

*For the 1st time in India,
a life that is filled with*
**SUPERLATIVE
CONVENIENCE.**

Announcing

**INDIA'S 1ST
NEW-AGE DISTRICT**

CRAFTED FOR NEW-AGE CITIZENS OF TODAY



**the
mainland**

NAVI MUMBAI

2021's MOST POWERFUL OPPORTUNITY TO BE A PART OF INDIA'S 1ST NEW-AGE DISTRICT

- Unveiling for the very first time, 40-acre 5G-ready smart development
- Unique IPO-styled application process with minimum cashflow scheme
- First and last chance to be a part of the most premium central cluster
- Unbeatable launch prices combined with fully refundable application fee

An unmissable investment opportunity at the heart of India's biggest planned city

NAVI MUMBAI

An incredible opportunity at the heart of India's biggest planned city – Navi Mumbai. A city that is emerging as a true blue metro city that the country deserves today. Navi Mumbai promises a high ease of living quotient compared to other established metros like Delhi, Chennai, Pune etc. basis a well established & planned infrastructure, open green spaces and seamless connectivity to across MMR & beyond.

6 MEGA INFRASTRUCTURE PROJECTS THAT WILL REDEFINE NAVI MUMBAI



Navi Mumbai International Airport

Ongoing construction, likely to be operational by 2024 and expected to serve 90 Mn passengers per year



Mumbai Trans Harbour Link

Six lane, 21.8 km road (longest sea bridge in India) to be completed by early 2024 and to connect Sewri with Chirle



Parsik Tunnel

Proposed 8 km (3km in tunnel) road to connect Thane-Belapur road from Turbhe to Kharghar



Virar-Alibaug Multimodal Corridor

126 km with multiple interchange nodes with highways connecting Mumbai to Ahmedabad, Agra, Pune & Goa



Navi Mumbai Coastal Road

9.5 km road (to be constructed in 2 phases) to connect Kharghar to Amra Margand - the water terminal in Nerul



Water Taxi Service

A new mode of transport (to be operational within a year) to connect Mumbai & Navi Mumbai and reduce travel time to 40 mins

EXPONENTIAL PRICE APPRECIATION EXPECTED WHEN THESE MEGA PROJECTS GO LIVE

Navi Mumbai is at the cusp of a major change with prices expected to appreciate multi-fold in the next 8-10 years, owing to the upcoming mega infrastructure projects

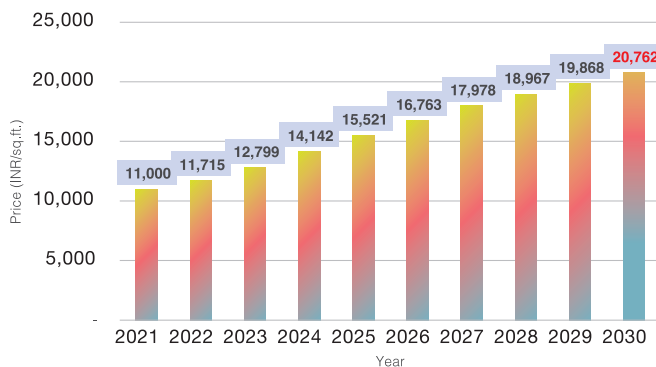
Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Navi Mumbai International Airport		0.5	1.5	1.5	1.0	1.0	0.75	0.75	0.5	0.5
Mumbai Trans Harbour Link		0.5	1.5	1.5	1.0	1.0	1.75	0.75	0.5	0.5
Parsik Tunnel		0.25	1.0	1.0	0.75	0.5	0.5	0.25	0.25	0.25
Virar-Alibaug Multimodal Corridor		0.25	0.25	0.75	0.75	0.5	0.5	0.25	0.25	0.25
Navi Mumbai Coastal Road		0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Water Taxi Service		1.0	1.0	0.75	0.75	0.5	0.5	0.25	0.25	0.25

Expected price appreciation (in %) over the next 10 years.

