

MMR's newest residential hub - *Upper Kharghar*

India | January 2024



Executive Summary

Over the past few years, Navi Mumbai has emerged to be a sought-after market for both residential and commercial real estate. Kharghar being one of the vital localities of Navi Mumbai that has been witnessing scaling growth, owing to its affordability, scenic landscape, and proximity to key business and social hubs of the city. The locational convenience, modern-day infrastructure, scenic beauty and well-planned township has caused a spill-over growth to the neighboring vicinity, giving rise to the real estate market of Upper Kharghar.

Colliers India's latest report, "MMR's newest residential hub - Upper Kharghar" intends to help buyers and investors learn about the upcoming micro-market of MMR i.e. Upper Kharghar.

The findings of this report uncover the growth timelines of the region, and how the upcoming infrastructure developments will escalate the accessibility of the region and create affordable opportunities in the micro market. With few prominent players in the market, the market is expected to appreciate by over 1.4x over the next five years, with increasing rental options.

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Key Findings

Upper Kharghar, a burgeoning and dynamic locality, is emerging as a prime destination for both end-users and investors looking to purchase residential properties. Located as a natural spill-over of the thriving Kharghar region, it is poised for exponential growth in the near future. The area presents a unique blend of tranquility and urban development, making it an attractive proposition for homebuyers seeking a balanced lifestyle.

Investors keen on capitalizing on the real estate market will find Upper Kharghar to be a promising opportunity. The region benefits from its strategic location, with excellent connectivity to Mumbai, Thane, KDMC and Panvel.

As Upper Kharghar transforms into a planned and self-sustaining community, property values are anticipated to appreciate significantly, offering a lucrative return on investment.

For end-users, Upper Kharghar offers an exceptional quality of life. The locality boasts a plethora of amenities, including schools, healthcare facilities, shopping centers, and recreational spaces. Also, the affordability allows homebuyers to invest in larger, more spacious houses, making it an ideal place to settle down with a family.

Upper Kharghar promises to provide residents with a comfortable and fulfilling lifestyle that continues to appreciate in value, making it an enticing destination for those looking for their dream home.




The developers in the region have been trying to accommodate the needs of the region with respect to affordability, amenities and space requirements. The residential market here has attracted multiple developers like Today Global, Paradise Group, Adhiraj Constructions, and many more to invest in the development of the region.




Key benefits for investing in Upper Kharghar


»»

 **Good** quality of life


««

Affordability w.r.t Size 

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 **~1.4x** Investment Returns in 5 years

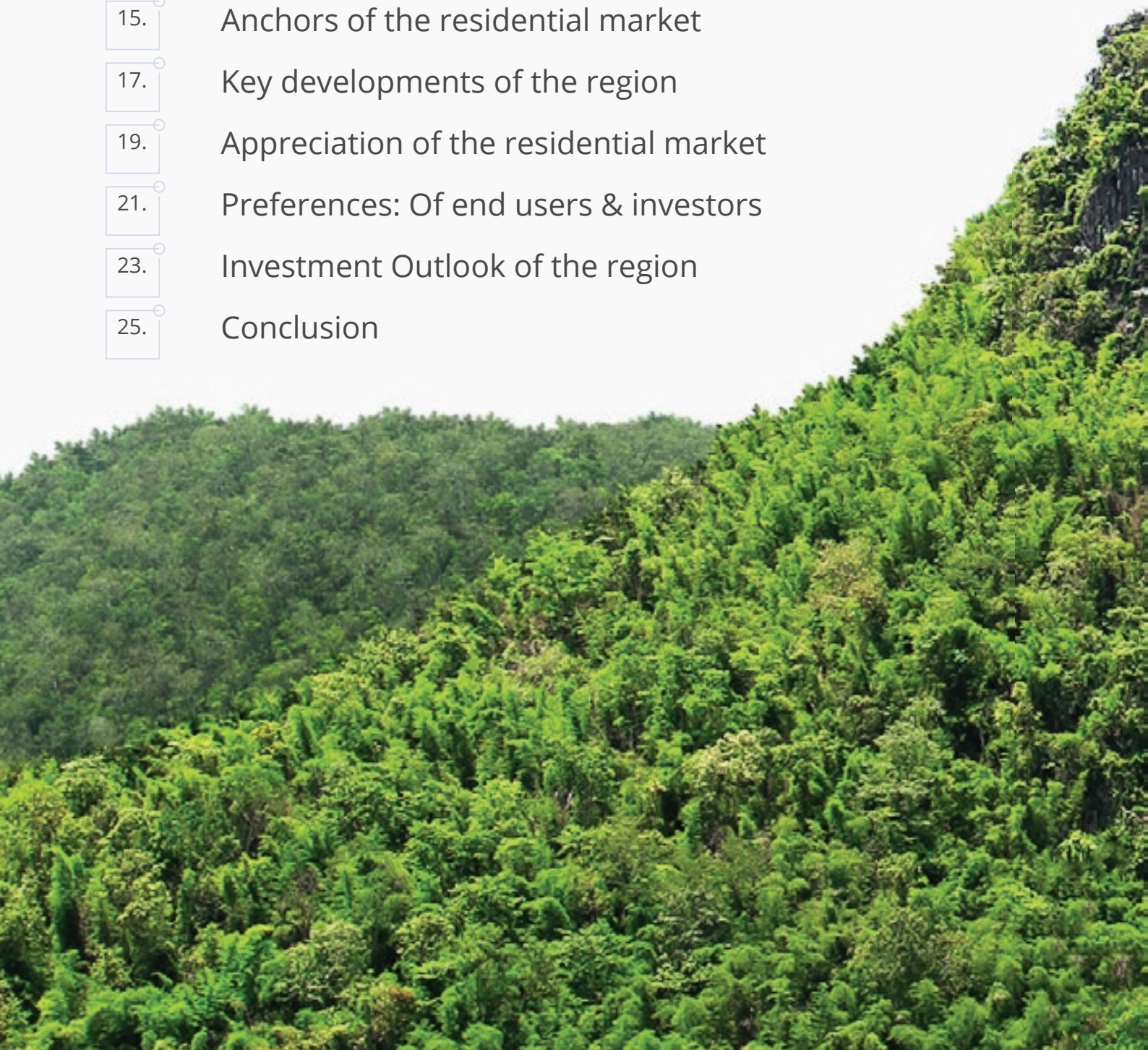
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~3% Rental Yield 

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Kharghar

A Prominent destination of Navi Mumbai

Kharghar is a well-planned node of the vibrant city of Navi Mumbai. It is predominantly developed by City and Industrial Development Corporation (CIDCO). It has evolved significantly over the years, transforming into a bustling residential and commercial hub. This is because of its advantageous location and its connectivity to the major cities and node including Navi Mumbai, Mumbai and Pune.

The region offers good access to major employment hubs such as CBD Belapur, Taloja Industrial Estate, Vashi, Ghansoli, and Airoli, all of which are within an hour's drive of the region.

