

Land for All. Sea for All.

INVEST IN
ANJARLE
WITH | **20:80** PAYMENT
PLAN*

TOMORROWWORLD

INDIA'S FASTEST GROWING
TOURIST DESTINATION, FUELLED BY THE
**MUMBAI-GOA HIGHWAY
COMPLETION IN JUNE 2025.**

WHY INVEST TODAY?

Coastal Land is Rare.
Only 0.1% of land in
India offers sea views.

Avail exclusive 20:80
Payment Plan* before
the prices appreciate.

Mumbai to Anjarle in just
3 hours# with Mumbai-Goa
Highway ready in 5 months



The project is being developed in phases, bearing MAHARERA Registration No. TomorrowView: P52800050210, Tomorrowworld - Tomorrowland Phase IV: P52800047713 (i) The Ridley: P52800076609 and (ii) The Ridley Phase-2: P52800031035, Codename Tomorrowland Ph - 1 - P52800031035, Codename Tomorrowland Ph - 2 - P52800031036, Codename Tomorrowland Ph - 3 - P52800033162, available at <https://maharera.mahaonline.gov.in/>. Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities.

Anjarlé

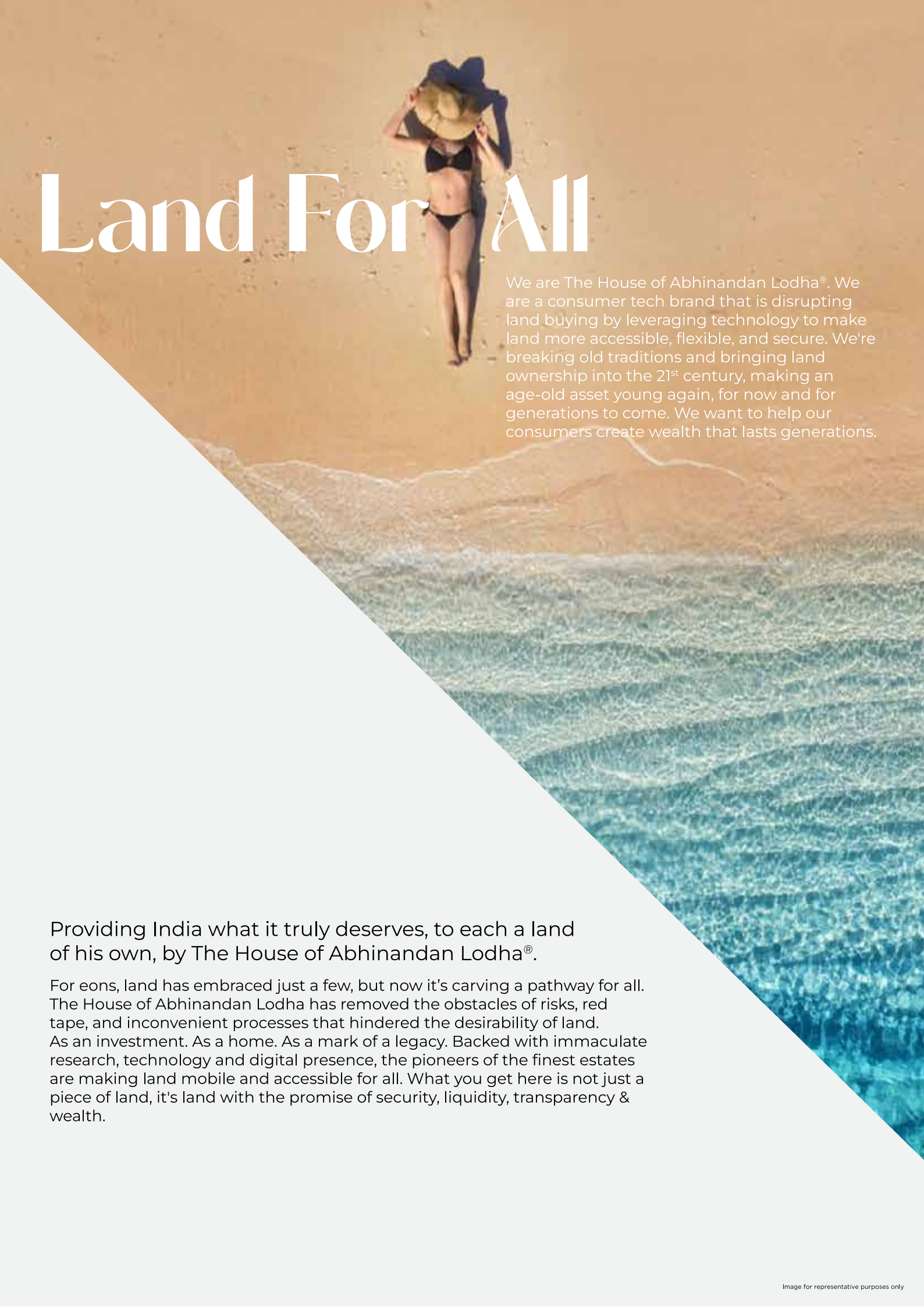
Created by Nature. Curated by
The House of Abhinandan Lodha®