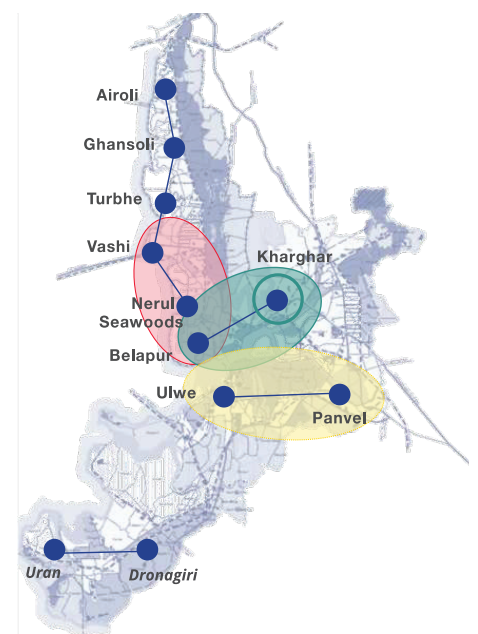
KHARGHAR

The 2021-2030 story with a steep appreciation guarantee

Compared to Vashi-Nerul-Seawoods (organically developed residential hub – saturated & high price) and Panvel-Ulwe (a far-fetched location development story with very low current liveability quotient), Kharghar and Taloja micro markets have emerged as the most preferred locations for investment basis a strong & a robust physical and social infrastructure and is expected to provide high appreciation in the next 10 years.



The appreciation is expected to be in the range of 90-100% over the next 10 years, with prices to reach around ₹20,000 to ₹21,000 per sq. ft. making it one of the top investment hotspots across MMR.



An unparalleled global 'New-Age' ecosystem within one of INDIA'S FINEST NEIGHBOURHOODS

Experience an integrated global lifestyle concept that features 7 New-Age landmarks within the 7 km radius of the mega development. With renowned educational institutes, leading healthcare facilities, a proposed commercial hub, high quality retail spaces, top-notch recreational avenues and seamless connectivity across Navi Mumbai & beyond, this is emerging as the ultimate New-Age ecosystem within Navi Mumbai and one of India's finest neighbourhoods.

New-Age HEALTHCARE

Top notch medical facilities like Sri Sathya Sai Sanjeevani hospital, TATA Memorial hospital, MITR hospital and many others promise the best of healthcare services, in line with the increasing importance on healthcare by New-Age citizens.



New-Age BUSINESS

Navi Mumbai Corporate Park, the 345-acre CIDCO commissioned business district, is on the lines of Bandra-Kurla Complex. A Grade-A commercial district, with top corporates driving employment and growth including a daily floating population of more than 1 lakh.

New-Age EDUCATION HUB

Known for its intellectual capital and creative energy, Kharghar, an established educational hub in Navi Mumbai, extends greatly to this neighbourhood, as it boasts of well renowned educational institutes like DAV Public school, Ryan International school, VIBGYOR high school, NMIMS, NIFT & more.

New-Age SPIRITUAL CENTRE

A spiritual epicentre with one of the largest ISKCON temples in India and the only one in Navi Mumbai - a unique cultural & vedic educational centre spread over 8 acres.

New-Age LEISURE

The world's 3rd largest and one of Asia's largest urban parks, the Central Park is spread over 290 acres and includes a plethora of themed parks, sports facilities and an amphitheatre. Just opposite this iconic Central Park is a 18-hole Golf course spanning across 103 hectares - Kharghar Valley Golf Course.

New-Age LIFESTYLE

Inspired and designed on the lines of vibrant shopping avenues in some of the world's finest destinations across Paris, Singapore and Dubai, this multi-levelled shopping destination will have anchor stores of leading brands.

New-Age CONNECTIVITY

Five lines overall totalling 106 km, Kharghar has 7 Metro stations within itself, providing seamless connectivity to all parts of Navi Mumbai with the nearest metro station (Sec 34, Kharghar metro station) at a stone's throw distance from the development.

Unveiling India's 1st New-Age District: 'THE MAINLAND'

SMART

India's 1st 5G ready smart mega development

A promise of a life, 100x faster powered by Airtel Xstream

- High speed internet across all common areas
- Superior and uninterrupted voice connectivity
- Optical fiber connection to each home

Voice controlled SMART homes

- Voice & app-based home automation
- Motion sensors, smoke alarms, smart light and fan controller, intercom facility and more



SUSTAINABLE

New-age services with a promise of cleaner & greener future

- Multiple EV charging stations in the parking area
- Intelligent sensor lighting system across the development
- Rain-water harvesting, solar lighting and more



CONNECTED

Unmatched connectivity across MMR in association with CityFlo*

- Easy connectivity to prime residential & commercial hubs across MMR
- Free pick up & drop services twice in the day till CBD Belapur station
- CityFlo buses to now start from the development