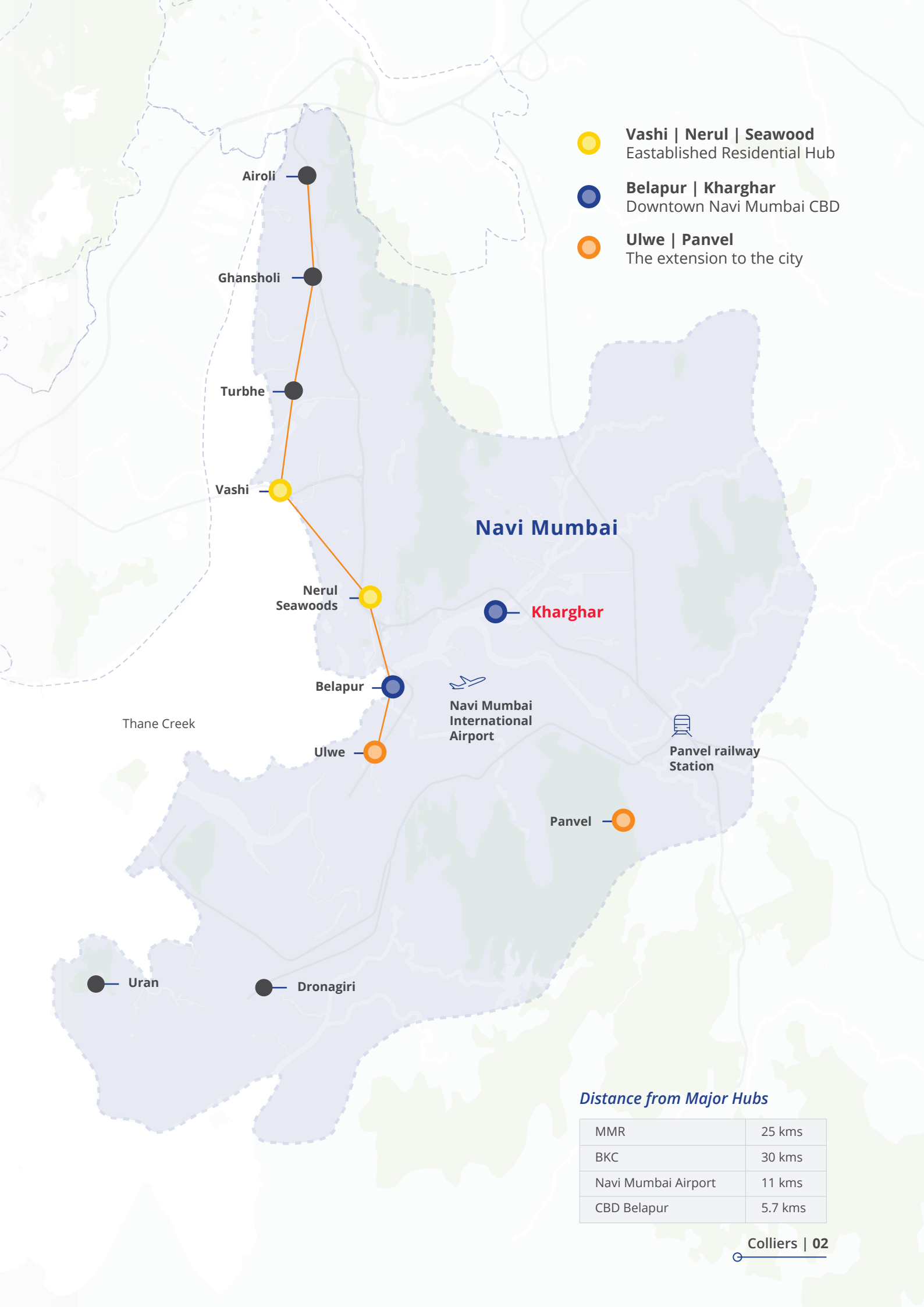
The region is also home to Central Park, that offers a serene environment for relaxation and recreation, often hosting cultural events. Moreover, the CIDCO Golf Course in Kharghar is a sought-after destination for golf enthusiasts, adding to the area's recreational appeal. These developments, coupled with modern infrastructure and a growing business community, make Kharghar a prominent and attractive destination in Navi Mumbai.

Real Estate Market

Real estate market of the region is characterized by reasonable property prices and high demand. The region's real estate is divided into various regions and localities, each with its own price range and market dynamics.

Kharghar as a new Gurugram of MMR

Like Gurugram, Kharghar is a planned suburb of MMR. With the similarities of hilly cityscapes, well-connected, supporting infra, cultural parks including golf course, presences of prominent industries and jobs



- **Vashi | Nerul | Seawood**
Established Residential Hub
- **Belapur | Kharghar**
Downtown Navi Mumbai CBD
- **Ulwe | Panvel**
The extension to the city

Navi Mumbai

Kharghar



Navi Mumbai International Airport



Panvel railway Station

Thane Creek

Uran

Dronagiri

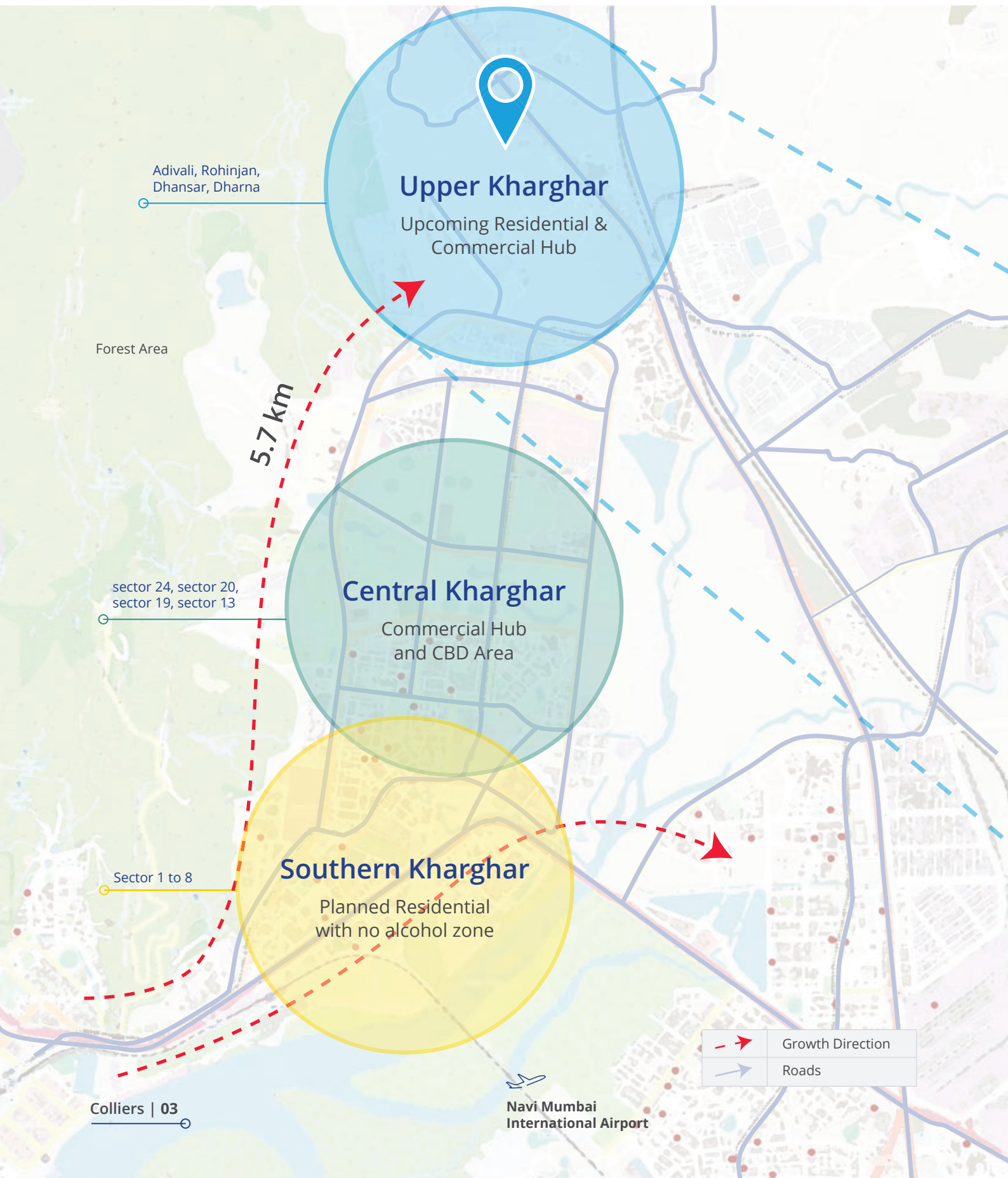
Distance from Major Hubs

MMR	25 kms
BKC	30 kms
Navi Mumbai Airport	11 kms
CBD Belapur	5.7 kms



Upper Kharghar

The spill over of Kharghar



“With expanding boundaries to Upper Kharghar, the region is becoming hub of opportunity for end users and investors”

The Kharghar region is sub-classified in three regions

- **Southern Kharghar:** A Planned Residential hub with high class living and a no alcohol zone. (Sector 1 to 8)
- **Central Kharghar:** Commercial Hub with prominent developments. It has the presence of Central Park and Golf Course, destination for golf enthusiasts, adding to the area's recreational appeal. (sector 24, sector 20, sector 19, sector 13)
- **Upper Kharghar:** It is the most developing region with footprints of various prominent developers. (Adivali, Rohinjan, Dhansar, Dharna)

Spill-Over Growth

Kharghar is experiencing a natural spill-over of growth from the neighboring areas due to its developing infrastructure and serene location. The growth towards the north is predominantly seen due to the physical attributes of the region. The western side of the region has lush green forest area whereas the eastern side is the riverine area with the Taloja river flowing, making the growth restricted towards the north.

