



WHERE LUXURY MEETS NATURE

CATCH THIS ONCE-IN-A-LIFETIME OPPORTUNITY.

INTRODUCING KEWAT'S LEGACY KHOPOLI, MUMBAI

40 MINS FROM NMIA* | 80 MINS FROM SOBO*



Harness airport-led growth:

Just inaugurated, the Navi Mumbai International Airport marks the dawn of Mumbai 3.0, a global gateway set to handle 9 crore passengers annually, driving exponential growth across MMR.



Global giants move in:

The region is fast becoming India's new data centre capital, with over ₹50,000 crore committed by global tech leaders like Google and Microsoft.



A 90,000-acre smart city takes shape:

Kewat's Legacy benefits from proximity to NAINA, a next-generation 90,000-acre planned city with ₹2.1 lakh crore in infrastructure, education, and tech investments.



Quickest entry into MMR's next growth hub:

Kewat's Legacy offers rare Grade-A agricultural land at an unmatched entry price, a limited window to own land at the heart of India's next growth story.

INDIA WELCOMES ITS NEWEST GLOBAL LANDMARK - THE NAVI MUMBAI INTERNATIONAL AIRPORT.



Oct 8, 2025 09:44 IST

PM MODI IN MUMBAI UPDATES: PM SAYS GOVT'S TARGET IS TO MAKE INDIA A GLOBAL AVIATION HUB

PM Narendra Modi In Mumbai Today Updates: Prime Minister Narendra Modi inaugurated Phase-1 of the Navi Mumbai International Airport on Wednesday. He also launched the final phase of the Mumbai Metro Line-3. The Prime Minister also launched Mumbai One, India's first integrated common mobility app for 11 public transport operators.



Oct 8, 2025 10:18 IST

PM MODI INAUGURATES PHASE 1 OF NAVI MUMBAI INTERNATIONAL AIRPORT

Recalling his 2014 address upon assuming office, PM Modi reiterated his vision that even those wearing hawai-chappals should be able to do hawai-yatra. India's financial capital of Mumbai is set to emerge as Asia's premier connectivity hub with a twin-airport model of global standards, Prime Minister Narendra Modi said.



Oct 9, 2025

NAVI MUMBAI INTERNATIONAL AIRPORT INAUGURATED: INDIA'S NEXT CARGO AND CONNECTIVITY POWERHOUSE TAKES FLIGHT

India's aviation and logistics ambitions soared to a new high on Wednesday as Prime Minister Narendra Modi inaugurated Phase 1 of the ₹19,650-crore Navi Mumbai International Airport (NMIA), a landmark Greenfield project set to redefine air connectivity and cargo movement across western India.



From The Economic Times

Oct 9, 2025 09:40 IST

PM INAUGURATES NAVI MUMBAI AIRPORT BUILT BY ADANI GROUP FOR \$2.2 BILLION

Prime Minister Narendra Modi inaugurated the Navi Mumbai International Airport, a \$2.2 billion project by Adani Group, set to become a major passenger and cargo hub. This expansion aims to ease congestion at Mumbai's existing airport and bolster India's growing aviation network, reflecting the nation's economic growth and modernization efforts.

WITH NMIA'S INAUGURATION, MMR'S FUTURE HAS OFFICIALLY TAKEN OFF!

The much-awaited **Navi Mumbai International Airport (NMIA)** has officially been inaugurated on **8th October 2025**, marking a new chapter in India's aviation and infrastructure story.

This world-class airport is transforming the economic geography of the **Mumbai Metropolitan Region (MMR)**, catalysing growth across Raigad, Panvel, and the entire NAINA belt. NMIA is set to redefine passenger movement, logistics, and business connectivity across western India.

Designed by Zaha Hadid Architects and built by the Adani Group, NMIA's boasts a state-of-the-art design, multi-modal connectivity, and sustainability focus have made it India's new gateway to the world.

Over ₹3 lakh crore in public and private investments have been planned around NMIA across manufacturing, new energy, data centres, retail, and hospitality firmly positioning this zone as India's next economic powerhouse.

For Khopoli located less than an hour away this isn't just proximity; it's participation in the making of Mumbai 3.0.