ACTIVE

A healthy lifestyle promise in association with one of India's leading fitness brands

- Outdoor sports avenues: Cricket pitch, basketball court, volleyball court, badminton court, skating bowl and more
- Indoor health avenues: Gymnasium, boxing, cross fit training, cardio & more

CONVENIENCE

Mumbai's 1st fully serviced home powered by CoHo*

- Managed living: House-keeping, furnishings, on-demand services like drivers, house-help, electrician, plumber etc.
- Easy lease assistance: Remote rental management, zero paperwork agreement and legal hassle
- Pharmacy & Clinic: Medical consultation, pharmacy along with emergency ambulance services
- Navi Mumbai's first Digital Supermarket by Big Basket: Multiple vending machines for 24*7 fresh daily essentials



EXPERIENTIAL

'Live-Work-Play-Shop-Eat' now an apparent reality

- India's 1st multi-sensory C.O.R.E (Clubhouse. Office. Retail. Entertainment) offering
- New-Age experiences, spread across an expansive 2-acre space
- Curated by some of the world's finest names like AEDAS, Cushman & Wakefield, ILC, Studio HBA



New-Age
SERVICE PARTNERS



* The project may involve tie ups with third parties for providing various services. The Company at its sole discretion may tie up with a third party, amend or terminate the tie-ups and the terms of any such tie-ups shall be binding on the customer. The services mentioned will be chargeable.

The Superior Life at
CENTRAL MOST CLUSTER
of the 40-acre masterpiece

An array of New-Age amenities, features & services promising a life that is filled with superlative convenience to ease the otherwise hectic lifestyle of New-Age home buyers



Co-working spaces

Perfectly equipped workspace that will let you focus on driving your business from your home, without any worries



Digital supermarket

Multiple digital vending machines installed to ensure that you can pick up your grocery & any other quick needs without any delay



Car care services

See your car getting transformed into a beauty while you relax at the lounge and sip a cup of coffee or chat with your friends or neighbours



Laundromat

Inspired by the convenience-high global culture, Navi Mumbai's 1st self-serviced laundry facility right down an elevator ride

LAUNCHING NEW-AGE 2 & 3 BED RESIDENCES
at India's 1st 5G ready smart mega development



