

THE NEW *Wave* OF LUXURY



NAGPUR
MARINA

COMING SOON

A *Revolution* CALLED

THE HOUSE OF ABHINANDAN LODHA®

INDIA'S LARGEST BRANDED LAND DEVELOPER

The House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world to access some of the most-strategic land banks, via strong tech-enabled processes. We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - The House of Abhinandan Lodha® leads as the Largest Branded Land Developer.



REDEFINING THE BEAUTY AND RICHNESS OF LAND

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THE PROMISE OF NEW GENERATION LAND®



PROMISE OF SECURITY

New Generation Land® is safe and secure, providing you with peace of mind. Owning land made safe, secure and transparent.



PROMISE OF WEALTH

New Generation Land® serves as a hedge against uncertainties, offering the opportunity to create intergenerational wealth with just a click of a button.



PROMISE OF TRANSPARENCY

Trust is built on transparency, and we are committed to providing complete transparency in managing your New Generation Land®.

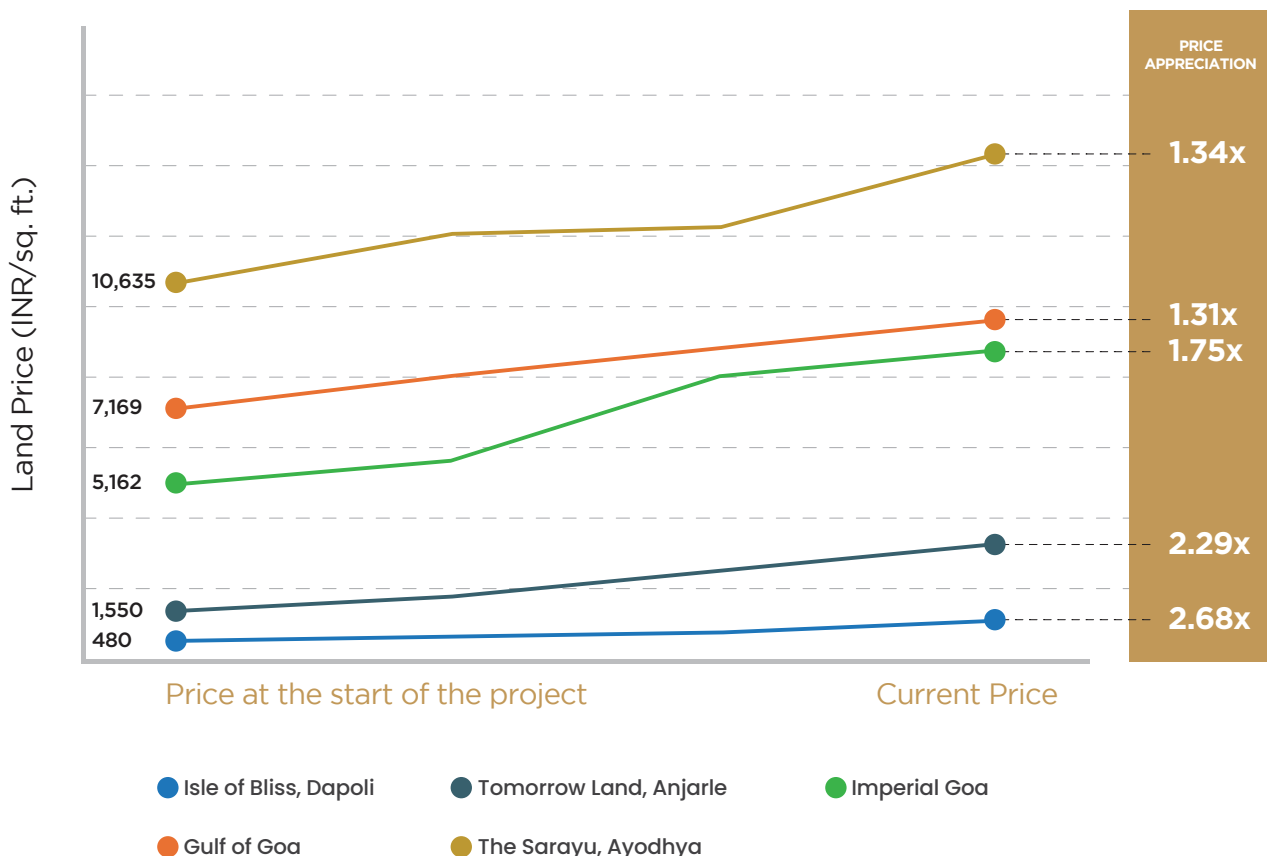


PROMISE OF LIQUIDITY

Facilitating digitally-aided, transactions for buying and selling New Generation Land®.

