THE HOUSE OF ABHINANDAN LODHA™

MahaRERA Registration No.
P52000077814
https://maharera.maharashtra.gov.in

INDIA'S FIRST BLUE ZONE INSPIRED LAND DEVELOPMENT.

Mumbai built its name on pace.
This is where it keeps its rhythm.

BLUE ZONE MUMBAI

True blue way of life

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

WHERE?

Where the city moves with unstoppable energy, yet seeks moments of stillness.
Where ambition fuels progress, yet well-being deserves a place in the journey.
Where traditions run deep, yet modern living can evolve for a healthier tomorrow.

Mumbai—dynamic, diverse, and full of life. A city where resilience thrives, where dreams take shape, and where every street tells a story. But where do longevity and holistic well-being fit into this bustling metropolis?

Across the world, Mumbai shares parallels with many cities, except when it comes to offering a truly high-quality life. Look at Singapore, Zurich, or Vienna—beacons of balanced living, where strong communities, active lifestyles, and mindful choices naturally lead to longer, healthier lives. It's that subtle touch of harmony that sets them apart. More than just green, pink, or yellow, these cities embrace something deeper. Something more blue. Where and how exactly does Mumbai become blue too?

Where open spaces encourage movement and connection.
Where fresh, wholesome food isn't a luxury, but a way of life.
Where a sense of togetherness nurtures
not just success, but well-being.

Mumbai has always been a city of transformation. Join a revolution that's about to begin. Not just a sales pitch, but a movement towards high-quality living, something that's envisioned to make Mumbai a role model, yet again. This is

BLUE ZONE MUMBAI

THE COUNTRY'S LARGEST SINGLE-MARKET INVESTMENT.

₹4,00,000+ crore of committed capital — 4X the capital that built Gurugram — is shaping Mumbai 3.0.



MEGA INVESTMENTS. MEGA INFRASTRUCTURE.

ATAL SETU

India's longest sea bridge. 21.8 km. South Mumbai to Navi Mumbai in under 20 minutes.

NAVI MUMBAI INTERNATIONAL AIRPORT

Capacity to serve 2 crore passengers a year in Phase 1; 9 crore at full build-out.

VIRAR-ALIBAUG MULTIMODAL CORRIDOR

126-km-long backbone of Mumbai 3.0.

MUMBAI-PUNE MISSING LINK

Shorter travel to Pune by 25 minutes.



Sources: news portals, internal research.

MAMMOTH INVESTMENTS BY GLOBAL BEHEMOTHS.

Blackstone

₹45,000 CRORE

($5 billion)

adani

₹50,000 CRORE

Data centres.

Google

₹800 CRORE

A captive data centre.

Reliance

₹60,000 CRORE

Global Economic Hub on 4,000 acres.

GJEPC INDIA

₹20,000 CRORE

India's largest diamond jewellery cluster.

CIDCO
WE MAKE CITIES

₹15,000+ CRORE

90,000-acre NAINA city.

(Navi Mumbai Airport Influence Notified Area)

NERAL.
THE ONLY PREMIUM RESIDENTIAL POCKET IN MUMBAI 3.0.

Supply-capped. Eco-protected. Directly in the path of appreciation.

ECO-SENSITIVE ZONE
No industrial or commercial development, ever. Protected by law.

