



DELHI, CURTAIN-RAISER TO THE INVESTMENT OPPORTUNITY OF THE CENTURY.  
MUMBAI METROPOLITAN REGION'S BIGGEST ECONOMY-UNLOCKING BLUE-CHIP LAND INVESTMENT.  
AS POWERFUL A STORY AS THE ONE AFFORDED BY THE INDIRA GANDHI INTERNATIONAL  
AND JEWAR AIRPORTS.


PRE-LAUNCHING  
CODENAME  
**MUMBAI**  
**T3**  
**AERO-ESTATE**


A ZIPPY DRIVE FROM SOUTH MUMBAI, VIA INDIA'S LONGEST SEA BRIDGE,  
ATAL SETU, AND ABOUT AN HOUR FROM THE UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT.


..... **5 POWER-PACKED INVESTOR TRUTHS:** .....

 Invest into the largest beneficiary  
of NAINA, the 90,000 acre  
(36 crore sq. meters.) Airport  
Notified Area surrounding the Navi  
Mumbai International Airport.

 2,000 acre airport, designed by  
the world-renowned Zaha Hadid  
Architects.

 Expected traffic of 9 crore pax/annum,  
with 5 star hotels, entertainment zones,  
commercial establishments and data  
centers housed in close proximity.

 Quickest entry into MMR land:  
The most valuable and hyper-growth  
driven asset class in India

 Brought to you by  
The House of Abhinandan Lodha®,  
India's No 1. Branded land developer.

**AN UNMISSABLE, BLINK-AND-MISS GROWTH OPPORTUNITY TOWARDS LAND  
OWNERSHIP IN THE HEART OF MUMBAI'S NEXT BIG GROWTH STORY.**

THE BENEFICIARY OF ONE OF INDIA'S LARGEST AIRPORTS AND RADIAL CITIES IN THE MAKING. THE EXPLOSIVE NAINA  
(NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA) GROWTH BLUEPRINT, SPREAD ACROSS A COLOSSAL 90,000  
ACRES IN THE COUNTRY'S BFSI CAPITAL. PRIME LAND IN A WORLD-CLASS LANDMARK DEVELOPMENT,  
BY INDIA'S NO. 1 BRANDED LAND DEVELOPER.

• 139.35 SQ.M. (1,500 SQ.FT.) •

₹ **89.99 LAKH**

ALL-INCLUSIVE



# INDIA'S NEW-AGE AIR CORRIDORS:

**A DISRUPTIVE FORCE AUGMENTING  
THE FACE OF NEW-AGE CITIES.**

**TRANSFORMATIVE, SUSTAINED,  
POWERFUL GROWTH - EMBEDDED IN NEW  
MEGA-AIRPORTS. UNLOCKING THE TRUE POTENTIAL  
OF MEGA-CITIES, DRAWING LARGE FOREIGN AND  
DOMESTIC INSTITUTIONAL INVESTMENTS.**



## **INDIA'S FOREMOST AND MOST-COMPELLING CASELETS AROUND LAND APPRECIATION, STEMMING FROM MAMMOTH AIRPORTS.**

Mega infrastructure projects that transform an economy and revolutionize real estate in surrounding areas are a once-in-a-lifetime phenomenon.

India's Silicon Valley – Bengaluru – has witnessed a significant surge in land and real estate prices, driven by the economic growth following the inauguration of **Kempegowda International Airport** in 2008.

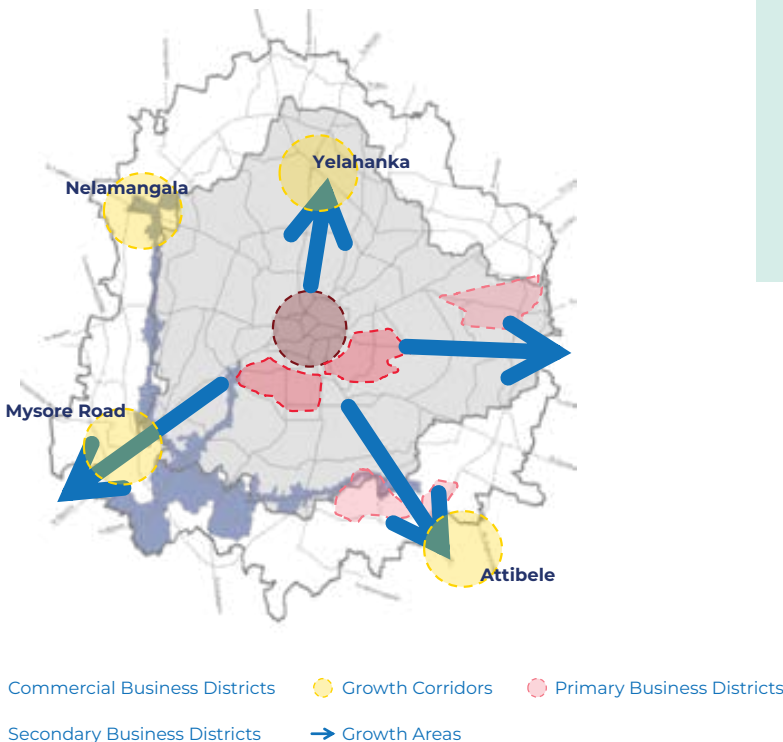
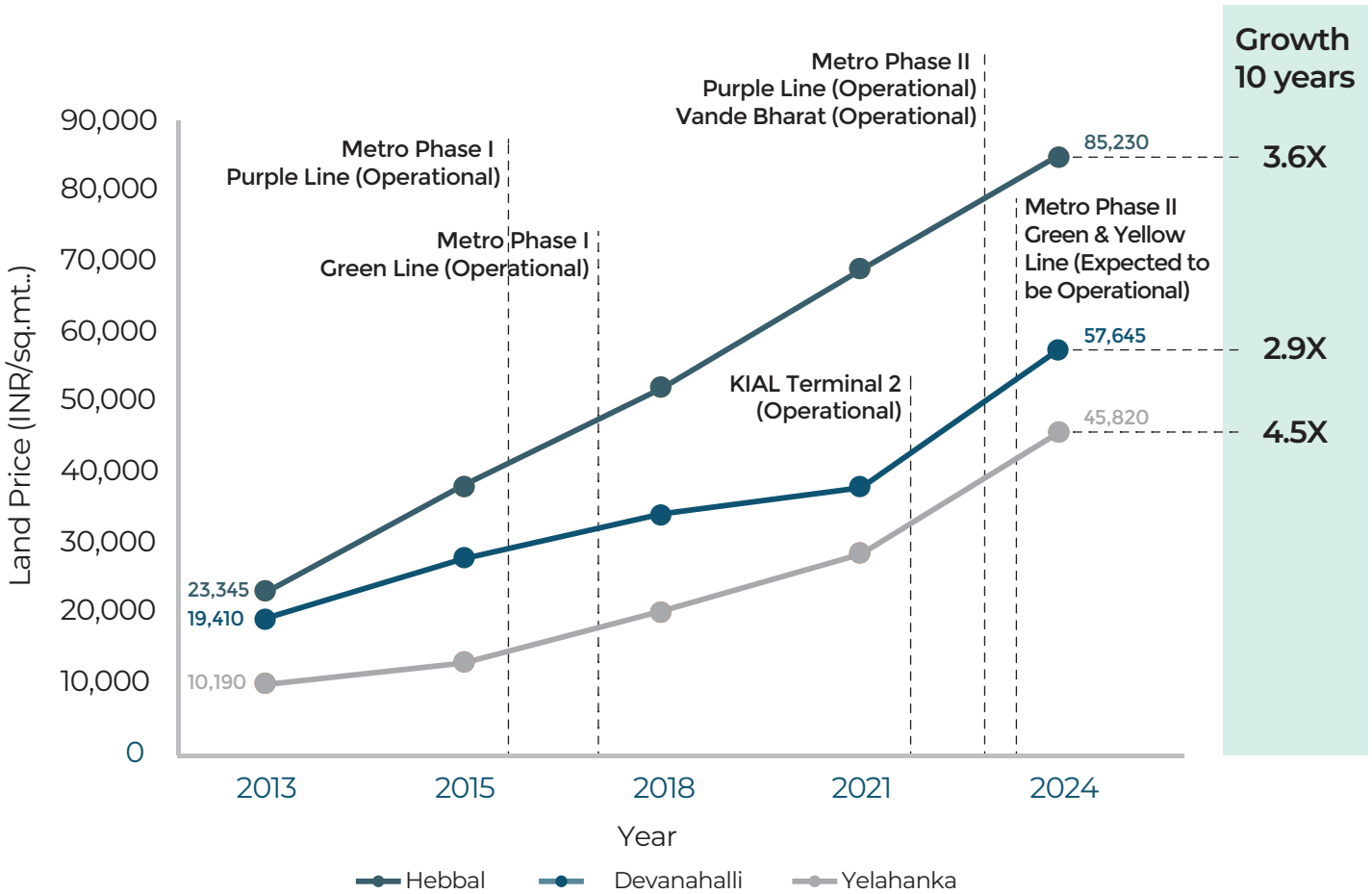
This is exemplified by the outsized growth near Noida Expressway because of the colossal **Jewar Airport**, serving as a supplement to IGIA for both domestic and international flights.

