



Live at the Centre of
Panvel's
Smart Growth

MAHARERA NO.:
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<https://maharera.mahaonline.gov.in>



ACE OF
PANVEL

ARIHANT Changing®
SUPERSTRUCTURES LTD. Lifestyle

1, 2, 3 BHK 0 HOMES WITH TERRACES





CRAFTED BY
THE DESIGNER DEVELOPER
OF NAVI MUMBAI

30

YEARS

62+

PROJECTS

1.2CR+

SQ.FT. DELIVERED

12,000+

HAPPY FAMILIES

With 19 ongoing projects and 18,000 flats under construction, ASL is developing additional 2.25 Cr sq.ft. to add to its legacy.



Dominant Real Estate

Player of Navi Mumbai, MMR
and Jodhpur, Rajasthan



Top 50 Hot Brands

Transparent
No Hardship on clients
Trust worthy & Reliable



Listed On BSE & NSE

Best Practices in
Corporate Governance



18,000 Homes Ongoing

19 Projects Along



Designer Developer

Making Persian, European, Contemporary, Roman,
Neo Classical, Designed Theme based Projects



Technical Features

Bus Duct System, Electrical Supply
Gabriet Made in Germany Plumbing Pipes
High Speed Elevators



Smart Connectivity
That Makes You Ace



Now Growth Has an Address,
That Makes You Ace



Terraces in living Room
That Makes You Ace

Launching **BENITA**





TERRACE FLATS

THE WINNING SIDE OF PANVEL

**TERRACE FLATS
BIG TOWNSHIP
BEST CONNECTIVITY**

*Artist impression

Promising PANVEL



A promise to grow, a promise to prosper!

The rapidly developing locality of Panvel offers the perfect environment to dwell in. With close proximity to the Mumbai-Pune Expressway, the Mumbai-Goa Highway, the Mumbai Trans Harbour Link (MTHL), and the upcoming Navi Mumbai International Airport, Panvel offers truly seamless connectivity to every corner of the world. Along with this, an array of residential and commercial hubs, a well-equipped public transport system, and the presence of a metropolitan community makes it one of the most sought-after localities by people of all walks of life.

WHY NAVI MUMBAI?

Navi Mumbai is a well-planned city with excellent rail, road, water and upcoming air connectivity

The upcoming airport and several infrastructure developments has had a positive impact on the property prices in this region

This location has emerged as a premium living destination and a fabulous investment opportunity

WHY PANVEL?

The hidden gem of nature amidst an infra boom, from where Mumbai is accessible in just 20 mins

Panvel is at the epicenter of growth in Mumbai's suburbs, as the government has placed a strong emphasis to develop infrastructure in this region



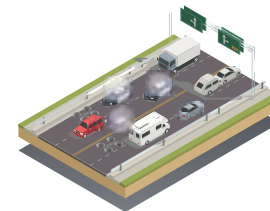
**NAVI MUMBAI
INTERNATIONAL AIRPORT**



**MUMBAI TRANS
HARBOUR LINK**



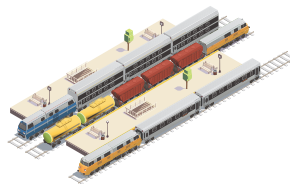
**140 KM
VIRAR-ALIBAUG
MULTIMODAL CORRIDOR**



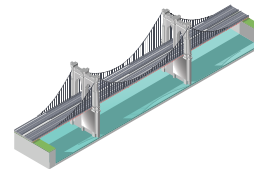
**NATIONAL
HIGHWAY - 66**



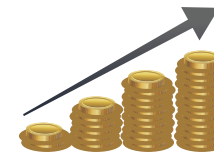
**FUTURISTIC
INFRA-DEVELOPMENT**



**RAIL
CONNECTIVITY**



**JNPT
NHAVA-SHEVA BRIDGE**



PRICE RISE

Panvel is experiencing significant growth due to major infrastructure projects like the Navi Mumbai International Airport and the Mumbai Trans Harbour Link (MTHL), which are driving a surge in real estate development and property value appreciation. The area is transforming from a quiet suburb into a major residential and commercial hub with rising property prices, increasing investor confidence, and an influx of developers.

