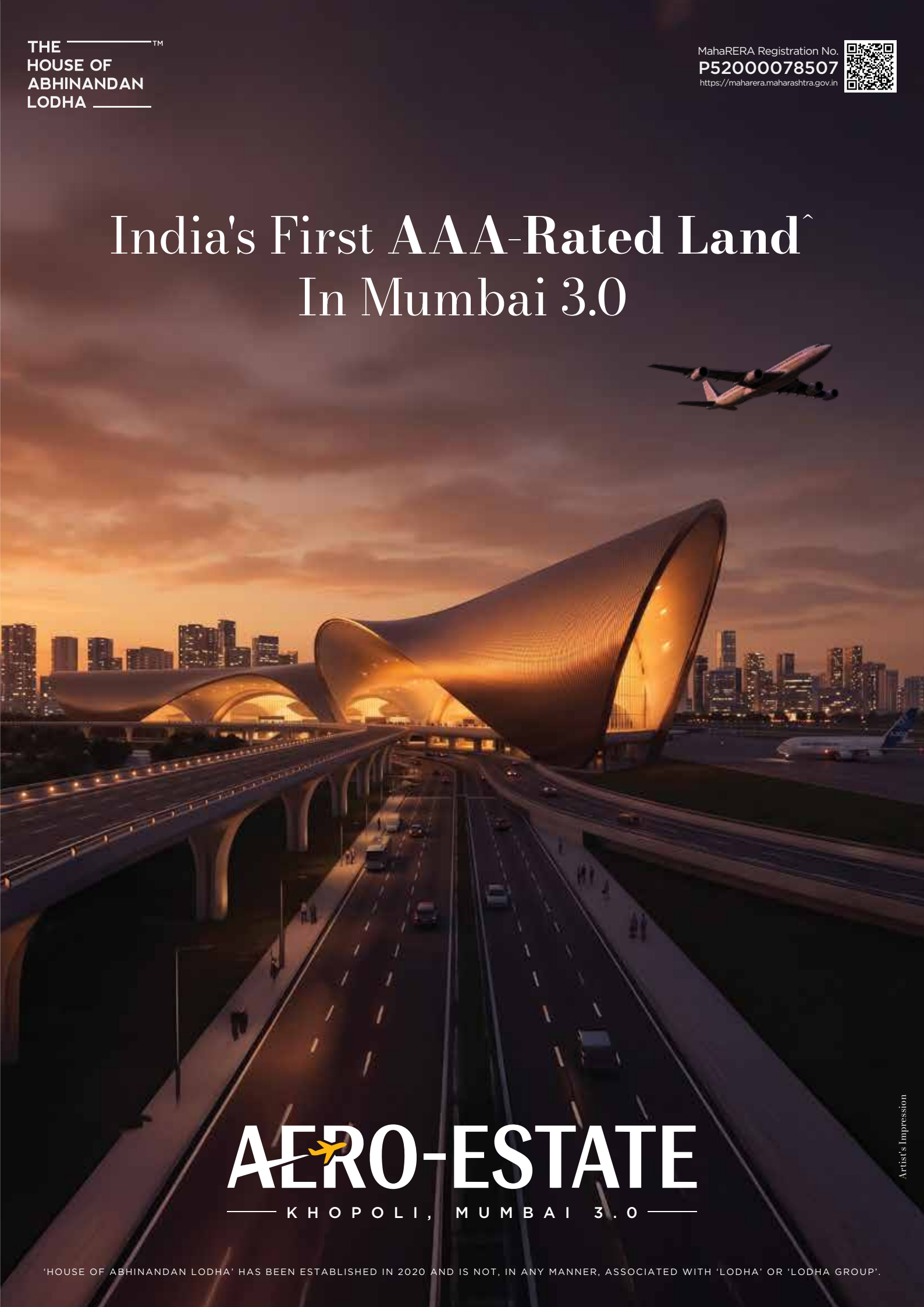
THE HOUSE OF ABHINANDAN LODHA™

MahaRERA Registration No.
P52000078507
https://maharera.maharashtra.gov.in

India's First AAA-Rated Land^ In Mumbai 3.0



AERO-ESTATE

KHOPOLI, MUMBAI 3.0

Artist's Impression

'HOUSE OF ABHINANDAN LODHA' HAS BEEN ESTABLISHED IN 2020 AND IS NOT, IN ANY MANNER, ASSOCIATED WITH 'LODHA' OR 'LODHA GROUP'.

