



WORLD VILLAS

KARJAT - CHOWK



My Epitome
of Luxury

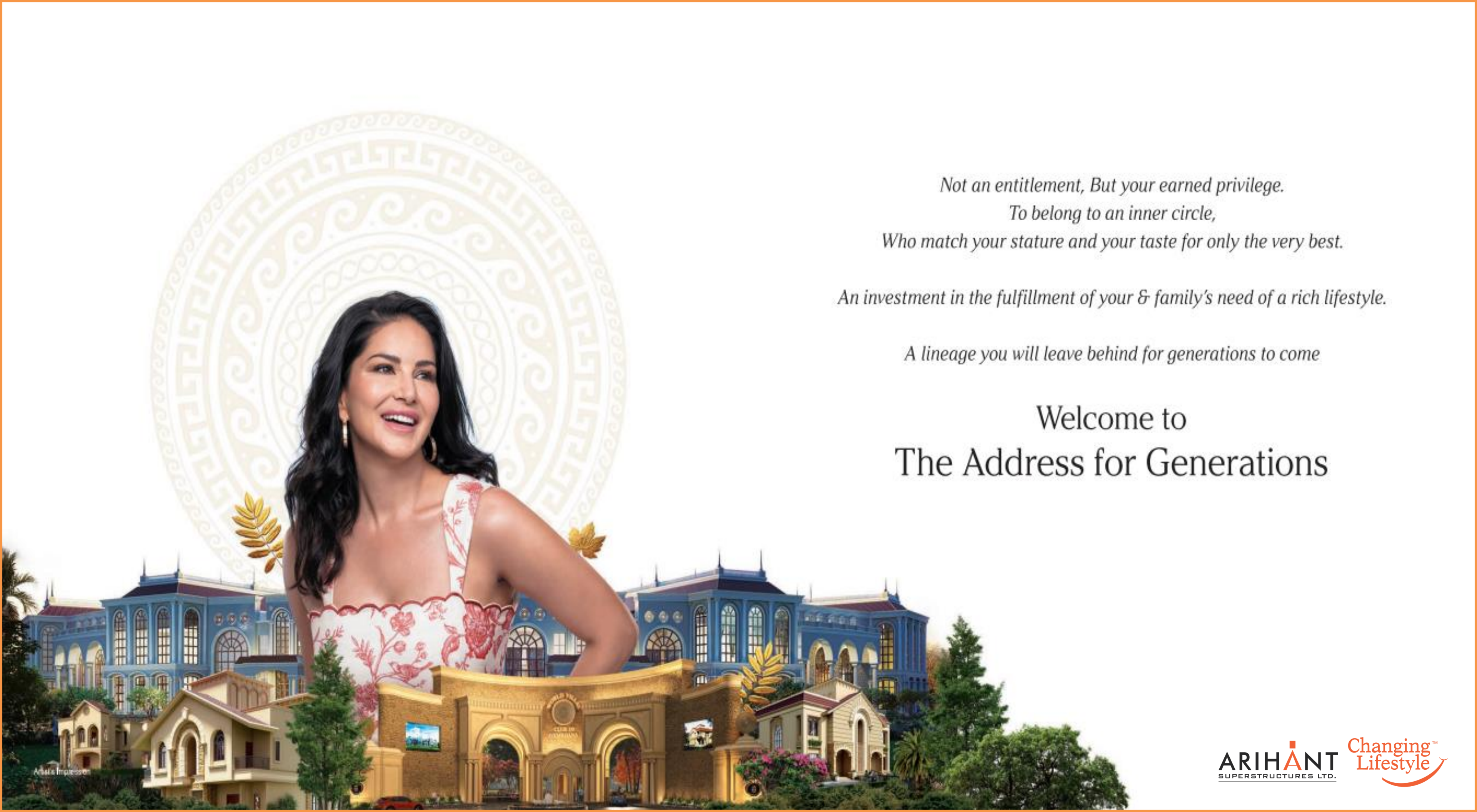
सच में कुछ बदल रहा है

Sunny Leone
at



WORLD VILLAS

ADDRESS FOR GENERATIONS



*Not an entitlement, But your earned privilege.
To belong to an inner circle,
Who match your stature and your taste for only the very best.*

An investment in the fulfillment of your & family's need of a rich lifestyle.

A lineage you will leave behind for generations to come

Welcome to
The Address for Generations



KARJAT

THE GLOBAL VILLAGE



NAVI MUMBAI INTERNATIONAL AIRPORT



NAINA

THE NAVI MUMBAI
AIRPORT INFLUENCE
NOTIFIED AREA



N A I N A



MUMBAI 3.0 (NAINA)



PANVEL-BHIMASHANKAR ROAD
CONNECTOR - 50% WORK COMPLETED

DNA

04

DAILY NEWS & ANALYSIS | MUMBAI | SATURDAY, SEPTEMBER 8, 2018

Jio University finds a Karjat home

Sudhir Suryawanshi
sudhir_s@dnaindia.net

Work on Mukesh Ambani's Reliance Industry Ltd (RIL)'s world class Jio India University (JIU) is on at a war footing.

The senior corporate czar visited the plot with his son Akash and a twelve-member team last week. Located at a distance of barely 65 km from India's financial capital, the university is spread across 700 acres of land on the outskirts of Mumbai in Karjat. The Ambanis flew down on their private chopper, where they took great interest in exploring every nook of the ac-



Mukesh Ambani and his son Akash visited the Karjat plot to inspect the ongoing work —FILE PHOTO

ion Human Resource (HRD) Ministry has asked the Ambanis to have the new varsity up and running in the next three years.

will be used for developing the varsity campus. We already possess most of the land and plans are in place to start work at the site immedi-

WHY NEW HOME?

■ Earlier, Mukesh Ambani had planned to develop his university at Ulwe, off Navi Mumbai, where he owns a 1,500-acre plot

■ However, perhaps in keeping with its prime location, it was later decided to exploit this plot for commercial and residential use

He added, "While the government might have asked us to start the university in the next three years, we are confident of completing the work in a year and a half if we are planning on

nothing but state of the art facilities."