Anjarle, once a hidden gem nestled along the stunning Konkan coastline, has emerged from obscurity thanks to House of Abhinandan Lodha's relentless pursuit of uncovering unique destinations. This charming village, with its pristine beaches and vibrant local culture, was waiting to be explored, and HoABL took the initiative to shine a spotlight on its beauty. By weaving together authentic experiences and showcasing the warmth of the community, not only elevates Anjarle's appeal but also opens new investment opportunities, inviting you to be part of its exciting growth story.

INDIA'S MOST INSTAGRAMMABLE COASTAL DESTINATION

Anjarle is renowned for its breathtaking, uninterrupted sea views. The location offers a panoramic 180-degree vista of the Arabian Sea, allowing one to enjoy stunning sunrises and sunsets from virtually any corner of the area. This scenic beauty increases the appeal for nature lovers and those seeking a tranquil retreat by the coast.





Land For All

We are The House of Abhinandan Lodha®. We are a consumer tech brand that is disrupting land buying by leveraging technology to make land more accessible, flexible, and secure. We're breaking old traditions and bringing land ownership into the 21st century, making an age-old asset young again, for now and for generations to come. We want to help our consumers create wealth that lasts generations.

Providing India what it truly deserves, to each a land of his own, by The House of Abhinandan Lodha®.

For eons, land has embraced just a few, but now it's carving a pathway for all. The House of Abhinandan Lodha has removed the obstacles of risks, red tape, and inconvenient processes that hindered the desirability of land. As an investment. As a home. As a mark of a legacy. Backed with immaculate research, technology and digital presence, the pioneers of the finest estates are making land mobile and accessible for all. What you get here is not just a piece of land, it's land with the promise of security, liquidity, transparency & wealth.

Sea for All

We are democratizing Sea for all at Anjarle

Unlike ever before, the fabled curators of land, are now opening the pathway to a paradise that has only lingered in your dreams. A place where the trees on the land dance to your arrival and the sea sings soulful tunes only for you. The next seaside destination awaits you at Anjarle. Where the worries of yesterdays cease to exist and the 9 mystical and unblemished beaches of Anjarle, Savane, Padale, Karde, Palande, Kelshi, Ladhghar, Kolthare and Murud lure you to everyday seaside escapades. Resting like a zen gem, along the Konkan coastline and overlooking the Arabian Sea, getting here has been designed for ease and views that please. Verdant valleys, musical waterfalls, august mountains, and the pristine stamp of nature.

A picturesque moment by the sea makes you want to pull out your phone and capture it. Why not live in that moment forever? We have previously democratized Land, we are here to democratize Sea for All. Anjarle, the seaside location brought to you by The House of Abhinandan Lodha®.



Seaside Land is Rare. Seaside Land is Scarce.

