

MahaRERA Registration No. P51700080277  
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FROM A SATELLITE CITY, TO THE HUB OF OPPORTUNITY.  
NAVI MUMBAI'S EVOLUTION, AND ITS RISE, CONTINUES.

REPRESENTATIONAL IMAGE





REPRESENTATIONAL IMAGE

With a new state-of-the-art international airport, a futuristic International Corporate Park, a new mini-city, world-class multi-modal connectivity, mega-infrastructure projects, Navi Mumbai is not only embracing the next stage of development, it is rapidly emerging at the forefront of MMR's growth story.

NAVI MUMBAI. WHERE OPPORTUNITY LIVES.

RANKED 3<sup>RD</sup>  
CLEANEST CITY IN INDIA.

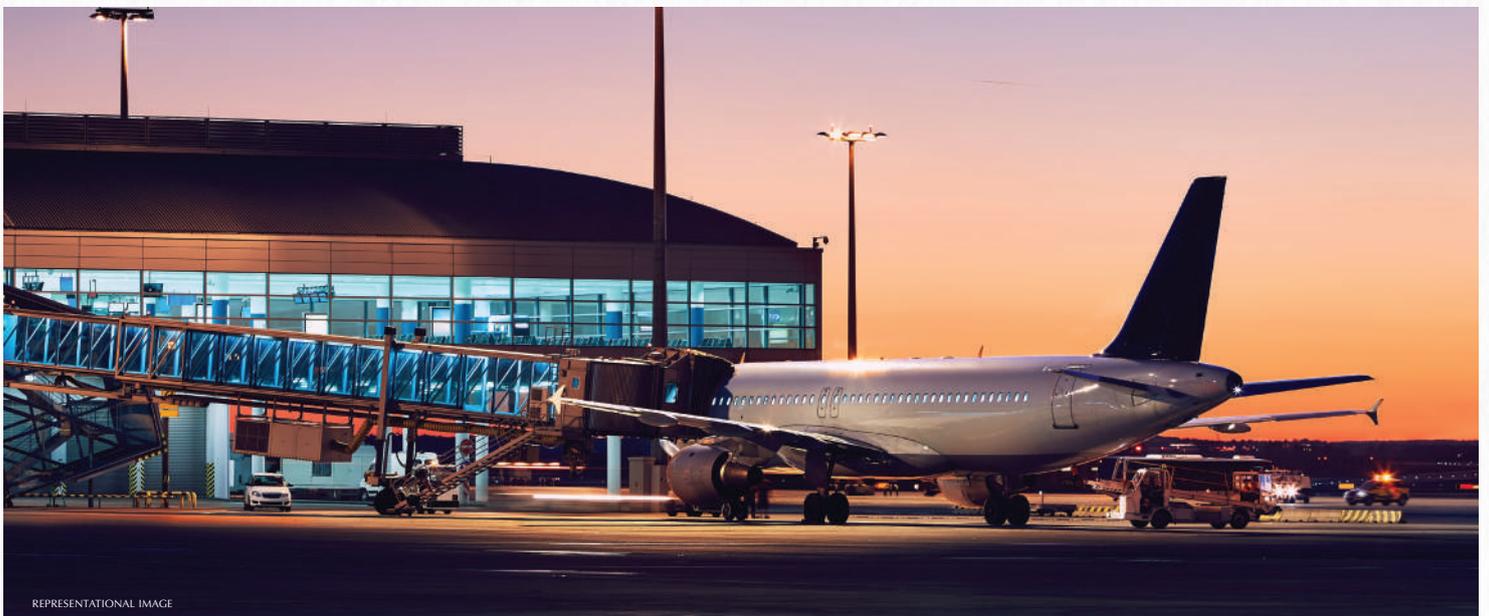
RANKED 4<sup>TH</sup>  
SAFEST CITY IN INDIA.

RANKED 3<sup>RD</sup>  
IN TERMS OF OVERALL  
QUALITY OF LIVING.

