



LAND & DEVELOPERS



**FIND YOUR
DREAM PLOT**



About Us

AJ LAND & DEVELOPERS is a subsidiary of the Mr. Vaibhav Gharat of Companies, which has made significant contributions to a variety of industries including real estate, infrastructure, auto mobiles, and finance. that has been in the real estate industry for over 10 years, providing investment opportunities and advice on deals involving properties, plots. We have provided more than 40K+ satisfied customers with their life's best investment in plots and flats via land sales to date. In Navi Mumbai, Uran and Panvel we are the go-to site for affordable and profitable real estate deals. We provide our customers with 100 percent clear title documents that completely with all legal requirements and our team of land experts will direct you on your investment journey, as land investment is the best way to invest your money. At AJ LAND & DEVELOPERS our mission is to make our client's investment more enjoyable and profitable.

Our mission is to consistently meet the expectations of our clients through profitable and safe deals thereby putting our clients' interests above our own and providing the highest level of honesty and expertise.

It is our mission to grow to be the most significant land banker in India, while also offering exceptional service and exceeding customer expectations.



- ➡ 100% Secured when you invest in land
- ➡ It has no Risk Factor's Such as the Corruption of Bank's Stock Market, Declines
- ➡ Declines in Gold Rates
- ➡ Owning Land give you financial Security and peace of mind.
- ➡ Invest in Raw land & Buying land for the future is Recommended by Experts



LAND & DEVELOPERS

BUT WHY?

AJ LAND & DEVELOPERS



Build your Dream with **AJ LAND & DEVELOPERS**

Now Its 3rd MAHA Mumbai

LAND INVESTMENT IN NEW KHOPTA TOWNSHIP

**NEAR SHIVRI SEA LINK JUNCTION & NAVI MUMBAI INTERNATIONAL AIRPORT
PLOTS AVAILABLE FOR SALE IN
VINDHANE, CHIRLE, JUI, CHIRNER, KOPROLI, SARDE,
KADAPE, SAI, VASHINE, PEN, PALLI, ROHA, ALIBAGH, MANGAON, MAHAD.**



**COMMERCIAL
PLOTS**



**BUNGALOW
PLOTS**



**RESIDENTIAL
PLOTS**



**INVESTMENT
PLOTS**

SMART CONNECTIVITY

LOCATION AROUND OUR PROJECT

- ✓ NAVI MUMBAI INTERNATIONAL AIRPORT 5 KM
- ✓ SEWRI NHAVA SHEVA SEA-LINK 2 KM CHIRLE JUNCTION
- ✓ RANJANPADA LOCAL STATION 1 KM
- ✓ SHIDDHIVINAYAK TO DUSHMI METRO TRAIN 1 KM
- ✓ ALIBAUG TO VIRAR MULTIMODAL CORRIDOR 500 MTR.
- ✓ DRONAGIRI NODE 6 KM.
- ✓ CBD. BELAPUR STATION 12 KM.
- ✓ ULWE NODE 7 KM.
- ✓ JNPT PORT 6 KM.