9
CRORE*
passengers
annually by 2034

₹19,650
CRORE*
Investment to Build
Phase 1 of the Airport

2,800
ACRES*
one of the world's
largest greenfield airports

₹3 LAKH
CRORE*
public and private
investments



WITH NMIA'S INAUGURATION, MMR'S FUTURE HAS OFFICIALLY TAKEN OFF!

The Navi Mumbai International Airport (NMIA) is now open and operational a transformative infrastructure milestone that has reshaped the growth map of western India.

Spread over 2,800+ acres, this next-generation aviation hub was designed by Zaha Hadid Architects and built by Adani Group at an estimated cost exceeding ₹ 18,000 crore. NMIA is not just an airport it is the economic catalyst for a 90,000-acre growth corridor under the Navi Mumbai Airport Influence Notified Area (NAINA).

Equipped with India's first multi-modal connectivity network seamlessly linked via expressways, metro, suburban rail, and waterways NMIA has already started handling passenger transfers from the city's existing CSMIA, relieving the latter's congestion and redistributing economic gravity southward.

For investors and homeowners alike, Khopoli now finds itself at the centre of this unfolding growth orbit where access, infrastructure, and opportunity converge.

2000+
ACRE*

Logistics Hub

1000+
ACRE*

Tourism & Hospitality Zone

4
LAKH*

Direct & Indirect Jobs



INDIA TODAY

Oct 8, 2025 09:40 IST

NAVI MUMBAI AIRPORT TAKES OFF, PM TO UNVEIL CITY'S SECOND INTERNATIONAL HUB TODAY

Prime Minister Narendra Modi will on Wednesday inaugurate the first phase of the Navi Mumbai International Airport (NMIA) -- a Rs 19,650 crore Greenfield project that marks a major boost to India's aviation infrastructure. NMIA will operate alongside Mumbai's existing Chhatrapati Shivaji Maharaj International Airport to ease congestion and position the city among global multi-airport hubs.

#SWARAJYA

Oct 08, 2025, 11:29 AM

NAVI MUMBAI AIRPORT SPURS RAIL EXPANSION WITH FAST CORRIDOR, NEW STATIONS AND PANVEL UPGRADE

According to a Hindustan Times report, several projects have been revived or accelerated, including a fast line on the CSMT-Panvel corridor, the upgrade of Panvel station, and the development of Targhar station, located barely one km from the new airport.

PuneTimesMirror

October 8, 2025

MURLIDHAR MOHOL: NAVI MUMBAI AIRPORT TO UNLOCK NEW GROWTH AVENUES FOR PUNE AND WESTERN MAHARASHTRA

Union Minister of State for Civil Aviation Murlidhar Mohol said that the upcoming Navi Mumbai International Airport (NMIA) will not only serve Mumbai but also become a major growth driver for Pune and western Maharashtra. He described the project as a "game-changer" that will strengthen regional trade, improve logistics, and generate large-scale employment.

CW CONSTRUCTION
WORLD.in

October 7, 2025 05:59 PM IST

ADANI GROUP TO INVEST RS 300 BN IN NAVI MUMBAI AIRPORT EXPANSION.

The group has already invested around Rs 200 billion in developing the greenfield airport and has started design work for the second terminal, which is expected to be commissioned by 2029. Funding for this expansion will come through a mix of debt and equity, while the Maharashtra government holds a 26 per cent stake in the project.

THE ECONOMIC TIMES

Oct 06, 2025, 11:57:00 PM IST

MASTER PLAN IN THE WORKS TO BUILD A BRAND NEW CITY AROUND NAVI MUMBAI AIRPORT

The City and Industrial Development Corporation (CIDCO), the urban planning agency of the Maharashtra government, is expected to finalise the master plan for the development of Navi Mumbai Aerocity over the next three months, said an official.

ANI

South-Asian Leading International News Agency

Oct 05, 2025 10:01 IST

NAVI MUMBAI AIRPORT TO POWER 2 LAKH JOBS, PLACE CITY AMONG GLOBAL AVIATION HUBS LIKE LONDON AND PARIS

Mumbai (Maharashtra) [India], October 5 (ANI): Prime Minister Narendra Modi will inaugurate the Navi Mumbai International Airport (NMIA) on October 8, 2025, a senior official told ANI. This state-of-the-art airport is poised to transform Mumbai into one of the world's elite twin-airport cities, alongside London, New York, and Tokyo.

