

THE
HOUSE OF
ABHINANDAN
LODHA
New Generation (and ®

Come where the majestic hills, a melodious river and magical forests belong to you.



the elements AT INDIA'S FIRST BRANDED HILLTOP ESTATE

#LandForTheSoul

The Torchbearers

who brought land to light again.

Land, while always being highly aspirational, had been suppressed under the weight of challenges, risks and red tape. Slowly pushing people away from the desire to buy, own and invest in land. However citing the potential of this ever-appreciating asset, the new-age thinkers and doers emerged to elevate the story of land again and make it an acquirable and desirable asset for all. The House of Abhinandan Lodha backed land with technology, research and hassle-free processes. And democratized it as a clear-titled asset that can be accessed by all, promising a bright future to the new generation landowners. Landowners who could now embark on a journey of creating intergenerational wealth with New Generation Land®.

THE PILLARS OF PROMISES THAT ADD VALUE TO YOUR INVESTMENT



THE PROMISE OF SECURITY

We are making New Generation Land® safe and secure. Owning land will never feel like a gamble again.



THE PROMISE OF WEALTH

New Generation Land® is a hedge against uncertainties. We are bringing the power to you to create intergenerational wealth at the click of a button.



THE PROMISE OF TRANSPARENCY

Trust is created through transparency, and we want to be transparent about our commitments to protect and manage your New Generation Land®.



THE PROMISE OF LIQUIDITY

Our unique way of digitally enabled buying and selling of New Generation Land® provides liquidity when life demands it.



WE BUILD TO WIN.



2400+PLOTS



22 MONTHS



5.3 MILLION SQ.FT. SOLD

WE REDEFINE SUCCESS WITH EACH CURATION.



A massive 117% appreciation at Dapoli: 450 per sq.ft. in Aug 2020 **975 per sq.ft.** in Dec 2022



The grandest land celebration in the country.

2x subscriptions A sell-out launch



A resounding success at Aniarle that saw:

