

**IJB**

**REALTY**

Innovative Journey Begins...

**PRIME X**

+

**park inn**  
by Radisson

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The next big thing in Navi Mumbai





## **ABOUT THE PROJECT**

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IJP Reality, a premium real estate development company is coming up with a twenty-four storey luxury commercial property in the heart of Navi Mumbai. With a perfect blend of intricate design and rock-solid construction, the property is the next big thing in the lush green suburbs of Navi Mumbai. Encompassing its vision in its name, Prime X aims to be a premier IT office complex with amenities and aesthetics both. The building shall also house a seven-floor hotel administered under Park Inn by Radisson.



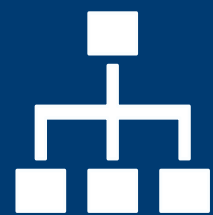
## Project Breakdown



24 Storey contemporary building designed by a German team



Integration of world class hospitality with commercial office spaces



Offices spread across 17 floors in multiple configurations

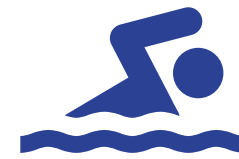




## Unique Project Features



Well connected location  
with superior  
conveniences



Terrace Equipped with  
amenities like Gym &  
Swimming Pool



Parking for up to 200  
cars and open ground  
for two-wheelers



Branded Association for  
services and facilities



Separate dedicated  
Elevators for Hotel &  
Office Floors



## IT BUILDING

Spread over **1,04,660 Sq.Ft**  
RERA carpet area  
consisting of **137 Office Units.**

**59** Office Units ranging  
between **522 to 545 Sq. Ft**  
RERA carpet area.

**44** Office Units ranging  
between **725 to 756 Sq. Ft**  
RERA carpet area.

**33** Office Units ranging between  
**1,160 to 1,177 Sq. Ft** RERA  
carpet area.

**1** Office Unit of **1,669 Sq. Ft** RERA  
carpet area.





116 Rooms spread over **36,750 Sq.Ft**

Conference Halls, Restaurant & Kitchen  
on the 18<sup>th</sup> Floor  
Spread over **5,600 Sq.Ft**

