


**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.



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.

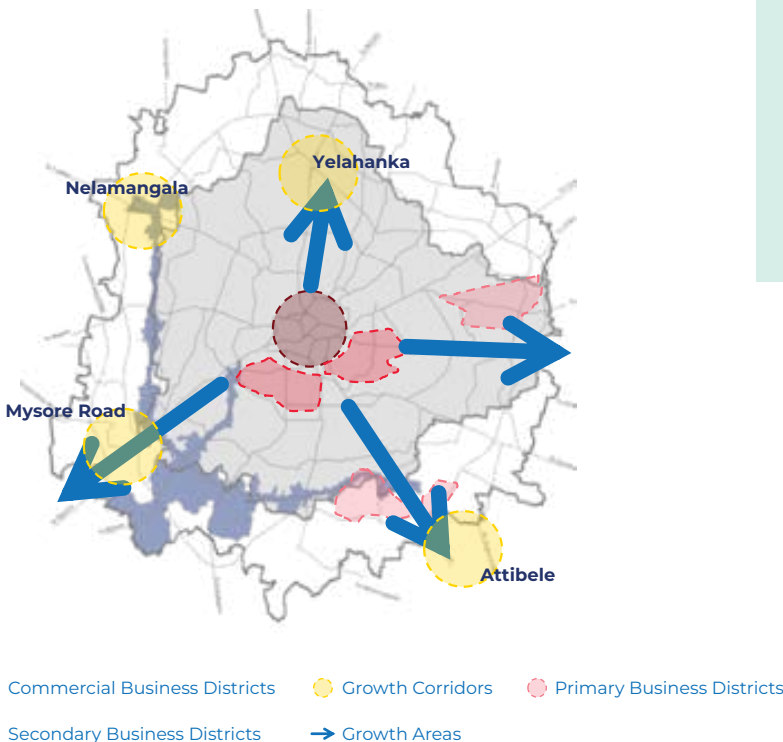
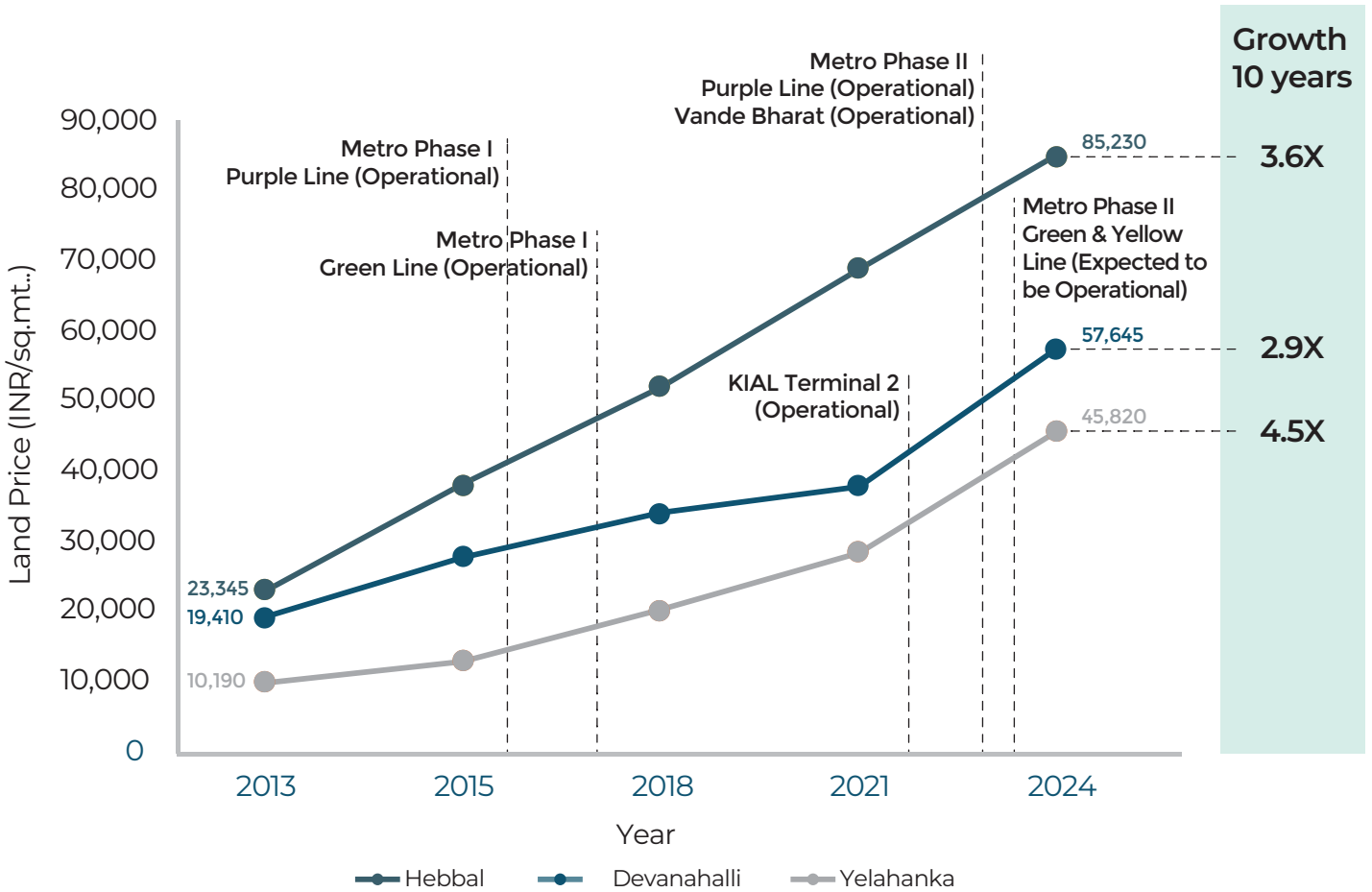
This is exemplified by the outsized growth near Noida Expressway because of the colossal **Jewar Airport**, serving as a supplement to IGIA for both domestic and international flights.

