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A PROJECT BY



**DELTA**  
WORLD OF VALUES

A Delta Residential Complex  
at Pushpak Nagar, Navi Mumbai

CODENAME

**TERMINAL**  
YOUR RUNWAY TO A GLOBAL LIFE

**GATEWAY TO  
GLOBAL ECONOMY**



**DELTA**  
WORLD OF VALUES



# GLOBAL INVESTMENTS

**Why Pushpak Nagar is the Big Move in Navi Mumbai's Real Estate Investment Portfolio**

Let's Compare Global Cities to Pushpak Nagar, Navi Mumbai.



## Dubai: Dubai International Airport

### What happened:

- Built as a global aviation hub between Europe–Asia–Africa.
- Airline hub strategy amplified transit dominance.
- Logistics, tourism, luxury real estate, Business zones exploded.
- Areas like Dubai South emerged purely around airport vision.

### Result:

From desert trading port global finance, tourism & real estate powerhouse in 25 years.

### Lesson:

Aviation + policy + real estate alignment = hypergrowth.



## Singapore: Changi Airport

### What happened:

- Positioned as Southeast Asia's aviation hub.
- Airport integrated Infra Development of Road, Rail & Metro.
- Strong cargo/logistics backbone.
- Attracted multinational HQs & Star Hotels.
- Transformed as Global Business Hub of South East Asia

### Result:

Transformed from small port economy global finance & tech magnet.

### Lesson:

Planned airport & Infra Development can elevate national brand equity.

