

Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only the artist's conception and not part of the actual amenities provided. The actual amenities as mentioned in the Agreement for Sale shall be final and provided in the flats. All dimensions of the carpet area are from the unfinished wall surface. Minor variations/tolerance of +/- 3% in carpet area may occur on account of design and/or construction exigencies. *Conversion: 1 sq. mt. = 10.764 sq. ft. *Conversion in square feet for convenience purpose & easy understanding.

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2 BHK PRIME
579 SQ.FT.
 53.79 SQ.MT

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2 BHK LUXE
679 SQ.FT.
 63.08 SQ.MT

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JODI FLAT - 4 & 5
1+2 BHK
1011 SQ.FT.
93.92 SQ.MT.



JODI FLAT - 2 & 3
1+2 BHK
1009 SQ.FT.
103.02 SQ.MT.



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OPTION 1
JODI FLAT - 1 & 2
2+2 BHK
1370 SQ.FT.
127.27 SQ.MT.



OPTION 2
JODI FLAT - 1 & 2
2+2 BHK
1370 SQ.FT.
127.27 SQ.MT.



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Representation Purposes Only

SPECIFICATIONS

Structure

- Earthquake resistant RCC structure

Kitchen

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

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

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

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

Elevator

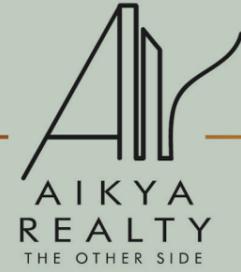
- Made of Kone/Schindler/Otis or equivalent make

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



A DECADE OF DELIVERING EXCELLENCE, YEAR AFTER YEAR.

The name Aikya Realty is inspired by the Sanskrit word "Ekya," meaning unity or oneness. Embodying this value, Aikya Realty works towards the vision of bringing together individuals and families in a shared journey towards quality living.

Aikya Realty is more than just a Real Estate company. Since our establishment in 2014, we have forged partnerships with esteemed entities, embarking on projects that redefine the paradigm of luxury living across Mumbai.

Guided by principles of unwavering honesty, transparent dealings and punctuality, we have garnered the unwavering trust of our clientele, ensuring fulfilment of our pledges.

8,00,000 SQ. FT. OF BUILT HOMES

800+ HAPPY FAMILIES

8+ YEARS

LANDMARKS DELIVERED.



**AIKYA SIGNATURE,
TARDEO**



**AIKYA HEIGHTS,
BYCULLA**



**EKLAVYA HOUSE,
MALABAR CUMBALA HILLS**



**AIKYA GOLDEN OAK,
VIKHROLI**