FROM VISION TO VALUE

THE IMPRESSIVE APPRECIATION OF OUR DEVELOPMENTS



CONNOISSEURS, PATRONS, AMBASSADORS: A STAR-STUDDED ENSEMBLE



**MR. AMITABH
BACHCHAN**

FOR

THE SARAYU[®]
AYODHYA



**MS. KRITI
SANON**

FOR

Sol de
Alibaug



**MR. KARTIK
AARYAN**

FOR

Sol de
Alibaug

A DIVERSE CUSTOMER BASE OF BUSINESS LEADERS, CELEBRITIES AND PROFESSIONALS FROM 15+ COUNTRIES.

- A client base from across the top BFSI institutions, consultancies, manufacturing and service sectors
- Top-notch gentry exemplified by the best designations and C-suite holders.
A like-minded community of neighbours-turned friends

A PIONEERING TECH-ENABLED OWNERSHIP EXPERIENCE

DISCOVER
INVESTMENT
OPPORTUNITIES

GET IN-DEPTH
INFORMATION
ABOUT LOCATIONS

APPLY FOR
YOUR DESIRED
PROPERTY ONLINE

MANAGE
YOUR
PORTFOLIO

GET
APPRECIATION
UPDATES

REGISTER &
PAY INSTALLMENTS
REMOTELY

INDIA'S LARGEST BRANDED *Land Developer* - HoABL

TOP 10 BUYERS (DEVELOPERS) IN 2024
(Based on size of the land transactions)



