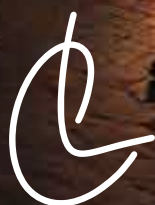




SHOT AT THE RAVINE CLUBHOUSE

THE WEEKEND CAPITAL OF MUMBAI.

POSSESSION-READY PREMIUM VILLA LAND.
AT THE FOOTHILLS OF MATHERAN.



CELEBRATION
LAND



NERAL | MUMBAI 3.0

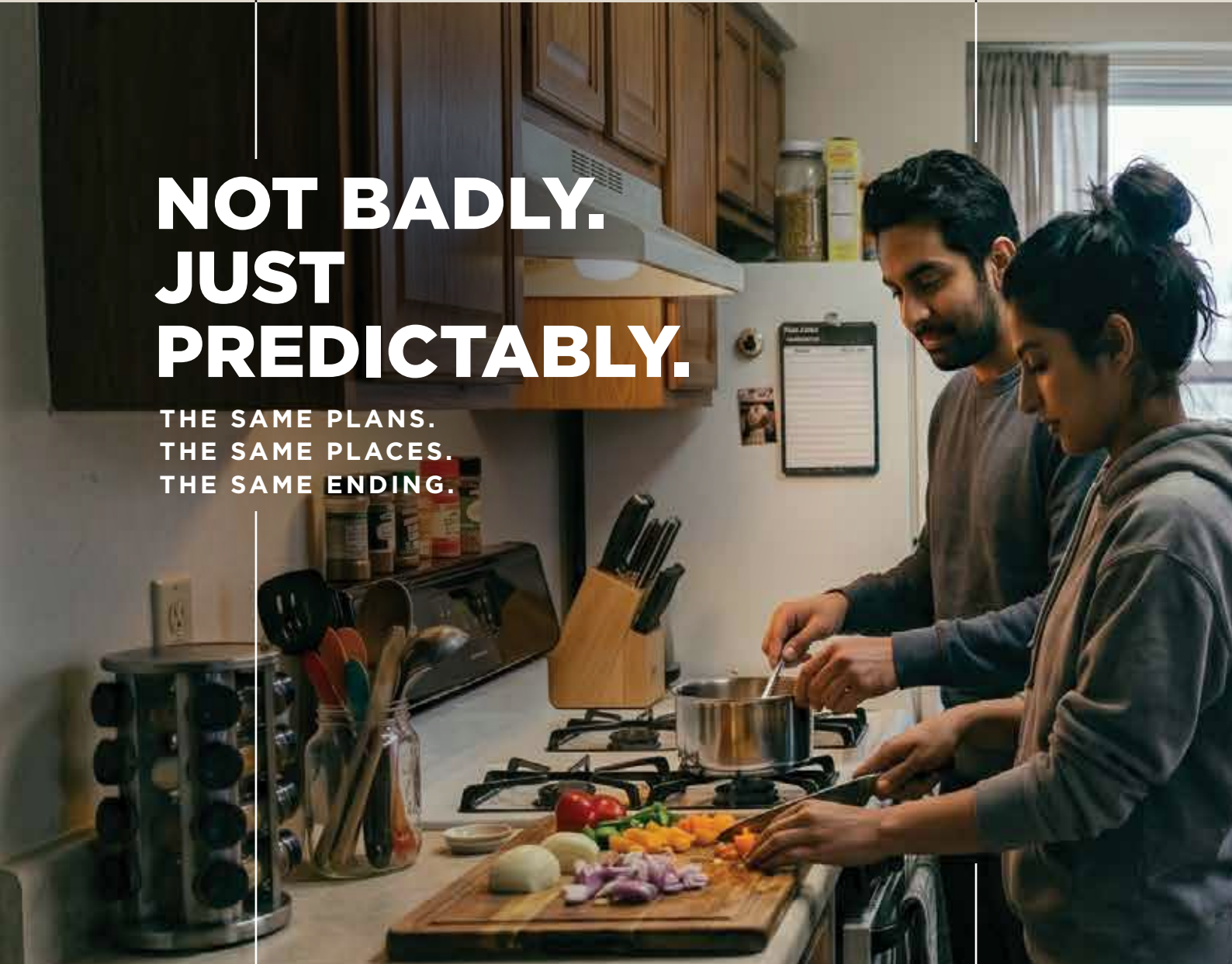


THE WEEKEND YOU NEVER HAD.

YOU WORK FIVE DAYS TO EARN TWO.
AND THE TWO DISAPPEAR.

NOT BADLY. JUST PREDICTABLY.

THE SAME PLANS.
THE SAME PLACES.
THE SAME ENDING.



TIME ISN'T LIMITED.

CHOICE IS.