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA).

The 90,000+ acre **Navi Mumbai Airport Influence Notified Area (NAINA)** is India's largest planned smart city surrounding the upcoming Navi Mumbai International Airport. With world-class infrastructure, seamless connectivity, and CIDCO's strategic planning, NAINA is set to become a prime destination for real estate, business, and lifestyle growth NAINA, In numbers:

- **20% larger** than Navi Mumbai.
- Over **₹3 lakh crore** Public & Private Investments planned in this region.
- Outlay of over **₹15,000 crore** by CIDCO for infrastructure development.
- All 12 town planning schemes (TPS) approved by CIDCO.
- **L&T** laid the base infrastructure for TPS 2 to 7 at an initial cost of over **₹5,000 crore**.



Reliance Industries has kickstarted the development of a world-class, **5,000+ acre** integrated digital services industrial area, pumping in **₹60,000 crore** making one of India's largest tech and industrial ecosystem.



Part of the **\$1 billion** investments planned in AI-centric centres by Princeton Digital Group in India.



Part of the massive data centre investments of **₹50,000 crore** planned by Adani Group.



Home to Asia's largest data centre operated by Yotta and multiple other projects planned to come alive in coming years.



Part of Blackstone group's **₹90,000 crore** investment to be directed towards the development of infrastructure and data centre capabilities in Mumbai 3.0.



Fidelity-backed Colt DCS has plans to set up a hyperscale data centre with an investment of over **₹8,500 crore**.



The City and Industrial Development Corporation (CIDCO) has signed four major MoUs worth over **₹48,000 crore** at the World Economic Forum in Davos, creating international eductity, outdoor arena, data centres and a world-class logistics park.



Beneficiary of AWS's **\$8.3 billion** investments in cloud infrastructure MoU signed with the Government of Maharashtra. Expected to generate over 80,000 jobs in data center supply chain in India.



₹800 crore investment in a captive data centre spread over a **25-acre** campus.