EARNING THE TRUST OF CUSTOMERS ACROSS THE GLOBE

USA



NEW ZEALAND



GERMANY



AUSTRALIA



SINGAPORE



QATAR



CANADA



KENYA



UAE



NETHERLANDS



UK



ITALY



6,000+

Investors

27+

Countries

23+

States

107+

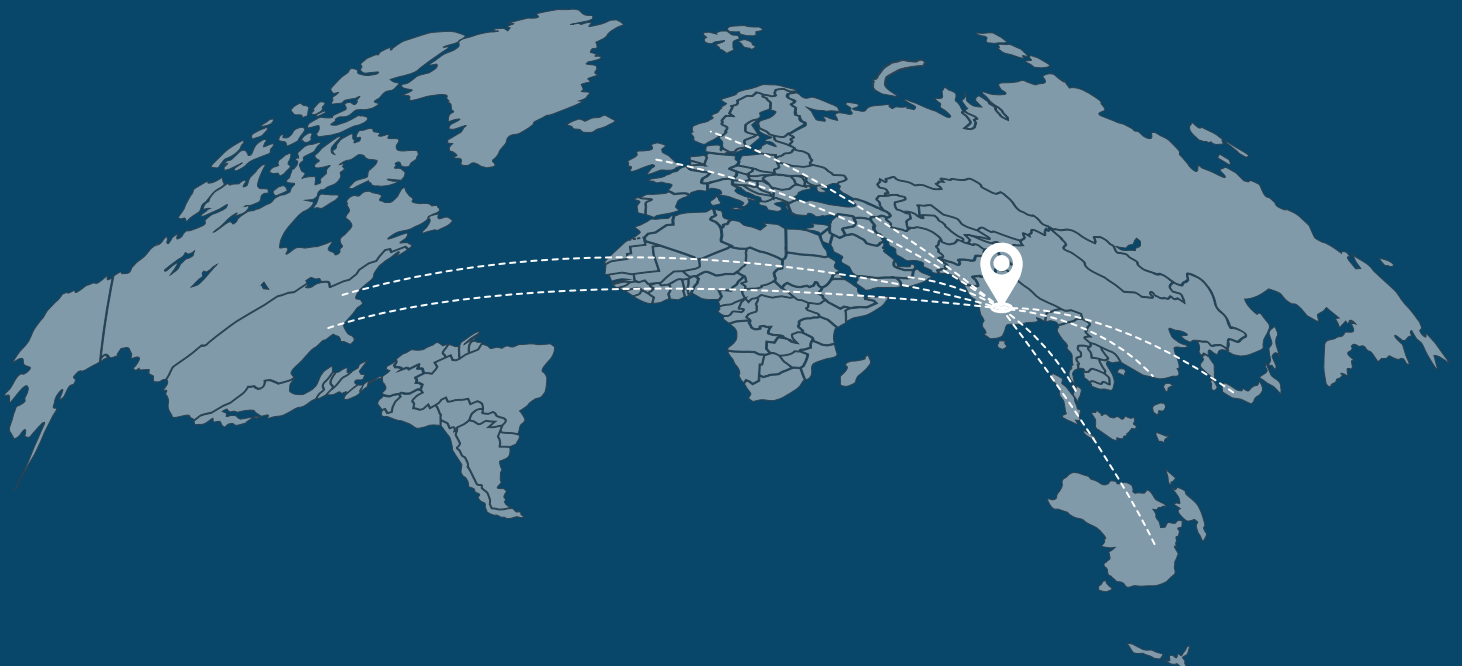
Cities

11.5 Mn.

Sq. Ft. Land Sold

30+ Mn.

Sq. Ft. Under Development



CREATING A LEGACY ACROSS INDIA'S FINEST LOCATIONS



Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym, and a man-made sea and beach.

📍 Bicholim, Goa



CELEBRATION  LAND

The grandest land celebration in the country
2x subscriptions
A sell-out launch.

📍 Neral, Maharashtra



THE SARAYU®
— AYODHYA —

India's only 7-star land development showcasing 20% appreciation in 3 months. Appropriated by the legend Mr. Amitabh Bachchan.

📍 Ayodhya, Uttar Pradesh



A massive 110% appreciation at Dapoli between August 2020 and October 2022. Transforming the Konkan coastline forever.

📍 Dapoli, Maharashtra

ISLE OF
BLISS



India's first signature land development in the Hamptons of Mumbai has garnered interest from over the globe.

📍 Alibaug, Maharashtra

Sol de 
Alibaug

TOMORROW  LAND

An epic land shopping festival at Anjarle that saw 3x subscriptions, 1200+ applicants.

📍 Anjarle, Maharashtra



5 mins from Basilica of Bom Jesus, a select collection of villa estates in an 18 acre development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthrall.

📍 Bainguinim, Goa



A roaring win with 150+ crore of revenue at India's fastest growing tourist destination: Anjarle.

📍 Anjarle, Maharashtra

TOMORROW  WORLD



World's first sensorial branded land development, a 65-acre divine destination inspired by Krishna's eternal spirit.

📍 Vrindavan, Uttar Pradesh

VRINDAVAN
GLOBAL



Goa's first and best Goan shoreline address ensconced in a 23 acre development featuring 2 clubhouses and 20+ world class amenities. Truly the crown jewel of prime central Goa.

📍 Vasco, Goa



Nagpur

INDIA'S NEW GROWTH EPICENTRE



Recognised as India's no.1 emerging city[#], Nagpur blends the financial ambition of Mumbai, infrastructure of Delhi, innovation of Bengaluru and logistics efficiency of Chennai.

Building on its strong geographic advantage, Nagpur is now backed by a formidable network of infrastructure – an international airport, an expanding metro, a new-age dry port, MIHAN and the recently operational Samruddhi Expressway – collectively laying the foundation for a global urban future.

This balance of geography, governance and growth readiness has positioned Nagpur as the epicentre of India's next urban evolution.

IMAGE FOR REPRESENTATIVE PURPOSE ONLY

Nagpur's

BIGGEST GROWTH WAVE

Powered by ₹3 Lakh Crore public and private investments



4 Access-Controlled Expressways

₹ **1,35,000** Crore

Seamless regional mobility



Butibori Industrial Capital

₹ **70,000** Crore

Private enterprise boost



New Ring Road

₹ **13,748** Crore

Decongested connectivity



IBFC – International Business
& Finance Centre

₹ **11,300** Crore

Financial & corporate hub



Metro Expansion

₹ **6,708** Crore

Urban transit efficiency



Airport Modernization

₹ **3,275** Crore

Global air gateway

WHERE ENTERPRISE MEETS *Aspiration*

IBFC Envisioned by the Government of Maharashtra as a benchmark global business district, the International Business & Finance Center (IBFC) is Nagpur's answer to Mumbai's BKC and GIFT City in Gujarat – designed to be a modern financial, commercial and corporate nucleus.

