



*Sky
Heaven*

DIFFERENCE BETWEEN FLATS & PLOTS WHY INVEST IN LAND?

	FLATS	PLOTS
7/12	No Individual 7/12	Individual 7/12
Documents	Agreement to Sale	Sale Deed
Returns	8 - 12 % P.a in Ready To move Property.	Higher Returns 15- 20% P.a
Flexibility	No Flexibility to Modify	Flexibility to Modify
Risk	Chances of Depreciation (Earthquake,Floods,ETC)	Chances of Appreciation
Distance	Near Station But Pollution Area	Eco- Friendly & Non Pollution Area
Bungalow or Flat	Monthly Rent	On Daily Basis Rent (Resort)
PMAY Yojna	PMAY Applicable	PMAY Applicable



WHY INVEST IN NERAL ONLY?

- Neral is a Junction Which is a Hub of Mumbai And Pune
- Neral is a Eco – Friendly & Air Free Pollution Place
- Neral Which is Well Known For Accessing Famous Tourist Place in Maharashtra Namely “**MATHERAN**”.
- Neral is also one Place Where MINI TRAINS Are Running For Tourist.
- Neral is Connected to ROADS , RAILS , AND AIRWAYS.
- **ROADS** – Connected to MUMBAI - PUNE - NASHIK
- **RAILS** – Connected to MUMBAI - PUNE – PANVEL – KASARA.
- **AIRWAYS** – Connected to Upcoming Panvel International Airport.
- Neral is Connected to Express Highway Easily Without Pollution and Traffic Areas.
- Neral is a HUB of EDUCATION – Polytechnic , Engineering , MBA & Many More..



WHY SHOULD WE INVEST IN SKY HEAVEN PROJECT ONLY?

- Rera Registered Project.
- Collector N.A Sanctioned Project With All 7/12 Extracts.
- Highway & River Touch Project.
- Just 01 Km Kalamb Market Where ... Schools, Hospitals, Temples , Markets, Restaurants, Banks, ATM, Bus Depot, Hardware Shops And All Available.
- ECO – FRIENDLY , NATURE & HILL VIEW PROJECT.
- **2 LANE HIGHWAY** is Converted into 4 LANE HIGHWAY .
- **STATE HIGHWAY** is Converted into NATIONAL HIGHWAY .
- Flexibility of Payment.
- 24 HOURS Water Facility .
- 24 HOURS Security System With CCTV SURVEILLIANCE .
- INFRASTRUCTURE -
 - Gymanisium
 - Club House With indoor Games
 - Swimming Pool
 - Landscape Garden With Children Play Area
 - Restaurants & Many More
- PICK UP & DROP Facility Available in Life Time .



HOW TO REACH IN SKY HEAVEN?

- From Neral Station Just RS.15 Sharing by S.T, Local Transportation, ETC.
- From NERAL Just 12 KM ONLY.
- SKY HEAVEN is Well Connected to 8 Lane Samruddhi Express Highway (NASHIK)
- SKY HEAVEN is Well Connected to old Mumbai Pune Express Highway & New Mumbai Pune Express Highway.
- From KARJAT just 28 KM only.
- From BADLAPUR Just 29 KM only.
- From MURBAD Just 22 KM only.
- From CHOWK Just 38 KM only.
- From PANVEL Just 60 KM Only.
- From PUNE Just 130 KM Only.
- From MUMBAI Just 103 KM Only.
- From NASHIK Just 145 KM Only.



FUTURE OF SKY HEAVEN

- Sky Heaven is a N.A Bungalow Project Which Will Be Going to RESORT.
- Earning Income i.e For Bungalow Holders On Daily Basis Rent Earnings.
- Today's Samll Investment , Tomorrow's Huge Returns.
- Best For Enjoy Weekend's.
- Upcoming Panvel International Airport
- Today's Second Home , Tomorrow's First Home.



CM Fadnavis, Union minister Gadkari put Bhiwandion path of infra development

According to the road ministry, the Thane-Vadape corridor along the Mumbai-Agra National Highway 3, which is part of NH 848, is one of the most congested highways.



Maharashtra CM Devendra Fadnavis and Union minister Nitin Gadkari laid the foundation stone for widening of two highways in Bhiwandi on Thursday, January 24, 2019.(Praful Gangurde/ HT Photo)

Chief minister Devendra Fadnavis and Union minister for road transport and highways Nitin Gadkari on Thursday laid the foundation stone for widening of four-lane Thane-Vadape highway (NH 848) to eight lanes, paving the way for a smooth commute from Thane to Agra via Nashik.

