



AMANSARA EARTHSTAR

— CRAFTING HEAVENS —

★★★★★

A NEW MUMBAI *is Rising*

INVEST IN
MUMBAI 3.0

Adjacent Imagica Park, Mumbai

 96993 95527



MAHARERA REGISTRATION
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PRIME LOCATIONS

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MAGNIFICENT
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15+ YEARS
OF TRUST

500+ ACRES
DELIVERED

20M+ SQ.FT.
DEVELOPED

2000+ HAPPY
FAMILIES



FEW SUCCESS STORIES

CASA ANGELINA
— Land of Angels —



AMANSARA VILLAS
— ABOVE THE CLOUDS —
★★★★★



15+ YEARS OF TRUST

500+ ACRES DELIVERED

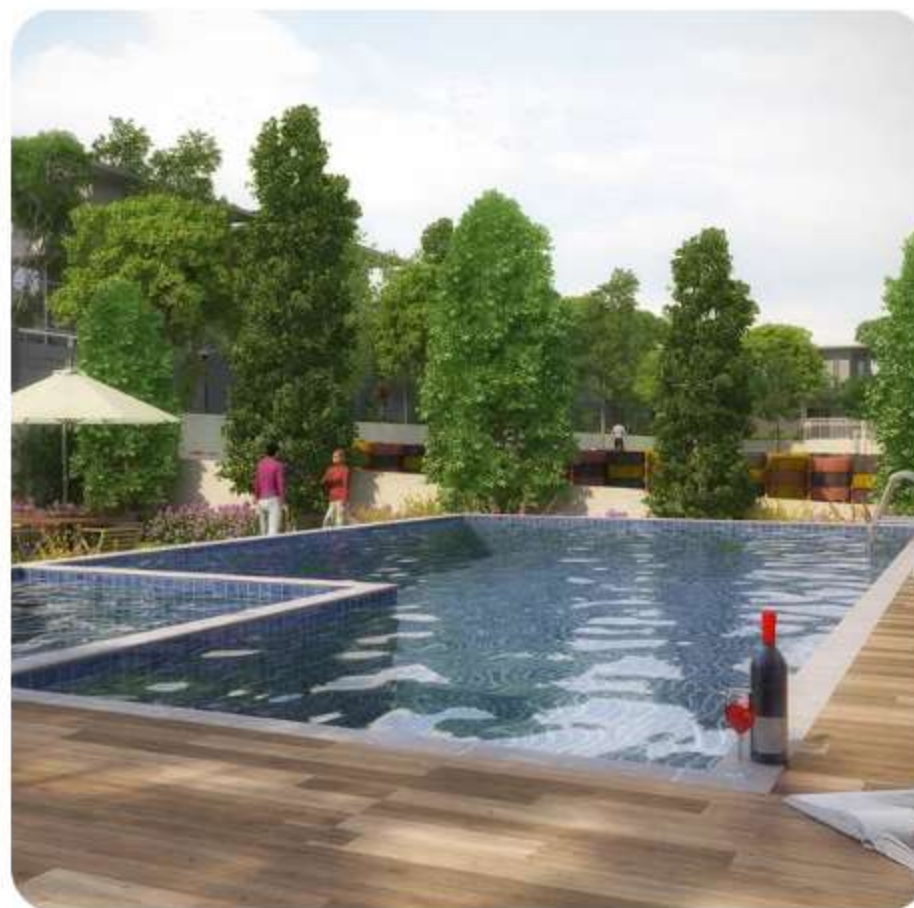
20M+ SQ.FT. DEVELOPED

2000+ HAPPY FAMILIES

SVB[®]

REALTY

FEW SUCCESS STORIES



15+ YEARS
OF TRUST

500+ ACRES
DELIVERED

20M+ SQ.FT.
DEVELOPED

2000+ HAPPY
FAMILIES



AMANSARA EARTHSTAR

— CRAFTING HEAVENS —



**BOULEVARD RESIDENTIAL PLOTS
VILLAS | MANSIONS**
ADJ IMAGICAA THEME PARK.

STARTING FROM
₹1.49 CR* ONWARDS

SVB[®]
REALTY



AMANSARA
The Signature Villas
BY SVB REALTY

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INVEST NOW IN MUMBAI 3.0

LUXURY VILLA IN KHOPOLI
STARTS AT ₹1.99 CR —

50+ AMENITIES

45 MINS SOBO TO
AMANSARA

2 MINS FROM IMAGICA

25 MINS FROM NMIA

AMANSARA
The Signature Villas & Plots

BY SVB REALTY

ADJ. IMAGICA PARK

A NEW MUMBAI IS RISING

MUMBAI 3.0

MUMBAI 3.0

THE FUTURE OF THE MUMBAI METROPOLITAN REGION (MMR)

Mumbai 3.0, Also Known As The "third Mumbai" Or Navi Mumbai Airport Influence Notified Area (naina), Is A Proposed City In The Mumbai Metropolitan Region (mmr) That Will Be Developed Around The Navi Mumbai International Airport.



MUMBAI METROPOLITAN REGION (MMR)



WHY INVEST IN THE EVOLVING MMR?

Location & Connectivity

Global Economic Hub Under MMR

Economic Growth & Investment Potential

Rental Yield And Returns

Mumbai 3.0 - The Navi Mumbai Airport Influence

Notified Area (NAINA)

Clean Environment

INVESTMENT POTENTIAL

■ square
yards

Why investing in Khopoli can be a good bet

Last Updated – February 10th, 2023



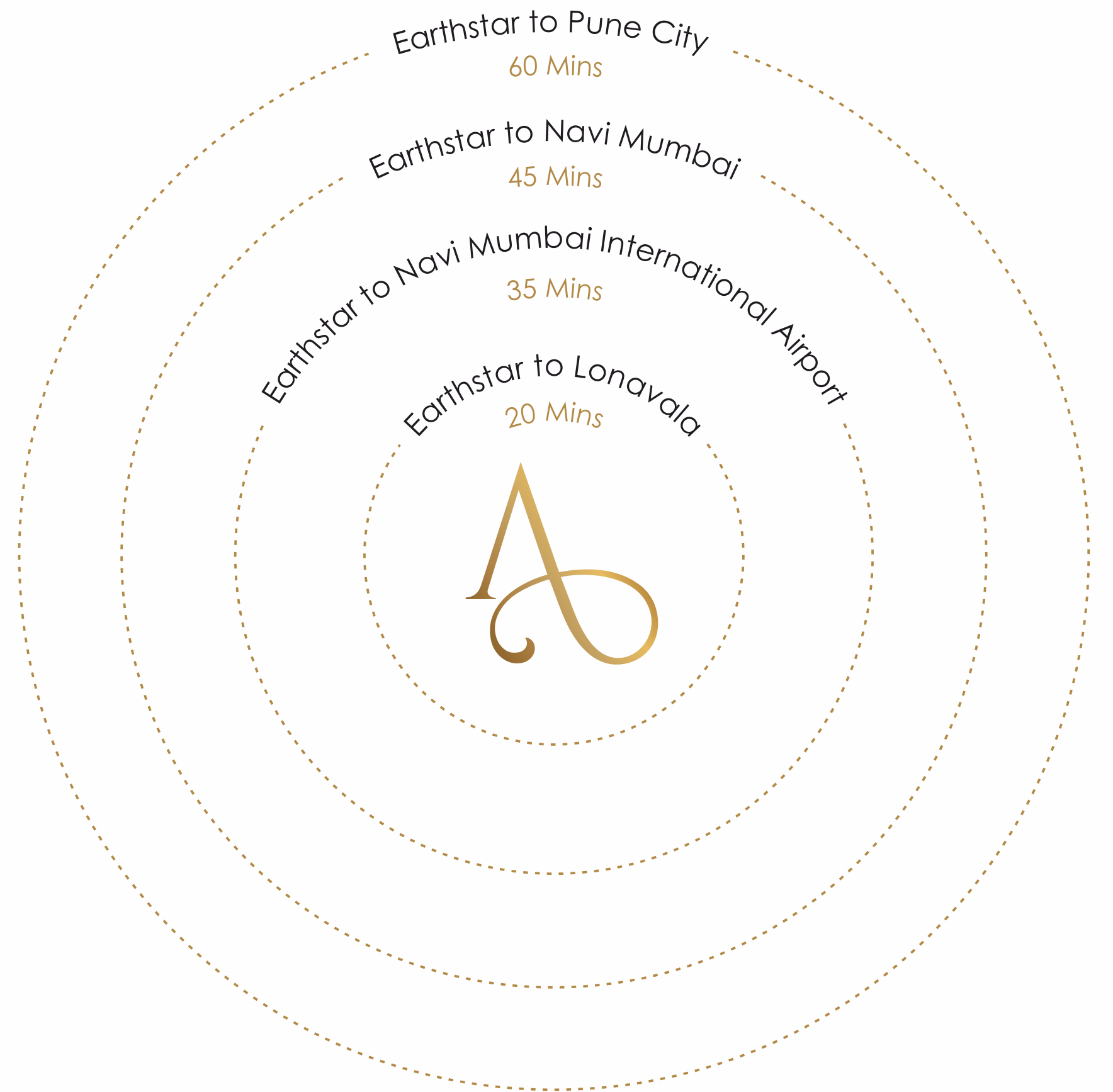
Khopoli is making waves in the real estate market in Mumbai and its outskirts. Khopoli is located in the Raigad district in Maharashtra and is encircled by the lofty Sahyadris and the Patalganga River which also supports the power station of Tata Hydroelectric. Khopoli is a charming industrial town which has steadily been mushrooming into a coveted real estate hotspot. It is already a municipal council and part of the MMR (Mumbai-Metropolitan Region). The Khopoli Municipal Council spans 30 kilometres in terms of total area.