₹ 11,300 Cr*

Investment to build a modern financial and commercial nucleus.

Integrated Lifestyle

Corporate offices, banks, legal hubs, retail & hospitality.

Urban Force

Attracting international capital, bridging regional and global markets.

The Blueprint of progress

Once a stretch of reclaimed marshland, Bandra Kurla Complex (BKC) became the epicentre of Mumbai's financial and corporate power with financial institutions like SEBI and NSE, hospitality and convention centres like NMACC and Trident and shopping and lifestyle centres like Jio World Drive and Yauatcha.

Today, Nagpur's International Business & Finance Centre (IBFC) stands at the cusp of a similar transformation and is being envisioned as Central India's financial hub.

BKC growth story[#]

3X in just 5 years



IBFC is being built on the footsteps of BKC — promising even higher appreciation between 2025 and 2030.

SOURCE: TIMES OF INDIA, ECONOMIC TIMES, HOUSING.CO



Nagpur

IS READY FOR
GLOBAL GREATNESS

Yet its wavemakers – the city’s achievers and visionaries – seek a lifestyle that feels extraordinary, immersive and unmistakably world-class.

THEY DESIRE A LIFESTYLE THAT FEELS EFFORTLESSLY GLOBAL, BUILT TO WORLD STANDARDS.

THE WORLD’S *Most Iconic Marinas*

Where prestige, leisure and life converge



SYDNEY

Harbourfront city with the world’s most scenic waterfront walks.



MIAMI

Waterfront homes sell at 2.5x inland—Top 5 global luxury markets.



DUBAI

Man-made marinas shaping world-class urban lifestyles.



SINGAPORE

Marina Bay fuses urban life, leisure, and iconic design.

Waterfront Code:

THE UNIVERSAL PRINCIPLE
BEHIND EVERY GREAT
MARINA



WATERFRONT LEISURE

Public promenades, decks and cafés by water that make outdoor life an everyday ritual.

2

CELEBRATION & CULTURE

Spaces that host festivals, performances and gatherings around water- where the city meets to celebrate.



3

WELLNESS & BALANCE

The calming rhythm of water turns recreation into restoration - a daily act of well-being.

4 ICONIC ARCHITECTURE

Distinctive buildings along the waterfront become a city's visual signature and pride.



5 STATUS & VALUE

Across the world, waterfront addresses command the highest value – symbols of prestige and success.

A GLOBAL WATERFRONT LIFESTYLE,
REIMAGINED FOR INDIA- FIRST IN NAGPUR

Nagpur MARINA



IMAGE FOR REPRESENTATIVE PURPOSE ONLY

INDIA'S FIRST LUXURY WATERFRONT-BRANDED LAND DEVELOPMENT,
INSPIRED BY THE WORLD'S MOST ICONIC MARINAS.

Spread across 78.72 acres (3,18,600 sq.m.), Nagpur Marina brings together land ownership, leisure, wellness and celebration - all anchored around a one-of-its-kind waterfront core.

NAGPUR NOW HAS A

Coast

At the centre lies an 11,800 sq.m. waterfront zone with an expansive man-made sea and beach that redefines waterfront luxury. A man-made wonder that transforms everyday recreation into an endless coastal rhythm – vibrant, vast and unmistakably world-class.



THE *Marina Club*

At over 28,000 sq.ft., The Marina Club stands as an architectural masterpiece – a symbol of design, leisure and status along the man-made beach. From sunrise workouts to sunset soirées, it brings together fine dining, rejuvenation and grand celebration – all framed by panoramic views of the beach.



ARTIST'S IMPRESSION

WHERE EVERY EXPERIENCE
FEELS EXCLUSIVE



AN OPULENT BANQUET
HALL



GOURMET RESTAURANT
WITH DISCO LOUNGE



INDULGENT SPA



LUXURIOUS GUEST &
SUITE ROOMS



STATE-OF-THE-ART
GYMNASIUM



INFINITY POOL



PREMIUM INDOOR
GAMES LOUNGE

A WORLD BUILT

Around Water



A TAPESTRY OF GARDENS, FOREST TRAILS
AND OPEN LAWNS - A LIVING LANDSCAPE
DESIGNED FOR REFLECTION AND RENEWAL.

A WORLD-CLASS DEVELOPMENT
DEMANDS WORLD-CLASS

Hospitality

A Philosophy, Not Just a Brand

Born from a desire to reimagine hospitality for the modern traveller, Miros blends luxury with soul. At its core, Miros believes true luxury is not about extravagance but about meaningful moments, shaped by culture, nature, and personal discovery.