AAA. REDEFINED.

Until now, AAA was reserved for the world's finest bonds, the highest investment grade ever assigned, denoting the lowest risk of default and the highest certainty of return. The House Of Abhinandan Lodha® has brought that same discipline, for the first time in history, to land.

THREE LETTERS. THREE PROMISES.

APPRECIATION | ASSURANCE | ADVANTAGE

AERO ESTATE IS INDIA'S FIRST

AAA-RATED LANDˆ

Representative Image

1.

APPRECIATION

AERO-NOMICS.

FOUR FORCES:

A IRPORT
E CONOMICS
R ETURNS
O PPORTUNITIES

are converging on one micro-market, simultaneously, for the first time. This is not a thesis about the future. It is a report on what has already begun.

Representative Image

THE **AIRPORT.**



₹19,650 Cr. invested — 44 ISRO Mars missions.

2 Cr. passenger capacity, Phase 1.

9 Cr. by 2036 - four times Mumbai's population.

2,860 acres of infrastructure.

142,000 projected jobs.

India's largest general-aviation facility.

Designed by Zaha Hadid Architects.

First Sustainable Aviation Fuel airport.

1 Cr. passengers shift here when Mumbai TI retires.

Representative Image

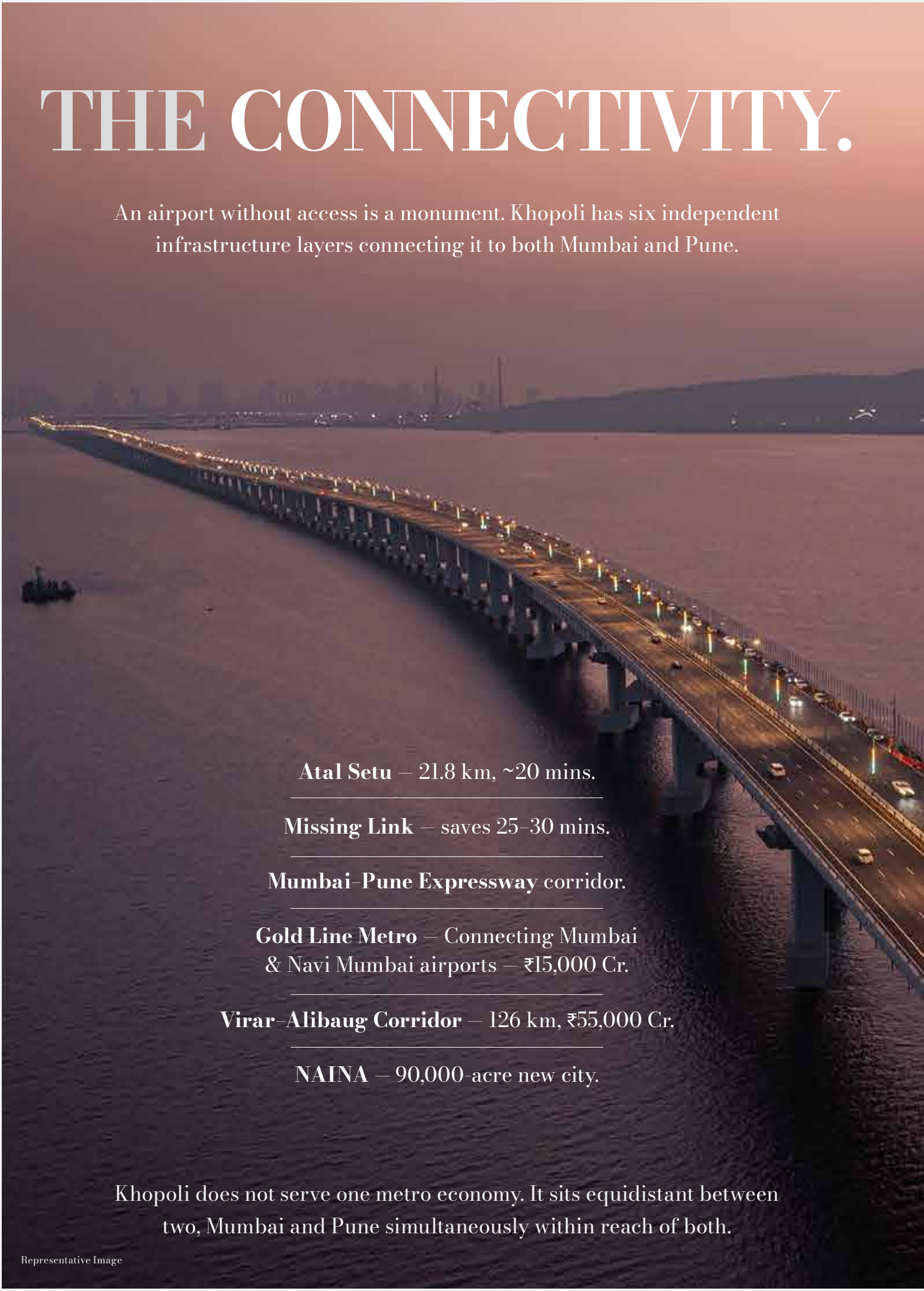
Source - Economic Times, Hindustan Times, NDTV, PIB, Times of India.