**THE WEEKEND
YOU IMAGINED
NEVER REALLY
ARRIVES.**



STORY OF OUR WEEKENDS



**VISIT FRIENDS OR
HOST THEM.**



**RESTAURANT - LUNCH
OR DINNER OUT.**



**SLEEP IN. RECOVER
FROM THE WEEK.**



**HOUSEHOLD CHORES —
GROCERIES, CLEANING, ERRANDS.**



**MOVIE - MULTIPLEX
OR OTT.**



**MALL - SHOPPING,
WANDERING, DEFAULT OUTING.**



**FAMILY TIME AT HOME -
PASSIVE, UNSTRUCTURED.**



**KIDS' ACTIVITY - CLASS,
PARK, BIRTHDAY PARTY.**

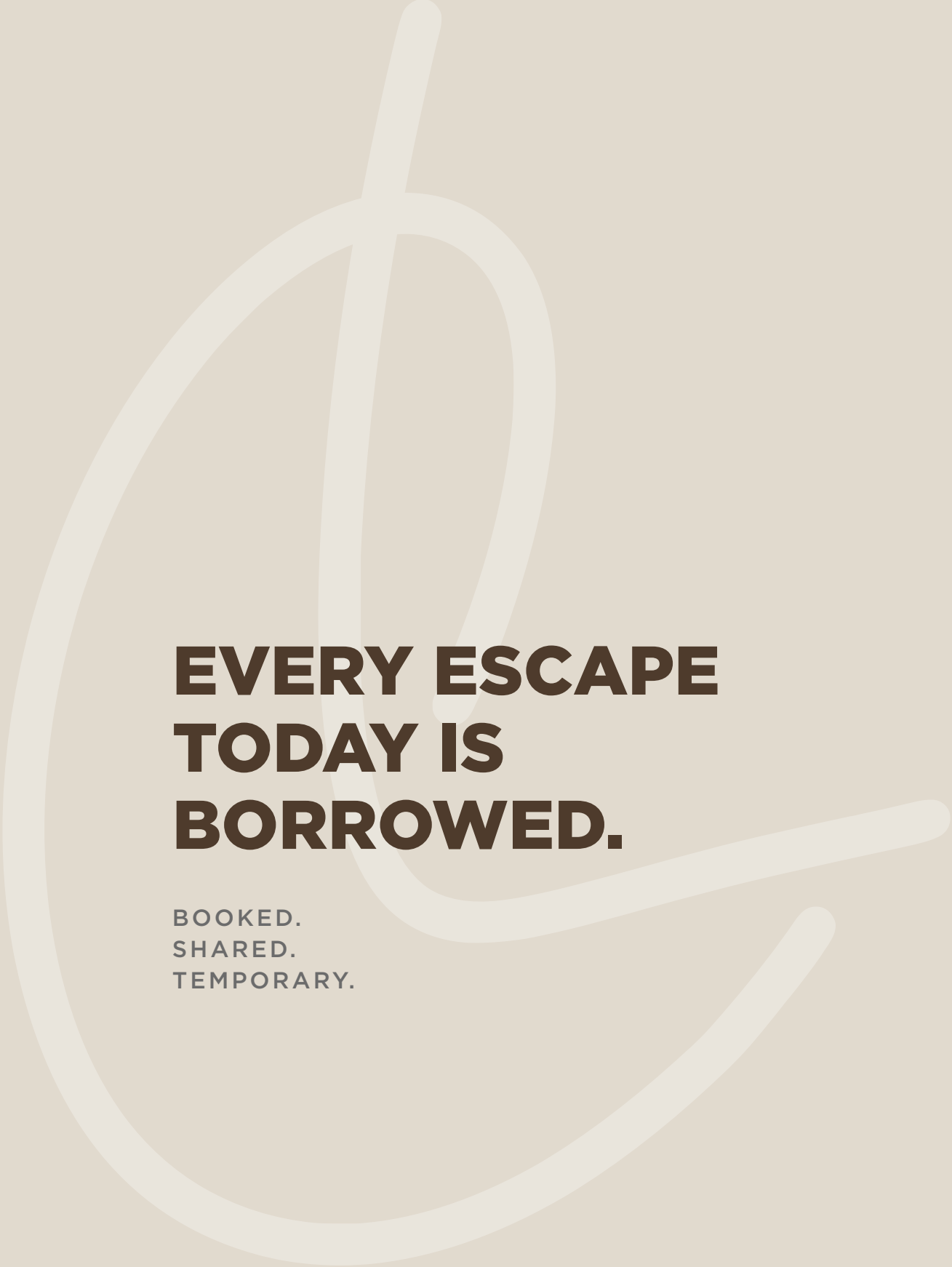


**SCROLLING - PHONE, SOCIAL
MEDIA, PASSIVE CONSUMPTION.**



**PERSONAL ERRAND - BANK,
DOCTOR, REPAIR, ADMIN.**





EVERY ESCAPE TODAY IS BORROWED.

BOOKED.
SHARED.
TEMPORARY.

FOR MOST PEOPLE,
WEEKENDS
DON'T LOOK LIKE THIS.



**52 WEEKENDS.
52 REASONS.
1 ADDRESS.**



AERIAL SHOT OF CLUB RAVINE AND THE DEVELOPMENT

THE BLUEPRINT OF CELEBRATION.

This is not an escape.
It's a shift.

Away from places you visit,
to something you begin to belong to.

Not a hotel that resets.
Not a resort that repeats.

Land.
That becomes yours over time.

THE SCALE OF OWNERSHIP

100+ ACRES

of planned branded
land development

800 M

riverfront
development

5+ KM

of fitness and
nature trails

2 CLUBHOUSES

for unmatched lifestyle
and experiences

BROADWAY MALYAN

acclaimed award-winning
design firm

THE WEEKEND ECOSYSTEM



Active zones for
sport and play



Everyday wellness
and wellbeing



Connected spaces for
pause and movement



Nature-led ravine and
forest experiences

WEEKENDS,

MAPPED LIKE NEVER BEFORE.

