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

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THE HOUSE OF ABHINANDAN LODHA™

MahaRERA registration number 2000077814
https://maharerait.maharashtra.gov.in/public/project/view/50747

BLUE ZONE MUMBAI

INDIA'S FIRST BLUE ZONE INSPIRED BRANDED LAND DEVELOPMENT NEAR MUMBAI.

116 SQ. M. (1,248 SQ. FT.) VILLA LAND

₹39.99 LAKH

ALL-INCLUSIVE^

Blue Zones: An internationally-proven concept towards wholesome, superlative living.

Across the globe, a quiet shift is reshaping how we live—not chasing speed or size, but embracing depth, health, and connection. In places like California, Japan, Italy and beyond, communities are redefining life through intentional design, well-being, sustainability, meaningful daily living, stress free life and joy. These regions, known as Blue Zones—including Okinawa in Japan, Sardinia in Italy, Ikaria in Greece, Loma Linda in California and Nicoya in Costa Rica, —are where people live longer, healthier lives thanks to strong social bonds, balanced nutrition and routines, natural movement, and a deep sense of purpose.

JAPAN
PURPOSEFUL LIVING
Rooted in gratitude and movement, Okinawans thrive well into their 100s.
Plant-strong diet (tofu, veggies, seaweed)
Movement through life, not workouts
Moai: tight-knit support circles.
Happiness Index: 6.1.

GREECE
WHERE TIME SLOWS DOWN
On this island, people forget to die. They rise with the sun, grow their own food, and dance under the stars. Joy is in the air.
Anti-inflammatory diet. Daily rest & low-stress. lifestyle
Self-sufficiency and natural movement.
Happiness Index: 6.9

SINGAPORE
THE GREEN GRID OF THE FUTURE
A modern wellness model: clean design, nature, and community well-being.
Nature in the city (green buildings, sky parks)
Walkable, car-lite urban planning
Wellness through urban Innovation.
Happiness Index: 6.6

ITALY
WHERE FAMILY FUELS LONGEVITY
Thriving on tradition, simplicity, and strong bonds is their way of life.
Rustic food (goat milk, greens, sourdough)
Multi-generational households
Natural movement in everyday life.
Happiness Index: 6.5

COSTA RICA
THE PURA VIDA LIFESTYLE
Happiness is a way of life—rooted in nature, purpose, and ease.
Blue Zone habits (local food, purpose-driven life)
Deep nature connection
Stress-free culture and strong communities.
Happiness Index: 7.1

CALIFORNIA, USA
FAITH AND WELLNESS
The Adventist community lives longer through faith, food, and purpose.
Plant-based, clean eating
Weekly unplugging and rest
Life rooted in values and mission.
Happiness Index: 7.0

DID YOU KNOW?

HAPPINESS INDEX (HI) SCORE* SCALE

BLUE ZONE COUNTRIES

< 4.0 HI	4.0 – 4.9 HI	5 – 5.9 HI	6.0 – 6.9 HI	7.0 – 8.0 HI
(LOW HAPPINESS & WELL-BEING)	(BELOW AVERAGE HAPPINESS)	(MODERATE HAPPINESS)	(HIGH HAPPINESS)	(EXTREMELY HIGH HAPPINESS)
~33 COUNTRIES	INDIA	~50 COUNTRIES	~40 COUNTRIES	~20 COUNTRIES

WHAT IF WE COULD REVERSE-ENGINEER AND ELEVATE A NEW WAY OF LIVING NEAR MUMBAI — ONE THAT COMPARES THE LIFESTYLE AND WELL-BEING OF THESE BLUE ZONES ABOVE?

INTRODUCING

Blue Zone Mumbai.

India's first Blue Zone Inspired 80-acre multi-sensorial
branded land development, at Neral, less than 2 hours from Mumbai.



An experiential, multi-sensory,
evolved development with modern, rugged, nature bound yet luxurious enhancements.

~63,600 sq. m. (15.7-acre) of lush green pockets and experiential amenities inside the development that translate into life's pathways harmoniously blending with nature.