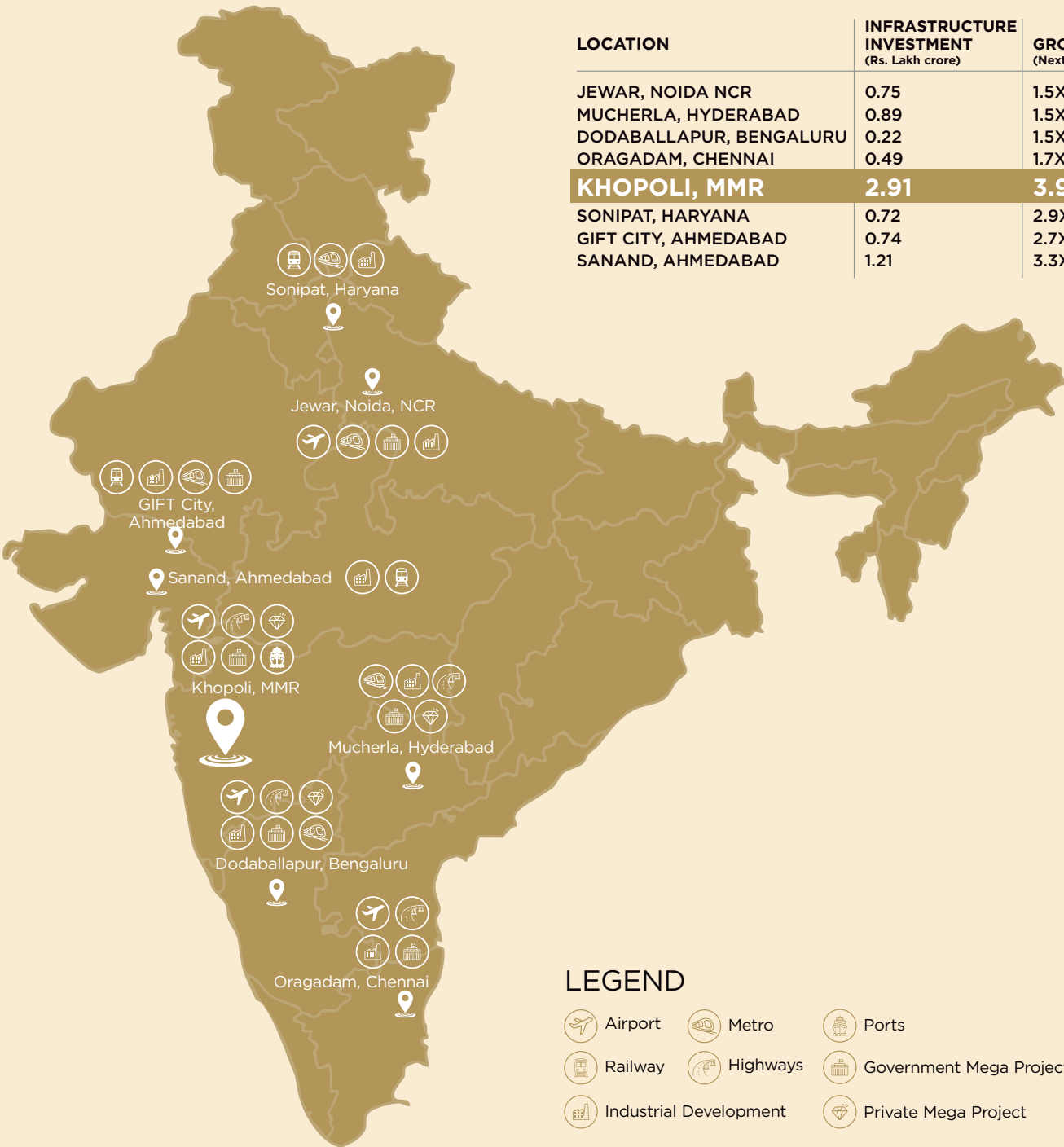


Digital Edge bags **\$1.6 billion** in data centre expansion funding.



KHOPOLI: INDIA'S NO. 1 LAND INVESTMENT HOTSPOT.

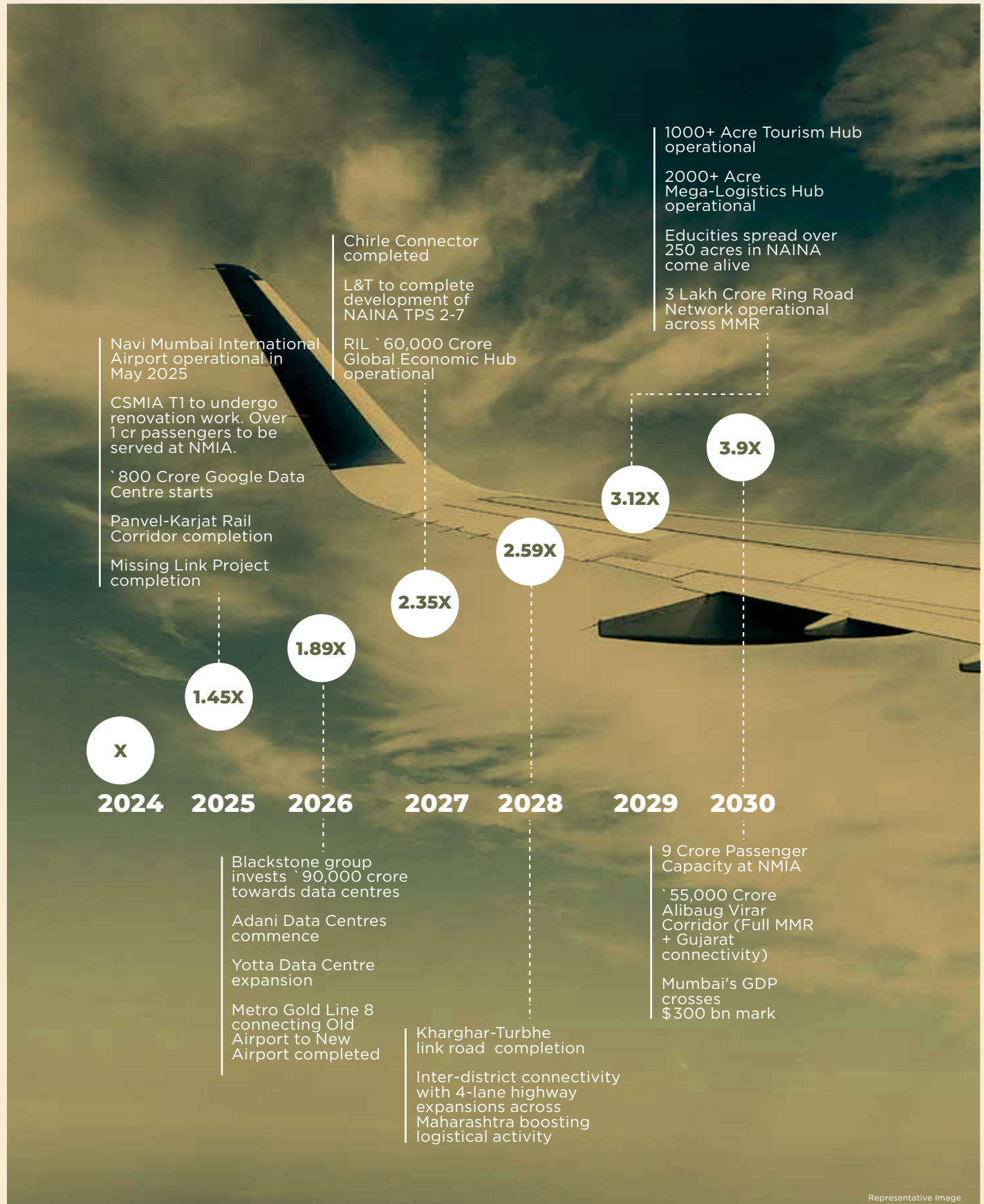
Colliers, an internationally renowned property advisory firm with presence across **70+ countries** with an AUM of over **\$99 billion (8.4 lakh crore)** has classified Khopoli as the top-most investment hotspot out of 8 high-potential infrastructure driven micro-markets from across India. Projected growth rate of **3.9X by 2030**, driven by over **2.9 lakh crore** public and private investments.



