

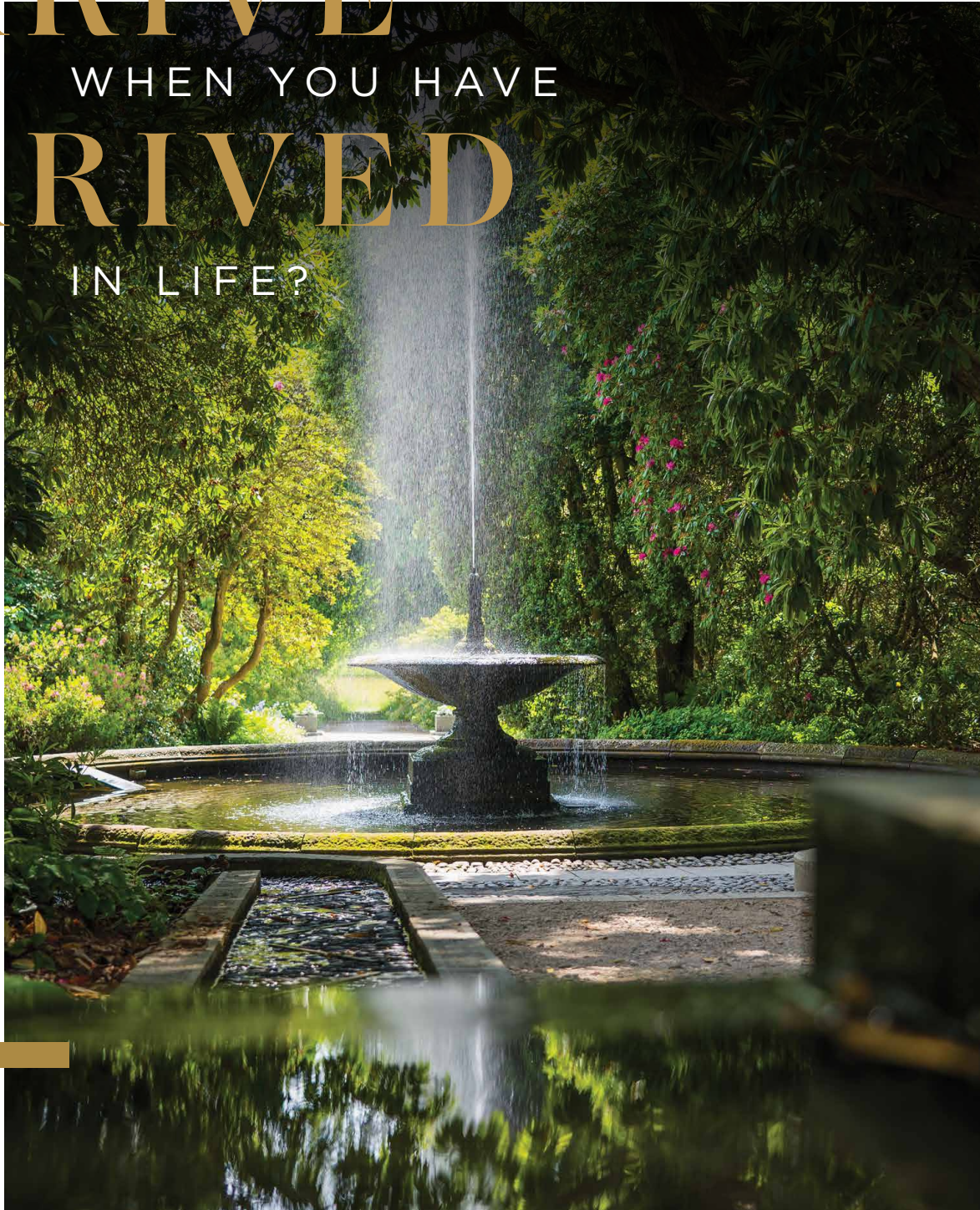
WHERE DO YOU

ARRIVE

WHEN YOU HAVE

ARRIVED

IN LIFE?



THE
HOUSE OF
ABHINANDAN
LODHA
New Generation Land®

Introduction



“Live in each season as it passes, breathe the air, drink the drink, taste the fruit, and resign yourself to the influence of the earth.”