On 8th October 2025, India inaugurated the
Navi Mumbai International Airport and commercial flights began
operations on Christmas. This airport is not coming. It is here.

Zaha Hadid won the Pritzker Architecture Prize and built
Beijing Daxing Airport, Baku's Heydar Aliyev Center, and
London's 2012 Olympic Aquatics Centre.
Her last great airport stands forty minutes from your villa land.

THE CONNECTIVITY.

An airport without access is a monument. Khopoli has six independent infrastructure layers connecting it to both Mumbai and Pune.



Atal Setu — 21.8 km, ~20 mins.

Missing Link — saves 25–30 mins.

Mumbai–Pune Expressway corridor.

Gold Line Metro — Connecting Mumbai & Navi Mumbai airports — ₹15,000 Cr.

Virar–Alibaug Corridor — 126 km, ₹55,000 Cr.

NAINA — 90,000-acre new city.

Khopoli does not serve one metro economy. It sits equidistant between two, Mumbai and Pune simultaneously within reach of both.

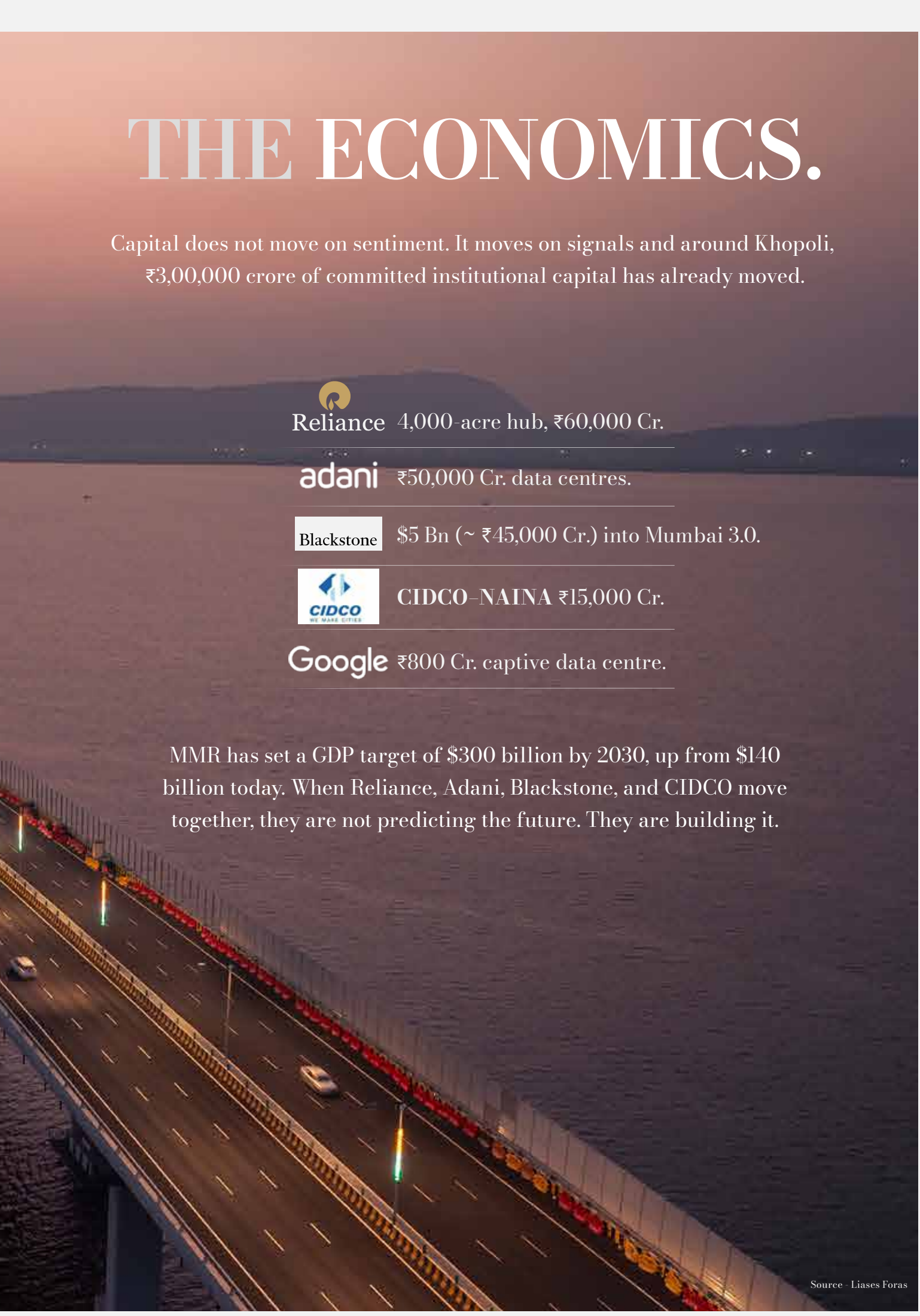
Representative Image

THE ECONOMICS.

Capital does not move on sentiment. It moves on signals and around Khopoli, ₹3,00,000 crore of committed institutional capital has already moved.

Reliance	4,000-acre hub, ₹60,000 Cr.
adani	₹50,000 Cr. data centres.
Blackstone	$5 Bn (~ ₹45,000 Cr.) into Mumbai 3.0.
CIDCO	**CIDCO–NAINA** ₹15,000 Cr.
Google	₹800 Cr. captive data centre.

MMR has set a GDP target of $300 billion by 2030, up from $140 billion today. When Reliance, Adani, Blackstone, and CIDCO move together, they are not predicting the future. They are building it.



Source - Liases Foras

THE RETURNS.



Colliers: one of the world's foremost real estate intelligence firms, ranked Khopoli #1 of 8 national micro-markets for projected appreciation. Their projected multiple by 2030: approximately 4X.

ASSET	₹1 LAKH BECOMES	CAGR
LAND IN KHOPOLI	₹3,90,000	40.5%
GOLD	₹1,81,000	16.0%
NIFTY 50	₹1,60,000	12.5%
FIXED DEPOSIT	₹1,31,000	7.0%

Source - Internal Research basis Market trends.