*As per Colliers' Research Report titled 'Infrastructure & Mega Projects published in 2024.

3.9X GROWTH BY 2030.

KHOPOLI: THE UNMISSABLE EXPLOSIVE JOURNEY TOWARDS A MULTI-BAGGER.



Representative Image

THE INFRASTRUCTURE BOOM POWERING KHOPOLI'S RISE

MMR'S MEGA CONNECTIVITY WAVE - NOW REACHING KHOPOLI

The Mumbai Metropolitan Region (MMR) is witnessing a historic infrastructure push, a wave of expressways, corridors, and mega projects that are redrawing the region's growth map.

And at the heart of this transformation sits Khopoli, strategically positioned to benefit from every new link that connects Mumbai, Navi Mumbai, and Pune.

ATAL SETU EXTENSION PROJECT (CHIRLE CONNECTOR)

The Chirle Connector links the Mumbai Trans Harbour Link (MTHL) directly to the Mumbai-Pune Expressway, slashing travel time between South Mumbai and Khopoli to just **80 minutes**.

VIRAR-ALIBAUG MULTIMODAL CORRIDOR

A **126 km⁺** expressway connecting Virar to Alibaug through Khopoli's influence zone, integrating road and rail for seamless connectivity across MMR, Raigad, and Pune.

With **₹55,000** crore invested, it's designed to be the backbone of MMR's logistics and mobility future, positioning Khopoli as the mid-point of Maharashtra's next urban arc.