Immersive experiences combining art, music and literature, complemented by cascading waterfalls, streams and water features, firepits and vibrant foliage for a serene atmosphere.

INSPIRED BY

The Pathways of Life.

MULTIPLE EXPERIENCES SEAMLESSLY CONNECTED





Literary & Art Path

This path is a tribute to imagination, storytelling, and creative expression.

Stroll past **Book Swap Boxes** tucked under trees, linger in the **Literary Pavilion** to read or write, or discover **literary sculptures** that animate great words in form and material.

Artists will find solace in **Painting Spaces,** while the **Art Pavilion** and **Exhibition Zones** celebrate rotating displays from local and visiting creators—turning the landscape into a living canvas of ideas and beauty.



Play and Learning Path

Here, curiosity meets joy. Designed for all ages, this path bursts with energy—from the thrill of a **Trampoline Park** and expansive **Play Parks** to the peaceful productivity of **Outdoor Solar Workstations** nestled in green settings.

Families can gather to fly kites under open skies, making this a space where learning feels like play and every moment becomes an opportunity to explore.

Musical Path

Sound becomes landscape on this melodic journey.

Follow the tinkling tones of **Wind Chime features,** pass through **Music Parks** designed for interactive play, and pause at the **Amphitheatre Spaces** where spontaneous performances and curated concerts unfold under the stars.

The **Music Pavilion** offers a space for discovery, listening, and learning—where the rhythm of life finds its echo in nature.





Reflection Path

The soul's sanctuary, this tranquil path invites deep presence.

Gentle **Waterfalls,** the warmth of **Fire Pits,** and the delicate artistry of the **Bonsai and Zen Gardens** encourage inner stillness.

Yoga Pavilions and **Meditation Zones** are cocooned in silence and greenery, creating sacred spaces to breathe, reflect, and simply be.



Nature & Gastronomy Path

Taste and terrain come together in this flavourful trail.

Wander through a **Trellis Garden,** forage along **Nature Trails,** and indulge in hyperlocal cuisine at **Farm-to-Table** Dining spaces.

Community-driven **Outdoor Kitchens** and a lively **BBQ Pit** invite hands-on experiences, where growing, cooking, and sharing food become a celebration of both land and lineage.

