

THE _____™
HOUSE OF
ABHINANDAN
LODHA _____

Sol de Alibaug

WHERE THE STARS ARE





SOL DE ALIBAUG, WHERE THE WORLD REVOLVES AROUND YOU.

The Sun, the supreme star of our universe, a nearly perfect sphere that spreads its aura across the cosmos. What if something of the same was making its way to earth and needed a name?. What if it is in Alibaug? Well, there isn't any name that perfectly fits other than Sol de Alibaug. Derived from the Latin word "Sol" meaning Sun, Sol de Alibaug takes a center stage just like how the Sun takes one in our universe.

Through "Sol de Alibaug," residents are invited to experience the magic of Alibaug—a place where every day begins with the promise of a beautiful sunrise and ends with a spectacular sunset, truly embodying the essence of the "Sun of Alibaug."

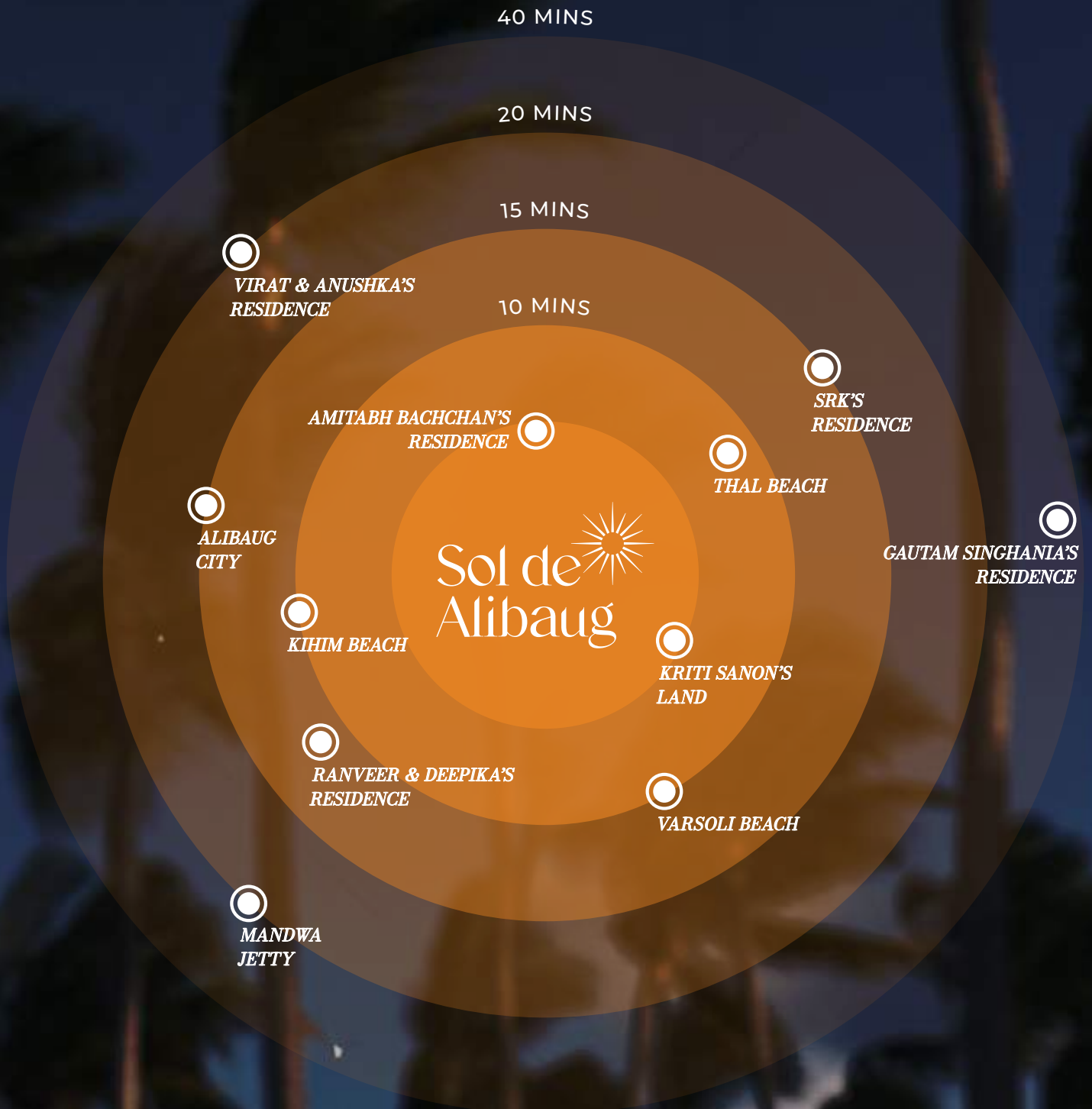
Sol de Alibaug situated at the heart of prime Alibaug brings together the best of location, amenities, services, design, and community that shines like a bright star in all Alibaug.

