

THE SELECT at the sanctuary

ORIGIN CHAPTER



A COLLECTION OF LIMITED EDITION
LUXURY VILLA ESTATES

-by

HOUSE
- of LOKHANDWALA
KAIZER







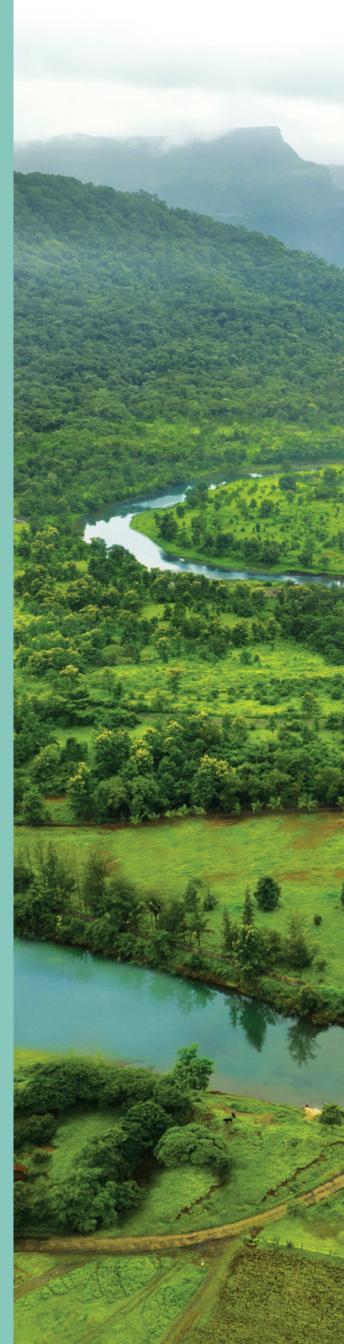
SANCTUARY OF OPULENCE & TRANQUILITY

Nestled amidst the serene landscapes of Karjat, just a stone's throw from the bustling metropolis of Mumbai, the House of Lokhandwala Kaizer proudly presents an extraordinary real estate development spanning 105 acres of prime land. Our vision is to create a haven of unparalleled luxury and serenity, where distinguished individuals and their loved ones can experience the epitome of refined living. Crafted with meticulous attention to detail, our limited-edition luxury villa estates offer a harmonious blend of modern elegance and timeless charm. Immerse yourself in the breathtaking beauty of the surrounding nature while enjoying the convenience and accessibility of world-class amenities and seamless connectivity.

NWIND, REJUVENATE, AND RECONNECT WITH NATURE

At the House of Lokhandwala Kaizer, we believe that luxury is not merely about material possessions but about creating an enriching lifestyle experience. **The Select** is a sanctuary where you can unwind, rejuvenate, and reconnect with nature. Immerse yourself in the calm of a private lake, wander through the vibrant beauty of landscaped gardens, or savour the peace and privacy of your own estate.

Our commitment to excellence extends beyond the physical structures. We have meticulously curated a range of **state-of-the-art amenities** tailored to the discerning tastes of our residents. From a cutting-edge fitness centre and luxurious spa to multiple sports facilities and property management concierge, every aspect of your lifestyle is thoughtfully catered to.







The House of Lokhandwala Kaizer, imagined by Mr. Ammar K Lokhandwala, a third generation entrepreneur from a distinguished real estate family, is a tribute to his father, the Late Shri Kaizer Lokhandwala's vision of making land ownership a seamless and hassle free experience.





KAIZER T. LOKHANDWALA

Our Promoter Emeritus, Late Shri Kaizer Lokhandwala, was one of the most decorated personalities in the Indian real estate industry. He pioneered new-age redevelopment & played a vital role in modelling renowned landmarks in the real estate & hospitality sector. His intellect guided Greenfield Redevelopment Projects to become the industry standard in Mumbai. He was influential in introducing modern foreign architecture & urban planning potential in large-scale developments in Mumbai. He had immense experience negotiating high-value disinvestments and incomparable liaising capabilities that helped improve housing potential in strategically located land banks. His foresight and far-sightedness placed him in a distinguished league of the Indian real estate society. His vision is the cornerstone of the values & principles that we are founded on.

