



AMANSARA EARTHSTAR

— CRAFTING HEAVENS —

★★★★★

A NEW MUMBAI *is Rising*

INVEST IN
MUMBAI 3.0

Adjacent Imagica Park, Mumbai

 96993 95527



MAHARERA REGISTRATION
NUMBER: P52000054002



PUNE'S MOST TRUSTED DEVELOPER IN GATED COMMUNITIES

365 DAYS CUSTOMER
SERVICE

SAFE INVESTMENT

TRANSPARENT DEALS

PRIME LOCATIONS

CLEAR DOCUMENTS

MAGNIFICENT
ARCHITECTURE

FEW SUCCESS STORIES



15+ YEARS
OF TRUST

500+ ACRES
DELIVERED

20M+ SQ.FT.
DEVELOPED

2000+ HAPPY
FAMILIES

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

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)

A large white commercial airplane is parked on a runway. The sun is low on the horizon, creating a warm, golden glow and long shadows. The sky is filled with scattered clouds. The airplane is a twin-engine jet, and its reflection is visible on the wet tarmac.

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



A large, multi-paned window of an airport terminal. Outside, a large commercial airplane is parked on the tarmac, viewed from the side. The sky is a mix of orange and grey, suggesting a sunset or sunrise. Inside the terminal, rows of empty metal airport chairs are visible in the foreground, and their reflection is seen on the polished floor. The window frame is made of dark metal.

CASE STUDY

TRANSFORMATIVE IMPACT OF AIRPORTS ON BENGALURU

A horizontal gold line with a small gold circle in the center.

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

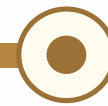
4.5x in others

2.9x overall



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

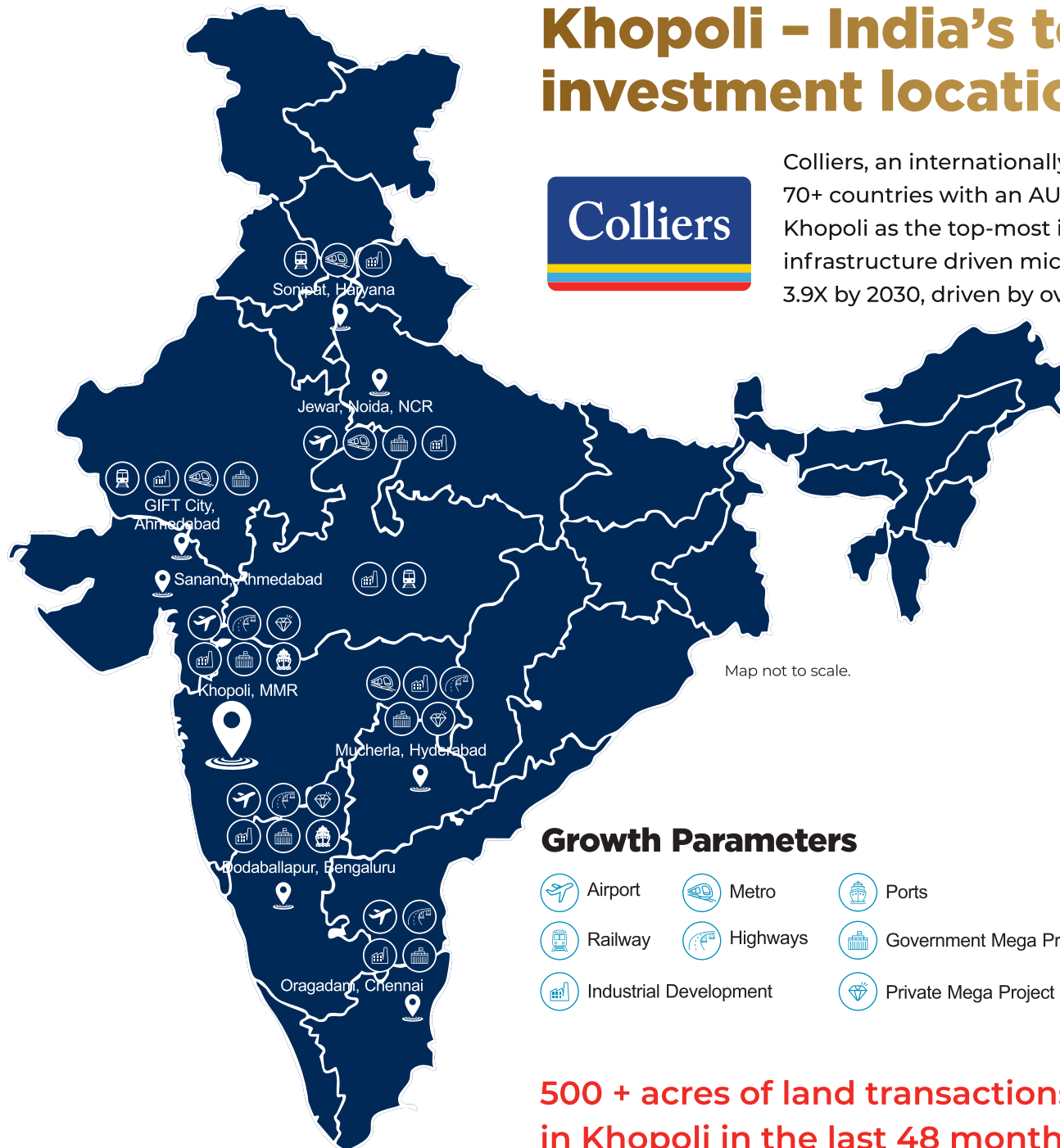
Land prices have increased at a rate of **2.2x**