SHINING JEWEL OF THE FOUNDER'S COLLECTION

The Founders' Collection is an exquisite sanctuary meticulously curated for industry leaders, entrepreneurs, and founders who have achieved unparalleled success. This luxurious haven celebrates a life of grandeur and fulfillment, reserved exclusively for those who have reached the pinnacle of their professions. For visionaries and trailblazers alike, the Founders' Collection embodies the notion that 'rare' is not merely a descriptor but a way of life.

THE STAR OF ALIBAUG.

Immerse yourself in a realm adorned with celebrity residences and vibrant hotspots. Within a quick 10-minute radius, uncover charming locales like Kihim, Varsoli, and Thal. A brief 15-minute drive brings you to the lively heart of Alibaug City, rich in culture and coastal delights. Discover the prestigious residence of Bollywood icons and business tycoons along this enchanting journey. Just 20 minutes away, Mandwa Jetty awaits for seaside adventures. Looking ahead, a 40-minute drive leads to the upcoming Navi Mumbai Airport, promising seamless connectivity and endless possibilities.



A LOVE STORY THAT DATES BACK TO THE PORTUGUESE ERA

Sol de Alibaug not just stands as the shining star at the heart of Prime Alibaug but also lets you experience a beautiful story between the waves and shores. And it doesn't just stop there....

Every step that you take in this land takes you back to the Portuguese era, where the rich Portuguese culture is being resonated through the stones of ancient fortresses like Kolaba Fort and Murud-Janjira Fort. Prime Alibaug entices with its unspoiled beaches at Kihim and Thal, where the sun casts golden hues upon transparent waters. Sol de Alibaug resides at the epicenter of this idyllic haven, offering unparalleled access to the finest experiences Alibaug has to offer.

You will be at the centre of dynamic lifestyle. Whether you're savoring exquisite dining experiences, discovering historical treasures, or unwinding by the sea, every desire is just moments away.



THIS ISN'T JUST ALIBAUG, IT'S PRIME ALIBAUG.

Nestled in Prime Alibaug, Sol de Alibaug provides seamless connectivity and accessibility, ensuring you're centrally located. Enjoy the tranquility of coastal living with convenient access to Mumbai, India's financial hub. Prime Alibaug serves as your radiant nucleus, making every journey effortless and every destination easily reachable.

SEAMLESSLY ACCESSIBLE FROM INDIA'S FINANCIAL CAPITAL.



18 MINUTES BY SPEEDBOAT
from Colaba to Mandwa Jetty



50 MINUTES BY RORO FERRY
from Bhaucha Dhakka to Mandwa Jetty



90 MINUTES BY CAR
via MTHL

A MYRAID OF UPCOMING INFRASTRUCTURE.



UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT:
Set foot in Alibaug in less than 1 hour from the airport post 2024