PREFERRED  
TALENT HUB  
FOR BFSI, TELECOM & MEDIA SECTORS.

BETTER COST OF LIVING INDEX

SOURCE: KPMG REPORT '24



REPRESENTATIONAL IMAGE

# INFRASTRUCTURE THAT DRIVES ECONOMIC GROWTH. MULTI-MODAL CONNECTIVITY THAT CATALYSES IT.

## PRESENT AND UPCOMING INFRA



### ATAL SETU (MTHL)

- A landmark 6-lane bridge across the Mumbai Bay
- Direct & speedy access to South Mumbai and the rest of Mumbai



### NAVI MUMBAI INTERNATIONAL AIRPORT (NMIA)

- A key contributor to Navi Mumbai's development as an economic hub
- Expected to create over 4 lakh jobs



### KHARGHAR-TURBHE LINK ROAD (KTLR)

- Travel time reduction from 40 mins to 10 mins
- Will decongest the Sion-Panvel Highway



### NAVI MUMBAI AEROCITY

- Spanning 270 hectares, adjacent to the airport
- Designed to directly benefit from NMIA's operations, offering enhanced access to air travel, logistics, and ancillary facilities



### OUTDOOR ENTERTAINMENT ARENA

- It will be modeled after iconic venues like Madison Square in New York, and the O2 Arena in London
- With a massive holding capacity of 40,000 people, it will host a wide range of events such as concerts, sports, theatre productions, and much more



### DISNEYLAND-INSPIRED AMUSEMENT PARK

- Expected to be India's largest of its kind, which will boost the tourism industry and contribute to economic growth
- Spanning 200 hectares it will feature amusement rides, hotels, and animation studios



### NAVI MUMBAI INTEGRATED INDUSTRIAL AREA (NMIIA)

- Spread across 5000 acres
- Aims to become the new IT & service sector hub of Maharashtra



### CENTRE OF EXCELLENCE

- FIFA compliant football stadium
- Will also host a golf course, a rugby stadium, and a shooting range



### INTERNATIONAL CORPORATE PARK (BKC 2.0)

- A thriving business hub like BKC, spread across 375 acres
- Located just 12 kms from the NMIA



### INTERNATIONAL EDUCITY

- A hub of international academia and research, providing global-standard higher education
- Designed to integrate 10-12 top-ranked international universities



### DATA CENTRE HUB

- MoUs worth \$20 billion signed to build data centres
- 60% of India's data centres are set to be created in Navi Mumbai. The city is also set to become a leader in AI

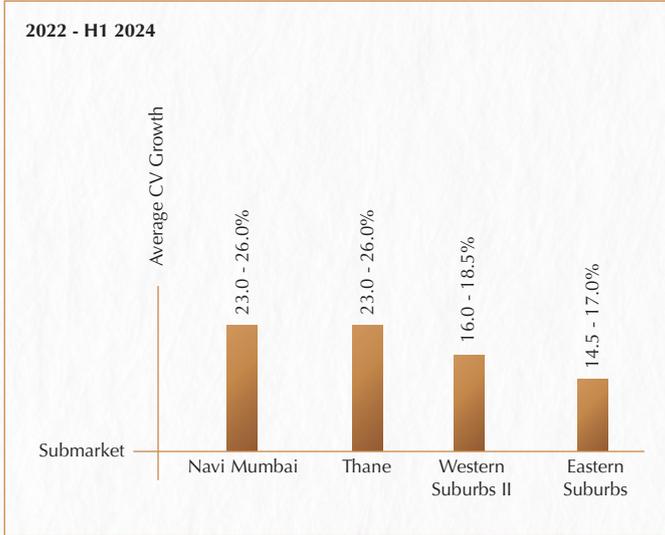


### GEMS & JEWELLERY PARK

- Located in Mahape, it is expected to bring an investment of ₹20,000 crore
- Direct & indirect job creation for 1 lakh people

STANDARD OF LIVING,  
RENTAL YIELD, CAPITAL APPRECIATION,  
AND GROWTH POTENTIAL.  
IN NAVI MUMBAI THINGS ARE ONLY  
GOING IN ONE DIRECTION: UPWARDS.