The spill-over has extended its influence on nearby regions, creating a ripple effect of development. This expansion has not only increased the population but has also driven the demand for much-needed real estate.



Distance from Major Hubs

Kharghar Commercial Hub	5 kms
Belapur CBD	12 kms
Central Park	6 kms
Navi Mumbai Airport	17 kms
Panvel RS	13kms
Kharghar RS	10 kms

Growth Pattern

Similar developments in MMR

Thane - Ghodbunder road: With overspill growth in Thane, Ghodbunder road has been experiencing significant growth in the past few years.

Over the last five years, Ghodbunder Road has witnessed a price appreciation of around 25%-30%, with the presence of prominent developers in the micro market including Lodha Group, House of Hiranandani, Puranik Builders Ltd and many more.

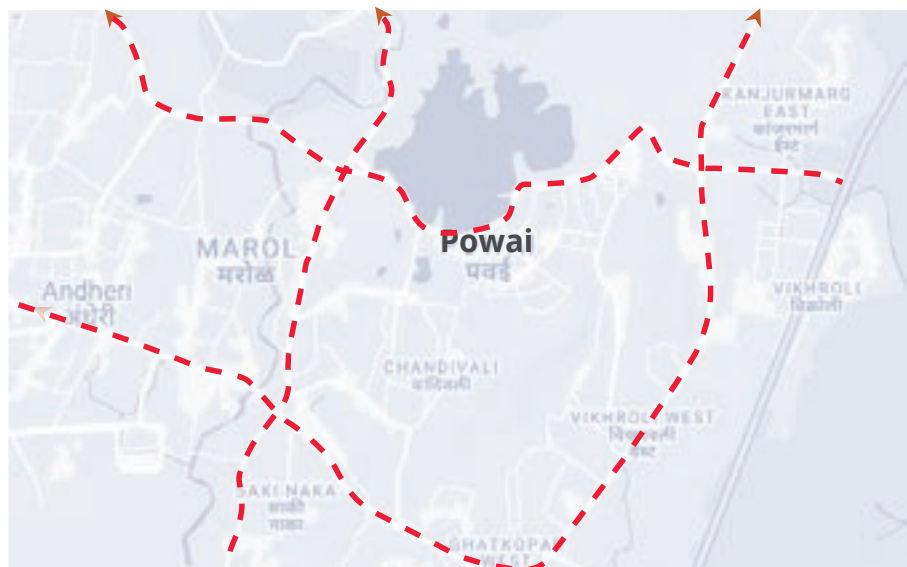
Apart from an impressive price appreciation, the rentals have also increased by approximately 8 - 10%.



Powai: Once a central village, Powai has grown exponentially into one of Mumbai's most affluent residential and commercial hubs.

When the first apartment came up, the going rate per sq.ft was Rs 1,100, whereas today a flat in a township commands Rs 40,000, comparable with locations in upscale Bandra.

In recent years, 8 to 10% appreciation has been seen in the micro market

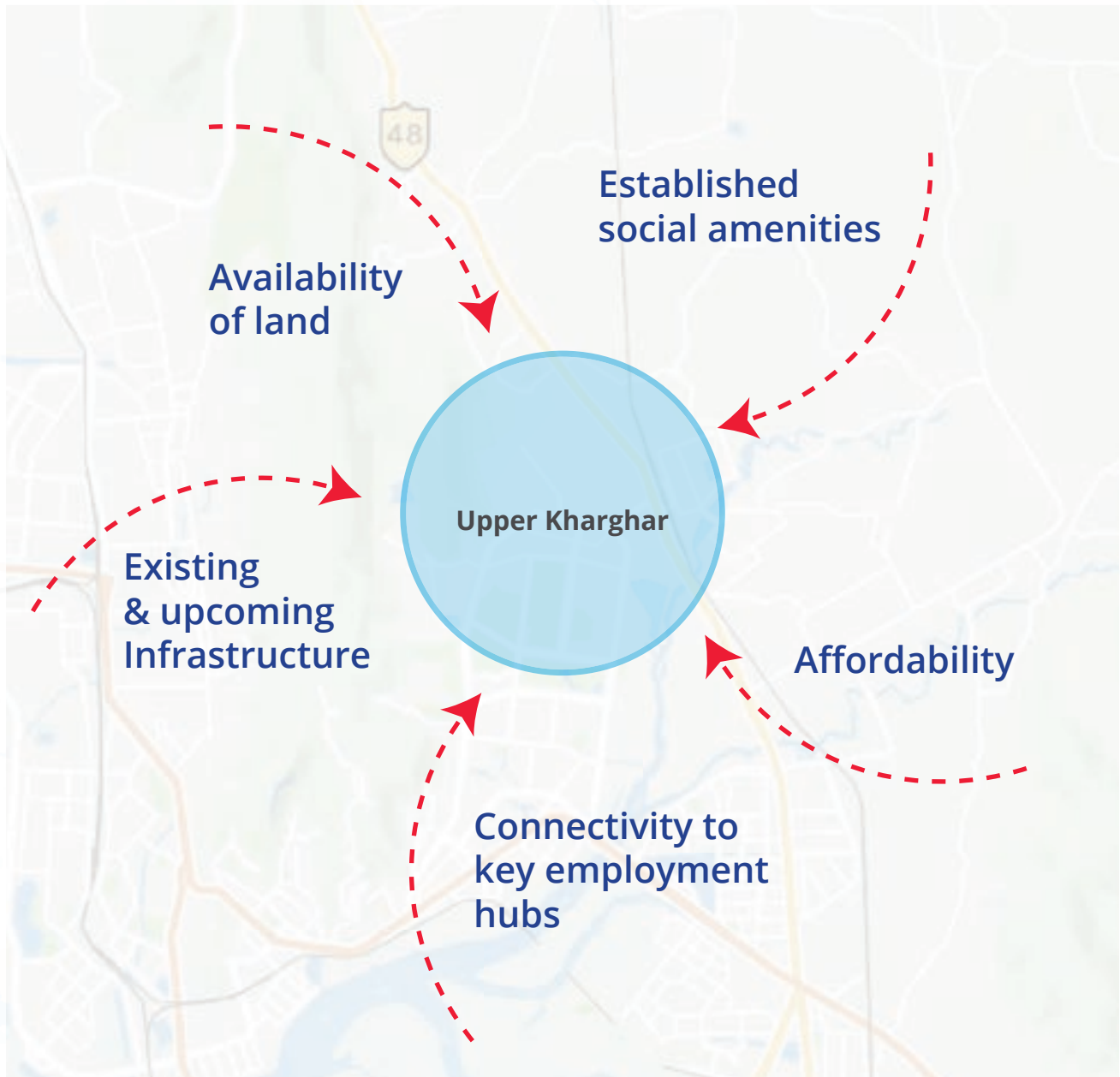


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Growth of the region is directly dependent on infrastructure in the region which makes it attractive as a liveable neighbourhood.