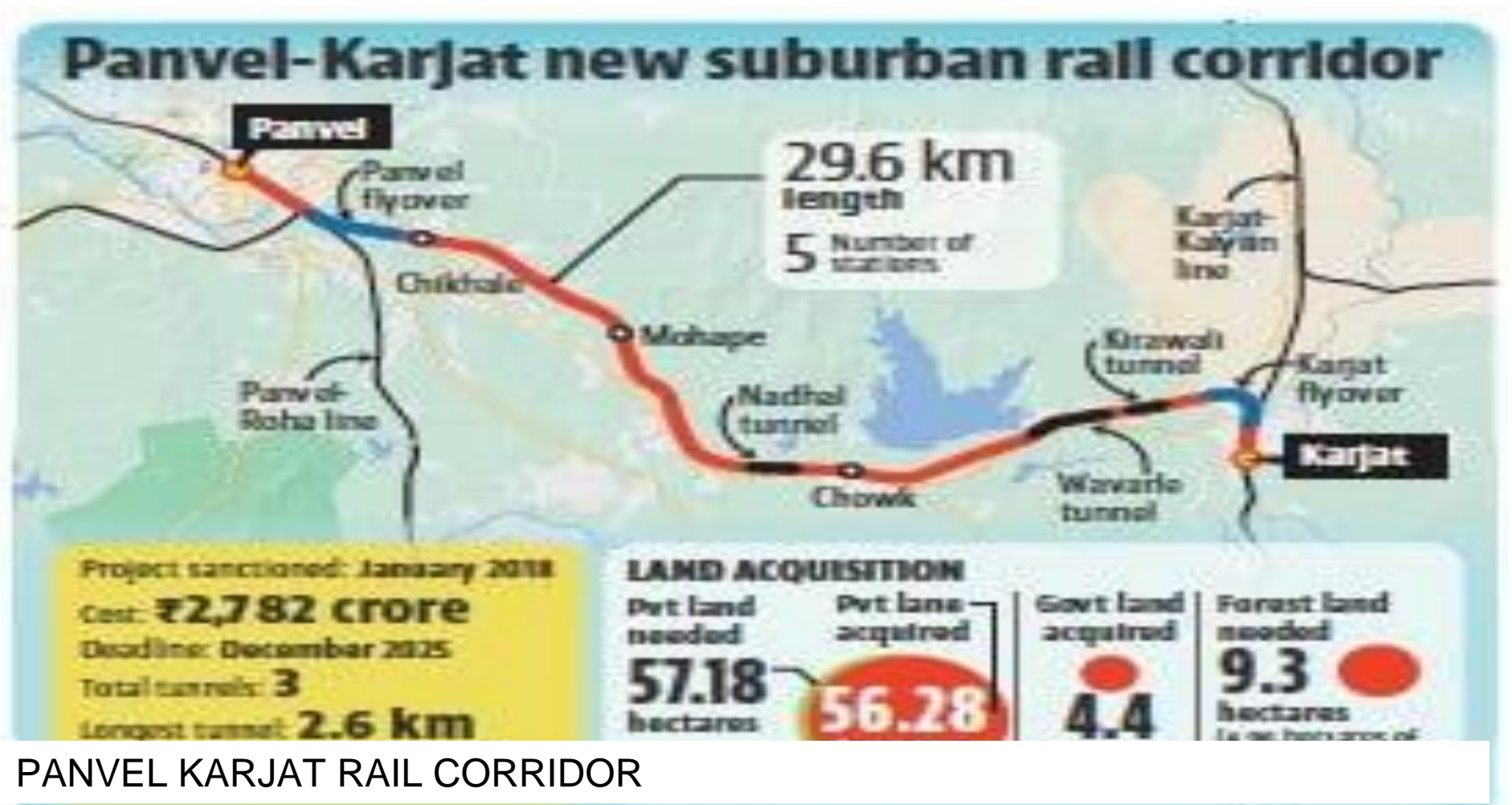
Another person privy to the development said hostels for students and residential quarters for the faculty will also come up at the site.

"Our emphasis will be on open spaces. A major chunk of land will be used for the landscaping and gardens. Instead towering tall buildings the university will be housed in a structure closer to nature. We want to develop JIU on the line of Atlanta and Cambridge with world class courses. Globally renowned resource persons from stellar institutions will be invited to teach as visiting faculty. We want to give the best to our students who will all be absorbed within Reliance industries."

JIO EMENIENCE UNIVERSITY



ATAL SETU



PANVEL KARJAT RAIL CORRIDOR



BHIMASHANKER WILDLIFE SANCTUARY

Blackstone Plans to Invest \$11 B in Maha, Nearly Half in Mumbai 3.0

Institutional investor signs three separate agreements with state govt

Kailash Babar

Mumbai: Blackstone Group, the world's largest alternative asset manager, is planning to invest up to \$11 billion to develop real estate and infrastructure assets, including data centres, in Maharashtra's key cities over the next three-five years.

The US-based institutional investor has signed three separate agreements in Davos with the state government as part of a broader strategy to expand its presence in India's rapidly growing property and digital infrastructure sector. Maharashtra chief minister Devendra Fadnavis is leading the state's delegation to the World Economic Forum this year.

About \$5 billion will go into Mumbai 3.0, the state government's ambitious plan to develop a third city to expand the capacity of the country's financial capital Mumbai and satellite city Navi Mumbai, said persons familiar with the development.



crunch, and will be home to new infrastructure, residential areas, and commercial spaces as per the state government's plan.

"Blackstone will be the first global institutional investor that will support development of office complexes, hospitality assets, retail malls, and warehousing properties in this new upcoming city," said one of the persons mentioned above.

ration (MIDC) to invest up to \$3 billion or ₹25,000 crore for the development of data centres in the state.

It has also signed another agreement with planning authority City & Industrial Development Corporation of Maharashtra (CIDCO) to invest an additional \$3 billion or ₹25,000 crore for infrastructure assets including data centres in the Mumbai Metropolitan Region.

Blackstone is currently in the process of building two data centres in Navi Mumbai and has invested over \$300 million in each of these for an estimated total 60 MW capacity.

These data centres, under the name Lumina CloudInfra, are also being developed in partnership with Panchshil Realty. The new data centre investment will be in addition to this.

The global investor will plough in an additional ₹43,000 crore or over \$5 billion in the Mumbai Metropolitan Region (MMR) to develop real estate assets, taking the total to ₹93,000 crore.

Blackstone is the largest office owner in India with a commercial space portfolio of 135 million sq ft across 50 assets in the country. With two office Real Estate Investment Trusts (REITs) executed and exited, Blackstone is now in the process of filing for its third in the country.

Blackstone is the largest office owner in India with a commercial space portfolio of 135 million sq ft across 50 assets in the country. With two office Real Estate Investment Trusts (REITs) executed and exited, Blackstone is now in the process of filing for its third in the country.

The firm is also set to become the largest logistics developer in the country with over 55 million sq ft under its platform Horizon Industrial Parks.

Blackstone-backed Nexus Select Trust retail REIT, India's second-largest mall platform, listed on the exchanges in May 2023. In 2024, Blackstone listed Ventive hospitality, India's third-largest hotel chain, with alliance partner Panchshil.

BLACKSTONE'S INVESTMENT

Blackstone-backed Nexus Select Trust retail REIT, India's second-largest mall platform, listed on the exchanges in May 2023. In 2024, Blackstone listed Ventive hospitality, India's third-largest hotel chain, with alliance partner Panchshil.

Blackstone-backed Nexus Select Trust retail REIT, India's second-largest mall platform, listed on the exchanges in May 2023. In 2024, Blackstone listed Ventive hospitality, India's third-largest hotel chain, with alliance partner Panchshil.

Blackstone-backed Nexus Select Trust retail REIT, India's second-largest mall platform, listed on the exchanges in May 2023. In 2024, Blackstone listed Ventive hospitality, India's third-largest hotel chain, with alliance partner Panchshil.

Blackstone-backed Nexus Select Trust retail REIT, India's second-largest mall platform, listed on the exchanges in May 2023. In 2024, Blackstone listed Ventive hospitality, India's third-largest hotel chain, with alliance partner Panchshil.

COASTAL RD-MTHL CONNECT: ANOTHER STEP FINAL ROOF SLAB OF UNDERPASS COMPLETED

The final roof slab of the vehicular underpass (VUP) near the Bandra-Worli Sea Link was completed on Wednesday. Once the cut-and-cover work is finished, traffic will split into two directions: one towards Bandra and the other onto the southbound arm of the Coastal Road, which will also link with Atal Setu (MTHL) once the Sewri-Worli Connector is ready.