THE MISSING LINK PROJECT

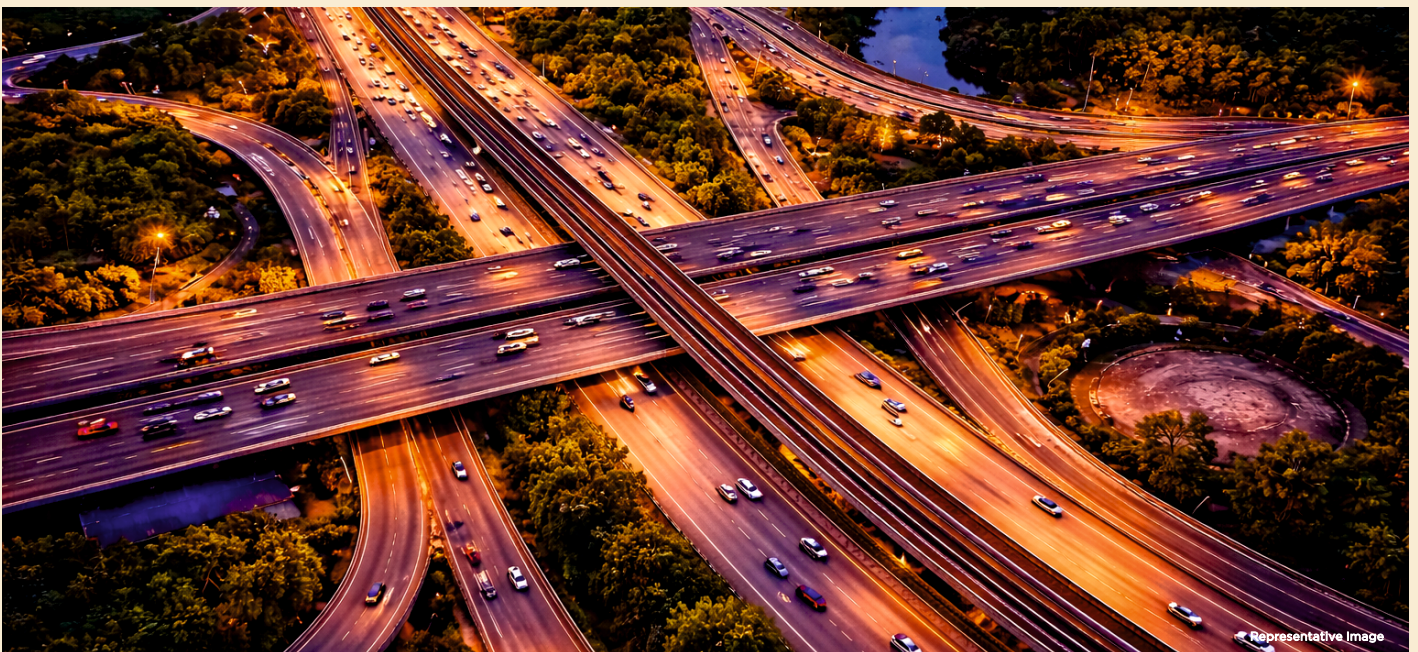
The **₹6,500** crore expressway link bypasses the Khandala Ghat, cutting Pune-Mumbai travel time by **30 minutes**. For Khopoli, that means quicker access for both work and weekend travellers, strengthening its appeal as an MMR-Pune connector hub.

4-LANE MTHL ROAD

A **14-lane⁺** arterial network from Atal Setu to Pune will integrate Khopoli more tightly into India's western expressway system, reducing congestion and streamlining movement of goods, people, and capital across the belt.

THE BIG PICTURE

Together, these transformative projects don't just enhance mobility, they redefine Khopoli's geography, turning it from a weekend escape into a the pivotal point of India's fastest-growing corridor.



*/Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties.

STRATEGIC LOCATION: THE TRUE MIDPOINT BETWEEN MUMBAI & PUNE.

Khopoli isn't just conveniently located it is strategically positioned at the very heart of Maharashtra's most dynamic corridor, equidistant from both Mumbai and Pune.

Serving as the central spoke in the state's economic wheel, Khopoli connects seamlessly to:

- Mumbai's financial capital via the Mumbai-Pune Expressway and the Atal Setu, placing South Mumbai just 85 minutes away.
- Pune's thriving IT and education hub within 90 minutes through uninterrupted expressway access.

In effect, Khopoli is the hub of the hub-and-spoke model a natural centre point from which one can access two of India's most powerful cities with ease, while living amid hills, greens, and open skies.

It's a location that balances ambition and escape close enough for weekday access, and far enough for weekend peace.

Here, connectivity meets calm and the future of balanced living takes shape.



INTRODUCING KEWAT'S LEGACY

KHOPOLI, MUMBAI

BECAUSE LIFE WAS NEVER MEANT TO BE LIVED
IN CONCRETE JUNGLE



GRADE-A LAND
DEVELOPMENT



PERSONALIZED AMENITIES
ACCORDING TO YOUR REQUIREMENTS



RIGHT IN THE LAP OF
NATURE



A TOURIST HAVEN & INVESTOR'S GOLDMINE.