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

Khopoli – India's topmost land investment location.



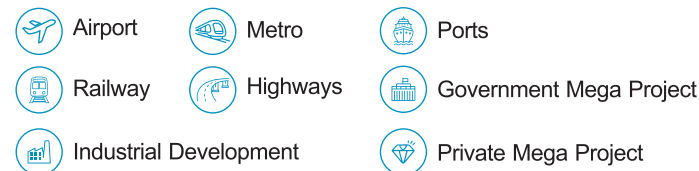
Colliers, an internationally renowned property advisory firm with presence across 70+ countries with an AUM of over \$99 billion (8.4 lakh crore), has classified Khopoli as the top-most investment hotspot out of 8 high-potential infrastructure driven micro-markets from across India. Projected growth rate of 3.9X by 2030, driven by over 2.9 lakh crore public and private investments.



LOCATION	INFRASTRUCTURE INVESTMENT (Rs. Lakh crore)	GROWTH (Next 6 Years)
JEWAR, NOIDA NCR	0.75	1.5X
MUCHERLA, HYDERABAD	0.89	1.5X
DODABALLAPUR, BENGALURU	0.22	1.5X
ORAGADAM, CHENNAI	0.49	1.7X
KHOPOLI, MMR	2.91	3.9X
SONIPAT, HARYANA	0.72	2.9X
GIFT CITY, AHMEDABAD	0.74	2.7X
SANAND, AHMEDABAD	1.21	3.3X

