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# Plot a lifetime of **OPPORTUNITIES** in Mumbai 3.0

📍 Minutes away from Panvel





# Why invest in LAND?

## A Smart and Stable Asset Class

### **A RELIABLE GROWTH INSTRUMENT**

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Land, being a limited resource, is witnessing growing demand and soaring prices. It offers a reliable and rewarding investment opportunity. In comparison to equity, apartments and fixed deposits, it has been proven to yield one of the best returns.

Land values have historically appreciated more significantly than apartment values, making residential N.A. plots a potentially more lucrative investment. Despite market fluctuations and volatility in other asset classes, land has shown consistent and steady growth.



# DIVERSIFICATION Is Vital – Branded Land Can Be A Game Changer



Diversified asset allocation helps to minimize volatility and enhance risk-adjusted returns. Each asset class (such as Fixed Deposits, Land, Gold, and Equity) carries unique risk factors. By diversifying, you reduce the concentration of risk in any single area, thereby creating a more stable and secure overall portfolio.

<b>EQUITY</b>  <b>HIGH RETURN HIGH RISK</b>	<b>LAND</b>  <b>HIGH RETURN LOW RISK</b>
<b>FIXED DEPOSIT</b>  <b>LOW RETURN LOW RISK</b>	<b>GOLD</b>  <b>MODERATE RETURN LOW RISK</b>

RISK VS RETURN ANALYSIS OF VARIOUS ASSET CLASSES

## Seize the opportunity. Invest in **BRANDED** land.

ASSET  
DIVERSIFICATION

ENABLES TAX  
BENEFITS

GENERATIONAL  
ASSET

LESS  
VOLATILE

TANGIBLE  
ASSET

BETTER  
APPRECIATION

MORE  
LIQUID

CASH FLOW  
AVENUES

# Land – Shaping a LEGACY that Endures

Land holds enduring value. It is a treasured asset that appreciates multifold over time, providing a lasting legacy for generations to come.