AMMAR K. LOKHANDWALA

Ammar Lokhandwala, son of Late Shri Kaizer Lokhandwala, is the driving force behind **The Select** in Karjat. Inspired by his father's relentless dedication and guidance, Ammar is committed to positioning real estate as a prime investment asset. A gold medalist from the esteemed NMIMS, he combines academic excellence with hands-on expertise, bringing a fresh perspective to the industry. From a young age, Ammar's sharp design sensibility has influenced the architecture and aesthetic of notable family projects. Over the past decade, he has adeptly steered through the complexities of real estate—from land acquisition to strategic investments—while nurturing a passion for law that deepens his grasp of the sector's intricacies.

Backed by the Lacewala family—a storied lineage with roots across India, and presence in UAE & Indonesia—the custodians of legacy ventures such as Sosyo- India's homegrown Soft drink brand, among others—The Select draws from a heritage of quiet influence to craft an address for the modern elite.





India's booming economy and growing urbanisation are driving a strong demand for land, making it a lucrative investment opportunity. The country's low tax rates on real estate investments introduced in the recent budget and the potential for high returns make land parcels a particularly attractive asset class. Unlike other investments, land is a tangible asset that cannot be depreciated or destroyed, ensuring its value over time. Moreover, the limited supply of land, especially in prime locations, further contributes to its appreciation potential. Plotted residential development represents a relatively new asset class in India, offering investors a more accessible entry point into land ownership with an added assurance of clean title ownership and the chance to capitalise on early-stage growth. As city limits expand and more people migrate to cities, the demand for housing increases, and plotted land parcels can be developed into valuable residential projects, generating significant returns in the long term. Additionally, the long-term nature of land investments allows for steady growth and can provide a hedge against inflation and market volatility. In this context, plotted developments offer a unique blend of accessibility, safety, and long-term value. They allow investors to tap into the generational returns of land ownership while providing the flexibility to develop according to personal needs and the opportunity to make passive high rental yield income in the form of vacation/ short stay rentals and the ability maximise absolute gains as the area urbanises and becomes a part of the larger aggregate metropolitan region. As urbanisation becomes more deliberate and the availability of developable land decreases, plotted developments are emerging as a key asset class for those looking to secure lasting wealth in a sustainable manner.

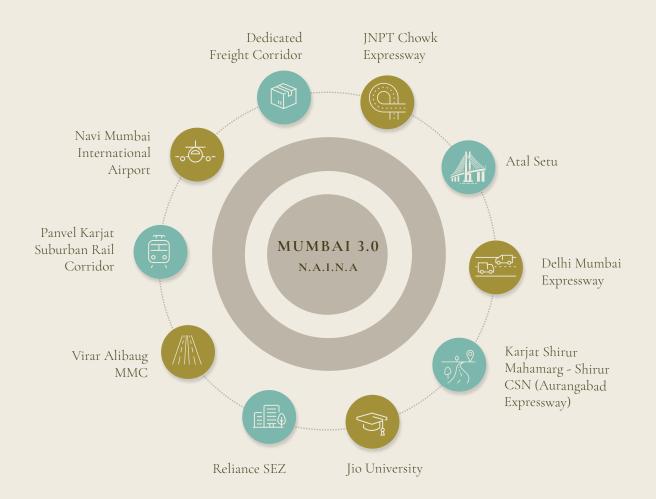
At The Select, we offer estates upwards of 10,000 sqft. at competitive prices strategically located, on the edge of MMR & Mumbai 3.0 in Karjat with high potential for return on your investment

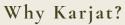
Why Invest in Land?



The Importance of Mumbai 3.0?

The development of a new satellite city, Mumbai 3.0, is planned in the region around Panvel and Karjat. The Navi Mumbai Airport influence notified area (NAINA) is being developed as a mixed-use township, including residential, commercial, and industrial zones.