KEY GROWTH DRIVERS

Infrastructure development: The upcoming Navi Mumbai International Airport (NMIA) and the Mumbai Trans Harbour Link (MTHL) are crucial to Panvel's expansion. The MTHL provides quick access to South Mumbai, while the NMIA is set to make Panvel a major transportation hub.

Real estate market expansion: Panvel is becoming a major housing destination with a wide range of residential options, from affordable housing to premium projects with modern amenities.

Property value appreciation: Property prices have seen substantial appreciation in recent years, driven by the new infrastructure and increased demand. For instance, residential property prices have risen by 51% in the past five years.

Government investment: The Maharashtra government is heavily investing in Panvel, with a vision to transform it into a major commercial and residential center, sometimes referred to as Mumbai 3.0

Livability and amenities: The area is also developing its lifestyle amenities, including shopping centers, parks, and recreational facilities, making it an attractive place to live.

Future outlook

The area is expected to continue its growth trajectory, with the government's vision of developing it into an urban hub three times the size of Mumbai.

Property investment is considered highly promising due to the combination of affordability, potential for high returns, and ongoing development.

UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT



MUMBAI TRANS HARBOUR LINK (ATAL SETU)



MTHL- EXPRESSWAY CONNECTOR

An Elevated Corridor that connects the MTHL from Chirle Exchange to Mumbai-Pune Expressway



MUMBAI TRANS-HARBOUR LINK

Linking South Mumbai Via MTHL in 20 Mins



METRO GOLD LINE 8 CONNECTING MMR'S EXISTING & UPCOMING INTERNATIONAL AIRPORTS

Convenient Connectivity to entire MMR Region via Metro in your vicinity



UPCOMING VIRAR-ALIBAUG MULTIMODAL CORRIDOR

Seamless Connectivity between Navghar in Virar to Chirner near MTHL



NAVI MUMBAI INTERNATIONAL AIRPORT

Live in 5 minutes to MMR Region's Upcoming International Airport



WATER TAXI

Operational to & fro from Belapur to Gateway of India



OTHER INFRA DEVELOPMENTS

JNPT (Nhava Sheva Port)

Second largest container handling Port in India
A major economic growth driver for the area
Nhava Sheva Port 20 Mins to Arianth Aspire

Growth Centres

Major Growth Centres identified by Cidco adjacent to the Township
Focus to develop Commercial & Logistic Hubs Like CBD & BKC

