

When Addresses Transform, Businesses Evolve



EMBRACE THE CHANGE

The First Chapter Of A New Business District.

Positioned in one of Mumbai's fastest-emerging commercial corridors, this is where exceptional connectivity, expanding infrastructure and growing business potential comes together. Strategically located between Andheri East, Ghatkopar, Powai, SEEPZ and Chhatrapati Shivaji Maharaj International Airport, enjoy seamless city-wide access via the Metro, LBS Marg, JVLR and the Western Express Highway. Backed by a thriving residential and workforce catchment, established social infrastructure and rising corporate presence, **Asalpha** is fast emerging as a strategic business destination with strong appreciation potential.



Next To Asalpha
Metro Station



Strong Growth
Fundamentals



Strategic
Commercial
Advantage



Mumbai's Final
Growth Frontier

THE STRONGEST INVESTMENTS ARE BUILT ON FUNDAMENTALS.



Gold

VALUE PRESERVATION

- Limited liquidity beyond physical asset ownership
- Value fluctuations influenced by global market conditions
- Primarily focused on wealth preservation and value appreciation
- Returns largely dependent on market conditions and price movements



Financial Markets

MARKET-DRIVEN GROWTH

- Subject to economic cycles and market volatility
- Returns influenced by broader market sentiment
- Limited control over underlying asset performance
- Market fluctuations can impact long-term stability



Commercial Real Estate

VALUE BUILT ON CONNECTIVITY, DEMAND & GROWTH

- Strategic location within a high-potential commercial corridor
- Seamless access to established business and employment hubs
- Strong residential and workforce catchment
- Expanding infrastructure driving commercial relevance
- Growing corporate presence and business activity
- Multiple demand drivers across diverse professional sectors
- Potential for rental income and long-term capital appreciation
- Grade A office assets benefit from longer lease tenures (3–9 years) and higher-quality corporate tenants



Commodities

GLOBAL DEMAND-DRIVEN

- Highly sensitive to global demand and supply movements
- Performance influenced by geopolitical and economic factors
- Limited potential for recurring long-term income generation
- Growth primarily driven by market cycles

Mumbai's Next Business District Is Taking Shape.

Mumbai's most successful commercial destinations weren't created overnight.

They evolved through infrastructure, connectivity, business confidence and sustained commercial growth.



Actual Shot

BKC – 2002 to 2010

Once a planned commercial district, BKC evolved into Mumbai's premier business hub through the concentration of financial institutions, multinational corporations, premium offices and supporting infrastructure. Sustained commercial activity created a powerful business ecosystem. Today, BKC stands as one of India's most prominent and globally recognised business destinations.

Powai – 2008 to 2015

Once a peripheral suburban location, Powai transformed through planned development, corporate expansion and world-class infrastructure. The growth of technology companies, premium residential developments and supporting lifestyle infrastructure created a thriving integrated ecosystem. Today, Powai stands as one of Mumbai's most successful examples of business-led urban transformation.



Actual Shot



Representative Image

Wadala – 2012 to 2018

Once an industrial and port-led district, Wadala underwent a significant transformation through major infrastructure and urban redevelopment. The Eastern Freeway, Monorail and improved connectivity attracted new commercial and mixed-use development. Today, Wadala stands as a growing business and investment destination, demonstrating how infrastructure can reshape an entire location.

NOW ASALPHA – 2026

With Metro connectivity, airport proximity, expanding infrastructure and growing commercial demand, Asalpha is entering the next phase of Mumbai's business evolution. Its strategic location, improving accessibility and increasing investor interest are creating the foundation for sustained commercial growth and long-term appreciation. Every established business district began as an emerging opportunity.

Today, that opportunity is Asalpha.



Representative Image

Why Invest In Asalpha?

