

ELEVA
BY
HIRANANDANI

IN PARTNERSHIP WITH



SENSATION
CAPITAL



FORTUNE
GROUP

PRESENTS
THE LARGEST AND FIRST
WATERFRONT PLOTTED DEVELOPMENT

AT KARJAT

ELEVA
BY
HIRANANDANI

|| WHEN
HIRANANDANI
ARRIVES,
VALUE
FOLLOWS. ||

Powai. Thane. Panvel. Chennai.
Every time the Hiranandani name has entered a
micro-market, it has elevated the address around it,
turning a suburb into a destination.

HIRANANDANI IS NOW BRINGING ANOTHER
FULFILLING OPPORTUNITY IN KARJAT WITH ITS
FIRST-EVER PLOTTED DEVELOPMENT PROJECT IN MMR
UNDER ELEVA BY HIRANANDANI BRAND,
WHEREIN IT WILL SERVE AS A PROJECT MANAGEMENT
CONSULTANT FOR THE ENTIRE PROJECT.



|| SOME INVESTMENTS
ARE MADE FOR RETURNS.

A RARE FEW
ARE MADE
FOR A LIFE! ||

**WHERE THE RIVER MEETS THE RANGES
AND LAND BECOMES LEGACY.**

You've just seen who's building next door.
But long before any big name arrived, Karjat itself was already the story,
where Mumbai's skyline gives way to the Sahyadris.

THIS IS A FIRST LOOK AT A LAND OPPORTUNITY
TAKING SHAPE ON THAT SAME STRETCH OF RIVER.



NATURE-FIRST
ADDRESS



WATERFRONT
RARITY



LAND-BACKED
APPRECIATION

KARJAT

75 MINS
DRIVE FROM SOBO

2 HILL FORTS & A HILL STATION
ON ITS DOORSTEP



THE ADDRESS MUMBAI ESCAPES TO

Cradled by the Sahyadris and laced by the Ulhas river, Karjat has been Mumbai's weekend refuge for a century.

Every direction out of it leads somewhere worth walking to misty ghats, hill forts, working forest, village farmland. Not a backdrop. The everyday view.

THE LANDSCAPE KARJAT SITS INSIDE

MONSOON WATERFALLS

KATOLDHAR, BHIVPURI & ZENITH FALLS,
MINUTES FROM TOWN

LIVING BIODIVERSITY

KARNALA BIRD SANCTUARY,
ULHAS VALLEY BIRDING TRAILS, NATIVE FLORA,
A WESTERN GHATS MICRO-CLIMATE

MATHERAN NEARBY

INDIA'S SMALLEST HILL STATION,
AUTO-FREE, A SHORT DRIVE UP

HILL FORTS

SURROUNDED BY KALAVANTIN DURG,
PRABALGAD & PEB FORT

WORKING FOREST COVER

HILLSIDES STILL UNDER REAL TREE COVER,
NOT LANDSCAPED

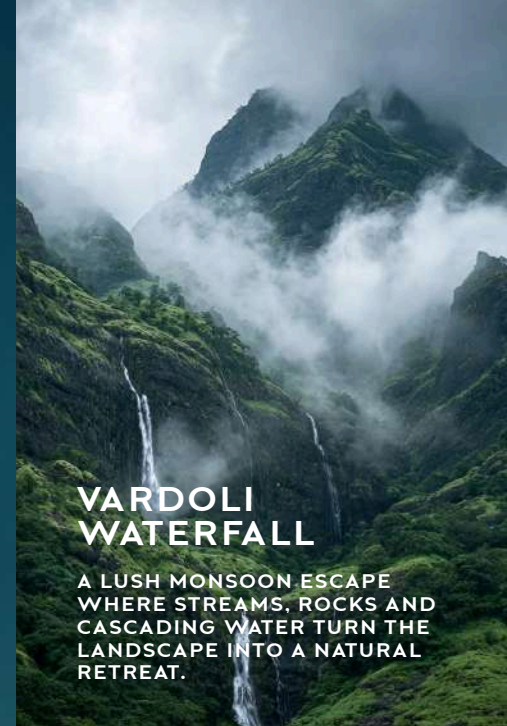
VILLAGE FARMLAND

PADDY FIELDS AND RURAL LIFE AT THE DOORSTEP,
UNCHANGED FOR GENERATIONS

|| THE WEEKEND BEGINS WHERE KARJAT ENDS. ||

With Karjat as your starting point, every weekend opens up a new way to step away — to explore, unwind and experience the Western Ghats at your own pace.