HoABL's conservative internal projection stands at 2.67X over five years. The gap between our floor and Colliers' ceiling is not optimism it is the margin of safety built into this investment.

The question is not whether Khopoli will appreciate. The question is whether you will be in it when it does.

THE OPPORTUNITY.

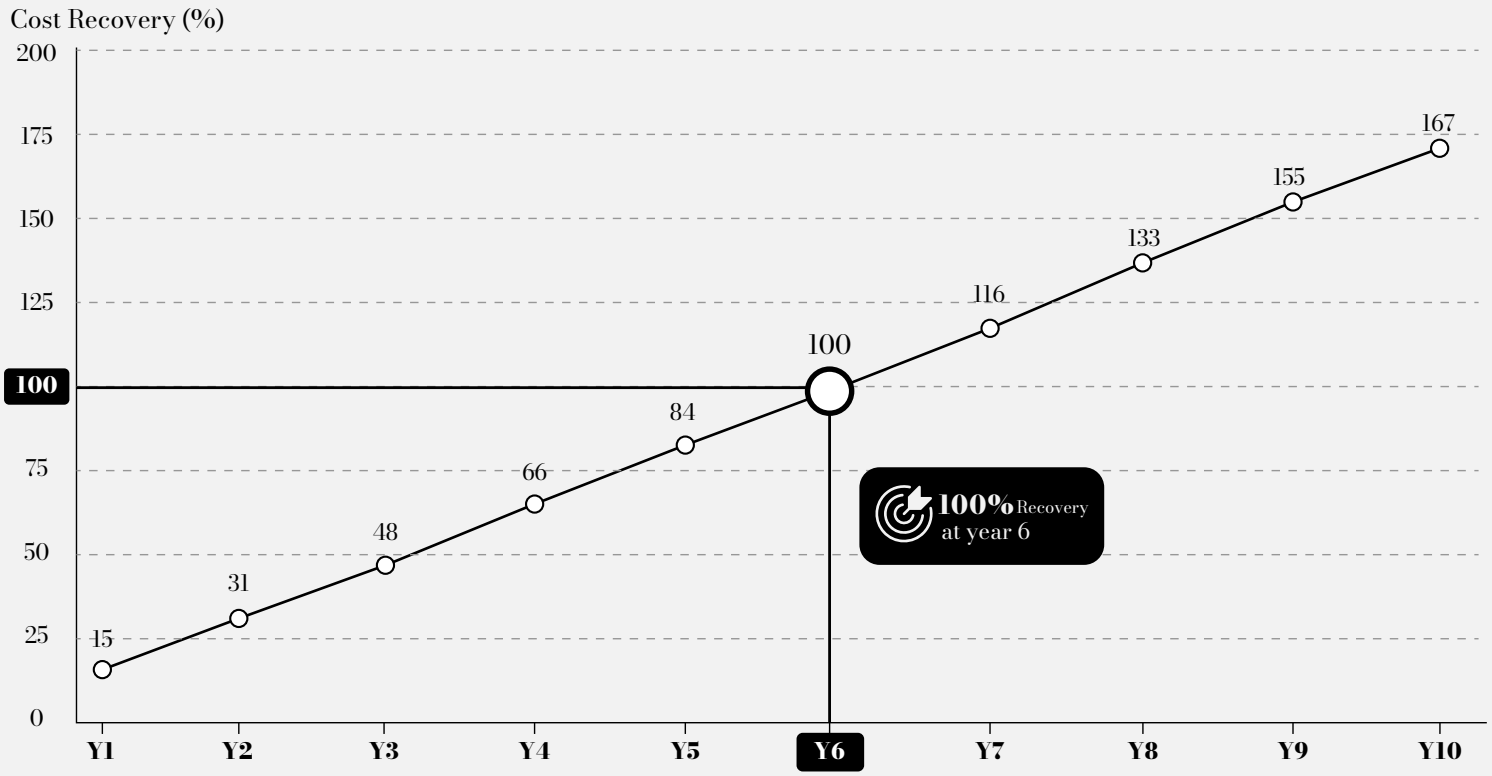
Khopoli sits at the foothills of the Western Ghats, a UNESCO World Heritage Site, a certified Biodiversity Hotspot, and the City of Waterfalls. Imagicaa draws 5 lakh visitors annually; the Novotel at Imagicaa delivers 70,000 room nights a year. A villa on your plot operates as a Sahyadri holiday retreat, a second, independent return stream running parallel to land appreciation.