Source: www.colliers.com

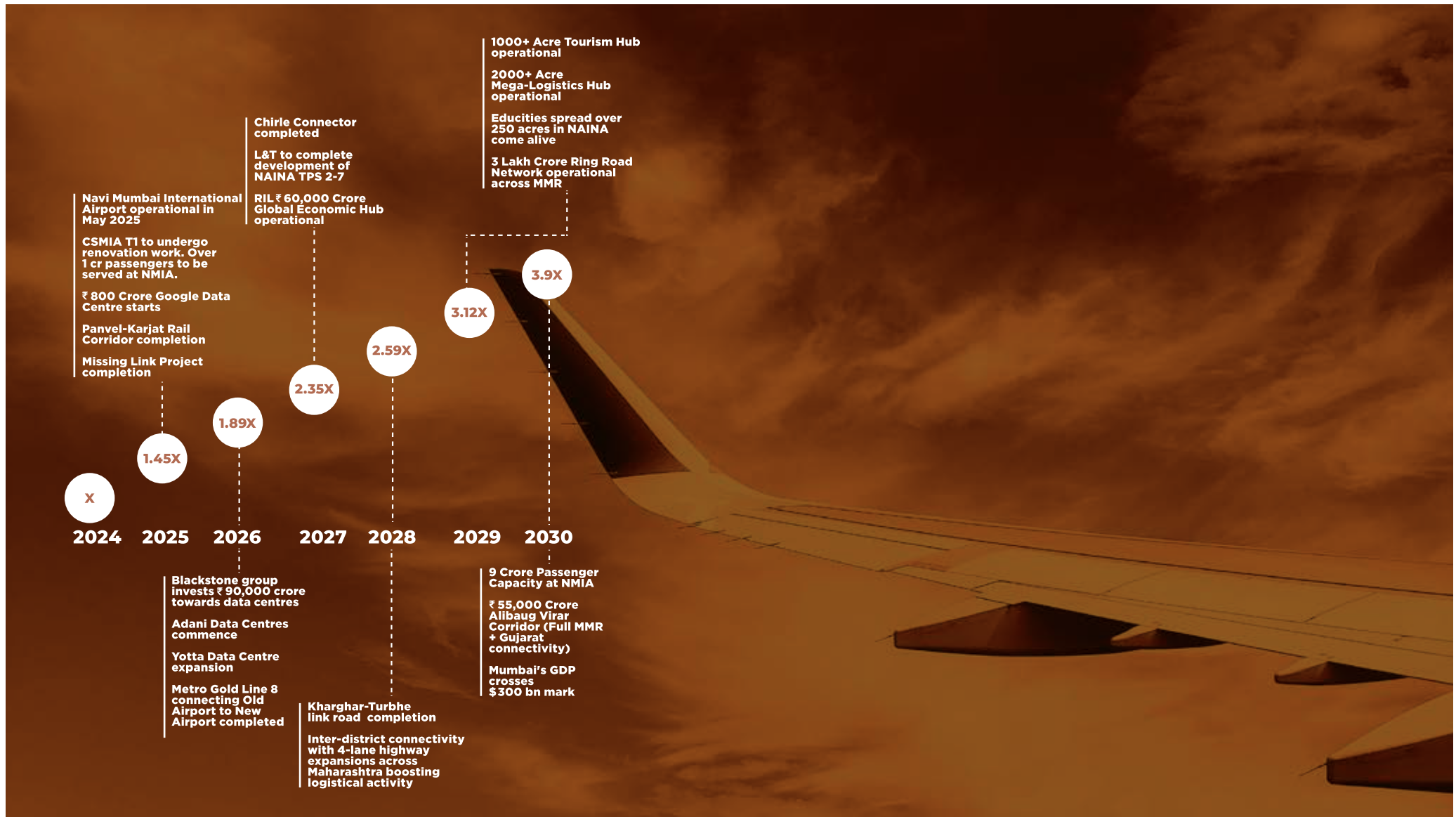
Growth Parameters



500 + acres of land transactions have concluded in Khopoli in the last 48 months - Market Reports

KHOPOLI - 3.9 X GROWTH by 2030

HOW CAN YOU MISS THIS OPPORTUNITY?



NAINA

A GIGANTIC 90,000 ACRES + DEVELOPMENT

The 90,000+ acre Navi Mumbai Airport Influence Notified Area (NAINA) is India's largest planned smart city surrounding the upcoming Navi Mumbai International Airport. With world-class infrastructure, seamless connectivity, and CIDCO's strategic planning, NAINA is set to become a prime destination for real estate, business, and lifestyle growth. NAINA, In numbers:

- **20% larger** than Navi Mumbai.
- Over ₹ **3 lakh crore** Public & Private Investments planned in this region.
- Outlay of over ₹ **15,000 crore** by CIDCO for infrastructure development.
- All 12 town planning schemes (TPS) approved by CIDCO.
- **L&T** laid the base infrastructure for TPS 2 to 7 at an initial cost of over ₹ **5,000 crore**.



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.



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



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



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



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.



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



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 educty, outdoor arena, data centres and a world-class logistics park.



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.



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



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

MMR

THE ULTIMATE INFRASTRUCTURE STORY

The Mumbai Metropolitan Region (MMR) is undergoing extensive infrastructural developments aimed at enhancing connectivity and urban mobility. Key projects include the expansion of the Mumbai Metro network, the construction of the Mumbai Trans Harbour Link, and the development of major roadways like the Coastal Road Project. These initiatives are designed to alleviate congestion, improve traffic flow, and promote economic growth, ultimately transforming the region into a more accessible and dynamic urban environment.

GAME-CHANGING INFRASTRUCTURE PROJECTS

ATAL SETU EXTENSION PROJECT (CHIRLE CONNECTOR)

The **Chirle Connector** is a significant infrastructure project aimed at enhancing connectivity between Mumbai and Pune. Estimated to cost around ₹ **1,000 crore**. This project is designed to revolutionize travel between South Mumbai and Pune by reducing commute times by up to **one hour**.