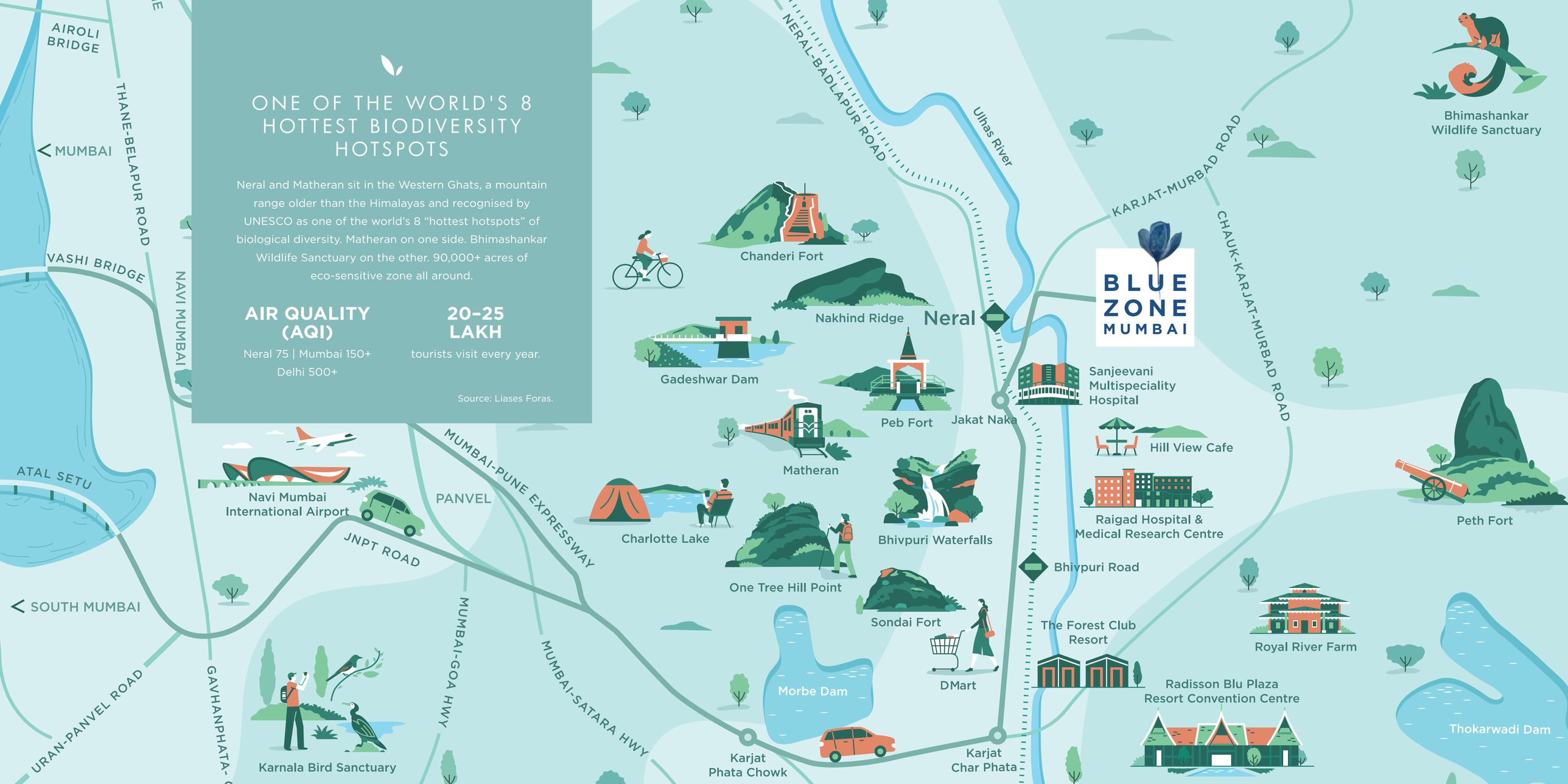
WESTERN GHATS BOUNDARY
A natural wall.
Zero densification possible.

FSI POLICY
Limits how densely land in Neral can be built.

LAND-USE POLICY
Large developers cannot acquire and build at scale.

90 MINUTES FROM SOUTH MUMBAI.^
70 MINUTES FROM NAVI MUMBAI INTERNATIONAL AIRPORT.^

^Distance and timelines are indicative and may vary, subject to weather, transport and infrastructure facilities to be provided by third parties.


