

CREATING THE NEXT WAVE OF

WEALTH OPPORTUNITIES



WHY NAVI MUMBAI IS THE FUTURE OF URBAN GROWTH?

Navi Mumbai, a meticulously planned city, is emerging as a standout destination for investors and homebuyers alike. From world-class infrastructure to a serene lifestyle, Navi Mumbai redefines urban living while offering exponential growth potential.

- One of the Fastest - growing Real Estate Market
- Planned City with Advanced Infrastructure
- *Top 3 in Swachh Bharat Rankings
- Key Connectivity Projects like Shri. Atal Bihari Vajpayee Trans-Harbour Link (MTHL), Navi Mumbai Intl. Airport (NMIA), Kharghar-Turbhe Link Road (KTLR), CIDCO Coastal Road and NAINA.
- Balanced Population Density: 4,619 people per sq. km.
- Reach Pune in just a short 3-hour drive
- Well-established IT Hub
- Availability of Land with Extensive Development Potential
- High Growth Potential



—THE EMERGING MUMBAI-PUNE—

GROWTH CORRIDOR

The Mumbai-Pune corridor is emerging as a \$1.3 trillion* mega-region, driving India’s economy with rapid growth and world-class infrastructure.

Mumbai

- Population: **20.4 million**
- GDP: **\$310-330 billion**
- Contribution to India’s GDP: **~8-9%**

Navi Mumbai

- Population: **1.1 million**
- GDP: **\$10-15 billion**
- Contribution to India’s GDP: **~0.3-0.4%**

Pune

- Population: **7.4 million**
- GDP: **\$60-70 billion**
- Contribution to India’s GDP: **~1.5-2%**

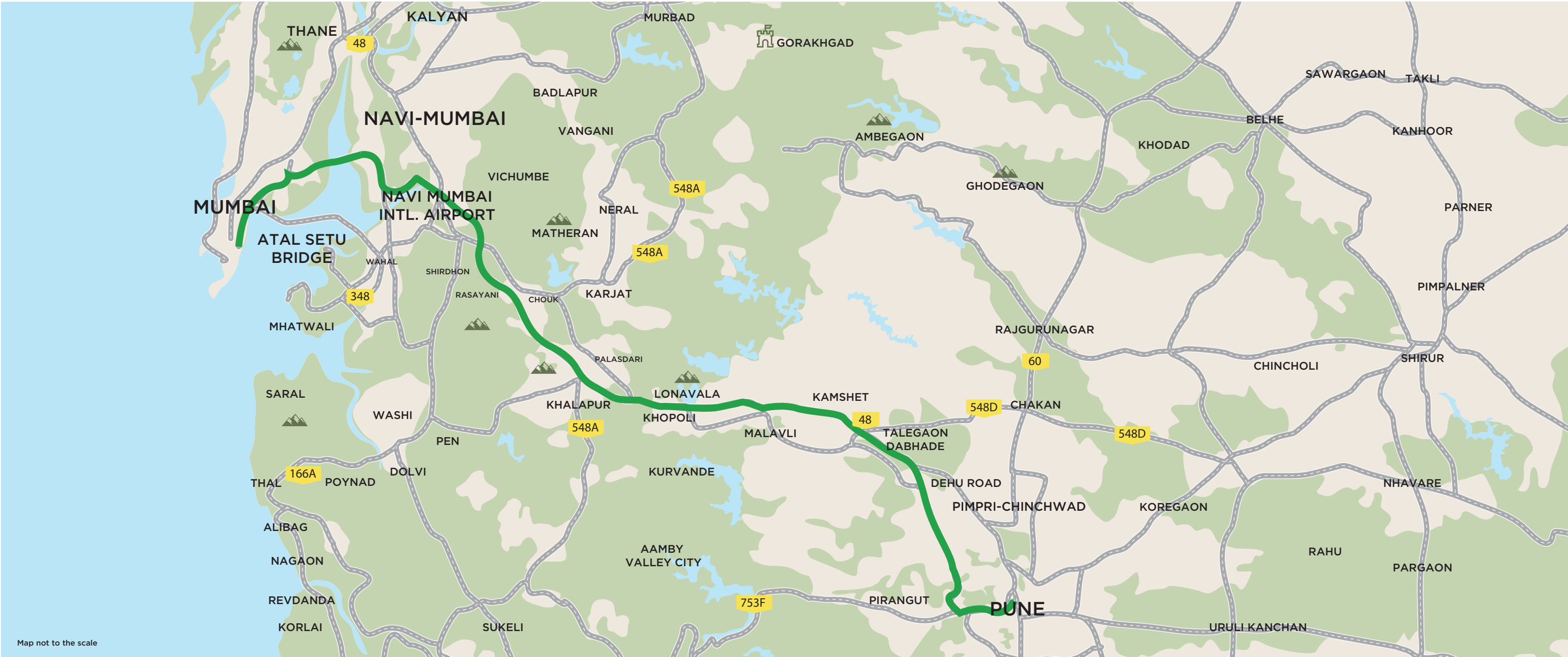
Regional Highlights:

- Total Population: **31.7 million**
- Total GDP Contribution: **\$400 billion (~10-11% of India’s GDP)**
- Emerging Mega-Region: The Mumbai-Pune corridor is evolving into a global growth hub, akin to other prominent metropolitan corridors such as the Tokyo-Osaka region and the Boston-Washington corridor.

2040 Combined Projections (Mumbai, Navi Mumbai, Pune):

- Population: **60 million***
- GDP Contribution: **\$1.3 trillion***

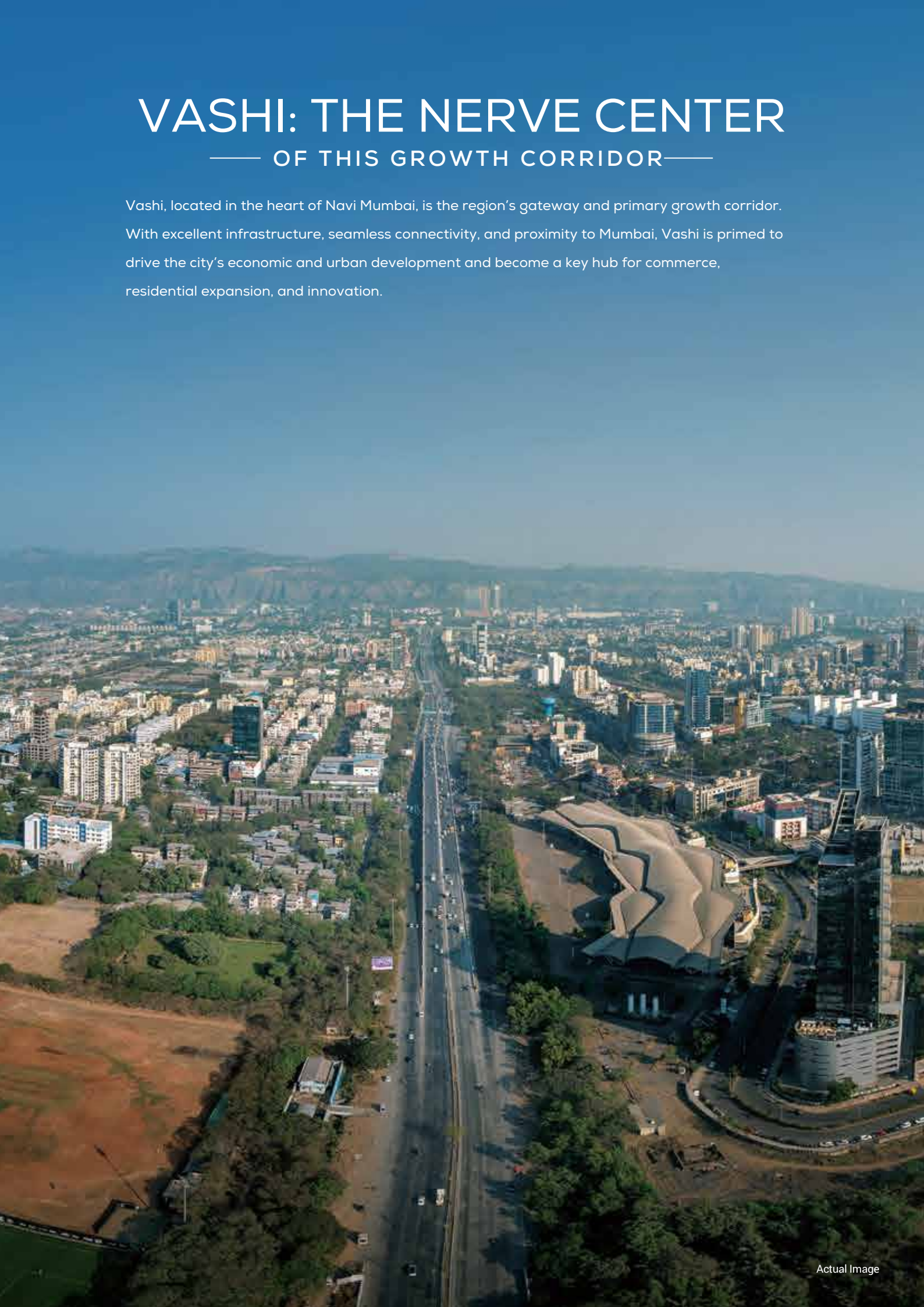
*Source: International Property Consultant



VASHI: THE NERVE CENTER

— OF THIS GROWTH CORRIDOR —

Vashi, located in the heart of Navi Mumbai, is the region’s gateway and primary growth corridor. With excellent infrastructure, seamless connectivity, and proximity to Mumbai, Vashi is primed to drive the city’s economic and urban development and become a key hub for commerce, residential expansion, and innovation.



Actual Image



Vashi Bridge

The main entry to Navi Mumbai



Palm Beach Road

Breathtaking waterfront views



Shopping Hubs

Premier malls and lifestyle centres



Commercial Hub

A dynamic business and economic zone



Residential Hub

Redefining sustainable urban living



— TRANSFORMATIVE — CONNECTIVITY

With key infrastructure projects like the upcoming Navi Mumbai International Airport, Vashi is set to become a central hub, seamlessly linking Mumbai and surrounding areas.

Shri. Atal Bihari Vajpayee Trans Harbour Link

The freeway connecting Navi Mumbai to Mumbai, easing travel time.



Navi Mumbai International Airport

One of India's largest and capable of handling 60 million passengers annually.



CIDCO Coastal Road

The vital connection between Navi Mumbai International Airport and Atal Setu Bridge, ensuring seamless connectivity.



Kharghar-Turbhe Link Road

Beyond cutting travel time, the KTLR will significantly improve connectivity between Turbhe and the proposed International Corporate Park in Kharghar.



Naina (Navi Mumbai Airport Influence Notified Area)

A smart city vision aimed at redefining urban living with sustainable infrastructure, modern amenities, and connectivity around Navi Mumbai International Airport.



RAHEJA DISTRICT: The Next Big Sensation

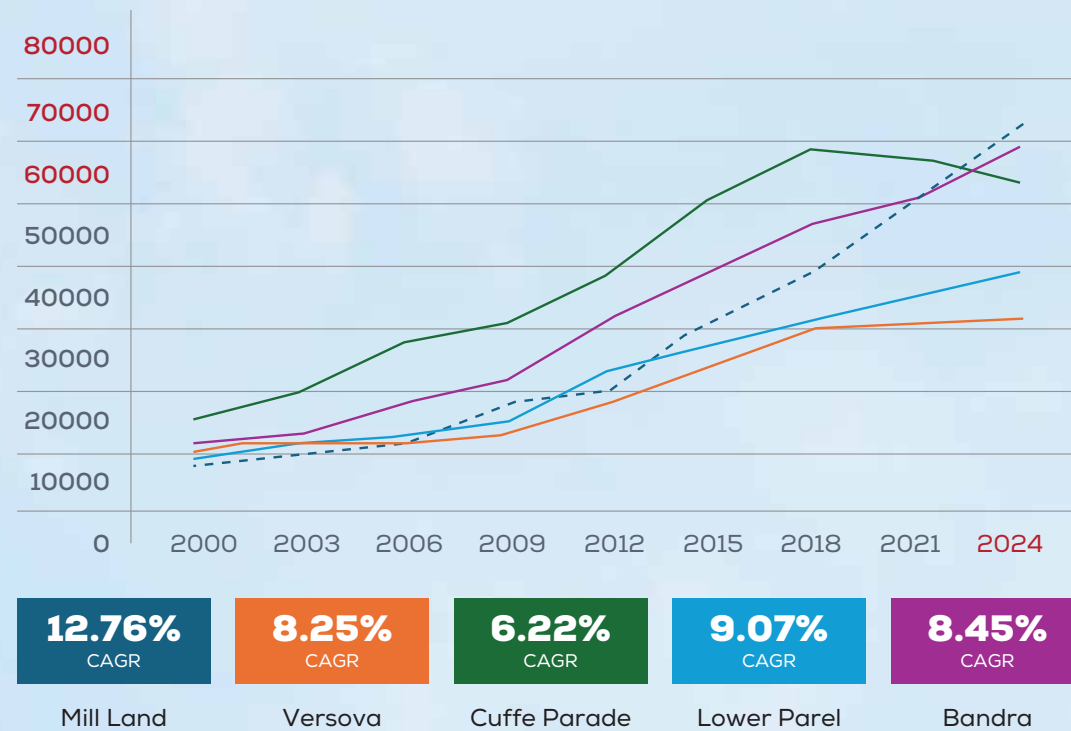
This futuristic destination is poised for growth with ongoing infrastructure upgrades and evolved accessibility, ensuring a great investment potential.