- Henry David Thoreaux

It is said that where there is a king, there will be a kingdom on earth.

And where there is a kingdom, there will be the best of all worlds creating a legendary life, replete with all the trimmings.

As a member of modern-day royalty, you are always in the search of a new conquest.

It may be a hobby for the few.

A hankering for something new.

An interest that sparks a glint in that discerning eye.

And why not?

As a dreamer, doer, conqueror of your world, you've earned it.

So where do you want your pleasure palace to be?

That symbol of an irreplaceable jewel in your kingdom?

How about The Maharajah Class of Land

A lavish playground with a private 35-acre sanctuary within a 100-acre estate.

A land that celebrates both the extravagant and the simple.

A taste of raw, organic luxury with all worldly pastimes and earthy ones too.

Where your majestic throne gives you a vantage point at the foothills, overlooking the entire estate.

So come here. Enjoy Status. Power. Privilege. Pampering.

While we look after your land as if it were our own.

Because even kings and queens need a timeout.

Presenting the Maharajah Class of Land at the Foothills of Matheran. A 35-acre private sanctuary, inside a 100-acre estate.

Economy Class is a thing of the past for those who will own the Business Class of land. For this is where you arrive after you have arrived.

Launching

The
MAHARAJAH
CLASS OF LAND
LAND THAT IS RARE. FOR THE RARE.

An aerial view of a private sanctuary. In the foreground, a man and a woman stand on a balcony, looking out over a lush landscape. The man is wearing a white shirt and light-colored pants, and the woman is wearing a light-colored top and pants. They are both holding coffee cups. The balcony has a glass railing. In the middle ground, there is a large lake surrounded by a dense forest of trees. Several modern buildings with brown roofs are scattered throughout the landscape. In the background, there are rolling hills covered in trees. The sky is blue with some clouds and a flock of birds flying in a V-shape.

A 35-ACRE
PRIVATE
SANCTUARY,

INSIDE A 100-ACRE ESTATE.
THE NEW KINGS & QUEENS OF
THE CITY NEED LAND
WORTHY OF THEIR
ACHIEVEMENTS IN LIFE.

ARTISANAL LAND



***What makes these special,
curated land parcels between
4200-4800 sq.ft. is their rarity***

The Maharajah Class of Land at the Foothills of Matheran isn't just about living large. It's about the privilege of living between this finite and luxurious decadent carpet of protected forests to the East and mighty Matheran Hills in the West. Beautifully curated at the hands of well-skilled horticulturists, this collection holds all the grandeur of nature and all the perks of man-made luxury, presenting a great asset to acquire during a limited window. Manicured and landscaped for your arrival, these parcels will be secure, leveled, and planned out by our team of experts to give your refined eyes a treat. So what will your palace grounds hold? Frangipani trees? A pool where your children and you can practise your backstroke? A herb garden which flavours all your curries? It is seldom that you get a land where anything is possible. And even more seldom comes an opportunity to be a king for life. You can have it all now at the Maharajah Class of Land.

ARTISANAL DESIGN



Artist's Impression

Your own sanctuary, separate from the rest, where all your senses come alive. Brought to you by the pioneers of green architecture, urbane eco-spaces, and earth-friendly design, Broadway Malyan.