Goa has also seen a substantial rise in land prices, driven by the opening of **MOPA Airport**.

# NORTH BENGALURU

With the announcement of the Kempegowda International Airport in 2008 and augmented operations of T2 in 2023, North Bengaluru underwent a rapid growth journey. The regions of Hebbal, Yelahanka and Devanahalli have been emerging as growth centres of the city in the last decade due to operations of the Airport, Hi-speed Airport Express Metro Line (upcoming) and growing Commercial Business Districts.

## LAND PRICES SKYROCKETED ACROSS ALL 3 MICRO-MARKETS



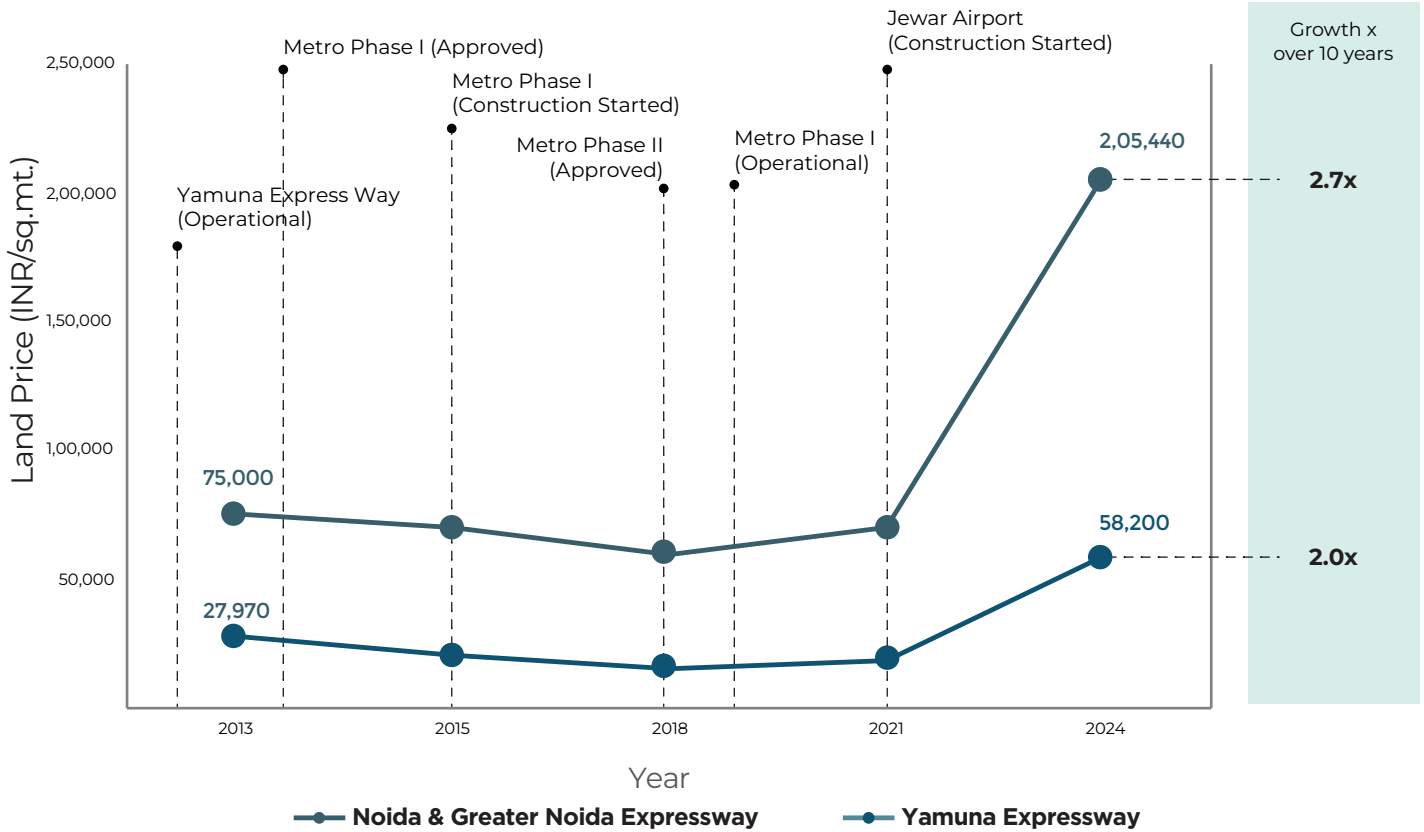
**THE KEMPEGOWDA INTERNATIONAL AIRPORT HAS MARKED A SIGNIFICANT PRICE APPRECIATION AND INVESTOR APPETITE TO LAND IN NORTH BENGALURU. NAVI MUMBAI INTERNATIONAL AIRPORT WILL POWER THROUGH, ON A SIMILAR FOUNDATION.**