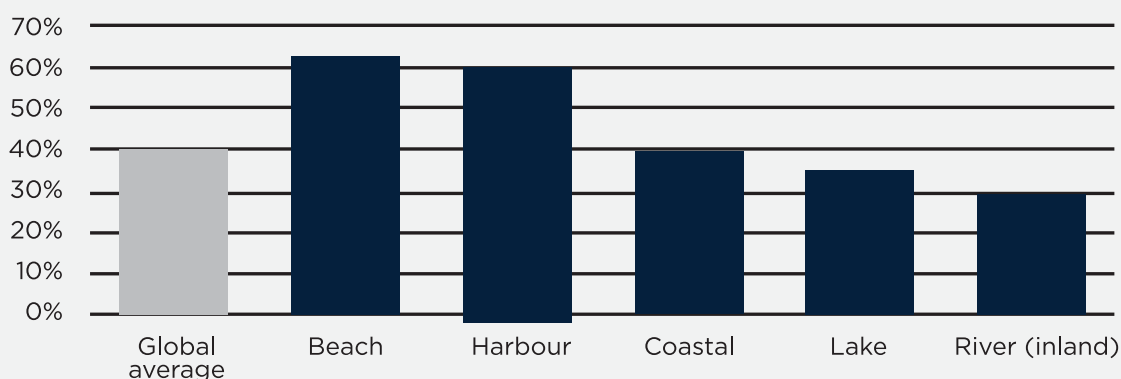
India boasts a vast coastline spanning 9 states; however it accounts for a mere 0.2% of the nation's total landmass. Of that, only **0.1%** offers the most prized sea views, and Anjarle is one of them. Coastal real estate like Anjarle has historically outperformed traditional investment avenues like gold and stocks, making it a smart choice for long-term gains.

India has ascended among the top 10 global destinations for acquiring waterfront properties. And there has been a remarkable **63%** global surge in search volumes for waterfront properties. However, Knight Frank's report on waterfront properties suggests that beachfront properties claimed the top spot among various types of waterfront properties and command an average international premium of 76% solidifying the appeal of coastal living in India.

9 SCENIC COASTAL STATES OF INDIA



BEACHSIDE DESTINATIONS COMMAND HIGHEST PREMIUM



Source: Knight Frank Research

Anjarlé

The perfect seaside spot to experience it all



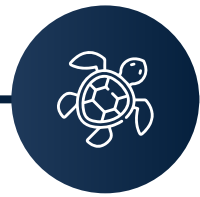
Untouched, Pristine Beaches

Nine back-to-back white sand beaches along an undiscovered coastline.



A UNESCO World Heritage Connection

Part of the Western Ghats, one of the world's top 8 biodiversity hotspots.



Olive Ridley Turtle Nesting Haven

Witness the rare and endangered turtles at the annual Anjarle Turtle Festival.



Konkan's Culinary Delight

A fusion of Maharashtra, Goa, and Karnataka flavors, famous for its seafood.



India's Only Coastal Hill Station

Where white sand beaches meet the lush Western Ghats



Thriving Biodiversity and Eco-Tourism

Home to 300+ unique aquatic species and birds, with incredible tide pools along the coast.



Adventure & Water Sports Hub

Enjoy parasailing, scuba diving, dolphin spotting, and snorkeling.



Rich Cultural & Historical Heritage

Explore Suvarnadurga Fort, Kadyavarchya Ganapati, and the iconic TK Lighthouse.

Your next weekend destination

Anjarle is easily accessible by road from Mumbai as well as Pune. This journey is filled with incredible views of mountains and valleys, mighty rivers, bubbling streams, and misty waterfalls, making the journey as marvellous as the destination! Undoubtedly one of the finest coastal sceneries in the world.

Closest Railway Station

Khed Station on the
Konkan Railway
(50 kms away)

Pune

200 Kms via Lavasa
and NH 66

Mumbai

215 Kms via NH 66

What the future holds for TomorroWorld

466-KM-LONG MUMBAI-GOA HIGHWAY TO SLASH TRAVEL TIME BY 50%.

**GOA IS COMING CLOSE.
ANJARLE WILL BE CLOSER.**



**WHAT TODAY IS A 5-HOUR DRIVE TO ANJARLE,
WILL SOON BE JUST 3 HRS FROM MUMBAI & PUNE.**

Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities.
All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals.