Cost Recovery by Year (%)

167%
by year 10

Steady growth toward full cost recovery and beyond.



Initial Investment (Land + Villa cost) — ₹2.75 Crore

Rental Income — ₹22,500 per night | **Annual Occupancy** 50%

Rental Yield — 15% per annum | **Break-even** — Year 6.

ROI Year 10 — 167% | **Annual Tariff Escalation** — 2.5%.

Two assets. One plot. The land appreciates while the villa earns.
Most investments make you choose between growth and income.
This one does not ask you to.

Source - Internal Research basis Market trends.

2.

ASSURANCE

Trust Is Earned. Ours Has Been.

There comes a moment in every serious investment when the numbers stop mattering and the developer starts to. That moment, the one where you decide who to believe is where The House of Abhinandan Lodha® has never failed a customer.

Sixteen nationwide locations. Six thousand five hundred investors. Twenty-seven countries. Not one has been left without their land, their title, or their return.

6,500+ customers globally.

27 countries represented.

13M sq. ft. sold.

25M sq. ft. under development.

16 locations nationwide.

India's largest branded land developer did not get here by asking you to trust us. We got here by being trustworthy.

Artist's Impression

THE **PRODUCT.**



30,000 sq. ft. clubhouse.

200m boulevard entrance.

12.1 acres open space.

2,000 - trees, **29** species.

Design – **Sanjay Puri Architects.**

Hospitality – **MIROS.**

Artist's Impression

80 Minutes from South Mumbai*

40 Minutes from NMIA*

10 Minutes from the Mumbai–Pune Expressway*

5 Minutes from Imagicaa*

A 50-acre world-class development, made for you.

*Time taken to travel is subject to weather, travel and road conditions.

Sanjay Puri Architects holds the record for the most projects shortlisted at the World Architecture Festival. The man who designs the world's most recognised buildings has designed yours.

THE FIVE RINGS.

The amenity system at Aero-Estate is built on five concentric layers, each with a distinct function, together forming one complete estate.
Thirty amenities. Five rings. One idea about how life should be lived.

HEARTWOOD





SPA | GUEST ROOMS | TERRACE

NEW RING







GYM | CRICKET | ARCHERY | TENNIS | PICKLEBALL

BARK





NATURE TRAIL | MEADOW | PET PARK

CANOPY






GARDENS | MEDICINAL GROVE | ORCHARD | VALLEY OF CALM

UNDERSTORY





BANQUET HALL | RESTAURANT | GRAND FOUNTAIN



Artist's Impression

THE COMMUNITY.

Approximately 30% of Aero-Estate's owners are professionals from BFSI, Technology, Pharma, Consulting, Promoter families and NRI investors. This is not a demographic profile. It is a neighbourhood you are joining. Aero-Estate 's owners do not announce their wealth. They compound it quietly, collectively, in the same 50 acres.



Artist's Impression



Artist's Impression


NATURE TRAIL
THE LONG WAY ROUND,
TAKEN SLOWLY.
Artist's Impression


THE NECTAR
STILL WATERS, GOLDEN HOUR
AND SOMEWHERE TO BE QUIET.
Artist's Impression



SWIMMING POOL

WHERE THE DAY SLOWS TO A LENGTH AT A TIME.

Artist's Impression

3. ADVANTAGE

Every asset is judged by one thing: performance.
And when a high-performance opportunity comes with limited inventory in one of India's most promising growth corridors, it's not just an investment. It's your chance to get in before the curve.