FRIDAY, 5 PM

You leave the city behind. In under 90 minutes, the air feels lighter. The sky opens up. By the time you arrive, the stars are already visible.



SATURDAY, 6:30 AM

The day begins above the clouds. A sunrise trek to Prabalgad or Irshalgad, where the Sahyadris stretch endlessly around you.



9 AM

Back on land, but fully alive. Zorbing, Archery, Rock climbing, Kite flying, Movement returns to the body.



11 AM

A slower rhythm takes over. The Matheran toy train winds through dense forest, time moving at its own pace.



2 PM

No cars. No rush. Horseback trails, Charlotte Lake, Echo Point. Silence, uninterrupted.



4 PM

Water replaces noise.
Kayaking on the
Shilar river. Birdsong,
over 60 species, filling
the air around you.



7 PM

The day gathers.
Bonfire light. Pottery.
Stargazing.
A community that
feels easy, unforced.



SUNDAY, 7 AM

The morning is grown,
not rushed. Organic
harvest. Herb walks.
An Ayurvedic breakfast
that stays with you.



9 AM

Slow movement
returns. Cycling trails.
Yoga by the river.



1 PM

You leave.
By 2:30 PM, you're
back in the city.



**BUT SOMETHING ABOUT THE WEEKEND
DOESN'T LEAVE YOU.**

BECAUSE ONE PERFECT WEEKEND ISN'T ENOUGH

JANUARY

Week 1 - Makar Sankranti

Kite zone. River wind. The sky belongs to you.

Week 2 - Republic Day

Flag hoisting. Ghats behind you. The proudest morning of the year.

Week 3 - First Frost Morning

Star gazing at its sharpest. The city, for once, nowhere in sight.

Week 4 - Mist on the River

Sunrise walk. 800 metres. Just you. Not a sound that wasn't nature's.

JAN

FEB

FEBRUARY

Week 5 - Valentine's Day

Moonlit river dining. Spa. Jacuzzi. No reservation needed. You own this.

Week 6 - The Slow Morning

Equestrian at dawn. Pottery after. Two crafts. One unhurried day.

Week 7 - Same Table. Same Clay.

Pottery with your child. Different worlds. Same hands. Same earth.

Week 8 - Before the World Wakes

Rock climbing at first light. The Ghats your witness.
Find out what you're made of before anyone's watching.

MARCH

Week 9 - Holi

Colour. Open space. The river catching every shade. The most joyful morning in the most joyful place.

Week 10 - What the Earth Grew Here

Organic farm breakfast. Slow. Seasonal. Nothing packaged. Nothing hurried.

Week 11 - First Arrow

Archery at dusk. River ahead. Stillness you didn't know you were capable of.

Week 12 - Fog Still on the Path

Cycling at 6am. River below. Ghats ahead. The trail is entirely yours.

Week 13 - Earn Their Respect

Blowgun with your teenager. No screen. No argument. Just laughter.

MAR

APR

APRIL

Week 14 - Gudi Padwa

Maharashtra's new year. Harvest breakfast. The right way to begin anything.

Week 15 - Barefoot and Deliberate

Sensory garden. Every texture. Every fragrance.

The body remembering what it forgot.

Week 16 - Childhood at Full Volume

Kids pool. Petting zone. Their joy. Your stillness. Both complete.

Week 17 - 200 Species.

No WiFi. Bird watching at dawn. The river bank your front row.

Nature performing for no one but you.

MAY

Week 18 - Mother's Day

Spa. Sensory garden. Ayurvedic garden. She built everything.
Give her one day that matches that.

Week 19 - Last Light on the River

Kite flying at dusk. The sky in colour. The river catching every shade.

Week 20 - Summer at Full Volume

Land zorbing. Net cricket. Party deck. Open sky.

Week 21 - Sunday Night That Changes Monday

Co-work with a river view. Arrive at the week differently.
Lighter. Sharper.

MAY

JUN

JUNE

Week 22 - Father's Day

Equestrian. Rock climbing. Net cricket. He never asks for anything.
Give him everything.

Week 23 - World Environment Day

800 metres of river. 90,000 acres of protected forest.
Walk it slowly. Understand what you own.

Week 24 - First Rain

The Ghats turn green overnight. The river wakes.
The earth exhales. Be here when it happens.

Week 25 - The River Full

Kayak into the monsoon. Ghats behind you. Rain ahead. Alive in every cell.

JULY

Week 26 - Rain on the Tent

Riverside camping. The river beside you all night.
Keep you forgot was possible.

Week 27 - Guru Purnima

Yoga. Meditation. Ayurvedic garden. Gratitude finally has
an address worthy of it.

Week 28 - The Body Fully Reset

Kickboxing in the rain. Steam room after. One weekend. Clean slate.

Week 29 - Ancient and Dripping

Bhimashankar monsoon trail. One of 36 biodiversity hotspots on earth.
The wilderness ten minutes from your door.

JUL

AUG

AUGUST

Week 30 - Rakshabandhan

Siblings. River. Campfire. The years fall away. You are children again.

Week 31 - Independence Day

Monsoon morning. Flag. Ghats. The kind of pride that needs no words.

Week 32 - Ganesh Chaturthi

River immersion. Dhol against the Ghats. Maharashtra's soul exactly where it belongs.