Navi Mumbai has experienced significant positive impacts from various infra developments that are completed, and many more in the under-construction phase. From airport to road connectivity to various SEZs & data centres. This has contributed to its emergence as a leading residential market. The average capital values have seen positive appreciation along with the rental values.



SOURCE: JLL RESEARCH

AVERAGE CAPITAL VALUES

IN NAVI MUMBAI

ROSE THE HIGHEST BY UP TO **29%** YoY.

AND RENTAL VALUES

ROSE THE HIGHEST BY **5%** YoY.

CAPITAL VALUES	SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (INR/SF)	QOQ CHANGE	YOY CHANGE	SHORT TERM OUTLOOK
	EASTERN SUBURBS	15,000 - 30,000	7%	11%	↗
	WESTERN SUBURBS	15,000 - 32,000	11%	13%	↗
	THANE	10,000 - 20,000	13%	23%	↗
	NAVI MUMBAI	8,000 - 21,000	18%	29%	↗

AS OF Q4 2024

RENTAL VALUES	SUBMARKET	AVERAGE QUOTED CAPITAL VALUE (INR/MONTH)	QOQ CHANGE	YOY CHANGE	SHORT TERM OUTLOOK
	EASTERN SUBURBS	24,000 - 91,000	0%	1%	—
	WESTERN SUBURBS	26,000 - 104,000	0%	1%	—
	THANE	19,000 - 36,000	0%	2%	—
	NAVI MUMBAI	15,000 - 65,000	3%	5%	↗

SOURCE: MARKET BEAT MUMBAI RESIDENTIAL Q4 2024 BY CUSHMAN & WAKEFIELD

AS OF Q4 2024

# WE ARE THE K RAHEJA CORP. OTHERWISE KNOWN AS THE REAL CHANGEMAKERS.



ACTUAL IMAGE

Introduced Navi Mumbai to large, modern office spaces with Mindspace, Juinagar, and Gigaplex, Airoli.

- Presence in 6+ tier 1 cities
- 50 million+ sq. ft. leasable area
- 225+ marquee clients



Creators of Four Points by Sheraton in Navi Mumbai.

- 11 hotels and brands
- Presence in 8 cities
- 3300+ room keys



Created Navi Mumbai's ultimate shopping experience in Vashi.

- Presence across 3 states



Introduced Navi Mumbai to international style shopping.