ONE OF THE WORLD'S 8 HOTTEST BIODIVERSITY HOTSPOTS
Neral and Matheran sit in the Western Ghats, a mountain range older than the Himalayas and recognised by UNESCO as one of the world's 8 "hottest hotspots" of biological diversity. Matheran on one side. Bhimashankar Wildlife Sanctuary on the other. 90,000+ acres of eco-sensitive zone all around.
AIR QUALITY (AQI)
Neral 75 | Mumbai 150+
Delhi 500+
20–25 LAKH
tourists visit every year.
Source: Liases Foras.
AIROLI BRIDGE
THANE-BELAPUR ROAD
MUMBAI
VASHI BRIDGE
NAVI MUMBAI
ATAL SETU
SOUTH MUMBAI
URAN-PANVEL ROAD
GAVHANPHATA-
NERAL-BADLAPUR ROAD
Ulhas River
KARJAT-MURBAD ROAD
CHAUK-KARJAT-MURBAD ROAD
MUMBAI-PUNE EXPRESSWAY
PANVEL
JNPT ROAD
MUMBAI-GOA HWY
MUMBAI-SATARA HWY
Bhimashankar Wildlife Sanctuary
Chanderi Fort
Nakhind Ridge
Neral
Gadeshwar Dam
Peb Fort
Jakat Naka
Matheran
Navi Mumbai International Airport
Charlotte Lake
Bhivpuri Waterfalls
One Tree Hill Point
Sondai Fort
DMart
Morbe Dam
Karjat Phata Chowk
Karjat Char Phata
Karnala Bird Sanctuary
BLUE ZONE MUMBAI
Sanjeevani Multispeciality Hospital
Hill View Cafe
Raigad Hospital & Medical Research Centre
Peth Fort
Bhivpuri Road
The Forest Club Resort
Royal River Farm
Radisson Blu Plaza Resort Convention Centre
Thokarwadi Dam



5X PRICE APPRECIATION POTENTIAL IN 10 YEARS.

Lowest entry price. Highest upside potential.
Mumbai adds floors every day. It cannot add land.

TRACK RECORD

Neral land is up by **3.7X** from 2020 to 2025, about 30% a year.

RENTAL YIELD POTENTIAL

16% a year, with break-even in Year 6.

Source: Liases Foras.

THE WORLD OF BLUE ZONES.

Blue Zones are rare, scientifically identified regions where people live longer, healthier and happier lives – often past 100 years of age. Their shared thread: natural movement, purposeful living, wholesome nutrition and deep human connection.

OKINAWA
JAPAN

Where no one grows old alone.

SARDINIA
ITALY

Home to the world's highest concentration of male centenarians.

NICOYA PENINSULA
COSTA RICA

Where purpose and simplicity extend life.

LOMA LINDA
CALIFORNIA, USA

America's longest-living community.

IKARIA
GREECE

Where time is measured in meals and conversations.

NOW THIS IDEA COMES TO INDIA.

THE NEXT BLUE ZONE COMES TO MUMBAI 3.0.

India's First Blue Zone Inspired Land.
80 acres in Neral, roughly 45 football fields, designed from the ground up around the principles of Blue Zone living.


TRUE BLUE
WAY OF LIFE.
It begins with the self
and ripples outward.

SELF

Move Naturally.
Rest Deeply.

FAMILY

Bond
Closely.

COMMUNITY

Connect
Warmly.

LIFESTYLE

Eat Mindfully.
Live Purposefully.

WEALTH

Invest
Wisely.

Every day, a little more movement. A little more nourishment.
A little more stillness. A little more meaning. A little more belonging.
A little more togetherness. A little more value.

Image for representative purposes only

PATHWAYS OF LIFE | SEVEN PRINCIPLES OF BLUE ZONES. SIX PATHWAYS YOU WALK.

FITNESS & ADVENTURE PATHWAY
Move Naturally



For the adventurer in you. Jogging Track, Exercise Station, Elevated Walkway, Play Court, Trampoline Park.