CST-PANVEL-KARJAT LOCAL TRAIN LINE

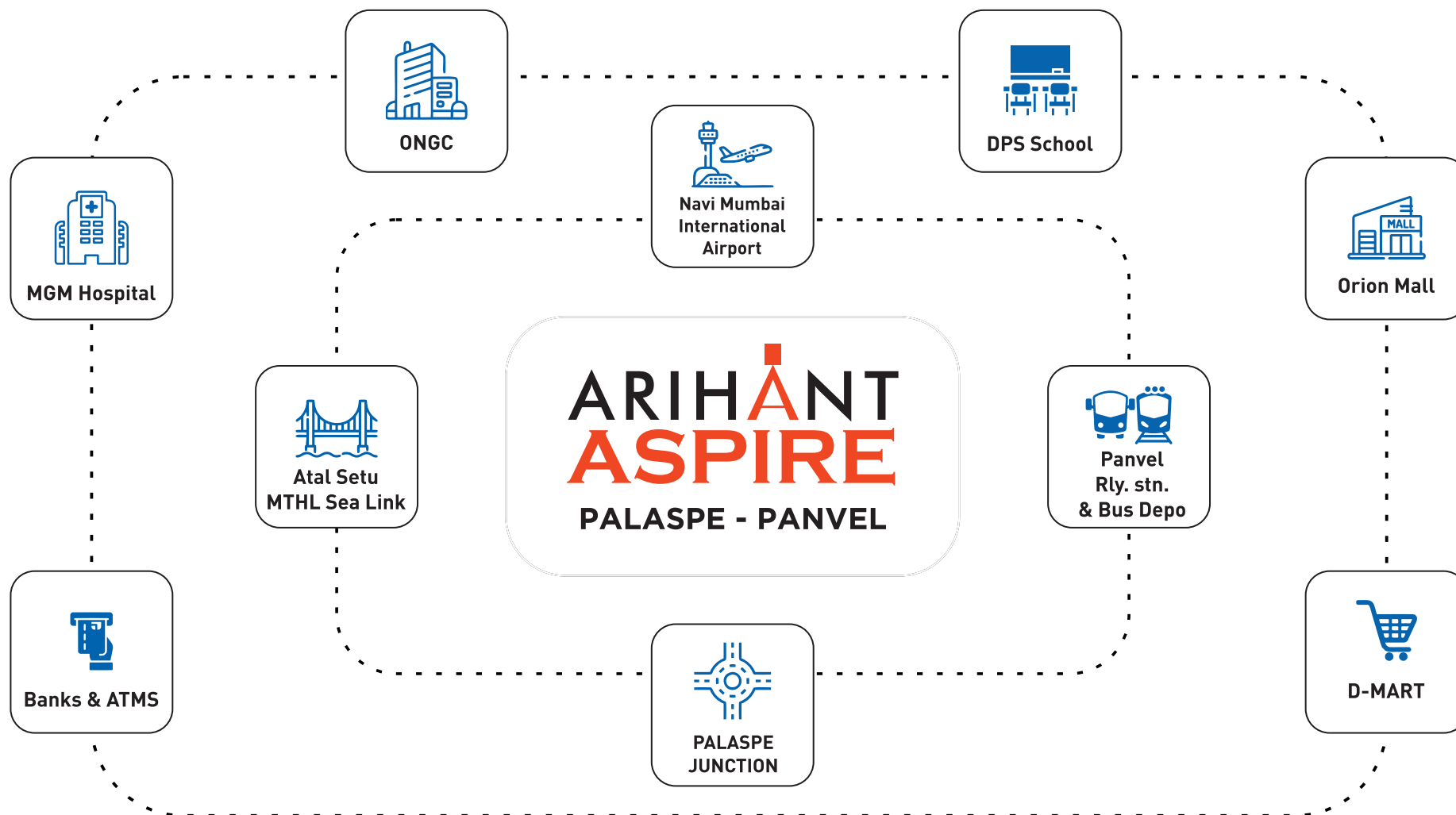
Suburban Railway Connectivity to entire MMR from Mohape Station which is just 1.5 km