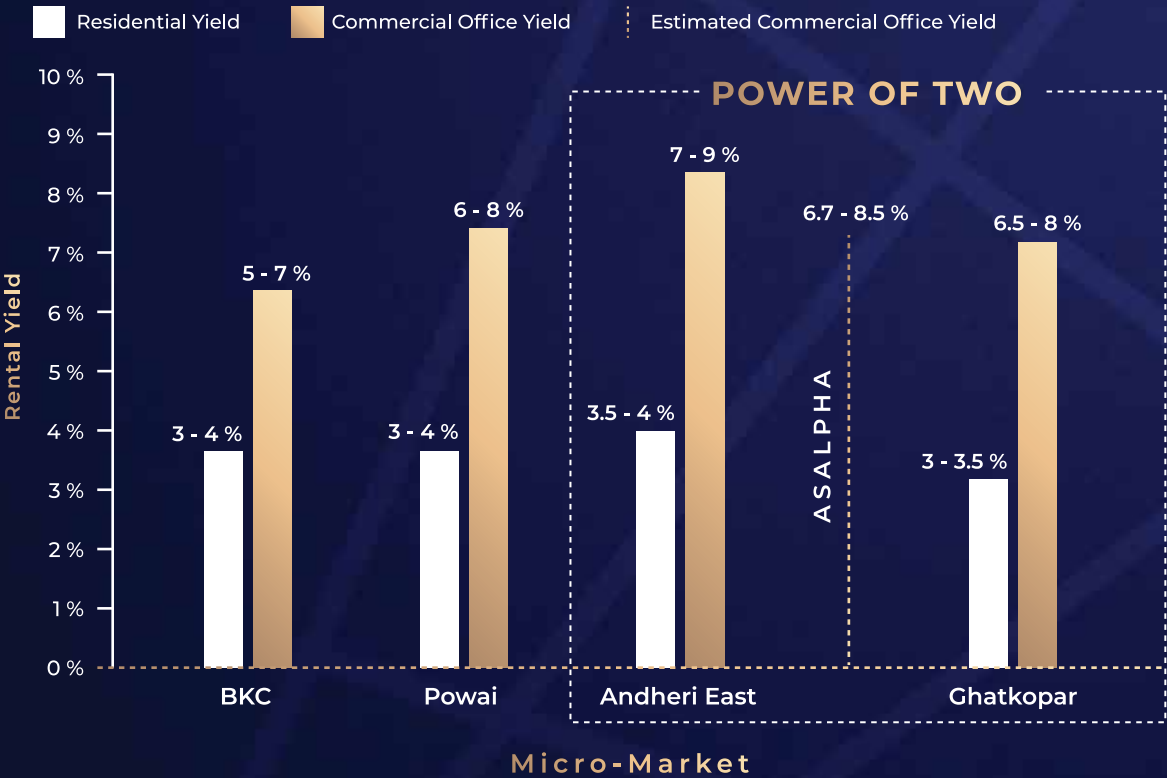
- Metro-led connectivity driving commercial growth
- Minutes from Mumbai International Airport
- Strong office workforce catchment
- Increasing corporate presence
- Competitive investment entry point
- Growing rental demand
- Infrastructure-led appreciation
- Excellent long-term investment potential

Own The Advantage Before The Market Does

Commercial real estate has consistently rewarded those who recognised the potential of emerging business districts before they reached their peak. Today, Asalpha presents that very first-mover advantage. Over the last two decades, locations like Andheri East and Ghatkopar have evolved from largely residential and industrial precincts into two of Mumbai's most important commercial ecosystems.

Commercial Hub	Typical Capital Value (₹/Sq.Ft.)	Typical Office Rent (₹/Sq.Ft./month)	Gross Commercial Rental Yield	Occupier Profile	Investment Outlook
BKC	₹60,000 – ₹80,000	₹300 – ₹775	5 – 7%	BFSI, Investment Banks, Global HQs	Premium, Stable Appreciation
Powai	₹35,000 – ₹55,000	₹130 – ₹200	6 – 8%	IT, GCCs, Consulting	High Leasing Demand
Andheri East	₹30,000 – ₹40,000	₹100 – ₹180	7 – 9%	IT, Pharma, Aviation, Logistics	Strong rental Growth
Asalpha (Emerging)	Lower than Adjoining Office hubs	Competitive	Expected to Stabilize Around 6.7 – 8.5% (Once Grade A Stock Matures)	SMEs, Flex Space, Technology, Shared Services	Early-stage Opportunity
Ghatkopar West	₹25,000 – ₹30,000	₹90 – ₹150	6.5 – 8%	BFSI, Retail, HQs, Shared Services	Metro-Led Growth

Discover the Advantage with the Power of Two



• Sources: 1) <https://www.jll.com/en-in/insights/market-dynamics/mumbai-office>
2) <https://assets.cushmanwakefield.com/-/media/cw/marketbeat-pdfs/2026/q1/apac-and-gc/india-mumbai-office-q1-2026.pdf>
3) <https://www.colliers.com/en-in/research/india-office-snapshot-q1-2026>
• Figures are based on internal indicative research and are intended for reference purposes only

The Privilege Of Being Connected

Positioned at the intersection of connectivity and opportunity, this emerging business destination provides effortless access to Mumbai's leading employment hubs, transport corridors and future infrastructure developments.

