

YOUR DREAM HOME NEAR THE AIRPORT



Beautiful 3-bedroom
property, 6-minute
drive from the airport

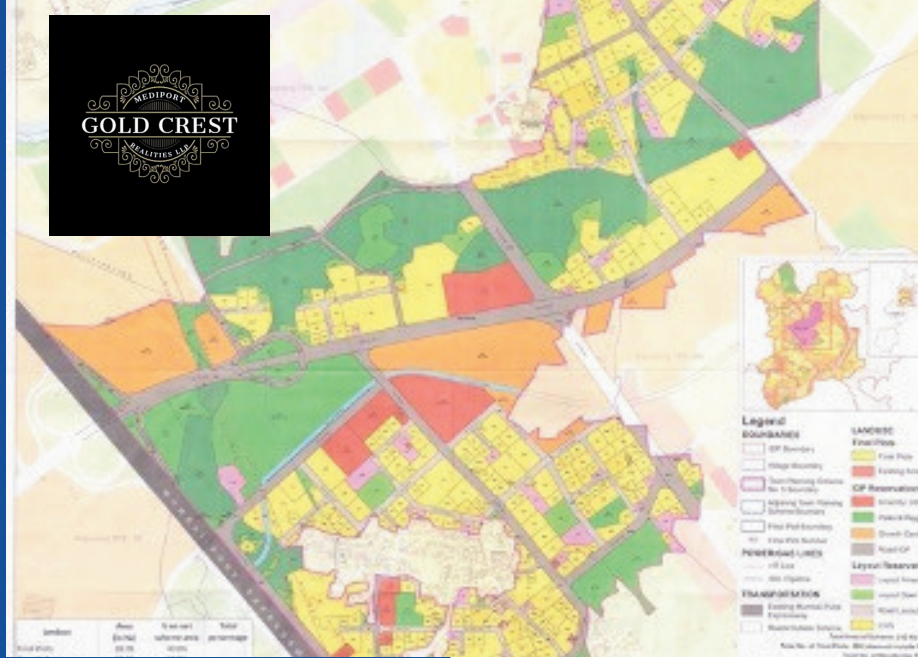


Partner in the dream location near Navi
Mumbai International Airport
and own a luxurious 3BHK flat worth two
crores in just seven years!
Offer 2.0



MediPort
Mumbai

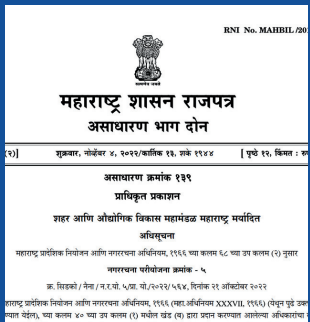
- TPS 5 is sanctioned and notified in gazette
- Tenders for roads are invited
- Development starts once roads are aligned
- We are sitting at intersection of 45m IDP road with Pune expressway



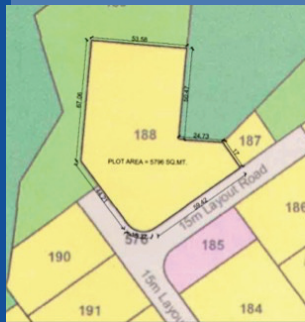
THAT LAND IN THAT LOCATION IS OUR GOLD MINE

**Strictly For private circulation only
This is not advertising and not an investment offer
This is not a sale of flats. It's private and closed offer for partnership*

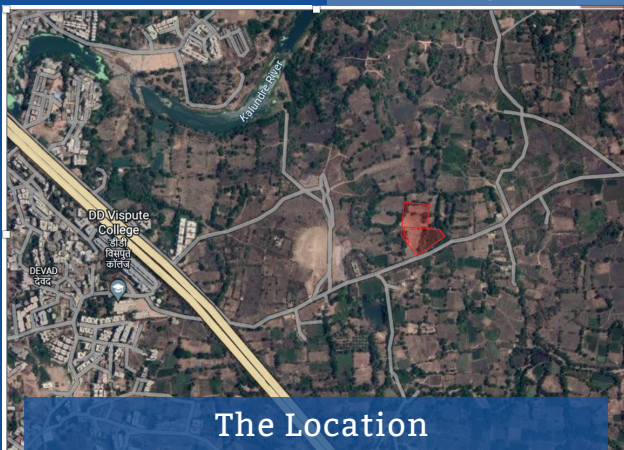
THE LAND: OUR GOLD MINE



Gazette



The plot



The Location

Location Advantage

Gold Crest is CIDCO allotted fully developed plot in recently approved TPS 5 situated in the most sought-after location in Navi Mumbai. Situated at the intersection of a proposed 45m wide DP road coming from the airport and the Mumbai-Pune Expressway, the proposed 45m wide DP road will connect Gold Crest directly to the airport and Nhava shivari sea link road, making it the perfect home for those seeking a super premium location 40 min away from south Mumbai. Its midway between Kalamboli and Palaspe and hardly 1400 meters from existing buildings and expressway.