Week 33 - First Clear Night.

Monsoon lifting. Stars returning. No city light to argue with any of it.

SEPTEMBER

Week 34 - Teachers' Day

The ones who shaped you. Senior garden. Slow afternoon. A debt partially repaid.

Week 35 - The Ghats at Their Deepest

Post-monsoon green. Every shade nature knows.

Do nothing. Just look. That is enough!

Week 36 - Something Permanent

Tattoo nook. Mark the year. Mark this place.

Week 37 - Old Friends. New Scores.

Multipurpose court. Basketball. Badminton.

The friendships that survive everything

SEP

OCT

OCTOBER

Week 38 - Navratri

Garba on the multipurpose court. Colour. Community.

Something ancient, alive again.

Week 39 - Dussehra

Bonfire under open sky. The oldest story retold. Good wins. Here it always will.

Week 40 - Bhimashankar After the Rain.

Trail washed clean. Forest at its most generous.

Maharashtra's state animal in its element.

Week 41 - Nothing Urgent

Picnic on the river bank. Blanket. Books. The afternoon refusing to end.

NOVEMBER

Week 42 - Diwali

Diyas on the river. Stars above, undimmed. The purest Diwali you will ever know.

Week 43 - Grandparents' Weekend

Senior garden. Organic farm. Petting zone. Watch them remember what joy feels like.

Week 44 - 200 Species Passing Through

Bird migration at dawn. The river bank a runway. Nature in transit. You perfectly still.

Week 45 - Winter Arrives

First cold morning. River mist. Steaming chai. Jacuzzi at dusk. The address exhaling.

NOV

DEC

DECEMBER

Week 46 - The Ghats at Their Sharpest.

Matheran trail.

Week 47 - One Day.

Three Lifetimes. Equestrian morning. Pottery afternoon. Spa evening.

Week 48 - Christmas.

Guest rooms full. Party hall alive. The address at its most generous.

Week 49 - The Quiet Reset.

Organic farm breakfast. Ayurvedic ritual. Meditation at dusk.

Week 50 - The Universe.

Closer Than It Has Any Right To Be. Star gazing. Clearest night of the year.

Week 51 - New Year's Eve.

River. Stars. Bonfire. Everyone you love.

Week 52.

How Every Year Should Begin Yoga at sunrise. River mist. New journal. The next 52 already promising everything.

SOME WEEKENDS MOVE. SOME SLOW DOWN. NONE REPEAT.

INDOOR SPACES, WITHOUT THE FEELING OF INDOORS

Spaces designed to slow you down, or keep you going on your terms.



Spa



Co-working



Steam



Café



Gym



Party Hall



Guest Suites

WHERE NATURE IS NOT VISITED. IT'S LIVED

A landscape that invites you to pause, grow, and reconnect.



Sensory Garden



Ayurvedic Garden



Organic Farm



Herb Garden

WATER, DESIGNED TO MOVE WITH YOU

From stillness to spontaneity, every moment finds its rhythm.



Swimming Pool



Jacuzzi



Kids Pool



Party Deck



A WORLD THAT FEELS LIGHTER

Where time loosens its grip, and moments feel unstructured.



Riverside Camping



Tattoo Nook



Zorbing



Cricket Net



Pottery



Archery



Common Spaces



Kite Flying



Picnic Zones

QUIETER EXPERIENCES, DEEPER IMPACT

Not everything here needs to be loud to be memorable.



Bird Watching



Dog Park



Petting Zone



Senior Seating



Stargazing

WHERE ENERGY FINDS ITS OUTLET

Spaces that move with you, whether you seek pace or pause.