VARDOLI WATERFALL	~5 KM	15 MIN
PADAGHE DAM	~25 KM	45 MIN
KARNALA BIRD SANCTUARY & FORT	~45 KM	60 MIN
KALAVANTIN DURG	~35 KM	60 MIN
IRSHALGAD	~25 KM	45 MIN
MATHERAN	~25 KM	45 MIN
KONDANA CAVES	~10 KM	20 MIN



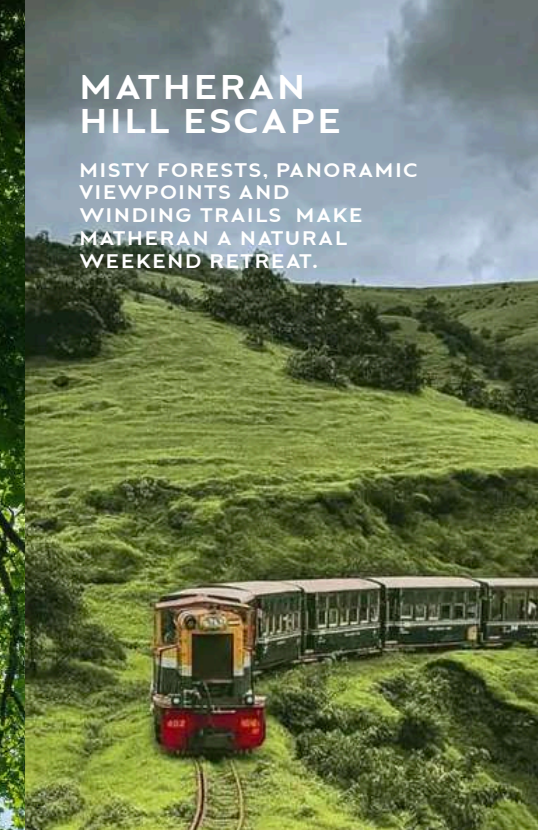
VARDOLI WATERFALL

A LUSH MONSOON ESCAPE WHERE STREAMS, ROCKS AND CASCADING WATER TURN THE LANDSCAPE INTO A NATURAL RETREAT.



KARNALA BIRD SANCTUARY

A PROTECTED GREEN HAVEN KNOWN FOR ITS RICH BIRDLIFE, FOREST TRAILS AND THE HISTORIC KARNALA FORT.



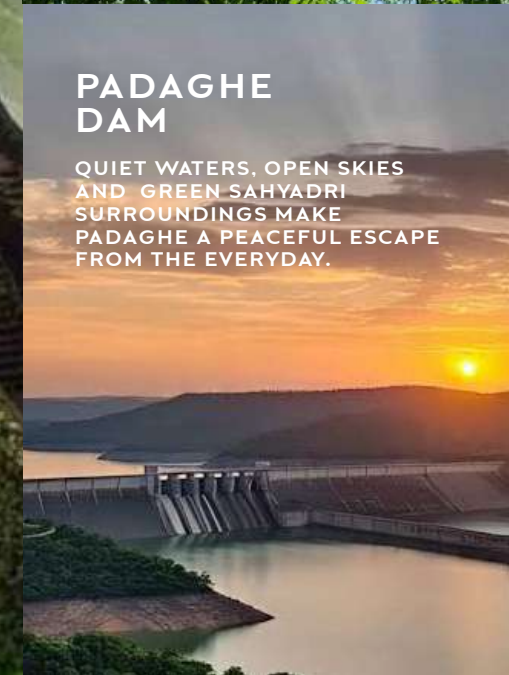
MATHERAN HILL ESCAPE

MISTY FORESTS, PANORAMIC VIEWPOINTS AND WINDING TRAILS MAKE MATHERAN A NATURAL WEEKEND RETREAT.