Richa Pinto reports

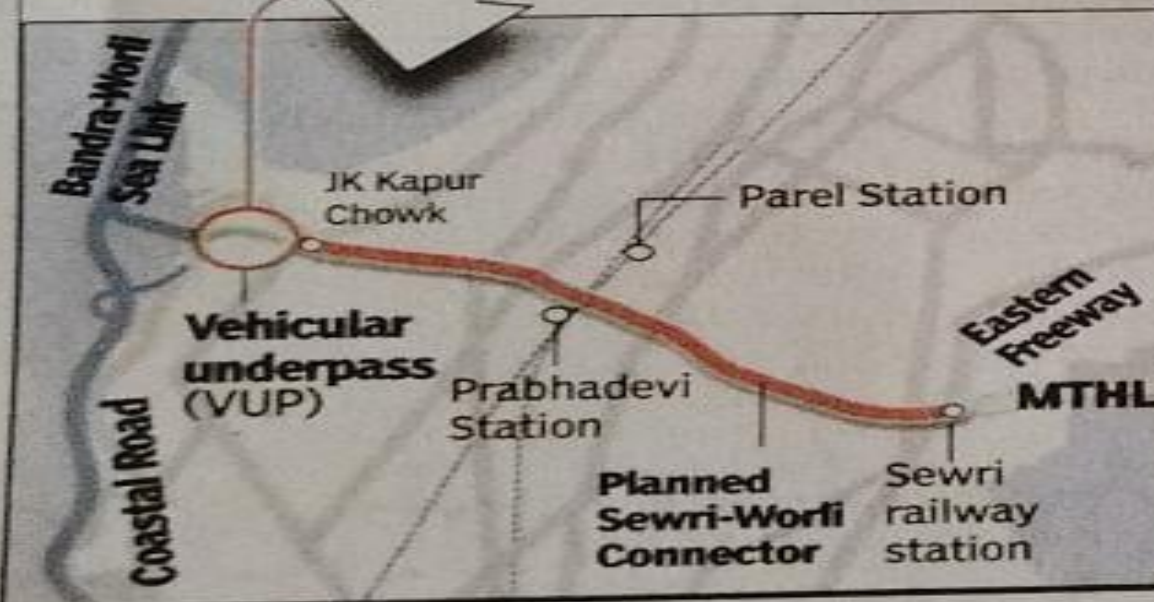
PROJECT'S ONLY VEHICLE UNDERPASS

Coastal Road features:

1 vehicular underpass. Running below Abdul Gaffar Khan Road, it will connect JK Kapoor Chowk—handling traffic from Prabhadevi, Dadar, and MTHL—to the Coastal Road

550 meters
Length of the underpass

> Excavation was completed in Dec



Traffic from MTHL will merge onto Sewri-Worli Connector, which terminates just before JK Kapur Chowk

At JK Kapur Chowk, the vehicular underpass (VUP) begins, guiding traffic towards Nariman Point or Marine Drive via Coastal Road

16 pedestrian underpasses (PUPs) to allow safe pedestrian movement from the land and landscaped areas towards the seaside promenade*

***Challenges remain:** in April last year, the PUP at Haji Ali was waterlogged due to a 4.9-metre high tide

STATUS OF COMPONENTS

Promenade works nearing completion:

> BMC officials stated that promenade construction is progressing swiftly
> 90% of the promenade work should be completed by March this year, said an official

VUP expected to be completed by March:

> Will be opened to motorists after that

“ This will apply only to one-way traffic. For vehicles traveling in the opposite direction, from Worli to Prabhadevi, one of the interchange arms has already been operational since January 27 — **A BMC official**



AERO CITY IN PANVEL



EDU CITY IN PANVEL

MEDICITY IN PANVEL





SONALPADA DAM



KOTHLIGAD FORT



ND STUDIO



BHIMASHANKER HILLS

AQI - 80





Pure Air - Which defines Age & Health
— Impressive Air Quality Index (AQI) 80 —

Nestled in the heart of nature, surrounded by hills and waterbodies.

All year round healthy climate that helps reduction of respiratory illness and improve longevity.

A community where pure living is a reality.

300

Based on research by an International property consultant

250

200

150

100

50

0

100%

107%

116%

127%

141%

160%

181%

210%

245%

287%

2022

2023

2024

2025

2026

2027

2028

2029

2030

2031

EXPECTED GROWTH OVER THE NEXT 10 YEARS **187%**

EXPECTED GROWTH

EXISTING DRIVERS OF GROWTH:



Brand Premium

+



Matheran
ESZ

+



Bhimashankar
Wildlife Sanctuary

+



ND Film
Studios

= **62% APPRECIATION**

Based on research by an International property consultant

UPCOMING DRIVERS OF GROWTH:



State Highway 103
(Panvel Bhimashankar Road
Connector)

+



Jio
University

+



Navi Mumbai
International
Airport

+



Trans Harbour
Sealink

+



NAINA

+



Neral Station & State
Highway Connector

+



Karjat - Panvel
Railway

= **125% APPRECIATION**



THE TSUNAMI OF RENTALS

ROI OF 8-10%

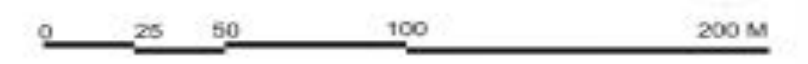
ONE OF THE HIGHEST ROI IN THE WORLD ,
COMPARABLE TO

LONDON AND DUBAI



88 Acres Total Landsize

1. 63 Acre villa community
2. 10 Acres Club 10 Gymkhana
3. 10 Acre 5 Star resort
4. 6 Acres Mango tree woodland
5. 1 Km riverside promenade
6. 1 Acre outlet mall





WORLD VILLAS
CLUB 10
GYMKHANA

63 Acre International Standards Community Living

PROJECT HIGHLIGHTS

63 acre High Society Address Featuring **Delhi Kothi Style Themed Villas**

Forest Grove - 6 Acre Mango Tree Woodland

Serene Bay - 1 km Riverside Promenade

White Waters - The all season waterfall

The Walk - Elevated Walking Track

Resident apartments for 500 servicemen & hospitality managers with driver's dormitory inside the complex

Open air below-the-sky cinema at Celebration Plaza & amphitheatre





Escape the Concrete.
Live the Private Jungle

FOREST GROVE

6 ACRE MANGO TREE WOODLAND

Like a forest grove. A hand in hand walk for the old age or a run along with your companion inside the tree trails or camping in the wild for the teens or climbing the tree house for the children or sit on a bench alone to give birth to the artist within you.

Nature's Nest - Children's Tree park

The Eden Lawns - Picnic Garden

Into the Woods - Forest Trail

Camping in The Wild - Wilderness Camping

Feel On Top Of The World.
In Nature's Warm Embrace.