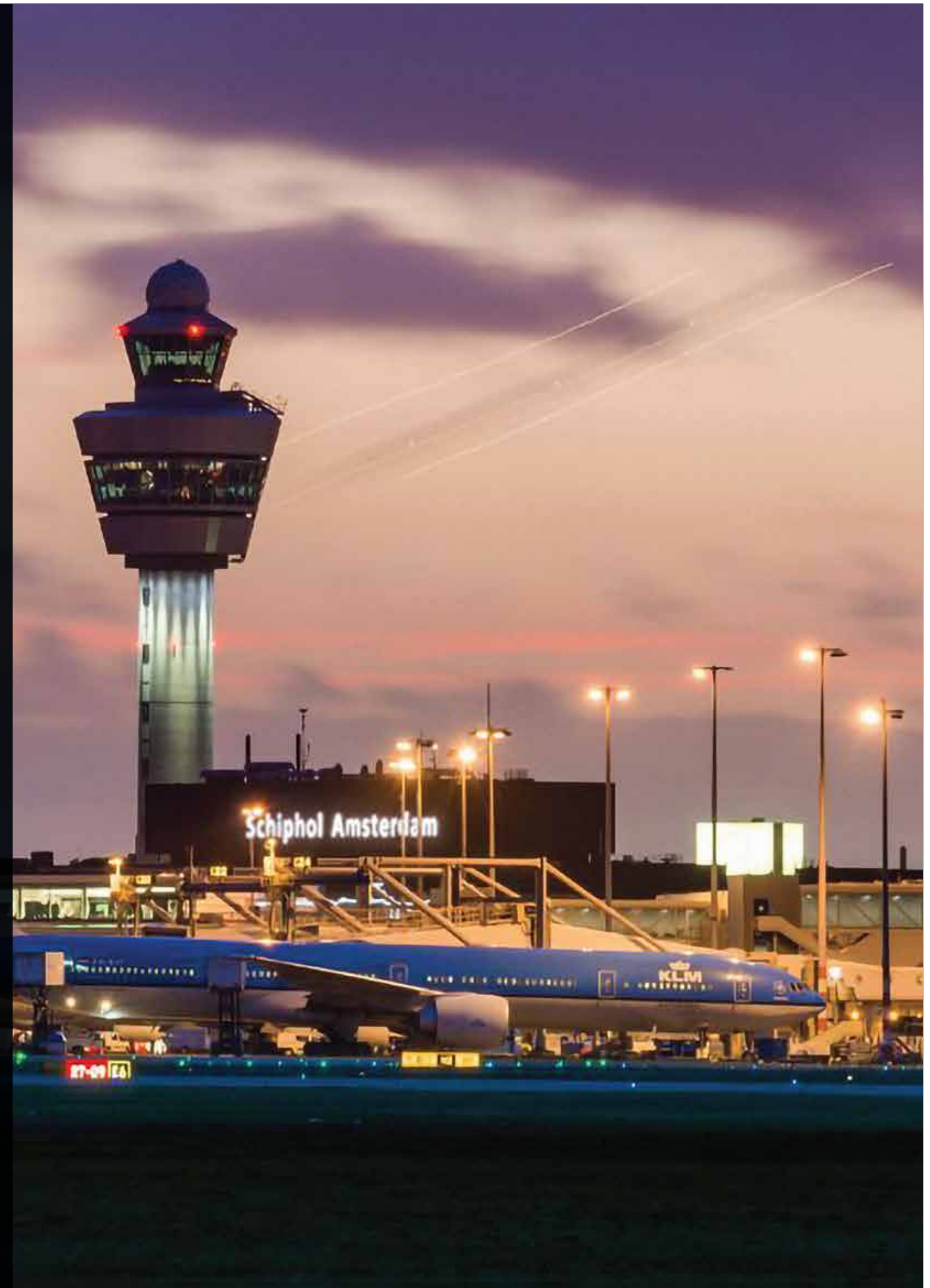
## Amsterdam: Schiphol Airport

### What happened:

- Integrated airport-city model.
- Major European cargo & passenger hub.
- Zuidas financial district expansion tied to airport access.
- Sudden Peak in demand for Real Estate.

### Result:

Strengthened Amsterdam's position as a European business gateway.



# HISTORY IS REPEATING ITSELF @ PUSHPAK NAGAR



## The corridor of inevitable Growth.

Pushpak Nagar sits inside a rare alignment of three macro-infrastructure multipliers:

1. Atal Setu
2. Navi Mumbai International Airport
3. Jawaharlal Nehru Port Trust (JNPT) expansion

When highways, airports, and ports converge in a 15–20 km radius, urban economics change permanently.

## Atal Setu: The Bridge That Rewrote Geography

- 21.8 km India's longest sea bridge
- Cuts South Mumbai–Navi Mumbai travel to ~20 minutes
- Designed capacity: ~70,000 vehicles/day

### Impact Logic:

Travel time compression = price arbitrage.