”

Indicators of growth



Based on the analysis and research, the similar pattern witnessed at Ghodbunder road and Powai could be seen in the Upper Kharghar Area. Just as Ghodbunder road has seen price appreciation of 25% - 30% in past 5 years, Upper Kharghar area is also expected to grow and flourish in the coming years along with attractive price and rental appreciations. Also, Powai has grown into a premium residential market over the years; a similar pattern of growth from affordable to premium could be expected in the Upper Kharghar region.



Growth timeline of the region

Kharghar, situated in the vibrant city of Navi Mumbai, has evolved significantly over the years, transforming into a bustling residential and commercial hub. Its development journey can be traced back to the late 1990s when the City and Industrial Development Corporation (CIDCO) initiated the planning and development of this strategically located region. Initially envisioned as a well-planned urban township, Kharghar has grown to encompass various sectors, each offering unique opportunities and amenities.



1991

Navi Mumbai Municipal Corporation Constituted

Construction of Kharghar Node begins

1995



2003

NIFT shifts to Kharghar from Dadar



2005 (I)

Resolution to ban liquor sale

Navi Mumbai: PMC prohibits storage, sale of liquor in Kharghar node

The Panvel Municipal Corporation (PMC) administration in its special administrative general body meeting on Monday passed a proposal to make Kharghar node a no-liquor zone.



Golf course & Central Park Inaugurated

2013

Residential developments spread towards the upper Kharghar



Kharghar Metro line introduced

2012

2017

2005 (II)

Premium & affordable residential developments



Growth timeline of the region

The locality shares decent road and rail connectivity through Mumbai Highway, Panvel Road (NH-48), Kharghar Railway Station and NMMT Bus Network. Also, Phase 1 of the Navi Mumbai Metro Line 1 (Belapur-Kharghar-Taloja-Pendhar) is operational. It is likely to significantly improve the mobility for the locality. Besides, the under-construction Navi Mumbai International Airport, which is just 12 kms from the locality, is expected to commence operations by 2024.

2023

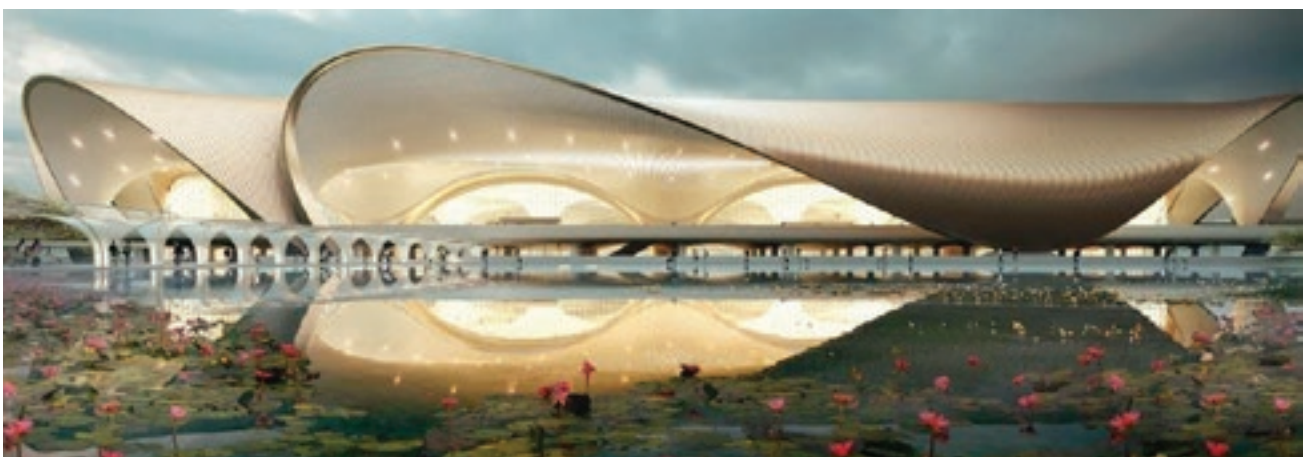
Planning started for

- International Corporate Park, Kharghar Taloja river bridge
- Navi Mumbai Costal Road
- The Navi Mumbai Metro Line is operational



2021

Construction of Navi Mumbai International Airport



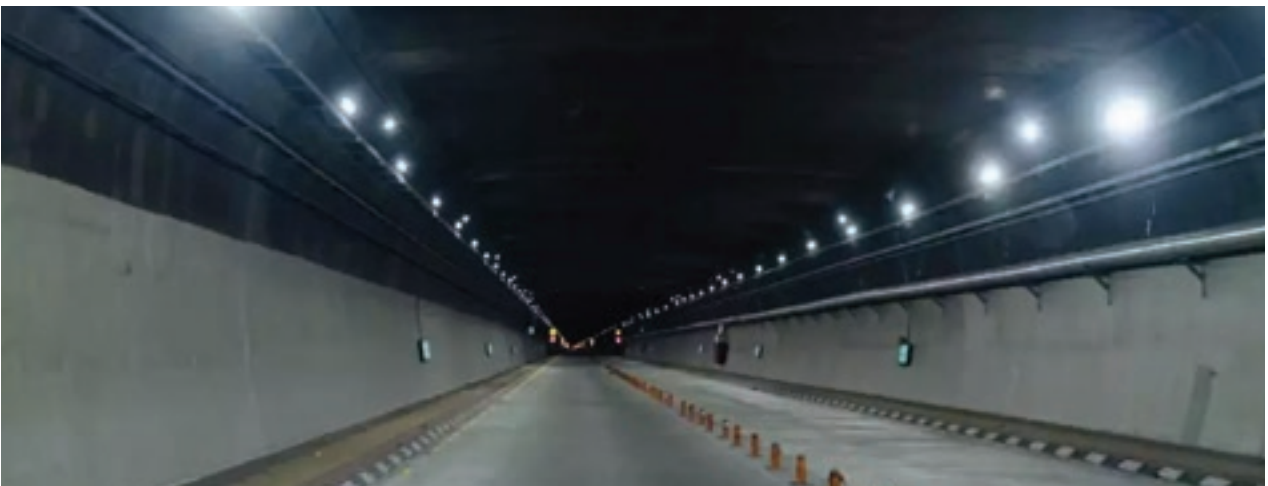
2024

Mumbai Trans Harbour Link (MTHL)
Navi Mumbai International Airport (NMIA)