3x subscriptions 1200+ applicants

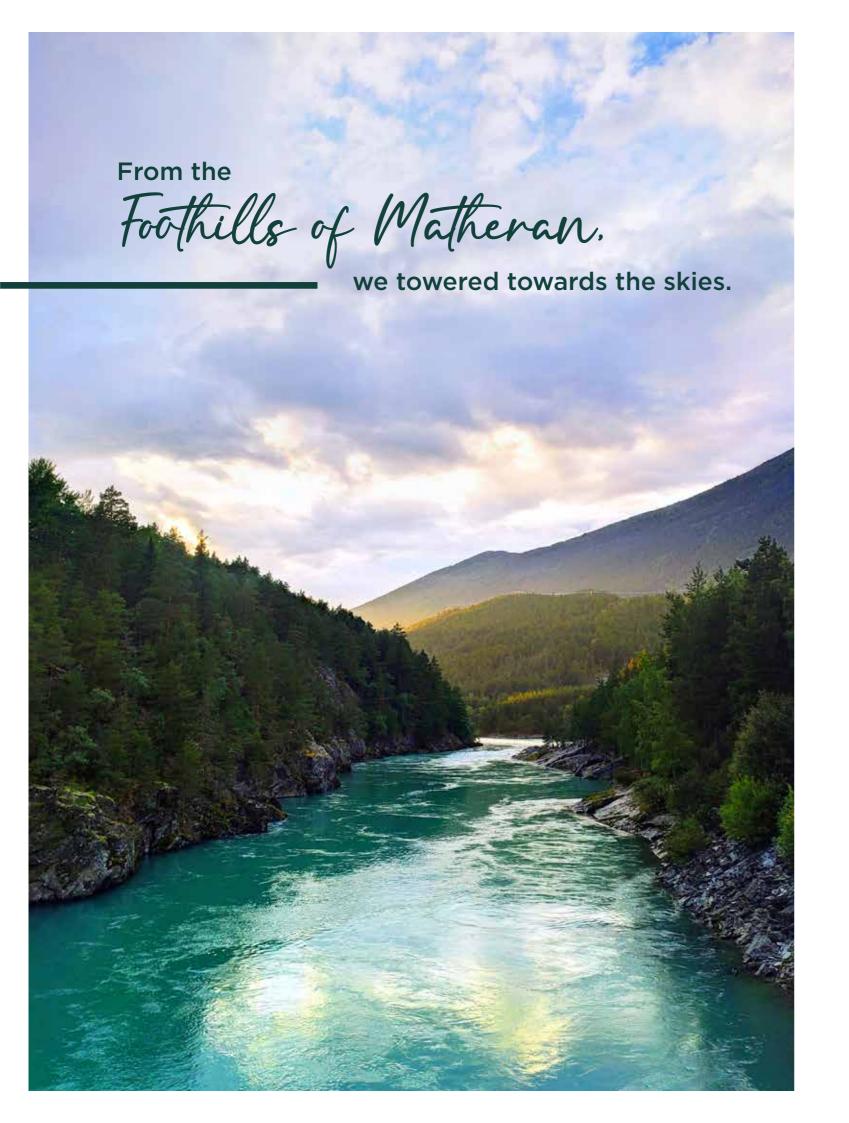


A giant imprint of triumph on the Goan shores.

A sell-out launch in less than 100 hours



A roaring win with 13 Lac sq.ft. sold at India's fastest growing tourist destination: Anjarle



Where could the bustling cities of Mumbai and Pune break away from the grind of work, routine and never-ending to-do lists?

Where could their festive days, celebratory days and weekends be spent doing something extraordinary?

Where could they go to find a new avatar and a respite from their dreary lives....

After back-to-back sell-out launches, the connoisseurs of priceless estates landed close to the dream city to weave the story of a land that had been intricately designed by the threads of nature for the city-weary souls.

Where the jarring metropolitan views would fade on arrival and give way to a new life that is attired in precious moments.

Where the traffic snarls, endless meeting calls and tedious to-do lists could be magically erased at nature's picturesque empire.

At the heart of an eco-escape just 2 hours from

Mumbai, at the Foothills of Matheran,
CelebrationLand.

A land that has waltzed its way into carving its place with the largest land pre-launch in the history of The House of Abhinandan Lodha, leaving behind a glorious trail of triumph.





3X OVERSUBSCRIBED



1400 APPLICATIONS



8,00,000 SQ.FT. SOLD



A COMPLETE
SELL-OUT LAUNCH



BIGGEST LAND LAUNCH EVER



Breathe, bathe and bask in

the poetry of nature, less than 2 hours from Mumbai.

Nestled between the eco-sensitive zone of Matheran and Bhimashankar Wildlife Sanctuary, lies a paradise bejeweled with nature's soulful offerings, the Foothills of Matheran. As you embark on your 2-hour journey from the maximum city you are blessed with mesmerizing views of the enchanting flora and fauna along the way.

This haven lies close to a UNESCO-accredited world heritage site, the Western Ghats, and also serves up the most magnificent dance of the sun-soaked waterfalls that keep you company throughout your journey.

AND THIS SHANGRI-LA OF BLISS IS WHERE SERENITY MEETS CONNECTIVITY.

Less than 2 hours FROM MUMBAI & PUNE

I hour 30 minutes FROM NAVI MUMBAI INTERNATIONAL AIRPORT I hour 40 minutes SOON FROM SOUTH MUMBAI

20 minutes FROM KARJAT

EVER WONDERED IF YOUR WEEKEND GETAWAY COULD DOUBLE UP AS A SOUND INVESTMENT GATEWAY?

WHAT ADDS TRUE VALUE TO YOUR INVESTMENT MONEY?







A place where there are no traces of the city walls.

And the views of each day are not tarnished by concrete.

Where there is no banal juggle from cabins to cramped spaces.

Or the perpetual honk of vehicles.

Where your daily routine now finds a clean slate.

And the noisy banter disappears as you arrive at these emerald gates.

Where the harmony of the hills welcome you with a warm embrace.

Where the gushing of the river opens a path for brand new adventures.

Where the fantasies of the forest fill your life with vivid hues of rich experiences.

Where the child in you and your children can together paint on a canvas of priceless memories.

And you can leap for the skies of happiness anytime in your day.

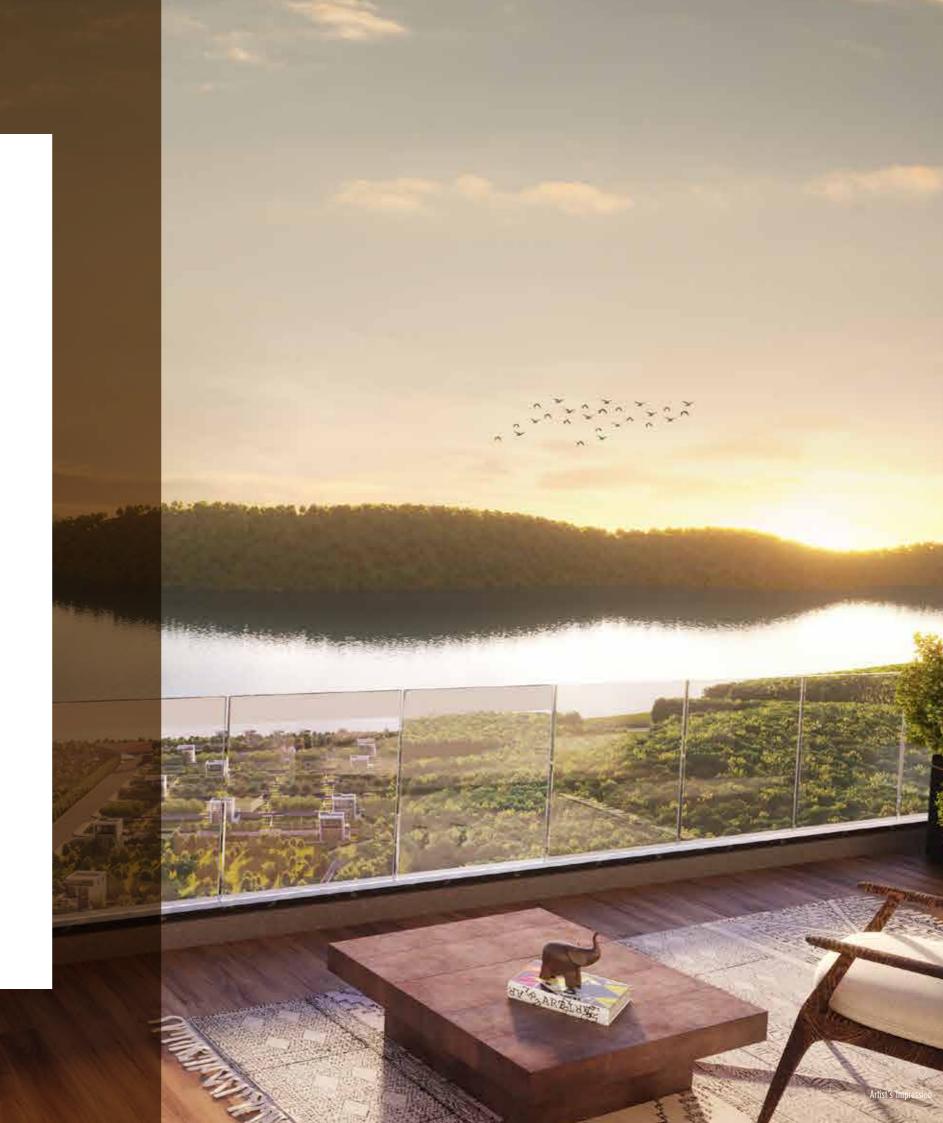
A place where the sun, stars and moon are your new neighbours.

And you can spend enriching moments with your tribe.

At this wonderland of unfading bliss.

Where the hills, forest and river serendipitously collide.





Where the finest experiences dipped in nature enrich your soul.

At The Elements, life gives you not just another chance but plentiful opportunities to discover new shades of you. Whether as a kayaker, a gardener, a fitness enthusiast, a star gazer or anyone you want to be. Here you have the freedom to choose, live and turn your days with your tribe and loved ones into a montage of extraordinary experiences.



Unlock nature's golden platter

EQUESTRIAN GROUND

Discover the world of galloping beauties.

INDOOR AMENITIES

Let calm greet you in a new avatar.







Co-working

Games







Library

GREEN ARENA

Get a chance to show your love for nature.

