

# ECOGRA<sup>ND</sup>EUR

## *Arrives*

### MUMBAI 3.0



*In real estate, opportunity follows infrastructure. Just as roads like JVLR, SCLR, and GMLR reshaped Mumbai by turning overlooked zones into thriving hubs, the **Mumbai-Pune Link Road (MPLR)** is set to spark a similar transformation. This corridor connects two thriving metros while unlocking high-potential land in between.*

*At this midpoint sits Khopoli, a natural valley now poised for extraordinary growth and with the **Navi Mumbai International Airport (NMIA)** less than an hour away, the world is closer than ever.*

**NEOLIV**  
INDIA'S FOREMOST FUND-LED DEVELOPER



MOHIT MALHOTRA  
Founder and CEO

NeoLiv is founded by Mohit Malhotra (Ex MD and CEO of Godrej Properties), leading industry experts and 360 ONE (India's leading wealth and alternatives-focused asset management firm with USD 50 Bn+ AUM).

Led by  
equity partners  
with 100+ years  
experience

Fund size of  
INR 1200 cr

SEBI Approved  
CAT II AIF

360 ONE as  
Strategic Equity  
Partner

## ABOUT NEOLIV

NeoLiv is a unique integrated residential real estate platform with both a fund management business and an in-house development arm.

With offices and teams in Delhi NCR and Mumbai MMR, NeoLiv is focused on developing premium and mid-income residential projects in these geographies.

BW BUSINESSWORLD

### Want To Bring Back Joy Of Home Ownership: Mohit Malhotra, NeoLiv

— By R. ajany Pradhan  
Jul 03, 2023



Mohit Malhotra, the founder and chief executive officer (CEO) of NeoLiv has the vision to transform the way the real estate industry is operating in the present times. With a successful track record at Godrej Properties as CEO and managing director (MD), where he led several growth and sustainability initiatives, Malhotra's inspiration to establish NeoLiv stemmed from recognising a unique opportunity in the residential sector.

### NeoLiv looks to close Rs 1,000-crore maiden real estate fund, to deploy money in 8 projects

Wednesday, DECEMBER 04, 2024

NeoLiv's first two projects, in Sonepat and Alibaug, which are in the approval stage, are expected to be launched in the March quarter



Real estate startup NeoLiv, which also runs an alternative investment fund (AIF), plans to close its first fund with a total raise of Rs 1,000 crore and use the money to back its foray into the plotted development space, founder and chief executive officer Mohit Malhotra has said.

The firm plans to launch eight

projects, primarily in the plotted development and villa segment, across key cities, Malhotra, a former managing director and CEO of Godrej Properties, told Moneycontrol.

"Our initial close was of around Rs 300 crore, and since then, we have raised around Rs 100 crore more. Our target closure of this fund is at around Rs 1,000 crore, for which we are looking at various opportunities," Malhotra told Moneycontrol.

"Family offices have invested in the fund due to the opportunity and demand in real estate projects. We have signed eight term sheets, of which two projects are expected to go live soon."