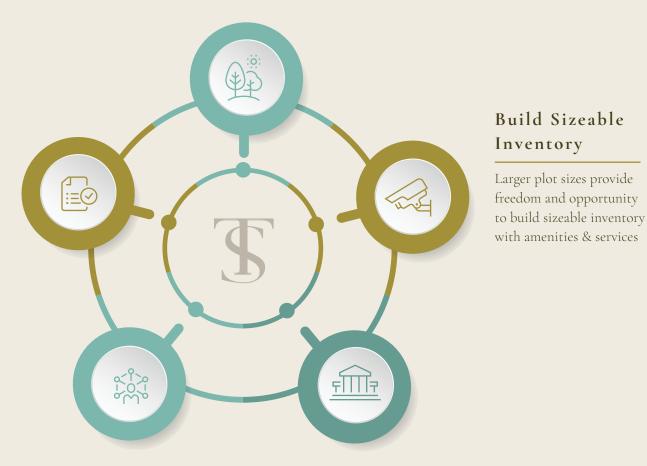
Why do larger plot sizes matter?

Large Plots at Modest Rates

The Select offers large plot sizes at modest rates per sq ft rather than offering small plot sizes at higher rates per sqft. We sell estates, not extras.

No Planning Constraints

Large plot sizes allow efficient planning in terms of height, FSI utilisation and open spaces

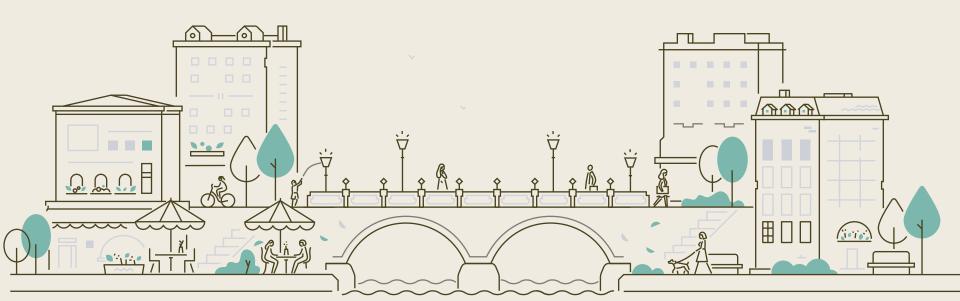


Branded Partnerships

A branded developer generally looks for larger plot sizes and higher FSI potential to partner with

Multiple Purposes

Large plot sizes can be utilised for institutional / commercial purposes once city limits expand and relevant permissions are achieved



How can you enhance your investment at The Select?

	Action	Investment	Return Potential
YEAR ONE			
Buy A Plot	Purchase a plot at "The Select at the Sanctuary"	40% of Land Value	Land value appreciates based on market trends and development progress
YEAR TWO TO THREE			
Build A Villa	Finalise your investment, conclude the possession of the plot and beautify it in tandem with the Project Management Office at The Select	Clear the remainder of Land value paid quarterly and take the possession of the Plot	By the end of Year Three, most of the Development outlined for Mumbai 3.0 and it's adjoining areas is ready which must add significant value to the property, enhancing it's market worth
YEAR SEVEN TO TEN			
Build A Structure For Maximum Returns	In tandem with The House of Lokhandwala Kaizer or any other developer, construct a larger structure targeted at the Real Estate (Residential), Education or Hospitality (Resort) sectors	Maximise returns by leveraging the increased property value and fsi	Sale of the enhanced property could yield a substantial return, our estimates show Us 5x to 9x returns if the structure is targeted at the Real Estate (Residential), Education or Hospitality (Resort) sectors

By following this 10-year plan, you position yourself for:

- 1. Early investment growth: through plot appreciation and villa construction.
- **2. Income generation**: via villa rentals, offsetting initial investments.
- 3. Maximised long-term return: with a strategic redevelopment, leveraging FSI for a high-value resale.

This plan provides a comprehensive approach to enhancing your investment with increasing returns at each phase, culminating in a high-value exit.