### Perpetual Growth Engine for Bengaluru:

- The Bengaluru Airport City is a major commercial and hospitality development hub being constructed around KIAL. It is projected to feature over **45 million square feet (MSF)** of development, including office spaces, hotels, and retail areas.
- An estimated investment of over **₹14,000 crore** is being pumped into the development of **Bangalore Airport Metro line**, thus bringing easy accessibility to the city.
- A **concert arena** is also planned within the Airport City, designed to accommodate **10,000 attendees**. This venue will serve as a cultural and entertainment hub, enhancing the attractiveness of the area for both residents and visitors.

# JEWAR AIRPORT

At **5,000 hectares** (12,355 acres) the upcoming Jewar Airport is more than **twice the size of IGI airport**, New Delhi, (5106 acres). Jewar Airport, proposed to be the **largest in India** and fifth largest in the world, has created a significant impact on the real-estate prices across the NCR market.



Historical data shows that the price of 1 hectare of land has surged from approximately ₹25-28 lakh in 2018 to between ₹1.25-1.5 crore in mid-2024, marking an increase of over 400% in just six years.

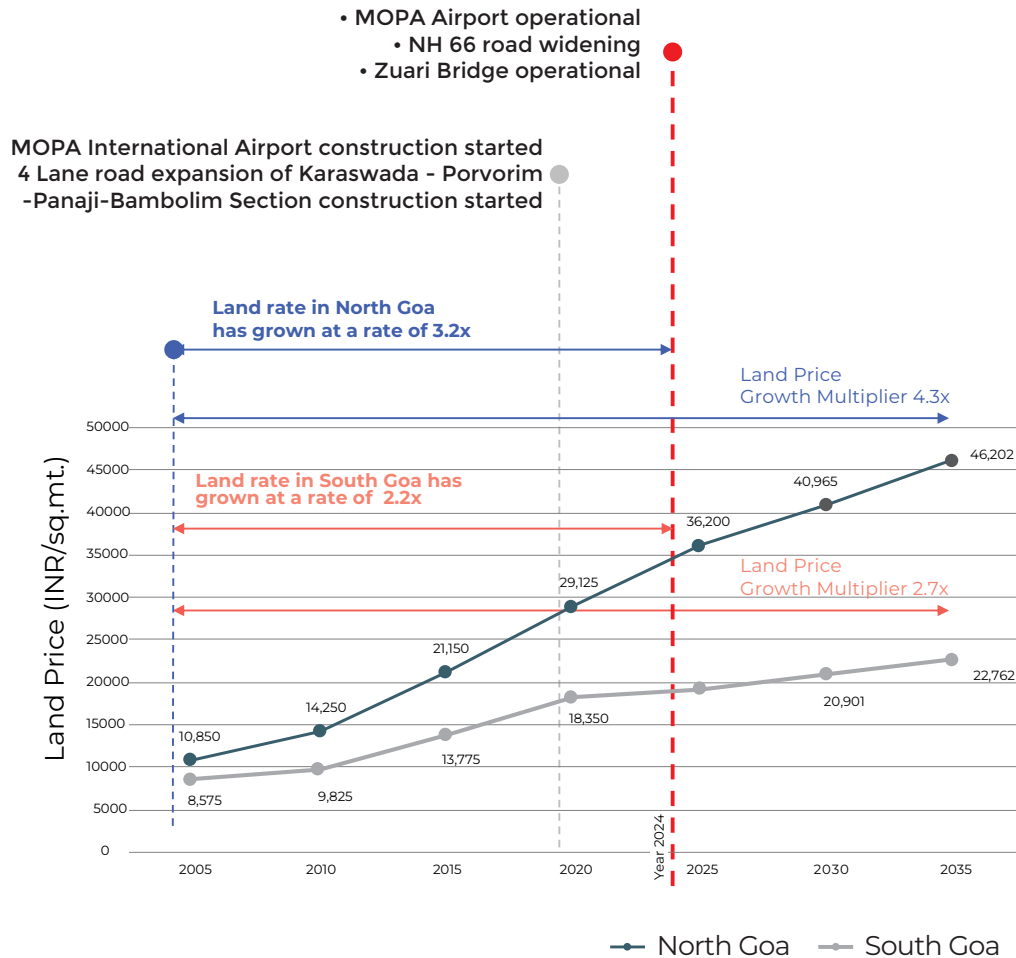
**THANKS TO THE MEGA JEWAR AIRPORT, LAND PRICES IN GREATER NOIDA AND NCR HAVE SKYROCKETED. MMR SEES A SIMILAR MEGA INVESTMENT OPPORTUNITY.**

## An everlasting growth machine for NOIDA:

- The Uttar Pradesh government plans to establish an **Aerotropolis** near Jewar Airport, which will include a dynamic innovation and technology hub, commercial centers, logistics hubs, hospitality options, and recreational areas.
- The NCR Transport Corporation (NCRTC) is developing a dedicated **Regional Rapid Transit System** corridor connecting Ghaziabad to Jewar Airport, which is expected to be operational by 2030.
- **Delhi-Mumbai Expressway:** A new 31-kilometer greenfield highway is being constructed from Jewar Airport to Sector 65 in Faridabad, improving connectivity to the Delhi-Mumbai corridor.

# MOPA AIRPORT

Goa is the only state in India to have two geographically separated, operational airports with a projected cumulative capacity to serve 1.74 crore passengers every year. It is estimated that Mopa International Airport is set to handle **3.3 crore** passengers per annum by the year 2030, driving real estate prices by an estimated **27-30%** in the North and Northeastern parts of Goa.