Guest Rooms



Sensory Garden





Ayurvedic



Herb Garden

AQUA ZONE

Splish and splash your cares away.



Swimming Pool





Party Deck

FUN ARENA

Where the crazy meets creative and ambitious meets the adventurer.



Riverside Camping





Common **Hangout Spaces**



Tattoo





Picnic Zone



Blowgun



Pottery



Archery

LEISURE ZONE

Let life's simple pleasures win you over.



Birdwatching

Star Gazing



Tree House

ြော့ Dog Park



Petting



Senior Citizen
Sitting Area



SPORTS SPHERE Choose your preferred dopamine fix.



. Gymnasium



Track



Yoga and Meditation





Open Space for Aerobics



Kickboxing



Climbing

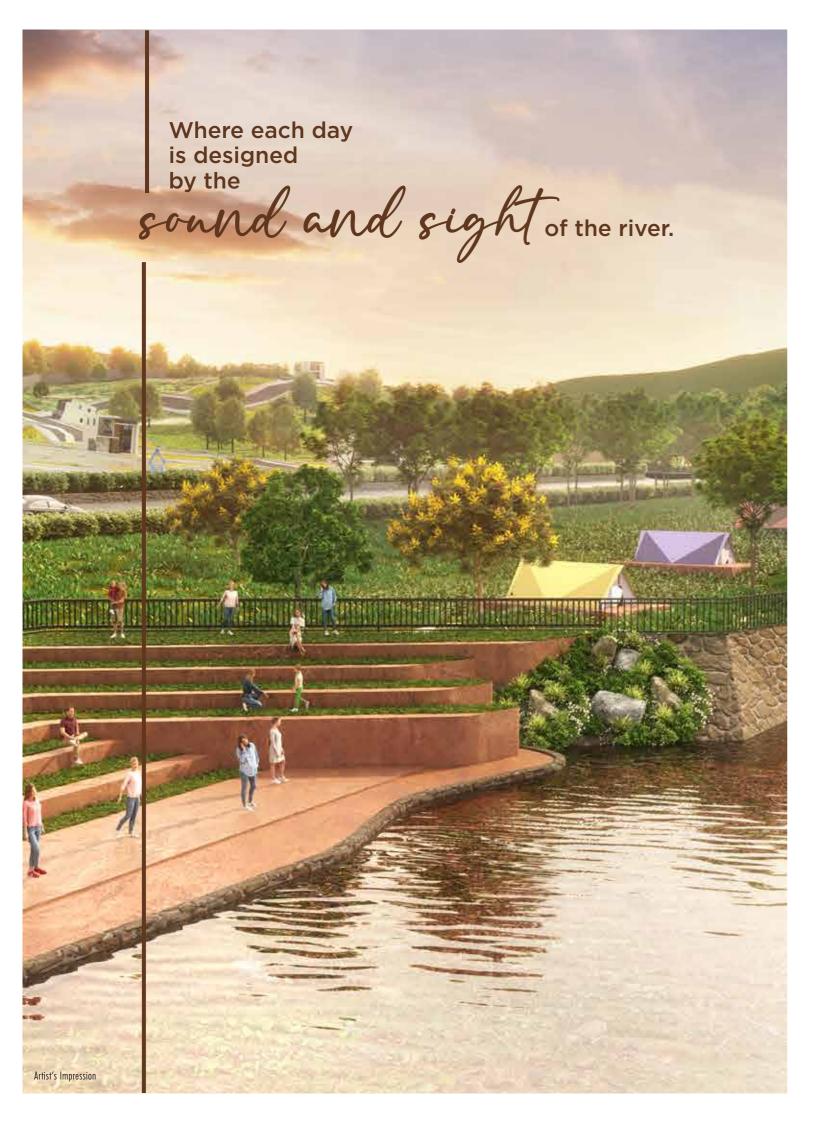








Jogging



Come where the river holds the clouds, sun, trees and a life of unimaginable experiences for you at The Elements.

For here you can...

Wake up to serene sunrises and sleep to the stars by the river.

Indulge in yoga as the soothing soundtrack of the river plays on.

Delight yourself with sumptuous breakfasts with river views.

Hear the river guide you as you pluck fresh fruit.

Dive into the river for a swim alongside the fish.

