



Actual photograph



CODENAME

**GOLDEN
HIGHWAY**

INTRODUCING NAVI MUMBAI'S FIRST COMMERCIAL HEADQUARTERS FOR GROWING BUSINESSES

SECTOR-10, KHARGHAR, ON SION-PANVEL HIGHWAY | JUST 5 MINS FROM RAILWAY STATION

OPPORTUNITY HIGHLIGHTS:

- **Marquee commercial development** of Navi Mumbai, comparable to the ones in Bandra-Kurla Complex
- **Perfect address for SMEs** and the most **profitable investment opportunity** for early movers
- Easy & risk-free investment opportunity with **OC ready smart-sized offices**
- Rare chance to own an office space in **Navi Mumbai's newest commercial centre: Kharghar** & bang on the **Sion-Panvel Highway**
- **Fully operational office complex** with businesses from various industries
- **Flexible office spaces** for small, medium & large enterprises too
- **Exponential returns** with 3X rental yields* & 2X capital appreciation[^], when compared to residential properties
- **Immediate income** with easy-to-rent & easy-to-own offices that are extremely limited in supply and very high in demand
- **Limited period pre-launch** booking window opens soon

SMART-SIZED OFFICES: THE BETTER HALF OF REAL ESTATE

Commercial real-estate is on the up and up, with new hotspots emerging

Hindustan Times / Mar 9, 2019

Despite realty overall being sluggish in the last two years, the office segment has continued to grow

Office real estate is defying the slowdown

livemint / Aug 25, 2019

Though the office market is small, making up 12-15% of the overall property market, it is one of the fastest growing segments, compelling investors to chase investment-ready assets in the top cities

Prime office realty rentals on the rise

The Economic Times / May 31, 2019

Strong office space demand is putting upward pressure on rentals in key cities

Office leasing space touches a record high, at 46.8 million sq.ft. in 2018

housing.com / Jan 8, 2019

2018 has emerged as the best year for the office segment in Indian real estate, with leasing touching a record high of 46.8 million sq.ft., says a report by Knight Frank India, with the potential for 2019 even higher!

PARADIGM SHIFT IN REAL ESTATE INVESTMENTS

India is one of the fastest growing economies in the world and the backbone of this economic growth has been the small & medium sized businesses which contributes to more than 45% of India's total GDP. The sector employs more than 46 crore people i.e. almost 35% of the total population and is growing at an annual rate of 11.5%. With multiple reforms and policies being released by the Government of India, the future clearly looks bullish for the SMEs.

A growing workforce, initiatives favoring new start-ups & decentralization of commercial hubs in prime metros like Mumbai are among the factors that have steadily contributed to the growth of commercial real estate across India.

Going by the numbers, the office space segment is slated to outperform the residential market by a large margin, and it will also see an emergence of new office hubs like Kharghar in Navi Mumbai.

63% investors now prefer office spaces as their top investment RE asset	5% increase in prime office space rentals in Mumbai (2018)	10% increase in average rentals Y-o-Y in the top 8 cities (H1-2019)
46.8 million sq.ft. record leasing in office space, pan India (2018)	23.9 million sq.ft. supply at a decadal high, rise of 31% Y-o-Y (H1-2019)	27.4 million sq.ft. transactions at a decadal high (H1-2019)
61% growth in leasing activity Y-o-Y in Mumbai, 26% overall in India (H1-2019)	-3% decline in weighted average price for residential sector in Mumbai (2018)	3% only a minor increase in residential transactions (H1-2019)

Sources: Knight Frank & Colliers

SMART-SIZED OFFICE SPACES – YOUR VERY OWN CASH COW

Higher Capital Appreciation

Grade-A smart-sized office spaces in Navi Mumbai have appreciated 2X over that of comparable residential assets, mapped since 2013^

3X Rental Yields

Rental yields for office space range from 6-10%, whereas for residential it is just 1.5-3.5%*