KHOPOLI'S DUAL ADVANTAGE: THE TOURISM HEARTBEAT OF MMR.

Khopoli sits at the confluence of Maharashtra's most celebrated natural and leisure destinations. Nestled at the foothills of the Sahyadris, it's the only destination that gives you equal access to Mumbai's urban buzz and Pune's cultural pulse while surrounding you with waterfalls, lakes, hills, and luxury leisure experiences.

This is not just a place to invest it's a place to live better, breathe cleaner, and explore endlessly.



THE LEISURE CAPITAL OF WESTERN INDIA

Lonavala & Khandala: Just 20 minutes away, the twin hill stations draw over 1 crore visitors annually, with year-round tourist activity, luxury stays, and boutique resorts.

Imagicaa Theme Park: India's first 138-acre international-standard amusement park, attracting 5 lakh+ annual visitors, complete with a 5-star Novotel hotel and entertainment complex only 7 minutes away from Aero Estate.

Adlabs Aquamagica & Snow Park: A day-trip destination for families and corporate retreats alike, expanding Khopoli's reputation as an entertainment hub.

Della Adventure Park, Lonavala: Asia's largest adventure park, featuring over 70 adrenaline-filled activities, within 25 minutes' reach.

BIODIVERSITY & WELLNESS

The Western Ghats, a UNESCO World Heritage Site, envelop Khopoli in one of the richest biodiversity belts in India home to endemic flora, waterfalls, and forested trekking paths.

The upcoming **Lonavala Biodiversity Park** and **Matheran Eco Corridor** initiatives are expected to boost eco-tourism and luxury wellness resorts in the region.

NATURE & HERITAGE TRAILS

Kune Waterfall: Among the highest in Maharashtra, offering spectacular monsoon views.

Pawna & Tungarli Lakes: Serene picnic and camping spots ideal for boating, photography, and weekend getaways.

Bhaja & Karla Caves: Ancient Buddhist rock-cut architecture dating back over 2,000 years.

Rajmachi & Lohagad Forts: Historic trekking trails offering panoramic views of the Sahyadris.

Umberkhind & Manikgad Trails: Scenic biodiversity corridors that bring alive the region's rich ecology.

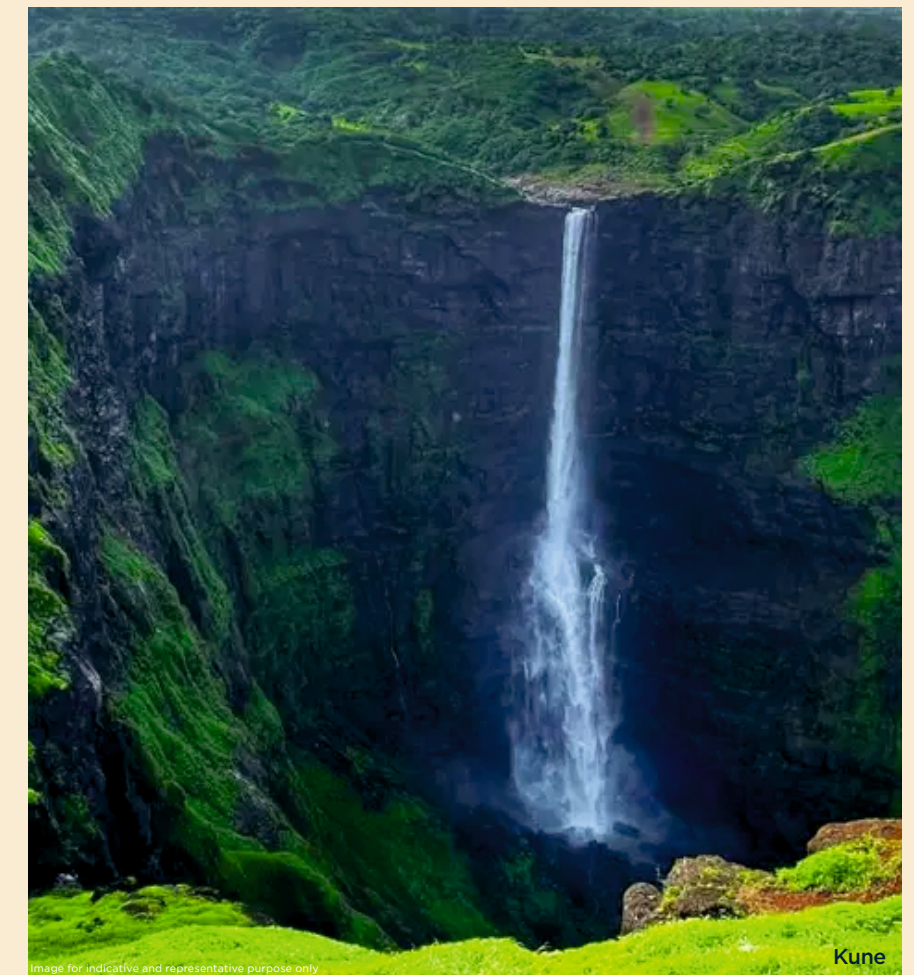
Matheran Eco-Sensitive Zone: Just over an hour away, offering lush green trails, horse rides, and colonial-era charm.