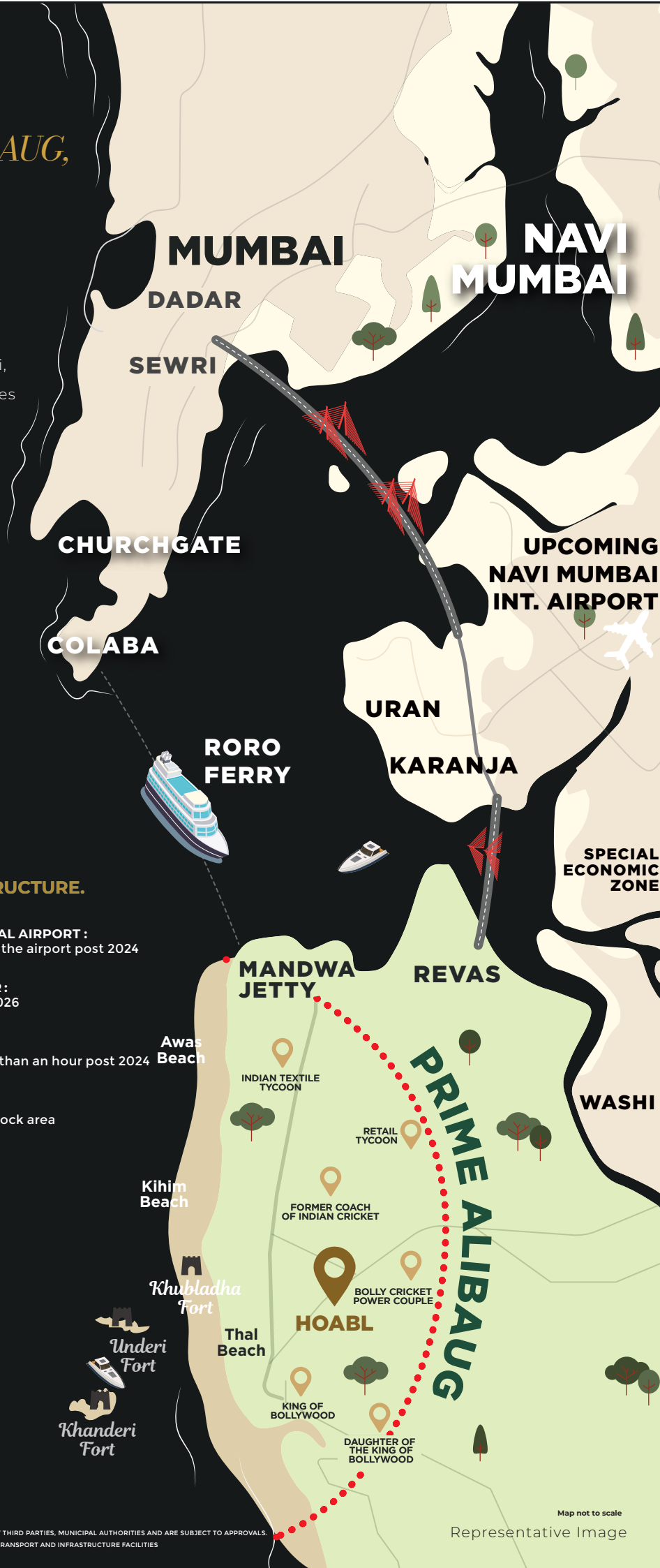
VIRAR ALIBAUG MULTI-MODAL CORRIDOR:
Avail multi-level transport systems post 2026



KARANJA REVAS BRIDGE:
Reach Alibaug from South Mumbai in less than an hour post 2024



UPCOMING MUMBAI MARINA:
India's second marina along the princess dock area



Map not to scale

ALL FUTURE DEVELOPMENTS AND INFRASTRUCTURE FACILITIES TO BE PROVIDED BY THIRD PARTIES, MUNICIPAL AUTHORITIES AND ARE SUBJECT TO APPROVALS.
DISTANCE AND TIMELINES ARE INDICATIVE AND MAY VARY SUBJECT TO WEATHER, TRANSPORT AND INFRASTRUCTURE FACILITIES

Representative Image

AN INVESTMENT THAT SHINES BRIGHTER THAN THE SUN.

Prime properties offer secluded coastal havens with top-tier amenities, appealing to buyers seeking exclusivity. Limited availability drives competitive pricing, with potential growth rates of up to 3.5 times. Stringent development standards ensure exceptional quality, while branded developments add prestige and bespoke amenities like private clubs, enhancing property values and offering secure investment opportunities with growth rates exceeding 4 times.

3X
GROWTH
LAND IN ALIBAUG

TOURISM GROWTH:

Growing tourism drives demand for resorts and vacation homes.

INFRASTRUCTURE DEVELOPMENT:

Improved roads and utilities enhance accessibility and value.

INVESTMENT POTENTIAL:

Recognised as an emerging market, prompting speculative buying.

3.5X
GROWTH
LAND IN PRIME ALIBAUG

EXCLUSIVE LOCATION:

Coveted coastal areas with premium amenities attract affluent buyers.

LIMITED SUPPLY:

Scarcity of prime land leads to heightened competition and higher prices.

DEVELOPMENT STANDARDS:

Stringent regulations ensure superior infrastructure and aesthetics.

4X
GROWTH
BRANDED LAND IN PRIME ALIBAUG

ELITE GENTRY:

The presence of elite gentry elevates an address, attracting like-minded cohort and fostering a culture of high living standards.

CUSTOMIZED AMENITIES:

Exclusive features like private clubs and concierge services, adding significant value to the land.