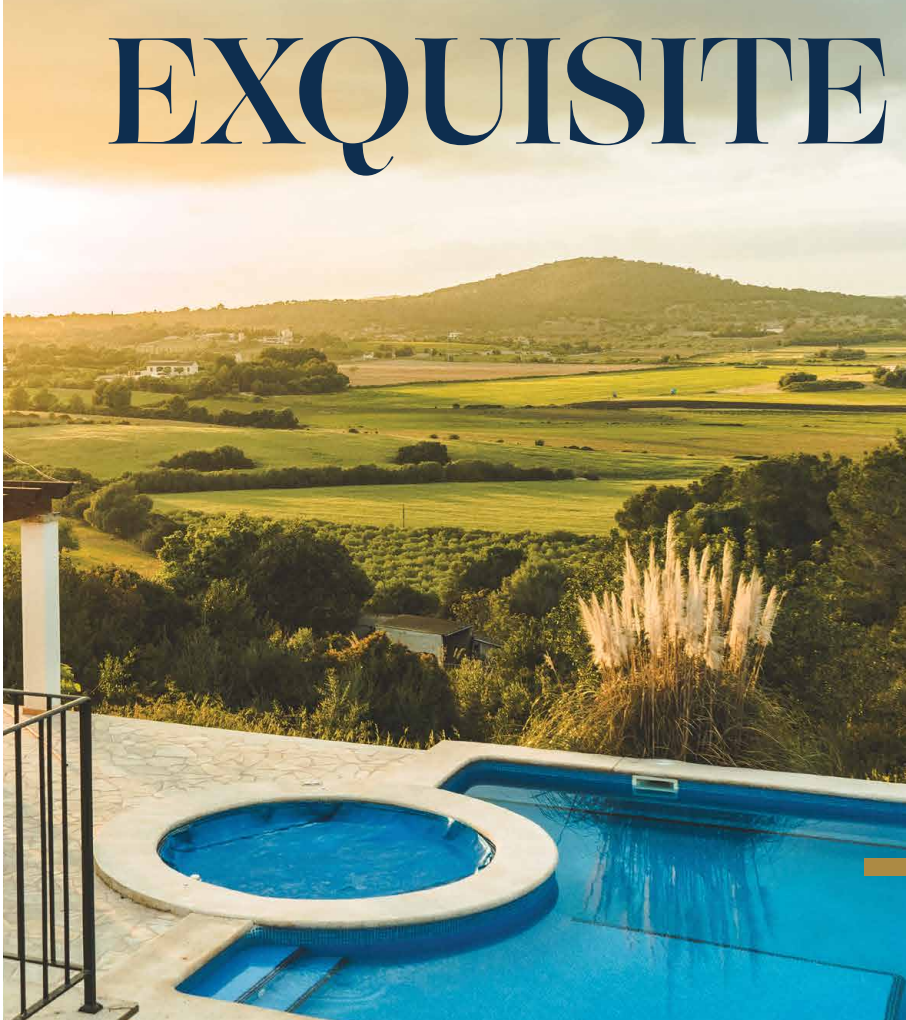
Award-winning, industry stalwarts for over 6 decades, Broadway Malyan, the makers of the extraordinary, the designers of Ritz-Carlton in Portugal, are the designers behind the masterpiece, a 35-acre private sanctuary.

Privilege leaves its stamp here with these architectural auteurs.

Their design discipline and insightful innovation lets the outsiders into the insides, making it a textbook example of living one with nature.

THE ELITE LIFE GREETS YOU
WITH GAIETY AT THE
GRAND CLUBHOUSE - THE MOST

EXQUISITE CLUB



The Grand Clubhouse is a place where you meet people that you will one day count as neighbours and friends. A place that lets you acquire new tastes and pursue your own discerning interests. At your beck and call are amenities that welcome you into a world where solitude and inclusivity can mingle any time. So make the most of micro-communes that can come together to create your own royal tribe.

***Give your children a live lesson.
Or treat yourself to one.***

Our patrons at the Maharajah Class of Land can participate in any or all of these activities:



Camping



Organic farming



Cycling



Sporting



Swimming



Equestrian club



Boating

A WISHLIST

COME TRUE

We know what you like. And we make sure you have it.