THE SHORT WEEKEND THAT FEELS LIKE A VACATION

Within a 90-minute drive from Mumbai or Pune, Khopoli offers the perfect blend of accessibility and escape.

With over 5 lakh tourists visiting annually, only two 5-star hotels, and 70,000+ room nights sold every year, the potential for premium villa rentals, boutique hospitality, and short-stay yields is enormous.

This isn't just where Maharashtra comes to unwind it's where it comes alive.



FIVE YEARS FROM NOW KHOPOLI WILL BE THE MUMBAI EVERYONE DREAMS OF.

ACHIEVE A PERFECT BALANCE BETWEEN THE HUSTLE OF MUMBAI AND THE EVER-ELUSIVE INNER PEACE THAT YOU HAVE BEEN SEEKING.

FUTURE READY OPPORTUNITY: A direct beneficiary of the Navi Mumbai International Airport & NAINA Smart City, transforming the whole region into a thriving commercial and residential hub in the coming years.

STRATEGIC LOCATION: A zippy ride from both Mumbai & Pune via the Mumbai-Pune Expressway.

CLOSE TO WHEREVER YOU WANT TO BE: Seamless connectivity to Mumbai's preferred getaway tourism destinations.

NATURAL BEAUTY: Boasting breathtaking natural beauty of the Sahyadris, with fresh, invigorating air and clear, open skies that rejuvenate the soul.

EXCLUSIVITY: A luxury living destination, designed only for the select few.

SERENITY: Ever-lasting freshness thanks to lush green landscapes, clean air, rich water bodies and tranquil surroundings.



Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided by third parties.

UPGRADE FROM MUMBAI'S RUSH TO BUSINESS-CLASS LAND AT KHOPOLI!

Life in Mumbai is fast, but not free, it comes with congestion, chaos, and compromise. Over time, the city that promised everything has become a treadmill that never slows down. Here's what daily life looks like for the average Mumbaikar:



Crowded Commutes: Over 80 lakh passengers travel by Mumbai's suburban trains daily at four times their designed capacity, making it one of the most overcrowded rail systems in the world.



Trac Standstills: Mumbai ranks among the world's top 10 most congested cities (TomTom Traffic Index 2024), with commuters spending an average of 121 hours a year stuck in traffic.



Pollution Overload: The city's average AQI hovers between 180–220, placing it consistently in the “unhealthy” category.



Lack of Breathing Space: Mumbai offers less than 13 sq. ft. of open space per person, versus the WHO-recommended: 97 sq. ft.

Khopoli, in contrast, offers the luxury that Mumbai lost. Open skies, low noise, cleaner air, and a life that's still connected but finally calm. This is where you trade noise for nature, traffic for tranquillity, and stress for space.

INTRODUCING KEWAT'S LEGACY

KHOPOLI, MUMBAI

INTRODUCTORY PRICE

• 20,000 •
SQ.FT

AT ~~70L~~ 65L*

LIMITED INVENTORY



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🌐 www.nextleapinc.com

☎ +91 70393 10297