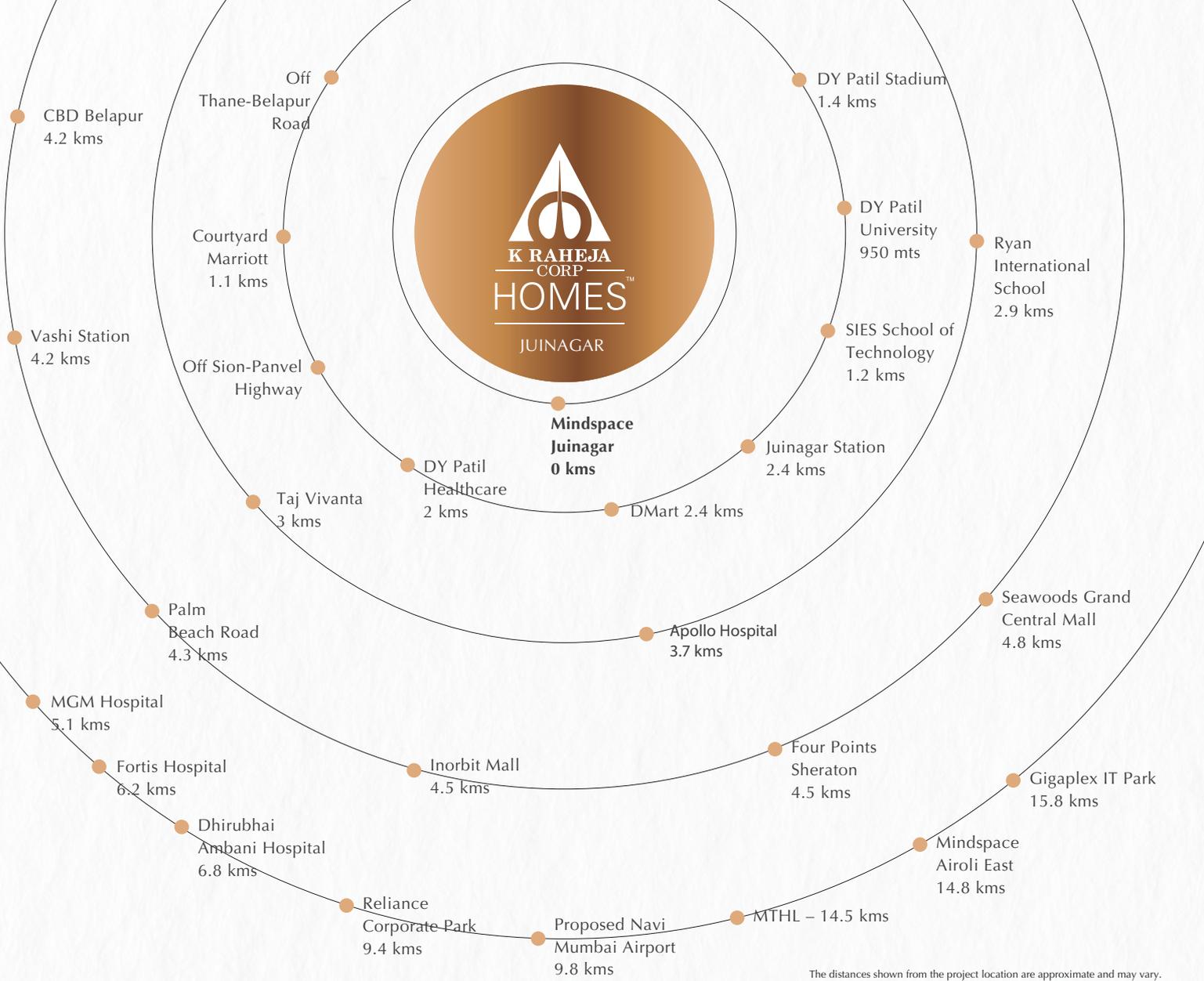
- 233 retail stores across 56 cities
- Home to high-end brands