AIRPORT



SEA LINK



LOCAL TRAIN



METRO TRAIN

Navi Mumbai International Airport

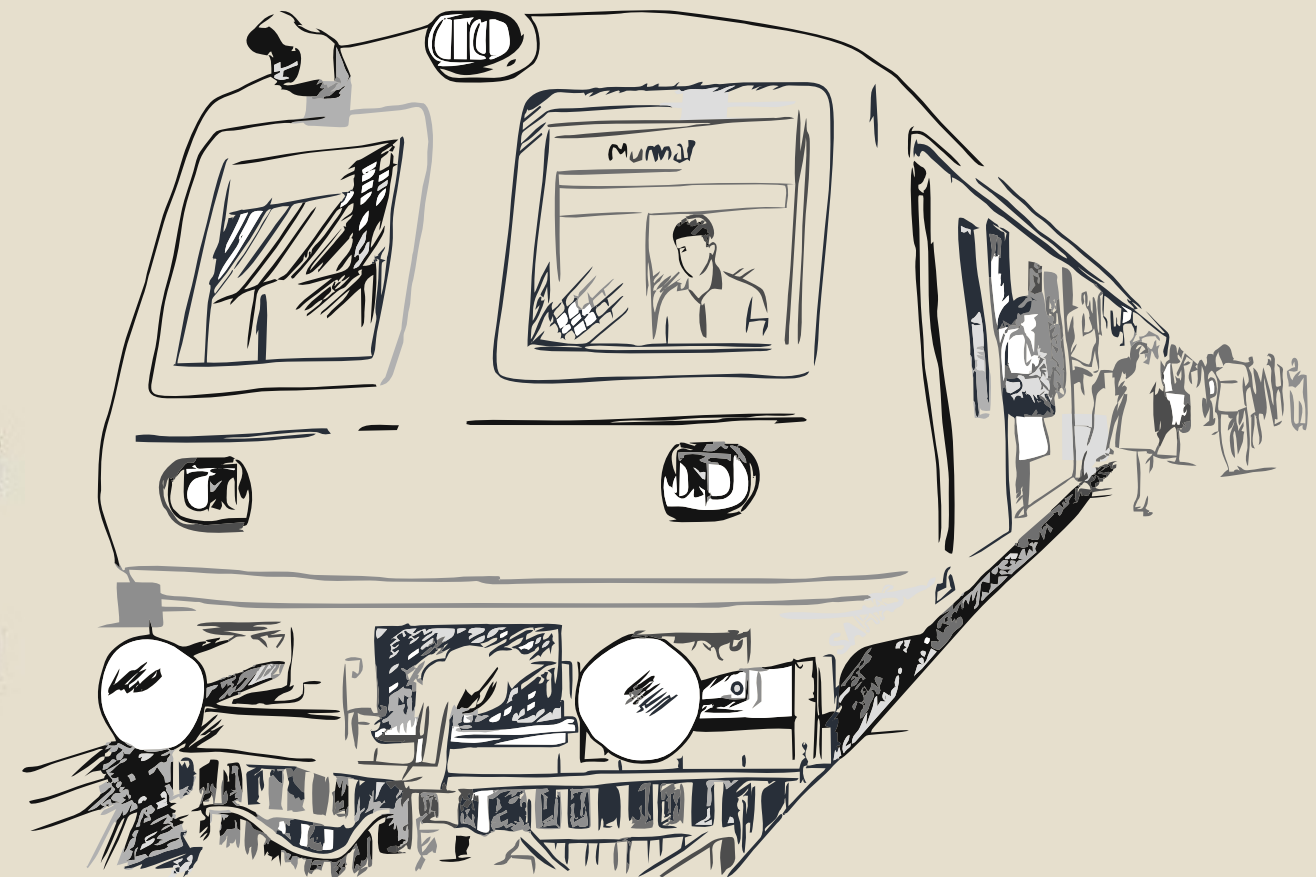
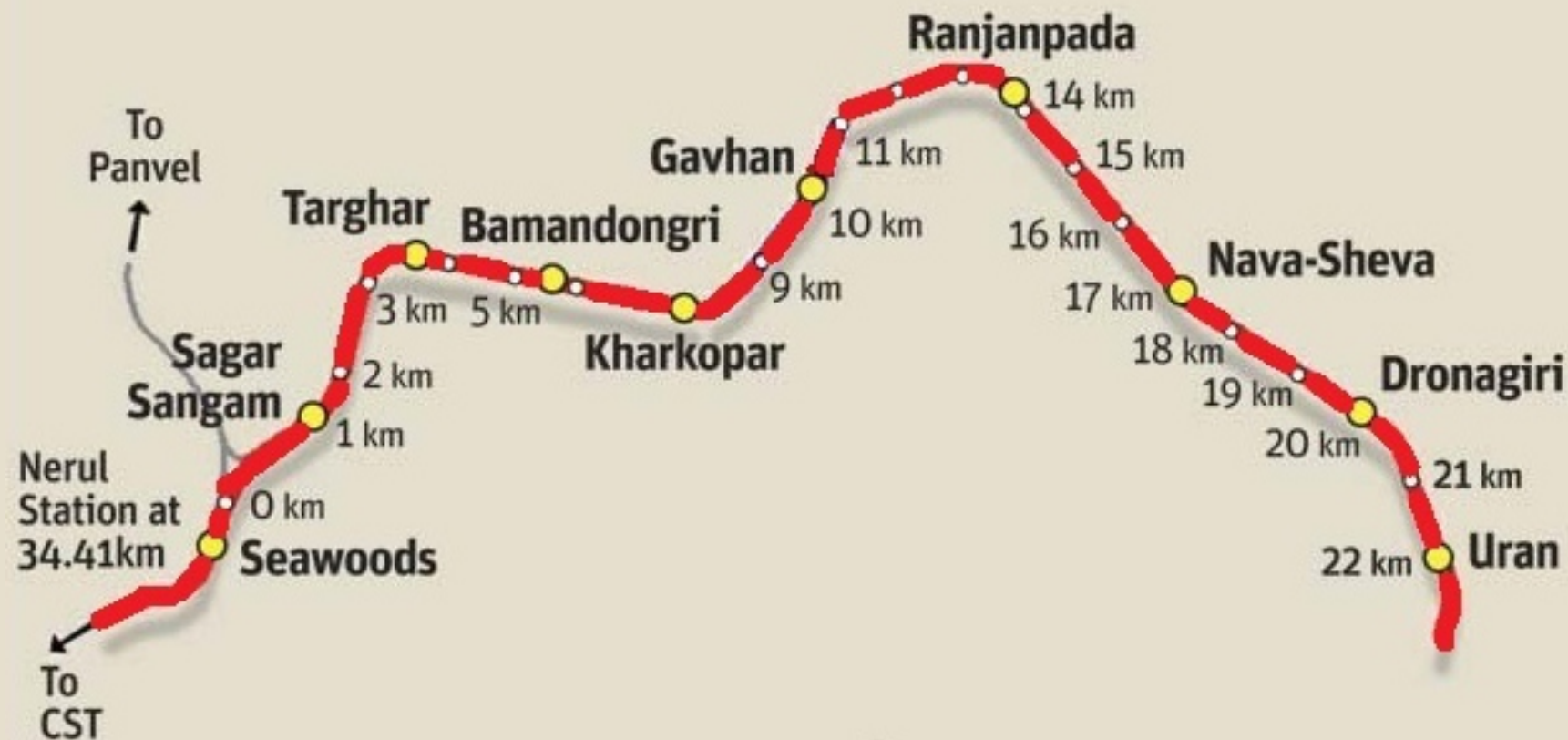
Navi Mumbai International Airport Is A Greenfield Development Built By CIDCO Under Construction At Panvel/uran, Navi Mumbai In Maharashtra, India. It Will Be The Extension To The Existing Chhatrapati Shivaji Maharaj International Airport As India's First Urban Multi-air System.