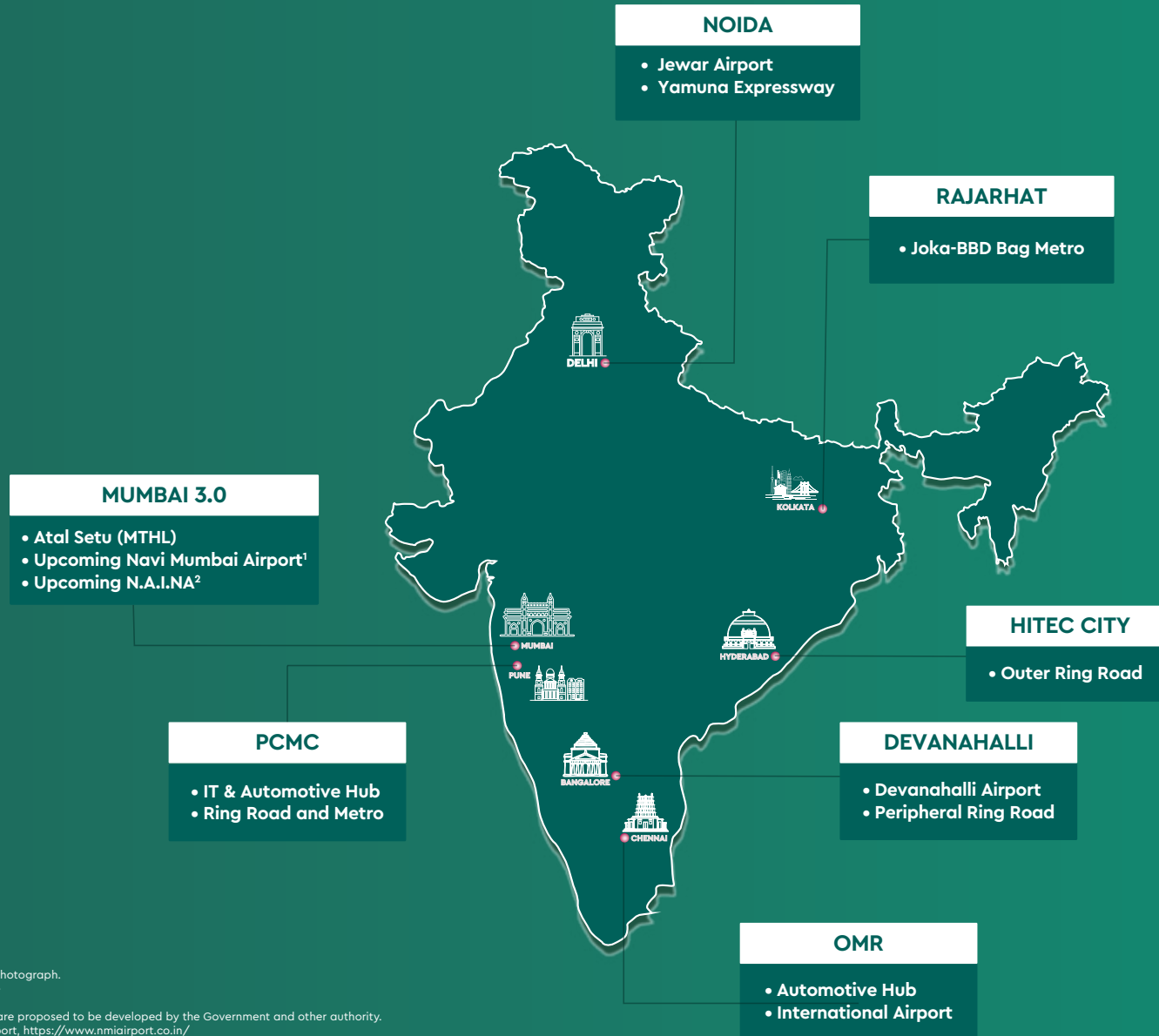




# Discover the **NEXT BIG DESTINATION** for Growth



# The Rise of City Extensions is Sparked by INFRASTRUCTURE Development



Artist's impression. Not an actual site photograph.  
Source: Google Maps. Map not to scale

Anarock Research

The infrastructure facilities mentioned are proposed to be developed by the Government and other authority.

1. Adani Navi Mumbai International Airport, <https://www.nmciairport.co.in/>

2. NAINA, <https://cidco.maharashtra.gov.in/naina#gsc.tab=0>





# MUMBAI 3.0 -

## The heartland of growth

📍 Minutes away from Panvel

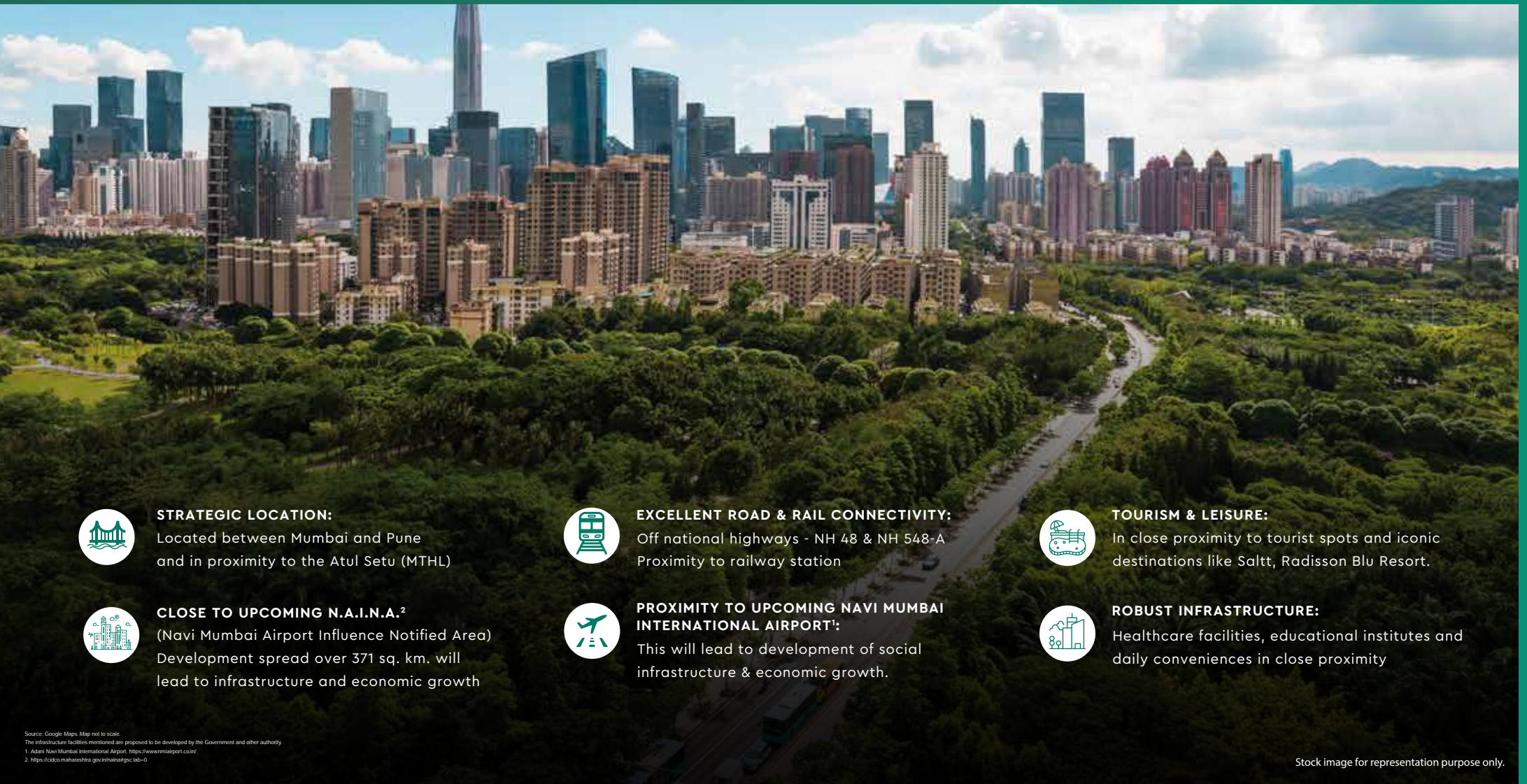
Life in Mumbai 3.0 brings forth a significant shift to the lifestyle and infrastructure present in the city. With a strategic location and thriving opportunities, Mumbai 3.0 is set to emerge as the future of growth.



