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ADITYARAM GROUP

ADITYARAM GOLDEN GATE

EMBRACE THE
GOLDEN
STANDARD OF
Living

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ADITYARAM GROUP

ABOUT US

At Adityaram Group, we believe in transforming dreams into reality. With a legacy spanning over decades, we have consistently set benchmarks in the realm of real estate. Our commitment to quality, customer satisfaction and sustainable practices has made us a name synonymous with trust and excellence. From Residential Plots, Premium Villa Plots to exclusive Grand Luxury Villas on ECR showcases our versatility and expertise. With a history steeped in achievements, we continue to raise the bar for quality and innovation providing luxury, comfort and personalized services. We prioritize your needs, preferences and aspirations in every project.

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Mr. ADITYARAM

Founder, Chairman & Managing Director

ADITYARAM GROUP

His ceaseless and diligent efforts have made him to emerge as a Real Estate Tycoon in the industry. Perfection is what he promises and performance is what he produces in each and every strategical move made by him.

FOUNDER AWARDS & ACCOLADES

"THE BEST REALTY BRAND"
BY THE ECONOMIC TIMES
2015

"MOST RESPECTED REAL
ESTATE ENTREPRENEUR"
BY HURUN REPORT
2017

"BEST ENTREPRENEUR
REAL ESTATE"
BY THE TIMES OF INDIA
2019

"ICON OF TAMIL NADU"
BY EDUCATION MINISTER,
GOVT OF TAMIL NADU
2021

"REAL ESTATE
TYCOON OF THE YEAR"
BY TIMES GROUP
2021

"VISIONARY REALTY
INDUSTRIALIST"
BY TIMES GROUP
2023

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ADITYARAM
PROPERTIES

SOUTH INDIA'S
MOST TRUSTED
REAL-ESTATE
DEVELOPER

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THE ADITYARAM ADVANTAGE

100% Litigation-Free Organization

Superior Quality

Prime Project Locations

Premium Amenities

Excellent Customer Service

Clear Documentation

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ADITYARAM GOLDEN GATE

DREAMS IN THE MAKING, FUTURES UNFOLDING BUILD YOUR FUTURE AT GOLDEN GATE PLOTS

Adityaram Golden Gate Residential villa plots are located at Thaiyur, bang on OMR - the fastest developing IT corridor in Chennai. The project offers best-in-class infrastructure and numerous facilities for a safe, comfortable and convenient lifestyle.

With excellent connectivity to Chennai's key IT hubs, educational institutions, and healthcare facilities, making it an ideal choice for both residential and investment purposes.