Enhanced Connectivity with Mumbai

Before the construction of MTHL: **120 Mins**

After MTHL operation were started: **75 Mins**

After the Extension Project becomes operational: **60 Mins**

VIRAR-ALIBAUG MULTIMODAL CORRIDOR

One of a kind corridor for boosting road & rail connectivity – unlocking growth in Navi Mumbai & beyond

- **126 Kms** in length
- Connects **3 districts** within MMR – Thane, Raigad & Palghar
- **8-14 lane** Access-Controlled Expressway with a route alignment connecting Navghar – Balavali within MMR.
- ₹ **55,000 crore** investment

THE MISSING LINK PROJECT

Being constructed with a cost of ₹ **6,500 crore**, the project aims to bypass the Khandala Ghat section. reducing travel time from Pune by 30 minutes. A testament to India's engineering prowess, boasting several remarkable achievements. Notably, the world's widest twin tunnels spanning 47 meters over 10 lanes have garnered recognition from the Guinness Book of World Records.

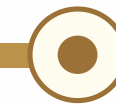
14 LANE MTHL ROAD

In Sep 2024, Ministry of Road Transport & Highways proposed a 14-lane road near the Atal Setu Sea Bridge, which will connect to Pune via a ring road and extend further towards Bangalore, reducing traffic on Mumbai-Pune Expressway by 50%.





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%**.





 **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 the Mumbai skyline, showing numerous illuminated skyscrapers and a river. A clock icon is positioned to the left of the text "30 MINS", which is written in a large, bold, white sans-serif font. The background image has a warm, golden-orange color palette with glowing light trails and network-like lines connecting various points across the cityscape.

 **30 MINS**



 **60 MINS**

JNPT PORT



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

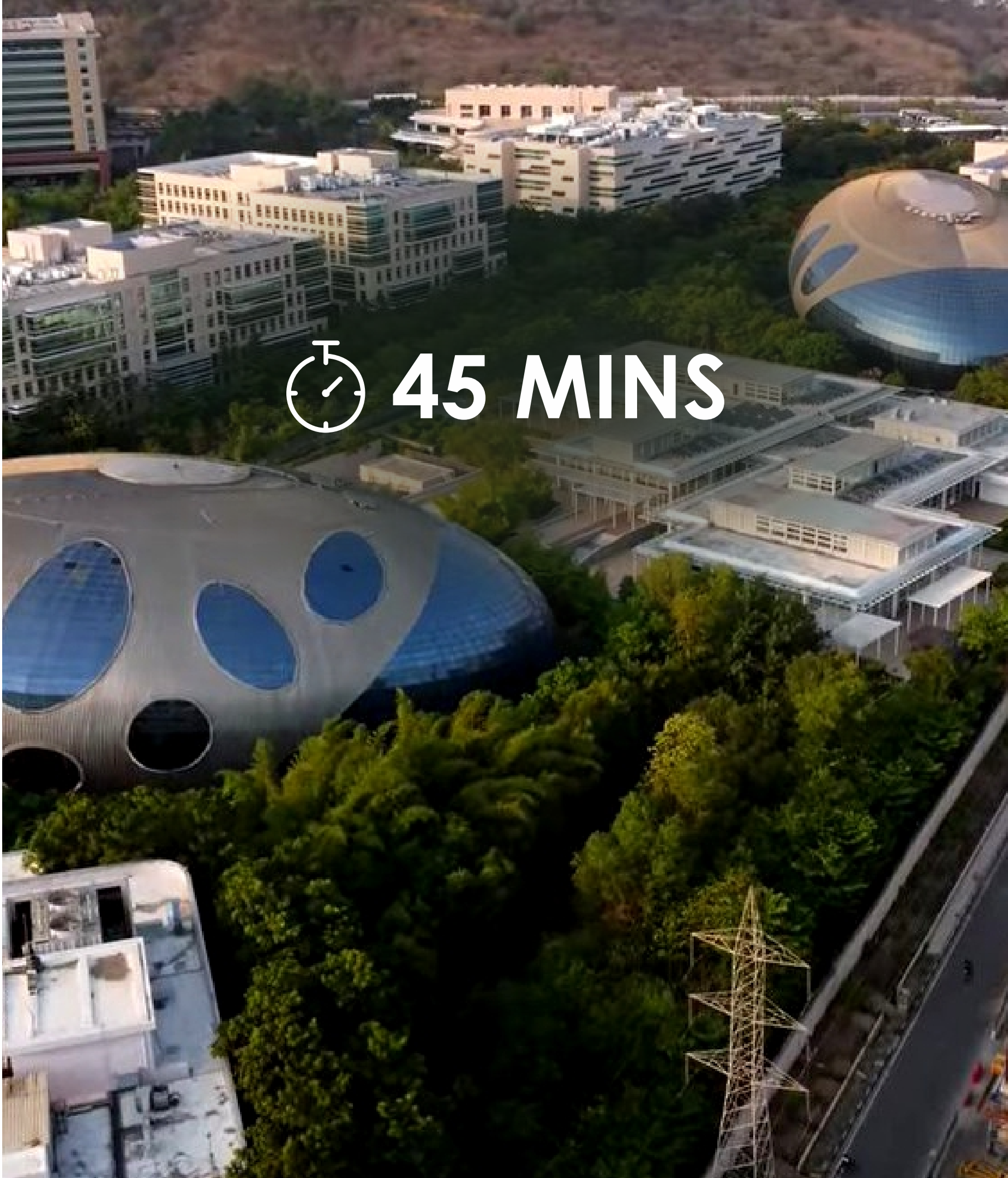
**Navi Mumbai Braces For Game-
Changing Infrastructure Projects With
Mumbai Trans-harbour Link**