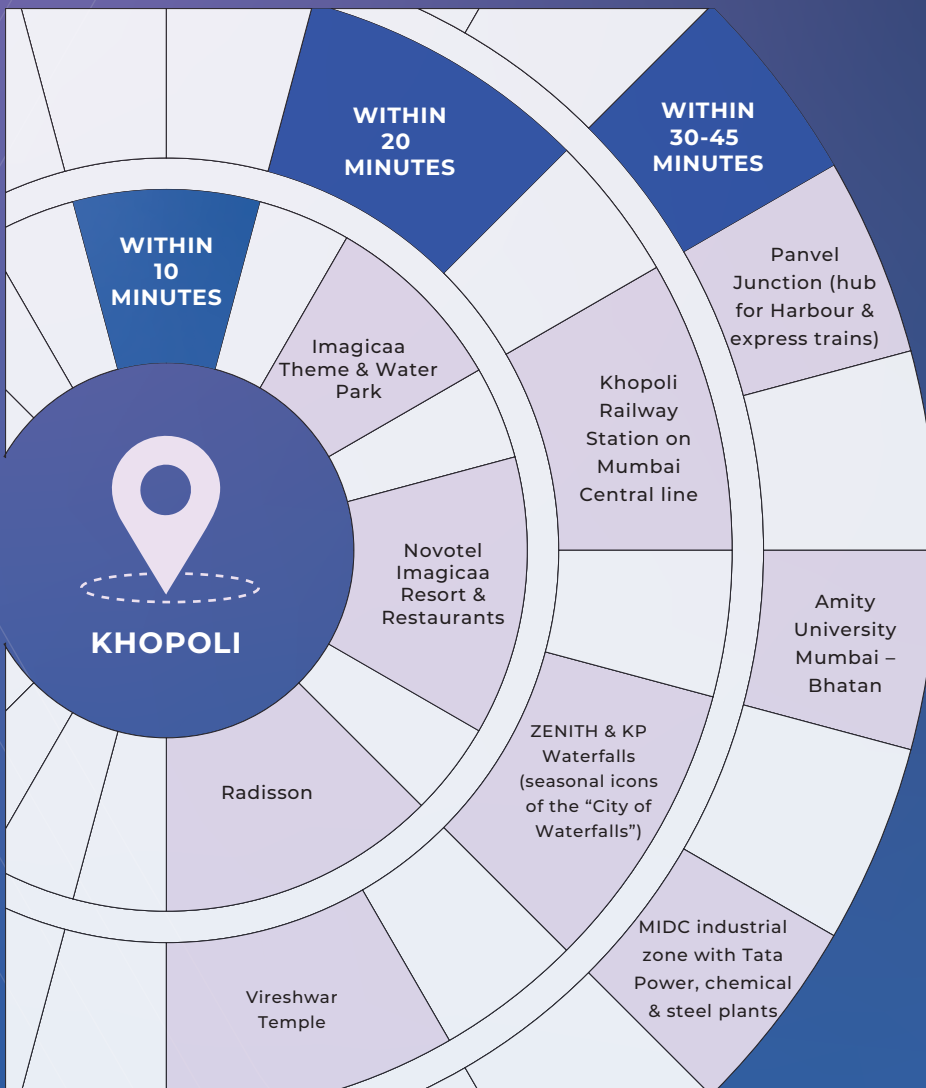
moneycontrol



# THE PROOF

Welcome to Khopoli. Or as we like to call it, Mumbai 3.0. Nestled in the Sahyadris and firmly within the Mumbai Metropolitan Region, Khopoli is being recognised as one of India's most promising infrastructure-led corridors.

In a recent report by **Colliers**, a global real estate advisory firm present in over 70 countries, Khopoli was ranked **India's No. 1 investment hotspot**, topping eight high-growth micro-markets across the country. With ₹2.9 lakh crore in planned public and private investments, the fundamentals are strong. And the opportunity? Massive.



LOCATION	INFRASTRUCTURE INVESTMENT (Rs. Lakh crore)	GROWTH (Next 6 Years)
<b>KHOPOLI, MMR</b>	<b>2.91</b>	<b>3.9X</b>
SANAND, AHMEDABAD	1.21	3.3X
SONIPAT, HARYANA	0.72	3.0X
GIFT CITY, AHMEDABAD	0.74	2.7X
ORAGADAM, CHENNAI	0.49	1.7X
JEWAR, NOIDA NCR	0.75	1.5X
DODABALLAPUR, BENGALURU	0.22	1.5X
MUCHERLA, HYDERABAD	0.89	1.5X

## KEY HIGHLIGHTS FROM THE COLLIER'S REPORT:

- Projected 3.9× price growth by 2030, from ₹4,200/sq. ft. to ₹16,200/sq. ft.
- India's No. 1 investment micro-market
- ₹2.9 lakh crore in planned public and private investments, including mega infra projects
- Located within 73 km of Mumbai, with connectivity via expressways, rail, and port
- Strong future demand driven by tourism, logistics, manufacturing, and residential spillover
- Growth is infrastructure-led, not speculative, making it ideal for early, strategic investment



# INVESTOR OUTLOOK

With low entry costs and strong long-term appreciation potential, Khopoli stands out as one of the most strategic investment opportunities in the region today. For investors seeking high livability, scalability, and future-proof growth, this is the moment, and this is the place.



*Mumbai-Pune Expressway Missing Link  
(Khopoli-Kusgaon) Opens Aug 2025*



*Direct access via  
Mumbai Trans-Harbour Link (MTHL)*



*Panvel-Karjat Suburban Corridor (MUTP III)  
to boost rail connectivity (2025)*



*In close proximity to upcoming Navi Mumbai  
International Airport*

*Wider road network planned under  
₹17,000 Cr MSRDC plan*



*Growing as a tourism and leisure hub,  
spurred by Imagica*



*Proximity to NMIA and JNPT Port*



*Easily accessible from the  
Virar-Alibaug Multimodal Corridor*





# ₹300 CR INVENTORY SOLD IN UNDER 6 HOURS OF LAUNCH

## Key Insights

- 4x EOI responses received.
- 2000+ channel partners reached out to.
- Demand from NCR, Mumbai, Kolkata, Pune & Dubai.
- 3 acres of urban forest & open spaces.
- 30,000 sq. ft. of club & amenities.
- Strong conviction in product and distribution strategy.