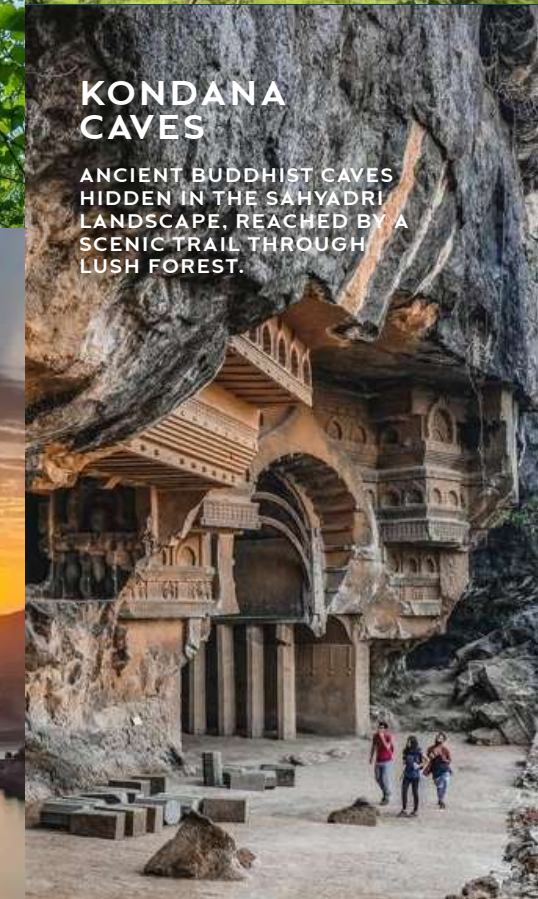
TREK THE FORTS

FROM FOREST PATHS TO HILLTOP FORTS, KARJAT'S SURROUNDING SAHYADRI OFFER TRAILS FOR THOSE WHO LIKE THEIR WEEKENDS WITH A LITTLE ADVENTURE.



PADAGHE DAM

QUIET WATERS, OPEN SKIES AND GREEN SAHYADRI SURROUNDINGS MAKE PADAGHE A PEACEFUL ESCAPE FROM THE EVERYDAY.