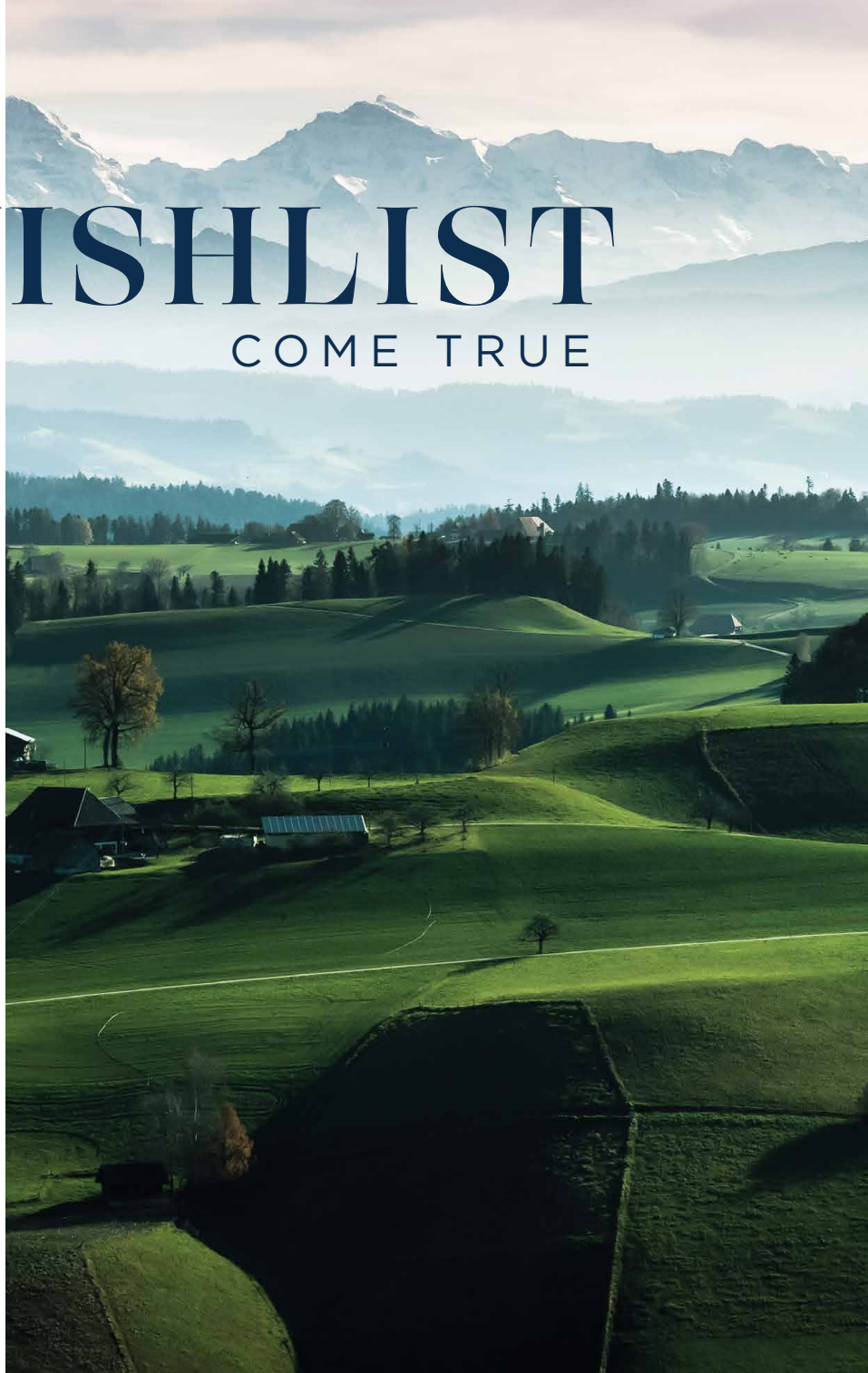
**5-star
hospitality
& concierge
services**



**Access to
Matheran Suites,
our collection of
luxury cottages**



**A fleet of luxury
cars for pick-up
and drop services**



Amenity Booking Assistance



Banquet



Guest rooms



Restaurant & Cafe



Spa and Health center



Sports arena

Indoor Amenities

And you thought the indoors would feel cooped up...