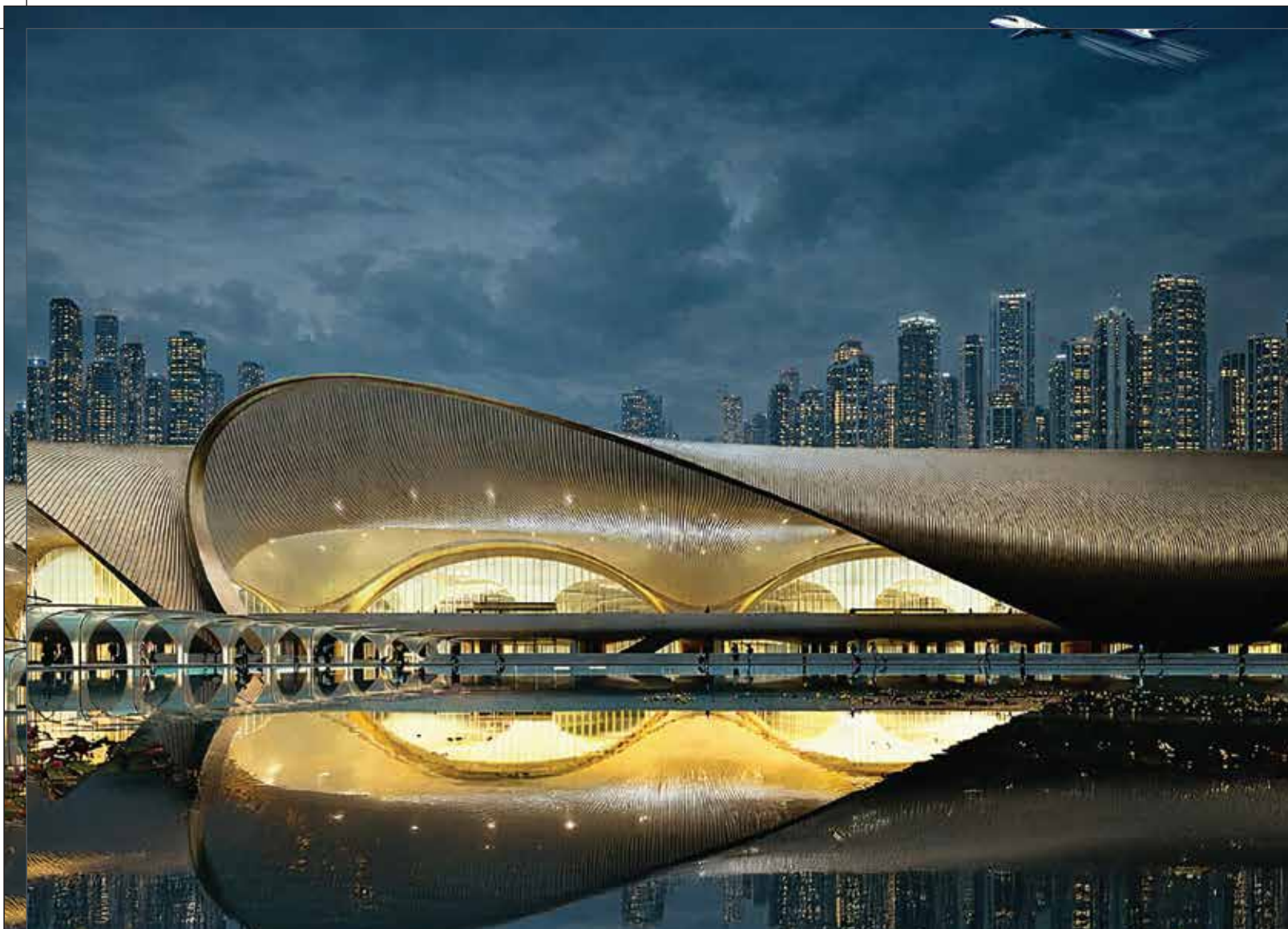
Historically, whenever commute time drops below 30 minutes:

- Residential demand shifts
- Commercial spillover begins
- Rental yields firm up

South Mumbai capital + Navi Mumbai land economics = valuation convergence over 8–12 years.

Pushpak Nagar becomes part of a 30-minute economic circle, not a peripheral node.





## NMIA: The Airport Effect

- Phase 1 capacity: ~20 million passengers annually
- Ultimate capacity: ~60–90 million passengers
- Expected operational timeline: 2025–26 (Phase 1)

### For context:

- 20M passengers = 1,00,000+ Flights = population size equivalent of a Tier-1 city moving annually.
- Every 1M passengers typically generates ~1,000–1,200 direct jobs + 2–3x indirect jobs.

### That implies:

- 30,000+ direct jobs
- 100,000–300,000 ecosystem jobs
- Hotels, logistics parks, MRO, warehousing, retail

## JNPT: Logistics Superpower

- India's largest container port
- Handles 50%+ of India's containerized cargo
- Capacity expansion underway (new terminals, deeper drafts)

### Base Line Summary: Very few cities globally enjoy:

- Deep sea port
- International airport
- Expressway bridge to financial capital

### all within a tight radius.

This is not incremental growth.

This is structural repositioning.