Artist's Impression

THE PROPOSAL.

Two tiers. Structured like a flight because the altitude you choose determines everything you see.

Select Benefits	Large-Format Premium Land 148.64 Square Meters (1,600 Sq. Ft.)	First Class Land 195.1 Square Meters (2,100 Sq. Ft.)
ADVANTAGE PACK ONE		
Additional Land	+154 sq. ft.	+160 sq. ft.
Total Land Size	1,754 sq. ft.	2,260 sq. ft.
Additional Land Benefit	₹9,49,985	₹10,22,171
ADVANTAGE PACK TWO		
Clubhouse Membership Fee	Lifetime Zero (worth ₹5.90 Lakh)	Lifetime Zero (worth ₹5.90 Lakh)
Maintenance Fee	-	Zero for 1 year (12 months)
Total Benefit	₹5,90,000	₹7,50,008
ADVANTAGE PACK THREE		
HoABL Resale Assist	Projected 2.67X in 5 years	Projected 2.67X in 5 years
Payment Plan	25:25:25:25	25:25:25:25
Total Benefit	₹15,39,985	₹17,72,179
All Inclusive Price	₹99.99 Lakh	₹1.35 Cr.
EMI**	₹45,699	₹66,850
Financing Partners**	ICICI, LIC, Can Fin Homes, Bajaj HFL	ICICI, LIC, Can Fin Homes, Bajaj HFL

**Loan eligibility and EMI are subject to lender approval, prevailing interest rates, and applicant profile.

THE EXIT.

Every serious investment requires a serious exit. HoABL Resale Assist is a structured facilitation programme - list your plot within HoABL's active sales ecosystem, agree a price band, and HoABL markets it for up to six months.

On a successful sale: 95% of the transaction value remitted to you.
If unsold: your ₹1,00,000 commitment amount returned in full, without deduction.

₹1,00,000 refundable commitment

Up to 6 months active marketing

95% remitted on successful sale

Full refund if unsold

HoABL projection:
2.67x in 5 years


Artist's Impression



The Path to Ownership.

PAYMENT PLAN: 25:25:25:25

BANKING AND FINANCING PARTNERS**

ICICI Bank | LIC HFL LIC HOUSING FINANCE LTD | Can Fin Homes Ltd (Sponsor: CANARA BANK) HOME LOANS • DEPOSITS Translating Dreams into Reality | BAJAJ HOUSING FINANCE

**Loan eligibility and EMI are subject to lender approval, prevailing interest rates, and applicant profile.

Land has always been the oldest form of wealth.
Aero Estate is the first time it has also been the
most precisely engineered form of certainty.

APPRECIATION ASSURANCE ADVANTAGE

THE HOUSE OF ABHINANDAN LODHA™



Artist's Impression

THE HOUSE OF ABHINANDAN LODHA™

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

www.hoabl.com

The House Of Abhinandan Lodha

thehouseofabhinandanlodha

'India's First AAA-Rated Land' is a promotional term by the Promoter. 'AAA' means Appreciation, Assurance and Advantage as defined by the Promoter and is not a credit or regulatory rating.

AeroEstate is registered with MahaRERA (Reg. No. P52000078507). Project is being developed by HOABL Landmark Realty Pvt. Ltd. Sales subject to application, agreement and requisite documents. Images and travel times are indicative. Proposed third-party developments subject to approvals. Zero maintenance for first 12 months for eligible original Allottees only; non-transferable. Thereafter CAM and taxes (incl. GST) payable. Offer excludes statutory/utility dues, is subject to application/agreement and may be modified or withdrawn.'#1 Ranked" per Colliers' is independent market assessment for specified parameters; subject to the report's scope and limitations and not a guarantee of future returns.Visit www.hoabl.com or contact House of Abhinandan Lodha®, Lodha Excelus, 3rd Floor, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai 400011. 1 sq. mt. = 10.76 sq. ft., 1 acre = 43,560 sq. ft./ 4046.86 sq. m.