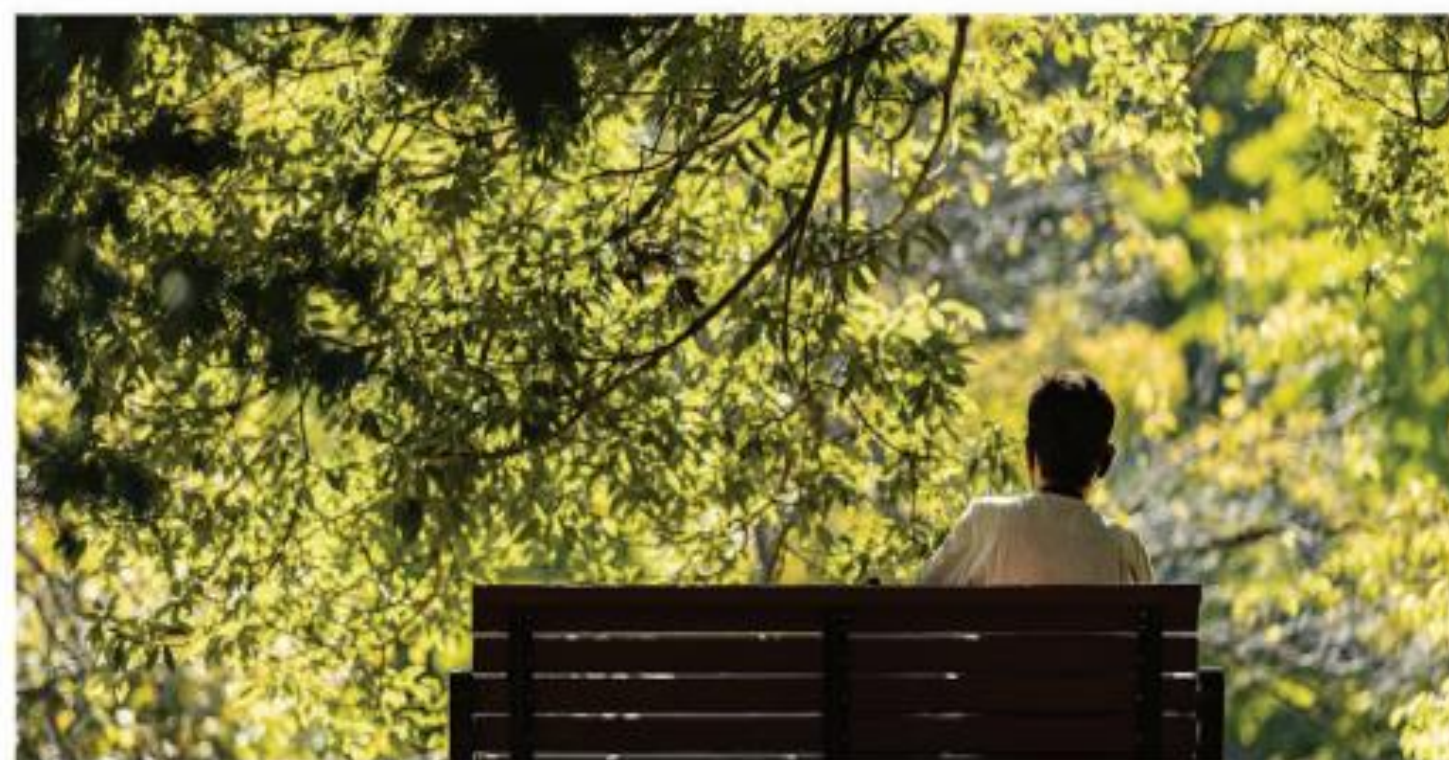
Nature's Nest

The Eden Lawns - Picnic Garden



All are Stock Images

Into the Woods - Forest Trail



Camping in The Wild - Wilderness Camping

The Flow of the Tranquility
The Calm of the River

SERENE BAY

1 KM RIVERSIDE PROMENADE

Experience life anew, where civilization first began, by the river. Discover the joys of spending time with family and friends engaged in thoughtfully curated experiences, that take you back in memory lane. This is the life you can never find in your city. A life that is truly rich.

Fun Lagoon - Beach Pool

Grills & Chills - Barbeque Station

Star Galaxy - Open Air Cinema

Fisherman's Cove - Fishing Deck

Kidtopia - Children's Theme Park

Amphitheatre - For Performing Art at Riverside

Birdie Zone - Golf Putting Greens

Joy Junction - Bubbler's Park

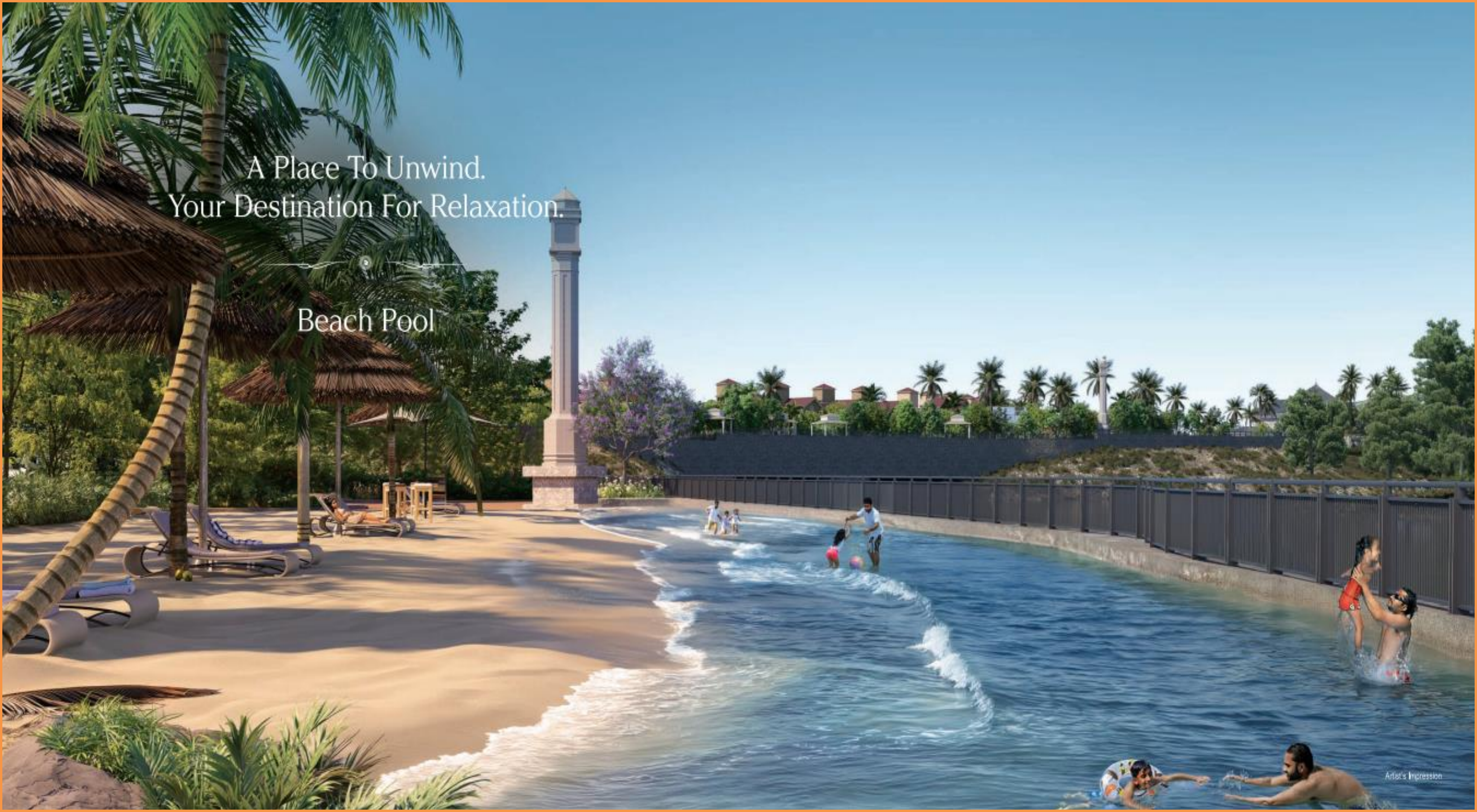
The Solace - Senior Citizen Bay

Fitness Field - Open Air Gym

Celebration Station - Party Lawn

A Place To Unwind.
Your Destination For Relaxation.