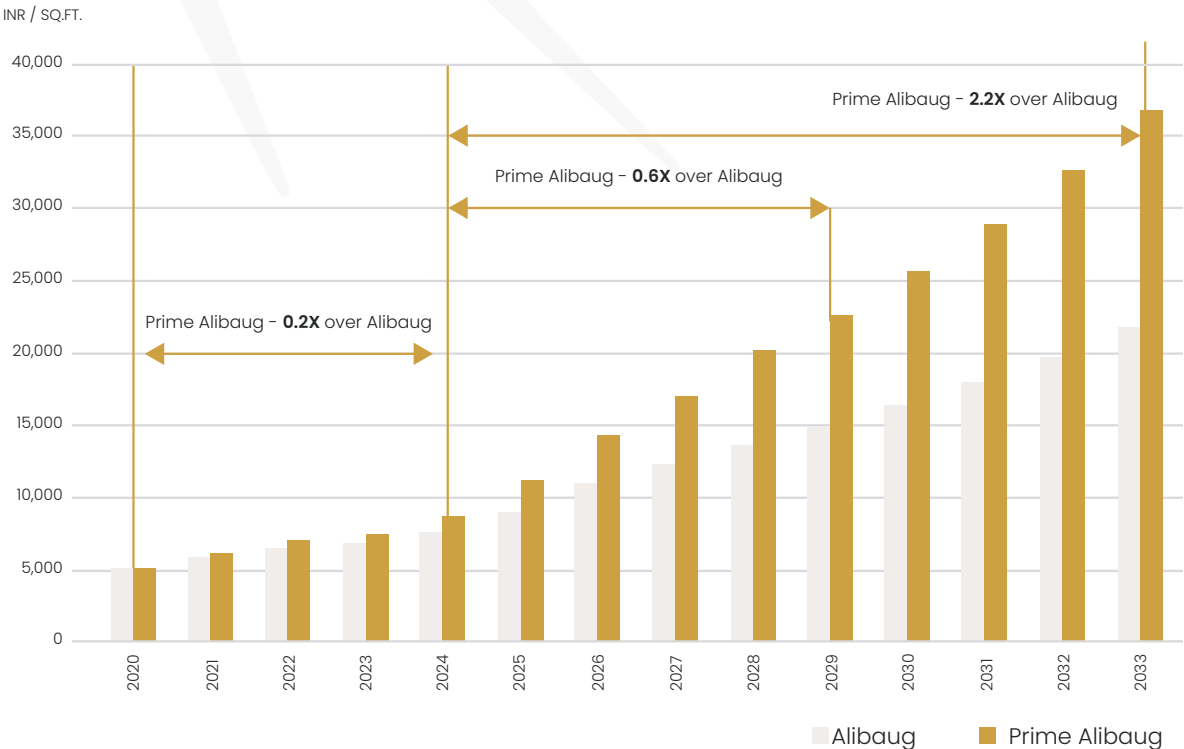
DESIGN AND ARCHITECTURE:

Innovative designs elevate the appeal of branded developments.

INVESTMENT SECURITY:

Reputation for delivering premium projects boosts investor confidence.

Based on research by international property consultant.



BEACON OF LIGHT THROUGH ALIBAUG'S LAND ACQUISITION PROCESS.

Shun the tedious route, for you deserve effortless access to this prime land through us. But if you dare to tread the challenging path, consider this your map. The choice, however, is unequivocally yours to make.

STEP 1

SCOUT FOR LAND

- Utilise online websites, brokers, and physical visits to explore potential properties.
- Explore about 20 -25 mediocre properties only to find out that 80% of Alibaug is green zone : Only AGRICULTURE LAND IS AVAILABLE
- Rest of the available land is either under CRZ rules or gives you a low FSI
- Based on ideal requirements your only option to buy is an AGRICULTURE LAND

Process Duration: Upto 6 Months

STEP 2

DUE DILIGENCE (POST DECISION)

- Verify legality to ensure land is with clear titles & free of any litigations such as mortgage, etc.
- Check for regulatory constraints such as reservations on the land (e.g., forest or defense land).
- Engage a lawyer to navigate legal complexities, especially for agricultural land purchases.
- Ensure the land has official government survey approvals from the Revenue & Forest Department, if NOT:

Apply for a government land survey to establish the plot's boundary

→
Receive a visiting date for the surveyor's visit

→
Be present or have a representative at the land parcel during the surveyor's visit to obtain the official land boundary