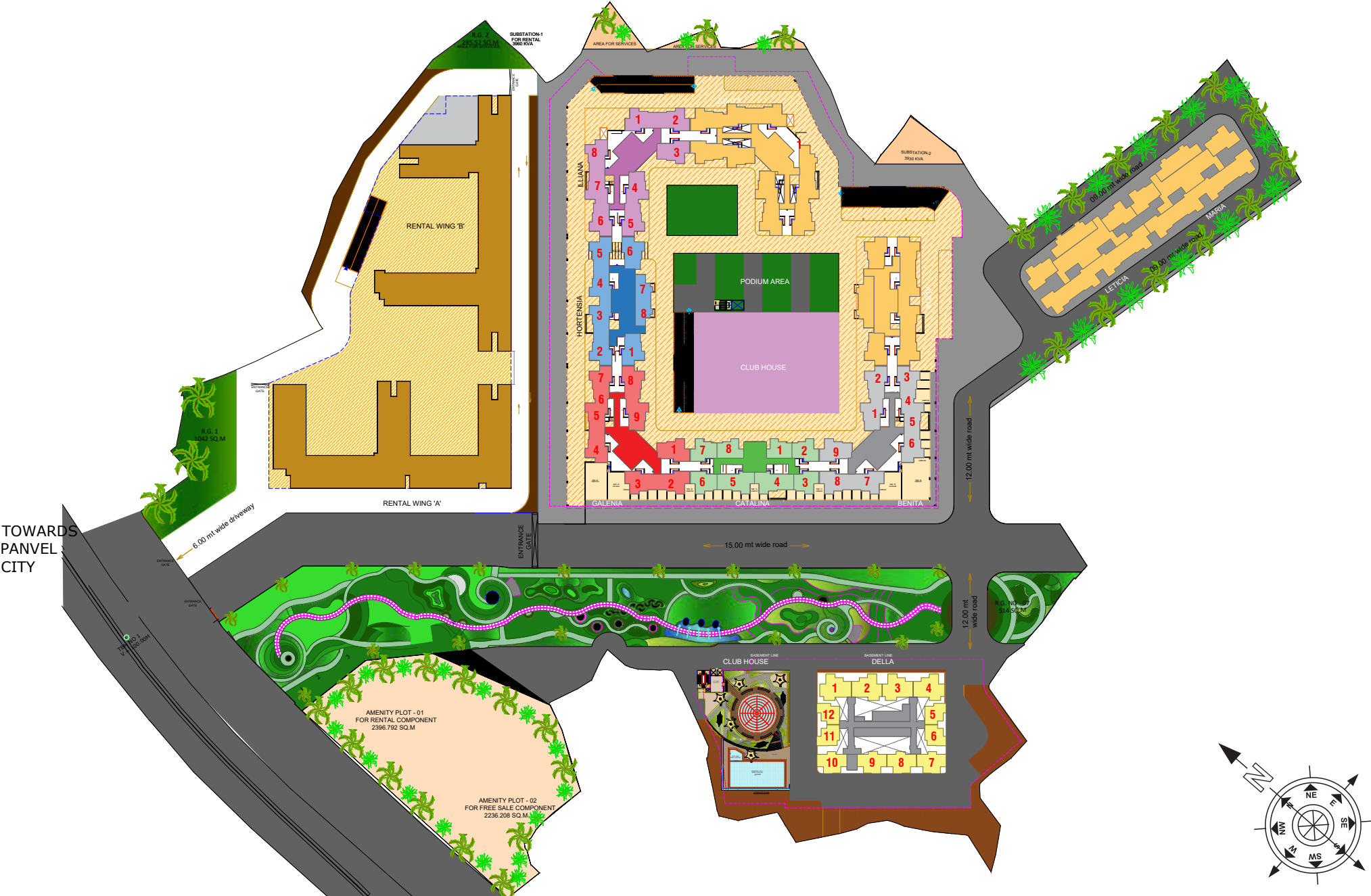
NAVI MUMBAI MUNICIPAL TRANSPORT (NMMT)

Buses for daily commute at regular intervals via to various transport hubs like Belapur Railway Station
Panvel Bus Station & Karjat ST Stand

CONVENIENCE WITHIN 5 KMS RADIUS



MASTER LAYOUT



Project **HIGHLIGHTS**



Close to Mumbai
Trans Harbour Link



Completely Based on
an Organic Theme



G+43 Storey
Tower



450 mtr. from
Palaspe Junction



Total 10 Magnificent
Towers



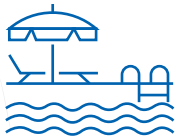
30,000 Sq. Ft. Ready
Grand Clubhouse



80,000 Sq. Ft.
Landscape Garden



5 km from Upcoming
Navi Mumbai
International Airport



Modern World
Class Amenities



Just 15 mins Away from
Panvel Railway Station



On Mumbai - Goa
Highway



16 Acres Land
Parcel

WHY ARIHANT ASPIRE ?