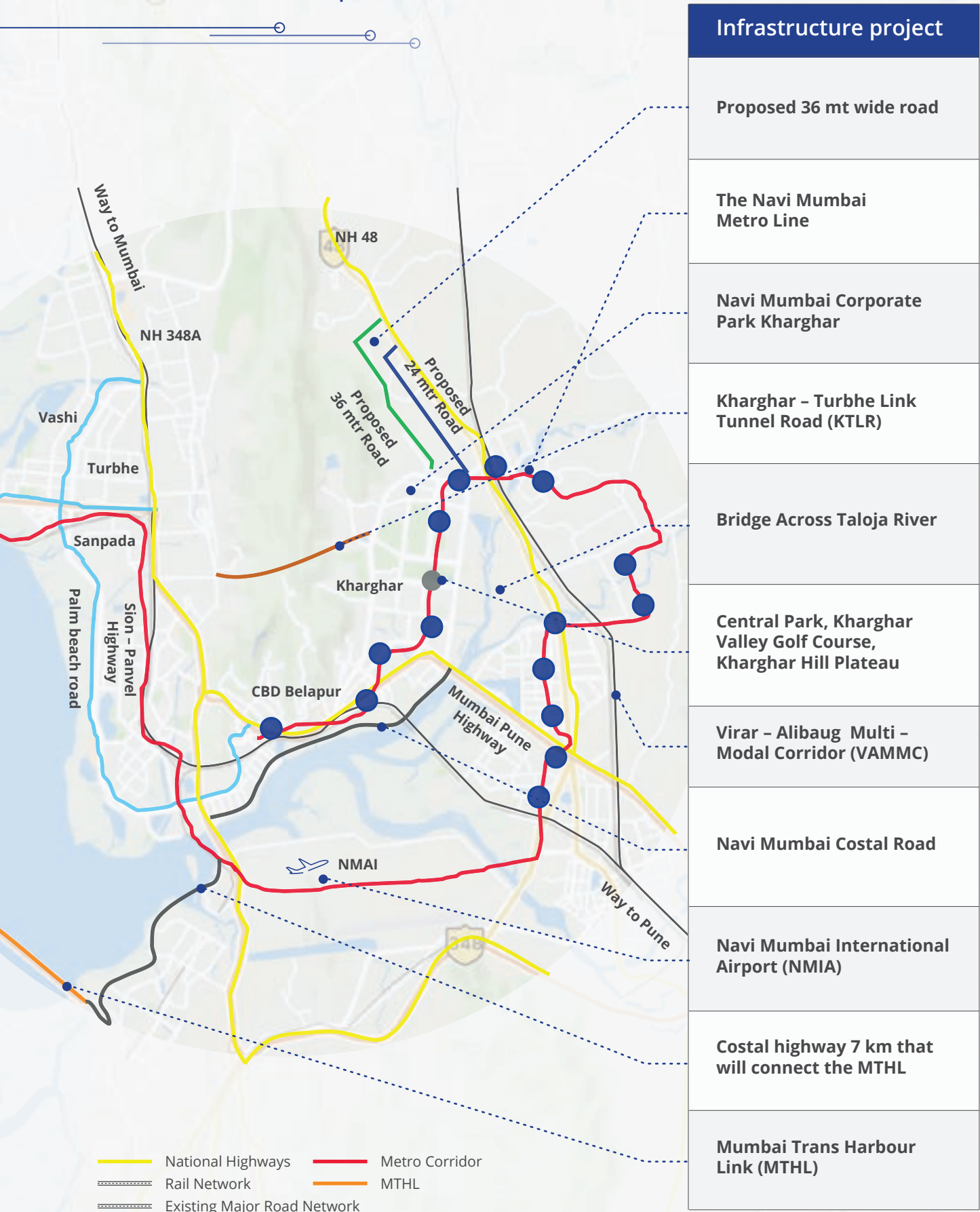


2027

Kharghar –
Turbhe Link Tunnel Road



Infrastructure that escalates the development



— National Highways — Metro Corridor
— Rail Network — MTHL
— Existing Major Road Network

Status	Influence	Impact
At Planning Stage	Enables direct and easy connectivity to the already established Kharghar development the coming road infrastructure would accelerate the real estate developments in the region	High
Operational	Improved connectivity to Belapur, Kharghar, and Taloja MIDC will make Upper Kharghar more accessible. Commute times will decrease, attracting residents, businesses, and professionals.	High
At Planning Stage	Just 4 km away, will spur economic growth, providing job opportunities for the local population Expect a surge in demand for both commercial and residential properties in Upper Kharghar.	High
Expected completion 2027	KTLR is expected to cut down travel time from Mumbai, Thane and Navi Mumbai to Kharghar/ Upper Kharghar by 30 mins. It will directly connect to proposed Kharghar Corporate Park from Turbhe on the other end,	High
At Planning Stage	The proposed connectivity through the Kharghar node and to Panchanand Pendhar This connectivity will help reduce the congestion of traffic at Kalamboli junction and Shilphata road leading to Dombivali - Kalyan	Low
Ongoing in Phases	Located just 3.5 km away, it has been a trigger in transforming nearby areas into a tourist hotspot, increasing the property values in the region. This has also escalated the demand for short-term rental properties, hotels, resorts, and restaurants.	High
Expected completion 2030	Upper Kharghar being the key node on the corridor that will open up connectivity to regions like Panvel, Kalyan-Shil road, Ulwe, Vasai and many more	Medium
At Planning Stage	The Navi Mumbai coastal road will connect Sector 16, Kharghar and Sector 11 of Central Business District (CBD) Belapur. The coastal road is also aimed at keeping local intra-city traffic away from Sion-Panvel Expressway and decongesting traffic on the expressway.	Medium
Expected completion 2024	NMIA's global reach will attract tourists and businesses, putting the region on the international map Anticipated real estate development and ancillary infrastructure development will increase property values in the region.	Medium
Expected completion 2025	CIDCO stated that the proposed UCR is a six-lane divided road commencing from Amra Marg after the Panvel Creek Bridge running along the Ulwe node coast and connecting with MTHL at Shivaji Nagar.	Medium
Expected completion 2024	The Mumbai Trans Harbour Link is all set to change the lives of Mumbai's residents, the MTHL will reduce the commute time to 35 mins between South Mumbai and Navi Mumbai.	Low

Social Amenities

The region offers good primary and secondary education, owing to the presence of various institutions and university within a vicinity of 10 to 15 km. Also, it facilitates good healthcare options including multi-specialty hospitals like Fortis, etc.

The area is also developed with amenities including various shopping complexes, supermarkets, hotels, etc. Also, the region has the presence of various retail shops and restaurants which is within 3 to 5km of distance.

The presence of various parks and green spaces around the region makes the area unique in comparison to other regions of MMR. The Central Park is the gem of the region which is also grabbing attention of the government. Recently, a sum of Rs 7 crore has been invested to refurbish it.

The region provides safe environment and livable to the residents. Further, Kharghar is declared as a no-liquor zone which means there is no liquor served in the area.



NIFT Institute



Central Park



NMIMS Institute

“

The region which was envisaged as an institutional zone: is a home to many renowned educational institutes

”



Educational Institutions



24+

NIFT, NMIMS, ITM Bharati Vidyapeeth, DAV International School, SIES, Ryan International

Parks and Recreation



~14 nos.

Kharghar Golf Course
Central Park, Kharghar
Trek Point, CIDCO Park

Healthcare Facilities



~15-20 nos.

Mitr Hospital, Tata Memorial, MGM Hospital, Kharghar Multi speciality hospital

Commercial and Retail



Little World Mall, Prime Mall Lane, Glomax Mall The Pacific, The Crown Malls in the Navi Mumbai region are within ~30 min range



In summary, the region offers a comprehensive array of social amenities that enhance the quality of life for its residents. From educational institutions and healthcare facilities to recreational spaces, and shopping options, this thriving community has it all. The presence of these amenities creates a well-rounded and self-sufficient environment, making Upper Kharghar an ideal place to live, work, and thrive. The region's commitment to providing essential services and fostering a sense of community ensures that residents can lead fulfilling and balanced lives.



Anchors of the residential development



Economic Factors Contributing to Growth

The growth of Kharghar can be attributed to several economic drivers.



Real Estate Development

The availability of a wide range of housing options, from affordable apartments to luxury villas, has attracted homebuyers and investors, driving economic activity in the construction and real estate industries.



Employment Opportunities

Proximity to business hubs has led to an increase in job opportunities. The commercial sectors of Belapur, Airoli, and Vashi are within easy reach, making Kharghar an attractive residential choice for professionals working in these areas.



Infrastructure Investment

CIDCO's investment in infrastructure has improved quality of life and made Kharghar and its surrounding areas an appealing location for businesses and professionals.