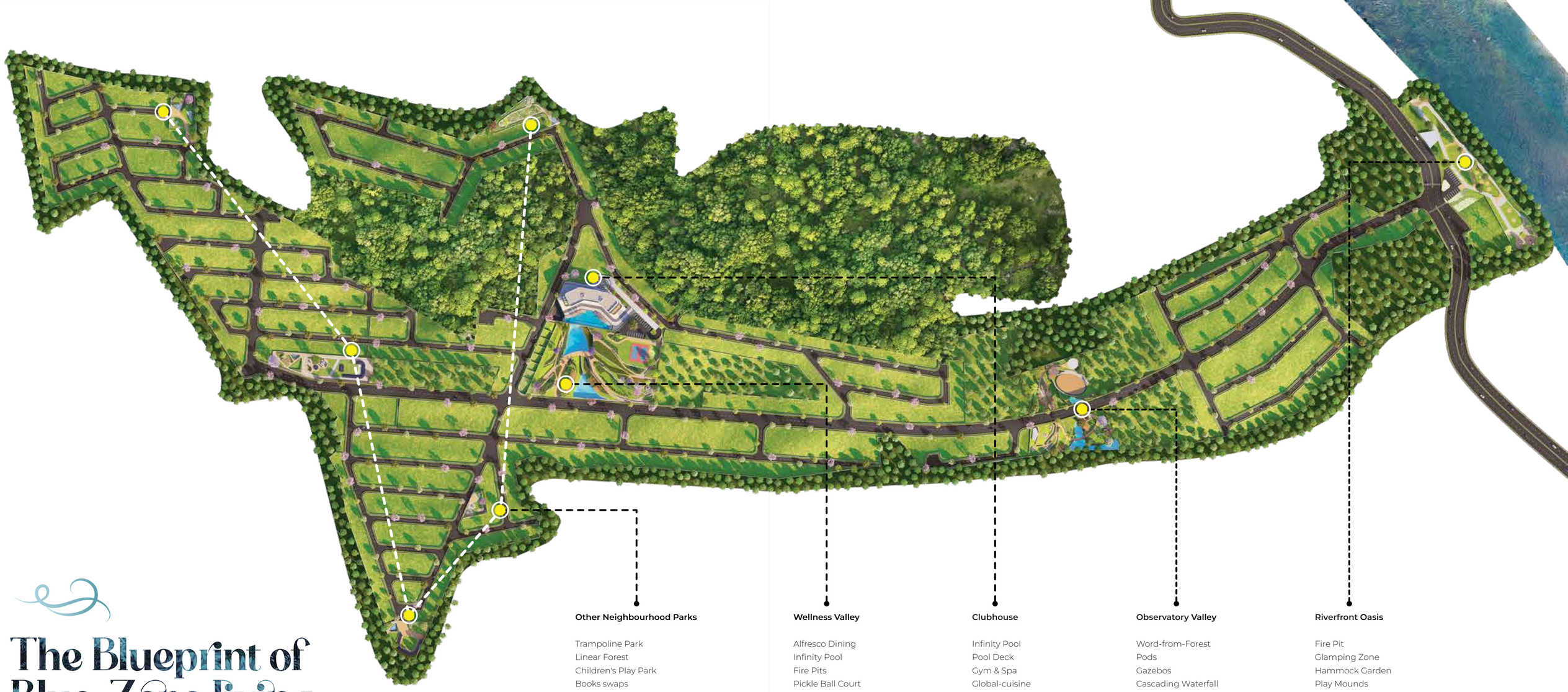
Fitness and Adventure Path

This path is for the spirited soul seeking movement and thrill.

Along the way, discover **Exercise and Fitness Stations** seamlessly integrated into the landscape, offering workouts with a view.

Ascend the **Observatory Tower** for sweeping vistas—both a literal and metaphorical elevation—where the body is energized and the spirit uplifted.





The Blueprint of Blue-Zone living.

Other Neighbourhood Parks

Trampoline Park
Linear Forest
Children's Play Park
Books swaps
Jogging Tracks

Wellness Valley

Alfresco Dining
Infinity Pool
Fire Pits
Pickle Ball Court
Meditation Deck
Sit-out Zones
Hammock Garden
Open Air Library
Cascading Waterfall

Clubhouse

Infinity Pool
Pool Deck
Gym & Spa
Global-cuisine
Restaurant
Indoor Play Area
Guest Rooms
Business Centre

Observatory Valley

Word-from-Forest
Pods
Gazebos
Cascading Waterfall
Open Air
Amphitheatre
Biophilic Garden
Walkways

Riverfront Oasis

Fire Pit
Glamping Zone
Hammock Garden
Play Mounds
Herb Garden & BBQ Pits
Jogging Track
Musical Play Park
Seating Alcoves
Gazebos



Architectural Rendition

Wellness Valley

A rare hilltop boutique luxury resort with an infinity pool and a cascading waterfall.



Architectural Rendition

The grand drop-off zone.



Architectural Rendition

Multi-tiered clubhouse

– A masterpiece for the connoisseurs of fine life.



Architectural Rendition

A true-blue location for the true-blue living.



Neral – At the cusp of Metamorphosis.

- NMIA (Navi Mumbai International Airport) – 70 mins
- NAINA (Navi Mumbai Airport Influence Notified Area) – 70 mins
- Atal Setu (Mumbai Trans Harbour Link) – 85 mins
- Pune – 140 mins
- Virar-Alibaug Multimodal Corridor, Panvel-Chakan Highway, and Panvel-Neral State Highway – all set to boost connectivity and development.



Neral - Prime beneficiary of Mumbai's highest growth air-corridor as a result of NMIA coming to life along with the tailwind of NAINA smart city, MUMBAI 3.0 with a total investment potential to the tune of INR 4.07 lakh crore.

A true-blue investment opportunity of no compare.