NATURE & ORGANIC PATHWAY
Eat Mindfully



For the gardener in you. Herb Garden, Firepit Cove, Trellis Deck, Bonsai Garden, Bird Spotting Nook.

CALM & WELLNESS PATHWAY
Rest Deeply



For the seeker in you. Yoga Pavilion, Yoga Court, Zen Garden, Waterfall, Resting Lawn.

Images for representative purposes only

ART & LITERATURE PATHWAY
Live Purposefully



For the artist in you. Book Swap Plaza, Art Pavilion, Outdoor Studio, Work Grove, ArtScape.

MUSIC & GATHERING PATHWAY
Connect Warmly



For the musician in you. Musical Park, Amphitheatre, Gathering Lawn, Stepped Seating, Seating Lawn.

PLAY & LEARNING PATHWAY
Bond Closely



For the child in you. Glamping Deck, Kite Flying Plaza, Open Lawn, Stepped Greens, Art Space.

THE SEVENTH PRINCIPLE: THE ONE YOUR MONEY WALKS. A WISE INVESTMENT.



VALLEY OF ENERGY

1. Firepit Cove
2. Book Swap
3. Reading Plaza
4. Trellis Deck
5. Jogging Track
6. Glamping Deck
7. Musical Park
8. Kite Flying Plaza
9. Games Plaza
10. Herb Garden
11. Exercise Station

VALLEY OF STILLNESS

12. Elevated Walkway
13. Musical Park
14. Art Pavilion
15. Zen Garden
16. Outdoor Studio
17. Work Grove
18. Amphitheatre
19. Resting Lawn
20. Yoga Pavilion
21. Bird Spotting Nook

VALLEY OF RENEWAL

22. Yoga Court
23. Exercise Station
24. Waterfall
25. Outdoor Studio
26. Bonsai Garden
27. Play Court
28. Stepped Seating
29. Wellness Lawn
30. ArtScape

1 LOMA LINDA PARK

31. Stepped Greens
32. Gathering Lawn

2 IKARIA PARK

33. Play Lawn
34. Seating Lawn

3 OKINAWA PARK

35. Trampoline Park
36. Open Lawn

4 SARDINIA PARK

37. Stepped Seating

5 NICOYA PARK

38. Exercise Station
39. Art Space
40. Stepped Seating

Image for representative purposes only. Not to scale.

THE LARGEST CLUBHOUSE IN THE REGION.

A grand, multi-tiered hilltop clubhouse of 32,000 sq. ft. (2,973 sq. m.), with an infinity pool, a waterfall and 10 guest rooms.



Artist's Impression

THE GRAND ARRIVAL.



Artist's Impression

DESIGNED BY ONE
OF THE WORLD'S TOP
ARCHITECTURAL FIRMS.

enzyme.

Headquartered in Hong Kong.
250+ iconic projects around the world.

SELECT WORK

ZEKE MALL
CHINA

BAMBOO TOWERS
MALAYSIA

GILIT DEVELOPMENT
INDONESIA

SAIL HOTEL
HONG KONG



SIMÓN NÚÑEZ
DE ARENAS FRAILE

Partner & Managing Director,
Enzyme APD.

An internationally renowned architect, credited with private works for Bahrain's Royal Family, the Procter & Gamble R&D headquarters in Singapore, and PepsiCo headquarters in New York and India.

MANAGED BY

MIROS

HOTELS & RESORTS

Five-star service, brought home. Miros Hotels & Resorts is the luxury hospitality arm of Abhinandan Ventures.

A team drawn from India's leading five-star hotels: Taj, ITC Hotels, Oberoi, JW Marriott and The Leela.

A WORLD OF THOUGHTFUL SERVICES

CURATED LEISURE AND TRAVEL EXPERIENCES	24/7 CONCIERGE	IN-RESIDENCE SPA
FULL-SERVICE HOUSEKEEPING AND UPKEEP	WELLNESS PROGRAMME	PRIVATE EVENT PLANNING AND CATERING



Shot at location

THE HOUSE OF ABHINANDAN LODHA®
INDIA'S LARGEST BRANDED LAND DEVELOPER.

