

PREMIUM RIVERFRONT
GATED COMMUNITY BY



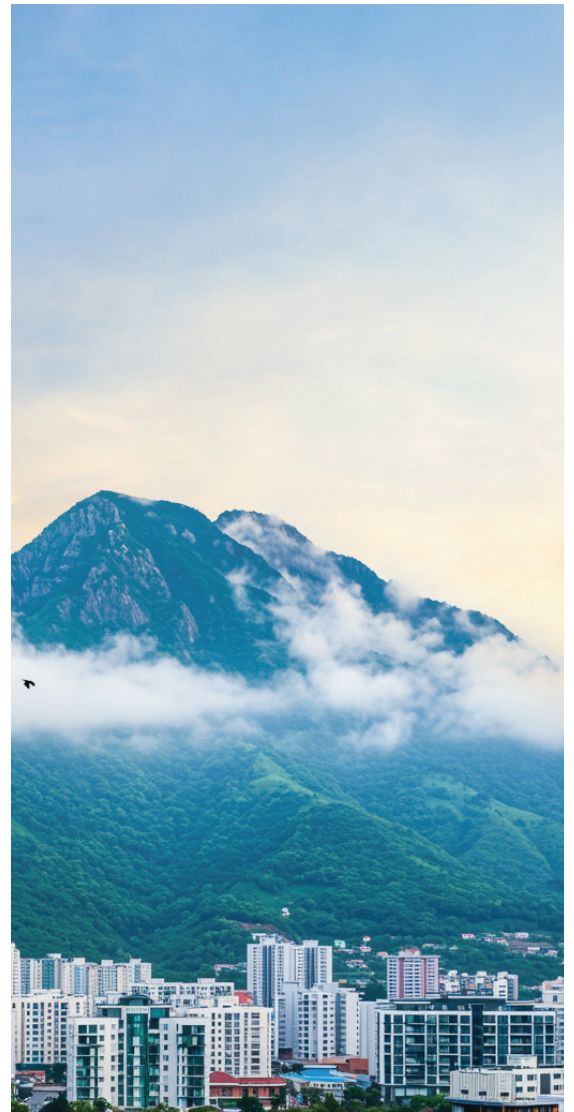
KARJAT

Karjat Once A Getaway. Now a growth story.

Once a quiet getaway destination in the Sahyadris, Karjat is rapidly emerging as the next frontier of growth in the Mumbai Metropolitan Region. With transformative infrastructure expanding connectivity to Mumbai, and rising demand for nature-led lifestyles, Karjat is evolving into a compelling destination for both homebuyers and investors.

Offering abundant green landscapes, spacious developments, and strong appreciation potential, the region represents a rare opportunity to be part of a location that is not just growing but shaping the next chapter of the MMR's residential story.

- **8-12% Annual Price Appreciation**
- **20-30% Appreciation in Land Prices in Recent Years**
- **Upcoming Panvel-Karjat Railway Corridor**
- **Best Location For Close-knit Community Living**
- **Better Air Quality As Compared To Mumbai Suburbs**



Plotted Lands

The Smartest Investment?



High Appreciation Potential

Land values tend to rise steadily as infrastructure and development expand around it.



ALL IMAGES ARE FOR REPRESENTATION ONLY.



A Finite Asset

Land is a finite asset, making it increasingly valuable as cities grow.



Freedom To Build

You have complete flexibility to design and build your home exactly the way you want.



A Long-Term Legacy Asset

Land remains a valuable asset that can be preserved and passed down for generations.

Your 10-Point Checklist *before buying land*

1 Clear Title Ownership

Ensure the seller has a clear and undisputed title to avoid legal complications later.

3 Proper Land Zoning

Check the zoning regulations to ensure the land use aligns with your intended development.

5 Access Road Availability

Make sure the plot has a legally approved access road and not just an informal entry.

7 Infrastructure & Connectivity

Evaluate proximity to roads, transport, utilities, and upcoming infrastructure projects.

9 Developer Credibility

If buying in a plotted development, check the developer's reputation and project approvals.

2 NA (Non-Agricultural) Approval

Confirm the land is approved for residential or commercial use if you plan to build.

4 Verified Land Records

Cross-verify documents like 7/12 extract, property card, and title deed to confirm authenticity.

6 Local Authority Approvals

Verify approvals from the relevant planning authority or local governing body.