Process Duration: Upto 3 Months

STEP 3

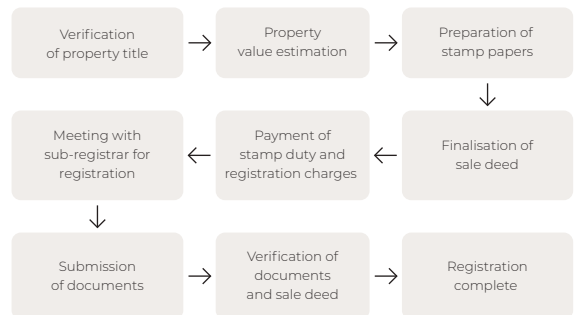
REGISTER AS AN AGRICULTURE FARMER

- Register on Aaple Sarkar Website Fill in extensive details as requested & meticulously attach the required documents.
- Apply for Small Land Holder Certificate Navigate through the complex application process for the certificate, repeating the document upload procedure.
- Complete Payment and await Tehsildar's approval. Proceed with the convoluted payment process and endure the lengthy waiting period for the Tehsildar's approval.

Process Duration: Upto 2 Months

STEP 4

REGISTRATION (BUYING PROCESS)



Process Duration: Upto 2 Months

STEP 5

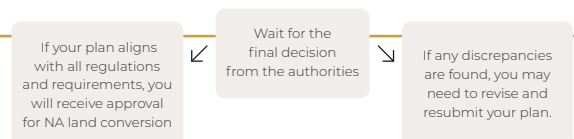
CONVERSION TO NA LAND

- Architect-Approved Plan Preparation: Engage an architect to create a detailed plan meeting regulatory standards for Non-Agricultural (NA) land conversion.
- Initiate Contact with Directorate of Town Planning & Valuation, Raigad: Initiate contact with the Directorate of Town Planning(DTP) in Raigad to understand specific requirements and procedures for submitting your architect-approved plan.
- Review and Approval: Submit your plan to the DTP for review and approval. This step may involve multiple rounds of revisions and feedback.
- Submission to Revenue & Forest Department, Raigad: Once the DTP approves your plan, it is forwarded to the Revenue & Forest Department in Raigad for further evaluation & approval.

Process Duration: Upto 6 Months

STEP 6

REGISTRATION (BUYING PROCESS)



VERY UNLIKELY!

START FROM SCRATCH!

Process Duration: Upto 2 Months

*ALIBAUG
MADE EFFORTLESS:
ELEVATING
THE STANDARDS OF
GRAND LIVING.*

Sol de Alibaug, the only 5-star branded land development of Alibaug. A gated community designed by the best, for the best - ensuring perfect blend of luxury & functionality.