**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 large, modern office buildings with glass facades, interspersed with lush green trees. In the foreground, a large, circular, metallic structure with several circular openings is visible. A clock icon is overlaid on the image, followed by the text '45 MINS' in large, white, bold letters.

 **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

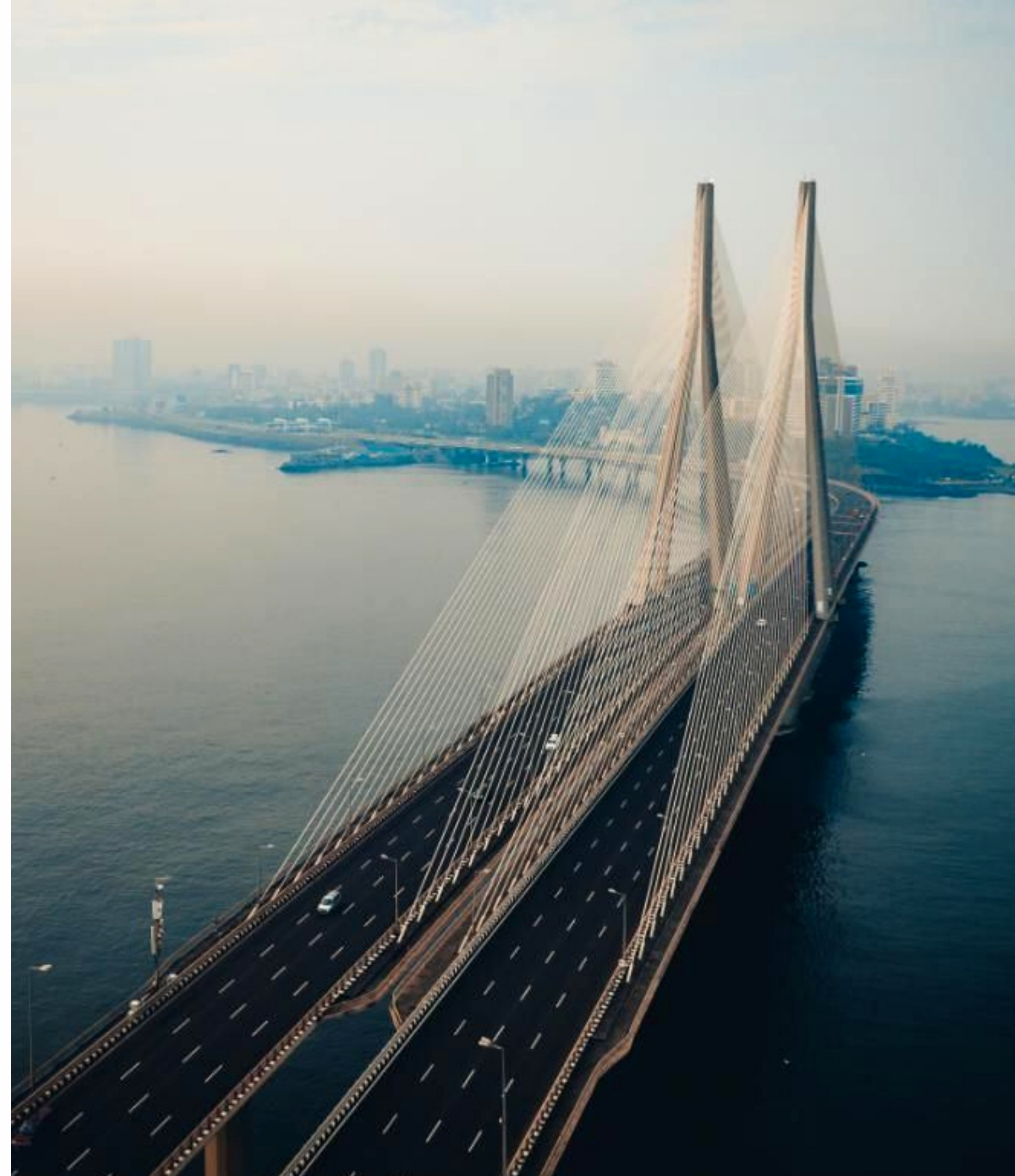
200 HECTARE ADVENTURE PARK, HOTELS

- 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.



VILLAS FOR RENT- CURRENT LISTINGS NEARBY IMAGICA KHOPOLI

The screenshot displays the Google Holiday rentals interface. The search bar shows 'khopoli rent pool...' with filters for 'Villas', '4+ rating', 'Pool', and 'Over ₹18,432'. The results section shows two villa listings:

- StayVista's The Happy Hive - ...** ₹20,995
4.4 ★ (5)
Villa, Sleeps 9, 3 bedrooms, 3 bathrooms, 3 beds, 158 sq m
- SaffronStays Uno Crest, Lonav...** ₹26,933