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PROJECT HIGHLIGHTS

183 Premium Villa Plots from 900 – 3600 Sft.

Located at Next to Kelambakkam

Just 10 mins from Sholinganallur

Top-grade Blacktop Internal Roads

Solar LED Street Lights

24/7 CCTV Surveillance

3 Years of Free Maintenance

Kids Play Area & Leisure Park

Close to IT Parks, Schools, Colleges & Hospitals

Potable Bore Water

Storm Water Drainage

High Appreciation Guaranteed

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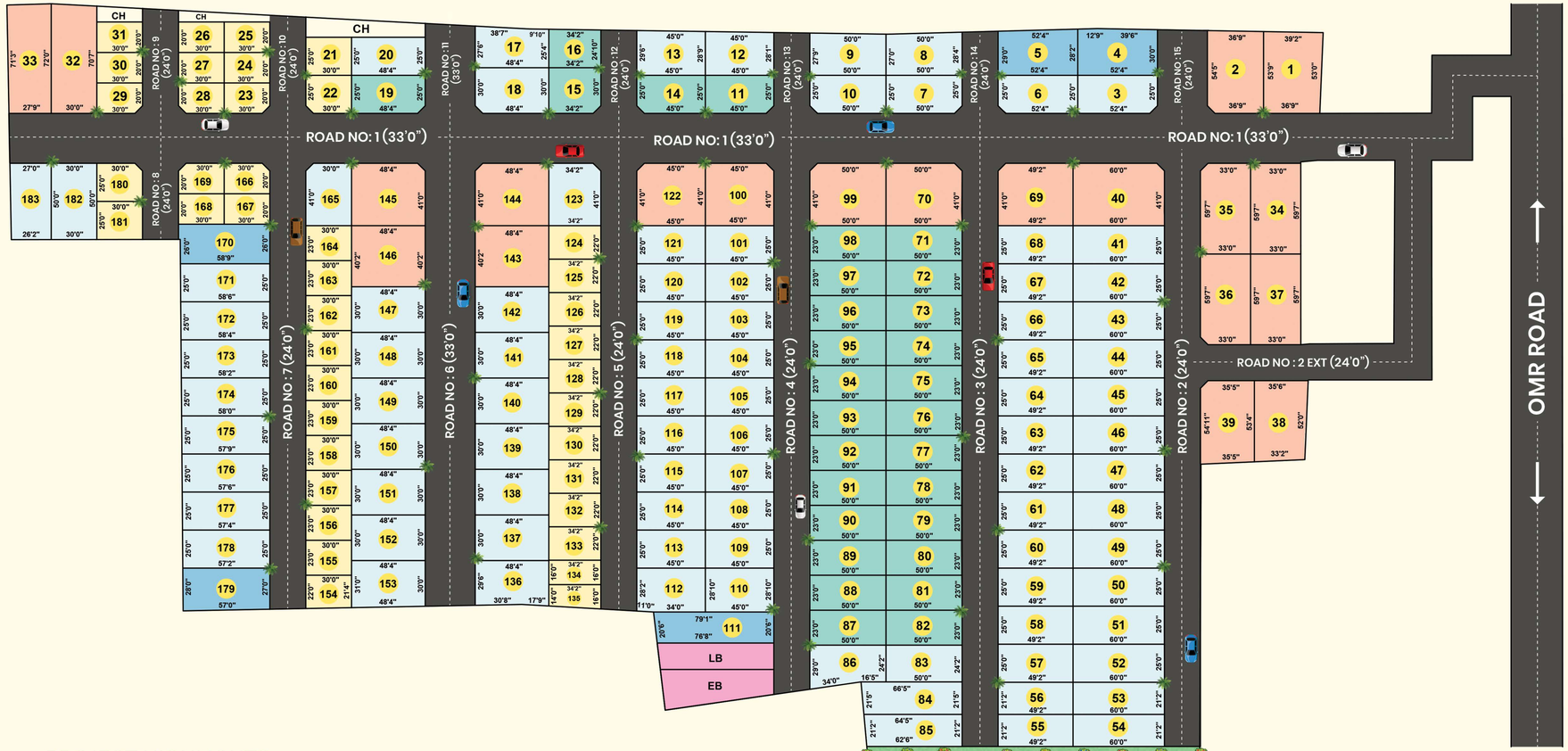
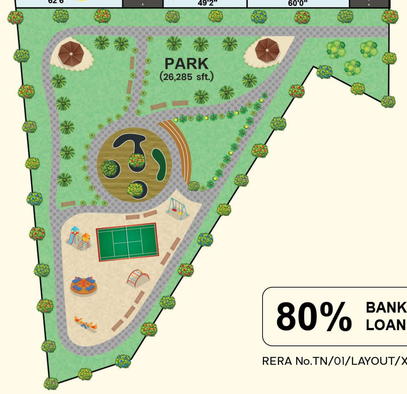
ADITYARAM GOLDEN GATE

SITE PLAN





PROJECT HIGHLIGHTS

- Storm Water Drainage
- 3 Years of Free Maintenance
- Located at Next to Kelambakkam
- Solar LED Street Lights
- Potable Bore Water
- 24/7 CCTV Surveillance
- Top-grade Blacktop Internal Roads
- Kids Play Area & Leisure Park