— WHY RAHEJA DISTRICT —

WILL BE NAVI MUMBAI'S NEXT GROWTH POWERHOUSE?

The redevelopment of Mumbai's mill land has significantly transformed the city's real estate market, leading to a substantial increase in property prices. The shift is driven by modern living, commercial spaces, and improved infrastructure, resulting in the upliftment of the area, as envisioned for the upcoming Raheja District. While Mumbai's largest mill land redevelopment covered 18 acres, the Raheja District spans an impressive 60+ acres.



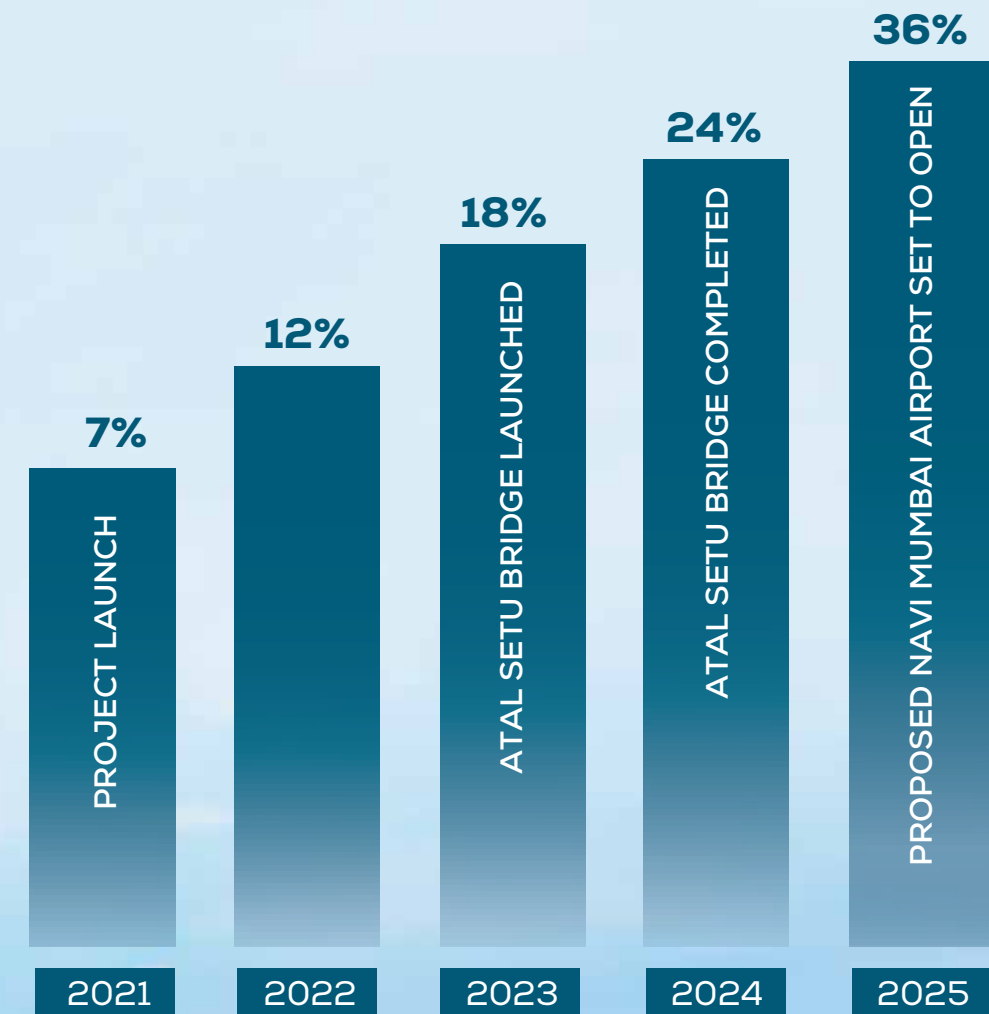
If history has proven the incredible impact of such large-scale projects, Raheja District is poised to not only replicate but exceed that success. With 60+ acres of prime real estate, it promises to redefine aspirational living, shaping Navi Mumbai into the region's new epicentre for growth, luxury, and opportunity.