Beach Pool



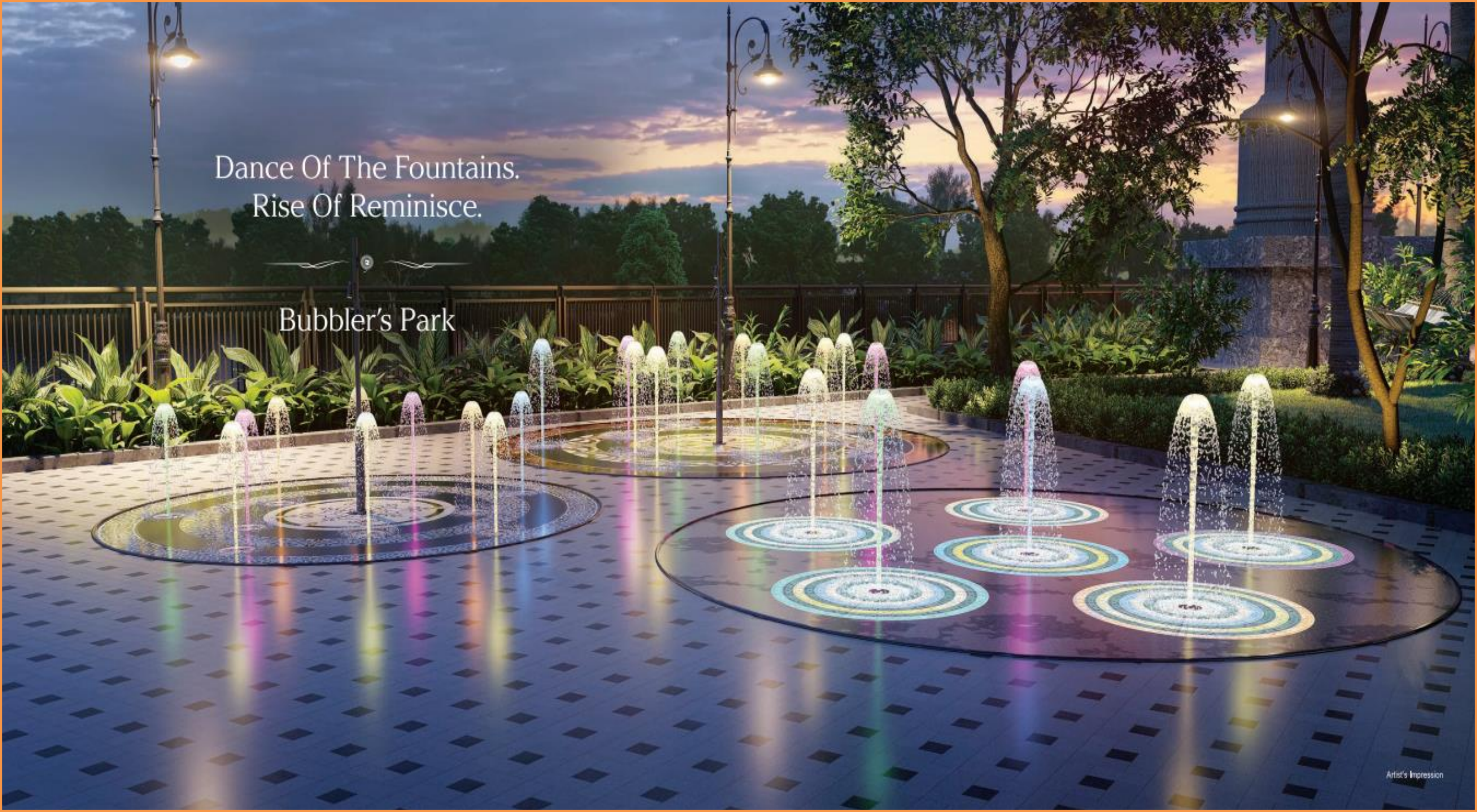


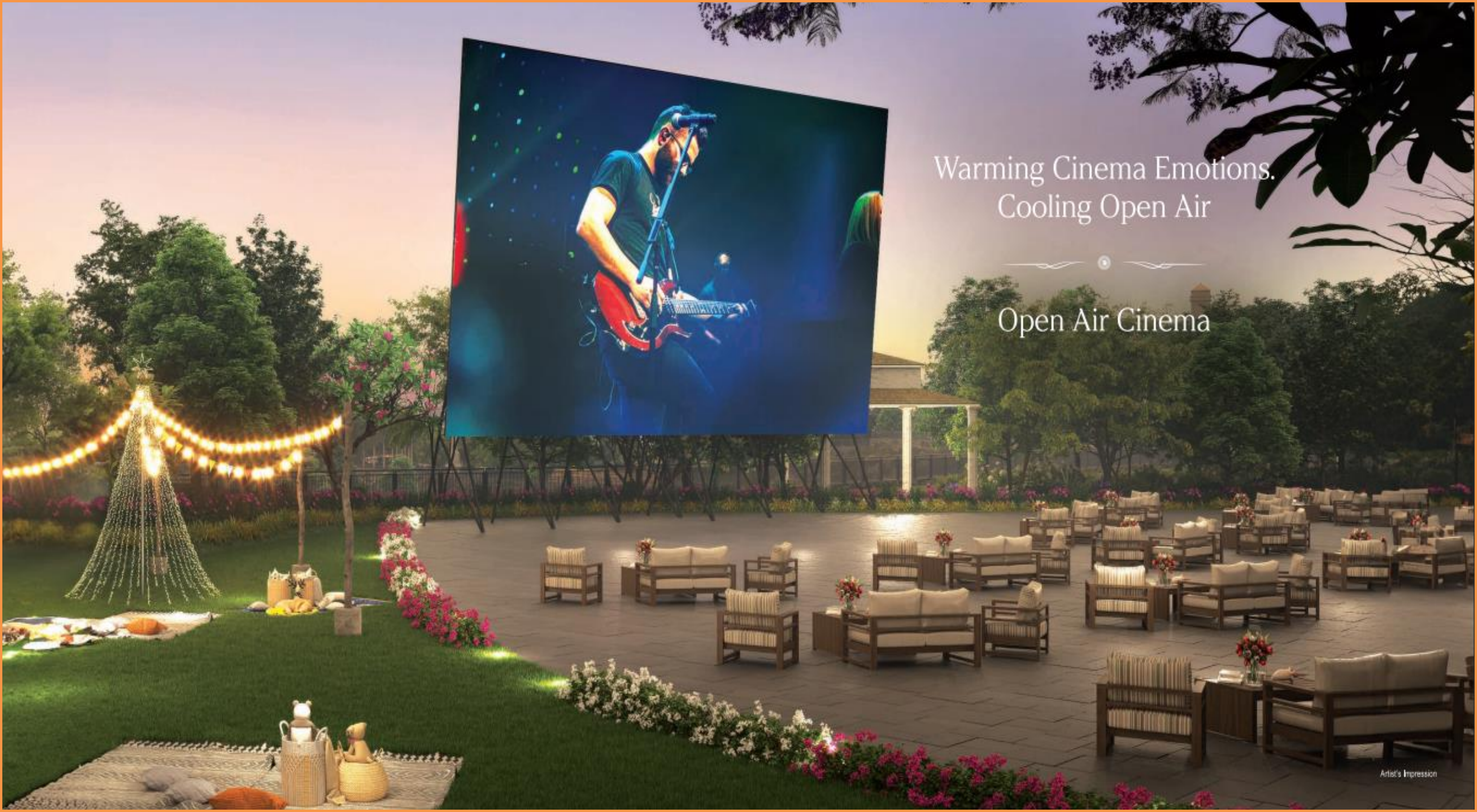
Strike Your Way To Glory.
Your Place For Play.