Aqua Arena

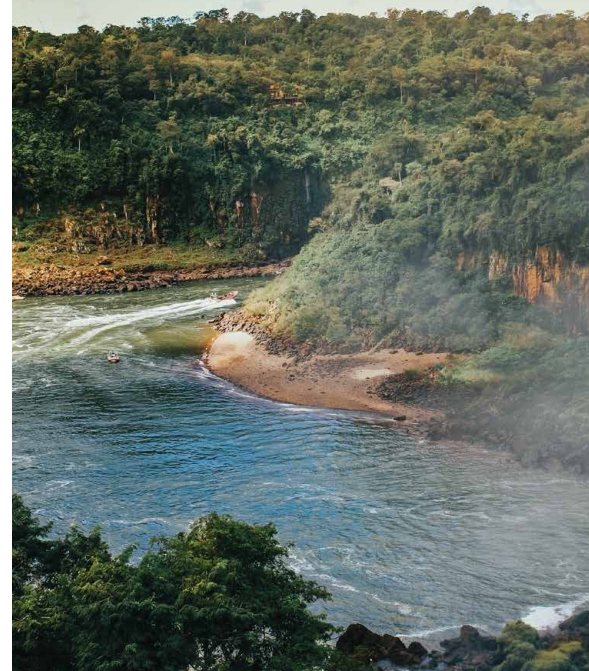
Water, water everywhere...



EXPERIENCES

THAT SOOTHE OR IGNITE.





Fun Arena

Surprise yourself...



Riverside Camping



Cricket Pitch



Tattoo Nook



Blow Gun



Pottery Zone



Kite Flying Zone



Land Zorbing



Archery



Picnic Zone

Leisure Activities

Nature nurtures...



Birdwatching



Tree House



Petting Zone



Star Gazing



Dog Park



Senior Citizen Sitting














Green Zone

How green is our valley...