NAVI MUMBAI INTERNATIONAL AIRPORT (NMIA): Unstoppable, Unprecedented Transformation.

A next-gen, multi-modal airport set to ease Mumbai's saturated air traffic and unlock massive growth in the region. Designed by Zaha Hadid Architects, NMIA is now scheduled to begin operations soon.



1.5X the size of CSMIA.

₹18,000 Cr. investment by Adani Group.

India's first multi-modal airport.

90 million annual passenger capacity by 2030.

90,000+ Acres NAINA (Navi Mumbai International Airport Influence Notified Area) SMART CITY

India's first radial smart city around an airport NAINA is fast emerging as the next powerful growth centre for Mumbai's real estate and commercial future, fuelled by large-scale investments.20% larger than Navi Mumbai.

20% larger than Navi Mumbai.

₹2 Lakh Cr+ public & private investment.

12 CIDCO town plans approved.

₹5,000 Cr infra kickstart by L&T.

MUMBAI 3.0: A VISION FOR THE FUTURE.

Mumbai 3.0 is set to transform the region with $40B invested in the Karnala-Sai-Chirner New Town and cutting-edge data infrastructure across MMR, in collaboration with MIDC and CIDCO.

Mumbai 3.0 =

NEW-AGE + SELF-SUSTAINABLE + VISIONARY.

A WELL-PLANNED ECOSYSTEM 3X THE SIZE OF MUMBAI.

INVEST EARLY. INVEST SMART. MAXIMISE RETURNS.

Mammoth investments by global behemoths in this hyper-growth corridor.

₹3 lakh crore investments in data centres, tech R&D units, education institutes and business hubs – over and above investments for connectivity enhancements.

Reliance Industries Limited

Reliance Industries has kickstarted the development of a world-class, **5,000+ acre** integrated digital services industrial area, pumping in **₹60,000 crore** making one of India's largest tech and industrial ecosystem.

PDG

Part of the **$1 billion** investments planned in AI-centric centres by Princeton Digital Group in India.

adani

Part of the massive data centre investments of **₹50,000 crore** planned by Adani Group.

YOTTA

Home to Asia's largest data centre operated by Yotta and multiple other projects planned to come alive in coming years.

Blackstone

Part of Blackstone group's **₹90,000 crore** investment to be directed towards the development of infrastructure and data centre capabilities in Mumbai 3.0.

colt Data Centre Services

Fidelity-backed Colt DCS has plans to set up a hyperscale data centre with an investment of over **₹8,500 crore.**

CIDCO WE MAKE CITIES

The City and Industrial Development Corporation (CIDCO) has signed four major MoUs worth over **₹48,000 crore** at the World Economic Forum in Davos, creating international educity, outdoor arena, data centres and a world-class logistics park.

aws

Beneficiary of AWS's **$8.3 billion** investments in cloud infrastructure MoU signed with the Government of Maharashtra. Expected to generate over 80,000 jobs in data center supply chain in India.

Google

₹800 crore investment in a captive data centre spread over a **25-acre** campus.

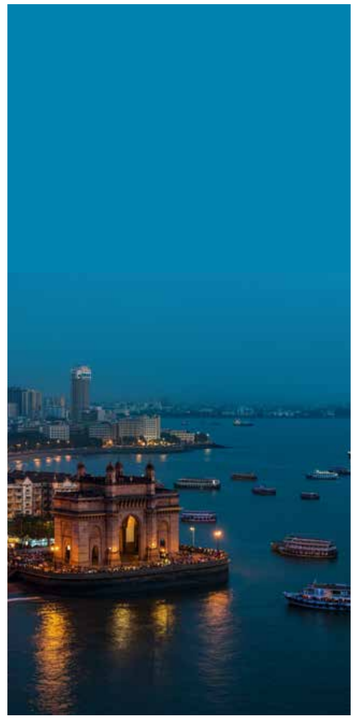
Digital Edge DC

Digital Edge bags **$1.6 billion** in data centre expansion funding.

Mumbai's Developmental blitzkrieg

₹4.07 LAKH CRORES WORTH OF INVESTMENTS.

