

INDIA'S NO. 1 LAND

WHERE LIFE TAKES OFF.
LAUNCHING AERO-ESTATE AT MUMBAI'S BIGGEST
GROWTH NUCLEUS, KHOPOLI.



5 POWER-PACKED INVESTOR TRUTHS



PROVEN BRAND: Pioneering a fully tech-powered, transparent, and secure process for owning India's most coveted and future-ready land parcels.



OPPORTUNE TIME: With the Navi Mumbai International Airport (NMIA) becoming operational in May 2025, this market is at an inflection point.



STELLAR LOCATION: Just 85 mins from South Mumbai, 40 mins from NMIA, 10 mins from Mumbai-Pune expressway, right on State Highway 548A.



SUPERLATIVE GROWTH: Declared India's No. 1 Investment Hotspot by Colliers International with a potential 3.9X growth by 2030, driven by NMIA, NAINA and massive investments.



WORLD-CLASS PRODUCT: A landmark development spread over 50+ acres with 11+ acres of open spaces with 50+ amenities and a 30,000 sq.ft hilltop boutique resort with panoramic Sahyadri views.

AERO-ESTATE
KHOPOLI, MUMBAI

• 116.13 SQ. M. (1,250 SQ. FT.) •
₹ 64.99 LAKH
ALL-INCLUSIVE

• 157.93 SQ. M. (1,700 SQ. FT.) •
₹ 87.99 LAKH
ALL-INCLUSIVE

WITNESS THE BIGGEST GROWTH STORY UNFOLDING IN MUMBAI'S NEIGHBOURHOOD, *KHOPOLI.*

ACHIEVE A PERFECT BALANCE BETWEEN THE HUSTLE OF MUMBAI AND THE EVER-ELUSIVE INNER PEACE THAT YOU HAVE BEEN SEEKING.

FUTURE READY OPPORTUNITY: A direct beneficiary of the Navi Mumbai International Airport & NAINA Smart City, transforming the whole region into a thriving commercial and residential hub in the coming years.

STRATEGIC LOCATION: A zippy ride from both Mumbai & Pune via the Mumbai-Pune Expressway.

CLOSE TO WHEREVER YOU WANT TO BE: Seamless connectivity to Mumbai's preferred getaway tourism destinations.

NATURAL BEAUTY: Boasting breathtaking natural beauty of the Sahyadris, with fresh, invigorating air and clear, open skies that rejuvenate the soul.

EXCLUSIVITY: A luxury living destination, designed only for the select few.