Lower Risk Quotient

With longer rental contracts of 3 to 5 years and more professional rental clientele, the cashflows are much more secure & regular in office spaces

Limited in Supply, High in Demand

Contrary to residential real estate the supply of Grade-A office spaces in Navi Mumbai is very limited, thus generating an extremely high demand for it

Ever-Appreciating Cash Flow

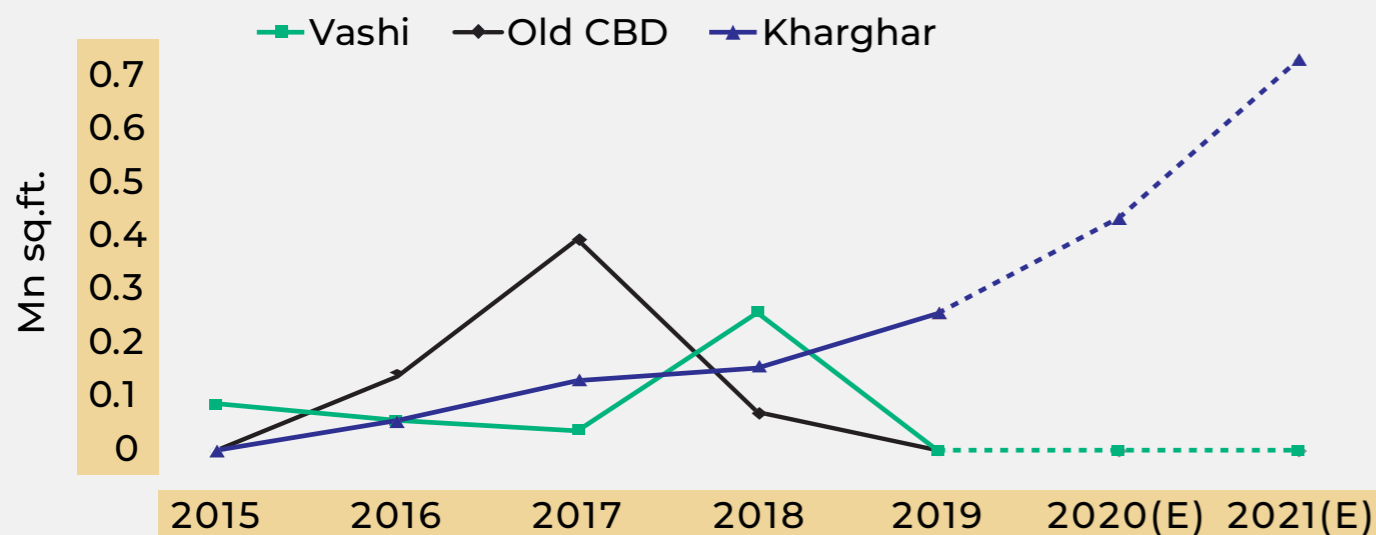
Get rental yields averaging 8% and 2X the capital appreciation with smart-sized offices in Navi Mumbai

KHARGHAR: THE NEWEST COMMERCIAL CENTRE OF NAVI MUMBAI

Since the inception of Navi Mumbai, Vashi and Belapur were developed as the commercial hubs of Navi Mumbai along with the stretch of Thane-Belapur road. Government offices moved to CBD Belapur initially, later followed by other private companies who started their operations in Vashi & Belapur simultaneously. Decades later the dynamics of the Navi Mumbai office market have changed to a large extent.

- Vashi & Belapur markets are now fully saturated with no further room for developing newer commercial addresses
- Vacancy rates in these two prime commercial hubs have been constantly declining due to the lack of new supply
- No new office space buying opportunity exists in Vashi or Belapur as the market now is completely run on lease, except for a few projects located in undesirable interior localities
- Owning or leasing an office space in these markets have now become unaffordable for small & growing businesses
- As a natural extension to Vashi & Belapur, Kharghar is emerging as the new commercial hub of Navi Mumbai

NEW COMMERCIAL REAL ESTATE SUPPLY IN NAVI MUMBAI



Source: PropEquity

KHARGHAR: THE COMMERCIAL GROWTH CENTRE OF NAVI MUMBAI

Located in the heart of the city, Kharghar is fast evolving to become the commercial hub of Navi Mumbai.