Create new memories with your tribe at the riverside camp.

Pick new adventures over the weekend or welcome the solitude of holidays decked in the colours of the river.

For this is where the river breathes new hues into your life.

At The Elements, India's first branded hilltop estate.

SO COME, PICK YOUR PREFERRED PIECE OF HEAVEN ON EARTH.

PLOT COLLECTION	REJOICE COLLECTION	PARADISE COLLECTION	MARVEL COLLECTION	TRANQUIL COLLECTION	ELYSIUM COLLECTION
PLOT SIZE (SQ. FT.)	1000-1200	1250-1500	2100-2500	3500-4000	4500-5000
BUILT-UP AREA (SQ. FT.)	1700-2040	2125-2550	3570-4250	5950-6800	7650-8500
VIEW	River, Forest & Hilltop	River, Forest & Hilltop	River & Forest	River & Forest	River & Forest
PLOT LOCATION	Hill	Hill	Hilltop	Hilltop	Hilltop

Where your money seeds into trees of high returns.

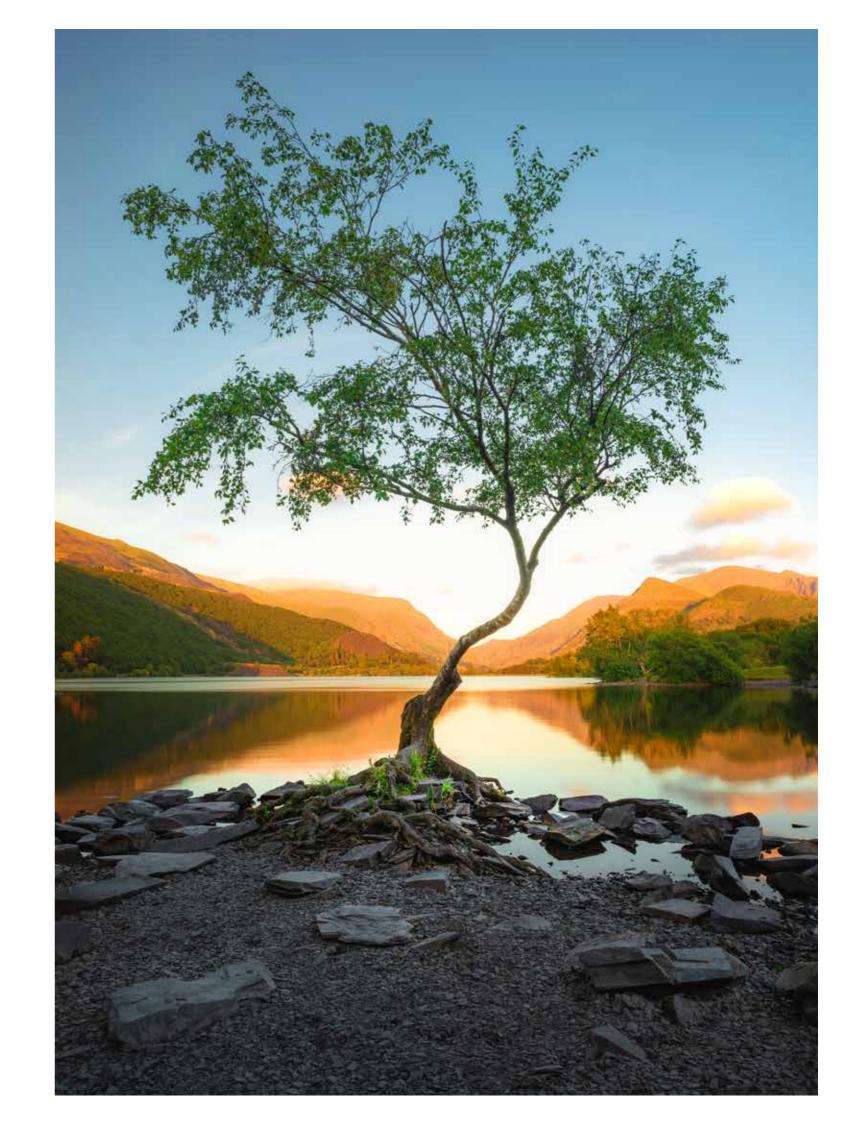
Land, when curated by the pioneers, The House of Abhinandan Lodha, isn't merely a lifestyle investment but your first step towards unlocking an asset with a forever mark.