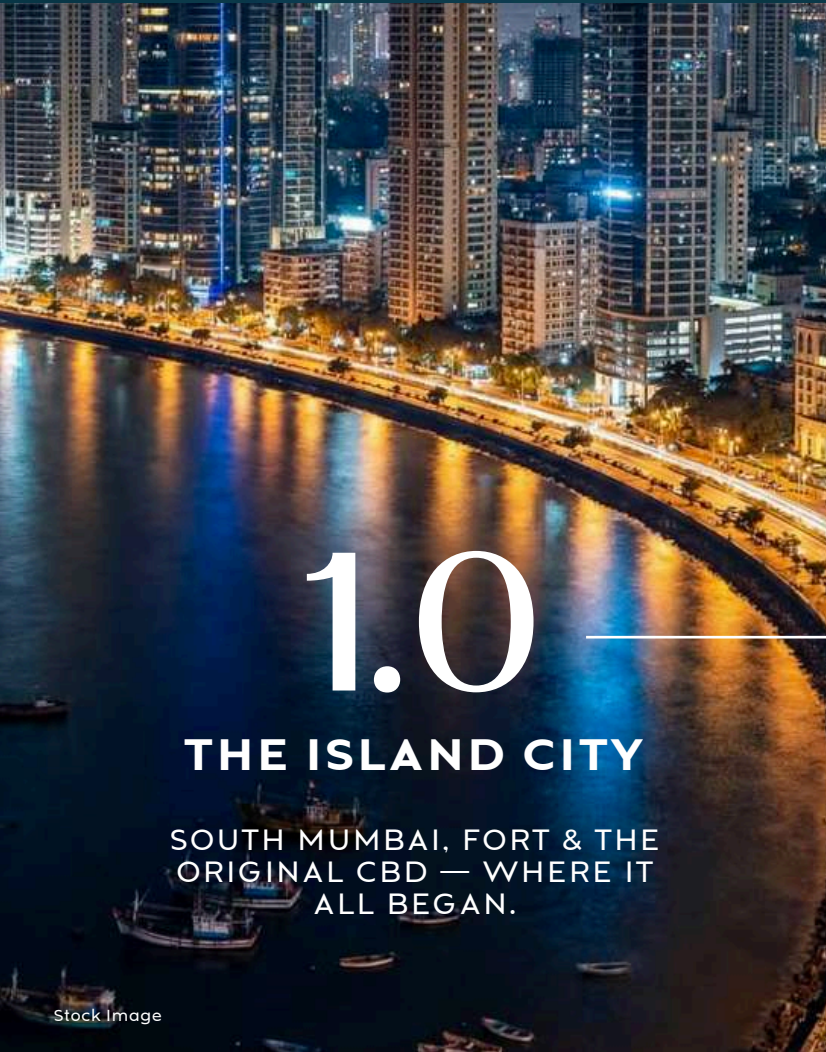
KONDANA CAVES

ANCIENT BUDDHIST CAVES HIDDEN IN THE SAHYADRI LANDSCAPE, REACHED BY A SCENIC TRAIL THROUGH LUSH FOREST.

EVERY ERA OF MUMBAI HAD AN ADDRESS.

Industry voices are already calling the Panvel-Karjat belt “Mumbai 3.0”, the region’s next growth ring, following the same pattern that turned South Mumbai’s overflow into Powai, Thane and Navi Mumbai.

THIS IS THE NEXT ONE

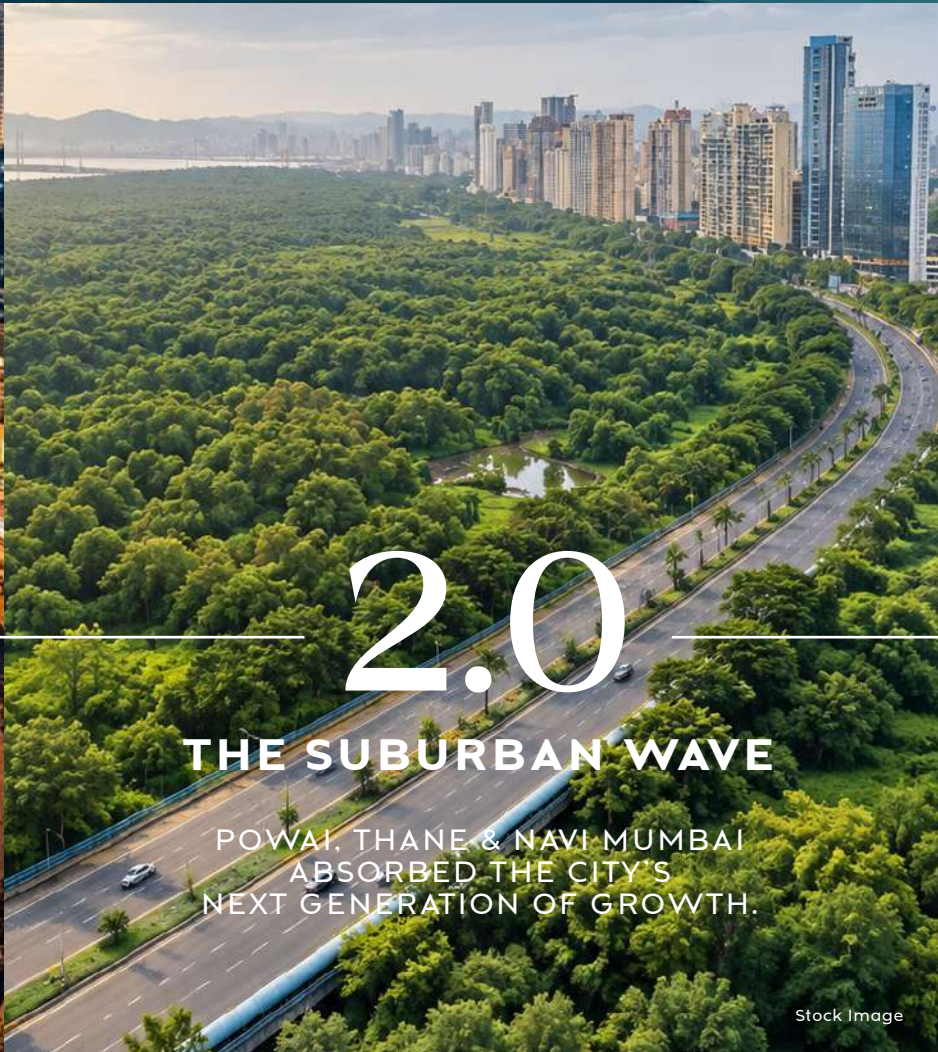


1.0

THE ISLAND CITY

SOUTH MUMBAI, FORT & THE ORIGINAL CBD — WHERE IT ALL BEGAN.