4.5 ★ (13)
Villa, Sleeps 12, 4 bedrooms, 4 bathrooms

To the right of the listings is a map of the Khopoli area, showing various locations and their rental prices in Indian Rupees (₹):

- Matheran: ₹18,576
- Sondewadi: ₹27,520
- Karjat: ₹35,056
- Dhak Bahiri Caves: ₹42,106
- Kondhane Caves: ₹30,960
- Kataldhaar: ₹30,484
- Khopoli: ₹1,03,106
- Imagicaa: ₹20,995
- Karla Caves: ₹27,395
- Kurva: ₹19,250
- Pawna Lake: ₹26,392
- Kothaligad: ₹35,662
- Bhivpuri Camp: ₹18,576
- Bendewadi Waterfall: ₹24,138
- Wet: ₹23,010
- Durshet: ₹24,147

**39000 INR - 90000
INR PER DAY**
RENTAL YIELD ESTIMATES:

Occupancy Rate 70%
Low End Yield: $\approx 15\%$
High End Yield: $\approx 25\%$

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

NATURE & ADVENTURE

HIGHLIGHTS



UNEARTHING NATURE'S TRUE CHARM

- **TUNGARLI LAKE** •

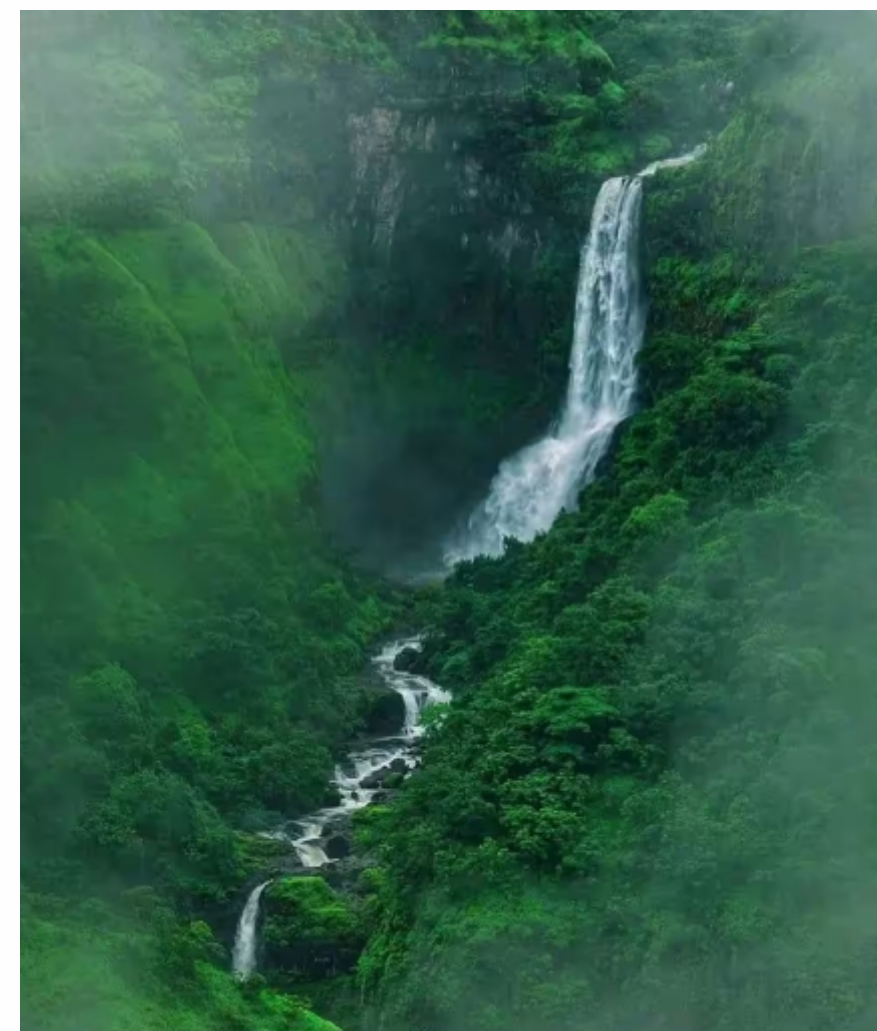
A serene picnic spot surrounded by rich flora and fauna, ideal for relaxation and photography.