With various development projects underway, Anjarle's tomorrow looks even brighter than its today, making it the ideal location to own your very own piece of the earth.



Navi Mumbai International Airport Scheduled for inauguration on April 17, 2025, with operations commencing in May. This shall enable people from PAN India to directly land at the closest airport to Anjarle.



Mumbai Trans Harbour Link

India's longest sea bridge, is now operational and has reduced travel time to Anjarle by 30 minutes.



Greenfield Konkan Expressway

a ₹70,000 crore project, will provide connectivity along the Arabian Sea and Western Ghats.



Coastal Road

The ₹26,000 crore Konkan Coastal Road, a 450 km-long, 6-lane highway connecting Raigad, Ratnagiri, and Sindhudurg, is expected to further reduce the Mumbai- Ratnagiri travel time.



Infrastructure: the backbone of rising land prices

Anjarle is just 210 km from Mumbai, while Goa is 580 km away-nearly half the distance. Yet, travel times to both are currently long, with Anjarle taking 5.5 hours and Goa 12 hours.

However, with the NH-66 Mumbai-Goa Highway set for completion in June 2025, travel time will be cut in half-making Anjarle a quick 3-hour getaway, while Goa will take 6 hours.

This game-changing connectivity isn't just about convenience-it's a massive catalyst for land appreciation.

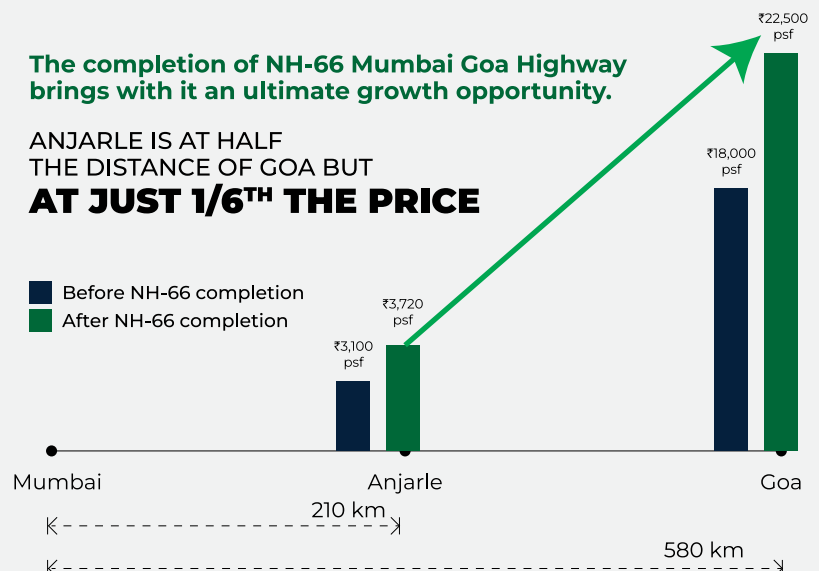
Before June 2025			
	Distance	Time	PSF
Goa	580 km	12 Hr.	18,000
Anjarle	210 km	5.5 Hr.	3,100

After June 2025			
	Distance	Time	PSF
Goa	580 km	6 Hr.	22,500
Anjarle	210 km	3 Hr.	3,720

Land prices are set to rise by 20-25% following the completion of NH 66.

The completion of NH-66 Mumbai Goa Highway brings with it an ultimate growth opportunity.

ANJARLE IS AT HALF THE DISTANCE OF GOA BUT AT JUST 1/6TH THE PRICE



Based on research by an International Property Consultant.

Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities.