80% BANK LOAN | DTCP & RERA APPROVED

RERA No.TN/01/LAYOUT/XXXX/2024 | www.rera.tn.gov.in

N W E S

	512 - 752
	752 - 1200
	1201 - 1500
	1501 - 1800
	1801 - 2450

Plot No	Plot area (Sq.ft)
1	2026.00
2	1975.00
3	1295.00
4	1576.00
5	1507.00
6	1295.00
7	1237.50
8	1383.00
9	1369.00
10	1237.50
11	1112.50
12	1279.00
13	1311.00
14	1112.50
15	1012.50
16	857.00
17	1268.00
18	1437.50
19	1196.00
20	1208.25
21	750.00
22	737.50
23	587.50
24	600.00
25	600.00
26	600.00
27	600.00
28	587.50
29	587.50
30	600.00
31	600.00
32	2139.00
33	2032.00
34	1966.00
35	1953.50
36	1953.50
37	1966.00
38	1808.00
39	1905.00
40	2447.50
41	1500.00
42	1500.00
43	1500.00
44	1500.00
45	1500.00
46	1500.00
47	1500.00
48	1500.00
49	1500.00
50	1500.00
51	1500.00
52	1500.00
53	1270.00
54	1270.00
55	1041.00
56	1041.00
57	1229.00
58	1229.00
59	1229.00
60	1229.00
61	1229.00
62	1229.00
63	1229.00
64	1229.00
65	1229.00
66	1229.00
67	1229.00
68	1229.00
69	2003.50
70	2037.50
71	1150.00
72	1150.00
73	1150.00
74	1150.00
75	1150.00
76	1150.00
77	1150.00
78	1150.00
79	1150.00
80	1150.00
81	1150.00
82	1150.00
83	1208.50
84	1401.00
85	1343.00
86	1290.00
87	1150.00
88	1150.00
89	1150.00
90	1150.00
91	1150.00
92	1150.00

Plot No	Plot area (Sq.ft)
93	1150.00
94	1150.00
95	1150.00
96	1150.00
97	1150.00
98	1150.00
99	2037.50
100	1832.50
101	1125.00
102	1125.00
103	1125.00
104	1125.00
105	1125.00
106	1125.00
107	1125.00
108	1125.00
109	1125.00
110	1297.50
111	1596.50
112	1282.50
113	1125.00
114	1125.00
115	1125.00
116	1125.00
117	1125.00
118	1125.00
119	1125.00
120	1125.00
121	1125.00
122	1832.50
123	1388.50
124	751.50
125	751.50
126	751.50
127	751.50
128	751.50
129	751.50
130	751.50
131	751.50
132	751.50
133	751.50
134	546.50
135	512.50
136	1411.00
137	1450.00
138	1450.00
139	1450.00
140	1450.00
141	1450.00
142	1450.00
143	1941.00
144	1969.00
145	1969.00
146	1941.00
147	1450.00
148	1450.00
149	1450.00
150	1450.00
151	1450.00
152	1450.00
153	1474.00
154	650.00
155	690.00
156	690.00
157	690.00
158	690.00
159	690.00
160	690.00
161	690.00
162	690.00
163	690.00
164	690.00
165	1217.50
166	587.50
167	600.00
168	600.00
169	587.50
170	1528.00
171	1466.00
172	1460.00
173	1456.00
174	1452.00
175	1447.00
176	1441.00
177	1435.00
178	1431.00
179	1570.00
180	737.50
181	750.00
182	1500.00
183	1329.00

NOT TO SCALE

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50 REASONS TO INVEST IN ADITYARAM GOLDEN GATE

LOCATION

1. 183 premium plots with best-in-class infrastructure located at Thaiyur.
2. Situated at OMR – The fastest developing IT corridor in Chennai.
3. Due to its proximity to the various industries, Kelambakkam witnesses rapid growth in residential sector.
4. Easy access to transportation hubs and its located just Next to Kelambakkam
5. Improved road infrastructure and connectivity to key areas such as Chennai city centre, IT parks, and other commercial hubs.links OMR and other parts of the city.
6. Offers easy access to key areas like Sholinganallur, Navalur, Siruseri, ECR, Chengalpet & Mahabalipuram.
7. Perfect access through OMR bypass road and highway, which ensures excellent connectivity.
8. Kelambakkam – Thiruporur, Kelambakkam – Kovalam, Kelambakkam – Vandalur, Kelambakkam – Sholinganallur offers connectivity in all four directions . Kattur roads offer extensive internal Connectivity.
9. Government of Tamil Nadu's Peripheral Ring Road (PRR) adjoins OneHub Chennai.
10. Wonderla Amusement Park to commence work on OMR.
11. 3 Japanese firms (Japanese Township) to set up facilities in this locality.
12. Yamaha to set up a new 28-acre factory in OneHub Chennai.
13. Many industries like Orchid Pharma, AEIIPL, Hitachi, Godrej etc. are within reach.
14. The presence of SIPCOT IT Park, in Siruseri contributes significantly to Thaiyur's rapid development.
15. Situated in a safe and secure neighbourhood close to IT & ITES companies.
16. The ELCOT SEZ in Sholinganallur, adds to the area's allure for AI & tech-driven investments.
17. Close to many major IT companies such as Cognizant, HCL, TCS, Wipro, Infosys & Accenture.
18. Educational institutions like SSN College of Engineering, Jagannath College of Nursing, Balaji Institute of Engineering and Technology, SMK Fomra Institute of Technology, Sri Sathya Sai Medical College and Research Institute, Sathyabama University, Sri Vani Vidyalaya, Evergreen Matriculation, Jagannath Vidya laya are nearby.
19. Close to hospitals such as Chettinad Super Speciality Hospital, Alpha Multi-speciality Hospital, Shri Sathya Sai Hospital, Mind and Soul Care and Unittas Hospital.
20. Entertainment avenues like ECR Beaches, Mayajaal Multiplex, Marina Mall, INOX Cinemas, MGM Theme Park are in close proximity.