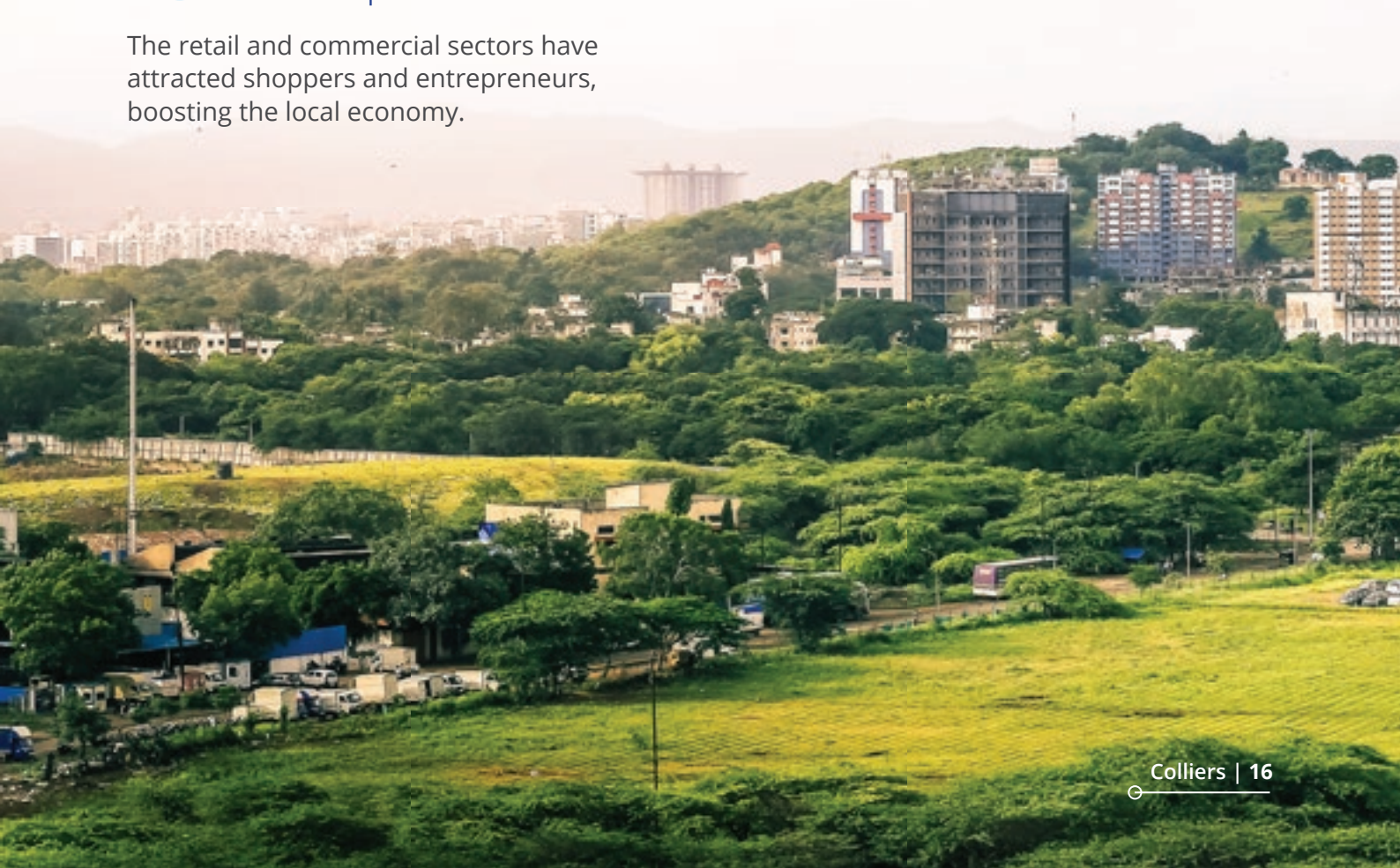
Educational Hub

The presence of renowned educational institutions such as the National Institute of Fashion Technology (NIFT), the Institute of Technology and Management (ITM), SVKM NMIMs, etc. has attracted students and families to the area, creating a steady rental demand.



Retail and Commercial Developments

The retail and commercial sectors have attracted shoppers and entrepreneurs, boosting the local economy.



Key Developments of the region

Supply (Launch) Dynamics:

- **Increased Supply:** The data indicates a substantial increase in marketable supply (launches) in FY-2022-2023, with 6,861 units, compared to previous years.
- **Potential Factors:** This significant surge in supply could be attributed to factors like strategic location, demand from professionals working in nearby business hubs, and infrastructure developments.

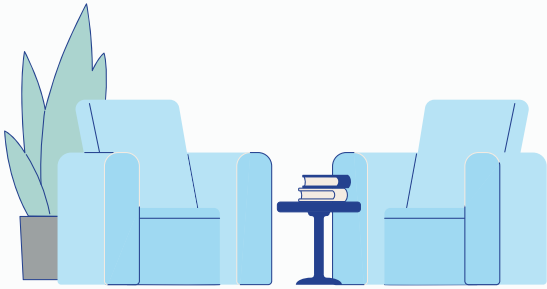
Sales (Absorption) Dynamics:

- **Rising Sales:** Sales have been on an upward trajectory, reaching ~75% of total units launched in FY-2022-2023.
- **Demand Drivers:** The demand for properties in Upper Kharghar is likely fueled by its affordable options in the region, spacious units, proximity to employment centers, educational institutions, and improved connectivity.

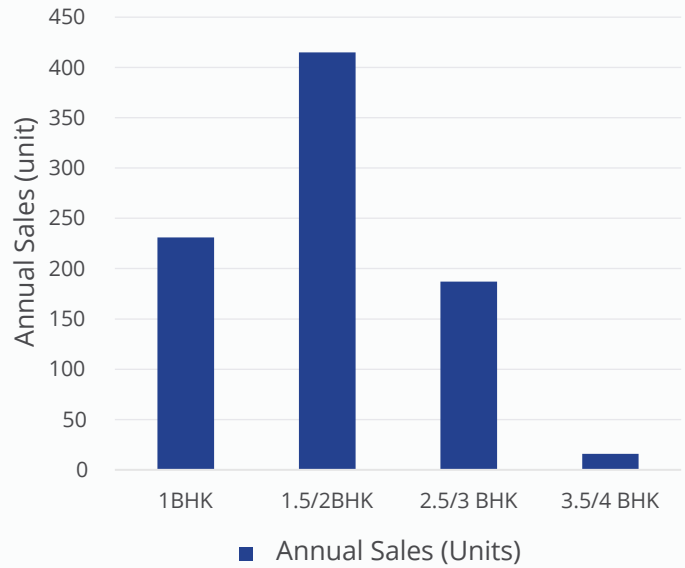


Upper Kharghar's real estate market demonstrates resilience and adaptability, making it an attractive destination for developers, investors, and homebuyers alike. A holistic approach to area development, coupled with responsive government policies, bodes well for the region's continued growth.

The region has multiple formats available, but **2.5/3 BHK is the most preferred** on basis on the absorption % in last one year