## A future of unstoppable progress for Goa:

- The airport's master plan includes **232 acres** earmarked for **commercial development**, which will feature hotels, retail spaces, and other commercial facilities. This development aims to create a vibrant economic zone around the airport.
- MOPA Airport is positioned to become a **major logistics hub**, with plans to enhance cargo operations significantly. The airport aims to facilitate the export of agricultural products and other goods, leveraging its strategic location.
- By 2030, **investments** in the vicinity of Mopa Airport are predicted to reach around **₹2,700 crore** (approximately \$341 million), primarily focused on tourism and hospitality development projects.

Source:  
<https://www.mopaairport.co.in/>  
<https://www.itin.in/aviation/how-goas-mopa-airport-could-become-the-next-big-transshipment-hub-1352457>  
<https://economictimes.indiatimes.com/industry/services/property/-construction/goas-mopa-airport-spurs-realty-activity/articleshow/108185970.cms>

WITH MOPA AIRPORT COMING INTO THE PICTURE, THE REGION IS SEEING INVESTMENT UPWARDS OF RS 5,000 CRORE WHICH HAS CREATED A MASSIVE APPRECIATION STORY IN THE REGION.

**INVESTORS, MMR PRESENTS THE BIGGEST BLUE-CHIP LAND INVESTMENT OF THE DECADE.**



# UNSTOPPABLE, UNPRECEDENTED TRANSFORMATION AWAITS THE MUMBAI METROPOLITAN REGION, WITH NAVI MUMBAI INTERNATIONAL AIRPORT BEING THE TORCHBEARER.

---

## NAVI-MUMBAI INTERNATIONAL AIRPORT: A MEGA-STRUCTURE DRIVING AN INVESTMENT BOOM ALREADY.

Mumbai's Chhatrapati Shivaji Maharaj International Airport handled a **record traffic of 5.2 crore passengers in 2023-24**, second only to Indra Gandhi International Airport in Delhi, at 7.3 crore passengers in the same year. A true testament to Mumbai's centrality in India's and the world's economy. However, this airport has reached its peak capacity, warranting the need for immediate augmentation.

Designed by the world-renowned **Zaha Hadid Architects**, the Navi Mumbai International Airport is set to be inaugurated in early 2025. With a **planned annual capacity of 90 Million (9 crore) passengers by 2031**, the NMA will have a radius of influence at a mammoth 90,000 acres in the NAINA (Navi Mumbai Airport Influence Notified Area) belt and will be one of the largest greenfield airports in the world.





# NMIA: A DISRUPTOR IN THE MAKING, A CATALYST FOR RAPID TRANSFORMATION.

India's first airport with

## MULTI-MODAL

connectivity - connected by road, metro, rail and even by water.

India's

## LARGEST PLANNED GENERAL AVIATION FACILITY,

with more than 67 General Aviation aircrafts stands along with separate heliport operations.

Being developed at a staggering cost of

## ₹18,000 CRORES

which is 25% more than that of the cost of developing Indira Gandhi International Airport, Delhi.

## 4 LAKH DIRECT & INDIRECT JOBS

to be generated as a result of this new airport. Almost 7 times the capacity of Jawaharlal Nehru Stadium in Delhi.

The location will play host to world-class 5-star hotels, retail, residential and commercial districts, data centres and multiple educational establishments. This is set to not only decongest the core Mumbai Metropolitan Region but also play canvas for a world-class city, befitting India's BFSI capital. The region will witness a never-seen-before growth in the coming years.

- The Navi Mumbai International Airport, expected to start operations in March 2025, is a truly Mega Airport in the making.
- Spread over 2,800+ Acres, this will be a much larger airport compared to the current Chhatrapati Shivaji Maharaj International Airport, constrained at 1,800 Acres due to its in-city location.
- A slew of infrastructure projects has been planned, ensuring connectivity with Mumbai's prime areas.
- Located near the explosive growth centres of Navi Mumbai, fuelled by the influx of MNCs, BFSI Startups & New-age industries like data centres, this airport will become the main transit point for global business travellers to Mumbai.
- The airport will be built in 5 phases and all **4 terminals will be interconnected** along with seamless integrated operations on airside and landside for hub operations.
- **1000 Acre Tourism Zone:** A well-planned landmark zone containing hotels, amusement parks, restaurants, hotel management and training institutes.

# MUMBAI METROPOLITAN REGION'S INSATIABLE GROWTH APPETITE. AN IRREPLACEABLE, EXPLOSIVE GROWTH STORY.

Mumbai—India's powerhouse city—boasts more than just an iconic skyline; it's a battleground for a prized resource: land. Hemmed in by the Arabian Sea, every square foot is a treasure, driving demand and prices sky-high. The city's rapid growth has turned land into gold, creating a scarcity that only fuels its value.

## IN MUMBAI, LAND ISN'T JUST LIMITED—IT'S LEGENDARY.

Mumbai, once confined to its bustling core, is now stretching its boundaries. As the city's central areas reach their peak, the natural progression is outward—into the vibrant suburbs and beyond. This outward expansion isn't just a trend; it's the future of Mumbai.

## MUMBAI INDIA'S MOST & WORLD'S 6<sup>TH</sup> MOST-DENSELY POPULATED CITY

### POPULATION DENSITIES

#### MUMBAI

36,200 people per sq. km.

#### GREATER MUMBAI

26,000+ people per sq. km.

#### EASTERN SUBURBS

24,100 people per sq. km.

#### ULHASNAGAR

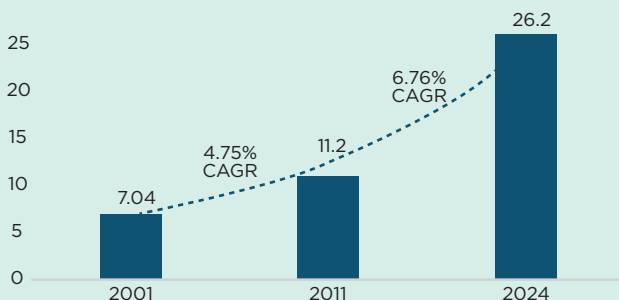
38,000+ people per sq. km.