Open Gym



Kids Play



Cycling Track



Aerobics



Yoga & Meditation



Jogging Track



Kickboxing



Multipurpose Court



Climbing

WHERE MOVEMENT MEETS GRACE, AND EXPERIENCE FINDS CHARACTER



Equestrian Grounds



Stables



NERAL

AT THE CUSP OF

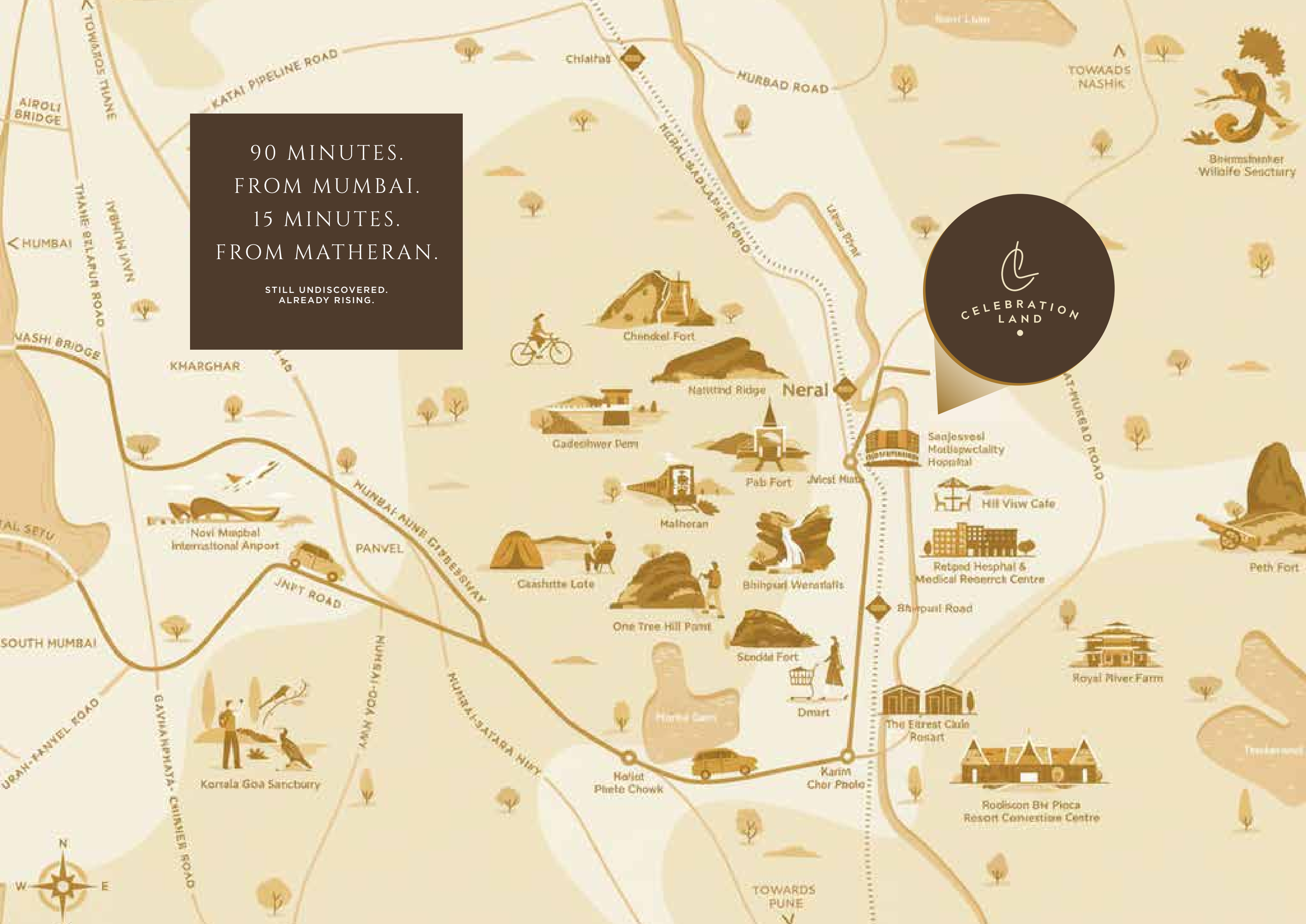
TRANSFORMATION.



90 MINUTES.
FROM MUMBAI.
15 MINUTES.
FROM MATHERAN.

STILL UNDISCOVERED.
ALREADY RISING.

CELEBRATION