-  Community Garden
-  Organic Farm
-  Ayurvedic Garden
-  Herb garden

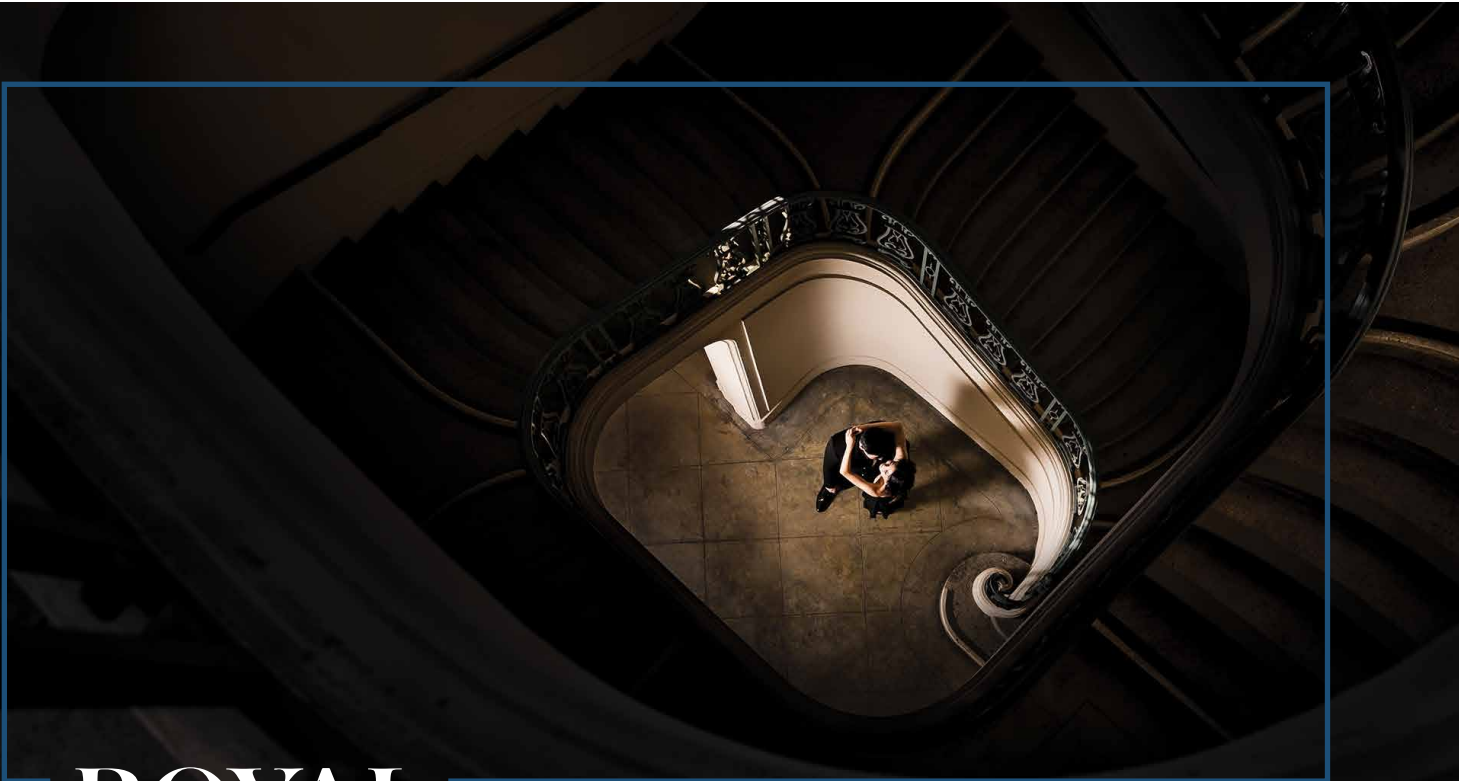
Sports Arena

Pick your preferred...

-  Open Gymnasium
-  Cycling Track
-  Yoga & Meditation
-  Multipurpose Court
-  Kickboxing
-  Rock Climbing
-  Kids Play Area
-  Open Space for Aerobics
-  Sand Pit
-  Jogging Track
-  Equestrian Grounds

A commute that lets you commune with nature.

Make your way through the majestic Western Ghats to arrive at this UNESCO heritage site, which is close to Mumbai, Pune, Lonavala, Alibaug and much more, right here at the Foothills of Matheran.



ROYAL

ATTRACTIONS

Places to see and visit around the Foothills of Matheran

- Feast your eyes by observing the exquisite species at Bhimashankar Wildlife Sanctuary
- Hear the nostalgic verses of childhood with the sound of the toy train
- Marvel at the engaging history lessons through rock formations at the Bahiri and Kondane caves
- Load up your Instagram with filmy poses at the ND studios
- Find yourself lost in the astounding sight of a million fireflies at Rajmachi
- Watch the procrastinator in you disappear and the adventurer in you take over at the scenic forts - Sondai, Irshalgad, Kothaligad
- Let the colourful birds at the Karnala Bird Sanctuary take you on a flight
- Soak in nature's rhythmic moves at the Bhivpuri waterfalls
- Dig into the culinary experiences at SALT restaurant, Namak Restaurant, Visawa restaurant



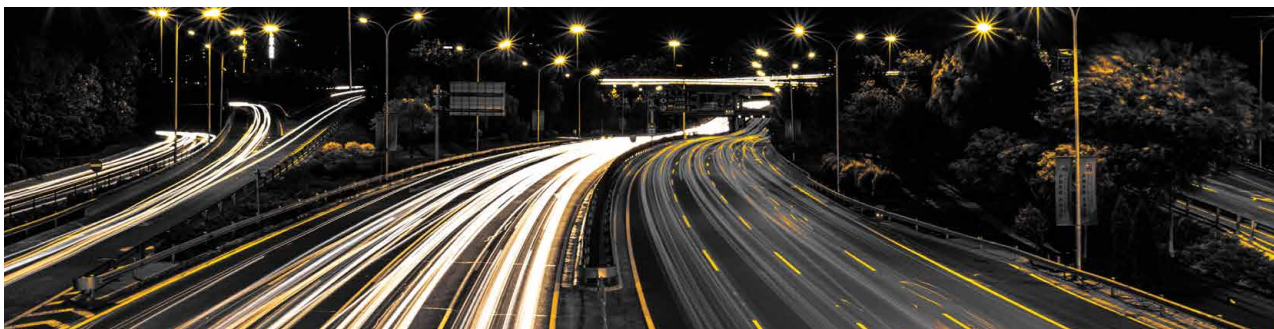
WHERE A BLUE-CHIP INVESTMENT SITS HOLDING A TREASURE TROVE OF WEALTH AT THE FOOTHILLS OF MATHERAN.

Resting on a well-planned platform for gains, the Foothills of Matheran is blessed with a potential of appreciation by 187%, making it the best bet for your next investment. Right from its premium location to its offerings, The Maharajah Class of Land is notches above everything, even when it comes to your investment portfolio.