Upper Kharghar : Annual Sales



Today Global Anandam

119



Paradise Sai World Emire

77



Mahaavir Exotique

65



Satyam Trinity Towers

64



Adhiraj Capital City

55



Arihant Clan Aalishan

55



Metro Satyam Regents Park

43



Gami Teesta

40



Today Aikyam

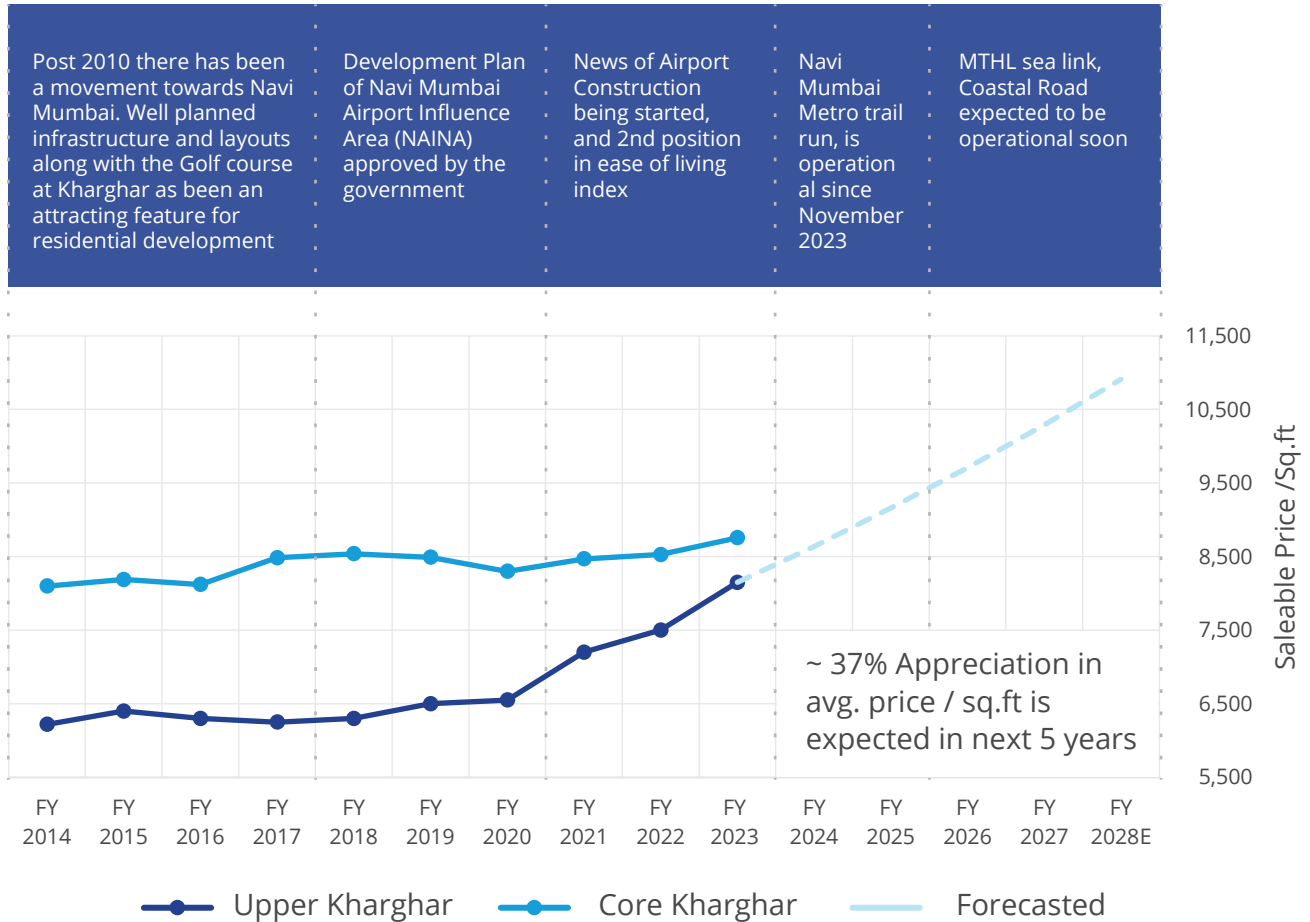
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“ One of the dominant player in the market is Today global, with highest market share of annual sales in the region. Known for delivering quality projects on time. Plays a vital role in providing affordable housing options, addressing the needs of a diverse range of buyers. ”

Source: As mentioned by CREDAI banm Raigad: Top registered projects from April 2023 to September 2023

Appreciation of the residential market

Price Trends for Upper Kharghar Vs Core Kharghar



7 to 8% Appreciation in avg. price / sq.ft is expected in future considering the operations of all the upcoming infrastructure projects

4 to 5% Appreciation in avg. price / sq.ft for upper Kharghar in last 1 year

Rental yield in the micro market is **~3%**.

Pricing Trends:

The pricing of residential properties in the region exhibits a wide range, influenced by factors such as location, amenities, and property type.

- Affordable options in the Upper Kharghar, making it an attractive choice for first-time homebuyers and investors.
- Premium segments with luxury apartments commanding higher prices with scenic views and top-tier amenities.

Key Pricing Considerations for Upper Kharghar than Core Kharghar:



Upper Kharghar is becoming more competitive with Core Kharghar in terms of saleable prices, making it an area to watch for real estate investors and homebuyers. The market dynamics and pricing trends in Upper Kharghar indicate a potential for future growth and investment opportunities.



One of the projects in the region Codename Bellevue could observe an appreciation of ~24% in 2 BHK sales price over the last three years.



Implications for Stakeholders:



Developers:

Increased supply and reduced unsold stock show developers aligning with Upper Kharghar's demand, making it an attractive location for residential projects.



Investors:

Consistent sales growth despite increased supply indicates strong demand, potentially drawing investors to Upper Kharghar as a favorable investment destination.



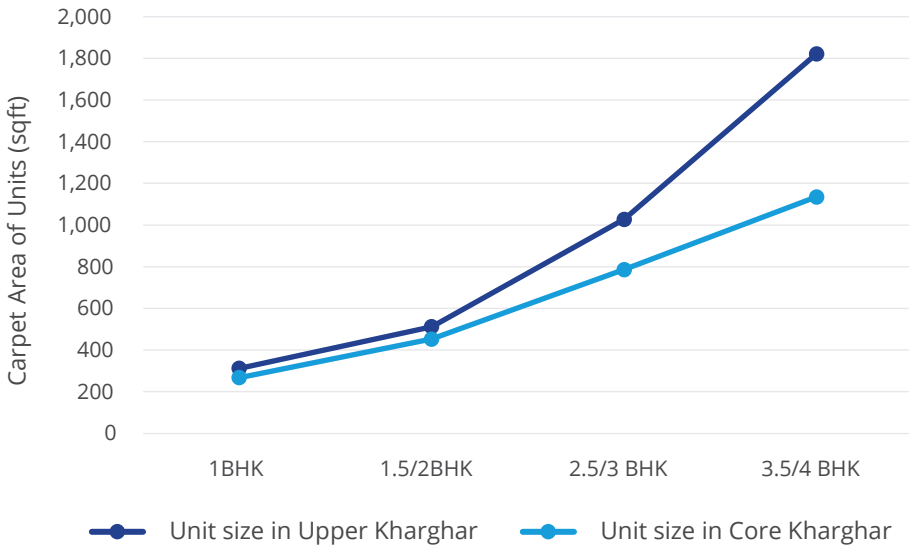
Homebuyers:

Absorption of new supply with minimal unsold stock signals a favorable market for homebuyers, offering a variety of choices in a balanced market.

Preferences of end users & investors

Unit Sizes Comparison : Upper Kharghar vs Kharghar

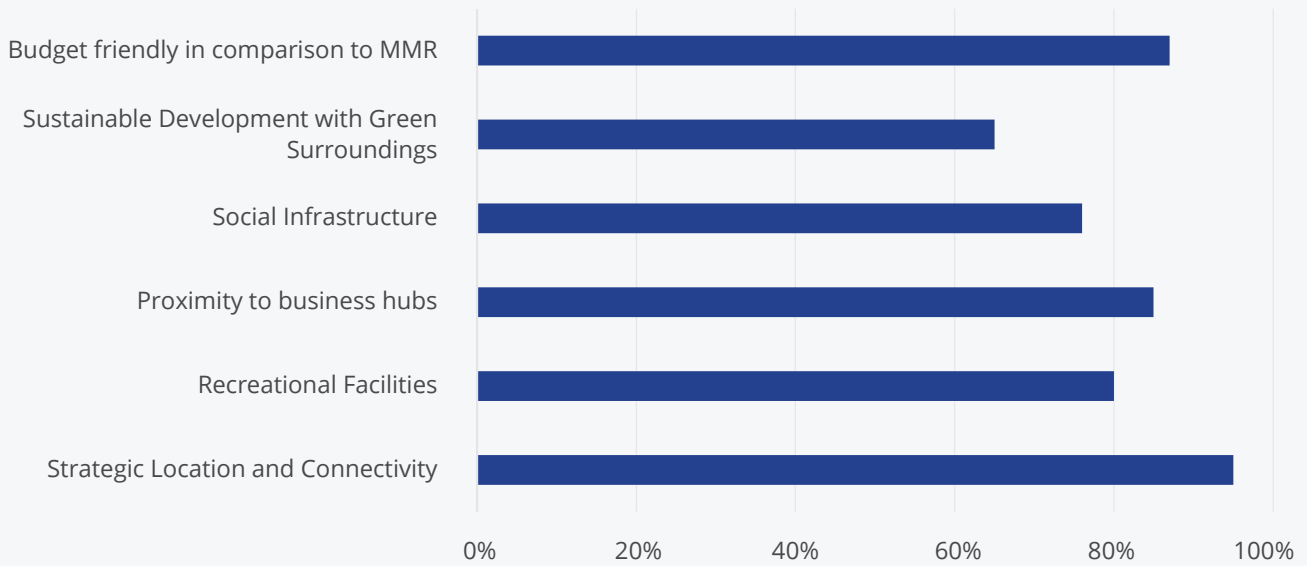
It has been observed that there has been an upward movement of choice towards larger homes at affordable prices. Based on the analysis, this trait can be seen in Upper Kharghar as compared to Kharghar.