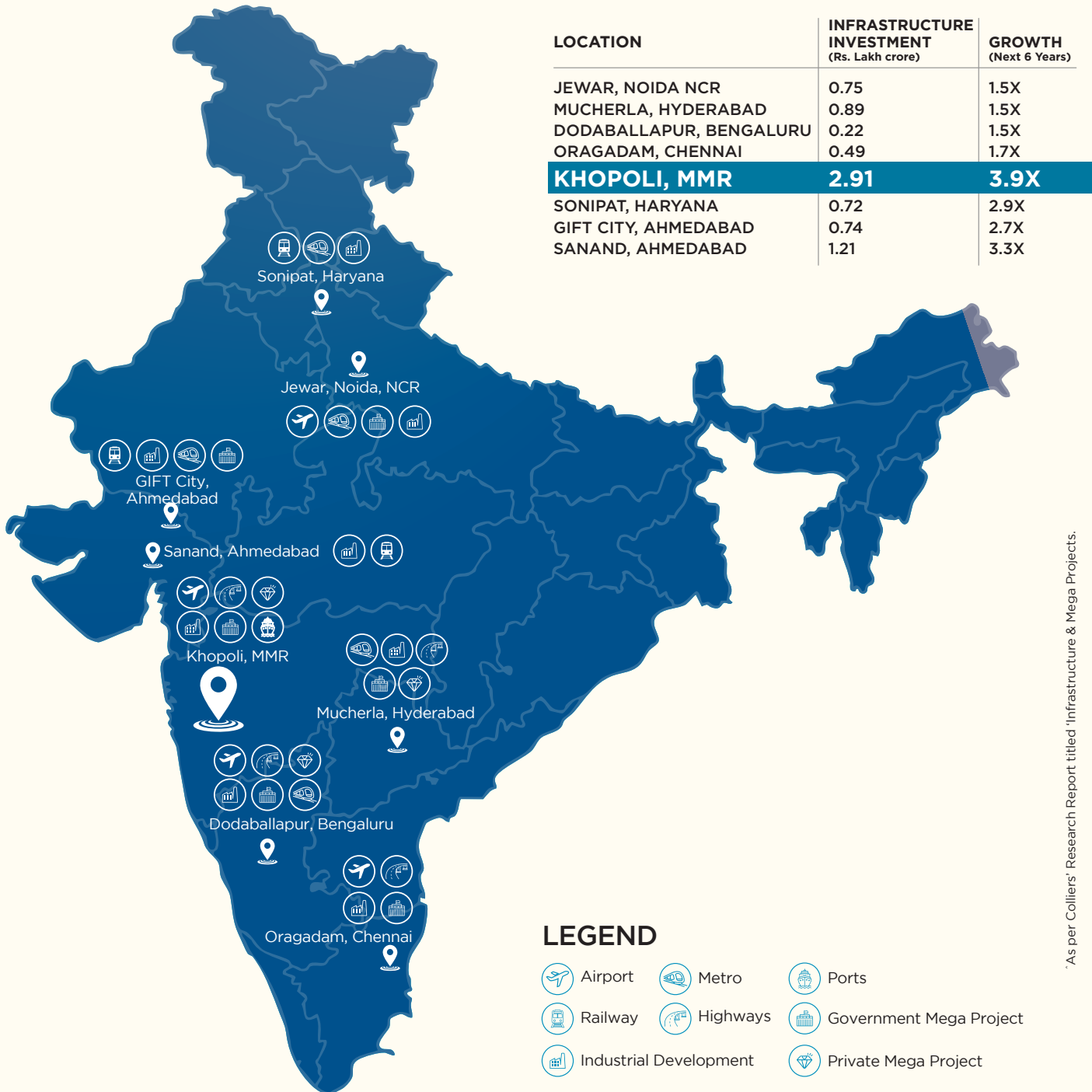
SERENITY: Ever-lasting freshness thanks to lush green landscapes, clean air, rich water bodies and tranquil surroundings.





KHOPOLI: INDIA'S NO. 1 LAND INVESTMENT HOTSPOT.

Colliers, an internationally renowned property advisory firm with presence across 70+ countries with an AUM of over \$99 billion (₹8.4 lakh crore), has classified Khopoli as the top-most investment hotspot out of 8 high-potential infrastructure driven micro-markets from across India. Projected growth rate of 3.9X by 2030, driven by over ₹2.9 lakh crore public and private investments.



*As per Colliers' Research Report titled 'Infrastructure & Mega Projects.'

A NEW ERA DAWNS IN THE NEW HEART OF MUMBAI METROPOLITAN REGION.

PROPELLED BY A NEW MEGA-AIRPORT SET TO BEGIN OPERATIONS BY MAY 2025, MMR IS SET TO WITNESS THE UNPRECEDENTED POWER OF A NEW AIR GROWTH CORRIDOR. DRIVEN BY MASSIVE CONNECTIVITY INFRASTRUCTURE PROJECTS AND A MAMMOTH 90,000+ ACRE NAINA SMART CITY, KHOPOLI IS SET TO EXPERIENCE EXPLOSIVE GROWTH.

Mumbai's Chhatrapati Shivaji Maharaj International Airport handled a record traffic of 5.2 crore passengers in 2023-24, second only to Indira 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, with demand surpassing 6.5 crore passengers per annum, forcing over 1.5 crore passengers from the region to travel to nearby states or other airports.