#### NAVI MUMBAI & BEYOND

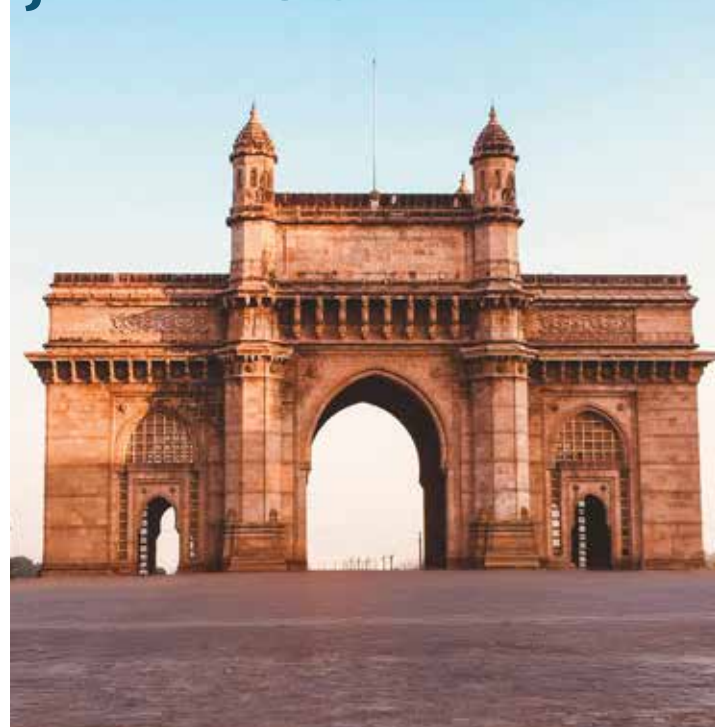
4,167 people per sq. km.

## BUT EVEN NAVI MUMBAI IS GETTING SATURATED QUICKLY

NAVI MUMBAI POPULATION (in L)



For reference, Mumbai, one of India's fastest growing cities, grows at a CAGR of 1.77%



## SPACE: A LUXURY MUMBAI JUST CAN'T AFFORD

The average one-way work commute time in Mumbai is approximately **47 minutes**. This is higher than the global average of around 35 minutes.

Mumbai has less than **13 square feet** of open space per person, which is far below the World Health Organization's recommendation of 97 square feet per person.

### THE TIMES OF INDIA

#### MMR does not have recreational facilities to cater to the needs of its population today: Niti Aayog

Chittaranjan Tembhekar / TNN / Updated: Sep 14, 2024, 12:52 IST



Robust private investment of \$7 billion backed by Rs 8000 crore govt kitty can change MMR's global tourism rankin...



# THE SOLUTION:

NOT JUST A MEGA- AIRPORT, BUT ALSO A 90,000-ACRE GROWTH AND TRANSFORMATION STORY CALLED 'NAINA'.

FOR THE FIRST TIME IN INDIA, A NEW MEGA-AIRPORT HAS THE BACKING OF A 90,000 ACRE RAPIDLY DEVELOPING PLANNED PERIPHERY.

THE NAVI MUMBAI AIRPORT INFLUENCE AREA (NAINA) - AN UNPRECEDENTED, MEGA DISRUPTIVE TRANSFORMATION PLANNED IN THE MUMBAI LANDSCAPE. FUELLED BY THE NAVI MUMBAI INTERNATIONAL AIRPORT.

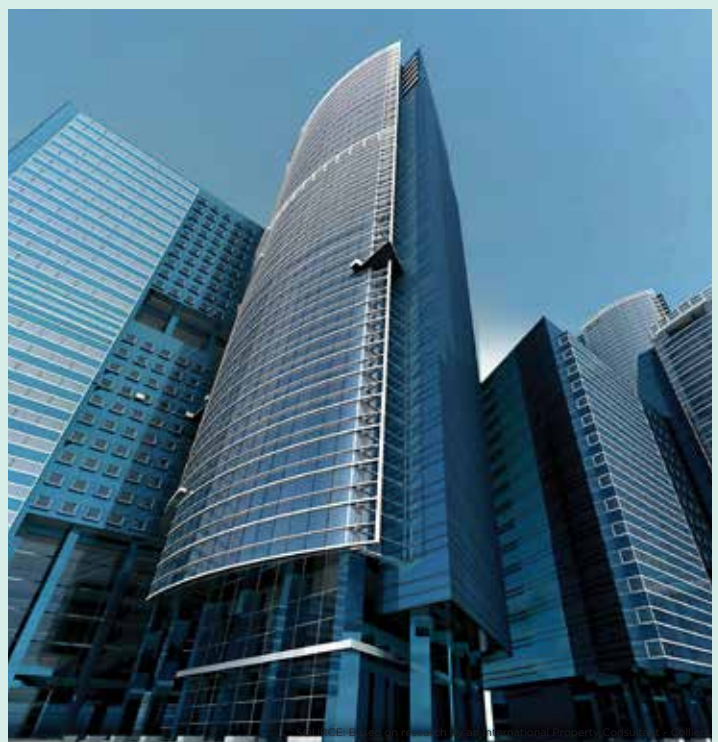


## THE NEED FOR NAINA

Envisaged initially as the largest planned city in the country, NAINA is an ambitious urban planning project in the making with the potential for an ultra-modern city that will provide a powerful boost to all sectors of the economy, offer quality life, with a promise to take Maharashtra a notch up on the development barometer.

This transformational project is being helmed by CIDCO (City and Industrial Development Corporation), that is widely credited with development of Navi Mumbai as a modern bustling city.

- This modern city, close to Mumbai will be around 20% larger than Navi Mumbai, will comprise of open spaces, broad roads, lush urban greens & cutting-edge multi-modal connectivity - all within a 25 km radius of the new airport.
- The region is planned as a self-sustaining ecosystem, with small cities serving as hubs for agro-farming, education, trade, IT, services, and healthcare.
- The upcoming Navi Mumbai International Airport (NMIA), Jawaharlal Nehru Port Trust (JNPT), Mumbai Trans Harbor Link (MTHL) and proposed transport corridors like the Multi Modal Corridor, Dedicated Freight Corridor (DFC), and SPUR are set to have a significant impact on NAINA.
- As a result of focussed government efforts in establishing physical and social infra projects in this region, MNCs across IT, Data, Financial & other such industries have announced plans to set up their bases in this region in the coming years.



# STRATEGICALLY LOCATED. GEARED FOR EXPLOSIVE GROWTH.

## THE JEWEL OF THE CROWN, NAINA'S PRIME BENEFICIARY.

Located less than an hour from the upcoming Navi Mumbai International Airport and a zippy drive from Mumbai-Pune Expressway, **Codename Mumbai T3 Aero-Estate** offers an unprecedented confluence of:



**Future-Ready Opportunity**  
Direct beneficiary  
of Mumbai 3.0.



**Accessibility**  
Less than an hour drive from  
Navi Mumbai International Airport.



**Natural Beauty**  
Hills, greens &  
abundant waterfalls.



**Affluence**  
A location-defining luxury living  
destination designed for the select few.

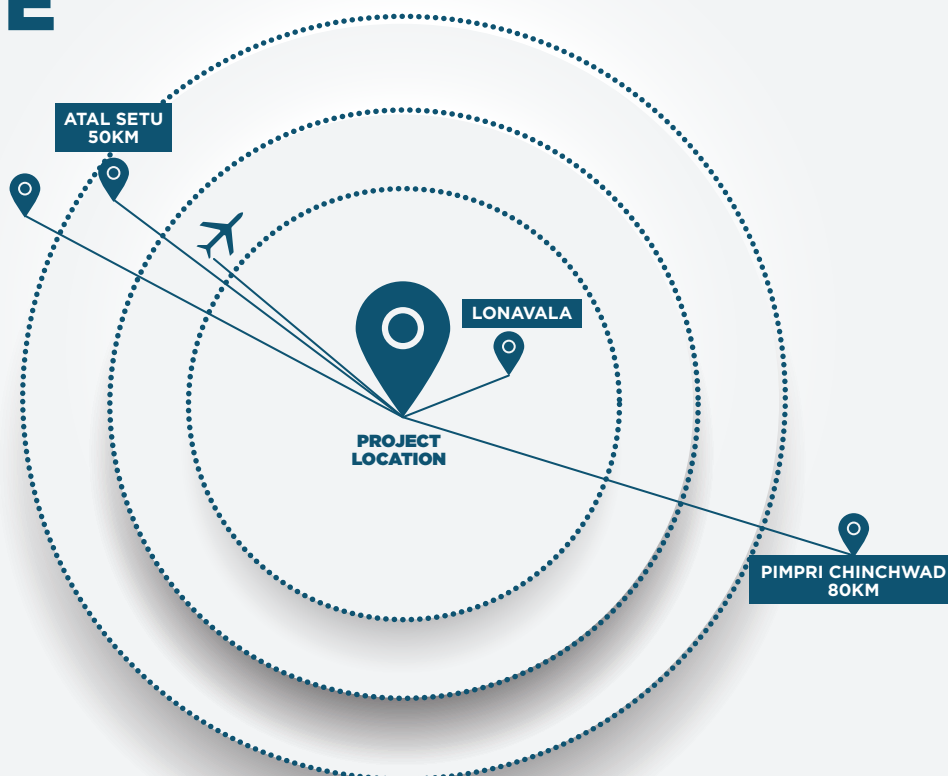


**Serenity**  
High AQI, lowest noise,  
maximum peace.

## A REGION SET FOR MASSIVE EXPANSION

Situated at the pivotal junction between Mumbai and Pune, this fast-developing region is emerging as a powerhouse for future growth. With key infrastructure projects such as the Navi Mumbai International Airport and the NAINA region propelling expansion, the area is becoming a strategic hub for investors and businesses alike.

Proximity to two of India's largest urban centers, along with enhanced connectivity, makes this region an ideal location for industries, real estate, and commerce. As the growth engines around it accelerate, this location is set to witness unprecedented development, transforming it into a thriving epicenter of opportunity and progress.



# UNEARTHING NATURE'S TRUE CHARM.

A HIDDEN GEM, RIGHT NEXT DOOR.

## ADVENTURE & FUN



**Imagica Theme Park:** India's first international standard theme park, which features thrilling rides, a water park, and a snow park.



**River Rafting, Kolad:** An exhilarating experience for adventure enthusiasts.

## TREKS



**Manikgad Trek:** This trek takes you through dense forests and up to the ancient Manikgad Fort, which offers stunning views of the surrounding hills and valleys.



**Lohagad Fort Trek:** A moderate level hike that offers panoramic views of the surrounding landscape.



**Duke's Nose:** Also known as Nagphani, it is a popular trekking destination known for its distinctive cliff shape and offers additional trekking opportunities for adventure seekers.



**Irshalgad - Prabalgad Trek:** This trek combines two forts, Irshalgad and Prabalgad, offering a challenging trekking experience and breathtaking views of the Western Ghats.

## NATURE & RELAXATION



**Tungarli Lake:** Head to Tungarli Lake for a peaceful picnic. The serene environment is ideal for relaxation and photography, surrounded by rich flora and fauna.



**Kune Waterfall:** One of the highest in Maharashtra. Its scenic views and tranquil atmosphere make it a great spot for nature lovers.



**Pawna Lake:** Ideal for picnics and camping, offering boating facilities and beautiful views of nearby forts.

## HISTORY & CULTURE

**Umerkhind:** Renowned for being the site of a pivotal battle in 1661, where Chhatrapati Shivaji Maharaj and his Maratha forces achieved a remarkable victory against the Mughal army led by General Kartalab Khan. Despite being vastly outnumbered, with approximately 1,000 Marathas defeating a force of 25,000 Mughals, this battle showcased Shivaji's brilliance.

**Birla Temple:** Situated atop the hill, the Birla Mandir is not just an architectural wonder but a spiritual sanctuary. Dedicated to Lord Vishnu and Goddess Lakshmi, this temple is a symbol of serenity and divinity, drawing visitors from all walks of life.

**Shri Varadvinayak Temple:** Visit this revered temple, part of the Ashtavinayak pilgrimage circuit. It offers a spiritual experience and beautiful architecture, making it a significant cultural site.

**Bhaja & Karla Caves:** These ancient rock-cut caves are a testament to India's architectural heritage and offer a glimpse into the past.

**Rajmachi Fort:** A popular trekking destination, this fort offers breathtaking views and is rich in history.

**Lion's Point:** A scenic viewpoint in Lonavala, ideal for watching sunsets and enjoying panoramic views of the surrounding hills.

# MMR'S MEGA INFRASTRUCTURAL BLITZKRIEG: A DEFINITIVE DRIVER FOR NAINA.

The Mumbai Metropolitan Region (MMR) is undergoing extensive infrastructural developments aimed at enhancing connectivity and urban mobility. Key projects include the expansion of the Mumbai Metro network, the construction of the Mumbai Trans Harbour Link, and the development of major roadways like the Coastal Road Project. These initiatives are designed to alleviate congestion, improve traffic flow, and promote economic growth, ultimately transforming the region into a more accessible and dynamic urban environment.

## TRANSFORMATIVE INFRASTRUCTURE PROJECTS

### ATAL SETU EXTENSION PROJECT (CHIRLE CONNECTOR)

The **Chirle Connector** is a significant infrastructure project aimed at enhancing connectivity between Mumbai and Pune. Estimated to cost around ₹1,000 crore. This project is designed to revolutionize travel between South Mumbai and Pune by reducing commute times by up to **one hour**.

#### Enhanced Connectivity with Mumbai

Before the construction of MTHL: 120 Mins  
After MTHL operation were started: 75 Mins  
After the Extension Project becomes operational: 60 Mins

### VIRAR-ALIBAUG MULTIMODAL CORRIDOR

ONE OF A KIND CORRIDOR FOR BOOSTING ROAD & RAIL CONNECTIVITY - UNLOCKING GROWTH IN NAVI MUMBAI & BEYOND

- 126 Kms in length
- Connects 3 districts within MMR - Thane, Raigad & Palghar
- 8-14 lane Access-Controlled Expressway with a route alignment connecting Navghar - Balavali within MMR.
- ₹55,000 crore investment

### THE MISSING LINK PROJECT

Being constructed with a cost of ₹6500 crore, the project aims to bypass the Khandala Ghat section. A testament to India's engineering prowess, boasting several remarkable achievements. Notably, the world's widest twin tunnels spanning 47 meters over 10 lanes have garnered recognition from the Book of Guinness World Records.



### 14 LANE MTHL ROAD

In Sep 2024, Ministry of Road Transport & Highways has proposed a 14-lane road near the Atal Setu Sea Bridge, which will connect to Pune via a ring road and extend further towards Bangalore, reducing traffic on Mumbai-Pune Expressway by 50%.

### L&T: NAINA INTEGRATED INFRASTRUCTURE PROJECT

Construction & Infrastructure behemoth, L&T, one of the world's most trusted companies has been awarded the contract to lay down the basic infrastructure on which NAINA will be built. These integrated infrastructure projects are valued at over ₹5,000 crore.



# ~₹1 LAKH CRORE WORTH OF PRIVATE INVESTMENTS ON THE BACK OF NEW AIRPORT'S GROWTH POTENTIAL.

## RELIANCE GLOBAL ECONOMIC HUB

With ₹60,000 crore of investment in 10 years, RIL will be developing an industrial and economic hub that will provide both physical as well as digital infrastructure that will encourage corporations to set up offices and factories there. Spread over 3500+ acres, this will be a world-class integrated digital services industrial area with global partnerships.

---

## EMERGENCE OF DATA-CENTERS

₹17,000+ crore of investment expected in Data Centres and associated industries since Navi Mumbai and its surrounding area is fast emerging as a favoured destination for these centres.

With the Artificial Intelligence industry on an upswing and demand for data storage solutions expected to go up exponentially in coming years, Navi Mumbai is poised to become one of India's foremost destinations for this industry offering the right combination of urban infrastructure, talent density & energy supply to power these centres.

Google, Tata Group, Adani Group, Colt DCS & NIIF-backed Digital Edge have all announced ambitious projects in this space.

---

## DIAMOND HUB

₹20,000 crore of investment expected into India's largest diamond hub slated to come up in Navi Mumbai. This is also expected to generate over 1 lakh direct & indirect jobs. This is the establishment of India's first jewellery park in collaboration with the Gems and Jewellery Export Promotion Council.

# LUXURY LIVING THAT NURTURES YOUR BODY, MIND, AND PORTFOLIO.



Representative Image



NATURE'S FINEST  
LANDSCAPES



DESIGNED BY ONE OF  
WORLD'S TOP ARCHITECTS



SWANKY WORLD-CLASS  
CLUBHOUSE



SEAMLESS CONNECTIVITY,  
UNRIVALED ACCESS

## AN OPPORTUNITY FOR



Multi-dimensional transformation  
of your lifestyle



Creating your dream home in the vicinity  
of the highly planned Mumbai 3.0



Living close to Mumbai  
but closer to nature



Experiencing ground breaking  
growth, driven by NAINA.

## CODENAME MUMBAI T3 AERO-ESTATE

is the gateway to overhaul your life by committing to a more comprehensive, well-rounded transformation within a development that is tailor made for a luxe, expansive life.

### ACTIVATE YOUR LIFESTYLE

Our development is designed to inspire an active lifestyle, with ample space for outdoor activities, fitness centers, and sports facilities. Imagine starting your day with a refreshing jog along the winding paths, surrounded by lush greenery and the majestic Sahyadri mountain ranges. Engage in yoga sessions that rejuvenate both your body and mind, or challenge yourself in the state-of-the-art gym. In this world class facility, you'll have easy access to a world of opportunities for adventure and exploration.

### REJUVENATE YOUR MIND

The natural beauty and serene atmosphere provide the perfect setting for mental restoration and relaxation. Our development features meditation gardens, where you can find solace in the tranquil surroundings and engage in mindfulness practices. Unwind in the spa facilities, offering a range of treatments designed to alleviate stress and promote overall well-being. Spend evenings stargazing from the hilltop, as the twinkling lights of Lonavala add to the enchanting ambiance.

### EMBRACE ORGANIC LIVING

Embrace organic living and reconnect with nature's purest offerings. Experience a lifestyle rooted in sustainability, where natural materials, eco-friendly practices, and wholesome nourishment create a balanced, healthier way of life.

# THE HOUSE OF ABHINANDAN LODHA®

## REDEFINING THE BEAUTY AND RICHNESS OF LAND

The House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world - access to some of the most-strategic land banks, via strong tech-enabled processes. We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities.

### THE PROMISE OF NEW GENERATION LAND®



#### PROMISE OF SECURITY

New Generation Land® is safe and secure, providing you with peace of mind. Owning land made safe, secure and transparent.



#### PROMISE OF WEALTH

New Generation Land® serves as a hedge against uncertainties, offering the opportunity to create intergenerational wealth with just a click of a button.



#### PROMISE OF TRANSPARENCY

Trust is built on transparency, and we are committed to providing complete transparency in managing your New Generation Land®.