NH 848 is a busy corridor, with at least 10 highways intersecting it. It also crosses the proposed Mumbai-Vadodara Expressway and provides a link to Mumbai-Nagpur Samruddhi Expressway. The National Highways Authority of India (NHAI) has appointed MEP Infrastructure Developers Ltd for the work, which is expected to be completed in three years.

"This is a major project that will ease traffic congestion in Mumbai and Thane. People complain about getting stuck on this stretch for hours, but the eight-lane road will solve the problem," said Fadnavis, at Dive-Anjur, Bhiwandi.

The Rs1,182.87-crore project will be executed on hybrid annuity mode, with 60% of the cost being borne by the company and 40% by NHAI. The stretch will get a railway overbridge at Pimplas in Bhiwandi, two new major bridges on Thane creek at Kasheli and Kalwa, two minor bridges at Pimplas and Anjur in Bhiwandi, 84 culverts, a grade separator at Vadape, eight vehicular underpasses at strategic locations, a foot overbridge at Majiwada, a toll plaza at Kharegaon, a 35.293-km service road and 6.666-km slip road

Jayant Mhaikar, chairman and managing director, MEP, said, "Financial viability of such projects will ensure speedy growth and expansion of our road infrastructure."

According to the road ministry, the Thane-Vadape corridor along the Mumbai-Agra National Highway 3, which is part of NH 848, is one of the most congested highways. "Office-goers from Kalyan to Thane are stuck on this road during peak hours. The widening will help," said Madhav Pandey, 40, a daily commuter.

Fadnavis and Gadkari also laid the foundation stone for widening of Shahapur-Murbad-Karjat-Khopoli highway (NH 548) to four lanes from two lanes.

Navi Mumbai international airport to be ready by mid-2020, says Devendra Fadnavis



In March 2018, Fadnavis had said that the NMIA will be inaugurated in 2019. (HT)

The Navi Mumbai international airport (NMIA) will be ready by the middle of 2020, said Maharashtra chief minister Devendra Fadnavis on Tuesday at the Global Aviation Summit being held in Mumbai.

Fadnavis, who had first announced the airport to be completed by 2019, said the airport development is on track and shall be operated by mid- next year. The comment comes at a time when 10% of the villagers displaced by the project are yet to vacate the area.

The chief minister said the NMIA would contribute one percent to the country's GDP and is aimed to boost Indian aviation. He said, "Apart from NMIA, Pune and Nagpur airports are also being worked on and will offer huge connectivity."

Speaking to the media later, the minister of commerce and industry and civil aviation Suresh Prabhu said their latest review of the airport project indicated that everything was going according to plan.

A statement issued by the City Industrial Development Corporation (CIDCO), the planning agency for Navi Mumbai, on Monday said that if the remaining 10% of villagers do not vacate the airport land till Tuesday, they would not be given compensation for land acquired for the project.

GVK, which runs Mumbai airport, was awarded letter of consent in October 2017 after which pre-development work had begun. However, this work, which includes the levelling of land, is yet to be completed.

In March 2018, Fadnavis had said that the NMIA will be inaugurated in 2019. However, when asked if it was possible to meet that deadline, aviation secretary RN Choubey, in September last year, had said that it will take another three years for the first flight to take off from the city's second airport and that the ministry hopes its first flight will take off by September 2021.

Neral becomes a coveted residential zone



Neral is one of Mumbai's fastest emerging residential locations. Neral falls under the Karjat Tehsil and offers abundant natural greenery and rolling hills. Neral is approximately 73 kilometres away from Mumbai by road while Mumbai is around 53 kilometres away by train. Neral is witnessing fast development of infrastructure and several premium real estate projects are also coming up here. Matheran is located only 8 kilometres away from Neral and is a popular tourist getaway as well.

Neral falls under the Central Railway network and there are 28 local trains plying between CST and Neral. Neral is well linked to areas like Badlapur, Karjat and Panvel through the State Highways and the National Highway 4 can also be accessed as well. Neral can be accessed easily via Panvel and this is the route that most people choose while coming from Mumbai. This entire stretch is highly popular amongst homebuyers and areas like Badlapur and Panvel are seeing new projects coming up like Aryan One and Akshar Emperia Garden respectively.

Neral is still an affordable housing destination and prices should be going up steadily as per expert estimates. Investors can expect good future appreciation. There are several infrastructure projects that will be initiated by the Government and this will lead to price appreciation as well. Neral is slated to be the next major residential hub after Kalyan and Badlapur. There are infrastructure projects proposed like the Karjat-Murbad Road which will be developed as part of the Virar-Murbad-Karjat-Khopoli-Alibaug Outer Ring Road. There will be a four lane highway developed from the Badlapur-Karjat Road and this will give a new impetus to Neral's real estate development. A new State Highway is also being developed from Panvel to Chakan that runs through Matheran Hills and this will lower traveling time between Panvel and Karjat by 21 kilometres. Badlapur and Kalyan are major industrial hubs which can be accessed easily from Neral. Neral is located around 20 kilometres away from Badlapur while Kalyan and Karjat are located approximately 37 kilometres and 14.5 kilometres away respectively.