CENTRAL ASPECTS

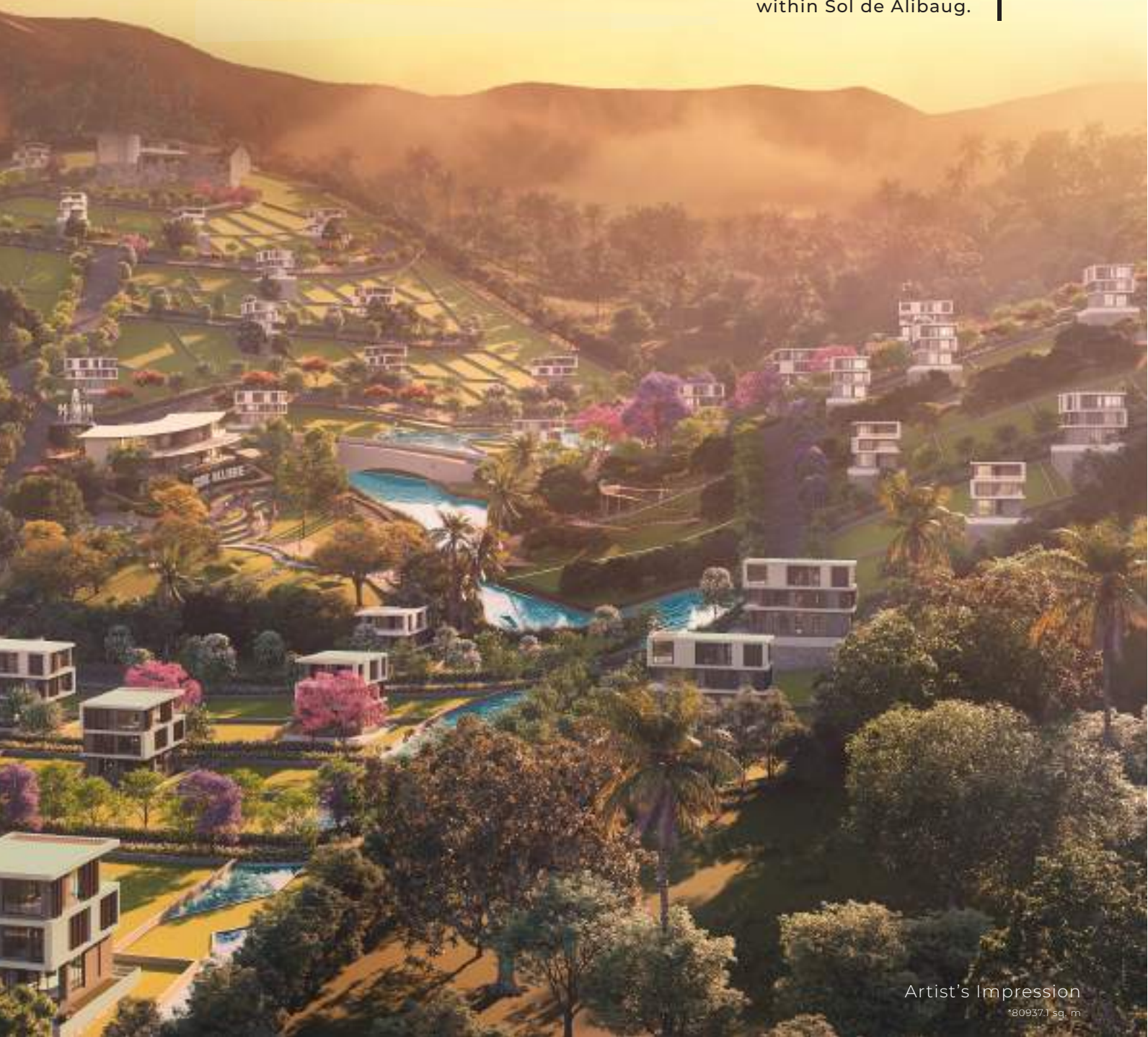
20 acres* of
luxury development.

Crafted by award-winning Talati &
Partners with 50+ years of expertise.

2 Grand Clubhouses
for ultimate luxury.

25+ amenities and a concierge
service tailored for stars.

Exclusive fine-dining at Indigo Delicatessen,
within Sol de Alibaug.



Artist's Impression

*809371 sq. m

*YOUR STAR STUDDED
DAY STARTS HERE.*

*END OF A WEEK.
THE START OF A NEW YOU.*

 8 AM

As the Saturday sun bathes Alibaug in gold, you embark on a journey of indulgence. Leaving behind the city chaos, you embrace countryside serenity, surrounded by breathtaking beauty.

Artist's Impression

YOUR EXCLUSIVE RETREAT.



Enter our luxurious haven amid 20 acres* of lush greenery. Relax in your lavish accommodation, attended to by our dedicated concierge. Dive into the sparkling pool at Château del Sol and savour delightful treat at cafe and bakery.





INDIGO DELI, YOUR SERENE GOURMET ESCAPE

 5 PM

Whether it's brunch, artisanal desserts, or freshly brewed coffee, delicious aromas from Indigo Deli invite you to savor moments of tranquility and culinary excellence at Sol de Alibaug. Every visit promises relaxation and gourmet delights in perfect harmony.

Artist's Impression

A night sky with a shooting star and a wooden deck with outdoor furniture.

A STELLAR EVENING IN THE LAND OF STARS.

 8 PM

As night falls, gather at our star-gazing deck for a captivating celestial experience. From dawn to dusk, indulge in luxury beyond compare, with amenities meticulously crafted to elevate your lifestyle.

Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression

CHÂTEAU ESTRELLA

Capivating luxury seamlessly integrated with Alibaug's allure.

- Library & Chess | Indoor Games |
- Golf Simulator | Theatre Room |
- Kids Playroom |

OPEN AMENITIES

- EV Charging Station | 5 Sense Garden |
- Stargazing Deck | Serenity Garden |
- Kids Play Zone | Campfire |



CHÂTEAU DEL SOL

Immerse yourself in luxury living, where a pool of immeasurable please beckons.

- | Café & Bakery
- | Guest Rooms
- | Concierge & Lounge
- | Fitness Center
- | Banquet
- | Swimming Pool
- | Jacuzzi