In terms of connectivity, the single line from Karjat links the area to the Mumbai suburban railway network. The CST station is 114.24 kilometres away and can be accessed through the Central Railway Suburban Line. The strategic location on the National Highway 4 also enhances overall connectivity. The locality is situated approximately 80 kilometres away from [Mumbai](#). Major industries in Khopoli include Alta Laboratories Limited, Bombay Oxygen Limited, Bohler Uddeholm India Limited, India Steel Works Limited, Government Milk Scheme, Isibars Limited, Paper & Pulp Conversions Limited, Mahindra UGINE Steel, Zenith Steel Pipes Limited, Wheelabrator Alloy Castings Limited and SANPlast Private Limited among others.

Khopoli is also home to several reputed educational institutions like the Anand Shala School, Shishu Mandir, Jagdish Chandra Mahindra Memorial School, Carmel Convent School, Vasant Deshmukh Memorial School, K.M.C. College, Janata Vidyalaya, Sahyadri Vidyalaya, Khopoli Polytechnic and many others. Khopoli is also witnessing rapid growth in terms of social infrastructure and amenities. There are many big ticket real estate projects coming up here including Unimont Empire.

This project makes for a good bet if you are planning on investing in Khopoli since property rates are still low here and there is ample scope for future appreciation and growth. Investing in Khopoli will help end-users and investors earn handsome returns with improvements in connectivity and other infrastructural developments.

LOCATION FEATURES



UPCOMING INFRASTRUCTURE

MUMBAI 3.0

Expressway connecting to Pune City
via **the Missing Link** (60 Mins)

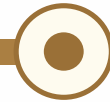
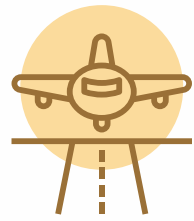
Navi Mumbai International Airport
to be operational by **Dec 2024**.
(30 Mins from Amansara Earthstar)

Adjacent to **3rd Planned Mumbai** ie.
Mumbai 3.0 known as **NAINA Center**,
the body of CIDCO

Seamlessly connected to **Central Mumbai**
via **Coastal road project**, further
connected to **Worli-Sewri Connector**
to **MTHL** (60 to 90 Mins) to
Amansara Earthstar

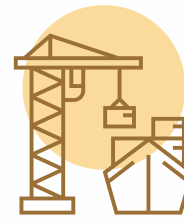
Directly Connected to the Financial
cosmopolitan hub of India - **SOBO**
(45 Mins via **MTHL Bridge**
to Amansara Earthstar)

FUTURE GROWTH INITIATORS, FORGING THE ROAD TO PROSPERITY



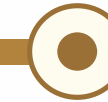
NAVI MUMBAI AIRPORT

The eagerly awaited ₹16,000 crore Navi Mumbai International Airport is slated to commence operations by late 2024. Expected to create 142,000 direct and 200,000 indirect job opportunities, it promises to invigorate the local economy



JAWAHARLAL NEHRU PORT TRUST (JNPT)

JNPT, India's largest container port, fuels regional economic activity just a 45-minute drive from Khalapur. Ongoing projects like the Dedicated Freight Corridor (DFC) and Multi-Modal Logistics Park (MMLP) are set to enhance its hinterland connectivity.



RELIANCE SPECIAL ECONOMIC ZONE (SEZ)

Reliance SEZ in Navi Mumbai is a vast integrated business district driving local economy and attracting investments worth US\$ 75 billion over 10 years, creating jobs and spurring demand for housing and services.

A large white commercial airplane is parked on a runway at sunset. The sun is low on the horizon, casting a warm glow over the scene. The sky is filled with soft, golden clouds. The airplane is the central focus, with its wings and engines clearly visible. The runway is marked with yellow lines.

25 MINS
FROM NAVI MUMBAI
AIRPORT

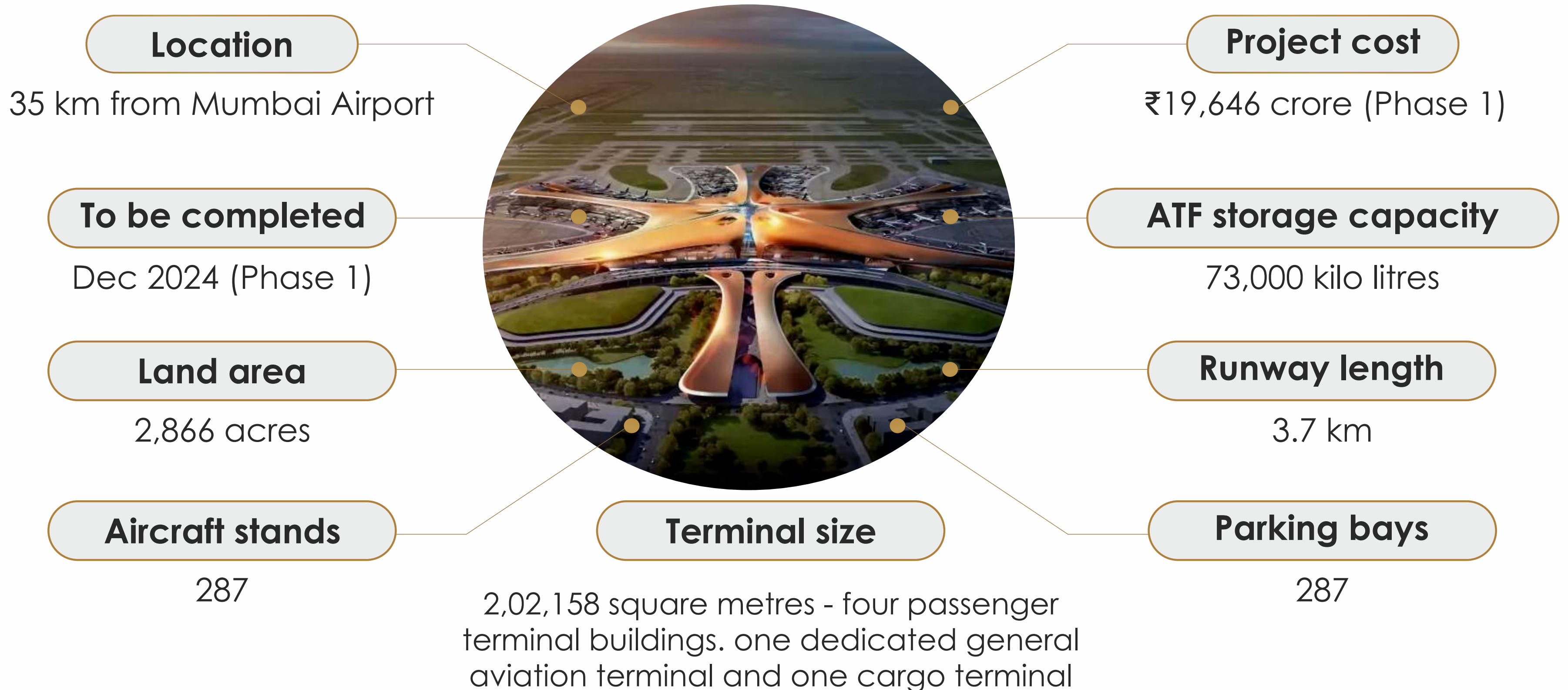
90 Million+
Traffic Yearly

1 Lac Cr+
Investment

4 Lacs+
Jobs Creation

60% Commuters
From South Mumbai

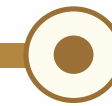
NAVI MUMBAI INTERNATIONAL AIRPORT





INDIA'S NEW-AGE AIR CORRIDORS

TRANSFORMING URBAN LANDSCAPES



DISRUPTIVE GROWTH FACTOR

- New mega airports are acting as catalysts for land appreciation and real estate growth, transforming economies and urban environments.
- These infrastructure projects are rare and have a profound impact on surrounding areas.



CASE STUDIES OF LAND APPRECIATION

- **Bengaluru:** The inauguration of **Kempegowda International Airport** in **2008** led to a significant increase in land and real estate prices, contributing to its status as **India's Silicon Valley**.
- **Goa:** The opening of **MOPA Airport** has resulted in substantial increases in land prices, signaling a strong economic uplift.



KEY INSIGHTS

New mega-airports are unlocking the true potential of major cities, attracting significant foreign investment and fostering sustained economic growth.





CASE STUDY

TRANSFORMATIVE IMPACT OF AIRPORTS ON BENGALURU

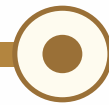
NORTH BENGALURU INVESTMENT SURGE

- **OWDA International Airport** has significantly boosted land prices and investor interest in **North Bengaluru**.
- **Navi Mumbai International Airport** is expected to create similar opportunities.



BENGALURU AS A GROWTH ENGINE

- **Bengaluru Airport City:** A major commercial and hospitality hub is being developed around **Kempegowda International Airport (KIAL)**, featuring over **45 million square feet** of space for offices, hotels, and retail.
- **Metro Development** : Over **₹14,000 crore** is being invested in the **Bangalore Airport Metro line**, enhancing accessibility to the city.
- **Cultural Venue** : A concert arena for **10,000 attendees** is planned, serving as a cultural and entertainment hub to attract residents and visitors.



LAND PRICE TRENDS

Land prices have skyrocketed across key micro-markets:
(Growth Over 10 Years)

3.6x in some areas

4.5x in others

2.9x overall





KEY INFRASTRUCTURE DEVELOPMENTS

- Multiple phases of the metro system, including operational and upcoming lines, are further driving real estate growth.

CONCLUSION

The ongoing development around Bengaluru's airports is creating a dynamic investment landscape, marked by rapid land appreciation and enhanced connectivity.