Lobby & Café on the Ground Floor  
Spread over **2,800 Sq.Ft**

Gym & Swimming pool on the Terrace  
Spread over **2,150 Sq.Ft**

Support Offices in the Basement  
Spread over **11,700 Sq.Ft**

Service area on the 18th Floor  
Spread over **4,200 Sq.Ft**

## Hotel Park Inn by Radisson

Spread over a carpet area of  
**63,200 Sq.Ft**



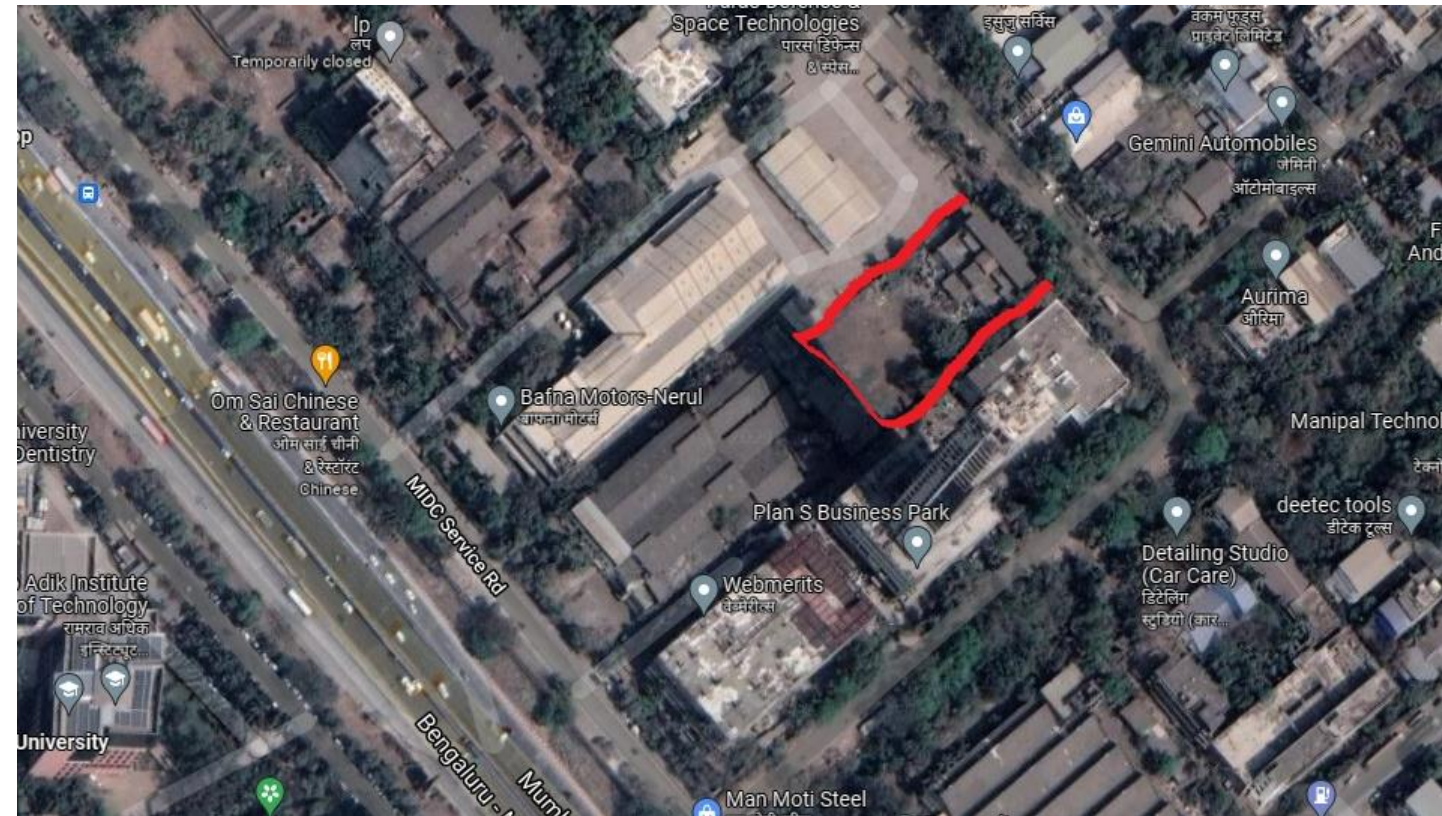
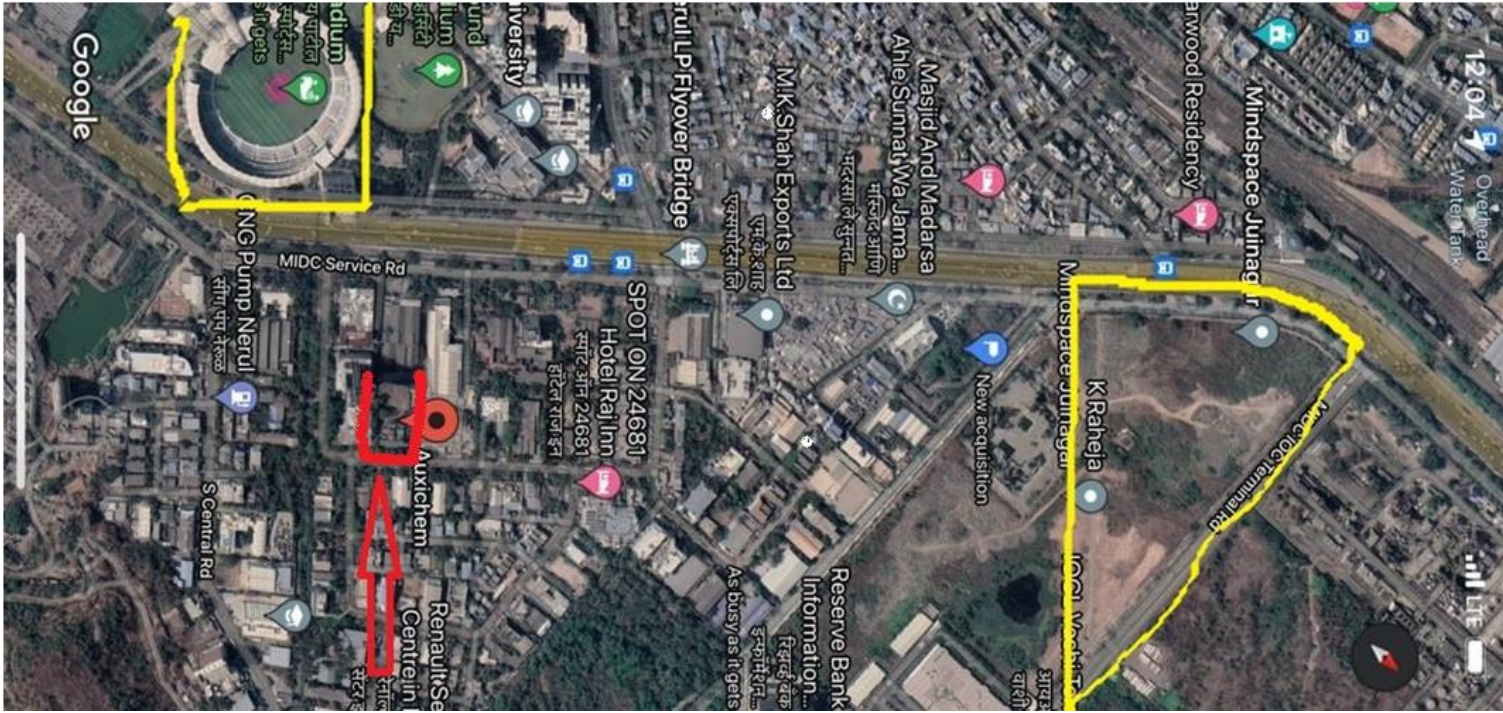