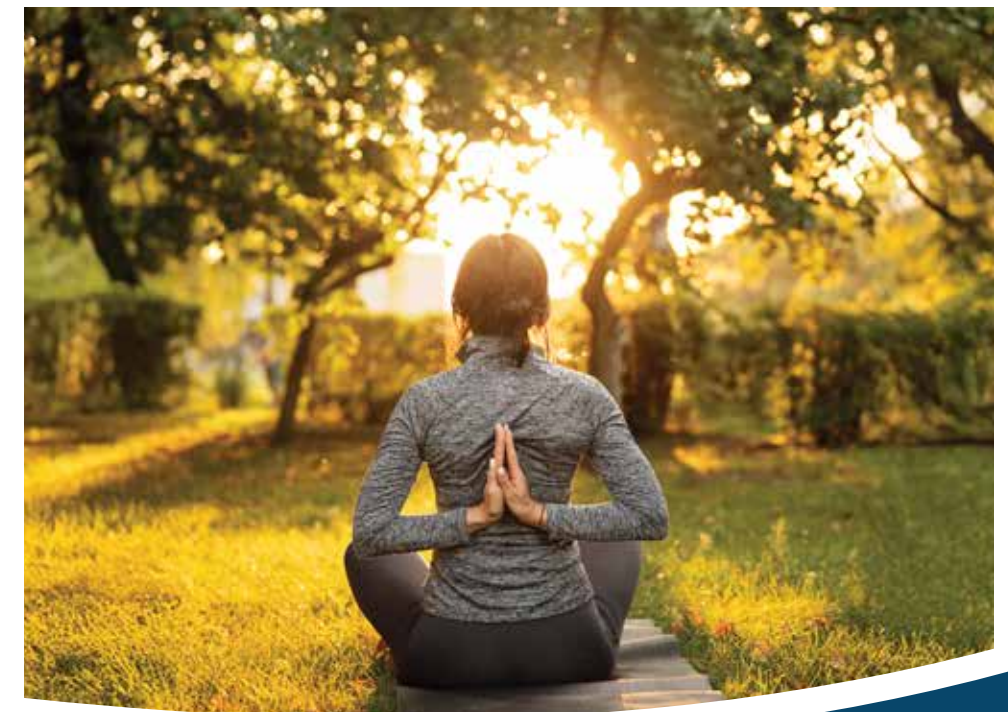
MIROS

HOTELS & RESORTS

Team from top-notch 5-star hotels

Miros is powered by a team from the world's finest luxury hotels – including Taj, Oberoi, Marriott, Hilton and Hyatt. With leadership that has shaped guest experiences at iconic properties, Miros blends global standards with a personalised, soulful approach.





5-Star SERVICES. EVERY DAY. IN YOUR OWN BACKYARD.



Personalized Concierge
and Personal Assistance



Event and
Entertainment Planning



Housekeeping and
Maintenance



Wellness
Package



Gourmet
Dining

WHERE IS OUR PROJECT LOCATED?



AT THE HEART OF
Nagpur's NEXT BIG WAVE

Strategically anchored by transformative infrastructure



SAMRUDDHI CIRCLE

5 mins[^]



MIHAN – SEZ

10 mins[^]

**IBFC**

10 mins^



BUTIBORI MIDC

20 mins^



HINGNA MIDC

20 mins^



INTERNATIONAL AIRPORT

25 mins^

THE 5-Star Proposition.