LAND





36

BIODIVERSITY
HOTSPOTS ACROSS
THE WORLD.

01

IN MUMBAI'S
NEIGHBOURHOOD.

PROTECTED LAND.

RESTRICTED DEVELOPMENT.

FINITE SUPPLY.

THIS DOESN'T EXPAND.

IT HOLDS.

AT THE FOOTHILLS
OF ALL OF THIS,
LIES NERAL.

₹3 LAKH CRORES

India's highest single-geography
Infrastructure investment

9/10

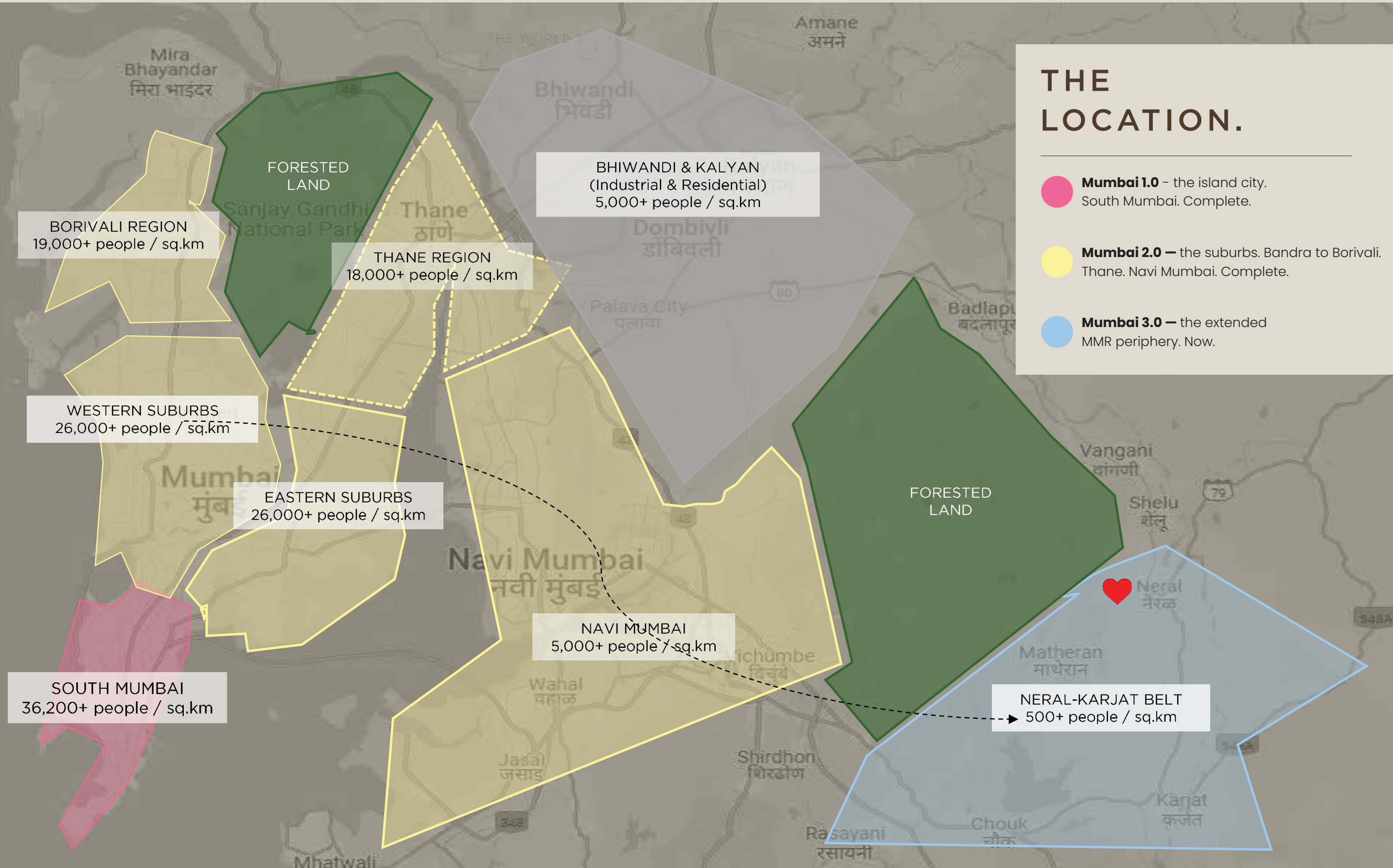
Infra projects & investments in
entire MMR designated for Mumbai 3.0