## EXCEPTIONAL REWARDS FOR OUR VALUED PARTNERS

**Codename Terminal- a 150 cr launch opportunity with maximum incentives for preferred partners**

- An Association of 1000 plus preferred partners in Navi Mumbai, Thane, Mumbai & UAE.
- Safe & Secure Tagging Process
- Supports Delivered: SMS & WhatsApp Blast, Tele-calling Support, Pick UP & Drop +++
- An Assurance of Incredible Incentives and Giveaways
- Among one of the few developers to Roll Out Instant Payouts
- Teaming Up Together for the Opportunity to Win Together

**Let's capitalize on the momentum and grow!**

### Proposed Metro line 8 stations

- CSMIA - T2 (Mumbai)
- Phoenix Mall
- SG Brave Marg
- Kurla
- Lokmanya Tilak Terminus (LTT)
- Baignwadi
- Mankhurd
- Vashi
- Sanpada
- Juhinagar
- LP Junction
- Nerul 1
- Nerul 2
- Seawood
- Appolo Hospital
- Sagra Sangam
- Targhar
- NMIA - WEST
- NMIA - Terminal 1





## WHY INVEST AT CODENAME DELTA TERMINAL



### **Brand Credibility**

40 + years legacy of trust  
5.6M+ sq. ft projects delivered  
20 Mil Sq Ft Under Development.



### **Luxury Indulgence**

A Landmark with  
15 + ultimate lifestyle amenities



### **Well Planned Residences**

Engineered for Vastu Compliant +  
Natural Light + Natural Air Circulation  
Ready to Move in 1/2/3 BED Residences  
Beautiful Views



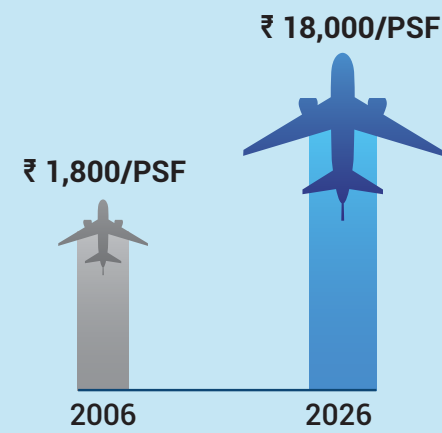
### **Location = Highest Growth Potential**

All Premium Corner Plots are Delta Projects.

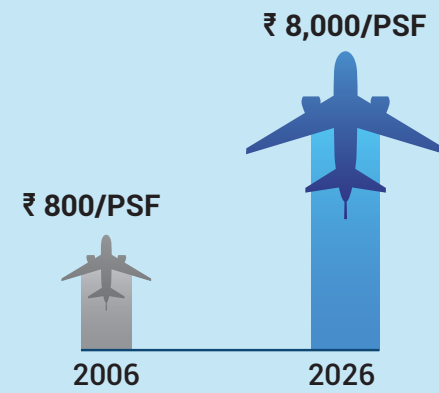
# PRECEDENTS OF A 1.5-DECADE GROWTH

Property Prices Close to Major Infra Developments Since 2006 in Mumbai and Navi Mumbai

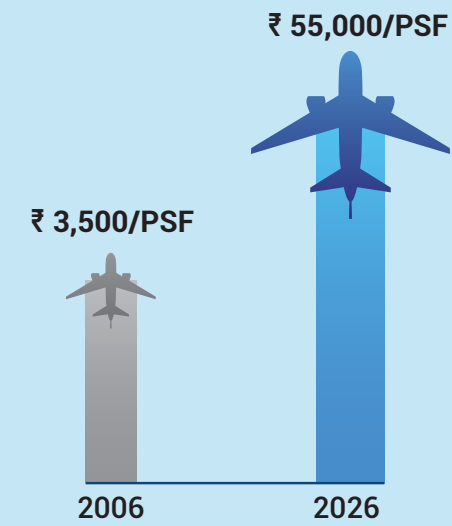
**KHARGHAR: RISE OF COMMERCIAL AND RESIDENTIAL DEVELOPMENT**  
**GROWTH: 10X**



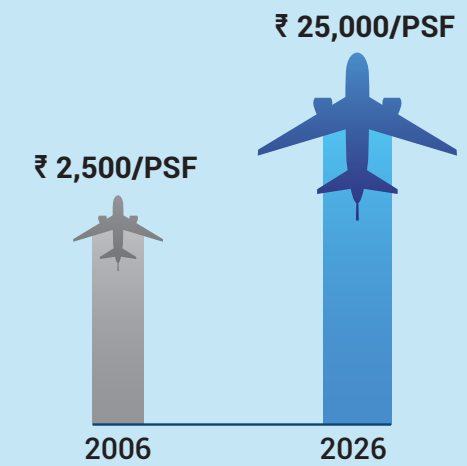
**ULWE: RISE OF INFRA CONNECTIVITY WITH ATAL SETU CONNECTIVITY**  
**GROWTH: 10X**