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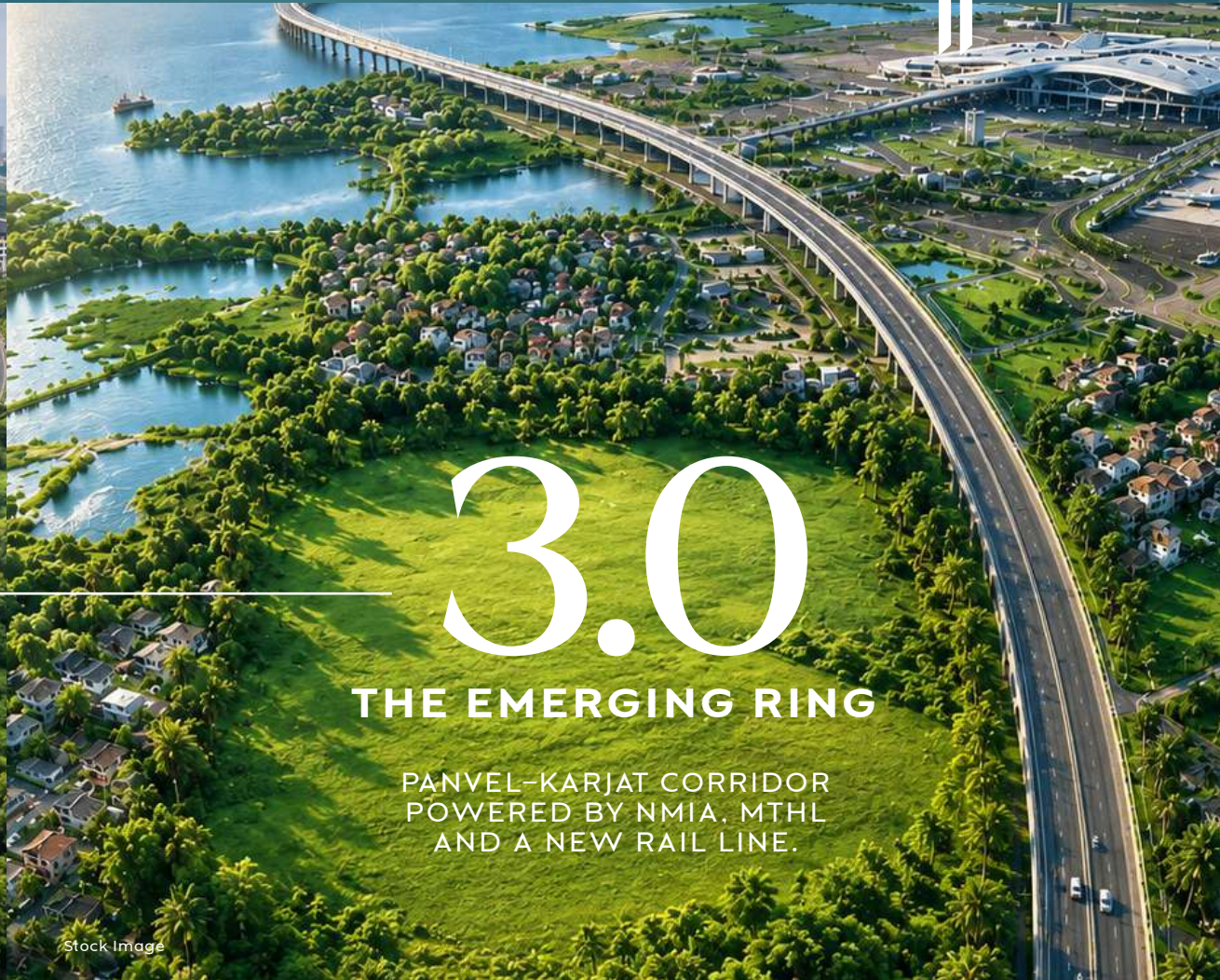


2.0

THE SUBURBAN WAVE

POWAI, THANE & NAVI MUMBAI ABSORBED THE CITY'S NEXT GENERATION OF GROWTH.