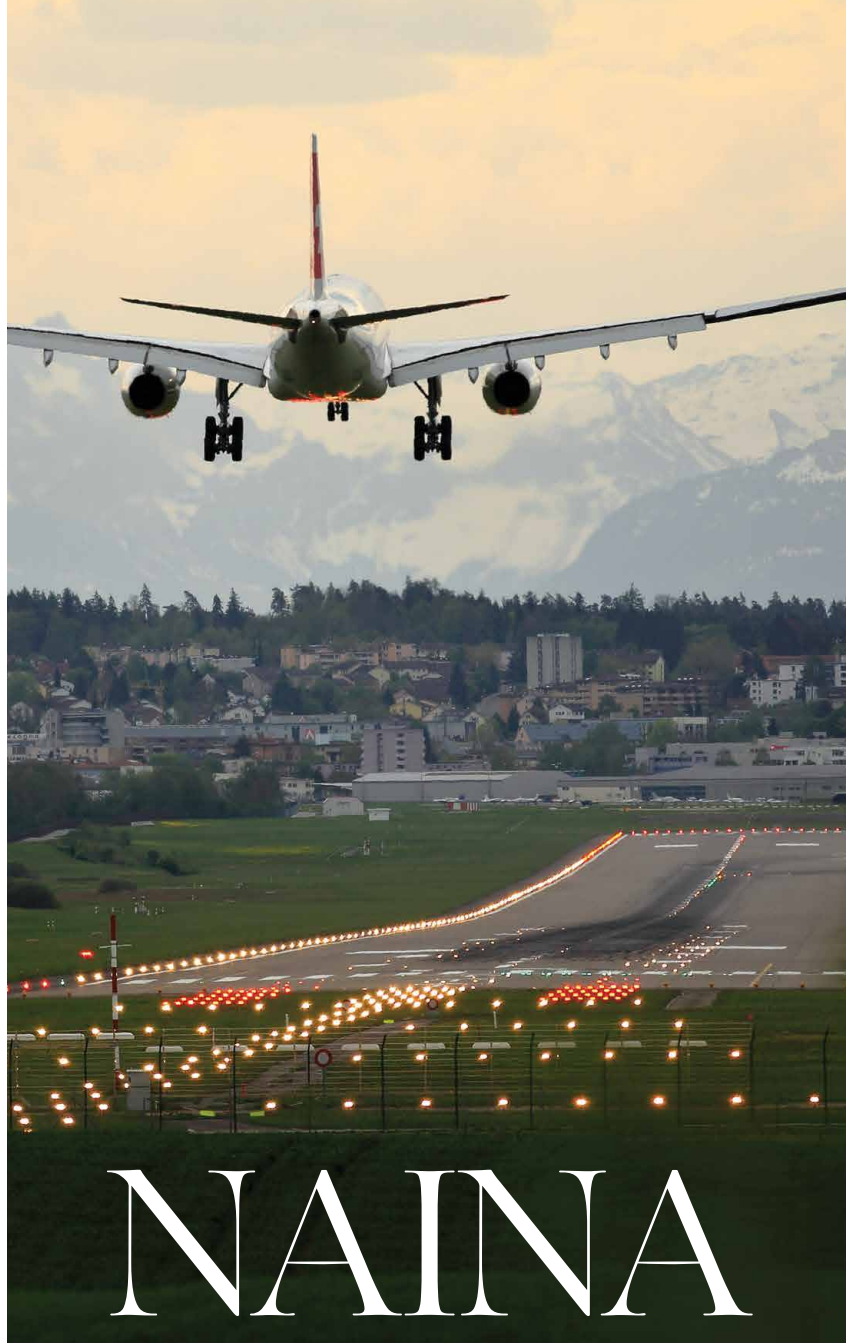
Land's forever mark wrapped in a guaranteed growth corridor. This blue-chip property is unlike the ordinary estates and with the upcoming infrastructural developments, this second home of yours will give your royal legacy richer roots to grow.