CASE STUDY

UNSTOPPABLE PROGRESS FOR GOA

MOPA AIRPORT DEVELOPMENT

- **Commercial Hub:** 232 acres designated for hotels, retail, and commercial facilities, creating a vibrant economic zone.
- **Logistics Center:** Plans to enhance cargo operations, facilitating exports of agricultural products and leveraging strategic location.
- **Investment Growth:** Expected investments near **MOPA Airport** to reach **₹2,700 crore** (approximately \$341 million) by 2030, focusing on tourism and hospitality.





CAPACITY & ECONOMIC IMPACT

- Goa will have **two operational airports** with a combined capacity of **1.74 crore** passengers annually. **MOPA Airport** alone is projected to handle **3.3 crore passengers by 2030**.
- Anticipated real estate price increase of **27-30%** in **North and Northeastern Goa**.

LAND PRICE TRENDS

- North Goa

Land prices have increased at a rate of **3.2x**

- South Goa

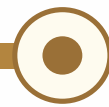
Land prices have increased at a rate of **2.2x**

- Overall, significant appreciation expected due to **MOPA Airport**, with investments surpassing **₹5,000 crore**



KEY INFRASTRUCTURE DEVELOPMENTS

- **MOPA Airport** construction underway.
- Ongoing expansions of key roads and infrastructure enhancing connectivity.



INVESTMENT OPPORTUNITY

MMR presents a prime land investment opportunity, marking the biggest blue-chip investment of the decade.

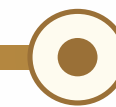




NMIA

**A DISRUPTOR IN THE MAKING,
A CATALYST FOR
RAPID TRANSFORMATION.
LARGEST PLANNED GENERAL
AVIATION FACILITY**

**with more than 67 General Aviation aircrafts
stands along with separate heliport operations**



**- India's first airport with MULTI-MODAL
connectivity – connected by road, metro, rail
and even by water.**

MUMBAI METROPOLITAN REGION: AN IRREPLACEABLE GROWTH STORY



OUTWARD EXPANSION

- As Mumbai's core areas reach peak density, the city is expanding outward into vibrant suburbs, marking a natural progression in urban development.





POPULATION DENSITY

- Mumbai

36,200 people per sq. km (India's most densely populated city)

- Greater Mumbai

26,000+ people per sq. km.

- Navi Mumbai

4,167 people per sq. km, experiencing rapid saturation

- Eastern Suburbs

24,100 people per sq. km.

- Ulhasnagar

38,000+ people per sq. km.

POPULATION GROWTH

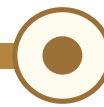
- **Navi Mumbai's population** has surged from **7.04 lakh** in **2001** to an estimated **26.2 lakh** by **2024**, with a **CAGR of 6.76%**.

- Comparatively, Mumbai grows at a **CAGR of 1.77%**.



COMMUTE AND SPACE CHALLENGES

- The average one-way commute time in Mumbai is approximately **47 minutes**, exceeding the **global average** of **35 minutes**.
- Mumbai has less than **13 square feet** of open space per person, significantly below the WHO recommendation of **97 square feet**.



CONCLUSION

Mumbai's explosive growth and high population density underscore the urgent need for expanded infrastructure and housing solutions. As space becomes a luxury the city can't afford, strategic planning and development are essential for sustainable urban living.





OVERVIEW OF NAINA

- **NAINA (Navi Mumbai Airport Influence Area)** is envisioned as the largest planned city in India, designed to be a modern urban hub that boosts Maharashtra's economy and quality of life.
- Developed by **CIDCO**, known for its successful creation of Navi Mumbai, NAINA aims to elevate the region's development.

STRATEGIC IMPORTANCE

- **NAINA** is backed by the **Navi Mumbai International Airport (NMIA)** and represents a unique opportunity for a rapidly developing urban periphery.
- This ambitious project will span **90,000 acres**, making it **20%** larger than Navi Mumbai.

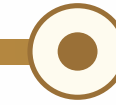
KEY FEATURES

- The city will feature open spaces, broad roads, urban greenery, and advanced multi-modal connectivity, all within a **25 km radius** of the **new airport**.
- Planned as a self-sustaining ecosystem, **NAINA** will include hubs for agro-farming, education, trade, IT, services, and healthcare.

INFRASTRUCTURE DEVELOPMENT

- Major infrastructure projects, including **NMIA**, **Jawaharlal Nehru Port Trust (JNPT)**, and the **Mumbai Trans Harbor Link (MTHL)**, will significantly influence **NAINA's** growth.
- Proposed transport corridors like the **Multi-Modal Corridor** and **Dedicated Freight Corridor (DFC)** are set to enhance connectivity.





ECONOMIC OPPORTUNITIES

- Focused government initiatives in physical and social infrastructure are attracting **multinational corporations (MNCs)** from IT, finance, and other sectors to establish bases in **NAINA**.

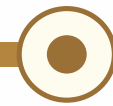


CONCLUSION

NAINA is poised to be a transformative urban project that not only complements the new airport but also redefines the economic landscape of the Mumbai Metropolitan Region, fostering sustainable development and enhancing quality of life.

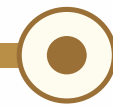
NATURE & ADVENTURE

HIGHLIGHTS



IMAGICA THEME PARK

- India's first international standard theme park featuring thrilling rides, a water park, and a snow park.



ADVENTURE ACTIVITIES

- RIVER RAFTING, KOLAD •

An exhilarating experience for adventure enthusiasts.

- LOHAGAD FORT TREK •

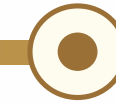
A moderate hike offering panoramic views of the landscape.





NATURE & ADVENTURE

HIGHLIGHTS



ADVENTURE ACTIVITIES

- **IRSHALGAD - PRABALGAD TREK** •

A challenging trek that combines two forts with breathtaking views of the Western Ghats.

- **DUKE'S NOSE (NAGPHANI)** •

A popular trekking destination known for its unique cliff shape, offering additional trekking routes.

- **MANIKGAD TREK** •

Takes you through dense forests to the ancient Manikgad Fort, providing stunning views of the hills and valleys.



NATURE & ADVENTURE

HIGHLIGHTS



UNEARTHING NATURE'S TRUE CHARM

- **TUNGARLI LAKE** •

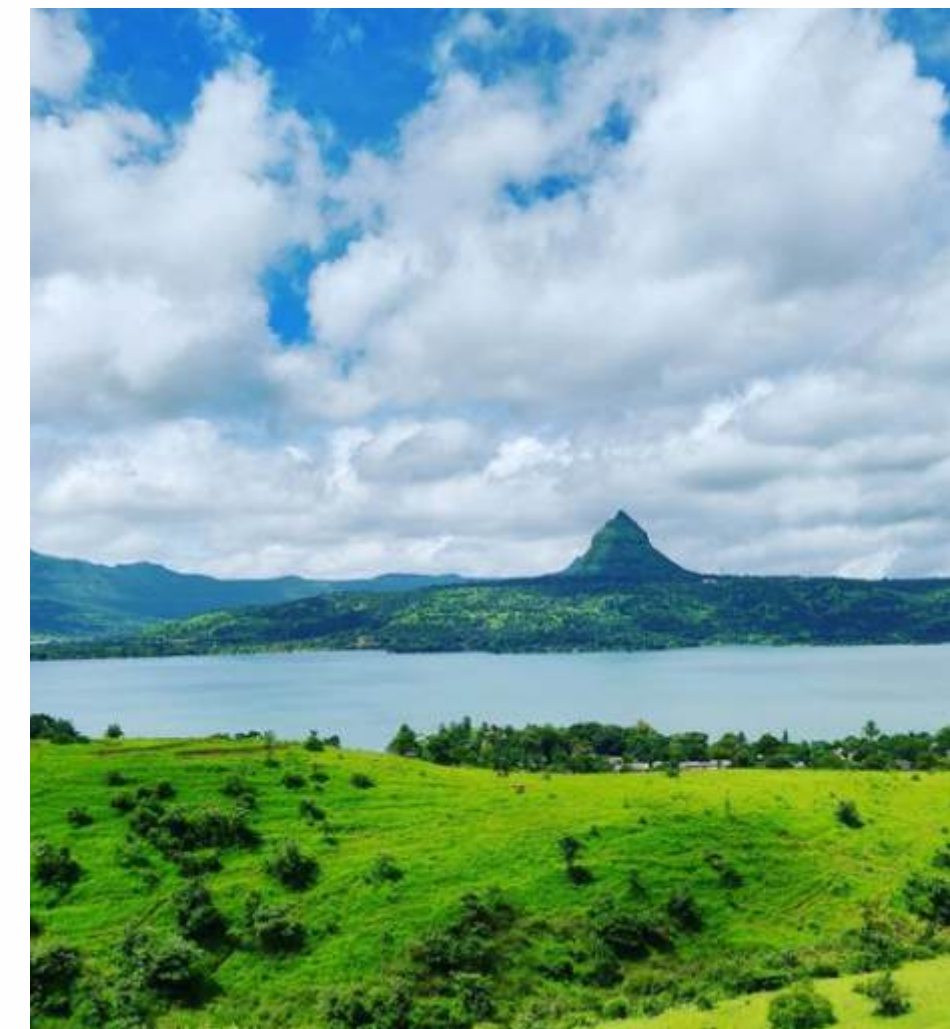
A serene picnic spot surrounded by rich flora and fauna, ideal for relaxation and photography.

- **KUNE WATERFALL** •

One of the highest waterfalls in Maharashtra, offering scenic views and a tranquil atmosphere.

- **PAWNA LAKE** •

Perfect for picnics and camping, with boating facilities and beautiful views of nearby forts.