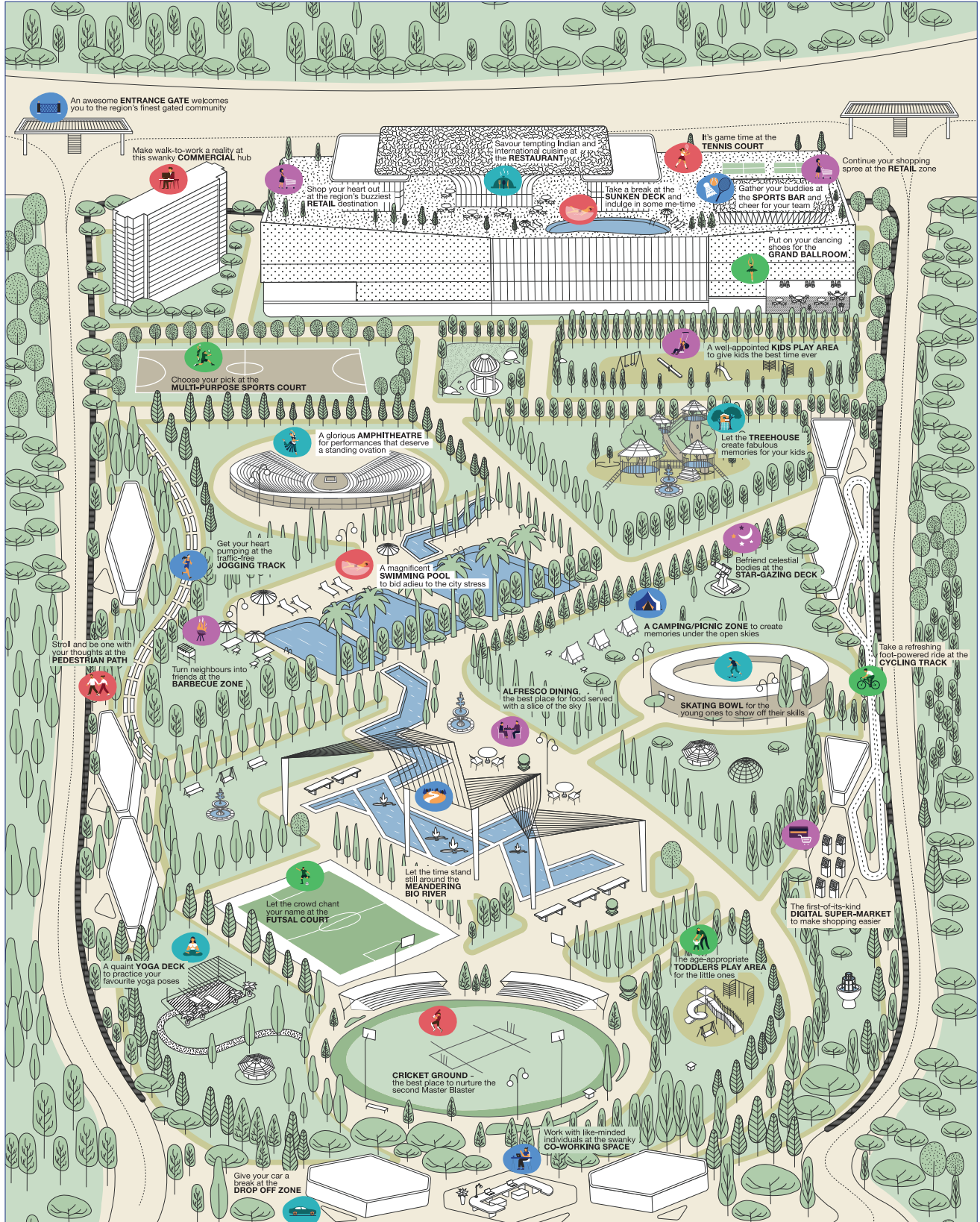
A life of a 100x faster life with



- Large & spacious L-shaped living & dining area
- Perfectly rectangular & expansive bedrooms with wardrobe niches in all bedrooms for added convenience
- Corner sky garden with 270 degree view ensuring uninterrupted, breath-taking views
- Smart sensors installed in your home to make your daily life safe & secure
- Automated control with 24*7 monitoring access for further ease

Representative image

Presenting the sanctum sanctorum
OF THE 40-ACRE MASTERPIECE
for the 1st time, in all its glory



The above is an illustration of the proposed development which will be delivered phase wise. Adhiraj Constructions reserves the right to make changes to the above. All transactions shall be subject to the terms and conditions of the agreement for sale to be entered into between the Promoter and the recipient.

Presenting a unique IPO-style real estate
LAUNCH OPPORTUNITY

Unveiling India's 1st 5G ready smart mega development powered by Airtel Xstream

Launching 'New-Age 2 & 3 Bed Residences' crafted for New-Age Citizens of today

Limited release of inventory at the most premium central most cluster

Minimum cash outflow scheme. Apply now with just ₹90,000

Unique application styled booking process (First Apply. First Allot.) ensuring max transparency

2021's maximum appreciation guarantee ~up to 15% price appreciation in 45 days*

Launching

New-age fully serviced 2 & 3 bed residences
Starting ₹79.99 Lacs+

Apply now with just ₹90,000 (*Fully Refundable*)*



Brought to you by the pioneers of New-Age architectural marvels in Navi Mumbai
A legacy of **25 years** and over **3,000+ happy customers**

Disclaimer: This printed material does not constitute an offer and/or contract of any nature whatsoever between the Promoters/Developers and the recipient. All transactions shall be subject to the terms and conditions of the agreement for sale to be entered into between the Promoter and the recipient. All the images are for illustrative purposes only unless otherwise mentioned. All colours, furniture, fixtures shown are for aesthetic representation purposes only and are not part of the flat amenities. This layout is proposing a club and mixed-use facilities that neither form part of the common area nor the amenities of the Real Estate Project.

The Mainland Is a marketing concept for the project and its locality. Following buildings of Adhiraj Capital City have been registered as real estate projects with Maharashtra Real Estate Regulatory Authority : "AdhirajCapital City Tower Merak" with MahaRERA Registration No. P52000022975, "Adhiraj Capital City Tower Oreka" with MahaRERA Registration No. P52000022907, and details of these are available at website - maharera.mahaonline.gov.in | Project Financed by LIC Housing Finance Ltd