Designed by the world-renowned Zaha Hadid Architects, and to be constructed by Adani Group, the Navi Mumbai International Airport is set to be inaugurated in May 2025. With a peak annual capacity of 90 Million (9 crore) passengers, NMIA 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. Over ₹2.9 lakh crore of PPP investments have been planned in the manufacturing, new energy, retail, education and entertainment sectors making the region India's largest economic powerhouse.



NAVI MUMBAI INTERNATIONAL AIRPORT.

THE HEART OF MUMBAI'S FASTEST-GROWING AIR CORRIDOR.

The Navi Mumbai International Airport (NMIA) is set to redefine MMR, driving connectivity, real estate growth, infrastructural developments and economic expansion. As it takes flight, NMIA unlocks new opportunities, shaping the region's future like never before.

Spread over 2800+ acres, this world-class modern marvel has been designed by the world-renowned Zaha Hadid architects and is being constructed at a cost of over ₹18,000 crore by the Adani Group.

With a 2000+ acre mega-logistics hub and a 1000+ acre tourism zone around it, NMIA is expected to generate over 4 lakh direct and indirect jobs. It would also become India's first multi-modal airport connected by roadways, railways, metros and waterways.

As a result of T1 at CSMIA undergoing renovation later in 2025, over 1 crore passengers per annum will shift to NMIA. It is expected that NMIA T1 with a capacity of 2 crore passengers per annum will reach saturation by mid-2026, probably the shortest saturation time in the world for a greenfield airport terminal.

By 2034, NMIA is expected to handle over 9 crore passengers per annum with the current CSMIA becoming a secondary airport for Mumbai Metropolitan Region.



THE ECONOMIC TIMES

Jan 29, 2025.

Yet-to-be-opened Navi Mumbai T1 airport may reach saturation by next year, fastest for any greenfield airport terminal

Navi Mumbai airport, opening in May, will gradually take over as the primary airport in the Mumbai Metropolitan Region by 2032. Initially, it will handle 10 million passengers from Mumbai's Terminal 1, closing competition with significant operations elsewhere. Navi Mumbai is set to surpass Mumbai's airport, which faces growth constraints, in terms of passenger terminals and facilities.

THE TIMES OF INDIA

Jan 14, 2025.

By year-end, Mumbai airport plans to shift private & charter planes to Navi Mumbai

Mumbai airport plans to relocate most business jets, turboprops, and charter aircraft to Navi Mumbai airport by year-end to address parking space issues. The new airport, expected to start handling flights in mid-2025, will provide state-of-the-art infrastructure for private aircraft. The existing city airport will continue accommodating general aviation movement for passenger convenience.

THE TIMES OF INDIA

Jan 28, 2025.

Metro Line 8 approved: Seamless Chhatrapati Shivaji Maharaj International Airport (CSMIA) to Navi Mumbai International Airport (NMIA) connectivity; all you need to know

Maharashtra government approved Mumbai Metro Line 8 project, connecting Chhatrapati Shivaji Maharaj International Airport and Navi Mumbai International Airport. This ₹15,000 crore initiative, under the PPP model, aims to serve 8 lakh passengers daily. CILCO will prepare the detailed project report. Metro Line 8 will enhance airport connectivity and reduce travel time in Mumbai.



Feb 13, 2025.

Navi Mumbai Airport Eyes Major Cargo Hub with FedEx and DHL

FedEx expresses the firm's strategic importance in strengthening India's trade ecosystem and accelerating global momentum.

ULWE- Navi Mumbai International Airport (NMIA) initiates strategic discussions with DHL Aviation and FedEx to establish a major cargo hub, leveraging its proximity to Jawaharal Nehru Port.



Feb 07, 2025.

CIDCO To Develop World-Class Navi Mumbai Aerocity, Seeks Consultancy Firm For Master Plan

The City and Industrial Development Corporation (CIDCO) has issued a Request for Proposal (RFP) to appoint a consultancy firm for preparing the Master Plan for Navi Mumbai Aerocity.



Nov 22, 2024.

Now reach Mumbai to Navi Mumbai in just 17 minutes with the upcoming water taxi service

Union Minister Nitin Gadkari has announced a new water taxi service that will connect Mumbai to the upcoming Navi Mumbai International Airport in just 17 minutes. Set to launch by March 2025, the service will utilize amphibious seaplanes, cutting down travel time and alleviating traffic congestion in the city.