• Infrastructure Creates Accessibility • Accessibility Drives Business • Business Creates Long-Term Value



Direct Metro Connectivity

Next to Asalpha Metro Station with seamless citywide connectivity.

Strategically Located to Commercial Hub

Located within 15-20 minutes of Mumbai's major employment hubs – Andheri East, Ghatkopar, SEEPZ, MIDC, Powai, BKC.



Centrally located between the Eastern & Western Suburbs

Excellent accessibility through Andheri-Ghatkopar Link Road, LBS Marg, JVLR, Western Express Highway and major arterial roads.

Airport Connectivity

Minutes from Chhatrapati Shivaji Maharaj International Airport for effortless domestic and international business travel.



Large Talent Pool

Access to workforce from Andheri East, Ghatkopar, Powai, Vikhroli, Bhandup, Mulund & Thane.



The Epicentre of Opportunity



Metro & Railway Connectivity

Asalpha Metro	0 Min
Marol Naka Aqua Line A1	5 Min
Ghatkopar Metro	6 Min
Ghatkopar Railway Station	6 Min



Airports

Chhatrapati Shivaji Maharaj International Airport Terminal 2	10 Min
Chhatrapati Shivaji Maharaj International Airport Terminal 1	15 Min
Navi Mumbai International Airport	50 Min



Well-connected Network

Andheri-Ghatkopar Link Road	0 Min
Eastern Express Highway	10 Min
Western Express Highway	10 Min
Powai	10 Min
BKC	20 Min



Premium Hospitality Nearby

Peninsula Grand	3 Min
Holiday Inn	4 Min
Fairmont	9 Min
JW Marriott Sahara	9 Min
Lemon Tree Premier	9 Min



Representative Image

The Landmark At Mumbai's Final Growth Frontier Next to Asalpha Metro Station

A future-ready commercial destination designed to meet the aspirations of modern businesses. This landmark combines intelligent planning, premium infrastructure and contemporary conveniences to create workspaces that are efficient, functional and future-ready. Whether you're establishing a corporate office, expanding your enterprise or making a strategic commercial investment, every aspect of the development has been thoughtfully planned to support business growth.

Experience the Difference



Next to Asalpha Metro Station



Elegant Reception & Waiting Lounge



Multi-Tier Security & Access Control



Dedicated Pantry



Boutique Offices From 300+ Sq. Ft.



Multi-Level Parking Space



Modern Cafeteria



Branded Retail Boulevard



Jodi Office Options



High-Speed Elevators



Dedicated Washroom



~270 Ft. Wide Frontage

First-of-its-kind Retail Destination

A growing residential catchment, expanding workforce, improving connectivity and limited organised retail supply together create a compelling opportunity for new retail development.