Neral is located near several reputed educational institutions like the AICAR (The Asian Institute of Communication and Research) Business school, Biotech Research Institute, Indian Institute of Geomagnetism, Anglo Eastern Maritime Academy, Vocational Training Institute, L&T Construction Skill Training Institute and the Tata Cancer Medical Institute and Research. There are several schools nearby along with well-known colleges. Areas like Navi Mumbai, Kalyan and Panvel which are accessible are big employment hubs with multiple industrial zones and leading IT and ITES companies located here.

Upcoming SEZs in Ambernath and Badlapur along with Navi Mumbai will also boost real estate prospects in Neral. There is rapid commercial activity going on in the area. Neral is witnessing the establishment of several hospitals and private clinics. There are several shopping malls and hospitals located in Karjat, Thane, Badlapur, Ambernath, Kalyan and Navi Mumbai which are easily accessible from Neral.

Navi Mumbai International Airport



Navi Mumbai International Airport (NMIA) is a proposed greenfield international airport to be built on the National Highway (NH) 4B near Panvel, approximately 35km from Mumbai's existing Chhatrapati Shivaji International Airport (CSIA).

The new airport will be equipped with modern amenities and facilities for domestic and international passengers, as well as the capacity to transport cargo.

The total investment required for the airport is estimated to be Rs162.43bn (\$2.54bn), including Rs122.16bn (\$1.91bn) to be spent on airport development and the remaining for pre-development activities such as land development, diversion of the Ulwe River, shifting of high-voltage transmission lines, and others.

It is planned to be built in four phases, with construction expected to start in 2017 and be completed by 2032.

A consortium led by GVK won the bid to develop the airport in February 2017. The bidder was Mumbai International Airport (MIAL), which is 74% owned by GVK.

The airport facility will be capable of handling ten million passengers a year upon completion of the first phase, 25 million a year in the second phase, and 45 and 60 million a year in the third and fourth phases respectively.

The project is expected to generate 142,000 direct and 200,000 indirect job opportunities.

It will also boost the economy in the region, with industrial development planned along the Mumbai-Pune-Ahmednagar and the Mumbai-Nashik corridors.

Navi Mumbai International Airport project details

The Government of Maharashtra (GOM) approved the construction of the new airport development in July 2008 and appointed the City and Industrial Development Corporation of Maharashtra (CIDCO) as the nodal agency for implementation of the NMIA project.

The airport will be built through a public private partnership (PPP) under a design, build, finance, operate and transfer (DBFOT) agreement.

A global request for qualification (RFQ) for the project was floated in February 2014. The GVK-led consortium will hold 74% stake in the airport, while the Airports Authority of India (AAI) and CIDCO will hold 13% stake each.

NMIA will be able to accommodate the growing population, business and commercial activities of Mumbai Metropolitan Region (MMR).

It will also ease traffic congestion at the CSIA site, which is expected to reach saturation soon and holds limited scope for expansion.

The airport will be capable of handling new large aircraft such as A380 and B747-8, which comply with International Civil Aviation Organisation (ICAO) Aerodrome Code 4F.

In addition, the airport will be easily accessible by road via an enhanced highway network, metro rail, suburban railways and hovercraft service.

Ministry lays foundation stone for two highway projects in MMR

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The Ministry of Road Transport has laid the foundation stones for two highway projects in the Mumbai Metropolitan Region (MMR). Nitin Gadkari, Road Transport and Highways Minister, has launched projects including eight-laning of the Vadape-Thane bypass (of NH-3) and four-laning of the road connecting Shahapur, Murbad, Karjat and Khopoli.

Officials have shared that the highway projects will be developed at an estimated cost of Rs 1,600 crore. The Vadape-Thane bypass project will be developed at Rs 1,183 crore and will be executed by MEP Infra on hybrid annuity mode.

The bypass project envisages constructing a new railway over-bridge (ROB) and two new major bridges on the Thane Creek. These projects will be completed in 30 months.

Apart from these projects, the Ministry has informed that the construction work on the Baroda-Mumbai highway is expected to begin within the next fortnight.

In another development, the Ministry has shared that to expedite the development of the Delhi-Mumbai expressway, the Government has adopted a new method to acquire land, which will help in developing the region and also save money on the land acquisition.



***BOOK YOUR
DREAM PLOTS
THANKING YOU!***



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