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA.

A SPECTACULAR 90,000+ ACRE BOOSTER FOR MMR

The 90,000+ acre **Navi Mumbai Airport Influence Notified Area (NAINA)** is India's largest planned smart city surrounding the upcoming Navi Mumbai International Airport. With world-class infrastructure, seamless connectivity, and CIDCO's strategic planning, NAINA is set to become a prime destination for real estate, business, and lifestyle growth. NAINA, In numbers:

- **20% larger** than Navi Mumbai.
- Over **₹3 lakh crore** Public & Private Investments planned in this region.
- Outlay of over **₹15,000 crore** by CIDCO for infrastructure development.
- All 12 town planning schemes (TPS) approved by CIDCO.
- **L&T** laid the base infrastructure for TPS 2 to 7 at an initial cost of over **₹5,000 crore**.



Reliance Industries has kickstarted the development of a world-class, **5,000+ acre** integrated digital services industrial area, pumping in **₹60,000 crore** making one of India's largest tech and industrial ecosystem.



Part of the **\$1 billion** investments planned in AI-centric centres by Princeton Digital Group in India.



Part of the massive data centre investments of **₹50,000 crore** planned by Adani Group.



Home to Asia's largest data centre operated by Yotta and multiple other projects planned to come alive in coming years.



Part of Blackstone group's **₹90,000 crore** investment to be directed towards the development of infrastructure and data centre capabilities in Mumbai 3.0.



Fidelity-backed Colt DCS has plans to set up a hyperscale data centre with an investment of over **₹8,500 crore**.



The City and Industrial Development Corporation (CIDCO) has signed four major MoUs worth over **₹48,000 crore** at the World Economic Forum in Davos, creating international educity, outdoor arena, data centres and a world-class logistics park.



Beneficiary of AWS's **\$8.3 billion** investments in cloud infrastructure MoU signed with the Government of Maharashtra. Expected to generate over 80,000 jobs in data center supply chain in India.



₹800 crore investment in a captive data centre spread over a **25-acre** campus.



Digital Edge bags **\$1.6 billion** in data centre expansion funding.

MMR'S MEGA INFRASTRUCTURE PUSH.

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.

GAME-CHANGING 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 ₹6,500 crore, the project aims to bypass the Khandala Ghat section. reducing travel time from Pune by 30 minutes. 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 Guinness Book of World Records.