HISTORY & CULTURE HIGHLIGHTS

• UMBERKHIND •

Site of the pivotal 1661 battle where Chhatrapati Shivaji Maharaj and his forces achieved a remarkable victory against the Mughals, showcasing strategic brilliance.

• BIRLA TEMPLE •

An architectural wonder and spiritual sanctuary dedicated to Lord Vishnu and Goddess Lakshmi, drawing visitors from all backgrounds.

• SHRI VARADVINAYAK TEMPLE •

Part of the Ashtavinayak pilgrimage circuit, known for its spiritual significance and beautiful architecture.

• BHAJA & KARLA CAVES •

Ancient rock-cut caves that reflect India's architectural heritage and offer a glimpse into the past.

• RAJMACHI FORT •

A trekking destination rich in history, offering breathtaking views.

• LION'S POINT •

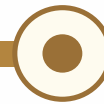
A scenic viewpoint in Lonavala, perfect for sunset views and panoramic landscapes.



INFRASTRUCTURAL BLITZKRIEG

A DEFINITIVE DRIVER FOR NAINA

The Mumbai Metropolitan Region (MMR) is undergoing a transformative wave of infrastructural developments aimed at enhancing connectivity and urban mobility.



KEY INITIATIVES INCLUDE

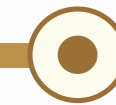
- Mumbai Metro Network Expansion
- Mumbai Trans Harbour Link (MTHL)
- Coastal Road Project

These projects are designed to **alleviate congestion, improve traffic flow,** and promote **economic growth,** ultimately creating a more accessible and dynamic urban environment.





TRANSFORMATIVE INFRASTRUCTURE PROJECTS



ATAL SETU EXTENSION PROJECT (CHIRLE CONNECTOR)

Cost - Estimated at ₹1,000 crore

Purpose

Enhances connectivity between **Mumbai** and **Pune**,
reducing travel times significantly

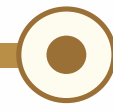
Before MTHL - 120 minutes

After MTHL - 75 minutes

Post-Extension - 60 minutes

TRANSFORMATIVE INFRASTRUCTURE

PROJECTS



VIRAR-ALIBAUG MULTIMODAL CORRIDOR

Length - 126 km

Investment - ₹55,000 crore

Features

- Connects three districts in **MMR**: Thane, Raigad, and Palghar.
- Access-controlled expressway with **8-14 lanes**, linking Navghar to Balavali.

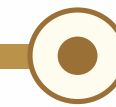
Impact

Boosts road and rail connectivity, unlocking growth in **Navi Mumbai** and surrounding areas.





TRANSFORMATIVE INFRASTRUCTURE PROJECTS



THE MISSING LINK PROJECT

Cost - ₹6,500 crore

Objective

Bypasses the **Khandala Ghat** section, showcasing India's engineering capabilities with the **world's widest twin tunnels** (47 meters over 10 lanes).

TRANSFORMATIVE INFRASTRUCTURE PROJECTS



14-LANE MTHL ROAD

Proposal

In September 2024, the **Ministry of Road Transport & Highways** proposed a 14-lane road near the **Atal Setu Sea**

Benefits

Will connect Pune via a ring road and reduce **traffic** on the **Mumbai-Pune Expressway** by **50%**.





TRANSFORMATIVE INFRASTRUCTURE PROJECTS



L&T: NAINA INTEGRATED INFRASTRUCTURE PROJECT

Contractor

L&T, a global leader in construction and infrastructure.

Value - Over ₹5,000 crore

Scope

Establishes the foundational infrastructure for **NAINA**, supporting its growth and development.

PRIVATE INVESTMENTS

₹1 LAKH CRORE ON THE NEW AIRPORT'S GROWTH POTENTIAL



RELIANCE GLOBAL ECONOMIC HUB

Investment - ₹60,000 crore over 10 years

Scope

Development of an industrial and economic hub spanning
3,500+ acres.

Features

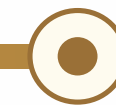
A world-class integrated area providing both physical and digital infrastructure, designed to attract corporations for office and factory setups. Global partnerships are anticipated.





PRIVATE INVESTMENTS

₹1 LAKH CRORE ON THE NEW AIRPORT'S GROWTH POTENTIAL



EMERGENCE OF DATA CENTERS

Expected Investment - Over ₹17,000 crore in data centers and related industries.

Opportunity

Navi Mumbai is becoming a preferred destination for data centers, driven by the rise of the Artificial Intelligence industry and growing demand for data storage.

Advantages

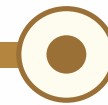
The region offers robust urban infrastructure, a skilled talent pool, and reliable energy supply.

Key Players

Google, Tata Group, Adani Group, Colt DCS, and **NIIF**-backed Digital Edge are launching ambitious projects in this sector.

PRIVATE INVESTMENTS

₹1 LAKH CRORE ON THE NEW AIRPORT'S
GROWTH POTENTIAL



DIAMOND HUB

Projected Investment - ₹20,000 crore for India's largest diamond hub in Navi Mumbai.


Impact


The initiative is expected to create over **1 lakh direct** and **indirect jobs**.

Partnership

Collaboration with the **Gems and Jewellery Export Promotion Council** to establish **India's first jewelry park**.





 **45 MINS**
THE FUTURE
READY LOCALE

SOBO

to Amansara Earthstar - 45 Mins

The Worli-sewri Elevated Connector (WSEC)

5 Mins to



Mumbai Trans Harbour Link (MTHL)

12 Mins to



Chirle Junction (Navi Mumbai)

28 Mins to



Imagicaa Theme Park (Khopoli)

Imagicaa Theme Park to Amansara Earthstar (2 mins)

NAVI MUMBAI SEZ



Foreign Educational Institutions To
Set Up Campuses

Development Of An It Hub

Reliance Industries To Build Global Economic Hub

5 Lacs+ Jobs Creation

Influx Of Expats And Professionals -
Increase In Housing Demand

An aerial night view of a city with a river, overlaid with a white clock icon and the text "30 MINS".

 **30 MINS**



 **60 MINS**

JNPT PORT



**INDIA'S
NO.1
CONTAINER
PORT**

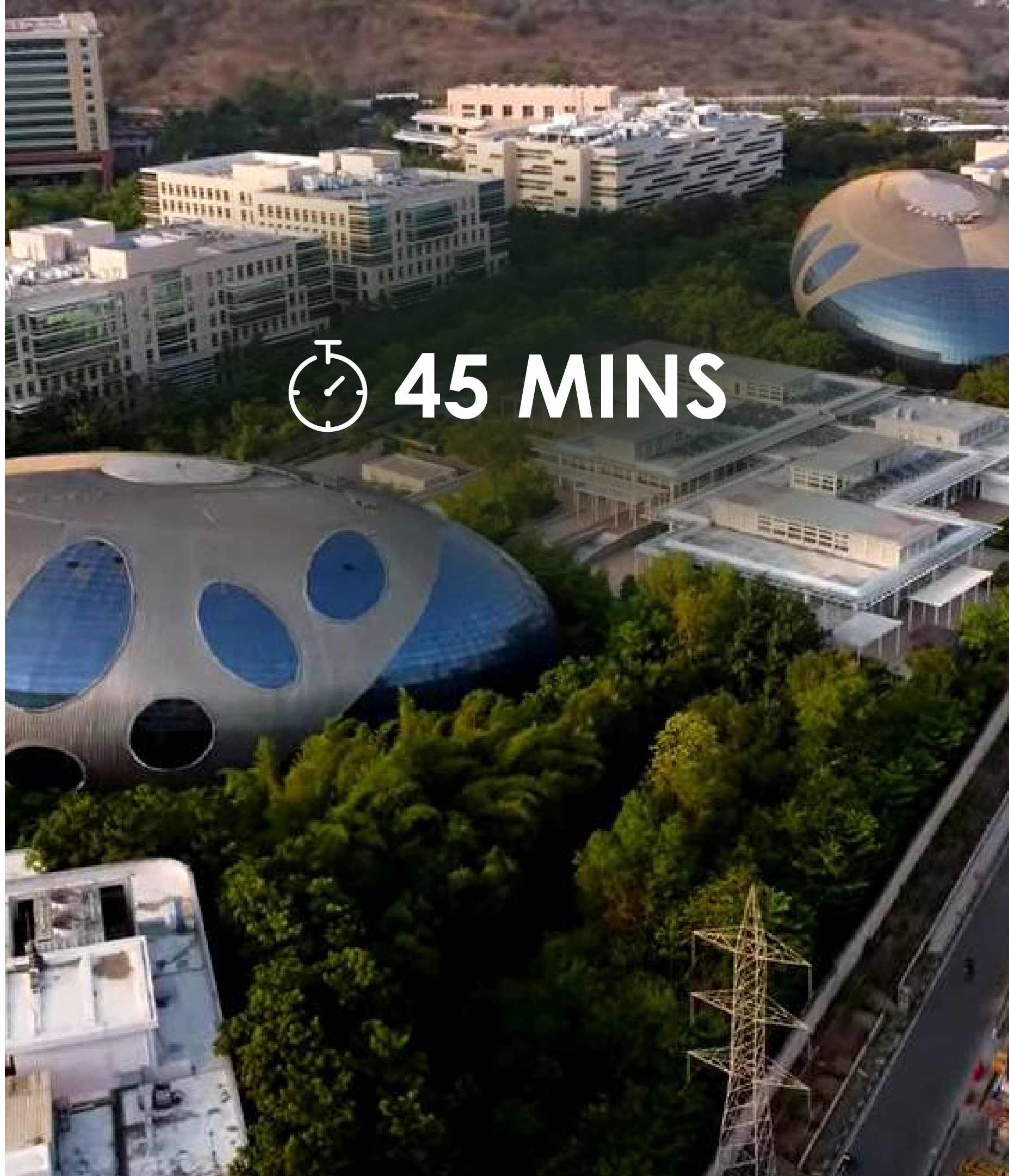
Navi Mumbai Braces For Game-Changing Infrastructure Projects With Mumbai Trans-harbour Link


Jnpt Accounts For More Than Half Of India's Total Container Volume Handled At 12 Public Ports And Around 40 Percent Of The Country's Overall Containerized Ocean Trade.

PUNE-HINJEWADI IT PARK

The Development Of The Missing Link Tunnel,
Expected To Significantly Improve Connectivity
By March 2025

Comfort Of Reaching Pune And
Mumbai Both Within 45 Mins

An aerial photograph of the Hinjewadi IT Park in Pune, India. The image shows several modern, multi-story office buildings with glass facades and flat roofs. A prominent feature is a large, spherical building with a metallic, reflective surface and several circular openings. The park is surrounded by lush green trees and a clear sky. In the foreground, a road and a power line tower are visible. Overlaid on the image is a white clock icon and the text '45 MINS' in a bold, white, sans-serif font.

 **45 MINS**



UPCOMING MAJOR INFRASTRUCTURES

TATA

TATA MEMORIAL HOSPITAL INTRODUCES AYURVEDA IN KHOPOLI

The Hospital In Mumbai Is Set To Be India's First
Cancer Hospital To Provide Ayurveda Treatment,
Establishing A 100-bed Facility In Khopoli.

UPCOMING MAJOR INFRASTRUCTURES

**BERKSHIRE
HATHAWAY INC.**

1,000 ACRE SMART CITY

Berkshire Hathaway Joins Hands With
Maharashtra Govt To Develop 1,000-acre Smart
City Near Navi Mumbai Airport





UPCOMING MAJOR INFRASTRUCTURES

200 HECTARE ADVENTURE PARK, HOTELS

- Tourism Hubs: Driving Occupancy And Growth Promoting Coastal And Heritage Tourism, Cruises, Wellness Tourism, And Constructing A 40- Million-litre Capacity Oceanarium And A Themed Adventure Park
- Mumbai Trans Harbour Link Influence Area, And A 200-hectare Themed Adventure Park South Of Navi Mumbai, With Resorts, Ride Zones, And Water Parks.

UPCOMING MAJOR INFRASTRUCTURES

MTHL EXPRESSWAY CONNECTOR

Proposed Connector Of The Bridge, Which Will Link Chirle To The Mumbai-pune Expressway, Has Been Given The Green Signal. The Close-to-rs 1,000-crore Project Comprises Two Six-lane Elevated Roads. One Will Link Chirle To Gavhan Phata While The Other Will Connect Palaspe To The Expressway.



APPRECIATION

Max growth in built-up area in Pen, Khopoli & Karjat in 10 yrs

Vaishnavi Chandrashekhar / TNN / Updated: Sep 17, 2023, 04:16 IST



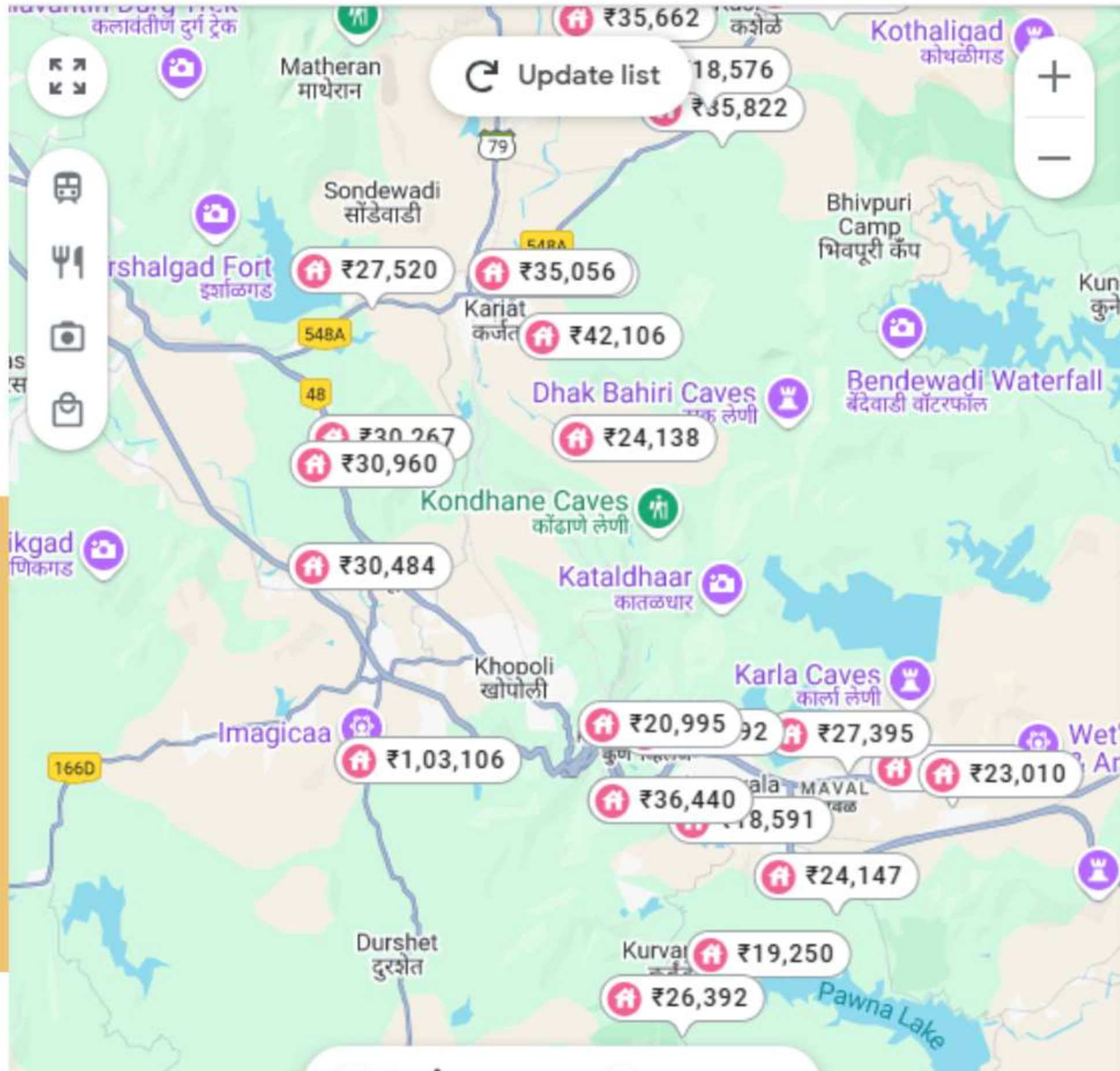
A study conducted by researchers at IIT Bombay has found that smaller municipal areas in Mumbai, such as Pen, Khopoli, and Karjat, experienced the most growth in built-up area between 2009 and 2019. This growth is attributed to the availability of land and railway connectivity. The study also highlighted the need for ... [Read More](#)



The exception among municipal corporations was Vasai-Virar where built-up area grew by more than 100% in 2009-19...

MUMBAI: Smaller municipal areas such as Pen, Khopoli and Karjat saw the most growth in built-up area between 2009 and 2019 compared with 1999-2009 even as expansion in municipal corporations such as Thane and Navi Mumbai slowed down, finds a new study by researchers at [IIT Bombay](#).

The exception among municipal corporations was Vasai-Virar where built-up area grew by more than 100% in 2009-19 compared with 81% the previous decade.



VILLAS FOR RENT- CURRENT LISTINGS NEARBY IMAGICA KHOPOLI

39000 INR - 90000 INR PER DAY
RENTAL YIELD ESTIMATES:

- Occupancy Rate 70%
- Low End Yield: ~ 15%
- High End Yield: ~ 25%



MAP NOT TO SCALE

LOCATION ADVANTAGE

Imagicaa Theme Park	2 Mins
Indiabulls Golf City	5 Mins
Khalapur Toll Plaza	5 Mins
Karjat Chowk Plaza	15 Mins
Lonavala	20 Mins
Navi Mumbai	30 Mins
International Airport	
Panvel	35 Mins
SOBO (via MTHL)	45 Mins
JNPT Port	60 Mins
Alibaug	90 Mins

HOTELS & RESORT

Novotel Imagicaa	2 Mins
Mastiff Grand The Sia Palace	4 Mins
Rishivan Resort	16 Mins

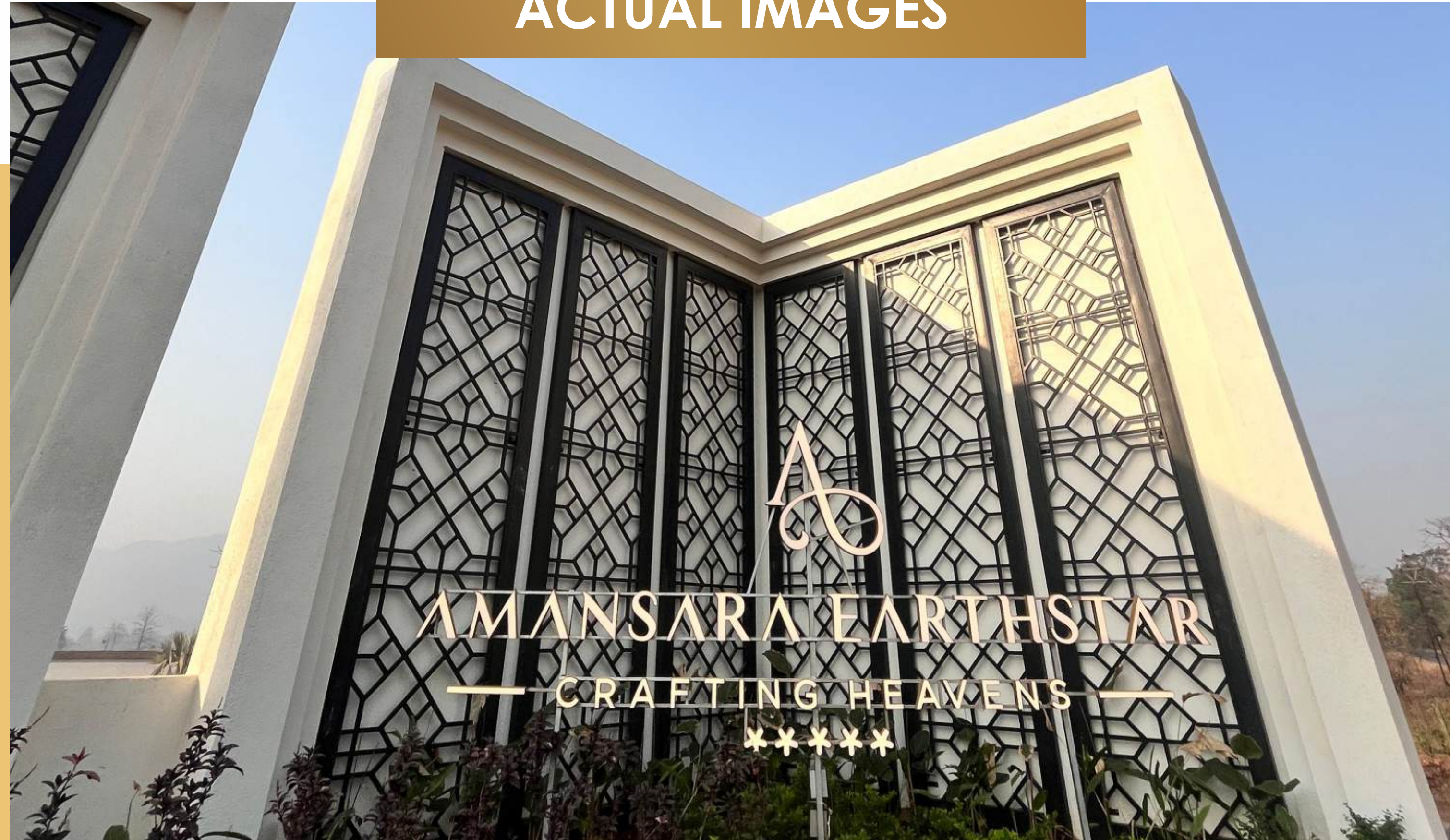
EDUCATIONAL INSTITUTE

Pratham Science Center	9 Mins
Brighter Horizon School	15 Mins
Yak Public School	25 Mins
B.L PATIL Polytechnic	28 Mins
Amity University, Mumbai	45 Mins
Sinhagad Institute of Technology	60 Mins

HEALTHCARE

Parkhe Hospital	9 Mins
Sai Clinic	15 Mins
Mahipal Medical	20 Mins
MGM Hospital, Panvel	35 Mins

ACTUAL IMAGES



ACTUAL IMAGES



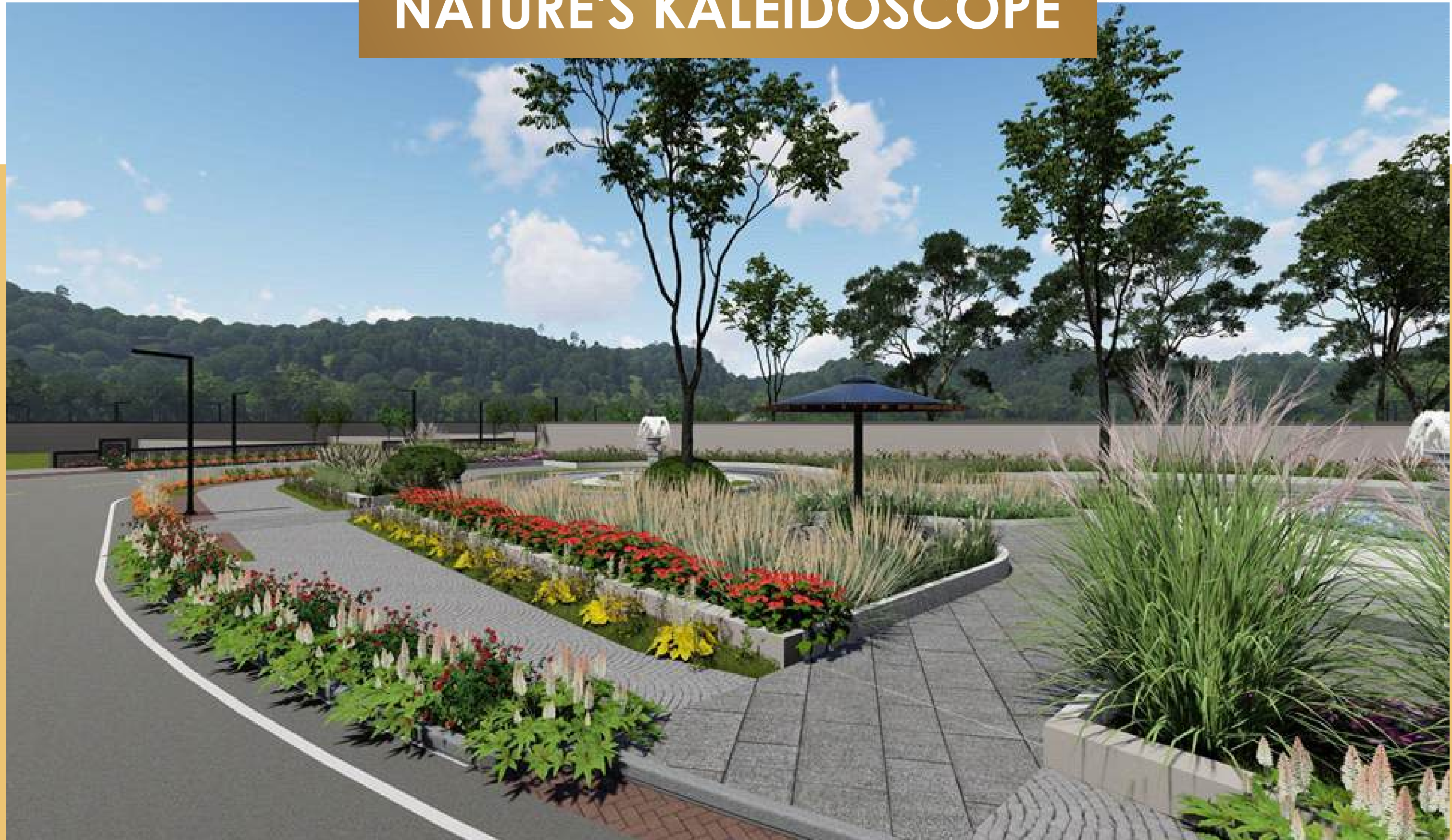
ACTUAL IMAGES



STUNNING VIEWS



NATURE'S KALEIDOSCOPE





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— CRAFTING HEAVENS —

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THE ICONIC AMANSARA THE EARTHSTAR

**Buy Peace At The Earthstar.
A 360 Degree Hill View**

Plot Size:

2700 SQ.FT.(Net)

6000 SQ.FT.(Net)

9000 SQ.FT.(Net)

12000 SQ.FT.(Net)

Buildable Potential:

4050 SQ.FT.(Carpet)

9000 SQ.FT.(Carpet)

13500 SQ.FT.(Carpet)

18000 SQ.FT.(Carpet)





MASTER PLAN





AMANSARA EARTHSTAR

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PRIVATE POOL

DELUXE VILLA



GROUND FLOOR PLAN

CA - 1215 SQ.FT.



FIRST FLOOR PLAN

CA - 1390 SQ.FT.



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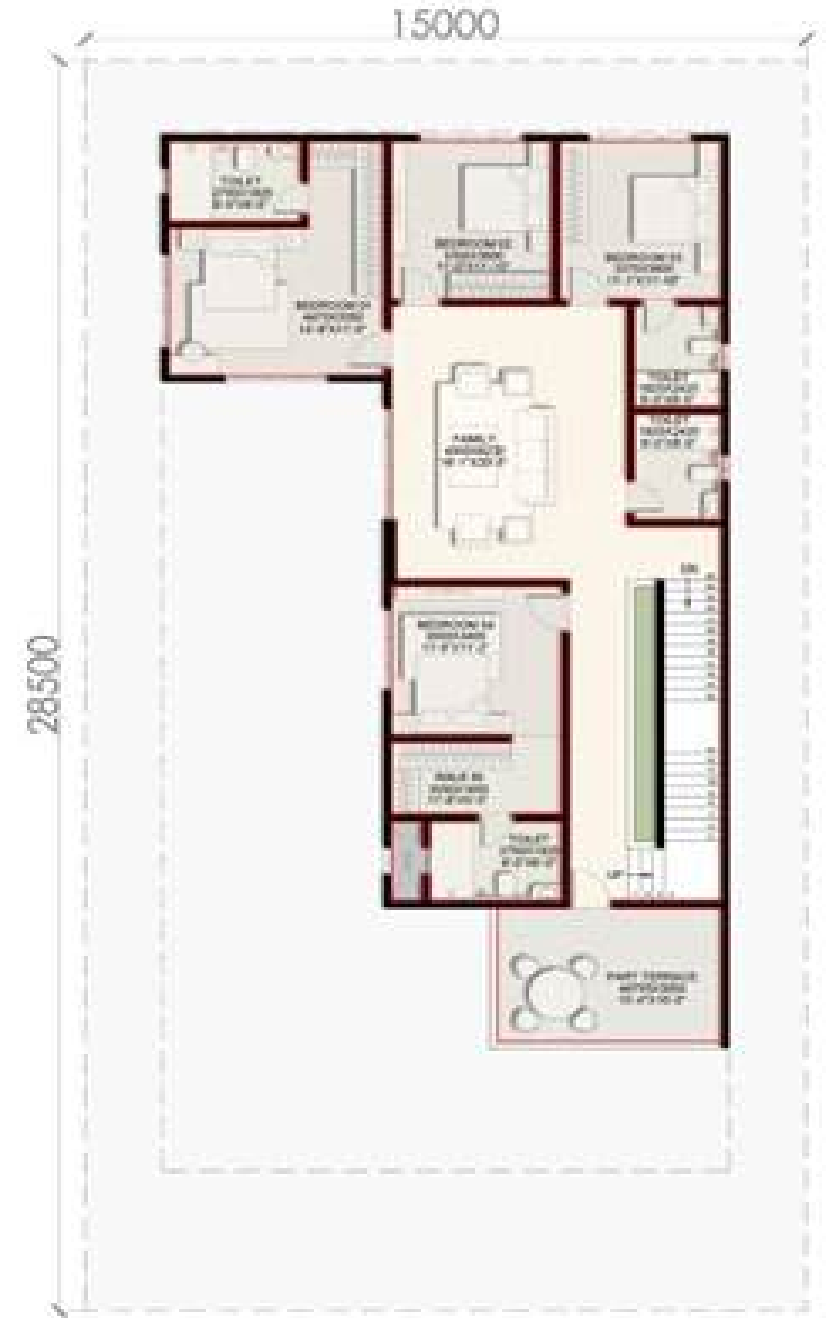
PRIVATE POOL

PREMIUM VILLA



GROUND FLOOR PLAN

CA - 1373 SQ.FT.



FIRST FLOOR PLAN

CA - 1633 SQ.FT.



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PRIVATE POOL

LUXURY VILLA



GROUND FLOOR PLAN

CA - 1942 SQ.FT.



FIRST FLOOR PLAN

CA - 2216 SQ.FT.



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VILLA



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 WALKING/ JOGGING TRACK

 OUTDOOR PET PARK

 YOGA/ MEDITATION ZONE

 GOLF PUTTING GREENS

 OUTDOOR GYM

 FOUNTAINS

 KIDS PLAY ZONE

 SIX SENSE GARDEN

 SENIOR CITIZEN ZONE

 HERB GARDEN

 ART ROOM

 STARGAZING DECK

 FOOTBALL TURF GROUND

 CRICKET PITCH

 TENNIS GROUND

 BASKETBALL GROUND

 CAMPFIRE ZONE/ AMENITIES

 MINI THEATER

 PET AREA

 KIDS PLAY CRECHE

 GAMING ZONE

 RESTAURANT/ CAFÉ

 INDOOR GAMES (TABLE TENNIS,
POOL, CHESS, CARROM, CARDS,
FUSSBALL, DART, ETC)

 LIBRARY ROOM

 LOUNGE / RECEPTION LOBBY

 GUEST RESIDENTIAL ROOMS

 FITNESS CENTER

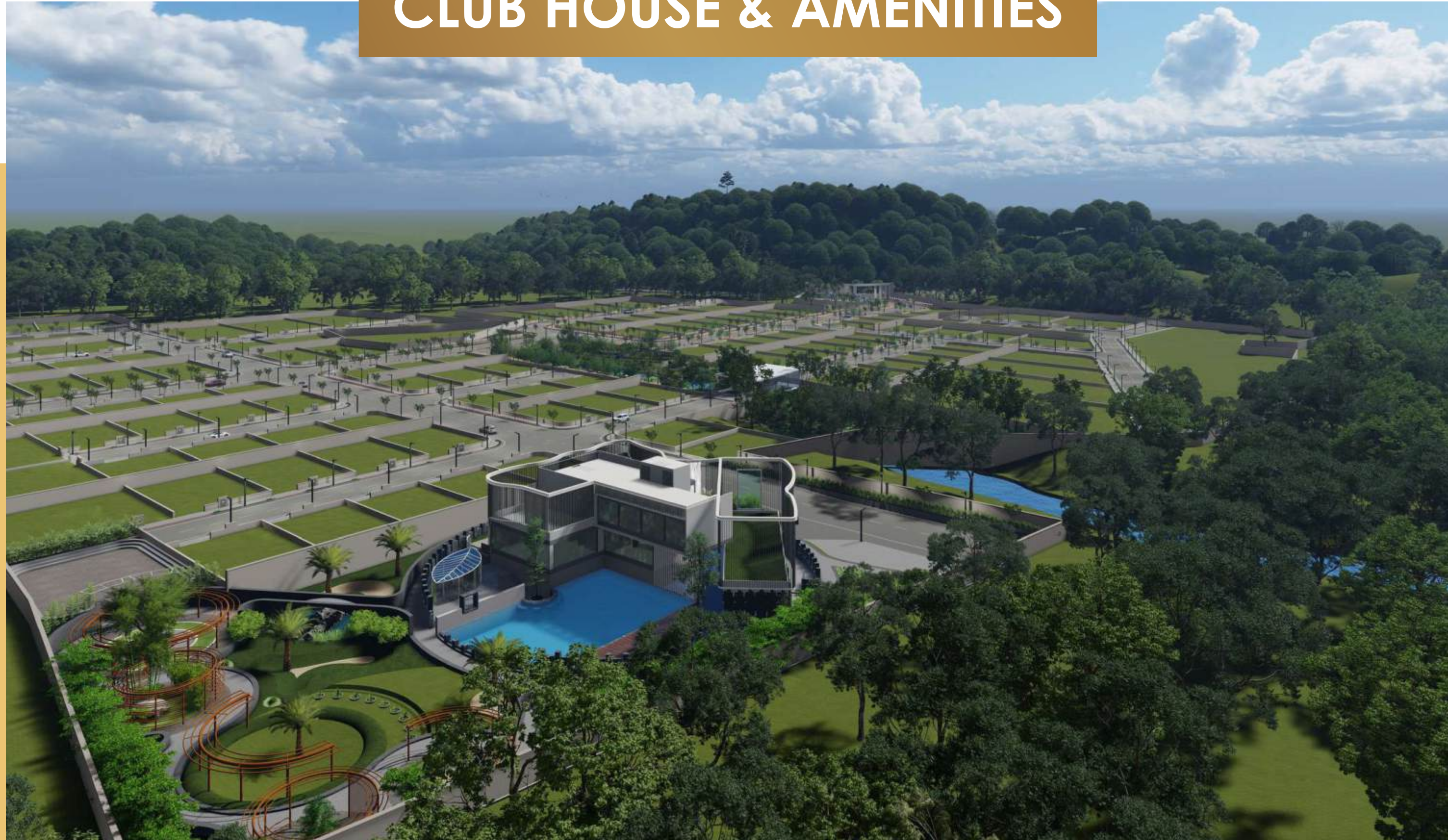
 BANQUET

 SPA FACILITY (ROOM)

EXCLUSIVE AMENITIES



CLUB HOUSE & AMENITIES



CLUB HOUSE & AMENITIES



CLUB HOUSE & AMENITIES



CLUB HOUSE & AMENITIES





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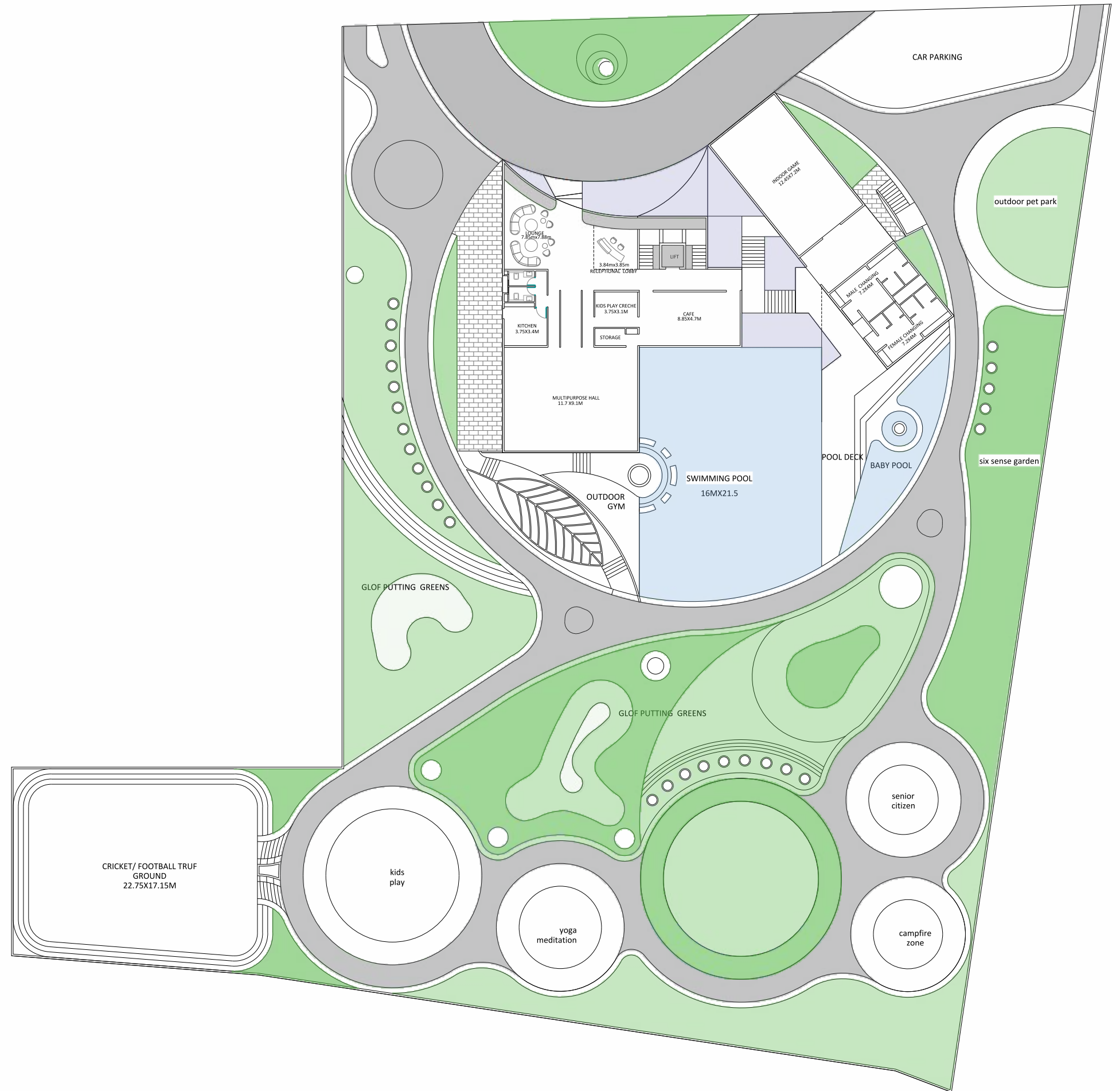