CITY CREATION

Not a growth corridor, but a state-backed,
multi-sector, future-ready economy

THE LOCATION.

-  **Mumbai 1.0** – the island city.
South Mumbai. Complete.
-  **Mumbai 2.0** – the suburbs. Bandra to Borivali.
Thane. Navi Mumbai. Complete.
-  **Mumbai 3.0** – the extended
MMR periphery. Now.



NERAL: A PREMIUM RESIDENTIAL CORE OF MUMBAI 3.0

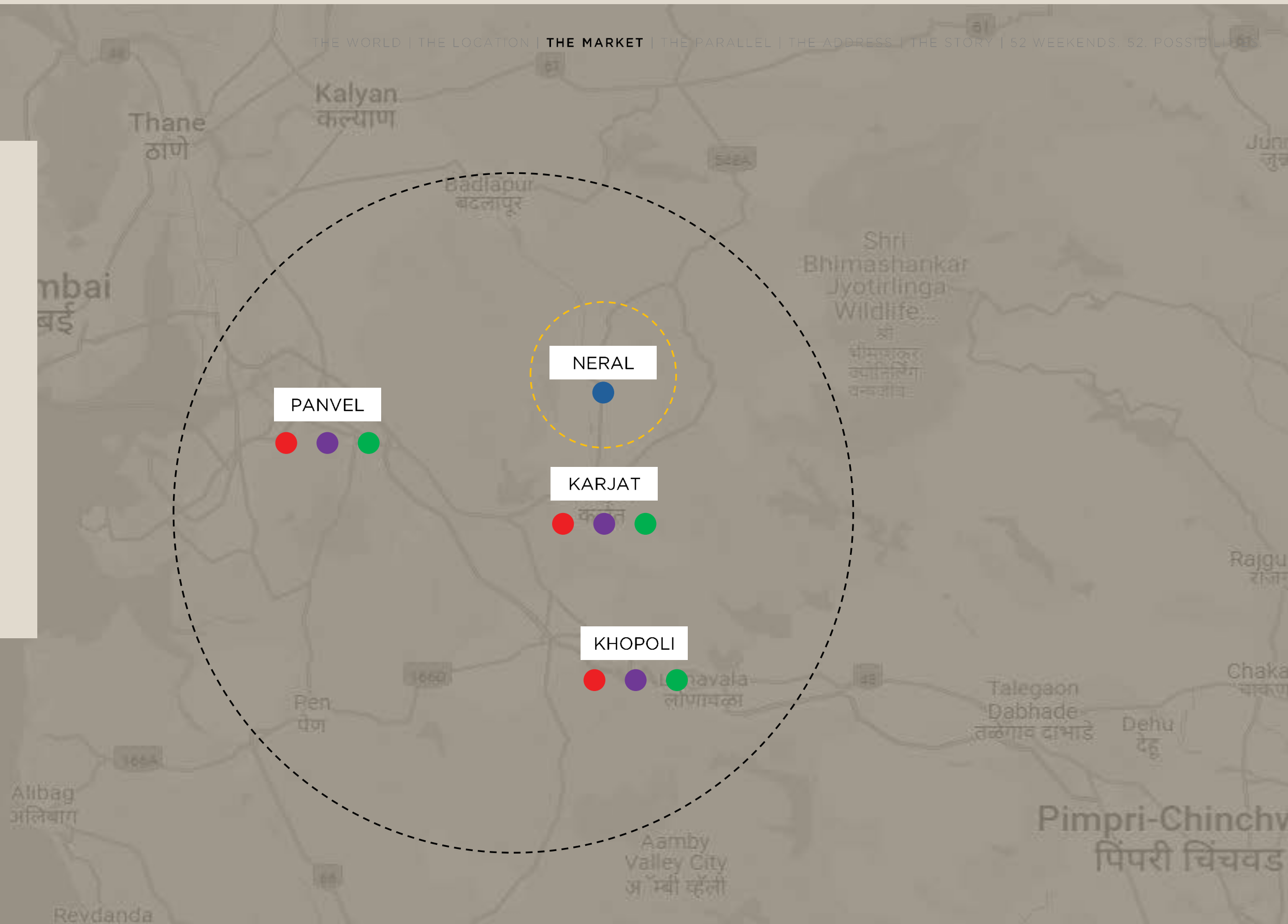
ESZ notification by law

The Ghats, by geography

The policy - FSI restrictions and regulations

Zero industrialisation

- Industrialisation
- Commercialisation
- Residential
- Premium Residential



THE SAME PATTERN. EVERYWHERE.

When land is protected, value concentrates.

Across markets, the outcome repeats.

Less supply.

More demand.

Over time, a premium.

Within Neral, one address stands apart.

800m of uninterrupted riverfront.

NOT JUST LAND. THE ADDRESS.

WHAT FOLLOWS, IS MEASURED OVER TIME.

5X

GROWTH

10 YEARS

UP TO

16%

RENTAL YIELD



Infrastructure builds.



Value follows.



Demand shifts.



Inevitable.

'Third' and 'Fourth' Mumbai to power \$1.5 trillion MMR economy; City can surpass Dubai in 10 years: Devendra Fadnavis

Maharashtra chief minister Devendra Fadnavis noted that despite concessions to the real estate sector, home prices continue to rise

Published on: Aug 15, 2025 2:24 PM IST

By HT Real Estate News



Sale LIVE

Maharashtra poised to be India's first \$1 trillion sub-national economy by 2029: Dhavse

Third Mumbai will be much bigger than what Mumbai is now: Vijay Singhal

The managing director, City and Industrial Development Corporation (CIDCO), elaborates on the vision for NAINA (Navi Mumbai Airport Influence Notified Area) as a city that aims to be "bigger and better" than Mumbai itself



By Dryanesh Jathar | Issue Date: March 08, 2026 | Updated: March 01, 2026 07:09 IST

THE SHIFT HAS BEGUN.

THE HOUSE OF ABHINANDAN LODHA®

INDIA'S LARGEST BRANDED LAND DEVELOPER

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. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - House of Abhinandan Lodha® leads as the Largest Branded Land Developer.

6,500+

Customers

27+

Countries

23+

States

107+

Cities

13+ MN

Sq. ft. Land Sold

34+ MN

Sq. ft. Under Development



PROMISE OF SECURITY



PROMISE OF WEALTH



PROMISE OF TRANSPARENCY



PROMISE OF LIQUIDITY

OUR FLAGSHIP PROJECTS



Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym and a man-made sea and beach.

📍 Bicholim, Goa



5 mins from Basilica of Bom Jesus, a select collection of villa estates development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthrall.

📍 Bainguinim, Goa



Goa's first and best Goan shoreline address featuring 2 clubhouses and 20+ world class amenities. Truly the crown jewel of prime central Goa.

📍 Vasco, Goa



India's only 7-star land development showcasing 20% appreciation in just 3 months of launch. Appropriated by the legend Mr. Amitabh Bachchan.

📍 Ayodhya, Uttar Pradesh



India's first luxury waterfront land development, inspired by iconic global marinas. Spread across 78 acres with a man-made beach and 40+ world-class amenities in Nagpur's fastest-growing investment corridor.

📍 Nagpur, Maharashtra



Our first and fastest delivered project in 2021. Here, luxury blends with functionality to offer the perfect spot for you and your family to create an everlasting legacy.

📍 Dapoli, Maharashtra



Spread out across a sprawling estate of 100 acres, purpose-made for millennials, it offers the perfect blend of adventure and recreation.

📍 Anjarle, Maharashtra



An exquisite sea - view land development sits atop a hill overlooking the deep blues of the Arabian Sea and is built to highlight the natural contours of the region.

📍 Anjarle, Maharashtra



India's first signature land development in the Hamptons of Mumbai, garnering interest from all over the globe.

📍 Alibaug, Maharashtra



A 50-acre world-class land development designed by the world-renowned Sanjay Puri Architects featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

📍 Khopoli, Maharashtra



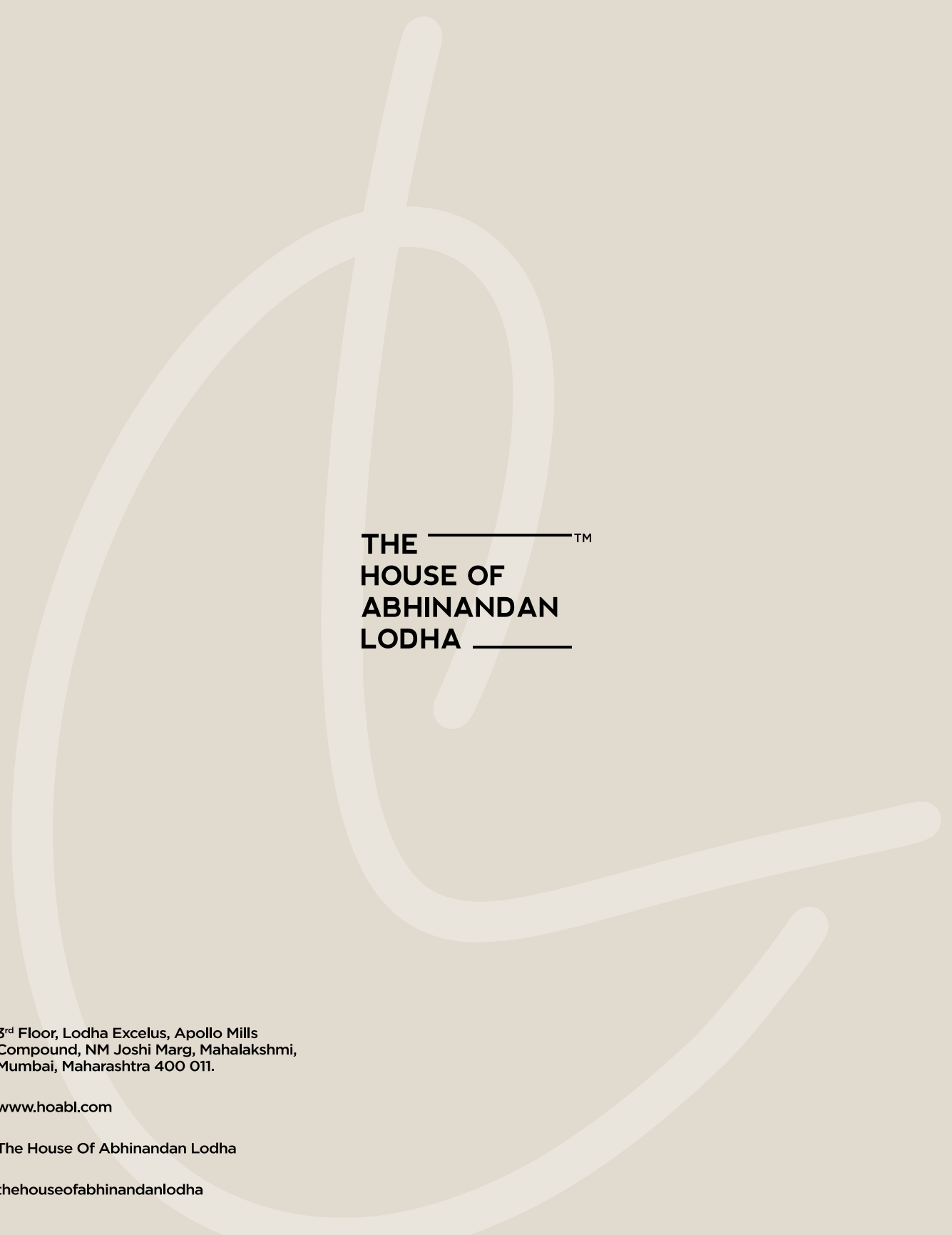
India's first Blue Zone Branded Land Development, just 2 hours from Mumbai. An 80-acre expanse with a multi-tiered clubhouse, alongside a waterfall, a luxury boutique resort and multiple pockets of amenities, inspired by the global principles of blue zones.

📍 Neral, Maharashtra



World's first sensorial branded land development, a 65-acre divine destination inspired by Krishna's eternal spirit.

📍 Vrindavan, Uttar Pradesh



THE HOUSE OF ABHINANDAN LODHA

 3rd Floor, Lodha Excelus, Apollo Mills
Compound, NM Joshi Marg, Mahalakshmi,
Mumbai, Maharashtra 400 011.

 www.hoabl.com

 The House Of Abhinandan Lodha

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

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

‘Celebration Land at the Foothills of Matheran’ is the Codename for the Projects FOOTHILLS OF MATHERAN P-1 - P52000045544, FOOTHILLS OF MATHERAN P-2 - P52000045546, FOOTHILLS OF MATHERAN P-3 - P52000046022 and FOOTHILLS OF MATHERAN P-4 - P52000046039 registered with MahaRERA available on <https://maharera.mahaonline.gov.in>. Site Address: Gat No. 133 Plot Nos. 1 to 150 situated, at village Pimpoli Budruk, Taluka Karjat, District Raigad 410201. ^Time taken to travel is subject to weather, travel and road conditions. Terms and conditions apply. The project is developed in phases by HOABL Impactum Land Private Limited (Promoter). Sale is subject to the terms of application form, agreement for sale and such other documents to be executed between the parties. All images, information, drawings, and sketches shown herein and promotional materials are for representation purposes only. All proposed developments to be done by third parties / authorities are subject to approvals. The House of Abhinandan Lodha® is a registered trademark of Tomorrow Capital Enterprises Private Limited. The information provided in this document, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned herein are indicative and are subject to the approval from the competent authorities and shall be as per the terms and conditions of the agreement to be executed between the parties. For more information, please contact the corporate office at The House of Abhinandan Lodha, Lodha Excelus, 3rd Floor, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra - 400011. Visit - www.hoabl.com | 1 sq.mt. = 10.76 sq.ft., 1acre = 43,560 sq.ft./ 4046.86 sq. m.