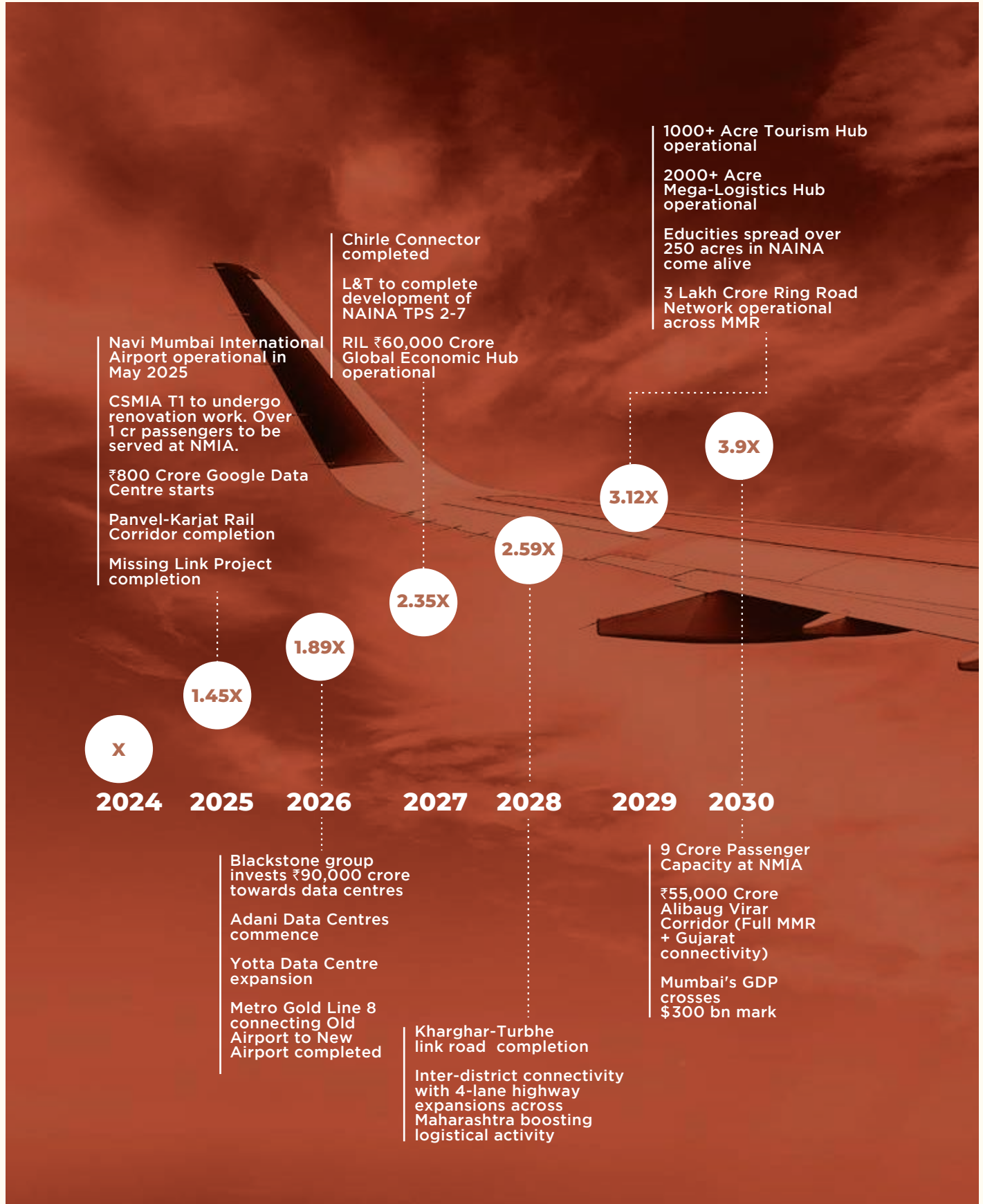
14 LANE MTHL ROAD

In Sep 2024, Ministry of Road Transport & Highways 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%.



3.9X GROWTH BY 2030.

KHOPOLI: THE UNMISSABLE EXPLOSIVE JOURNEY TOWARDS A MULTI-BAGGER.



A TOURIST HAVEN & INVESTOR'S GOLDMINE.

KHOPOLI'S DUAL ADVANTAGE.

IMAGICAA THEME PARK:

India's first 138-acre international standard theme park, which features thrilling rides, a water park, and a snow park with over 5 lakh annual tourist footfall. This one a kind theme park also houses the only 5-star hotel in the region, Novotel with 70,000+ room nights annually.

JUST 7 MINS AWAY.



CITY OF WATERFALLS:

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

River Rafting, Kolad: Experience the thrill of Kolad River Rafting. Just a short drive from Khopoli, tackle the rapids of the Kundalika River, surrounded by lush greenery.

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.

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

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



Radisson

With over 5 Lakh visitors every year, Khopoli houses only 2 5-star hotels, seeing an average of 70,000 room nights annually. Aero-Estate offers a perfect opportunity to build your villa and earn massive rental yields.

LAUNCHING AERO-ESTATE.

AT INDIA'S NO. 1 LAND, #MADEFORMUMBAI



A SUPERLATIVE LIFESTYLE LAND DEVELOPMENT, ENVISIONED FOR MUMBAI, CURATED AT KHOPOLI.



50-acres
of expansive living experience



A wide range of **active lifestyle amenities:** Sports courts, gyms, pools, tracks and adventures and many more



30,000 sq. ft.
hilltop multi-tiered boutique resort



11+ acres
dedicated to open and amenity spaces



Offering an FSI of 1.65. A perfect destination to build your spacious **4 BHK villa with a built-up area of over 3,700 sq. ft.** on a plot size of 2,260 sq. ft.