The markers of 187% appreciation

1. A solid brand premium 35%
2. Eco-sensitive Matheran Hills 11%
3. Exotic Bhimashankar Wildlife sanctuary 11%
4. A walk into Bollywood at the ND Studios 5%



1. Mumbai Trans-Harbour Sea Link to amplify connectivity 15%
2. Multidisciplinary Jio University with world class facilities 27%
3. NAINA smart city around NMIA Airport to ensure strategic growth 14%
4. Navi Mumbai International Airport having India's first urban multidisciplinary airport system 16%
5. State Highway 103 to amplify connectivity 36%
6. Neral Station and State Highway connector to amplify connectivity 12%
7. Karjat Panvel Railway to give easy access to Karjat and surrounding areas 5%



THE NEW AIRPORT CITY

The Navi Mumbai Airport Influenced Notified Area (NAINA) will be a crucial turning point in the infrastructure chapter of this region. The upcoming international airport is a sign of incoming development. However, to ensure this place stays secure and is not used recklessly, a proposal has been initiated by CIDCO to strategically develop this area spread across 474 sq. km of land. The new airport, in the works, has already upped the property prices here and with CIDCO's plan of the NAINA smart city, prices will amplify, making this place a lucrative investment instrument. Given NAINA's strong proximity and connectivity, this new airport city will set the bar higher, attracting several developments. This well-laid plan to plug in more educational facilities, public utilities, social amenities, healthcare facilities, and parks & playgrounds, promises you a fortunate future.



Land is changing for the better. And The House of Abhinandan Lodha is changing it for you. Giving you a legacy that's private and priceless.

Born out of a vision to give India democratized land, we, at The House of Abhinandan Lodha, rewrote history by giving India

New Generation Land®

By transforming land into an asset that is digital, secure and transparent.

By transforming land into an asset that is easy to acquire and liquidate.

A limited land into limited edition land.



A FUTURE-PROOF

KINGDOM.

Wipe away the hassles of red tape. Steer clear from the barriers of risk.

Sow the seeds of an ever-appreciating asset. Ditch the dilemma of exhaustive documentation. Invite transparency and accountability for your rich investment. Gift yourself these benefits of New Generation Land® with The House of Abhinandan Lodha.

The freedom that comes with financial wisdom.

Feel the thrill of not just choosing wealth but creating it. Experience the bliss of security and money multiplicity. Leave the footprints of fortune for your successors. And give your own legacy a ripe chance with branded land.



THE PROMISE OF

New Generation Land[®]



The Promise of Security

We are making New Generation Land[®] safe and secure. Owning land will never feel like a gamble again.



The Promise of Transparency

Trust is created through transparency, and we want to be transparent about our commitments to protect and manage your New Generation Land[®].



The Promise of Liquidity

Our unique way of digitally enabled buying and selling of New Generation Land[®], provides liquidity when life demands it.



The Promise of Wealth

New Generation Land[®] is a hedge against uncertainties. We are bringing the power to you to create intergenerational wealth at the click of a button.

AN EXTRAORDINARY
LAND FOR AN
**EXTRAORDINARY
RULER**

THE
HOUSE OF
ABHINANDAN
LODHA

New Generation Land®

Lodha Excelus, 3rd Floor, NM Joshi Marg, Mahalakshmi, Mumbai - 400011.

MAHARERA REGISTRATION NO. - PH 1 - P52000045544, PH 2 - P52000045546, PH 3 - P52000046022 and PH 4 - P52000046039. Registered as FOOTHILLS OF MATHERAN P1, FOOTHILLS OF MATHERAN P2, FOOTHILLS OF MATHERAN P3 & FOOTHILLS OF MATHERAN P4 respectively, available on <https://maharera.mahaonline.gov.in/>, Site Address: Gat No. 133 Plot Nos. 1 to 150 situated, at village Pimploli Budruk, Taluka Karjat, District Raigad 410201. Time taken to travel is subject to weather, traffic and road conditions. Terms and conditions shall apply on all the above promises. The project is being developed in phases by Impactum Land and Development Private Limited. (Developer) The offer is valid for a limited period and the Developer 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. The perspective view shown here is the artist's conception of the development. All images, information, drawings, and sketches shown in advertisements and promotional materials are for representation purposes only. The amenities are common for all phases. For more information, please contact the corporate office at The House of Abhinandan Lodha, Lodha Excelus, 7th Floor, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra - 400011.