LOCAL HARBOUR TRAIN

- ✓ HARBOUR LINE TO MUMBAI CST
- ✓ PHASE 1
NERUL TO KHARKOPAR
- ✓ PHASE 2
KHARKOPAR TO URAN TOTAL 10 STATION LINE LENGTH 27 KM.
- ✓ PROPERTY DISTANCE FROM LOCATION IS 1 KM. NEAR BY **RANJANPADA STATION**

INDEX MAP NERUL/BELAPUR-URAN RAIL CORRIDOR



MUMBAI TRANS HARBOUR SEA-LINK (MTHL)

The Mumbai Trans Harbour Link, also known as the Sewri–Nhava Sheva Trans Harbour Link, is an under-construction 21.8 km (13.5 mi) freeway, 6-lane grade road bridge, which will connect Mumbai with Navi Mumbai, its satellite city. When completed, it would be the longest sea bridge in India. The bridge will begin in Sewri, South Mumbai, will cross Thane Creek north of Elephanta Island and will terminate at Chirle, near Nhava Sheva. The road will be linked to the Mumbai–Pune Expressway in the east and to the proposed Western Freeway in the west. The 6-lane highway will be 27 meters in width, in addition to two emergency exit lanes, edge strip and a crash barrier.



MULTIMODAL CORRIDOR VIRAR TO ALIBAUG

The Multi Modal Corridor will be a crucial step towards development, strengthening and creating job opportunities in seven growth centers in MMR such as Virar, Bhiwandi, Kalyan, Dombivali, Panvel, Taloja and Uran. The Corridor will also be useful for the development of Navi Mumbai International Airport, JNPT Port, MTHL and Dedicated Freight Corridor. This Corridor will carry all the traffic from JNPT towards Navi Mumbai and Thane outside the city and will help reduce traffic congestion within the city. The travel time between Virar to Alibaug required today will also be reduced by 50%.