Sparkling streams, ponds and fountains overlooked by **cabanas and tree houses**



Contoured development with functional, low-environmental impact design



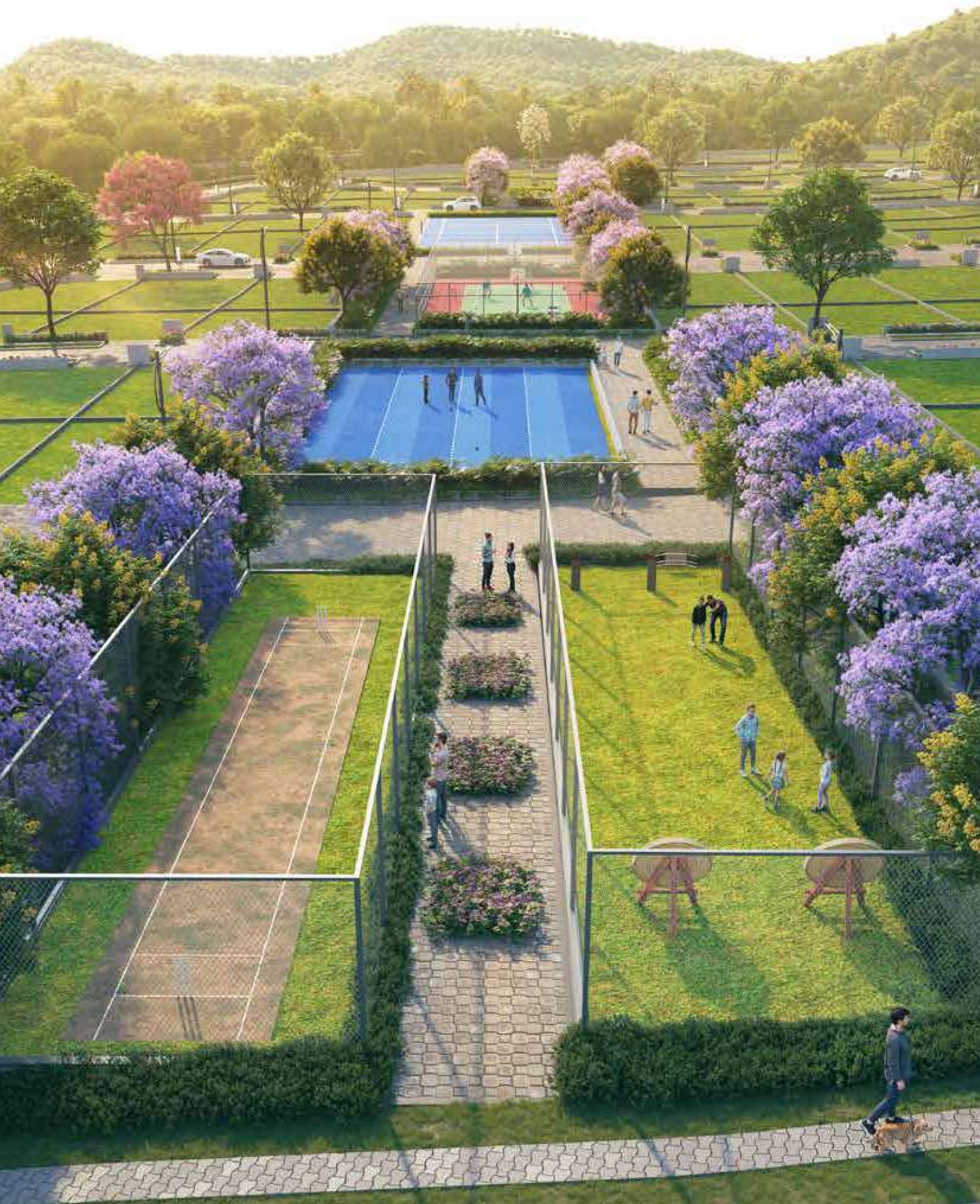
Surrounded by lush green **Sahyadri hills**