Golf Putting Greens

Dance Of The Fountains.
Rise Of Reminisce.

Bubbler's Park





Warming Cinema Emotions.
Cooling Open Air

Open Air Cinema

Grills & Chills - Barbeque Station



All are Stock Images

Fisherman's Cove - Fishing deck



Kidtopia - Children's Theme Park

An aerial photograph of a residential community. The houses are arranged in a grid-like pattern, featuring light-colored walls and red-tiled roofs. The community is surrounded by lush greenery, including palm trees and dense forests. A river flows through the scene, reflecting the surrounding landscape. The overall atmosphere is serene and natural.

Riverfront Community Surrounded
by Nature



Nature's Splendour.
Your Exclusive Privilege.

WHITE WATERS

THE ALL SEASON WATERFALL

A welcome relief from the over-crowded Lonavala & Khandala, World Villas, hosts a spectacular perennial natural waterfall that will go on to become that perfect all year-round private family picnic destination.

Take run along the river front 1 km long meet your beloved at the celebration plaza in the fog and rains. Mumbai has always loved to be underneath the waters.

Your Treat To The Senses.
Your Retreat To Serenity.

TRANQUIL

THE 5-STAR HOTEL AND SPA

Built on 10-acre contoured land, Tranquil Resort & Spa at World Villas is a closer to nature resort hosting well-appointed accommodations, an expansive banquet with open lawn catering to host MICE, Weddings & Celebrations. The resort also has a fully functional restaurant serving all day world cuisine to cater to your friends & families as well as outside guests staying in here.

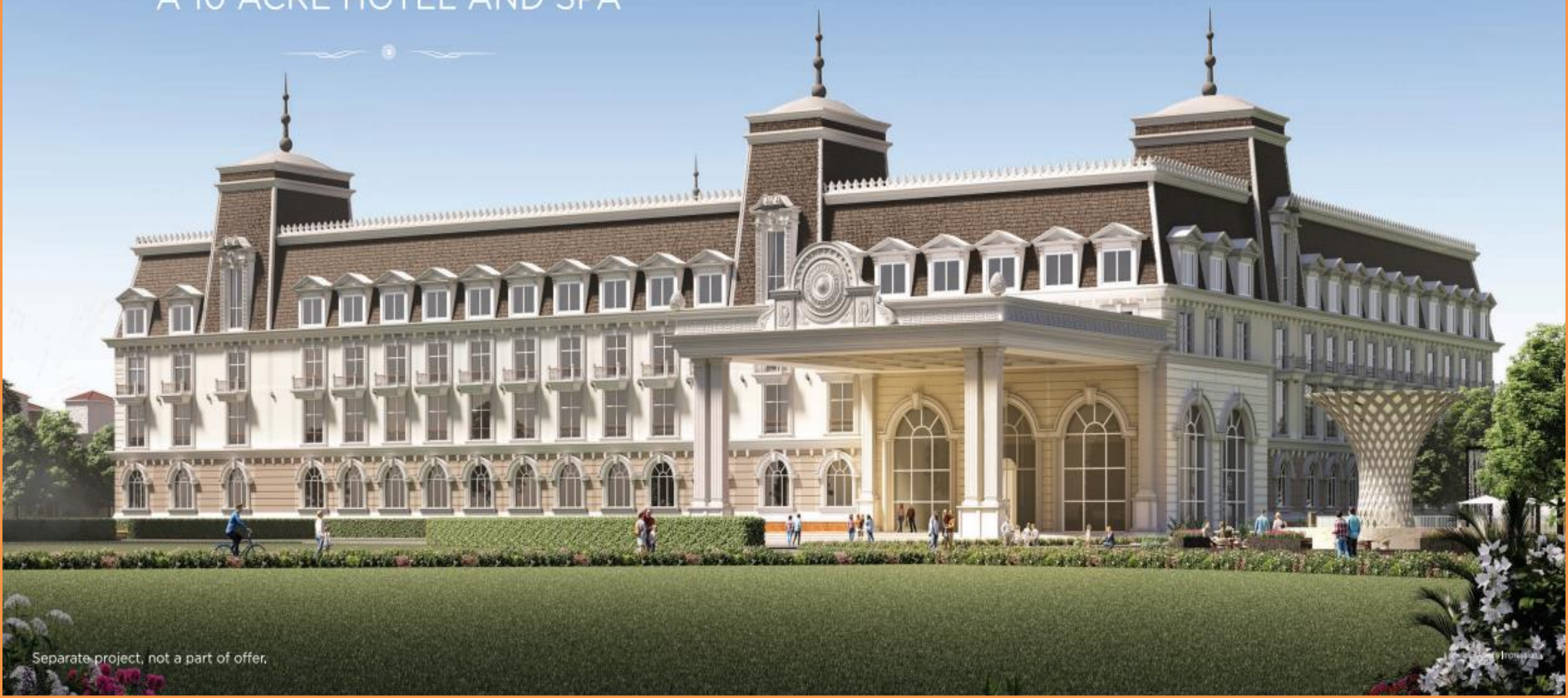
200 Room Resort

25,000 sq.ft. Expansive Banquets with outdoor lawns

All Day Dining

4 Banquets | 4 Party Lawns

5 STAR
A 10 ACRE HOTEL AND SPA



Separate project, not a part of offer.

InterSpace

MAJESTICA

25,000 SQ.FT. EXPANSIVE BANQUET
WITH OUTDOOR LAWNS



Separate project, not a part of offer.

Amor's Majestica

Mumbai's Biggest Club
for the rich and elite society.

CLUB 10
GYMKHANA

SOCIAL CIRCLE FOR 'MY TIME - MY LIFE'
SPORTS • CLUBBING • LEISURE

Honouring the legends of sports who wore the '10' Jersey, Club 10 Gymkhana will be the biggest Private Sports Gymkhana, offering a plethora of sporting, fitness, wellness, leisure, recreation and entertainment avenues hosted in its 10-acre expanse.

A Vitruvian Era Colonial architecture and design, Club 10 Gymkhana will go on to become an iconic address in itself. Modelled along the legendary Bombay Gymkhana and the MCA, it sets a perfect platform for an elite class citizen, experience the feeling of having arrived to the place he or she belongs.

Ground - 20 Ft, Height | 1st level 30 Ft, Height

The Playground of Ganadors. IPL Size Cricket Ground.



RECREATING THE LORDS & OVALS

Behold a majestic Gymkhana overlooking an IPL size cricket ground, hosting a large open restaurant Veranda - recreating the charm of the iconic Lord's or Oval. Watching your family member play here or enjoying a private match is no less than proud feeling.



A large, multi-story villa with a stone and beige facade, featuring arched windows and a prominent balcony. The villa is surrounded by a lush garden with various trees, including palm trees, and a swimming pool in the foreground. A couple in white robes is sitting on a lounge chair by the pool. The scene is set during the day with soft lighting.

Larger than Life Spaces,
Generously Appointed Luxuries.