Stock Image



3.0

THE EMERGING RING

PANVEL-KARJAT CORRIDOR POWERED BY NMIA, MTHL AND A NEW RAIL LINE.

Stock Image

KARJAT

ISN'T FAR.
IT'S JUST LESS
FAMILIAR.

Today, Karjat is already in the Virar–Panvel travel-time band. Once the Panvel–Karjat rail corridor goes live, it moves closer still.

Stock Image



CLOSER THAN YOU THINK!

NAVI MUMBAI INTL. AIRPORT

NOW OPERATIONAL,
SHORT DRIVE AWAY

MUMBAI TRANS-HARBOUR LINK

ALREADY REDRAWING
SOUTH MUMBAI'S REACH
TO THE EASTERN BELT

PANVEL–KARJAT RAIL CORRIDOR

~30 KM SUBURBAN
LINE UNDER MUTP-III,
NEARING COMPLETION

FOUR-LANING OF SH-38 & SH-54

CHOWK–KARJAT
HIGHWAYS WIDENING,
CUTTING DRIVE TIME

Stock Image

KARJAT
68 KM / 75 MINS

NAVI MUMBAI
INTL. AIRPORT

THANE
35 KM / 62 MINS

BORIVALI
35 KM / 68 MINS

SO-BO

KALYAN
55 KM / 98 MINS

PANVEL
43 KM / 63 MINS

VIRAR
65 KM / 120 MINS

APPROXIMATE TIME CALCULATED BASES GOOGLE MAPS AND PEAK HOURS

THE EVERYDAY
DIFFERENCE

BREATHE
FIRST.
INVEST
SECOND.

Mumbai's air spends much of the year in the 'moderate to poor' range on the national index. Karjat, wrapped in hill forest and farmland with little heavy industry, routinely reads 'good to satisfactory' — a tangible, felt difference the moment you step in.

MUMBAI

~110

MODERATE TO POOR
(SEASONAL)

KARJAT

~40

GOOD

|| LAND IS THE ONE ASSET THAT ISN'T MANUFACTURED. ||

No depreciation. No maintenance.
It simply appreciates with the region around
it and Karjat is no different.