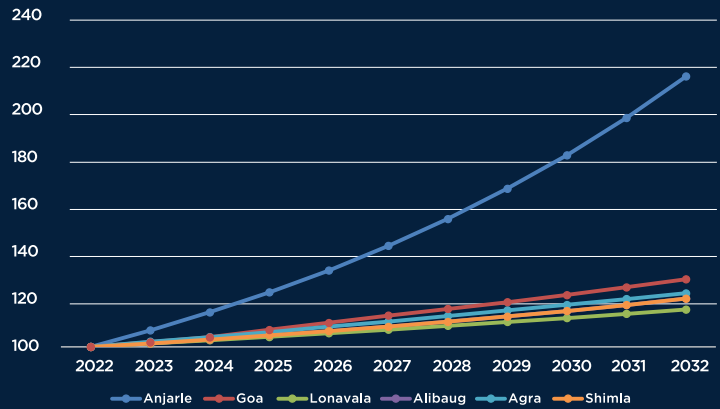
All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals.

Anjarle's Tourism & Hospitality: Poised for Unprecedented Growth

With the location becoming more and more accessible with each passing day, one can see a notable growth in tourism numbers of **8% y-o-y** as compared to **2-3%** for existing tourism hotspots.

The number of tourists visiting Anjarle are expected to increase **3X** times by **2032**.

Increase in Numbers of Tourists over the next decade



There are currently approximately only 24 premium hotels with an average of 18 rooms each available in the region. During peak travel times this is not enough to satisfy the existing demand.

Basis the growth in tourism numbers – There is an estimated requirement of an additional **1100 hotel rooms by 2032**.

Average annual occupancy is 45-50% which is expected to rise to 65% by 2032.

A survey of different hotels in the region (across categories) was done to find the estimated average price of a room in the region. Based on the sample, an average tariff of INR 4,293 per night per room was found.

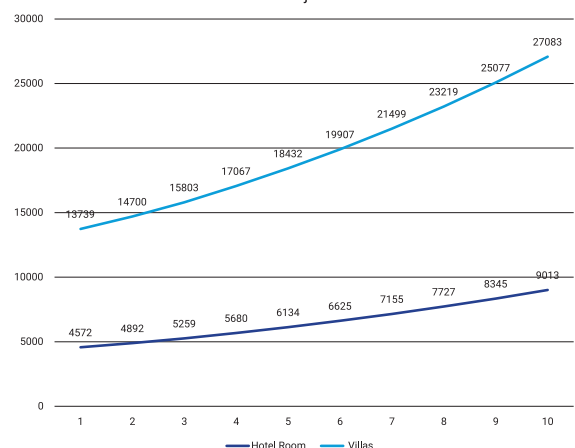
Similarly, a survey of the Villa properties showed an average tariff of INR 12,900 per room per night.



Premium Hotels in Anjarle

With an increase in tariff rates for rooms in villas and hotels, as well as the increase in demand for rooms as tourism booms along the Anjarle/Dapoli Coast – There is huge potential for a quick return on ROI for those who build homes and run them as Airbnb's Average annual occupancy is **45-50%** which is expected to rise to **65% by 2032**.

Tariff Projection*



Average price per room per night in INR

A One-Time Chance For You. A One-of-A-Kind Investment For Your Portfolio

Build your own villa in Anjarle and get close to 15-17% rental yield
Average Villa cost i.e. Cost of Land + Building the villa = ~1.2 Cr

15-20K

Average
tariff as on
date ranges

22-25K

Average
tariff by 2027
conservatively

100

Average
Occupancy
Days

20L

Subtracting maintenance
and other expenses,
appx. rental income

THUS, LAND REIGNS SUPREME ACROSS ALL ASSETS.

At The House of Abhinandan Lodha®, we believe land is more than just an investment—it's a lasting, tangible asset backed by thorough research and growth potential, offering stability unlike volatile market assets. With consistent appreciation and a strategic investment approach, land remains a cornerstone in building successful portfolios, yet surprisingly, few people own it. We're here to change that. The House of Abhinandan Lodha® eliminates every obstacle, from selecting the perfect location to navigating red tape, mitigating encroachment risks, and streamlining paperwork. Owning land is instinctual, and we make it secure, accessible, and hassle-free.

Your Tomorrow Awaits You

Nestled on the lush Konkan Coast, TomorroWorld is where nature shapes the spaces we live in. Designed by renowned architect **Sanjay Puri**, this **100+ acre** hillside estate overlooks the Arabian Sea, blending biophilic design with breathtaking landscapes. More than just land, it's a lifestyle - one where every day brings a new adventure.

Introducing the Grand Clubhouse.

Let your hosting skills take center stage at Konkan's Highest Clubhouse at 300 ft. above sea level as you welcome your loved ones to a spacious 1,021 Sq. m (11,000 sq. ft.) space with an indoor gymnasium, table tennis court, snooker table, foosball & a grand banquet.



Celebrate each Festivity with fervour

A magnanimous party arena that enables you to attend Music festivals, colourful Flea Markets, Food Festivals and grow as a community.



Unwind Amidst Nature

End your evenings on a high note with as you catch the splendid sunset. Later take a pleasant stroll through the inroads decked with indigenous flora from the region. Spend some quality time with your favorite furry pals at the dedicated Pet Zone. And also get a chance to tour the grounds for community farming and savour the satisfaction of fruits and vegetables grown right next to where you stay.



A life that shines brighter than yesterday, a lifestyle that promises an even brighter tomorrow.

► Where The Land Pampers You

- Treehouses
- Viewing deck
- Hangout spaces
- Party lawns
- Yoga zones
- Open-air theatre

► Where Recreation Enlivens You

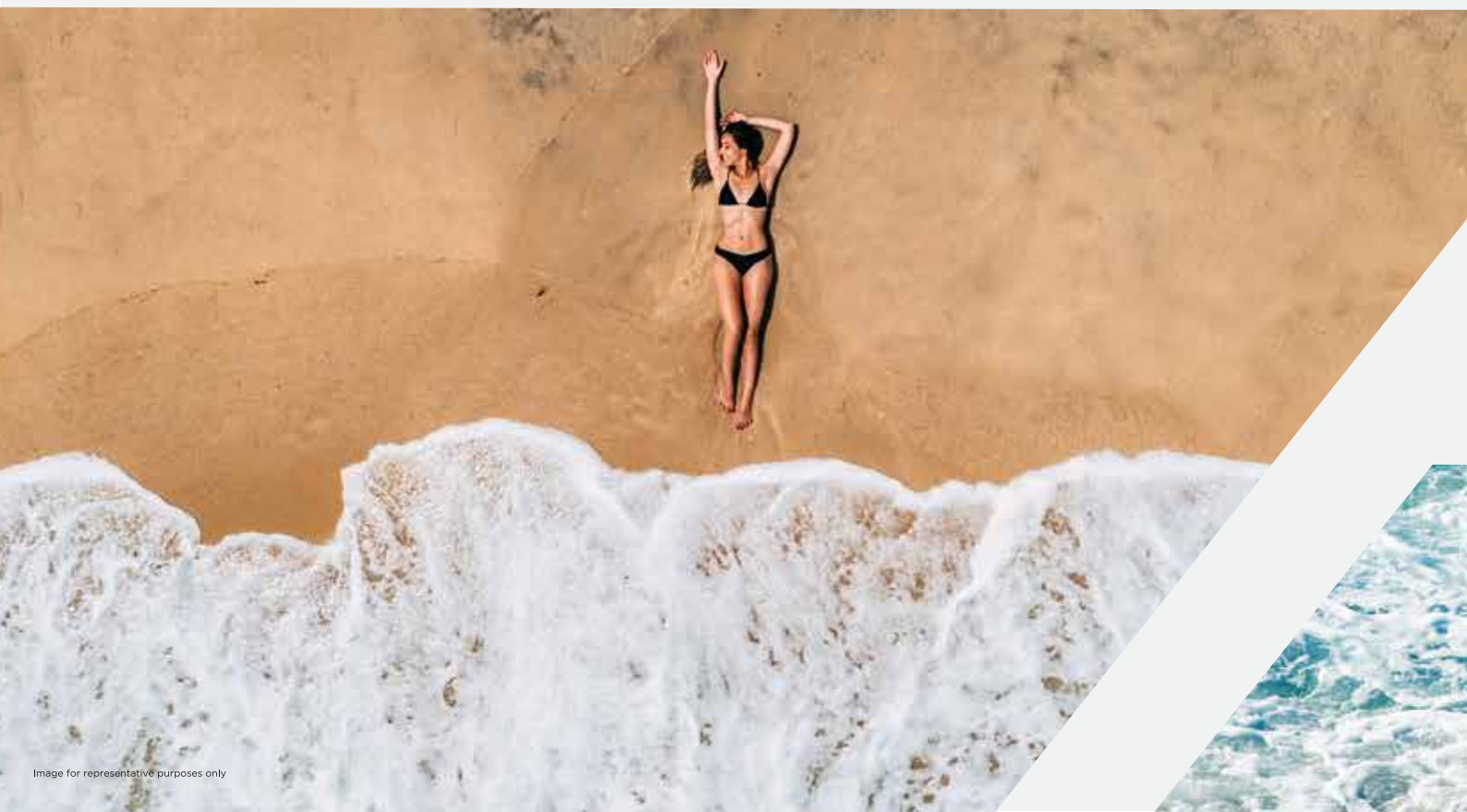
- Aqua Zone
- Outdoor gym
- Outdoor Spa
- Multipurpose hall
- Indoor dining & Barbeque
- Retail therapy