VILLA FEATURES

14ft. Clear Height

Delhi Kothi Style with Extra-Large
Rooms & Sloping Roofs

Double Height Living and Dining

Servant Room with Toilet

Dedicated Car Parking,
Front Garden & Backyard

Contemporary Elite Wall & Floor
Finishes Lift, Pool & Deck
(Optional)

EXTRA LARGE - A

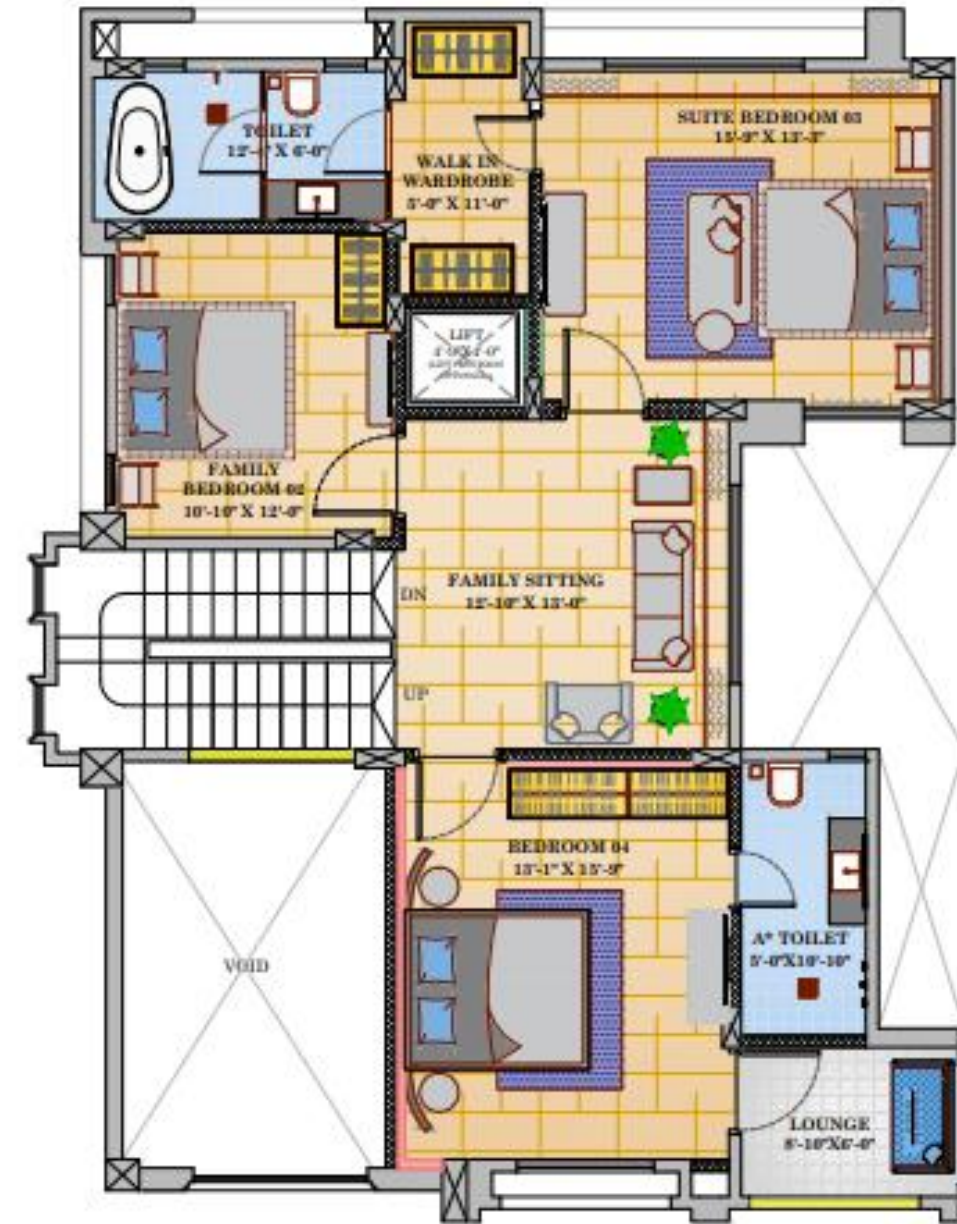


EXTRA LARGE (A)



GROUND FLOOR
40'-0" X 60'-0" VILLAS

EXTRA LARGE (A)



FIRST FLOOR
40'-0" X 60'-0" VILLAS

EXTRA LARGE - B



EXTRA LARGE (B)



4 WHEELER ENT.

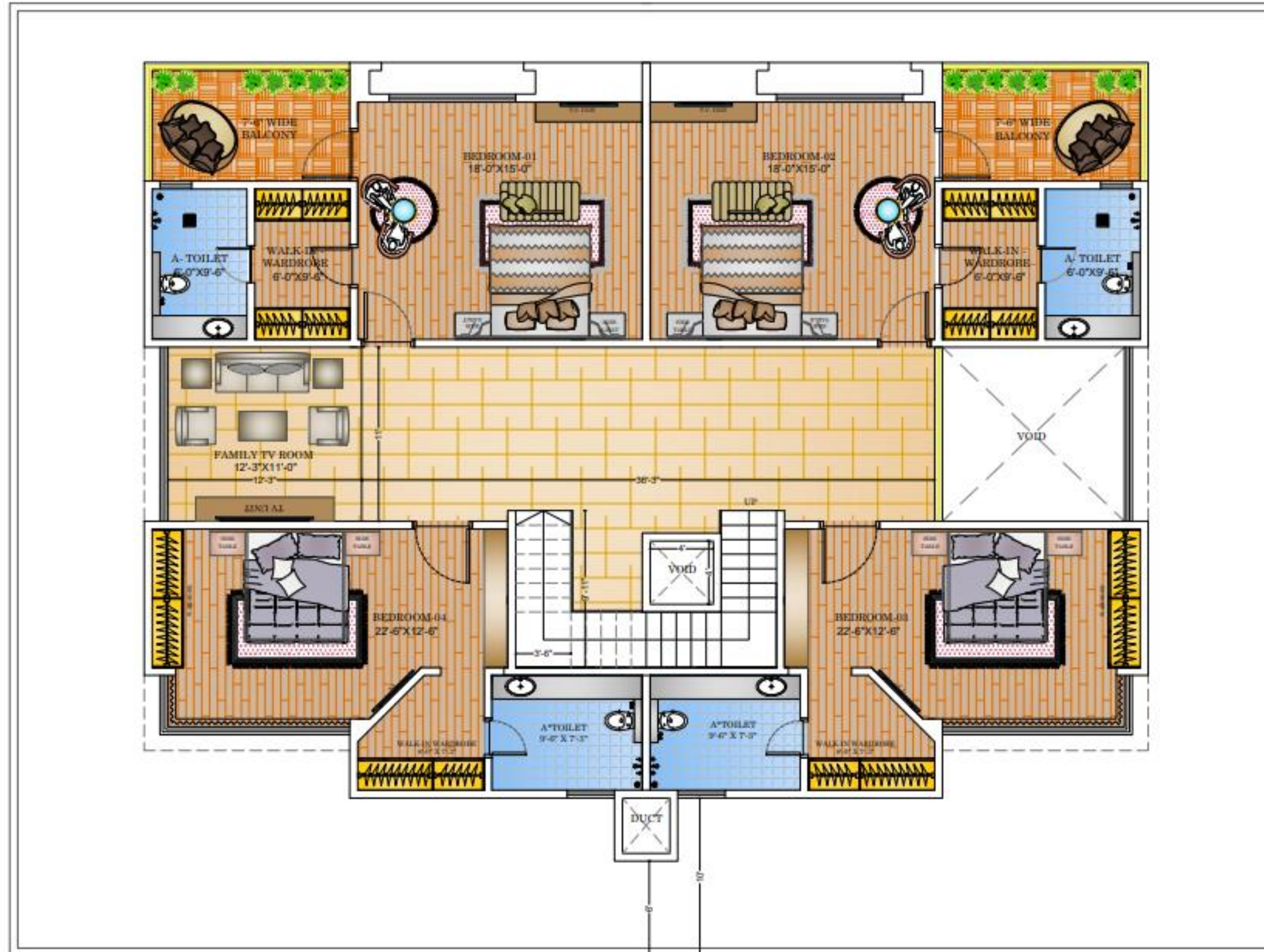
ENT.