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.

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.



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 6TH 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

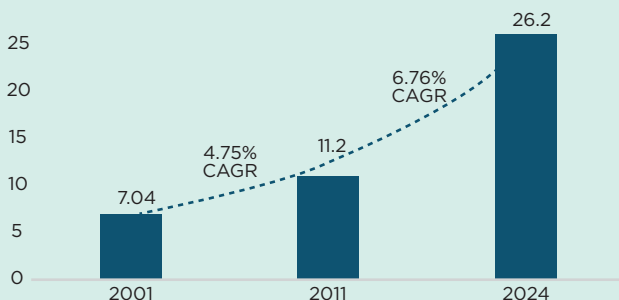
38,000+ people per sq. km.

NAVI MUMBAI & BEYOND

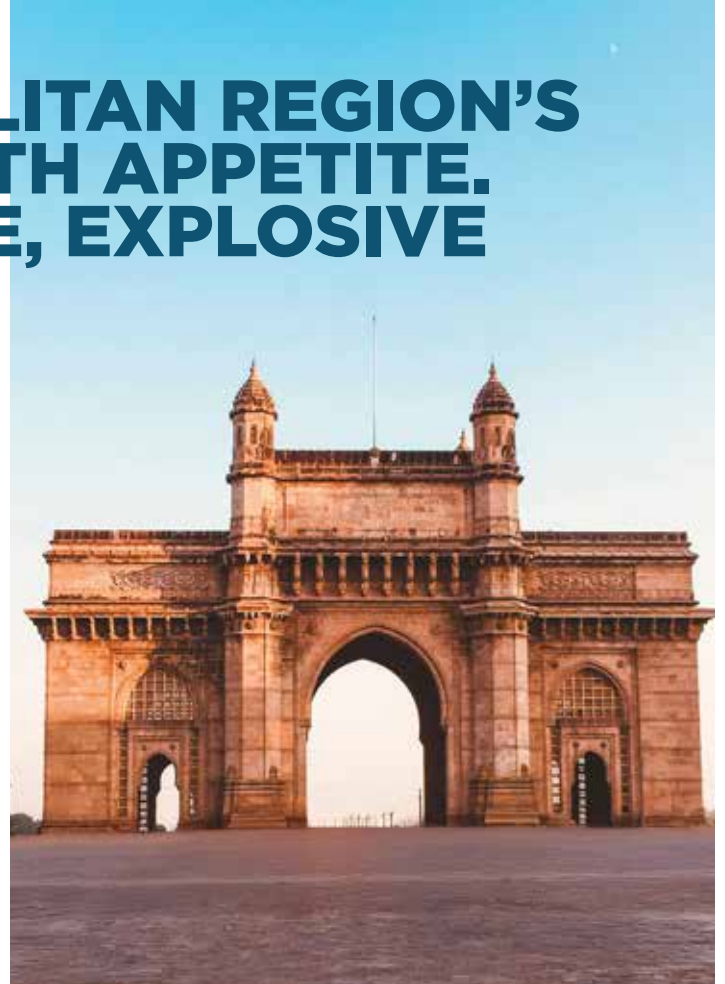
4,167 people per sq. km.

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...

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.

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®.

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.



CELEBRATION LAND

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



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

ISLE OF BLISS

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



INDIA'S MOST VALUED VILLA ESTATES



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

TOMORROW LAND



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



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

TOMORROW WORLD

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

THE SARAYU™

AYODHYA



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

Sol de Alibaug