- **KUNE WATERFALL** •

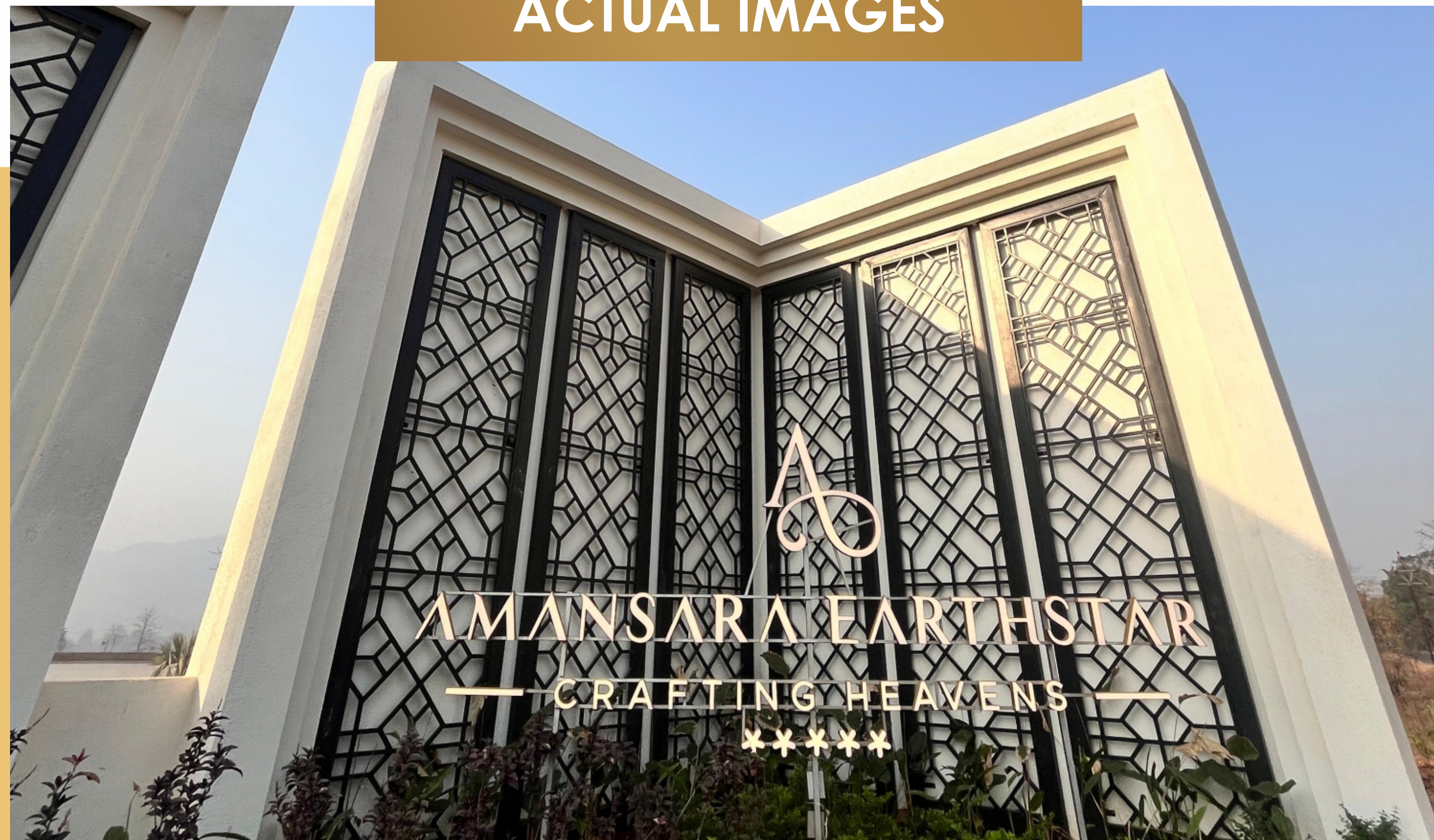
One of the highest waterfalls in Maharashtra, offering scenic views and a tranquil atmosphere.