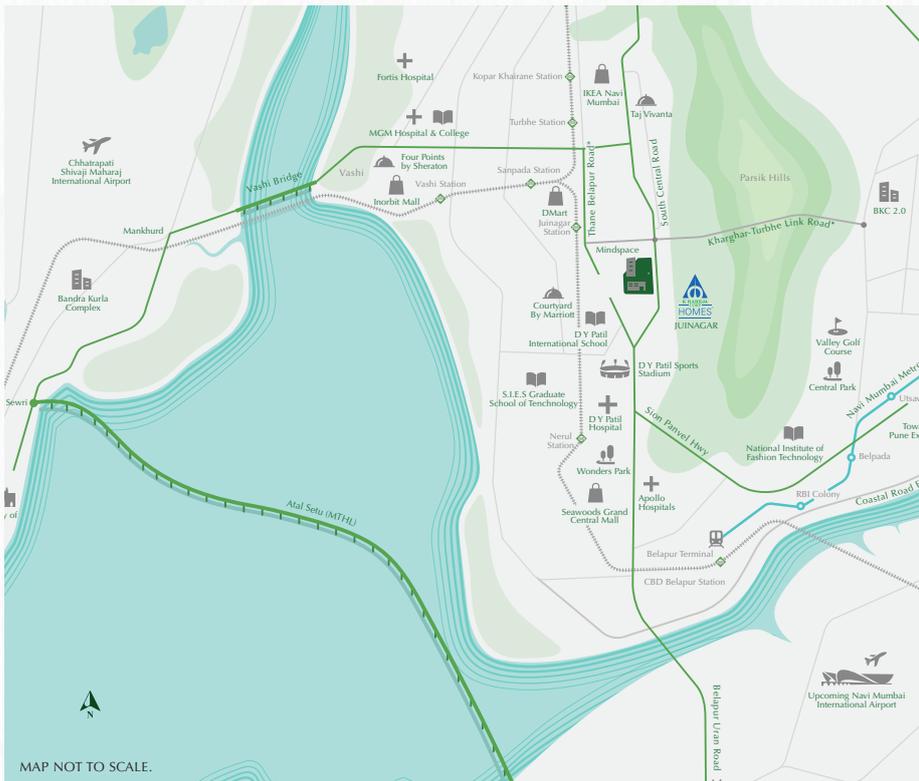
EXPERTISE OF OVER **4** DECADES

PRESENCE IN MUMBAI, PUNE, HYDERABAD, GOA & BENGALURU

**8500+** HAPPY FAMILIES



## LOCATION HIGHLIGHTS



The references of locations/landmarks are as on date and may be subject to change. The Promoter makes no representation regarding the existence/continuity of existence of any locations/landmarks shown above as the Promoter has no control over the same.

- Proximity to 6-lane roadways connecting major destinations: Thane-Belapur Road, Sion-Panvel Highway, Vashi-Turbhe Road, Shilphata-Mhape Road and Mumbai-Pune Expressway
- Well connected by a robust rail network, with the important rail hubs of Juinagar, Nerul, and Vashi in close proximity
- Major economic centers of Vashi, CBD Belapur, Airoli, Ghansoli, Mahape and Panvel nearby
- The Atal Setu has reduced travel time from Navi Mumbai to South Mumbai to 20 mins
- Located an hour away from South Mumbai via the Eastern Expressway
- Major infrastructural upgrades like the Navi Mumbai International Airport and Navi Mumbai Integrated Industrial Area (NMIIA) are underway



A GREAT RESIDENTIAL HUB IS DEFINED  
BY CERTAIN QUALITIES.  
JUNAGAR POSSESSES THEM ALL.

• **STRATEGIC LOCATION & ACCESSIBILITY**

Quick access via Sion-Panvel Highway to CBD Belapur, Turbhe, Airoli, Ghansoli and upcoming hubs like the BKC 2 (Kharghar), Navi Mumbai SEZ

• **LONG TERM GROWTH**

Major infrastructure projects including NMIA are set to elevate real estate prices, making Junagar a prime area for investment

• **HIGH APPRECIATION POTENTIAL**

Potential for price appreciation offers higher ROI and rental yields

• **ATTRACTIVE RESIDENTIAL CHOICE**

A quiet, decongested, and peaceful location, with impeccable connectivity makes it an ideal residential hub

• **UNMATCHED CONVENIENCE**

Close proximity to Inorbit Mall, D-mart, IKEA, DY Patil Stadium, Apollo Hospital, and world-class schools and education hubs



**K RAHEJA CORP HOMES. A NAME THAT MAKES  
THIS INVESTMENT OPPORTUNITY,  
EVEN MORE COMPELLING.**

1

K Raheja Corp - The real change makers in Navi Mumbai: An opportunity to build an asset with India's most trusted real estate brand "K Raheja Corp Homes".

4

A self-contained community with all aspects of life within: Live-Work-Learn-Play.

2

Pioneers in creating & sustaining large mixed-use developments.

5

Superior unit sizes and world-class privileges. Attractive price range with exclusive pre-launch benefits and choicest inventory available.

3

Proven track record of better price appreciation than the market and higher growth prospects. Higher price appreciation making it a rental hotspot.