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PRICE

21. Thaiyur is among the emerging affordable destinations in Chennai for investment.
22. Affordable plots with excellent accessibility to the IT corridor.
23. Plots just 10 mins from Sholinganallur at half the price of Sholinganallur.
24. Rightly priced DTCP and RERA approved plots in the fastest developing corridor of Chennai.
25. Situated in a safe, secure and serene neighbourhood with a reasonable price.
26. Secured Villa plots located in the industrial growth area.
27. Easy access to ECR, GST Road and other parts of the city.
28. Rapid development and infrastructure growth offers great value appreciation.
29. Complete ownership of land and re-sale flexibility.
30. High return on investment guaranteed.

FEATURES

31. Best-in-class infrastructure.
32. Top-grade blacktop roads.
33. Solar LED street lights.
34. 3 years of free maintenance.
35. 24/7 CCTV surveillance.
36. Round the clock security service.
37. Kids play area.
38. Leisure park.
39. Avenue trees.
40. Storm water drain
41. Expansive landscape with greenery.
42. Potable bore/drinking water.

LEGALITIES

43. DTCP approved.
44. RERA registered.
45. 80% bank loan available.
46. Leading banks have approved the property.
47. 100% litigation-free.
48. Clear parent documents and titles.
49. Legal advice offered by leading lawyers.
50. Road gift deed is available.

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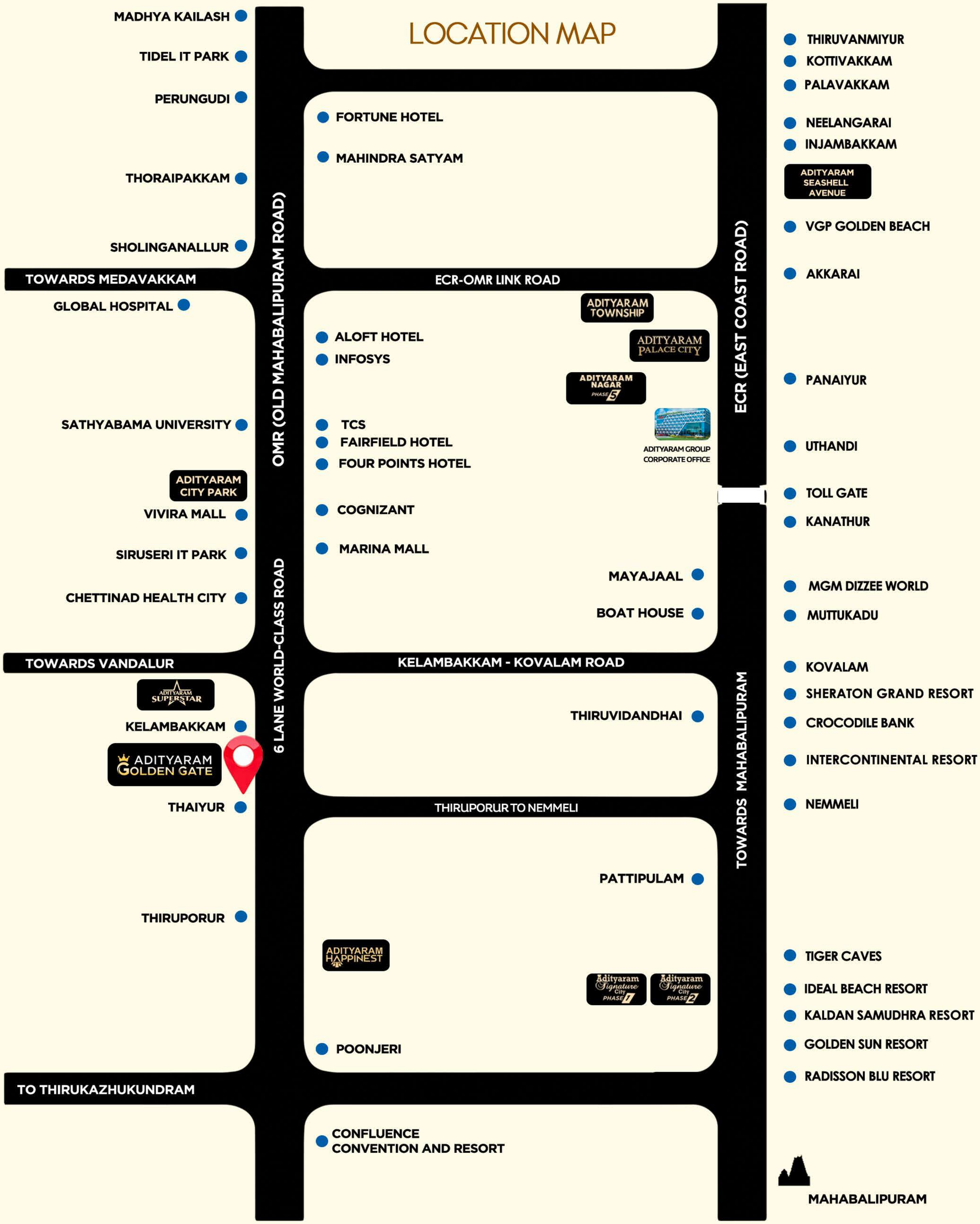
LOCATION MAP