Designed by world-renowned **Sanjay Puri Architects**

ADRENALINE ALLEY

Multiple sports courts featuring net cricket, lawn tennis, archery, badminton, basketball and mini golf, along with a 1-km cycling track. **Play hard, stay young.**



SACRED GROVE

A 1-acre sacred grove where faith, belief and beauty meet.
Spiritually rejuvenate or just be **one with the universe.**



NATURE TRAIL

A nature trail 1-acre large featuring a contoured walkway, gazebo and awe-inspiring, panoramic views of the development. **Weekends done right.**



THE NECTAR.

Meandering walkways, natural pond and gazebos, complementing the contoured landscape. **Enjoy a soulful retreat, like no other.**



30,000 SQ. FT. HILLTOP FULLY SERVICED BOUTIQUE RESORT FOR EVERY INDULGENCE, 500 FT. ABOVE THE GROUND.

Experience a new dimension of luxury at Aero-Estate, where world-class hospitality transforms every villa into a haven of comfort and convenience. Enjoy the premium services of a boutique resort seamlessly integrated into your private sanctuary, enhancing every moment while maintaining the exclusivity and privacy you deserve.



PERSONALIZED CONCIERGE & TRANSPORTATION SERVICES.



Concierge Services: For arranging transportation, restaurant reservations, event tickets, and tailored experiences.

Butler Service: Offering a private butler to handle personal needs, from unpacking luggage to ensuring meals are served at specific times.

Villa Mr. Friday: Offering dedicated villa managers who act as personal concierges to manage every detail of a villa owner's stay, ensuring all preferences and needs are anticipated and met.



Bespoke Experiences: Organizing private tours or unique cultural experiences.



Private Transfers: Chauffeured luxury cars, or even private jets and helicopters for airport transfers and excursions.

Private Drivers: For local travel, with access to premium vehicles like sports cars or luxury SUVs.

Yacht or Boat Rentals: For guests interested in sea excursions, private yacht services can be arranged.

WELLNESS, DINING & ENTERTAINMENT PACKAGES.



Wellness Packages: Comprehensive wellness retreats, yoga trainers, nutritionists, doctor-on-call. You have it all.



In-Villa Dining: Exquisite, 24x7 in-Villa dining with gourmet meals prepared by world-class chefs.



Private Chef: For special occasions or for regular meals, call our chef to cook live for you, in your villa.

Private Events: Planning and organizing exclusive events or bespoke gatherings. Soirée done right.

Live Entertainment: Arranging live concerts tailored to the villa's private setting.

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 to access 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®.