CLUB HOUSE & AMENITIES

LAYOUT PLAN

AREA STATEMENT

SITE AREA - 5949.95 SQ.M



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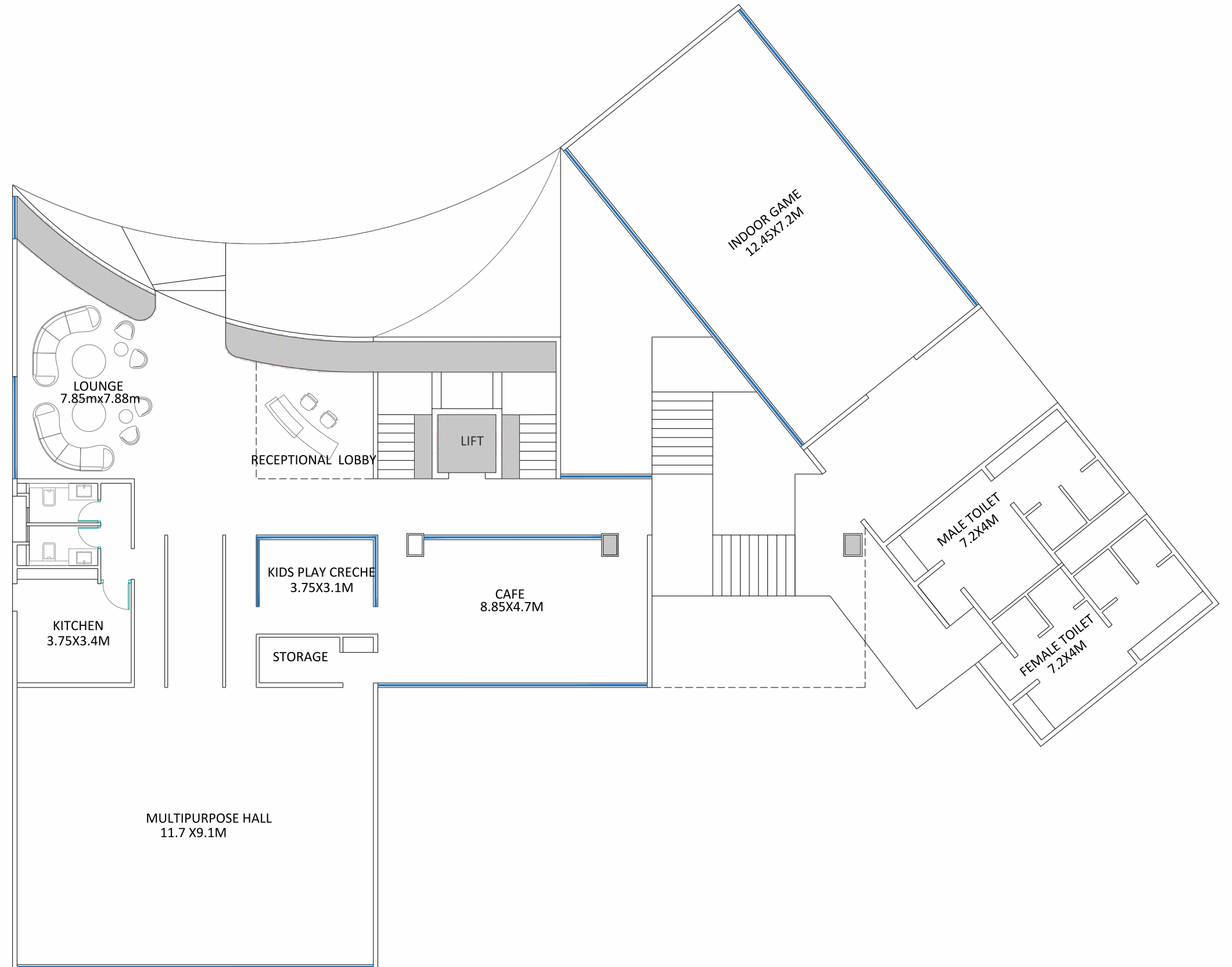
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GROUND FLOOR

594.69 SQ.M (594.99)



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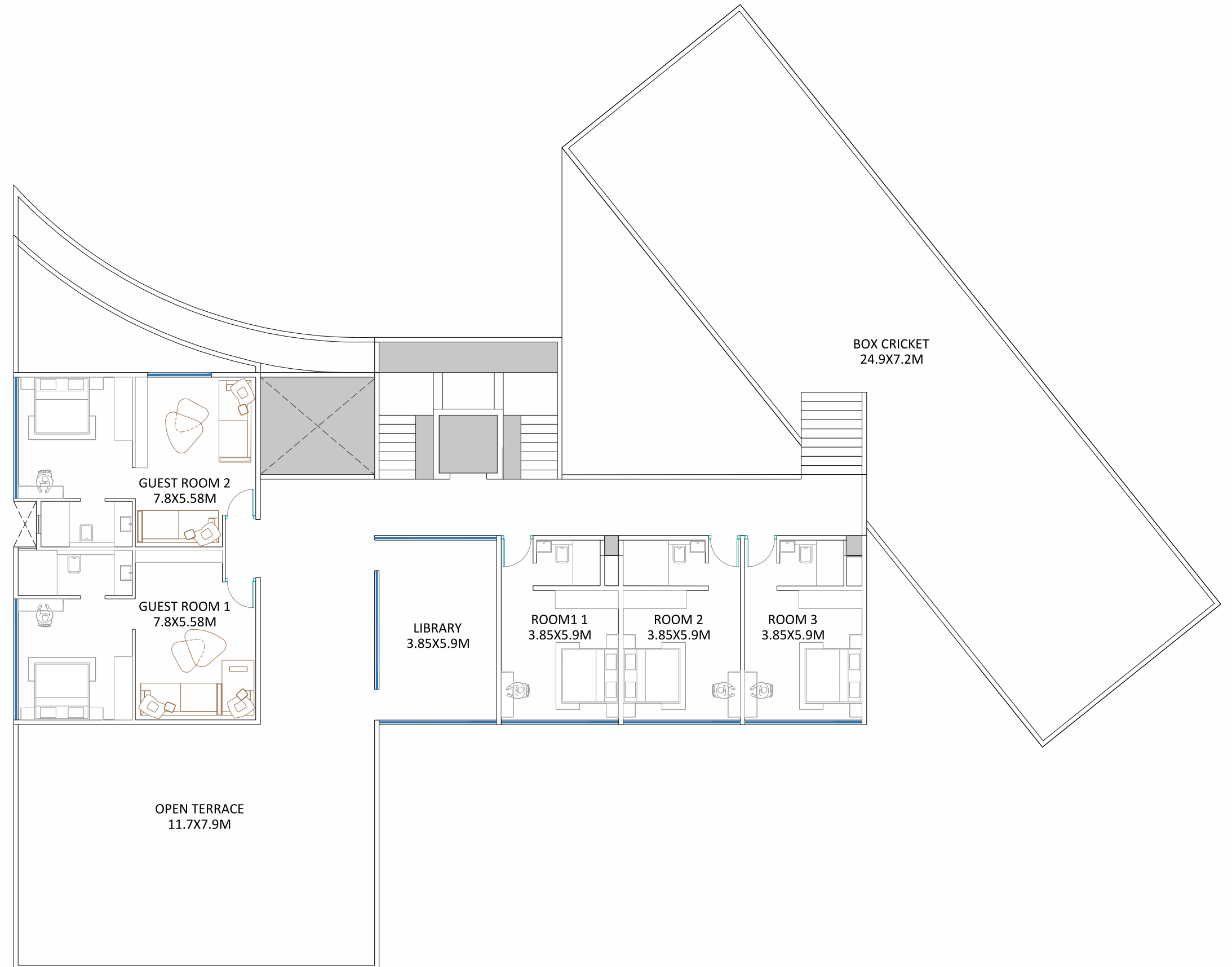
AMANSARA EARTHSTAR

— CRAFTING HEAVENS —

★★★★★

FIRST FLOOR

297.40 SQ.M (297.49)



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