Best of both the worlds

The plot in TPS 5 is 5800 sq meter plot facing roads on two sides with excellent commercial potential with remaining half side facing a permanent green zone, a proposed park that makes it equally excellent potential for premium residences. CIDCO has awarded 2.5 basic FSI. It has potential of 3 to 4 lac sq feet saleable area as per Navi Mumbai real estate standards. Prevalent rate in this area is between 8000- 9000 INR per sq foot as of today.

Stage of development

CIDCO has notified this area long back in 2013 but the TPS scheme is approved only recently in last few months. Tenders for DP roads and survey are invited in last month only. Development starts once roads are aligned in next 8-12 months. We expect to launch the project after roads are aligned in next 24 months. Rough estimate of project completion is at seven years from now, though first buildings will come up early. Rates are estimated to triple, once airport becomes functional. Keep an eye on progress of this airport.



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Partner in the Future at Gold Crest

Partner with just 45 lacs today

Get 3 BHK Flat worth 2 Crores just in seven years*!

Why Choose Gold Crest?

- **Strategic Location:** Gold Crest is located in the heart of Navi Mumbai, providing residents with easy access to major transportation hubs, entertainment, and cultural attractions.
- **Unparalleled Luxury:** Gold Crest offers a host of world-class amenities, including a state-of-the-art clubhouse, landscaped gardens, a children's play area, and much more.
- **Quality and Safety:** At Gold Crest, we understand the importance of quality and safety. That's why we have enlisted the expertise of Dr. Niteen Dhepe, a renowned expert in laser technology, to ensure that every aspect of the project meets the highest standards of quality and safety.
- **Lucrative Return on partnership:** As a partner in the Gold Crest project, you can own a luxurious 3BHK flat of usable RERA carpet of 800 and saleable area 1300+ which is worth one crore plus today and almost two crore+ in just seven years when it gets ready! This is a limited offer for the first 15 partners who believe in the vision and capabilities of Dr. Dhepe.
- **Dr. Niteen Dhepe's Vision:** Dr. Dhepe's vision for Gold Crest is to create a world-class residential complex that is not only luxurious but also safe and secure. With his expertise and experience, he is committed to providing investors with a lucrative return on investment.



The Atal Setu (MTHL) the game changer !
Newly launched Atal setu is the game changer for this area. It will bring south mumbai at 20 minutes distance. It will shift mumbai island crowd to this 'THIRD MUMBAI' or NAINA. this is the exact place where you should be. welcome to the Gold Crest

Our Initial partners
Doctors from Solapur, Pune and across country

Partner with a Dreamer



Why Gold Crest ?

- **Partnership Security:** As a partner in the LLP, you will have ownership in the title of the plot, providing a secure foundation for your investment.
- **Limited Availability:** This is a private partnership offer exclusively for a close circle of investors who believe in Dr. Dhepe's vision and capabilities.
- **Profitability:** You can own a luxurious 3BHK flat worth 200+ lac in just seven years, with the potential for high returns on partnership.
- **Worst-Case Scenario:** While the proposed timeline for the project is 2 years for launch and next 48 months for construction, the worst-case scenario is seven years. This means that you can invest with confidence, knowing that your investment is protected.
- **Professional Support:** You will have access to a team of experienced professionals as advisers to Dr. Dhepe like Ms. Urmi Joiser, who are dedicated to ensuring your success. All seasoned bankers like Mr Alok Pathak, owner of Qgo NBFC and renowned architects and lawyers are already on board.

- note

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**I make you an offer
that you can't resist !**

A real Gold Rush offer -2.0 !
Invest in Your Future Today

As a partner in the Gold Crest project, by paying just 45 lacs, you own a dream luxurious 3BHK flat worth two crore in just seven years! its value as per todays market rate is 1 crore plus.

Hurry Up! Its Limited !!

This is a limited offer for the first 15 partners who believe in the vision and capabilities of Dr. Dhepe. After these 15 partners, the offer will cost 55 lacs instead of 45

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www.mediportmumbai.com