8 Encumbrance Check

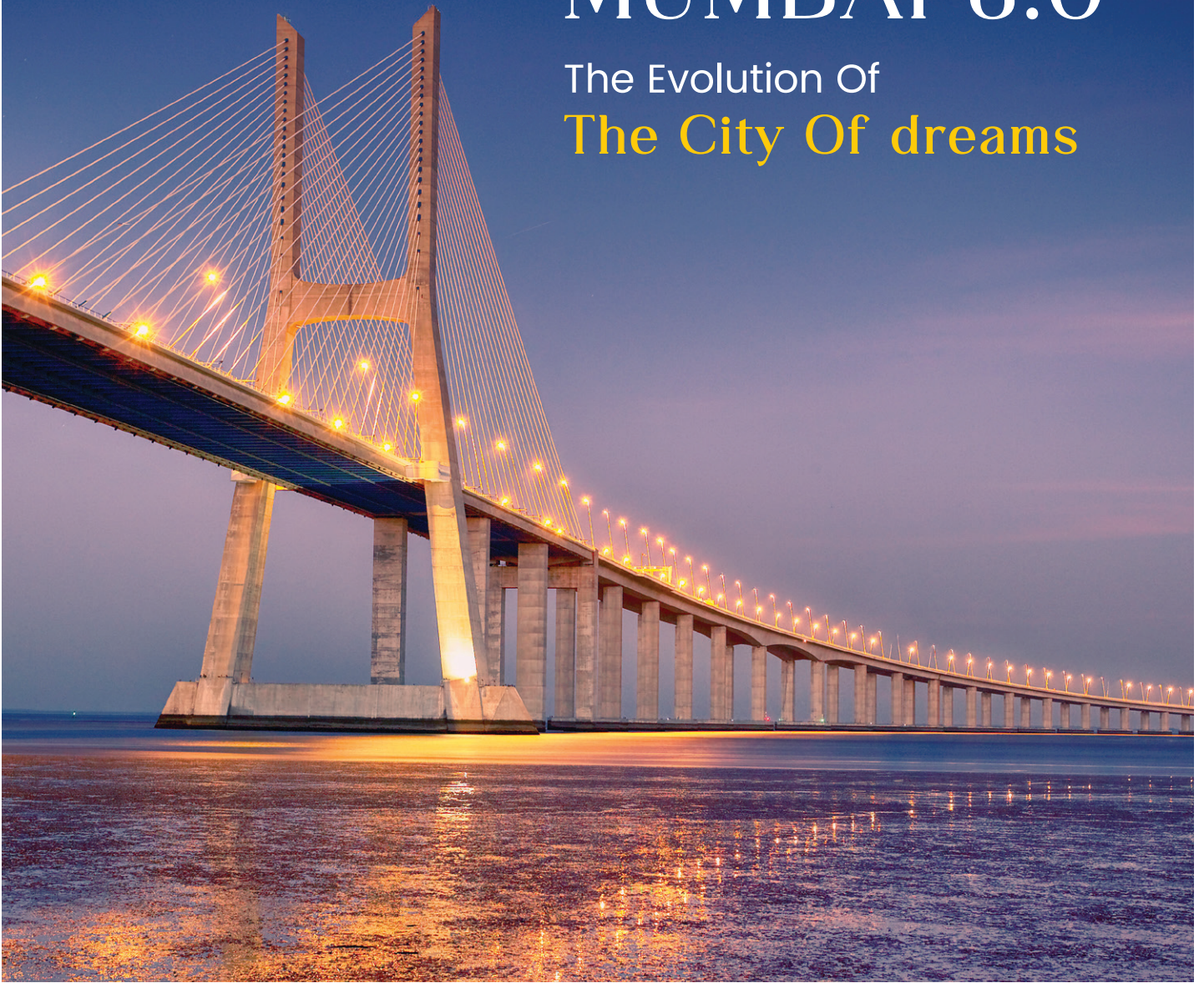
Ensure the land is free from loans, legal disputes, or financial liabilities.

10 Future Development Potential

Assess the area's growth prospects to ensure good appreciation and usability in the long term.

MUMBAI 3.0

The Evolution Of
The City Of dreams



Mumbai 3.0 represents the next phase in the evolution of the Mumbai Metropolitan Region, a new growth corridor that is redefining the future of urban living and economic progress. As the city expands beyond South Mumbai and Navi Mumbai, this emerging region is being shaped by transformative infrastructure, seamless connectivity, and large-scale planned developments. With landmark projects such as the upcoming international airport, multimodal transport networks, and new business districts, Mumbai 3.0 is set to become the next powerhouse of opportunity.



Transformative Infrastructure Growth

Powering A New Era Of Connectivity, Opportunity, & Prosperity



Navi Mumbai Airport Influence Notified Area (NAINA)

A 600 sq km planned city region around the new airport.



Virar-Alibaug Multi-Modal Corridor

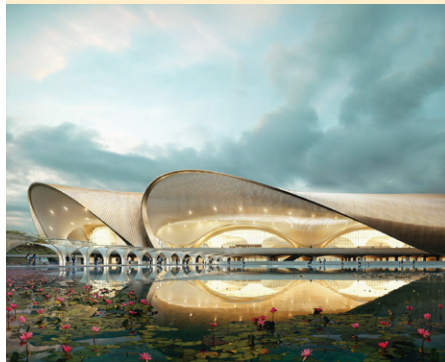
126 km mega economic corridor connecting Virar, Panvel, and Alibaug.



Upcoming Infra Of Mumbai 3.0

Navi Mumbai International Airport (NMIA)

One of India's largest upcoming airports, designed to handle up to 90 million passengers annually in phases.



CST-Panvel-Uran Railway Line

New suburban rail corridor linking South Mumbai directly to Uran and Navi Mumbai areas.



Mumbai Trans Harbour Link (MTHL / Atal Setu)

22 km sea bridge connecting Sewri in Mumbai to Nhava Sheva in Navi Mumbai.



International Business District In Kharghar

Planned 120-acre commercial hub to attract multinational businesses and financial services.



Panvel-Karjat Suburban Railway Corridor

Rail expansion improving connectivity from Navi Mumbai to Karjat and Raigad regions.



A Legacy Built On *Trust & Promises*



STOCK IMAGE

Tulsi Realty, established in 2007, has been shaping accessible living destinations across Navi Mumbai and Raigad with a clear vision: “To make thoughtfully planned homes attainable for aspiring homeowners.” With a strong focus on gated layout developments, the company has consistently created communities that combine affordability, connectivity, and everyday convenience.

A defining philosophy at Tulsi Realty is developing homes located within walking distance of railway stations, ensuring residents enjoy seamless connectivity to the city while living in well-planned environments. Over the years, this customer-first approach has helped the company deliver homes that go beyond shelter, creating spaces where families can build their future with confidence.

19+ YEARS
of enriching lifestyles

5.6 LAKH + SQ. FT
thoughtfully developed

8 LAKH + SQ. FT
under development