6

Construction already commenced at site. A track record of on-time delivery.

- A fully integrated community offering holistic living: Live-Work-Learn-Play
- Mindspace Juinagar part of the same ecosystem
- 70% of the area dedicated to open spaces
- Spacious 2 & 3 bed residences
- Surrounded by the Parsik Hills and the Central Greens
- A plethora of lifestyle amenities
- Applied for pre-certified IGBC Gold

# LIVE. WORK. LEARN. PLAY.

## OUTDOOR AMENITIES

- OUTDOOR FITNESS AREA
- OPEN COMMUNITY LAWNS
- ADVENTURE NOOK FOR KIDS
- TODDLERS' PLAY AREA
- CHILDREN'S PLAY AREA
- TRANQUIL PATHWAYS & JOGGING TRACK
- BARBECUE CORNER
- URBAN FARMING ZONES
- ROCK CLIMBING
- SEATING ALCOVE
- ELDERS' CORNER
- COURTYARD GREENS
- PET STROLL



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

## A THOUGHTFULLY CURATED WORLD.

### APARTMENTS

- Well-designed residences with minimal wastage
- 4 ft. wide sundecks in select apartments
- Cross ventilation in all master bedrooms
- Separate cupboard niche in every bedroom
- L-shaped window in select bedrooms to maximise views
- Full-height windows inviting fresh air and natural light

### SAFETY & SECURITY

- CCTV cameras in the common areas
- Video door phone

### SUSTAINABILITY

- Electric charging facilities for vehicles
- Provision for solar panels for renewable energy
- Rainwater harvesting
- Efficient water fixtures
- Segregation of waste and recycling
- Naturally day-lit apartments

### PROJECT PARTNERS

- Planning architect - RSP Design Consultants Pvt. Ltd.
- Landscape architect - Sitetectonix Private Limited

MahaRERA Registration No: P51700080277 | Sales office - K Raheja Corp Homes, Plot No Gen 2/1/F, Mindspace Business Park, Juinagar, Navi Mumbai - 400706.  
Corporate office address - Raheja Tower, Block G, Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 | Website address - [www.krahejacorphomes.com](http://www.krahejacorphomes.com)

Raheja Jade City is being developed by the Promoter - Newfound Properties and Leasing Private Limited as part of Master Layout being developed on land admeasuring 2,22,591.98 sq. mtrs. ("Layout Land"). Presently, Tower 11 is registered with MahaRERA under the project name "T11 Raheja Jade City" bearing Registration No. P51700080277 ("Project"), the details whereof are available on the website <https://maharera.mahaonline.gov.in/> under registered projects. Raheja Jade City is a layout development and shall be constructed in phases, in the manner as stated in the proforma agreement for sub-lease. The images depicted are either actual or indicative images for illustration only. The references of locations/landmarks are as on date and may be subject to change, and the Promoter makes no representation regarding the existence/continuity of existence of the same. The common amenities and facilities showcased are indicative images of the common amenities and facilities proposed to be provided for Raheja Jade City, at the time of its completion. The dimensions mentioned on the floor plans are as per the plans presently approved/sanctioned by MIDC (the Promoter reserves the right to amend/revise the same in accordance with applicable laws, subject to final approval of MIDC/concerned authorities and as stated in the proforma agreement for sub-lease uploaded on the website). The furniture, fixtures, fittings, electronic goods, and other features depicted in the images showcasing the flats/units (save and except the fixtures, fittings and features agreed to be provided under the registered Agreement to Sub-Lease) are indicative and for illustrative purposes only and do not form part of the standard offering. The render for internal spaces is only to serve as an example of the suggested space management and possible utilization of space. List of standard offerings, specifications of the buildings and flats/units, amenities and facilities and other details of the Project are available for verification at site. Intending purchasers are requested to verify all details and wherever required seek appropriate legal, financial and technical advice, before acting in any manner with respect to project Raheja Jade City.