TOTAL EXPENDITURE



100X GROWTH IN INVESTMENT IN 20 YEARS

₹4,040 CR

Inauguration of Bandra-Worli Sea Link: The 5.6 km long, one of its kind sea bridge opened for public use, reducing traffic congestion on WEH.

Mumbai-Pune Expressway Upgrades: Ongoing maintenance & minor expansions.

₹4,321 CR

Mumbai Metro Line 1: Completion of Mumbai's first metro line from Versova to Ghatkopar, estimated at ₹4,321 crore.

₹60,000 CR

Mumbai Trans Harbour Link (MTHL): Construction started in 2017 with an estimated cost of over ₹ 17,843 crore.

Navi Mumbai International Airport (NMIA): Construction commenced in 2017 with an estimated cost of ₹16,000 crore.

Coastal Road Project: Construction began in 2018 with an estimated cost of ₹15,000 crore.

Mumbai Metro Line 3: Construction began in 2016 with an estimated cost of over ₹23,000 crore.

Delhi-Mumbai Industrial Corridor (DMIC): Ongoing development of nodes & infrastructure.

₹4,07,000 CR

Navi Mumbai International Airport (NMIA): The new airport will be opened by May 2025 with an initial PAX inflow of at least 1 crore per annum due to closure of existing T1 airport.

Mumbai Metro Line 3: Expected to be fully operational by the end of 2025 with a cost over ₹23,000 crore.

Mumbai Trans Harbour Link (MTHL): The new sea link, 21.8 kms long, opens for public in Jan 2024 – greatly affecting the commute times between Mumbai & Navi Mumbai.

Coastal Road Project: Phase 1 completed & opened for public in March 2024. The 10.58 km Phase 1 connects Nariman Point & Worli with Amarsons Garden.

Mumbai Metro Line 2B: Construction ongoing with an estimated cost of ₹109.7 billion.

Mumbai-Ahmedabad High-Speed Rail Corridor: Ongoing construction with an estimated cost of over ₹1.08 lakh crore.

New Vashi Creek Bridge: Completed in September 2024 with an estimated cost of ₹1,800 crore.

2005 | **2010** | **2015** | **2020** | **2025**

LIMITED, ONLY NEED-BASED MEGA PROJECTS, BEING DEVELOPED AS A POST-FACTO SOLUTION.

THE NEW ERA: RAPID PACE OF MEGA DEVELOPMENTAL PROJECTS: A PIVOTAL ASPECT OF PLANNED CITIES BY PRE-EMPTING DEMAND.

Own land in Mumbai's future.

In a city where the skyline rises higher by the day, owning land isn't just an investment, it's an heirloom. Mumbai, a metropolis defined by its relentless pace and ever-expanding ambition, offers few opportunities to claim a piece of earth as your own.

But where do you find the land to invest? At the cusp of transformative exponential growth in Mumbai 3.0.

NERAL. A WINNING BET. QUICK ACCESSIBILITY, STUNNING BEAUTY AND AN EXPLOSIVE GROWTH TRAJECTORY.

3.6X
Growth in 8 years with 17.5% CAGR.

28% CAGR
for AirBNBs and serviced villas and holiday homes.

THE GROWTH-DRIVERS:

Opening of MTHL Sea Link reducing travel time by **30 mins.**

Upcoming Navi Mumbai International Airport – catapulting the growth in the entire region.

Direct influence of **90,000-acre** NAINA smart city.

Benefactor of upcoming **Mumbai 3.0** planned city set to elevate MMR's GDP to **USD 300bn by 2029;** features tech hubs and 65% of country's data centres.



The House of Abhinandan Lodha® Redefining the beauty and Richness of land.

The House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world - access to 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.