# Experience life as it shapes a bright **FUTURE** for you

A strategic location, minutes away from Panvel, ensuring close proximity to key road and rail networks, which significantly enhance regional connectivity.

Positioned as a pivotal hub, this is poised to drive Mumbai into its next phase of growth and prosperity.



#### **STRATEGIC LOCATION:**

Located between Mumbai and Pune  
and in proximity to the Atul Setu (MTHL)



#### **CLOSE TO UPCOMING N.A.I.N.A.<sup>2</sup>**

(Navi Mumbai Airport Influence Notified Area)  
Development spread over 371 sq. km. will  
lead to infrastructure and economic growth



#### **EXCELLENT ROAD & RAIL CONNECTIVITY:**

Off national highways - NH 48 & NH 548-A  
Proximity to railway station



#### **PROXIMITY TO UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT<sup>1</sup>:**

This will lead to development of social  
infrastructure & economic growth.



#### **TOURISM & LEISURE:**


In close proximity to tourist spots and iconic  
destinations like Saltt, Radisson Blu Resort.



#### **ROBUST INFRASTRUCTURE:**

Healthcare facilities, educational institutes and  
daily conveniences in close proximity





Discover a **LIFETIME OF GROWTH** amid thriving infrastructure and connectivity



#### CONNECTED TO THE ATAL SETU (M.T.H.L.)

- The Atal Setu has drastically reduced travel time to Mumbai, significantly improving accessibility and convenience.



#### HIGHWAY CONNECTIVITY

- Faster access to the city from important National Highways (NH-48, NH-548-A)
- Off Mumbai-Pune Highway NH48.



#### UPCOMING VIRAR-ALIBAUG MULTIMODAL CORRIDOR<sup>1</sup>

- Connects Maharashtra's economic centres.
- Business growth opportunities.

# Embrace a future where every opportunity blooms into **SUCCESS**



## **UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT<sup>1</sup>**

- The airport will enhance connectivity, boost economy, attract businesses & generate job opportunities.



## **JAWAHARLAL NEHRU PORT TRUST (JNPT)**

- India's largest container port has led to robust infrastructure projects like Dedicated Freight Corridor (DFC), Multi-Modal Logistics Park (MMLP), widening port-to-road connectivity.



## **UPCOMING NAVI MUMBAI SPECIAL ECONOMIC ZONE<sup>2</sup>**

- An Integrated Business District that is poised to boost the local economy by attracting businesses, creating job opportunities, and in turn, drive housing demand.



# The growth story of **PLOTTED DEVELOPMENTS** in Mumbai 3.0 has been exceptional.

The real estate market in Mumbai 3.0 has seen accelerated growth owing to its scenic location and the plethora of government-led infrastructure that will set the stage for further development and investment opportunities.



**THE RIGHT TIME TO INVEST IN LAND IS NOW!**

# Why Invest in Residential N.A. Plots by a BRANDED Developer

## TRUST



Established brands have a track record of reliability, trustworthiness, and quality. Investing in their land means investing in a reputation you can count on.

## CLEAR TITLES & DOCUMENTATION



Water-tight documentation is a hallmark of trustworthy land developers. Land boundaries and ownership rights are clearly defined in these documents.

## EXECUTION EXPERTISE



Execution expertise in land development by branded developers involves efficiently turning plans into reality, encompassing construction, infrastructure, and project management excellence.

## SECURITY OF OWNERSHIP



Reputable brands maintain transparency throughout the process. They share information & documentation, allowing you to fully understand the terms and conditions before making a commitment.

## ASSURED VALUE APPRECIATION



A strong brand enhances the value of the land over time. It attracts potential buyers and ensures a steady appreciation in its worth.

## ASSURED LIFESTYLE & AMENITIES



Reputed brands provide well-planned infrastructure, security of a gated community, essential amenities, and community facilities, making your investment more attractive and enjoyable.

**LAND YOUR GROWTH STORY  
WITH RESIDENTIAL N.A. PLOTS IN MUMBAI 3.0**