Founded to give people in India and around the world access to strategic land,
through a tech-enabled, transparent process. With landmark transactions across Amritsar,
MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - House of Abhinandan Lodha®
leads as India's Largest Branded Land Developer.

6,500+ Customers | 27+ Countries | 23+ States | 107+ Cities | 1.3 crore sq. ft. (13 million) sold
2.5 crore sq. ft. (25 million) under development | 16 locations

THE PROMISE OF NEW GENERATION LAND®

PROMISE OF WEALTH | **PROMISE OF SECURITY** | **PROMISE OF TRANSPARENCY** | **PROMISE OF LIQUIDITY**

CHOSEN BY THE ICONS OF INDIA.



MR. AMITABH BACHCHAN



MR. RANBIR KAPOOR



MS. KRITI SANON

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

MARQUEE DEVELOPMENTS



India's only 7-star land development.
Chosen by Mr. Amitabh Bachchan.

Ayodhya, Uttar Pradesh

THE SARAYU
AYODHYA



Goa's first carbon-neutral,
5-star branded land development.

Bicholim, Goa

ONE GOA™
THE VIBE



50 acres facing the Sahyadris, with a 30,000 sq. ft. hilltop boutique resort and 50+ amenities.

Khopoli, Maharashtra

AERO-ESTATE
KHOPOLI, MUMBAI 3.0



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

Vrindavan, Uttar Pradesh

CODENAME
S.E.Z.
VRINDAVAN
World's No.1 Spiritual Economic Zone



India’s first signature land development in the Hamptons of Mumbai.

Alibaug, Maharashtra

Sol de Alibaug



7 minutes from Dabolim Airport. Sold out in 6 months.

Vasco Da Gama, Goa

GULF OF GOA
LAND OF LUXURIES. LAST OF THE SEAS



India’s first luxury waterfront land development, inspired by iconic global marinas. 78 acres. 40+ world-class amenities. At Nagpur’s fastest-growing investment corridor.

Nagpur, Maharashtra

NAGPUR Marina



India’s grandest land celebration, located at the Foothills of Matheran. 2X subscribed and sold out.

Neral, Maharashtra

CELEBRATION LAND



India’s most irreplaceable address in the Himalayas, just 30 minutes from Shimla. A rare collection of fully serviced 3 & 4-bed villas.

Mashobra, Himachal Pradesh

THE RIDGE
MASHOBRA

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"Blue Zone Mumbai" is the codename for the Project "ForeverLand" registered with MahaRERA having registration number P52000077814 available at https://maharerait.maharashtra.gov.in/public/project/view/50747 |The Project is being developed by HOABL Impactum Land Private Limited ("Promoter"). "House of Abhinandan Lodha" is a registered trademark of Tomorrow Capital Enterprises Private Limited. The offer is valid for a limited period and the Promoter reserves the right to modify and withdraw the same without prior notice. Sale is subject to the terms of application form, agreement for sale and such other documents to be executed between the parties. Price is inclusive of Plot Cost, infrastructural cost, stamp duty, registration charges and applicable taxes. Maintenance charges and applicable taxes on maintenance charges are extra. All images, information, drawings, and sketches shown in advertisements and promotional materials are for representation purposes only. All proposed developments to be done by third parties / authorities are subject to approvals. The sources mentioned for the upcoming infrastructure were obtained from the relevant official government sources. The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities/third parties and we cannot predict the timing or the actual provisioning of the facilities, as the same is subject to the sole control of the Government and other authorities. For more information, please contact the corporate office at The House of Abhinandan Lodha, Lodha Excelus, 3rd Floor, Apollo Mills Compound, NM Joshi Marg, Mahalaxmi, Mumbai, Maharashtra - 400011. Visit: www.hoabl.com