Karjat, a picturesque town in Maharashtra, has emerged as Mumbai Metropolitan Regions most promising destination for real estate investment. The location of 'The Select' offers a unique blend of pristine landscape and quick accessibility to the City.







Dramatic 270° view of the Bhimashankar mountain range



Spectacular sights such as reverse waterfalls during the monsoon



The Bhimashankar Wildlife Sanctuary is nearby



On the periphery of the newly defined Mumbai Metropolitan Region



Quick access to Mumbai via Atul Setu, Old Mumbai Pune Highway, and NH 548A Upcoming: Karjat Shirur 4-lane Highway, Delhi Mumbai Expressway-JNPT spur, JNPT Chowk Expressway, Samruddhi Mahamarg, Virar Alibaug Multimodal Corridor, and Kalyan Latur Expressway

Chhatrapati Shivaji Maharaj Terminus (CSMT)

1 hour 45 mins

Upcoming: Navi Mumbai International Airport

1 hour 15 mins

Pune Maharashtra 2 Hours

BOOM



Quickly transforming into a bustling suburb, thanks to the rapid infrastructure development driven by the completion of the Panvel-Karjat Suburban Rail corridor



Becoming a notable educational hub, with proximity to the upcoming JIO Institute and other prestigious universities and schools



Trekking & Adventure Bhimashankar Jyotirling, Kothaligad Fort, Rafting of River Pej



Natural Attractions

Watching the Giant Indian Squirrel, exotic birds & the other wildlife along with Bioluminescent forests at the Bhimashankar Wildlife Reserve, Solanpada Waterfall & Dam, Ambivali Buddhist Caves



Dining

Saltt, Namak, The Plate, Satvik, Royal Garden, The Village, Art Cafe Roots, Cafe Earth, Vanvihar.