WHERE LAVISHNESS MEETS THE CLASS

1, 2 & 3 BHK-O HOMES

10 Magnificent Towers of 43 Storeys each

2 Acres of Designer Landscaped Garden

G+3 Exclusive Clubhouse with Grand Lobby
and 2 Glass Lifts

6 Level Car Parking Spaces

Fire Escape Chute

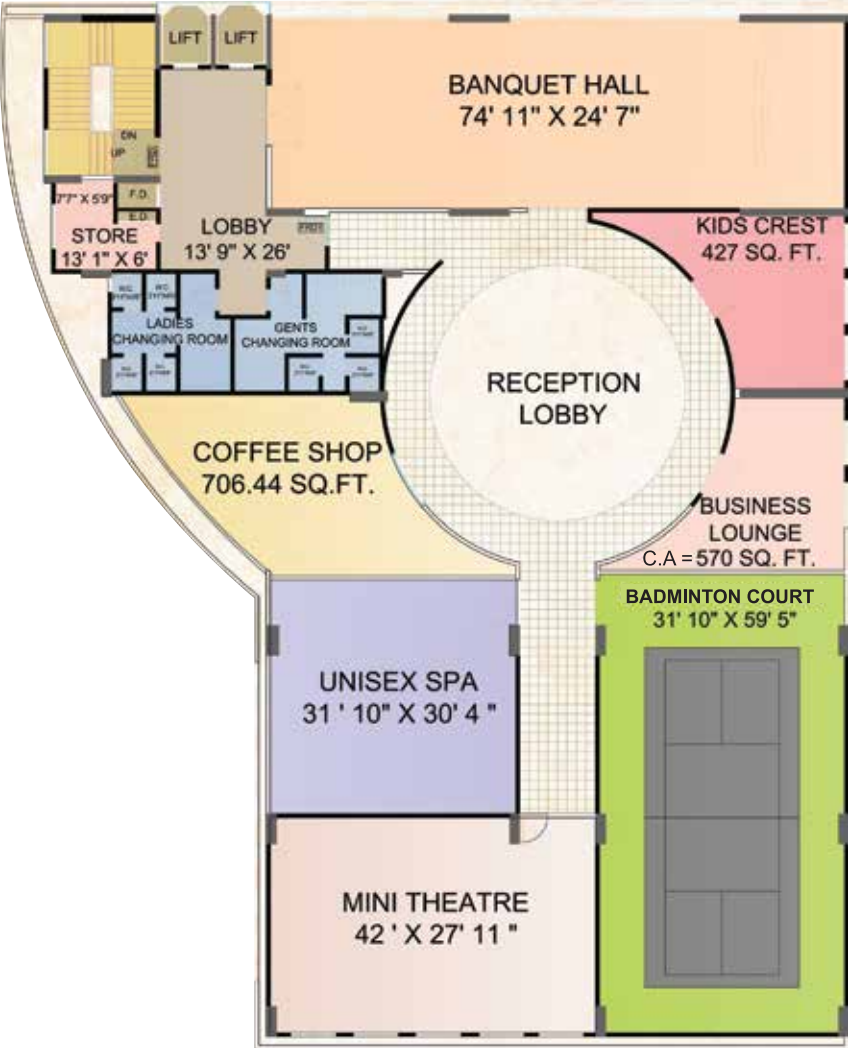
Bus Duct for Electricity Supply

Advanced Security with 24x7 CCTV Surveillance

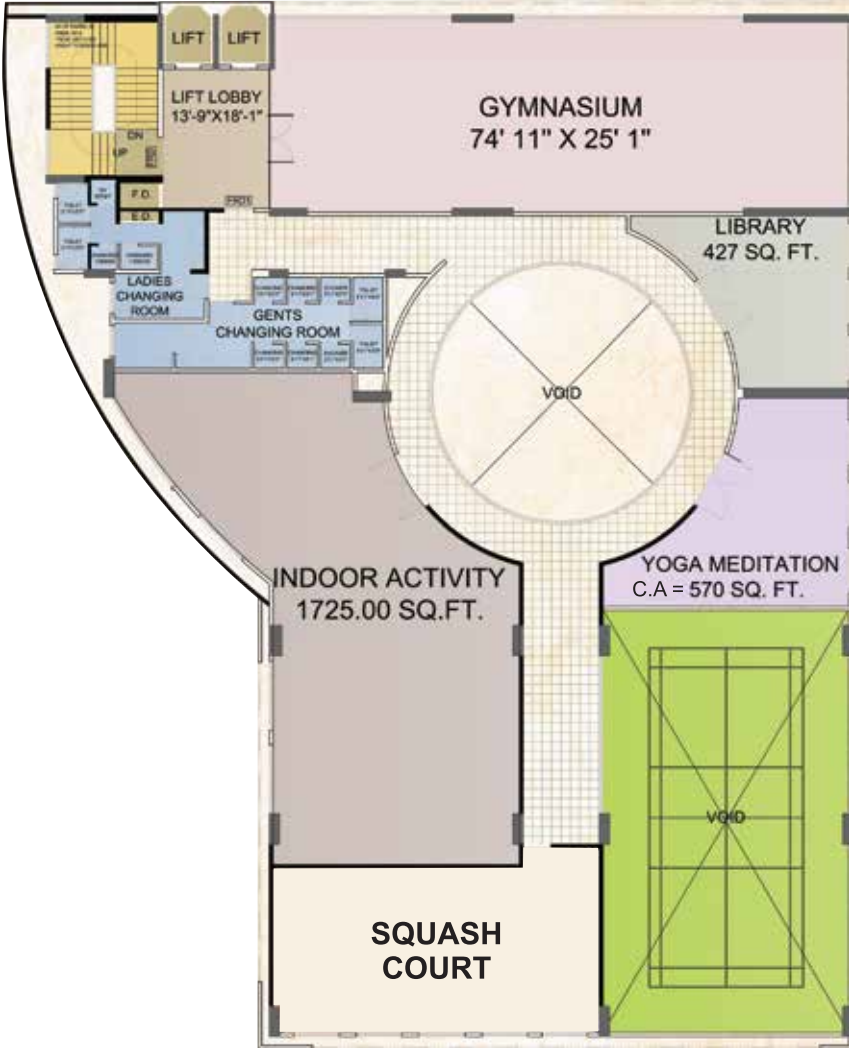
ACTUAL SHOW FLAT



CLUBHOUSE - 1ST FLOOR PLAN



CLUBHOUSE - 2ND FLOOR PLAN



EXTRAVAGANT CLUB LIFE

CLUB DE PALO

A Whole New World of Rejuvenation- Club De Palo
Club De Palo, our G+3 clubhouse, is a hub of recreation at the heart of our community. Boasting top-notch health facilities and diverse entertainment options, it caters to the varied needs of our residents. The rooftop offers a picturesque escape for relaxation as well as socialising. Elevate your joy with Club De Palo for a truly enriched living experience.



Mini Theatre



Banquet Hall



Gymnasium



Badminton Court



Indoor Game Room



Kid's Play Area

Actual Photographs



Meditation Area



Rejuvenating Yoga Studio



Cafeteria



Business Lounge

Actual Photographs



Squash Court



Library



Oxy Bliss Spa



Jacuzzi



HOMES WITH INBUILD OFFICE SPACES

AN EXCLUSIVE WORLD OF RECREATION & WELLNESS



MAZE GARDEN FOR KIDS WITH TREE



PET GARDEN, JOGGING & CYCLING TRACK



Best-in-class Apartment Features & Amenities

- Vitrified Flooring in all Rooms
- Paint on Internal Walls
- Granite Top Kitchen Platform with SS Sink
- UPVC Sliding Windows
- Concealed Plumbing
- Moulded Panel Main Door & Bedroom Doors
- Concealed Electrical Wiring with Ample Electrical Points & Modular Switches
- Premium Quality CP Fittings & Branded Sanitary Walls
- Tiles in Bathrooms upto Beam Level

Ultramodern Tower Features & Utilities

- High-speed Elevators
- 24x7 Vigilant Security System
- Innovative Fire Escape Chute for Self-evacuation
- Bus Duct for Electricity Supply

Conceptual Image

BENITA - TYPICAL FLOOR PLAN



The Floor plans are as per the approved plans and specifications as of date. These plans may vary and are subject to changes.