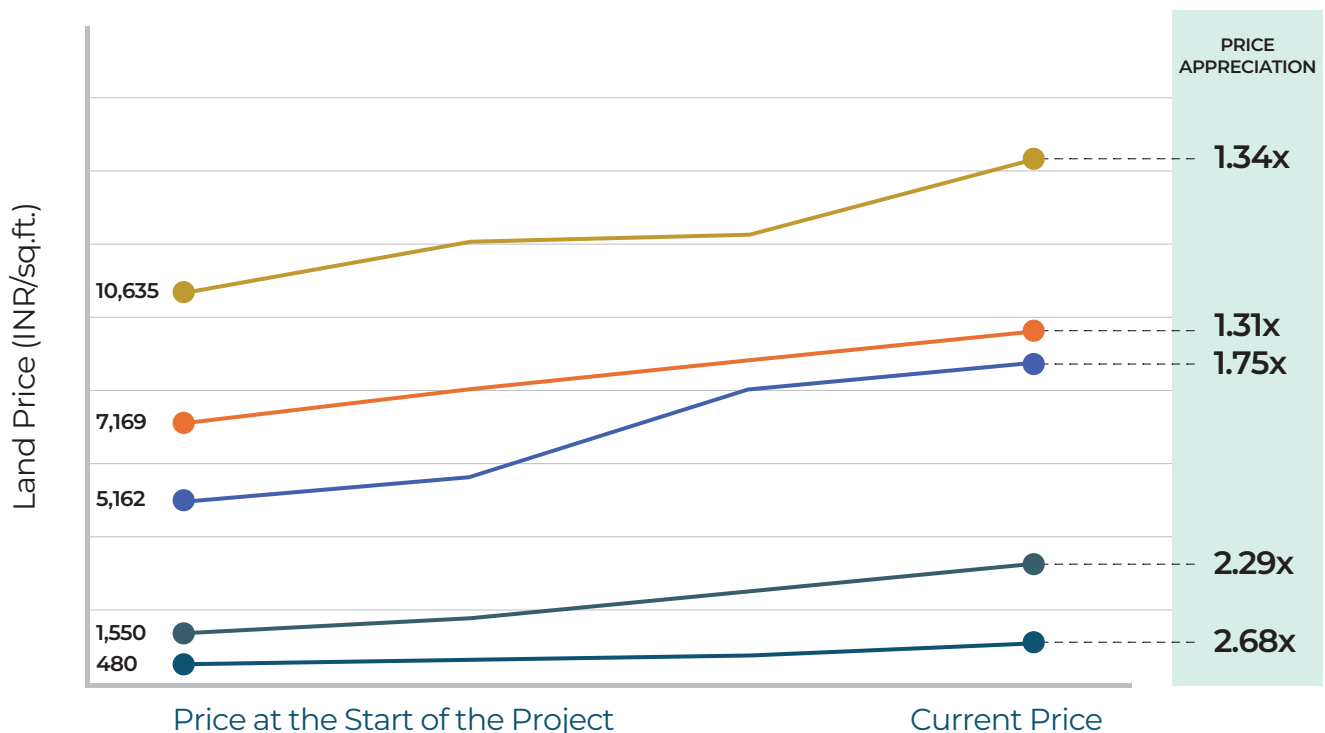


#### PROMISE OF LIQUIDITY

Facilitating digitally-aided, transactions for buying and selling New Generation Land®.

## FROM VISION TO VALUE:

### THE IMPRESSIVE APPRECIATION OF OUR DEVELOPMENTS



● Isle of Bliss, Dapoli

● Tomorrow Land, Anjarle

● Imperial Goa

● Gulf of Goa

● The Sarayu, Ayodhya

# CONNOISSEURS, PATRONS, AMBASSADORS: A STAR STUDDED ENSEMBLE



**MR. AMITABH  
BACHCHAN**

FOR

**THE SARAYU™**  
AYODHYA



**MS. TRIPTII  
DIMRI**

FOR

**ONE™  
GOA**  
THE VIBE



**MS. KRITI  
SANON**

FOR

**Sol de**  
Alibaug

**A DIVERSE CUSTOMER BASE OF BUSINESS LEADERS,  
CELEBRITIES AND PROFESSIONALS FROM 15+ COUNTRIES**



## A PIONEERING TECH-ENABLED OWNERSHIP EXPERIENCE





# OUR PROJECTS



Goa's first-and-only 130+ acre, carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym and a man-made sea and beach.

📍 Bicholim, Goa



## CELEBRATION LAND

The grandest land celebration in the country  
2x subscriptions  
A sell-out launch.

📍 Neral, Maharashtra



A massive 110% appreciation at Dapoli. 450 per sq.ft. in Aug 2020. 950 per sq.ft. in Oct 2022.

📍 Dapoli, Maharashtra

## ISLE OF BLISS

5 mins from Basilica of Bom Jesus. 100% sell-out project with 25% appreciation. Ready for possession.

📍 Bainguinim, Goa



INDIA'S MOST VALUED VILLA ESTATES



## TOMORROW LAND

An epic land shopping festival at Anjarle that saw 3x subscriptions, 1200+ applicants.

📍 Anjarle, Maharashtra



7 mins from Dabolim Airport. 100% sell out project with 25% appreciation in price within 6 months.

📍 Vasco, Goa



A roaring win with 150+ Cr revenue at India's fastest growing tourist destination: Anjarle.

📍 Anjarle, Maharashtra

## TOMORROW WORLD

India's only 7-star land development showcasing 20% appreciation in 3 months. Appropriated by the legend Mr. Amitabh Bachchan.

📍 Ayodhya, Uttar Pradesh



## Sol de Alibaug

India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

📍 Alibaug, Maharashtra



**THE** \_\_\_\_\_<sup>TM</sup>  
**HOUSE OF**  
**ABHINANDAN**  
**LODHA** \_\_\_\_\_  
*New Generation Land*<sup>®</sup>

📍 3<sup>rd</sup> Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra 400011.

🌐 [www.hoabl.com](http://www.hoabl.com)

📘 The House Of Abhinandan Lodha

📷 [thehouseofabhinandanlodha](https://www.instagram.com/thehouseofabhinandanlodha)



MAHARERA REGISTRATION NO. - PH 1 - P52000045544, PH 2 - P52000045546, Registered as FOOTHILLS OF MATHERAN P1 & FOOTHILLS OF MATHERAN P2 respectively, available on <https://maharera.mahaonline.gov.in>. \* Time taken to travel is subject to weather, traffic and road conditions, this is not an offer for sale. The project is being developed in phases by HOABL Impactum Land Private Limited (formerly known as Lodha Impactum Land and Development Private Limited) (Developer). The project is financed by Kotak Mahindra Investments Limited. The offer is valid for a limited period and the Developer reserves the right to modify and withdraw the same without prior notice. Sale is subject to the terms of application form, agreement for sale and such other documents to be executed between the parties. Price is exclusive of all taxes, statutory and other charges. All images, information, drawings, and sketches shown in advertisements and promotional materials are for representation purposes only. All proposed developments to be done by third parties / authorities are subject to approvals. "House of Abhinandan Lodha" and "New Generation Land" are registered trademarks of Lodha Ventures Holdings Private Limited. For more information, please contact the corporate office at The House of Abhinandan Lodha, Lodha Excelus, 3rd Floor, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra - 400011. Visit - [www.hoabl.com](http://www.hoabl.com) | 1 sq.mt. = 10.76 sq.ft., 1 acre = 43,560 sq.ft./ 4048.32 sq. m.