Ready & modern infrastructure

Kharghar already boasts of excellent infrastructure for businesses to thrive with excellent connectivity by road & rail and a ready ecosystem with world-class education, recreation & healthcare facilities.

New supply of office spaces

Businesses have already started to move to Kharghar with newer commercial developments coming up.

Easy to invest with a lower ticket size

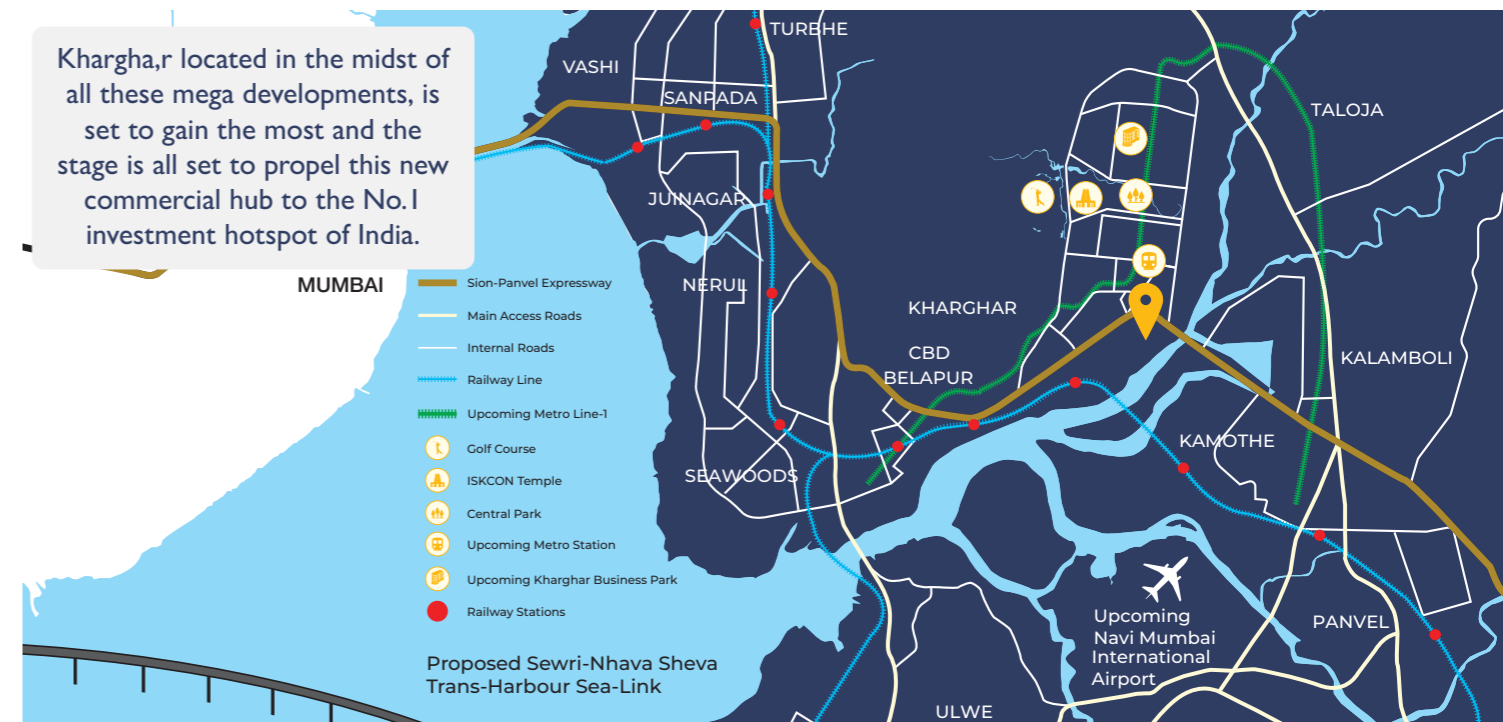
Kharghar also offers an easy to invest opportunity with market prices still lower than Vashi & Belapur.