This 126 km long Virar-Alibuag Multi Modal Corridor will connect NH-8, Bhiwandi bypass, NH-3, NH-4 and NH-4B, Mumbai-Pune Expressway, NH-17, etc. Out of this 126 km corridor, 79 km long Virar (Navghar) to Chirner (JNPT) corridor is financially feasible and has been approved by the Authority in its meeting held on 6th March, 2012. M/s. Louis Berger Group Inc.



UPCOMING METRO TRAIN

MTHL Metro Corridor will induce and accelerate the development on the main land.

Length wise distribution (Total length : 49.60 Km)

Phase I – (Siddhivinayak – Dhutum)

Underground portion: 3.985 Km

Main Bridge length: 16.160 Km

Elevated Portion: 5.675 Km

At Grade: 2.080 Km

Phase II – (Dhutum – Dushmi)

At Grade 27.90 Km

Total Length: 49.600 Km

Stations Distribution (Total No. of stations: 20 nos.):

Phase I – (Siddhivinayak – Dhutum)

Underground station: 04

Relief Centre: 01

Elevated portions: 02

At grade: 01

Phase II – (Dhutum - Dushmi)

At Grade 12

Total Number Stations 20





NAVI MUMBAI JNPT PORT

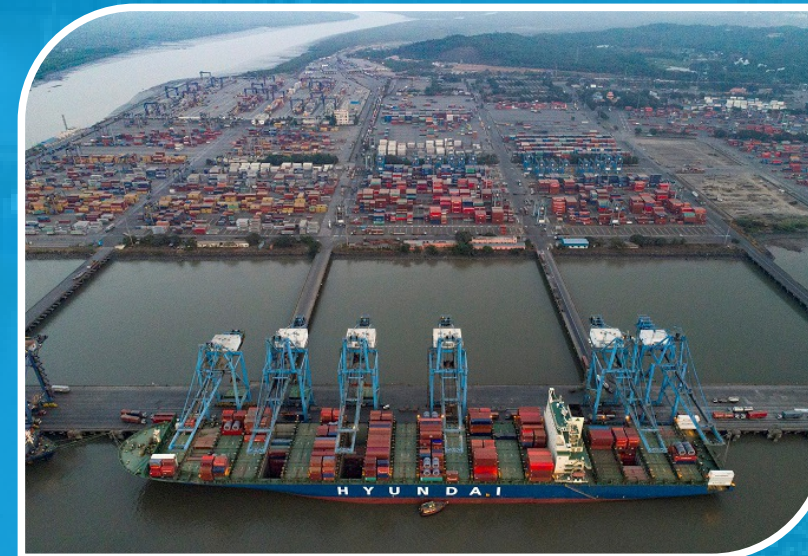


NEAR TO CARGO TRANSPORT



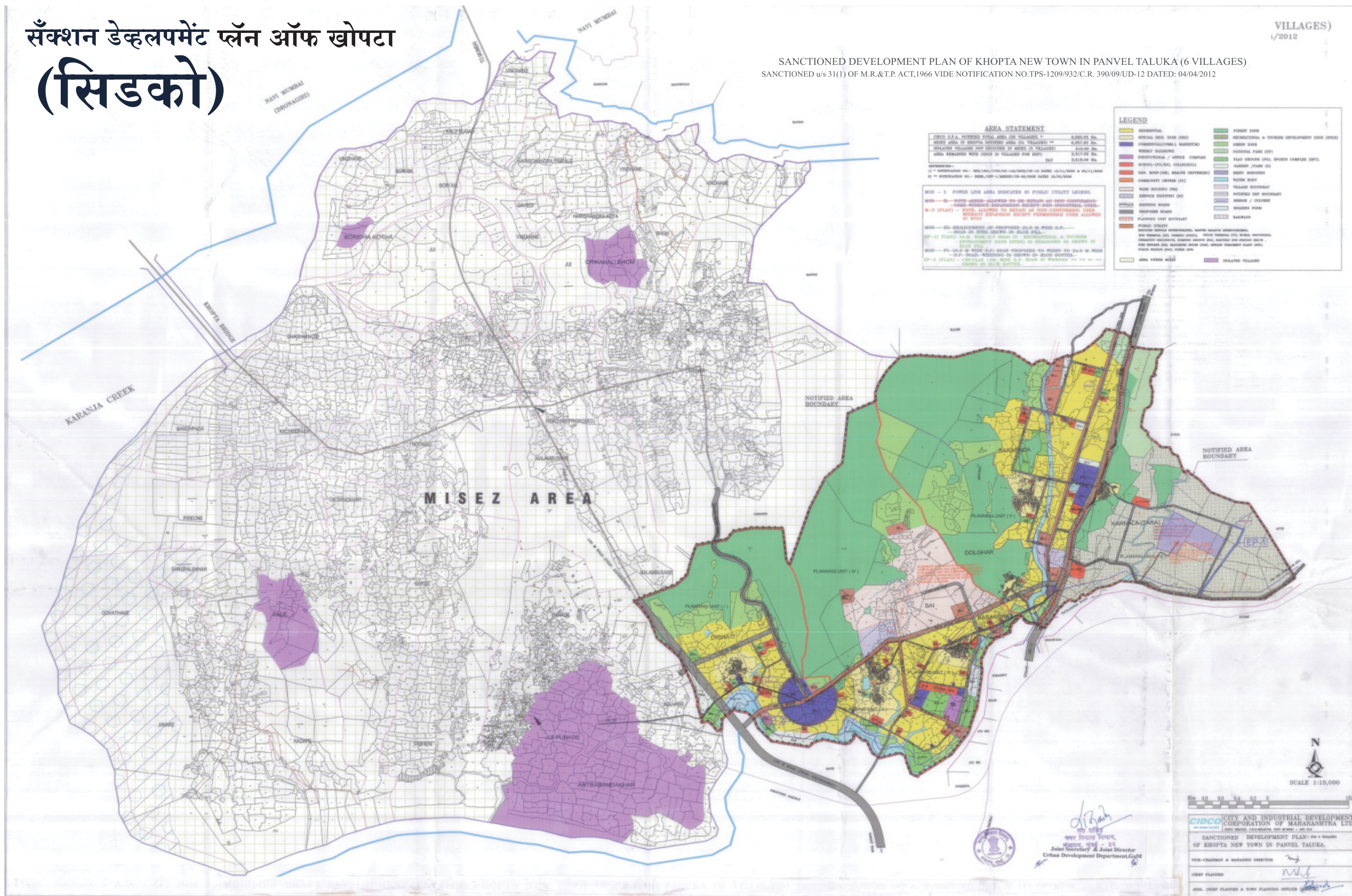
DISTANCE FROM LOCATION IS 6 KM.

JNPT PORT 6 KM FROM AROUND OUR PROJECT



सँक्शन डेक्कलपमेंट प्लॅन ऑफ खोपटा (सिडको)