A TANGIBLE,
TITLE-BACKED ASSET
YOU CAN SEE,
WALK AND HAND DOWN



FREEDOM TO BUILD
ON YOUR
OWN TIMELINE,
YOUR OWN DESIGN



HIRANANDANI +
MUMBAI 3.0 INFRASTRUCTURE +
KARJAT =

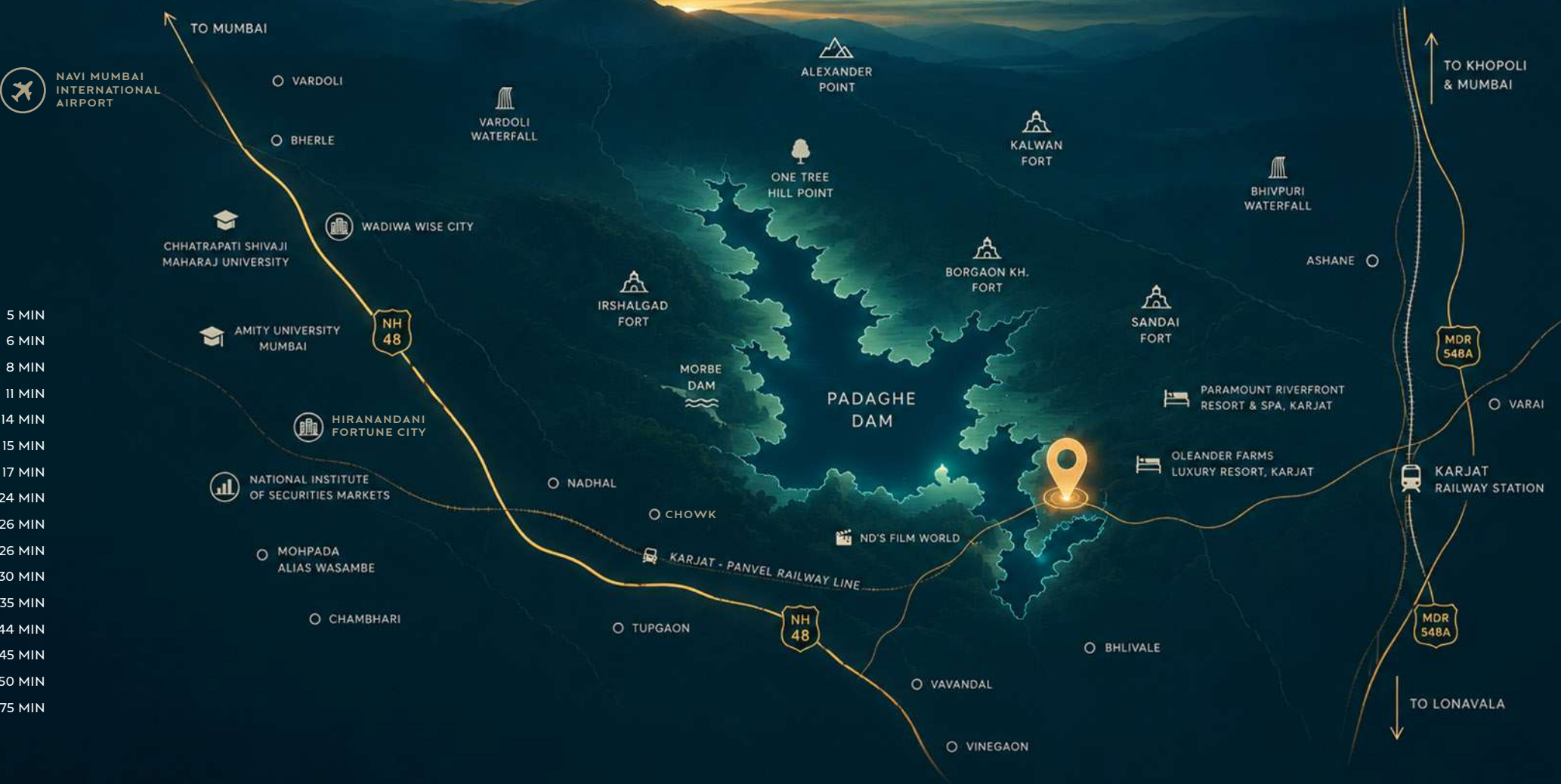
EXCEPTIONAL GROWTH

BREATHE IN. BELONG HERE.

EVERYTHING WORTH REACHING, ALREADY WITHIN REACH.

Forts, falls, farmland and a railway station the site sits inside its own neighbourhood of landmarks.

MORBE DAM / RESERVOIR	1.6 KM	5 MIN
ND'S FILM WORLD	3 KM	6 MIN
CHOWK	3.6 KM	8 MIN
CHOWK RAILWAY STATION	5.1 KM	11 MIN
KARJAT RAILWAY STATION	5.8 KM	14 MIN
KARJAT TOWN	7.5 KM	15 MIN
HIRANANDANI FORTUNE CITY, PANVEL	9.8 KM	17 MIN
CHHATRAPATI SHIVAJI MAHARAJ UNIVERSITY	15 KM	24 MIN
NATIONAL INSTITUTE OF SECURITIES MARKETS	14 KM	26 MIN
MUMBAI-PUNE EXPRESSWAY	17 KM	26 MIN
KHOPOLI	20 KM	30 MIN
AMITY UNIVERSITY	20 KM	35 MIN
PANVEL	24 KM	44 MIN
NAVI MUMBAI INTERNATIONAL AIRPORT	36 KM	45 MIN
MATHERAN	25.5 KM	50 MIN
SOBO - COLABA	68 KM	75 MIN



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ELEVA BY HIRANANDANI

IN PARTNERSHIP WITH



SENSATION
CAPITAL



FORTUNE
GROUP

POWERED BY **ARBOUR**

Eleva by Hiranandani is the project management consultant for 'Svaasa', registered under MahaRERA bearing RERA Number PP1270002600567.
The project is being developed by Sensation Fortune Varalakshmi Pvt Ltd in joint collaboration.
The project is approved by major financial institutions.