A deal with high yields and low risk. A move towards the future that promises you and generations ahead of you a security that isn't provided by any other asset in an investment portfolio. This land does not just come with the ease of accessibility and guaranteed growth, it also presents an opportunity to invest in your 'legacy' with New Generation Land®.

ASSET	APRIL 2021	JANUARY 2023	% APPRECIATION	
New Generation Land®	₹22,50,000	₹49,99,000	122%	
Sensex	50,375	61,343	21.8%	
Gold	₹4,437	₹5,793	30.6%	
Fixed Deposits	₹1,00,000	₹1,09,357	9.4%	
Crypto	\$59,095	\$16,625	-71.9%	

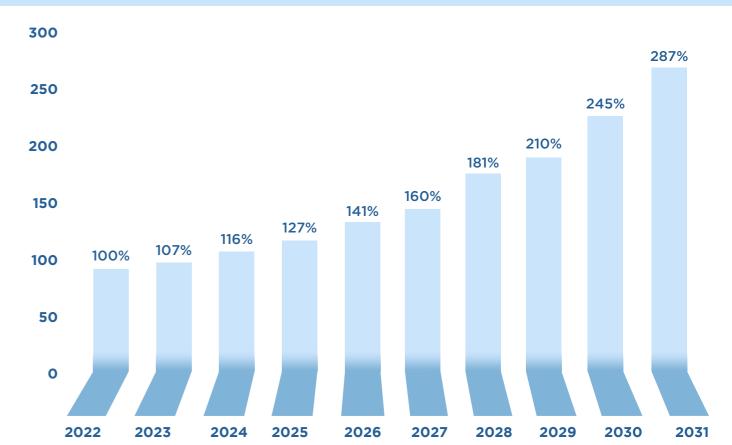
TAP INTO THE TOWERING TRIUMPH WITH 3X RETURNS ON YOUR INVESTMENT.

When you arrive at The Elements, your cozy nook at The Foothills of Matheran, you don't just experience the bliss of being surrounded by nature, you bring yourself closer to the boon of robust development and impressive upcoming infrastructure that will open the pathway for 3X appreciation on your investment.

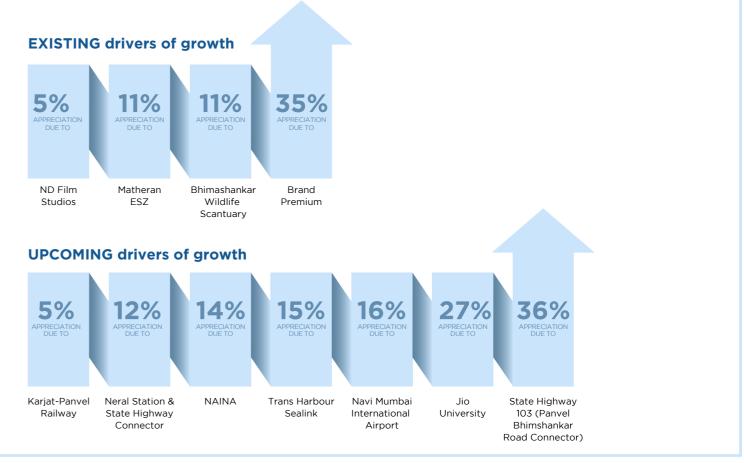




THE GROWTH CORRIDOR OF 187% - FOOTHILLS OF MATHERAN



DIVE DEEPER TO KNOW THE POTENTIAL GROWTH DRIVERS - 187% APPRECIATION





Only the swift movers will get the perks of sevenity and success.

At The Elements, India's first branded hilltop estate, you have the shining opportunity to make the most of these beautiful acres by landing swiftly on your choice. Why?

Because at this paradise attired in forests, rivers and hills you will have the upper hand to pick your piece of preferred land with the choicest inventory being open to you first.

And if you thought that was all, gear up to hear what's next.

A one-of-its-kind easy-breezy pay plan available.

Book by paying just 15%, rest in quarterly installments spread over 12 months.

So come...unleash a life that's truly magical at The Elements.