SANCTIONED DEVELOPMENT PLAN OF KHOPTA NEW TOWN IN PANVEL TALUKA (6 VILLAGES)
SANCTIONED u/s 31(1) OF M.R.&T.P. ACT,1966 VIDE NOTIFICATION NO.TPS-1209/932/C.R. 390/09/UD-12 DATED: 04/04/2012



चिल्ले | विंधणे | जुई | कोप्रोली | खोपटे | पिरकोन | सारडे | वशेणी | पुनाडे | कडापे | आवरे

BOOK YOUR PLOT Rs. 21,000/- & GET REGISTRATION

स्वतंत्र ७/१२ चे मालक व्हा

LEGAL PROCESS

- PAPER NOTICE
- FEAR FAR
- GAT BOOK NAKASHA
- GOLA NAKASHA
- SEARCH REPORT
- TITLE REPORT



100% Clear
Title

DEMARCATON &



LAYOUT



Registration

Immediately
Registration with
7/12 Extract

7/12 Extract document showing land details, owner information, and survey data. It includes a table with columns for serial number, area, and other relevant details.

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तिसरी महामुंबईत ..

ना मुंबईत.. ना नवी मुंबईत..
तुमचं घर होणार.. महामुंबईत..



📍 पनवेल 📍 उरण 📍 पेण 📍 पाली 📍 रोहा 📍 माणगाव 📍 अलिबाग 📍 कोकण परिसर

Mumbai



LAND & DEVELOPERS

Navi Mumbai

Now Its 3rd MAHA Mumbai

City of Dream



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Thank You



**AJ Land & Developer, Office No. 211, Plot No. 51, Sector 15, Thapar complex, Near Nimantran Hotel, D Mart
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