# Permissions & Approvals



- **Development Agreement signed** with M/s Auxichem, owner of the Land.
- Registered with RERA in Mumbai Maharashtra.
- **Fire NOC obtained** from MIDC, Mumbai.
- **Commencement Certificate and Plan Approvals obtained** for the entire building from MIDC, Turbhe. Premium paid for additional FSI.
- NOC for **height clearance** obtained from AAI, Mumbai.
- Environmental Clearance obtained from Govt. Of India, MOEF, Maharashtra vide EC ID No: EC22B038MH152655 dated 26.02.2022.





# SITE LAYOUT





# TIME LINE

Excavation work in progress

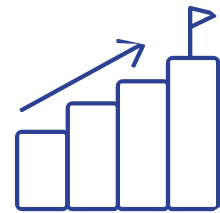
2.5 years for construction of the building

Further 9 months for interiors & furnishing of the hotel





## Why Navi Mumbai?



Unlimited Growth  
Potential



Unmatched  
Lifestyle



Better ROI



Unbelievable  
Prices





## **LOCATION ADVANTAGES**

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- **Close proximity to Mumbai - Pune National Highway**
- **Upcoming International Airport in a five kilometer radius**
- **Diagonally opposite the famous DY Patil Stadium in Nerul**
- **Centrally located amid educational institutions, Malls, Hotels, Restaurants, Hospitals, Clinics and other daily necessities**
- **Easy access to recreational avenues like multiplexes, theme parks, temples and sanctuaries**
- **Effective rail and road connectivity that makes commute easy**



## What makes this a vital investment for your portfolio?

- **High Capital Appreciation** – Assets in Navi Mumbai have doubled in value since 2013
- **Better Rental Yields** – Office Rent is 6 – 10% higher than residential properties
- **High Demand** – The demand of offices in Navi Mumbai much higher than the supply, garnering investment here immense growth potential
- **Real Estate is the Real Deal** – With its ever-increasing cost and rent, real estate is a self-paying asset and therefore the best form of investment



THANK YOU!