HRERA Registration No. HRERA-PKL-SNP-698-2025  
HRERA Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)  
Project Website: [www.neolivgrandpark.in](http://www.neolivgrandpark.in)



NEOLIV  
GRAND PARK

KUNDLI- SONIPAT, NORTH INDIA

# OUR ESG STRATEGY

NeoLiv understands the importance of ESG and the role it plays in shaping a resilient and responsible real estate business. As a new-age real estate company, NeoLiv's sustainability journey initiated with the formal adoption of its ESG Strategy, that is built on three core pillars — Sustainable Living Spaces (Environment), Socially Responsible Development (Social), and Secure and Robust Governance (Governance) — wherein each pillar aligns directly with the three dimensions of E, S and G.

As part of this ESG Strategy, we have identified focus areas under each pillar that reflect both expectations of our stakeholders as well as sectoral priorities. Further, each focus area is supported by clearly defined measurable targets which are linked to the Key Result Areas (KRAs) of relevant departments and associated departmental heads. This approach facilitates leadership accountability and conscious decision-making that delivers lasting value to our stakeholders.





# OUR DESIGN PHILOSOPHY: CRAFTING COMMUNITIES WHERE LIFE COMES ALIVE

At NeoLiv, design is more than just architecture. It's about creating living spaces that foster connection, comfort and inspiration.

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**Seamless Living, Inside and Out:** With seamless layouts and thoughtfully integrated environments, our communities are designed to blur the boundaries between your indoor and outdoor worlds.

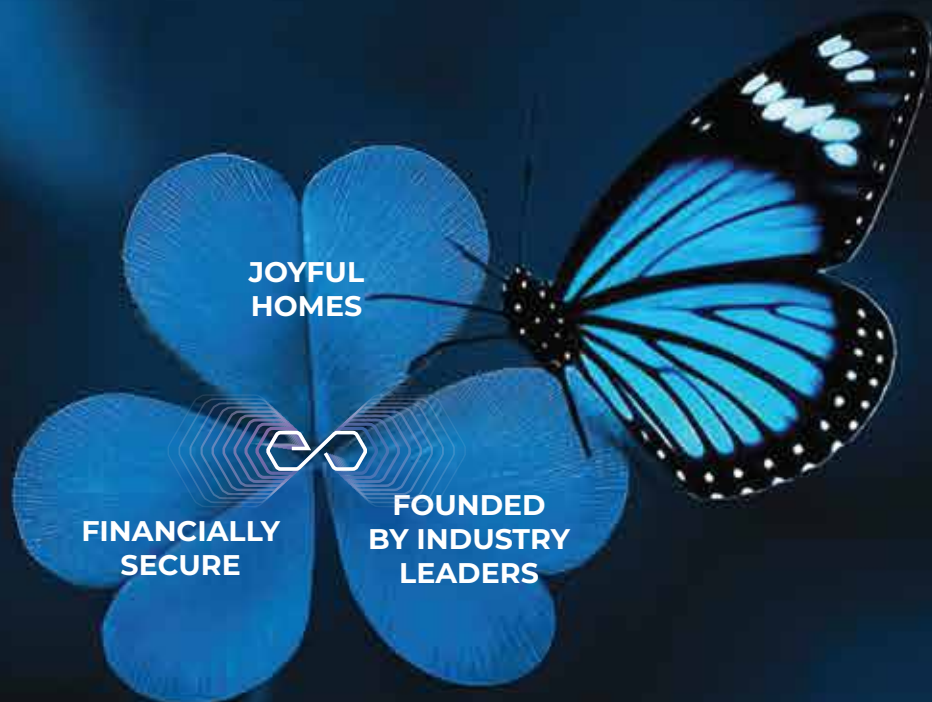
**Homes for Every Generation:** From active spaces for fitness and leisure to serene corners for reflection, our projects feature social and recreational zones designed for all age groups.

**Verdant Greenery & Central Landscapes:** Our theme-based designs emphasize large, central green spaces that serve as the heart of each community, fostering calm and a sense of togetherness.

**Sunlit, Airy Sanctuaries:** Our designs are optimised to enhance natural light and cross-ventilation, ensuring that your home is bright, fresh and always filled with energy.

**Wide Roads for Convenient Access:** Thoughtfully planned wide roads enhance accessibility and ensure smooth traffic flow within the community, making life easier, safer and more convenient for you.

**A Club Beyond Compare:** At the heart of every NeoLiv project lies a world-class club that offers the perfect blend of luxury, leisure and community. From fitness to relaxation and socializing, it's a haven where life comes alive.



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