Easy to lease for SMEs

For new & small businesses, Kharghar has become the go-to choice to operate with the lower lease rates it offers.

MEGA PROJECTS DRIVING EXPONENTIAL GROWTH IN KHARGHAR

With a string of upcoming mega projects, the real estate market in Kharghar is all set to get a big boost when all of these go live. As the residential market is almost saturated, office spaces in Kharghar have become the natural choice for investors looking to gain exponential returns in the near future.



- Kharghar Business Park**
300 acres – a visionary business initiative by CIDCO
- NAINA City**
Biggest Smart City in India, planned around the airport
- NM International Airport**
2X the capacity of the Mumbai Airport, live by 2022
- Metro**
Slated to go live in May 2020, will connect all of Kharghar
- MTHL Sea Link**
India's longest over-sea bridge, live by 2021
- Coastal Road**
Rapid transit corridor, linking Kharghar to NMIA
- Multi-modal Corridor**
Connecting Virar & Alibagh, passing through Navi Mumbai
- Navi Mumbai Marina**
World-class Marina, to be live by 2020

OFFICE SPACES IN KHARGHAR ARE ALL SET TO GIVE EXPONENTIAL RETURNS TO EARLY INVESTORS WHEN THESE MEGA PROJECTS GO LIVE

SION-PANVEL HIGHWAY: ROUTE TO BUSINESS SUCCESS

The Sion-Panvel Highway is a 10-lane road, one of the busiest and most important roads in the Mumbai Metropolitan Region that connects Mumbai, Navi Mumbai and the city of Pune. Once the development of Navi Mumbai Airport Influence Notified Area (NAINA) begins, Sion-Panvel Highway will connect this new smart city to the rest of MMR too.

Since the formation of Navi Mumbai, the Sion-Panvel Highway has been a magnet for commercial developments and has played a key role in the creation of commercial hubs such as Vashi, CBD Belapur and now Kharghar.

MNCs, IT FIRMS, CORPORATES & GOVERNMENT OFFICES ON SION-PANVEL HIGHWAY

**Regus | Awfis | WeGrow | 3i Infotech | Future Generali India
Lokmat | Reserve Bank IT | Citec Engineering India Pvt. Ltd.
Schlumberger | Viacom 18 | Cotton Corporation of India
Reserve Bank of India | CIDCO Bhavan | Konkan Bhavan
Siemens Limited and many more**

SMART-SIZED OFFICES ON THE SION-PANVEL HIGHWAY ARE THE PERFECT DESTINATION FOR GROWING BUSINESSES

- Ready physical infrastructure with excellent connectivity by road, rail and sea.
- Located in the heart of a thriving commercial belt and a natural extension to the commercial hubs of Vashi & CBD Belapur.
- Excellent connectivity to the upcoming Navi Mumbai International Airport, Mumbai Trans-Harbour Link, Metro Line, Navi Mumbai Corporate Park (BKC-2) & SEZs in Kamothe and Taloja.
- Right at the key junction that connects the three cities of Mumbai, Pune and the upcoming NAINA city.
- The entire social infrastructure of Kharghar, with the Central Park, Kharghar Valley Golf Course, ISKCON Temple, top educational institutes & healthcare facilities are just minutes away.
- Easy access to the large workforce that stays in the prime residential neighbourhood of Kharghar.

#HighwayAdvantage

Office spaces located on the highway offer the most unique advantages compared to the ones situated in the interior areas of a city.



Destination for marquee developments

One Trade Centre (New York), World Finance Centre (Shanghai), Emirates Tower (Dubai) all marquee commercial developments around the world are located on the main highways.