ENT.

4 WHEELER ENT.

GROUND FLOOR

EXTRA LARGE (B)



FIRST FLOOR

SUPER LARGE - A



SUPER LARGE (A)



GROUND FLOOR
45'-0" X 70'-0" VILLAS

SUPER LARGE (A)



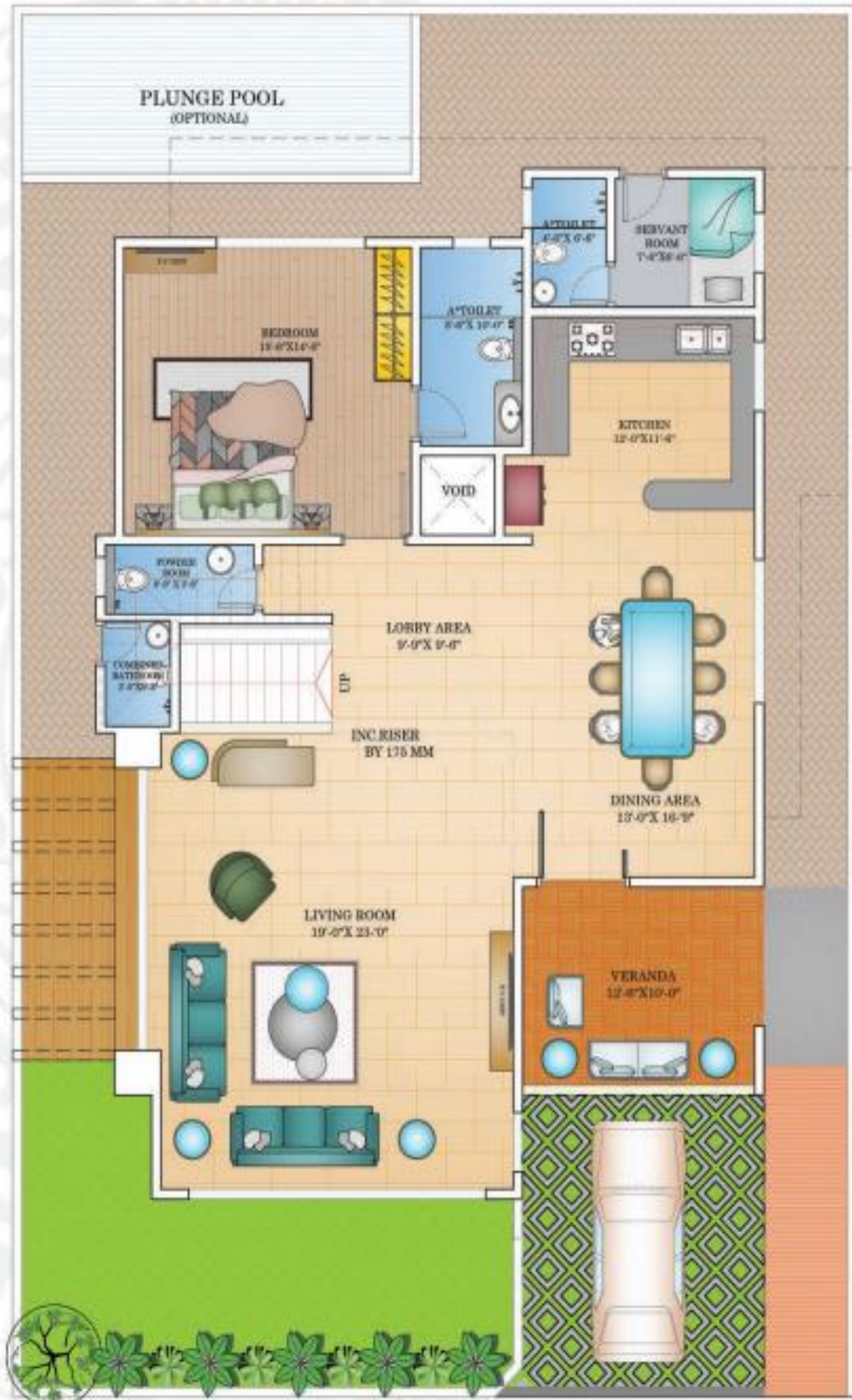
FIRST FLOOR
45'-0" X 70'-0" VILLAS

SUPER LARGE - B



Super Large
Type B

GROUND FLOOR



Super Large
Type B

FIRST FLOOR





WORLD VILLAS

ADDRESS FOR GENERATIONS

KARJAT - CHOWK, BEFORE SALTT RESTAURANT

Your one move can change
your life forever

Come be amongst the First
Citizens of World Villas

The Signature Creation
of Arihant Group
A Realisation of 'Changing Lifestyle'

सच में कुछ बदल रहा है



Our Legacy of Achievements



MORE THAN 2 DECADES
OF EXPERIENCE & EXPERTISE IN
DELIVERING ICONIC
REAL ESTATE PROJECTS



TOP 50 HOT BRANDS
OF MUMBAI FOR 2 CONSECUTIVE YEAR
ALONGSIDE TATA HOUSING,
GODREJ PROPERTIES
AND OBEROI REALTY



DOMINANT
REAL ESTATE PLAYER
OF NAVI MUMBAI, MMR AND
JODHPUR, RAJASTHAN



LISTED ON
BSE & NSE
BEST PRACTICES IN
CORPORATE GOVERNANCE



TIMELY POSSESSOIN OF
900+ HOMES
EVERY YEAR



14,000 HOMES
ONGOING
ACROSS 18 PROJECTS



ALL PROJECTS
RERA
REGISTERED



10,000 HOMES
DELIVERED
ACROSS 60 PROJECTS

MahaRera No.: P52000076635, <https://maharera.mahaonline.gov.in>

SCAN QR



Empowering Legacy



ARIHANT ALEENTA
VASHI



ARIHANT CLAN AALISHAN
KHARGHAR



ARIHANT ASPIRE
PALASPE, PANVEL



ARIHANT ADVIKA
VASHI



CLUB 10 GYMKHANA
KARJAT - CHOWK,
NEAR N.D.STUDIO



WORLD VILLAS™
KARJAT - CHOWK,
NEAR N.D.STUDIO



ARIHANT ANAIKA
TALOJA



ARIHANT AMISHA
TALOJA



ARIHANT ADARSH
TALOJA



ARIHANT AVANTI PALACE
SHILPHATA



ARIHANT AARADHYA
KALYAN ANNEXE



ARIHANT AAYAN
TITWALA - EAST



ARIHANT ALOKI
KARJAT-EAST,
NEAR RAILWAY STN



ARIHANT ARSHIYA
KHOPOLI,
NEAR EXPRESSWAY



ARIHANT ANMOL
BADLAPUR-EAST



ARIHANT AURA
OPP. TURBHE RAILWAY STN.
THANE - BELAPUR ROAD



ARIHANT ADITA
NEAR DPS CIRCLE, JODHPUR



ARIHANT AYATI
DEVNAGAR, JODHPUR

WELCOME TO ADDRESS FOR GENERATIONS