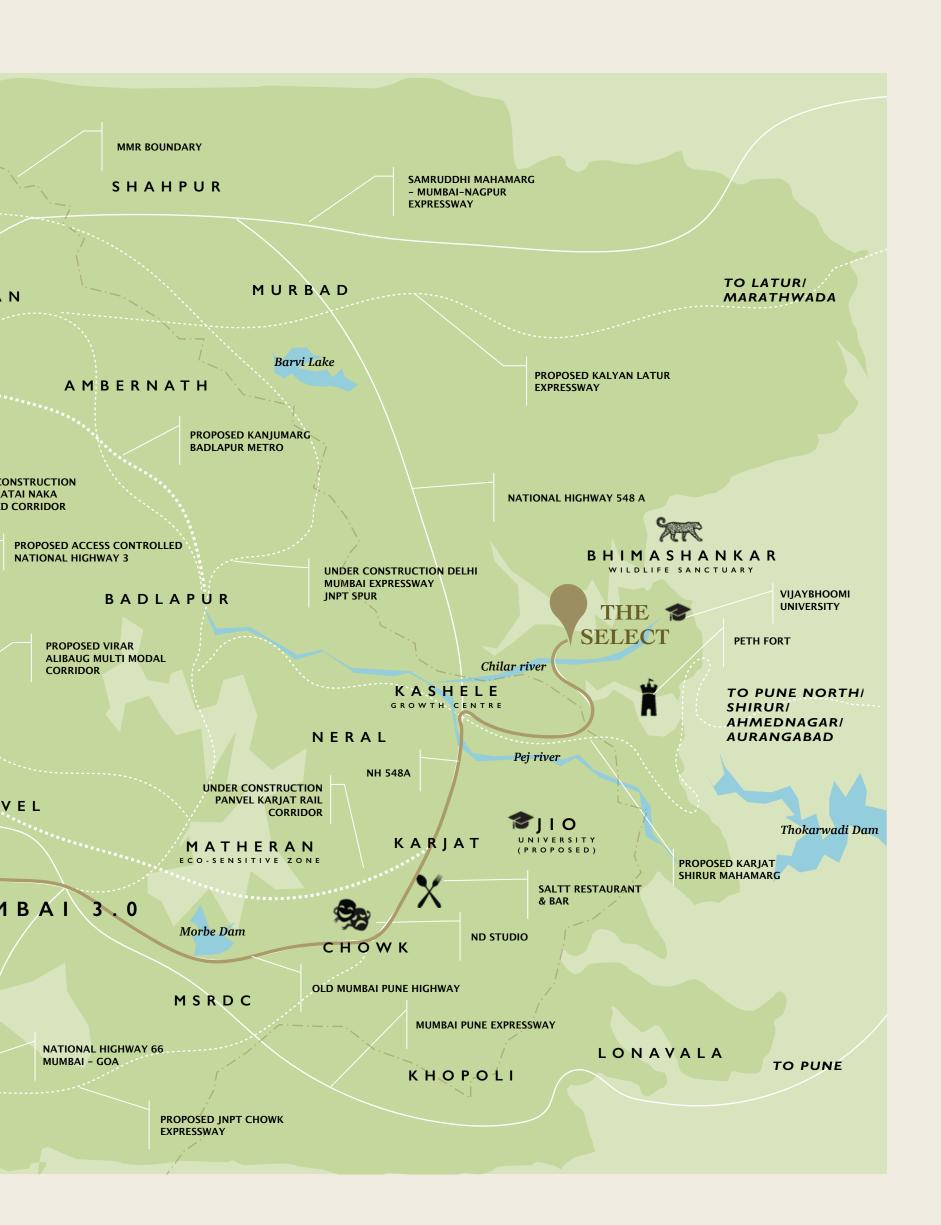


Accommodation

Radisson Blu, Oleander Farms, Forest Club Resort, U River Gate, Lords, Paramount Riverfront, and the upcoming Ananta Karjat, Saffronstays/ Stayvista/ Tulipstays















PRIME LAND PARCELS

Discover the perfect canvas for your dream home at The Select. Nestled amidst the picturesque Bhimashankar Wildlife Reserve and the Sahyadri mountain ranges, these limited-edition villa estates offer expansive plots starting at 5000 square feet onwards. Each estate is thoughtfully designed to provide ample space for your villa, ensuring privacy and tranquillity. The meticulous planning behind The Select ensures optimal land utilisation. The estates are strategically laid out to maximise natural light, ventilation, and scenic views.

WORLD-CLASS AMENITIES

The Select is more than just a land parcel project. It is a community designed to enhance your lifestyle. Experience the convenience of world-class amenities, including:



State-of-the-Art Infrastructure

Enjoy modern amenities like well-maintained roads, reliable power supply, and efficient water management



Community **Facilities**

Relax and socialise at the community clubhouse, swimming pool, and landscaped gardens



Security and Surveillance

Rest assured knowing your property is protected by advanced security measures.

DEDICATED PROPERTY MANAGEMENT OFFICE

The Select goes beyond offering land parcels. We provide comprehensive support through our dedicated property management office. Our team of experts is available to assist you with:



Construction

Guidance

Get expert advice on selecting architects, designers and contractors



Maintenance

Services

Ensure your villa is well-maintained and in excellent condition



Property

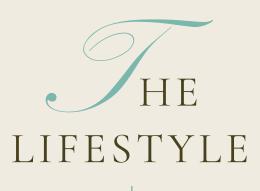
Management

Let us handle the day-to-day tasks of managing your property, including rental management if desired

With The Select, you're not just buying land; you're investing in a lifestyle that is truly exceptional. Experience the freedom to create your dream home in a serene and picturesque setting, backed by the support of our dedicated property management office.







INTRODUCING CLUB KAIZER

Nestled amid the stunning landscapes of Karjat, Club Kaizer embodies sophistication and refinement. This prestigious establishment offers a haven for discerning individuals who cherish a lifestyle defined by luxurious elegance. Membership to Club Kaizer is highly sought after, reserved for those who value the very best in life.

Imagine waking up to panoramic views of the Bhimashankar wildlife reserve and Sahyadri mountain ranges, breathing in the crisp air, and indulging in the serenity of nature. Club Kaizer offers a peaceful retreat where you can escape the hustle and bustle of city life and reconnect with yourself.