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LOCATION ADVANTAGE

SCHOOLS

Chettinad - Sarvalokaa Education - 5 mins
St Mary's Matriculation Higher Secondary School - 2 mins
Velammal New Gen School - 3 mins
Billabong High International School - 5 mins
Shraddha Children's Academy - 10 mins
Vellore International School (VIS) - 12 mins
PSBB School - 17 mins

COLLEGES

Hindustan Institute of Technology & Science - 5 mins
Sri Sivasubramaniya Nadar College of Engineering - 1 mins
Anand Institiute of Higher Technology - 9 mins
Hindustan college of arts & science - 9 mins
IIT Madras Thaiyur - 12 mins
MSAJAA Architecture College - 15 mins
Mohamed sathak A.J. College of Engineering - 15 mins
Dr Ambedkar Government Law college - 17 mins
Vellore Institiute of Technology - 17 mins

SOCIAL INFRASTRUCTURE

Thiruporur Bus Terminus - 5 Mins
Kelambakkam Bus Terminus - 2 Mins
Thiruporur Murugan Temple - 5 Mins
OMR Bypass Road - 5 Mins
Vandalur Road Junction - 2 mins

IT PARKS

Cognizant Technology Solutions - 14 mins
Pacifica Tech Park - 14 mins
Sipcot IT Park - 15 mins
Reliance Jio Infocomm - 15 mins
ETA Technopark - 16 mins
Endo India Par Formulations - 8 mins
Softgel Healthcare pvt ltd - 10 mins
Valeo India pvt ltd - 12 mins

HOSPITALS

Centre for Vision & Eye Surgery - 2 mins
Praveena Hospital - 4 mins
Prime Poly Clinic - 5 mins
Supreme Speciality Hospital - 7 mins
Chettinad Super Speciality Hospital - 8 mins

CONVENIENCE / MALLS

Krishna Shopping Mall - 5 mins
Elza Plaza - 10 mins
Dakshina Chitra Heritage musuem - 11 mins
Muttukadu boat house - 13 mins
The Marina Mall - 14 mins
Arul Muruga Theatre - 5 mins
Blue flag beach - 14 mins
Kovalam Beach - 15 mins

PAYMENT SCHEDULE

1. On Booking	**10%**
2. Within 15 days from the date of Booking	**40%**
3. Within 30 days from the date of Booking on completing Land Registration	**50%**

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EMBRACE THE GOLDEN STANDARD OF *Living*

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ADITYARAM GOLDEN GATE

Disclaimer: This Book is merely indicative and for guidance and is prepared on the basis of the development of the project as currently envisaged by the Company. Plans, specifications and features are subject to change without notice. This is not a sales prospectus. Any purchase in this project shall strictly be governed by the terms and conditions of the Agreement for Sale that may be entered into between the parties and the same shall prevail.