OVER 60+ ACRES OF RAHEJA DISTRICT
Ready to make history again

— GROW YOUR INVESTMENT WITH —

GROWING INFRASTRUCTURE

Raheja District has experienced consistent growth in property prices, thanks to strategic infrastructure developments and a vision for future expansion. The following data reflects the year-on-year price appreciation:



— WHAT SETS —

RAHEJA DISTRICT APART?

Indulge in the ultimate fusion of convenience, luxury, and wellness at Raheja District, the only mixed-use development offering acres of holistic living. Every feature is crafted to enhance your lifestyle, balancing urban luxury with nature's tranquility. Live, work, and thrive in a space that redefines modern living.

ACRES OF

WORLD CLASS

EXPERIENCES



HOLISTIC TOWNSHIP LIVING

- Expansive greenery, fitness avenues, and serene recreational spaces
- Experience the joy of fine dining avenues with Riveria, offering floating seating pods & tree-lined walkways

RETAIL & COMMERCIAL EXCELLENCE

- 1.5 km long retail boulevard with best in-class brands and boutiques
- 6 lakh sq. ft. Grade-A offices attracting top businesses



GLOBAL SPORTING STANDARDS

- State-of-the-art sports infrastructure for various disciplines
- Dedicated spaces for indoor games and recreational activities



—THE TRUTH BEYOND TIME—

Nearly
4
Decades of
Excellence

10 M+
Sq. Ft.
Delivered

50+
Landmark Projects
Delivered



Representational Image

—A NEW SKYLINE ERA—

For nearly 4 decades, Raheja Universal has been at the forefront of Mumbai's real estate evolution, developing 10M+ million sq. ft. of developments and completing 50+ landmark projects. As pioneers, we've consistently set new standards in urban design, transforming cityscapes, and shaping the luxury real estate market.



Buckley Court - Colaba

Mumbai became India's luxury capital in 1998 by pioneering the sale of ₹10+ crore apartments, reaching this milestone first.



One, Altamount Road

Mumbai's first luxury skyscraper, marking the beginning of Billionaires' Row.



Raheja Legend - Worli

Our first project that redefined Worli, transforming its skyline into a symbol of luxury.



Raheja Acropolis I - Chembur

Chembur's first branded residential community, setting a new benchmark for luxury living.

Actual Photographs

—THE PROOF IS IN THE RESULTS—



Source: International Property Consultants



#BestFitLifestyle

Visit **www.rahejalunaris.com** to know more

Address: Raheja Lunaris Sales Office, Raheja District, Vashi NX, Navi Mumbai, Maharashtra - 400705.

Project is funded by Piramal Enterprises Limited

Call: 022 4896 2398

The Developer/Lessee is developing the Raheja District as being a Larger Property into various Phases/Clusters/Buildings/Structures. The specifications and other details of one of the proposed projects Raheja Lunaris-1- Callisto bearing RERA Registration P51700076867 which shall be developed on the part of Larger Property, are only indicative and the Developer/Lessee reserves the right to change any or all of these at its / their sole discretion. All maps, images, and views are indicative of the architect's impressions and may not be to scale, and are for illustrative purposes only. The proposed infrastructure is presently proposed by the Government of Maharashtra and the Developer/Lessee shall not be liable for any change in the policy, rule, or notifications of the Government of Maharashtra as regards the same. This document is purely conceptual and does not constitute an offer and/or a contract of any type between the Developer/Lessee & the recipients and acquisition in the Project shall strictly be governed by the terms and conditions of the Agreement to be executed between the parties about the Project. Note: The Project is funded by Piramal Enterprises Limited. Raheja Universal Pvt Ltd. Would obtain/provide a No Objection Certificate from Piramal Enterprises Limited for the transfer of Flats/Units. *Terms & Conditions Applicable. ANAROCK: MAHARERA REGISTRATION NO. A51900000108.



STRATEGIC SALES ALLIANCE
ANAROCK
VALUES OVER VALUE