1 BHK - TERRACE UNIT PLAN (TYPE - A)



1 BHK - TERRACE UNIT PLAN (TYPE - B)



1 BHK - O with TERRACE UNIT PLAN (TYPE - A)



1 BHK - O with TERRACE UNIT PLAN (TYPE - B)



2 BHK LUXURY UNIT PLAN (TYPE-A)



2 BHK LUXURY UNIT PLAN (TYPE-B)



2 BHK - O UNIT PLAN



3 BHK - O UNIT PLAN (TYPE-A)



3 BHK - O UNIT PLAN (TYPE-B)



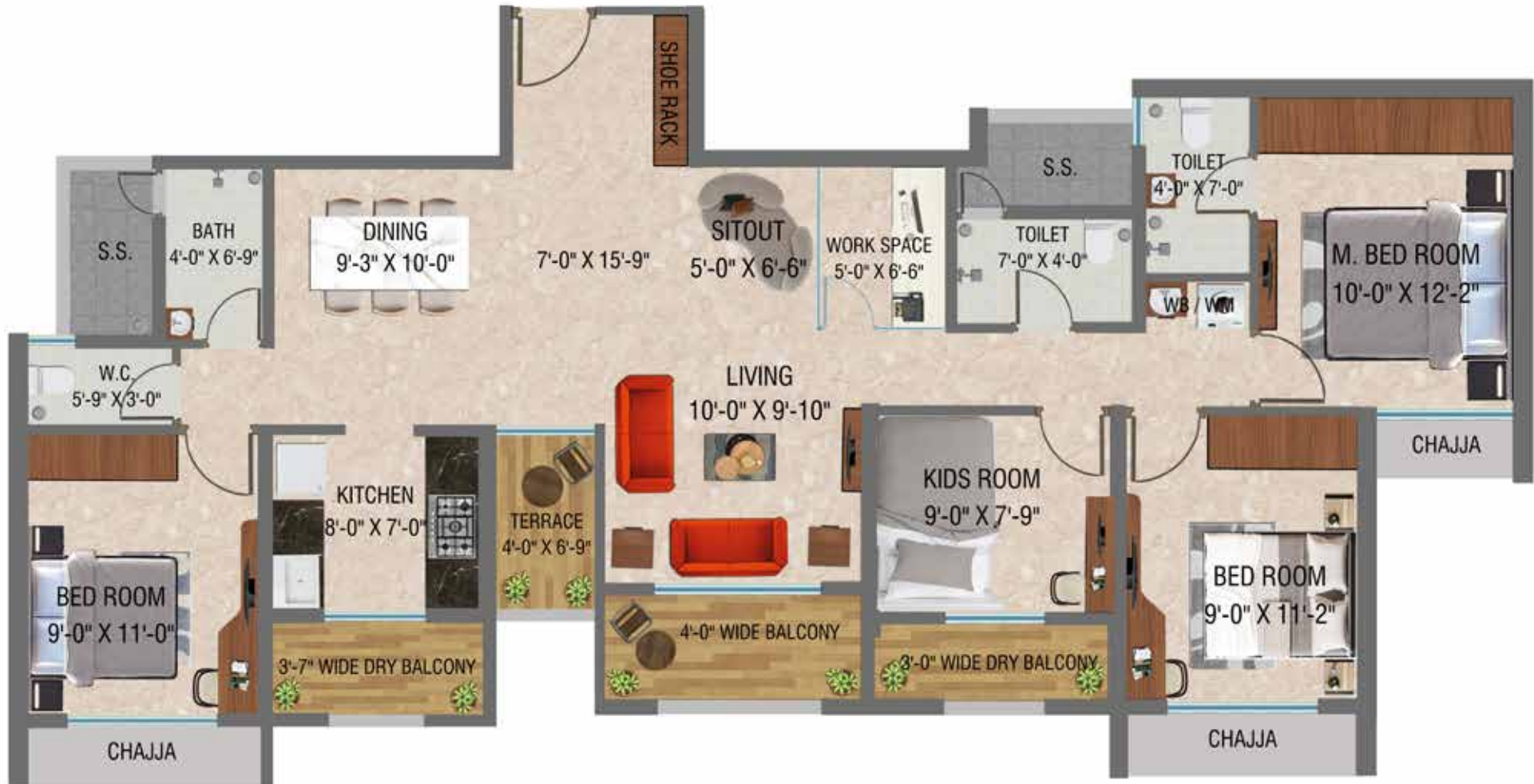
1 BHK + 1 BHK - O JODI UNIT PLAN



2 BHK Luxury + 1 BHK TERRACE - JODI UNIT PLAN



2 BHK Luxury + 1 BHK - O TERRACE - JODI UNIT PLAN



2 BHK - O + 3 BHK - O TERRACE - JODI UNIT PLAN