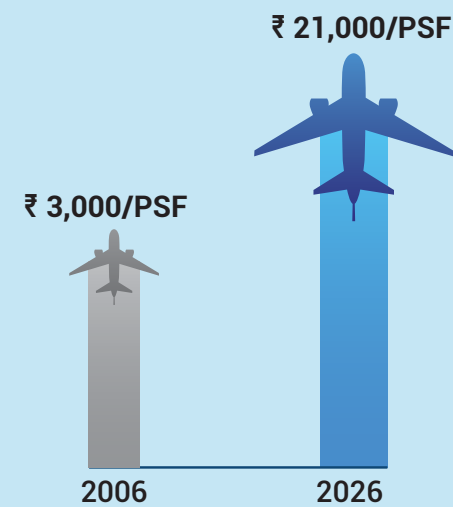
**VILE PARLE (W): RISE OF LUXURY REDEVELOPMENT MARKET**  
**GROWTH: 15X**



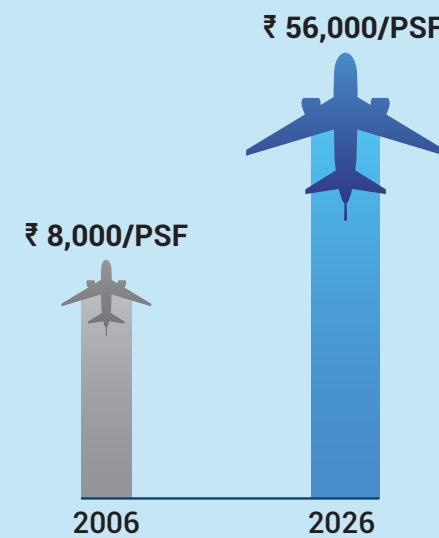
**ANDHERI (E): MUMBAI METRO LINE 1 (VERSOVA-GHATKOPAR)**  
**GROWTH: 10X**



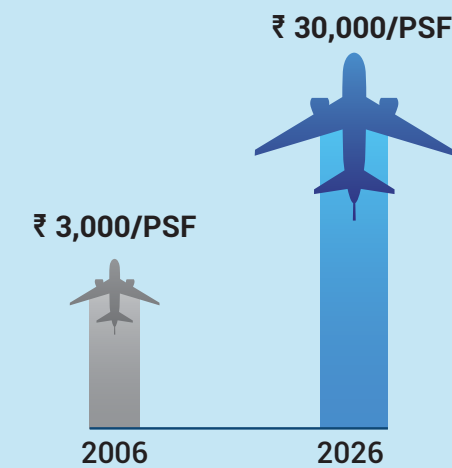
**SEAWOODS: RISE OF A PREMIER RESIDENTIAL HUB**  
**GROWTH: 7X**



**SANTACRUZ (W): REDEVELOPMENT IS THE BIGGEST DRIVER OF FUTURE GROWTH**  
**GROWTH: 7X**



**BANDRA (E): MAJOR INFRASTRUCTURE PROJECTS THAT BOOSTED**  
**GROWTH: 10X**



## PUSHPAK NAGAR

Positioned for the Next Growth Cycle

With upcoming infrastructure, expanding connectivity, and increasing demand for well-planned residential corridors, Pushpak Nagar is emerging as a strong future growth destination.

### Market Value Outlook

Year	Market Rate
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2026	₹6,000/PSF
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2036 (Projected)	₹15,000 – ₹18,000/PSF
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2046 (Future Potential) The opportunity for Residential Investors to define the next growth story