~22%

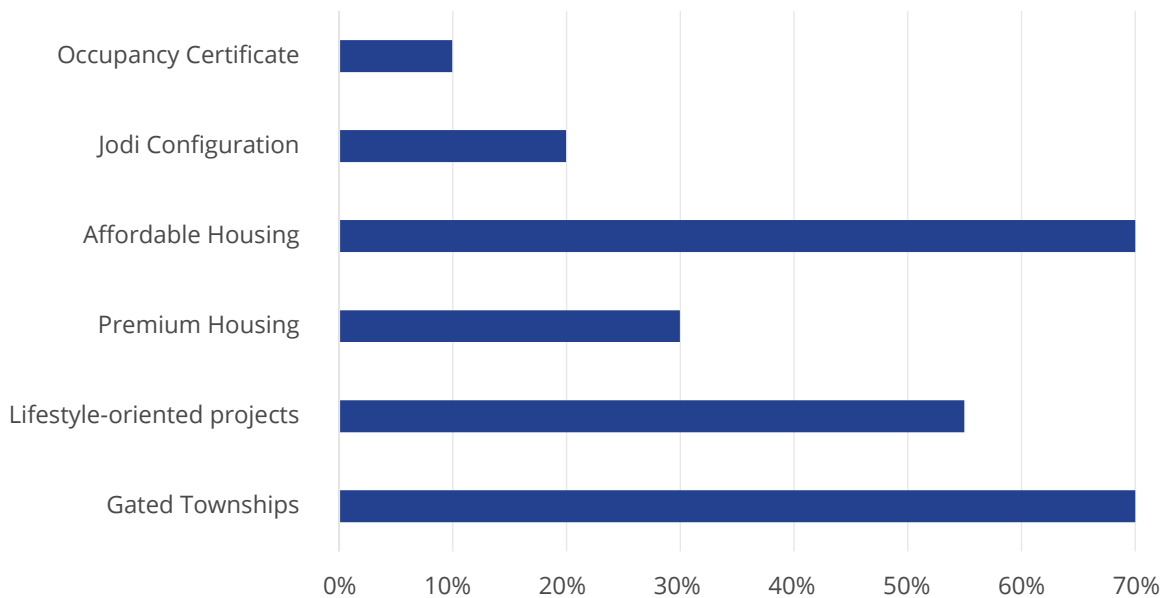
of larger unit size (carpet area) in Upper Kharghar region when compared to Kharghar

Why Upper Kharghar locality is preferred destination of end users?



It has been observed majority of home buyers are end users with an interest in mid-range to premium housing options, with good quality of amenities.

Key USPs delivered by the developers



Today Global is also one of first few developers to receive the occupancy certificate in the region.



Investment Outlook of the region

Capital Appreciation of **~37%** in 5 years

Rental Yield of the Region is **~3%**

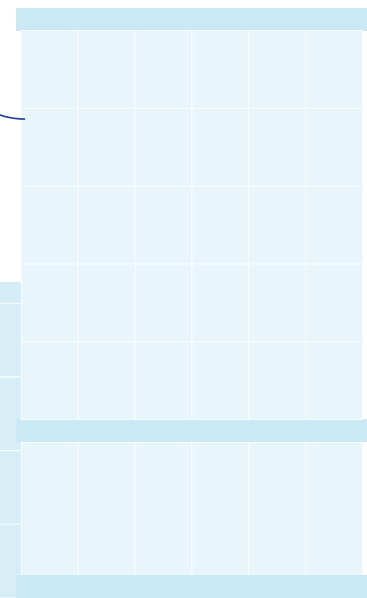
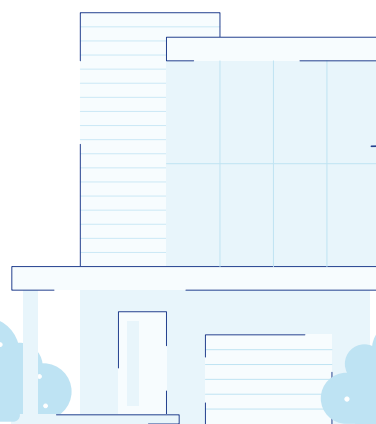
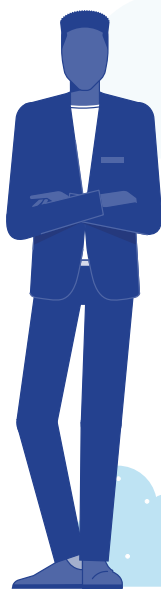
Return on Investment is **~10%**

High Demand due to Spacious apartments as compared to MMR

NRI's Attractiveness of the Region

Investment potential in Upper Kharghar for NRIs

The area is booming with infrastructure development and will be accountable for the growth in coming future. Some of the major reason for NRIs to invest in Upper Kharghar are:



Township : A Preferred Housing Category

Convenience living experience

Convenience and complete living experience is a top priority for most home-owners today.

Security concerns

Townships usually have a dedicated security system in place, including CCTV surveillance, security guards, and controlled access points which provides high level of safety for residents.

Community living

Townships promote a sense of community living. They often have common areas, where residents can interact, socialize, and participate in recreational activities. This fosters a stronger sense of belonging and community engagement.

Different options of unit sizes

Townships often offer a variety of housing options, ranging from apartments and villas to townhouses and condominiums.

Services and facilities

Facilities and services are one of the significant benefits of townships. It often provides a range of facilities and services, this may include sports facilities, swimming pools, gyms, spas, jogging tracks, and more

Resale value

An independent property can be hard to sell, however, if you decide to sell your township home in the future, it would be easier to sell an apartment since most builders launch flats with a mix of plotted developments.

Instances in MMR

Convenience and complete living experience is a top priority for most home-owners today.

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Conclusion

Why Upper Kharghar is the next future destination?



An affordable destination within MMR Region

Upper Kharghar has emerged as an affordable extension of Kharghar. With well-planned infrastructure, a range of amenities, and relatively lower property prices compared to many other parts of Mumbai, it has garnered attention from homebuyers and investors alike.



Infrastructure Development

With ongoing infrastructure development and improvements in connectivity, Upper Kharghar is well-positioned for future growth. The upcoming projects such as the Navi Mumbai International Airport which is 15 kms from the region, has been able to create numerous linkages to parts of the world and the Mumbai region.



Real Estate Market

The real estate market in Upper Kharghar has shown stability and steady growth over the years also has seen attractive rentals over time. This stability and appreciation, coupled with planned development, make it an attractive destination for investors and those looking for long-term real estate opportunities.



Liveable Environment

The region offers a blend of urban convenience and natural serenity, making it an appealing choice for residents. The area's well-planned infrastructure, easy accessibility to essential amenities, and proximity to the upcoming Navi Mumbai International Airport and existing and proposed metro lines ensure a high quality of life. What truly sets the region apart is its abundant greenery, including the picturesque Kharghar Hills and the expansive Central Park, creating a peaceful and refreshing atmosphere. This makes Upper Kharghar an excellent option for families looking to escape the city's chaos without sacrificing connectivity or convenience. With educational institutions, healthcare facilities, and a range of recreational options in the vicinity, Upper Kharghar offers a comfortable and wholesome living experience. While affordability remains a key attraction, its livability makes it a top choice for those seeking a balanced and enjoyable lifestyle in Mumbai.

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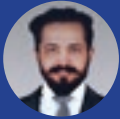
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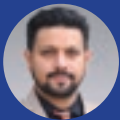
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