The club's extensive facilities cater to every conceivable desire, from world-class dining experiences to state-of-the-art fitness centres. Members can unwind in the serene spa, enjoy a game of tennis on meticulously maintained courts, or simply relax by the infinity pool with its breathtaking views. With an unwavering commitment to excellence, Club Kaizer ensures that every guest is treated with the highest level of personalised care and attention.





UTILITIES & INFRASTRUCTURE

- Uninturrepted power and water supply with backup generators
- Dedicated EV charging stations



EXCLUSIVE SERVICES

Private Estate Management

- Bespoke concierge services
- On Demand maintenance and repairs
- Architectural and **design consultancy** for customisations
- Luggage and transit assistance
- On-demand car wash and tyre repair services
- Tailored grocery delivery and shopping assistance



LIFESTYLE & LEISURE

Entertainment

- Private mini-theatre for exclusive screenings
- Grand banquet hall for hosting lavish events
- Executive business centre with state-of-the-art conference facilities
- Elaborate mini-golf course and multi-sport complex (cricket pitch, tennis court, mini-football, paddle and pickle ball turf)
- High-adrenaline adventure sports zone



PRESTIGE & EXCLUSIVITY

Signature Amenities

- Sacred Banaras Ghat with an estate temple for spiritual retreats
- Premium chalet stays for guests and family

Wellness & Healthcare

- Health club with gym, spa, sauna, and steam rooms
- Expansive swimming pool and jacuzzi
- Holistic wellness centre for yoga, meditation, and therapeutic treatments
- On-call private physician, in-house clinic and dedicated ambulance service

Recreation & Relaxation

- Tranquil gardens with a bird-watching tower
- Joggers track with scenic views
- Barbecue pavilions and cozy fireplaces for intimate gatherings
- Treehouse retreats and a charming amphitheater for cultural events

Shopping & Convenience

- On-site salon for personal grooming and spa services
- Pet-friendly park with a dedicated grooming area









LIMITED EDITION LUXURY VILLA ESTATES



The entrance gate of 'Select by The Sanctuary,' conceptualized by renowned architect Sanjay N Bhoite of SNG Consultants, encapsulates the project's vision of merging grandeur with cultural and natural harmony. With over 35 years of experience working with prominent developers like Rahejas, Hiranandani, and Kolte Patil, Bhoite has created a design that blends the majestic scale of European architecture with the rich cultural traditions of Maharashtra. Elegant arches and intricate detailing exude timeless sophistication, establishing the gateway as a cornerstone of the project's thematic identity.

Celebrating the biodiversity of the Bhimashankar Wildlife Sanctuary, the project embraces nature at its core while drawing spiritual and historical inspiration from the sacred Bhimashankar Jyotirling and Ambivali Buddhist caves. This thoughtful integration of luxury, nature, and spirituality extends across its architecture and landscaping, creating a lifestyle rooted in elegance, tranquility, and reverence for the region's heritage. Every element reflects a harmonious balance between modernity and tradition, offering a living experience that feels both timeless and deeply connected to its surroundings.

PROJECT HIGHLIGHTS



Exclusive Community of Like Minded Individuals



Dedicated Property Management Office for upkeep & maintenance



Contoured land located in a scenic cocoon, surrounded by the Bhimashankar and Sahyadhri mountain ranges



Spa & Wellness Centre at the lap of nature



Plethora of open spaces for a true outdoor living experience



Multi sport arena equipped for Paddle & Pickle Ball too



Segregated motor vehicle, pedestrian and cycling tracks



Tastefully designed Chalets for on-demand Resident Guests

KEY ATTRIBUTES



105 Acres of contiguous NA Approved Land



Each estate is spread across at least 10,000 sqft of well defined space



Sanctioned FSI of 1.1 that opens up a whole lot of possibilities for the future



Situated right at the edge of Mumbai 3.0

Invest Now. Invest for multi-fold & multi-generational returns. Truly, No Borders. No Boundaries. Just Endless Possibilities!



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Market volatility
Availability and cost of finance
Construction cost escalation
Force majeure events
Third-party action or inaction
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