THE PROMISE OF NEW GENERATION LAND®

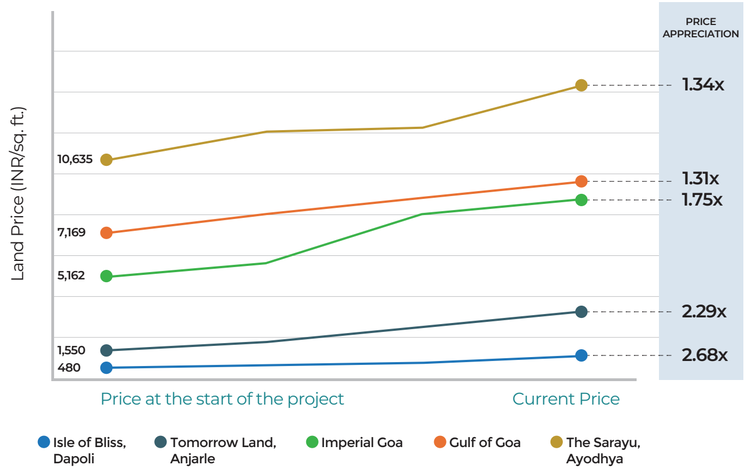
PROMISE OF SECURITY
New Generation Land® is safe and secure, providing you with peace of mind. Owning land made safe, secure and transparent.

PROMISE OF WEALTH
New Generation Land® serves as a hedge against uncertainties, offering the opportunity to create intergenerational wealth with just a click of a button.

PROMISE OF TRANSPARENCY
Trust is built on transparency, and we are committed to providing complete transparency in managing your New Generation Land®.

PROMISE OF LIQUIDITY
Facilitating digitally-aided, transactions for buying and selling New Generation Land®.

FROM VISION TO VALUE:
The Impressive Appreciation of Our Developments.



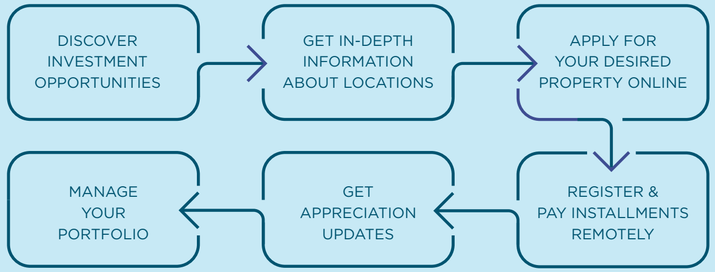
An iconic living chosen by the icons of India.



A DIVERSE CUSTOMER BASE OF BUSINESS LEADERS, CELEBRITIES AND PROFESSIONALS FROM 15+ COUNTRIES.

- A client base from across the top BFSI institutions, consultancies, manufacturing and service sectors.
- Top-notch gentry exemplified by the best designations and C-suite holders.
- A like-minded community of neighbours-turned friends.

A PIONEERING TECH-ENABLED OWNERSHIP EXPERIENCE.



Our Projects



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

Ayodhya, Uttar Pradesh

THE SARAYU AYODHYA

ONE GOA — THE VIBE —

Goa's first-and-only 130+ acre, carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered clubhouse, branded gym and a man-made sea and beach.

Bicholim, Goa





50-acre world-class land development in Khopoli featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

Khopoli, Maharashtra

AERO-ESTATE KHOPOLI, MUMBAI

IMPERIAL GOA — INDIA'S MOST VALUED VILLA ESTATES

5 mins from Basilica of Bom Jesus.
100% sell-out project with 25% appreciation.
Ready for possession.

Bainguinim, Goa



Sol de Alibaug

India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

Alibaug, Maharashtra





7 mins from Dabolim Airport.
100% sell out project with 25% appreciation in price within 6 months.

Vasco, Goa

GULF OF GOA — LIVING LUXURIES, LAST OF THEIR KIND

ISLE OF BLISS

A massive 110% appreciation at Dapoli between August 2020 and October 2022. Transforming the Konkan coastline forever.

Dapoli, Maharashtra





The grandest land celebration in the country
2x subscriptions,
a sell-out launch.

Neral, Maharashtra

CELEBRATION LAND

TOMORROW LAND

An epic land shopping festival at Anjarle that saw 3x subscriptions, 1200+ applicants.

Anjarle, Maharashtra