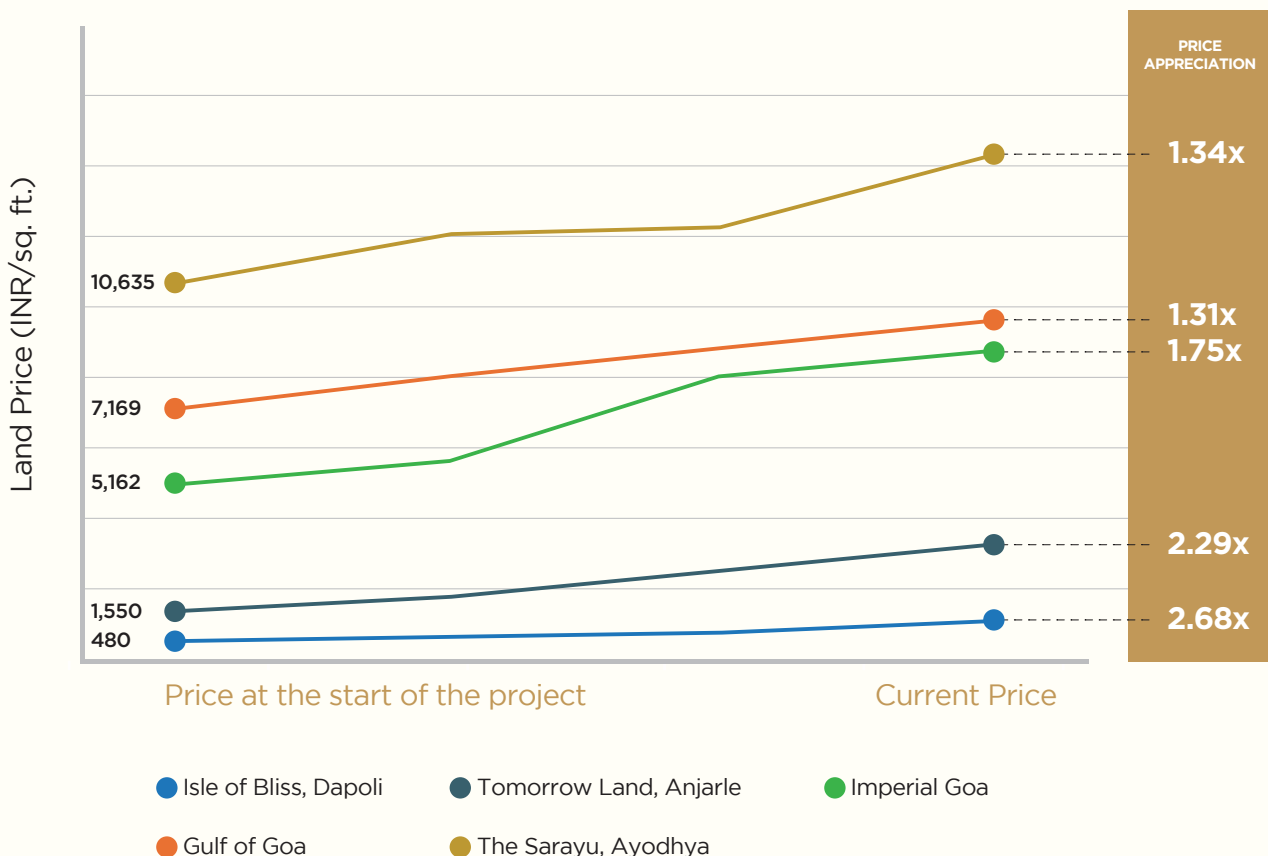


PROMISE OF LIQUIDITY

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

FROM VISION TO VALUE.

THE IMPRESSIVE APPRECIATION OF OUR DEVELOPMENTS.



CONNOISSEURS, PATRONS, AMBASSADORS: A STAR-STUDED ENSEMBLE.



**MR. AMITABH
BACHCHAN**

FOR

THE SARAYU*
AYODHYA



**MS. KRITI
SANON**

FOR

Sol de
Alibaug



**MS. TRIPTII
DIMRI**

FOR

**ONE
GOA**

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

- A client base from across the top BFSI institutions, consultancies, manufacturing and service sectors.
- Top-notch gentry exemplified by the best designations and C-suite holders.
A like-minded community of neighbours-turned friends.

A PIONEERING TECH-ENABLED OWNERSHIP EXPERIENCE

DISCOVER
INVESTMENT
OPPORTUNITIES

GET IN-DEPTH
INFORMATION
ABOUT LOCATIONS

APPLY FOR
YOUR DESIRED
PROPERTY ONLINE

MANAGE
YOUR
PORTFOLIO

GET
APPRECIATION
UPDATES

REGISTER &
PAY INSTALLMENTS
REMOTELY

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 clubhouse, 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 between August 2020 and October 2022. Transforming the Konkan coastline forever.

📍 Dapoli, Maharashtra

ISLE OF BLISS



INDIA'S MOST VALUED VILLA ESTATES

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

📍 Bainguinim, Goa



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+ crores of revenue at India's fastest growing tourist destination: Anjarle.

📍 Anjarle, Maharashtra

TOMORROW WORLD

THE SARAYU
— AYODHYA —

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 TM
HOUSE OF
ABHINANDAN
LODHA

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

🌐 www.hoabl.com

f The House Of Abhinandan Lodha

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



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