Offers the best of connectivity

Being located along the highway, businesses are easily connected to the existing social & physical infrastructure of the city, with the added advantage of convenience for its employees.



Naturally command a premium

Highways are ideal for commercial developments, while internal areas are more suitable for residential offerings. Hence, office spaces situated on the highway will naturally command a premium compared to the ones that aren't.

An address for successful businesses

Be it for your customers or your key partners, successful businesses ensure that they showcase their brand in the best way possible and there is no better way to do so than to be situated at the best highway location.



Magnet for some of the top brands in the world

Top commercial establishments around the world, combined with the best location, always attract the best brands of the world. Ensuring that you always rub shoulders with the best like-minded brands around you.

Ideal destination for growing businesses

It is extremely critical for a growing company that all the factors related to business work in its favor. Location being the most important of them all and your office being on the highway clinches this to a large extent.



Limited in supply, high on demand

The road to growth is along the highways, hence the areas round it tend to get developed first. Owning a coveted piece of commercial real estate along the highway in an already developed city automatically makes it the most sought-after asset.

Gives the best returns on your investment

Office spaces along the highway are easier to rent & also enjoy higher appreciation when new infrastructure projects go live, which eventually provides the maximum advantage to the rising business.



CODENAME GOLDEN HIGHWAY: THE BEST THAT CITY HAS TO OFFER



- Imposing grey & gold glass elevation with a large compound
- 13-storey commercial complex
- Magnificent car drop-off area with separate entry & exit gates
- Air-conditioned entrance lobby with a grand reception & thoughtfully designed waiting area
- Finest fitments & finishes: Italian marble flooring, Italian marble & veneer finishes on walls in the entrance lobby, granite flooring in the floor lobby
- Magnificent car drop-off area next to an artificial water body
- Beautiful planters along the compound boundaries with lighting installations
- Designer lift lobby area & gold finish elevators
- Ample parking spaces with two levels of basement parking



AMENITIES THAT ARE NOT JUST LIMITED TO LARGE CORPORATES



- 18-seater boardroom with an LED TV
- Multi-purpose hall for hosting large events & parties
- Common cafeteria fully-serviced by an F&B partner
- Break-out zone, with open-to-air seating spaces
- Reprographic room with printing, scanning & photocopying facilities
- Roof-top meeting spaces
- Wi-Fi enabled ground floor

PROFESSIONAL FACILITIES MANAGEMENT SERVICES



- Front desk receptionist in the entrance lobby
- Concierge services for reservations & bookings
- Housekeeping services to keep the premises as good as new



MULTI-TIER SAFETY & SECURITY SYSTEMS

- Boom barriers at the entry & exit
- CCTV cameras in all common areas, including the elevators
- Access card-based entry & exit to the lift lobby area
- Emergency fire alarms
- Fire safety provisions



OFFICE SPACES SPECIALLY CRAFTED FOR GROWING BUSINESSES

- North-East facing, Vastu compliant offices
- Large double glazed glass that offer an abundance of natural light
- Wet-line across all offices with ready washroom & pantry
- Flexible spaces for businesses of all types & sizes
- Already operational, with like-minded businesses across various industries

NAVI MUMBAI'S MOST PROFITABLE REAL ESTATE OPPORTUNITY

Introducing Navi Mumbai's first commercial headquarters for growing businesses

Office spaces in Kharghar are all set to give exponential returns when the mega projects go live

Office spaces on highways naturally command a premium and are easy to lease



Your very own cash cow that earns 2X capital appreciation & 3X rental yields as compared to residential properties

Office spaces in Navi Mumbai are extremely limited in supply and very high in demand

Risk free investment opportunity with OC ready smart-sized offices



- The most trusted & reputed developers of Navi Mumbai.
- From the makers of **The Landmark** (Kharghar), **Mahaavir Icon** (CBD Belapur) and **Navi Mumbai International Trade Centre** (Kharghar)

To know more, please get in touch with your preferred real estate consultant.

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