Strong Consumption Base Driving Retail Demand

 **Metro Connectivity**

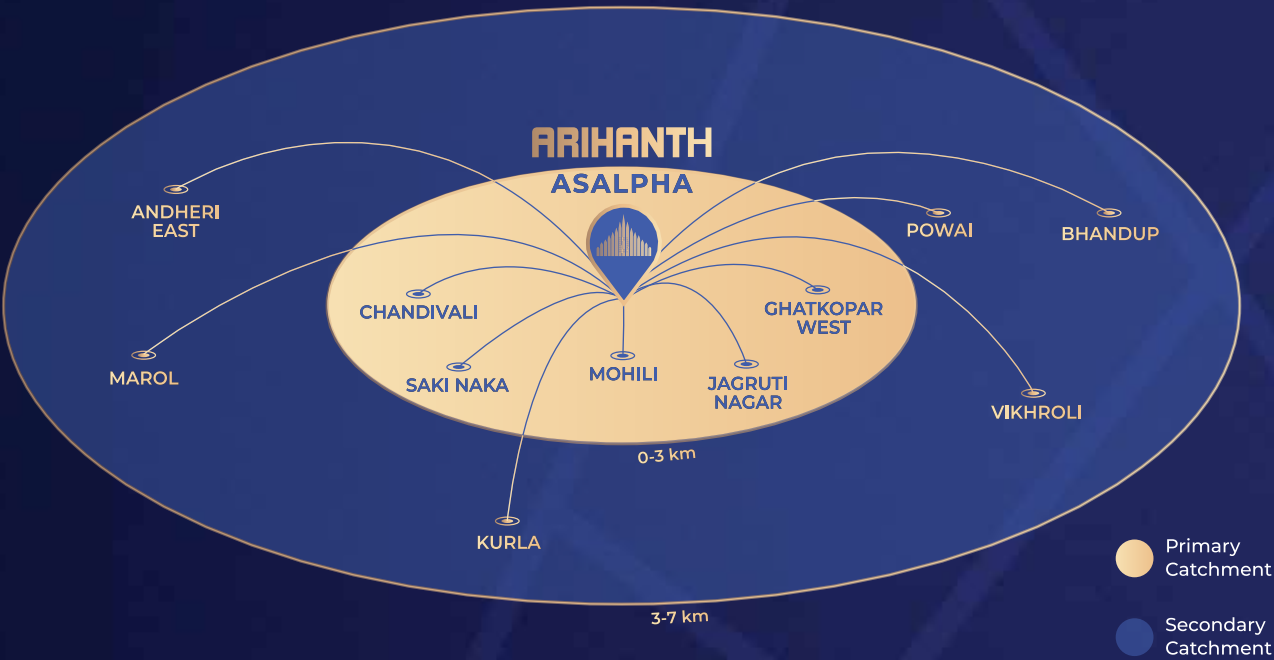
 **Transit-oriented Spending**

 **Grade-A Retail Spaces**

 **Dense Residential Catchment**

 **Office Spillover**

 **Improving Income Levels**



Despite serving a large residential and working population, Asalpa's retail landscape remains largely unorganised, with local markets and independent stores catering to everyday needs. The limited presence of premium retail, lifestyle brands and destination-led experiences creates significant headroom for organised retail development.

Current Retail Distribution

Established Retail Hub	Current Trend	Opportunity for Asalpa
Powai	Premium retail, higher rentals	Mid-market lifestyle retail
Ghatkopar	R City Mall & mature high street	Daily-needs and neighbourhood retail
Kurla	Phoenix Marketcity	Convenience retail closer to residential catchments
Andheri East	Office-driven retail	F&B, cafés, quick-service formats
Saki Naka	Hospitality & office demand	Employee-oriented retail & services

High-Potential Retail Categories

HEALTHCARE SERVICES & INSTITUTES



Clinics | Diagnostic Centres | Childcare
Coaching Centres | Financial Services

DAILY CONVENIENCE



Cafés | QSR Chains | Cloud Kitchens
Bakeries | Dessert Outlets

FOOD & BEVERAGE



Supermarkets | Pharmacies | ATMs
Electronics | Mobile Stores

LIFESTYLE



Apparel | Footwear | Beauty
Salons | Fitness Studios

Secure your place now at Mumbai's Final Growth Frontier

Carpet Area (Sq.Ft.)	EOI Amount
300 - 600	₹ 75,000/-
600 - 900	₹ 1,00,000/-
900 - 1300	₹ 1,25,000/-

EOI Window Open	First Mover Advantage for First 50 EOIs	Allotment Date To Be Announced Soon
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Priority Access to
Preferred Inventory



Avail
Early Bird Offer

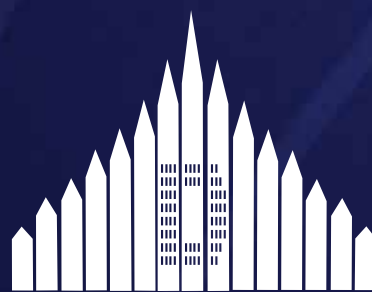


Flexi
Payment Plans*



Pre-launch
Pricing Benefits

LIMITED PERIOD OPPORTUNITY | MAKE THE FIRST MOVE



ARIHANTH

GROUP OF COMPANIES

www.dreamarihantgroup.com



Sales Lounge: 1st Floor, Hotel Peninsula Grand,
Saki Naka, Andheri (E) - 400 072



Site address : Andheri-Ghatkopar Link Road,
Near Asalpha Metro Station, Asalpha, Mumbai - 400 084

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