- **PAWNA LAKE** •

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



ACTUAL IMAGES



AMANSARA EARTHSTAR

— CRAFTING HEAVENS —

ACTUAL IMAGES



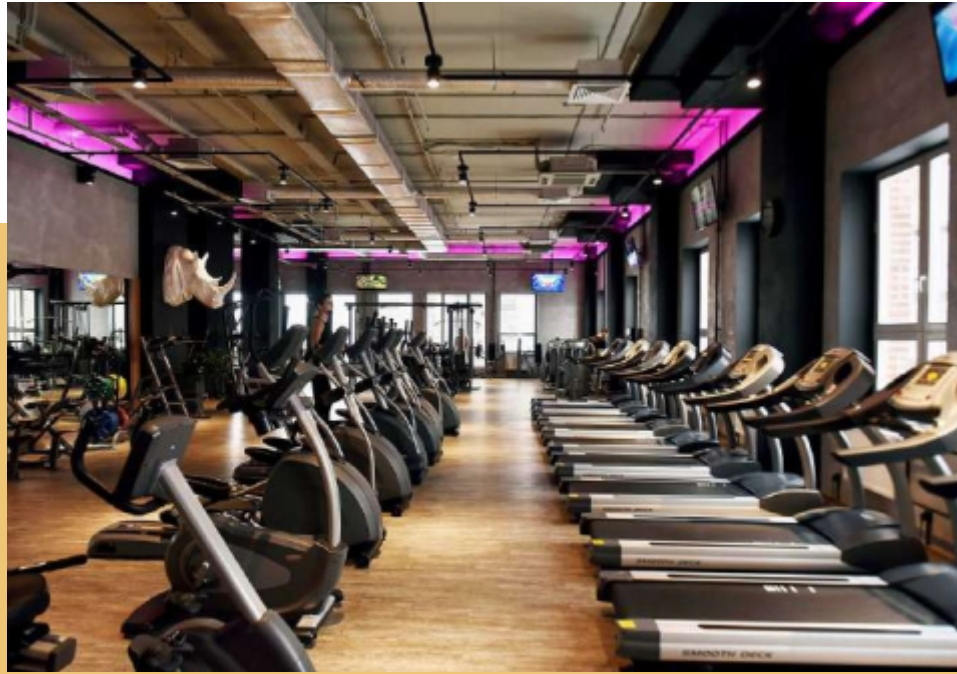
ACTUAL IMAGES



STUNNING VIEWS



CLUB HOUSE & AMENITIES



CLUB HOUSE & AMENITIES



Why is Amansara Earthstar a brilliant self-use & investment opportunity?

- Prime Location in Khopoli (close to Imagicaa & Radisson)
- A 7-star plotted development designed by Mr. Hafeez Contractor.
- Low-density development with only 136 villa plots.
- Every villa - a bespoke one.
- Clear title NA plots | Individual 7/12 extract.
- 1.5 FSI | All future benefits with the land owner.
- A truly multi-generational asset.
- 65% sales achieved & ongoing.
- Developed by SVB Realty - A Land Development Specialist



CALL NOW

 **96993 95527**

1.5 FSI
PLOTS

50+ UNMATCHED
AMENITIES

360° HILL
VIEWS

5 MIN FROM
EXPRESSWAY

MahaRERA Registration Number: P52000054002





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)



List of big brands including Developers already in or near Khopoli

Kustomjee®

 KALPA-TARU®


EMBASSY



 RAHEJA™
UNIVERSAL


Reliance
Industries Limited

THE
HOUSE OF
ABHINANDAN
LODHA
New Generation Land®


Shapoorji Pallonji

TATA HOUSING



BRANDED HOTELS


HOTELS & RESORTS


HOTELS & RESORTS

 MASTIFF
HOTEL



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NUMBER: P52000054002