► Where Adventure Trains You

- Skating rink
- Swinging pavilions
- Ziplining
- Rock climbing

► Where Nature Nurtures You

- Herbal gardens
- Organic gardens
- Flower nursery



5 Reasons you should invest in TomorroWorld today!

Summarising this once in a lifetime opportunity to own sea land



No.1 Upcoming Tourist Hotspot

9 untouched beaches juxtaposed against the majestic Western Ghats are set to make Anjarle the most happening tourist destination in the country. Each and every moment spent here makes you want to capture its picturesque beauty.



A legacy you can trust

With a track record of up to 100% appreciation in just 2 years, and a 3X oversubscription for our previous projects, we ensure that you get the best out of your investment! With over 50,00,000 sq. ft. of Land already sold, we are the most trusted land buying brand in the country.



Not Everyone Can Live By The Sea. Until Now

Owning property near the sea is everyone's dream but owning a seaside property is an expensive affair. We are democratizing land by the sea for you, to get access to a life that was only reserved for the rich and famous.



A chance to generate incredible capital appreciation

We have done the research and the hard work, to ensure our customers get the benefit of intergenerational wealth creation. We have a location for you, which is sure to appreciate with numerous Infrastructure developments which are planned and the potential of becoming India's No 1 upcoming tourism destination.



A world Class Development

31 World-Class Amenities and incredible services to make your life here feel like a forever vacation. Designed by Sanjay Puri, one of the top 100 architects in the world according to Archdaily, our project will rival the facilities of a 5-star hotel.



THE
HOUSE OF
ABHINANDAN
LODHA
New Generation Land[®]

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 common areas and amenities are common and to be shared by purchasers of all phases of the Project. Sale is subject to the terms of application form, agreement for sale and other documents to be executed between the parties. All images, information, drawings and sketches are for representation purposes only unless otherwise stated. All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. Distances and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided. Projects Codename Tomorrowland Ph-1, Codename Tomorrowland Ph-2 and Codename Tomorrowland Ph-3 and Tomorrowworld are financed by HDFC Bank. *EMI values have been calculated at 50% LTV, 7 years at 8.75% rate of interest. All offers/ discounts/ waivers are subject to the Applicant(s) completing the transaction by registering the Agreement for Sale and Deed of Conveyance as per the terms of the Agreement for Sale. In the event the Applicant(s) cancels/ terminates the transaction at any stage, for any reason whatsoever, the Applicant(s) shall not be entitled to claim any benefit of such offers/discounts/waivers, in any manner whatsoever. *T&C Apply, Codename Tomorrowland Ph-1, Codename Tomorrowland Ph-2 and Codename Tomorrowland Ph-3 are ready for possession. *Terms and Conditions Apply | For more information, please contact The House of Abhinandan Lodha, 3rd Floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai-400 011, visit www.hoabl.com. The House of Abhinandan Lodha is a registered trademark of Tomorrow Capital Enterprises Private Limited.