EXCLUSIVELY FOR NAGPUR



INDIA'S LARGEST
BRANDED LAND
DEVELOPER
HOABL



INDIA'S FIRST
WATERFRONT
LAND INSPIRED
BY GLOBAL
MARINAS



FIRST-OF-ITS-KIND
MAN-MADE
BEACH FOR
NAGPUR

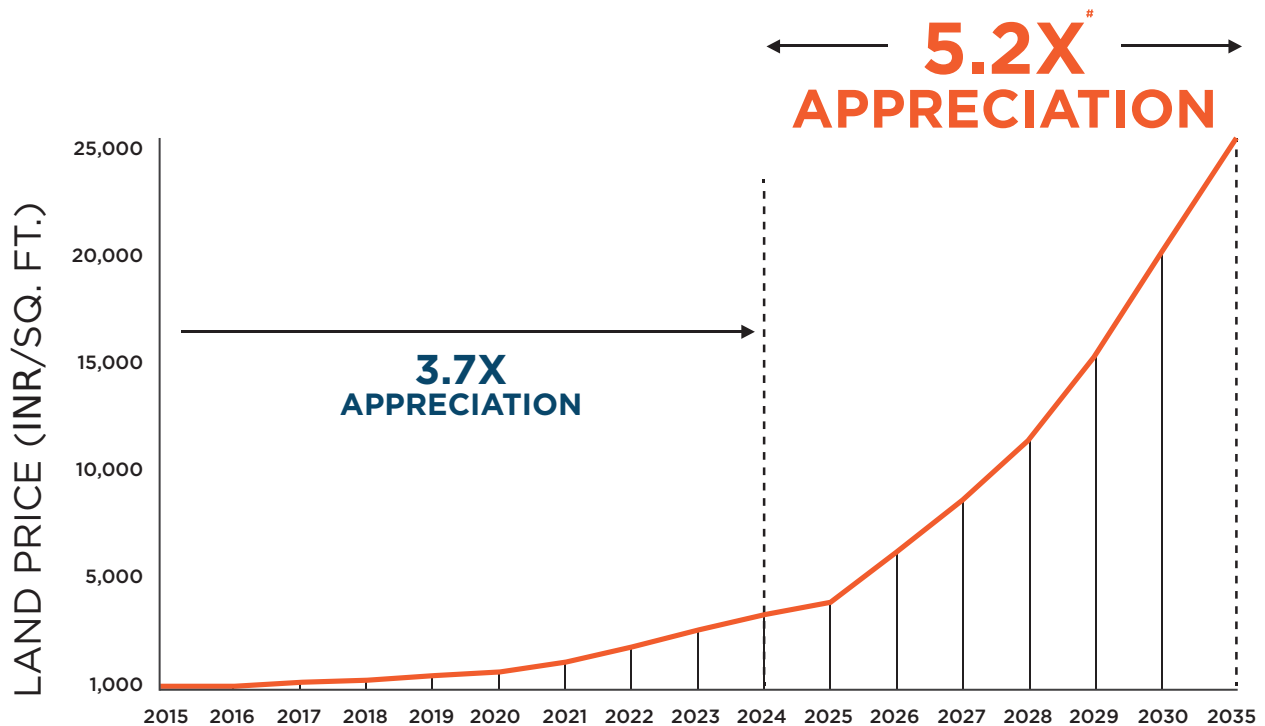


BEST-IN-CLASS
HOSPITALITY BY
MIROS



INDIA'S FASTEST
GROWING
INVESTMENT
DESTINATION

PROJECTED LAND VALUE APPRECIATION IN SOUTH NAGPUR



Mumbai - Nagpur
Expressway



Airport Expansion Plan
Foundation



Metro Extension
Phase 2



Nagpur - Goa
Expressway

THE ™ HOUSE OF ABHINANDAN LODHA

 3rd Floor, Lodha Excelus, Apollo Mills
Compound, NM Joshi Marg, Mahalakshmi,
Mumbai, Maharashtra 400 011.

 www.hoabl.com

 The House Of Abhinandan Lodha

 [thehouseofabhinandanlodha](https://www.instagram.com/thehouseofabhinandanlodha)

‘HOUSE OF ABHINANDAN LODHA®’ HAS BEEN ESTABLISHED IN 2020 AND IS NOT, IN ANY MANNER, ASSOCIATED WITH ‘LODHA’ OR ‘LODHA GROUP’.

Currently in the process of obtaining rera registration. This is an expression of interest (eoi) communication only. No bookings will be accepted until the project is fully rera registered. This is for informational purposes only and is not an advertisement, offer for sale, or an invitation to offer.

* The infrastructure facilities, amenities, and services referred to or depicted in nagpur in this advertisement are proposed/developed/to be developed by the government authorities, municipal bodies, or third-party agencies are subject to change. The developer/builder does not guarantee the availability, quality, or timely provision of such facilities, which are beyond the control of the builder. Prospective buyers are advised to independently verify the status, timing, and extent of such infrastructure with the concerned authorities. | # the growth statistics and figures have been sourced from publicly available government reports and official publications. Prospective buyers are advised to independently verify all facts and figures from the original sources. | ^ distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties.