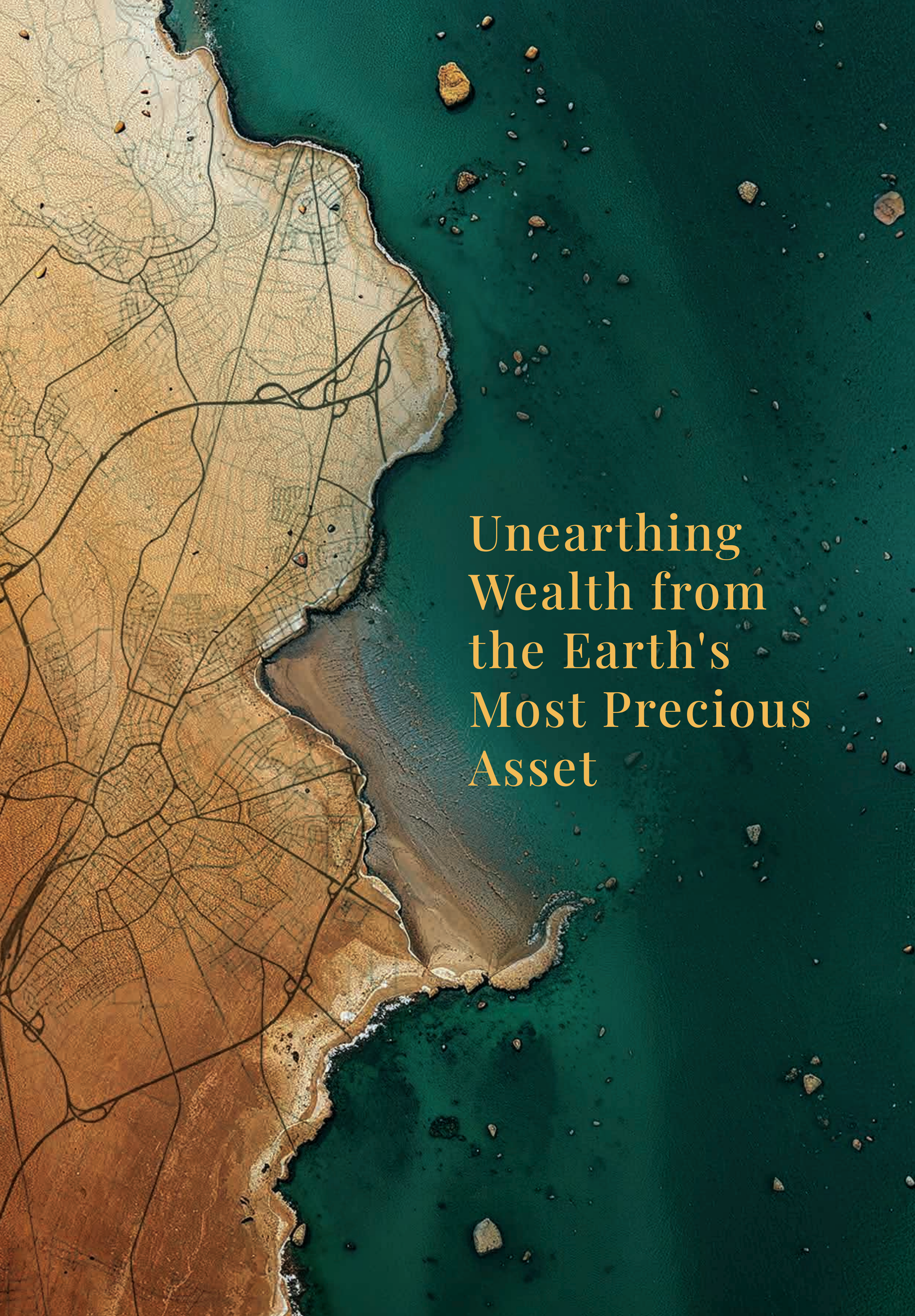
LORDS OF THE LANDS

Unearthing Potential. Creating Legacies.

A VENTURE BY

platinum corp. | THE EDGE

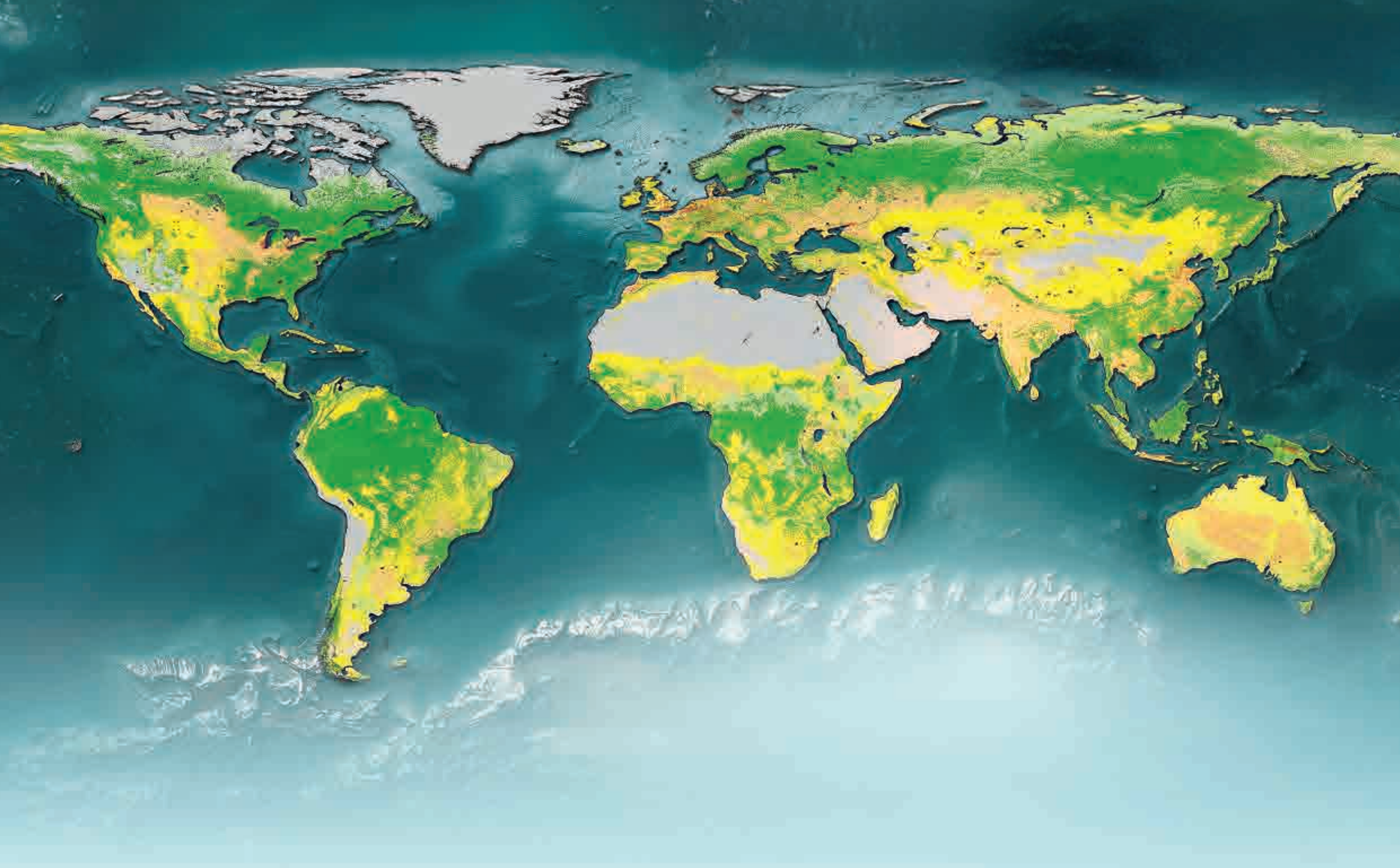


Unearthing Wealth from the Earth's Most Precious Asset

At Lords of the Lands, our vision is to empower new-age investors, corporates, and end-users to build enduring wealth by strategically harnessing the finite and appreciating power of land. Through innovative planning and development, we transform underutilized land into high-value, ready assets-where legacy meets ingenuity and capital finds clarity.

The name Lords of the Lands reflects a timeless truth: land has always been the bedrock of power, prosperity, and legacy. Reviving this ethos, we act as modern-day custodians-guiding investors to become the new “lords” through astute, strategic investment in plotted development. By identifying, acquiring, and transforming raw land into meticulously planned, ready-to-build plots, we offer the ultimate canvas for wealth creation and legacy building.

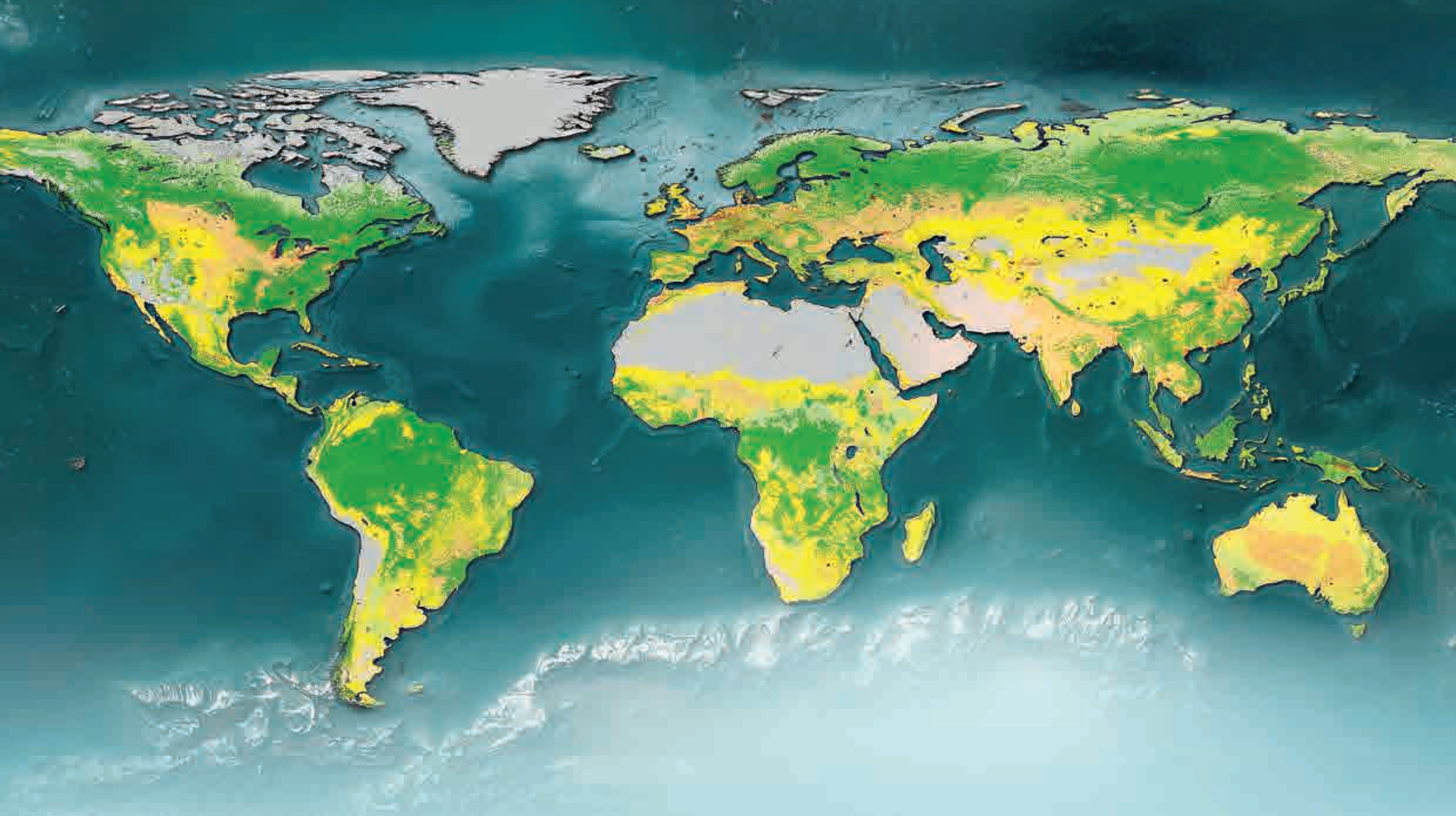
Representational Image



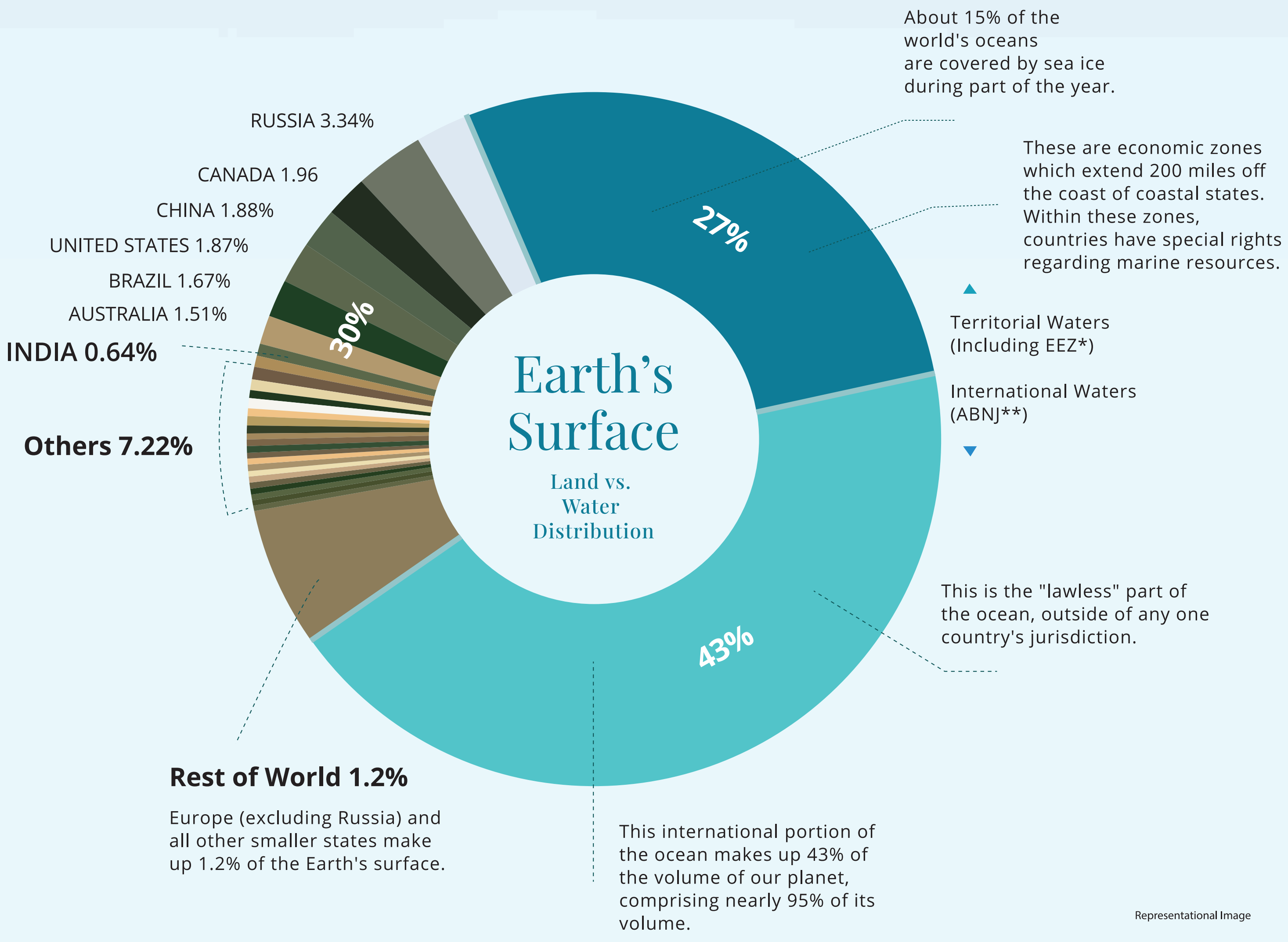
Developing Land On Earth – More Of A Scarcity.

Land, a truly finite resource, constitutes a mere 30% of our planet's total surface, with a significant portion of that being uninhabitable or undevelopable. This inherent scarcity makes it arguably the most precious investment one can ever make.

*EEZ: Exclusive Economic Zone
**ABNJ: Areas Beyond National Jurisdiction
Sources: UN Statistics Division, Protected Planet



30% Of Earth Is Land; India Has Only 0.64%.



Representational Image

Global Perspective

EARTH'S SURFACE

70%
Water

30%
Land

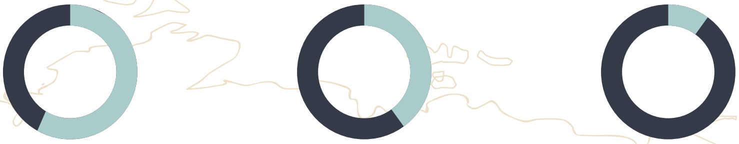
Only 52% of that Land is habitable...

Which also means that only **0.15%** of earth's surface is **Urban Land**.

Urban growth is happening on a microscopic fraction of the planet

India's Land Reality

Only 0.64% of Global Land, out of which...

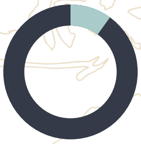


55%
AGRICULTURE

25%
FOREST

13%
OTHER LAND

What remains truly developable without egological conflict?

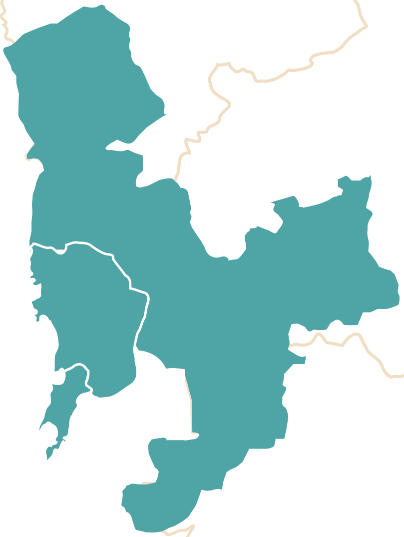


Approximately 15% of India's Land

In global context, India's realistically developable land equals:

~0.002% of Earth's total surface

This is the true scarcity equation.



Maharashtra & Mumbai 3.0

With 15 CR population
in Maharashtra and only

0.00018%

land of earth surface

Mumbai 3.0 has

0.00001%

of the Earth's surface
for future development.

INDIA: Paucity In The Availability Of Potential

Representational Image

Realistic Potential (Moderate Assumptions):

- **10–15%** of India's area (which is just **0.01%** of the earth's surface) is "potentially open" land.
- Out of this, only **~3%** of India's total land (which is just **0.002%** of the earth's surface) could realistically be developed further without major conflict with food, forest, or ecology.

LAND SHARE	WHAT IT TELLS US	EXAMPLE STATES WITH HIGH/LOW VALUES
Forests Coverage	States with large % of land in forest have less potential	Arunachal Pradesh ~90+ %, north-eastern states have very high forest cover; whereas Punjab, Rajasthan have low forest cover. (NER DATABANK)
"Not available for cultivation / permanent pastures / grazing / wastelands / barren & unculturable land"	These are lands that might be partly developable if not protected or ecologically sensitive	Gujarat, Rajasthan, Madhya Pradesh feature prominently in reports of high wasteland / barren lands. (india-seminar.com)
Agricultural land share	States with a very high % of land under agriculture will have less "leftover" land	Many in the Indo-Gangetic plains (UP, Bihar, Punjab) have high agricultural area. (NER DATABANK)

Source: 18th-india-state-of-forest-report-2023, Wii.gov.in, Statista.com
FAO: Food and Agriculture Organization, ISFR: India State of Forest Report

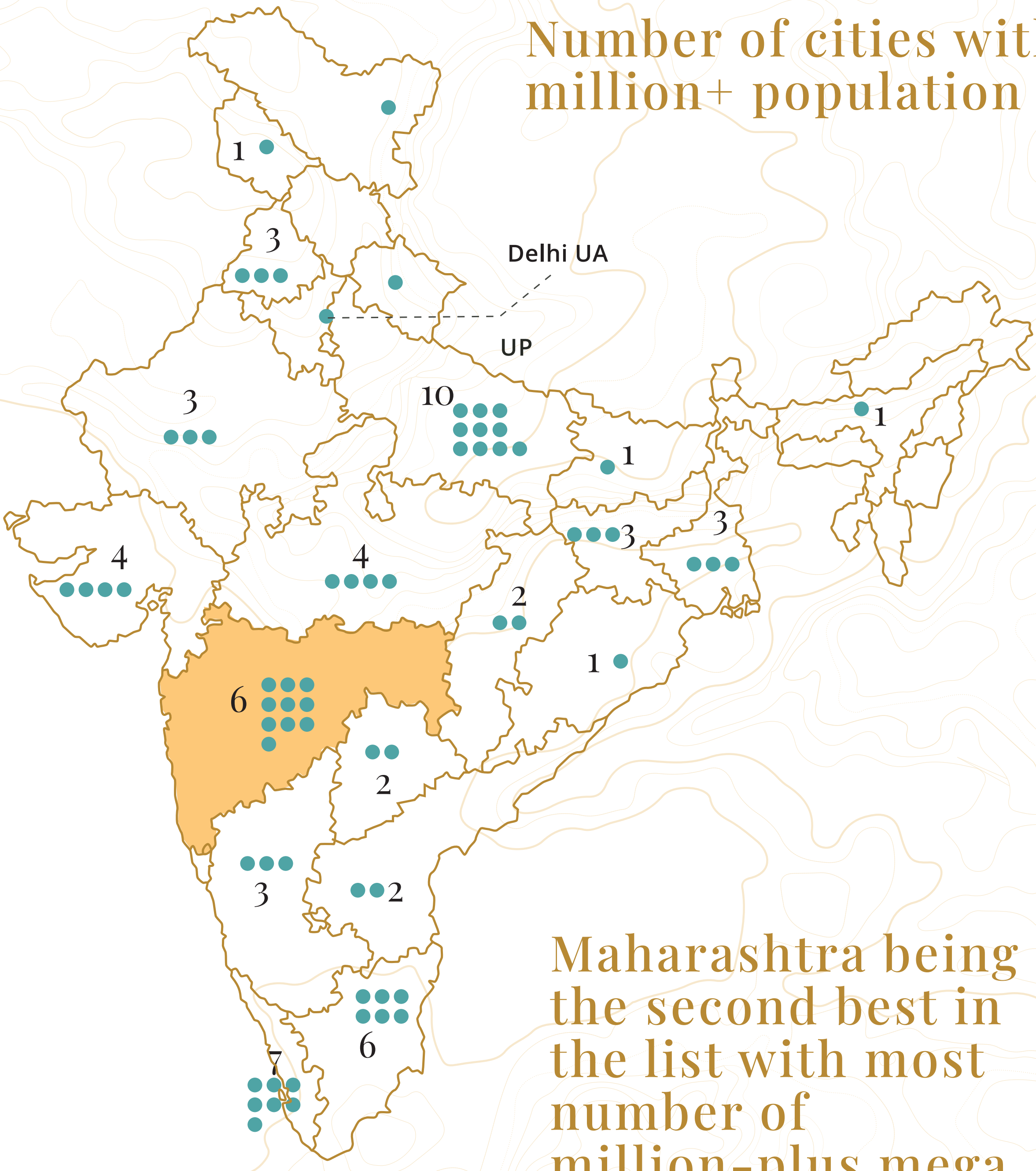
The Growing Need Of Urban Expansion

By 2050, India would need to accommodate an additional 335 million people in urban centres. The existing cities are breaking under the weight of their current residents and hence there is a need for expansion of existing urban areas along with development of new cities and towns.

According to a UN report,
India's most populous cities are
Delhi (31.1 Mn), Mumbai (20.6 Mn),
Kolkata (15 Mn), Bangalore (12.7 Mn),
Chennai (11.2 Mn).

They cannot accommodate any further.
Hence, the need to build new cities or upgrade not-so-overloaded cities/towns, which can become new destination points for rural-urban migration.

Where Are India's Biggest Cities?



Maharashtra being the second best in the list with most number of million-plus mega cities.

*Cities here are urban agglomerations (UA) – large, continuous urban sprawls like the Delhi UA which includes Noida, Gurugram, Ghaziabad, and Faridabad

Source: UN Population Division Projections

Most Promising Places In India Witnessing Growth

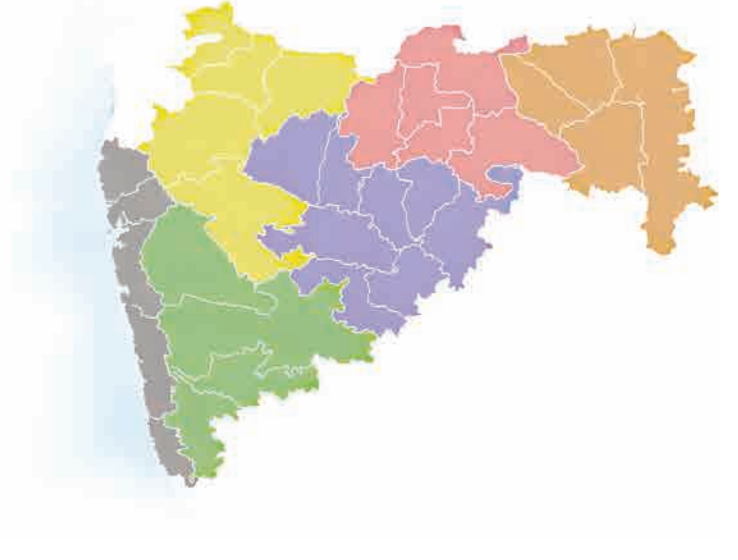
The year 2024 was a landmark year for India's real estate sector, driven by aggressive land acquisitions. **Developers secured 2,335 acres through 134 deals across 23 major cities**, with investments totaling **INR 39,742 crore.** These acquisitions pave the way for developing approximately **194 million sq. ft. of real estate.**

The Financial Capital And Its Contribution

Mumbai and Thane contribute over

46%

to Maharashtra's GSDP.



Mumbai and Thane are crucial to Maharashtra's growth, contributing significantly to the state's economy through the services sector, finance, and industry.

Mumbai 3.0
- The Next Growth Corridor

Property value is predicted to see a

3-5X growth,

with commercial areas potentially offering higher rental yields (8-10%).

The Mumbai Metropolitan Region (MMR) is the urban area surrounding Mumbai, India, covering approximately 6,328 square kilometers and encompassing parts of four districts: Mumbai City, Mumbai Suburban, Thane, and Raigad.

The MMR emerged as the frontrunner in land acquisition for 2024, with developers securing approximately 407 acres through 19 separate deals, accounting for 17% of the year's total land transactions. This represents a significant 41% increase from the previous year's 288.9 acres.

Notable transactions included single deals of 50 acres or more in micro-markets such as Khalapur, Palghar, Karjat, Panvel, Chowk and Khopoli.

*Source: JLL insights 2024

The Unbelievable 1900's

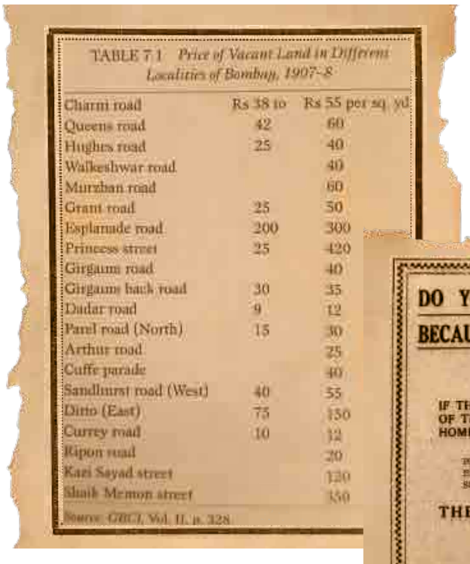
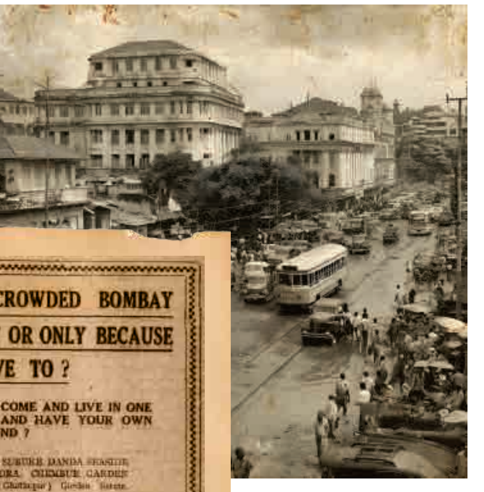
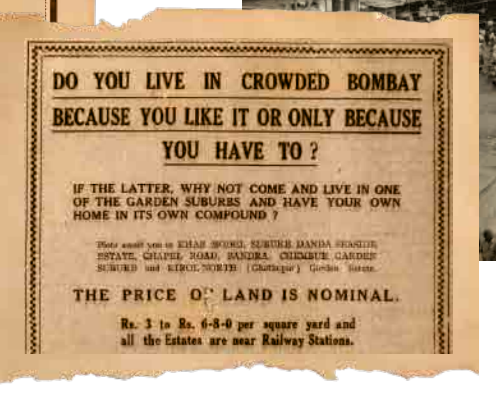


TABLE 7.1 *Price of Vacant Land in Different Localities of Bombay, 1907–8*

Charni road	Rs 38 to	Rs 55 per sq. yd
Queens road	42	60
Hughes road	25	40
Walkeshwar road		40
Murzban road		60
Grant road	25	50
Esplanade road	200	300
Princess street	25	420
Girgaum road		40
Girgaum back road	30	35
Dadar road	9	12
Parel road (North)	15	30
Arthur road		25
Cuffe parade		40
Sandhurst road (West)	40	55
Ditto (East)	75	150
Currey road	10	12
Ripon road		20
Kazi Sayad street		120
Shaik Memon street		150

Source: GBCI, Vol. II, p. 328





Mumbai's Price Appreciation: A Historical Snapshot.

1940s–50's

Most land outside South Bombay (Fort, Colaba) was agricultural or salt-pan land, owned by local landlords or small developers.

1950s–60's

Western Suburbs (Bandra, Andheri) gained traction after electric rail expansion; plots were affordable but far from the main city.

1970's

The "Great Suburban Expansion" — new layouts, co-operative housing societies, and gradual perception shift from "faraway suburb" to

1980's

The city's population topped 8 million, driving a sharp escalation in land values, setting the stage for the explosive 1980s–90s market.

2000's

Mumbai's corporate boom and IT growth fueled suburban demand, driving 2.5x–3x price appreciation across emerging pockets.

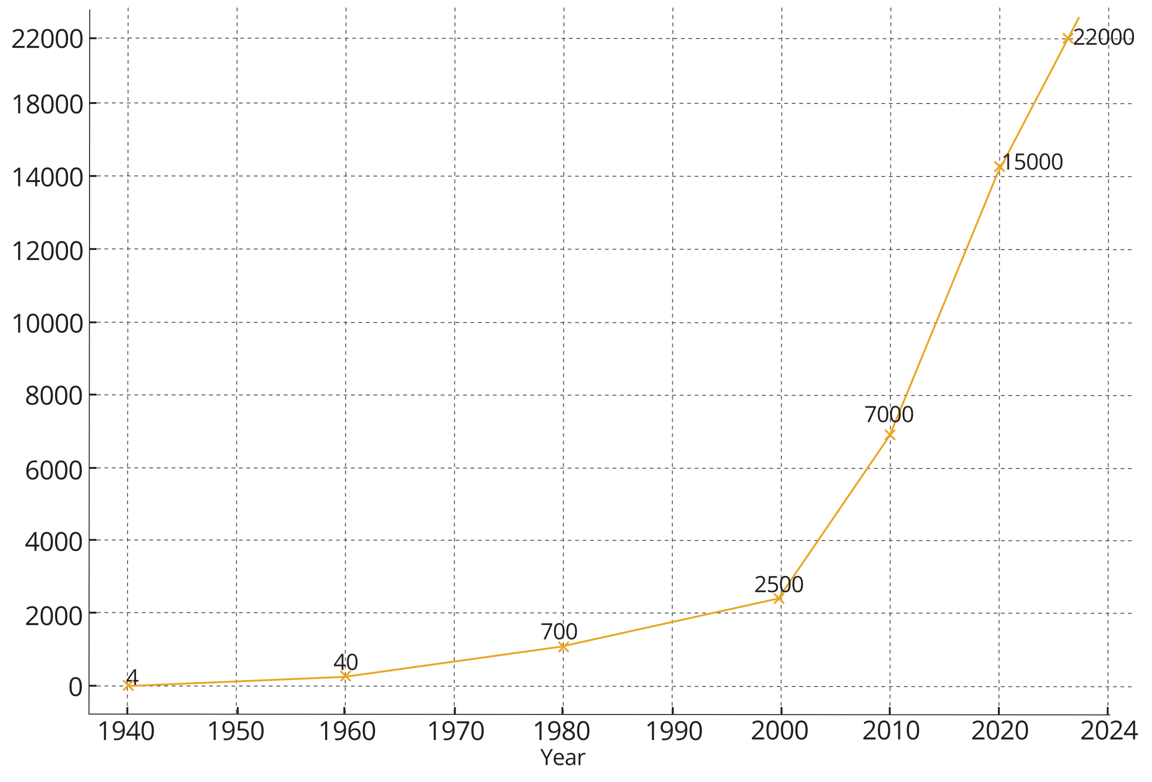
2015's

Infrastructure milestones and corporate migration created scarce residential supply, boosting well-connected suburban prices by 1.8x–2.2x.

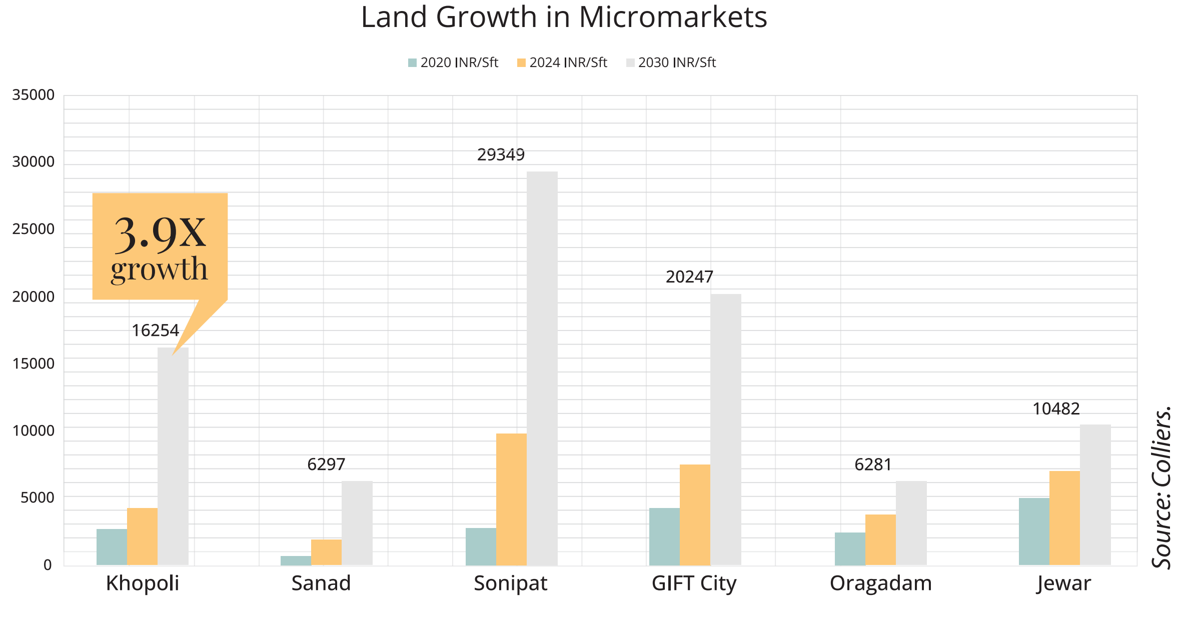
2025's

Mega connectivity and luxury redevelopment, coupled with limited land, have doubled–tripled prices since mid-2010s in prime zones.

Historical appreciation of land prices in Mumbai (per sq.ft over the years)



Potential of the next decade – 4X: MMR ranks the best in India.



3.3x 3.0x 2.7x 1.7x 1.5x

Rapid infrastructure development driven by nodal authorities is fuelling the growth of satellite townships across India. Trend magnified in and around the MMR region,

Maharashtra's Vision for Economic Transformation –

The $1 Trillion Economy By 2030

Maharashtra's Chief Minister Devendra Fadnavis has articulated a clear vision for the state to achieve a $1 trillion economy by 2030, building on its current status of having crossed the $500 billion mark. This ambitious target is supported by a strategic blueprint, "Viksit Maharashtra 2047" drafted by an Economic Advisory Council (EAC) comprising senior CEOs.

The blueprint outlines short-term, mid-term, and long-term goals across critical sectors including infrastructure, industry, services, agriculture, and fintech. This comprehensive economic strategy provides a robust foundation for sustained growth across various sectors, including real estate.

A Surf Through The Golden Sands Of Time

Representational Image

Mumbai, on its own accord, has grown beyond its skylines, widening its field of attraction all around it. Eventually, its magnetism extends far beyond the suburban realm, resulting in landscapes of immense potential. In that process, Mumbai 3.0 is just the beginning.

Mumbai 1.0

The archetype of inimitable legacy

Where it all began — the iconic South Mumbai that gave India, its first financial hub, with heritage structures, trading ports, and the spirit of enterprise.

Mumbai 2.0

The rise of sub-urbanism

Mumbai 2.0 evolved with the rise of the suburbs and Navi Mumbai — railways, industries, IT parks, and housing for millions.
This was the era of scale and accessibility.

Mumbai 3.0

The reckoning of an exponential growth engine

Mumbai 3.0 is the next leap forward with Raigad at the helm of it. Powered by world-class infrastructure like the Navi Mumbai International Airport, Mumbai Trans Harbour Link, and industrial corridors, Raigad is no longer just the city's backyard - it is the future of growth, lifestyle, and opportunity. Here, modern highways meet untouched coastlines. Ports and logistics hubs stand alongside luxury villas and weekend retreats. It is where commerce and lifestyle converge seamlessly.

Mumbai has always expanded outward. Now, Raigad is its inevitable next frontier - a stage set for the city's next 50 years & beyond.

Raigad

The Crux of Mumbai 3.0

Gateway to the Konkan Coast

Raigad opens the gateway to the Konkan coast. Its central location makes it ideal for residential, commercial, and industrial development, while offering unparalleled connectivity to India's financial and industrial heartlands.

Nature's Own Paradise

Raigad is blessed with a stunning coastline - Alibaug, Kashid, Murud, and Shrivardhan - along with the majestic Sahyadri hills and an abundant river network, including Patalganga, Amba, Kundalika, Savitri, and Ulhas, offering a perfect blend of nature's finest landscapes.

Economic Potential

Ports, logistics hubs, and industrial corridors are driving growth:
JNPT, Dighi & Rewas Ports - trade and employment hubs.
Industrial townships & MIDC expansions •
- creating long-term commercial demand.
MIC influence - integrating Raigad into India's economic corridors.

Growth Hub of Lifestyle & Leisure

Raigad is attracting high-net-worth homebuyers and developers:

Luxury villas, plotted developments, and weekend homes.
Resorts and boutique hotels (Taj, Radisson, Hyatt, Novotel) validating premium lifestyle demand.
Eco-tourism and recreational zones
- blending modern living with nature.

Best of Connectivity

Growing Infrastructure is transforming Raigad into a growth hub:

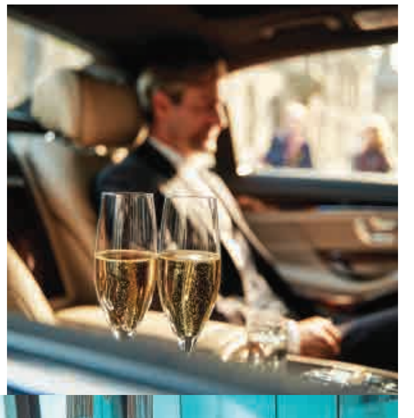
Navi Mumbai International Airport (NMIA)
- bringing global connectivity.
Mumbai Trans Harbour Link (MTHL) reducing travel time to South Mumbai to under an hour.
Mumbai-Pune Expressway & Panvel-Bhimashankar Highway seamless regional access.
Virar-Alibaug Multi-Modal Corridor integrating urban and coastal regions.

From
Distant Locations
to Distinct
Destinations

Karjat & Chowk Belt
- Crafted for the Next Generation

Karjat is emerging as a next-gen luxury haven, blending nature's tranquility with modern living. With enhanced connectivity from Mumbai and Pune, upcoming residential enclaves, and lifestyle amenities, it's an ideal destination for a second home or long-term investment, offering both serenity and strong growth potential. Major infrastructure projects like the Panvel–Karjat railway corridor and upgraded highways are making Karjat more accessible and investment-ready.

Lifestyle Landmarks



Radisson Blu Plaza Resort
Hyatt Karjat, Paramount Riverfront,
U Rivergate Silvanus Forest Retreat,
The Fern Ecotel,
Merits Picaddle Resort
SaffronStays Earl Grey Villa,
The Art Village,
Adamo The Resort
ND Studios,
Oleander Farms Luxury Resort,
Salt Restaurant & Bar

Khopoli–Pali–Khalapur Belt - The New Axis of Growth

Strategically located along key industrial and highway networks, this belt is poised for rapid growth. Infrastructure upgrades and planned townships are elevating living standards, making it a prime choice for second homes or smart long-term investments.

Lifestyle Landmarks

Novotel Imagica
Radisson Resort
Hilton Hotel
The Grand Leela Resort
Mastiff Grand The Sia Palace
UK's Resort

Representational Images

Alibaug–Kashid–Murud Belt - A New Era of Seaside Living

Coastal charm meets upscale living here, with infrastructure like improved ports, roads, and luxury resorts in progress. Early entry ensures you are part of the next-generation beach lifestyle, where property appreciation is expected to be significant.

Lifestyle Landmarks

Taj Alibaug Resort & Spa
Radisson Blu Resort & Spa
Golden Swan Beach Resort
Paradise Villas
Ekaant Resort
Moksha Resorts
SaffronStays Mango Huts

Shrivardhan
– The Walkeshwar of Tomorrow

Shrivardhan is poised to become Mumbai's next premium coastal retreat. With upgraded infrastructure, improved connectivity, and new lifestyle developments, it offers an ideal second-home destination and a smart investment with strong future returns.

Lifestyle Landmarks

- IHG Hotels and Resorts
- Boutique Coastal Resorts & Villa Clusters
- Private Retreat Villas & Managed Clusters

Representational Images

Road, Air, Sea, And Much Faster Modes Of Access.

Roads & Highways

Panvel-Chowk Highway to Chowk-Khopoli-Pali Corridor

Panvel-Bhimashankar Highway

Mumbai-Goa Coastal Road (NH-66)

Mumbai-Pune Expressway

Virar-Alibaug Multi-Modal Corridor (MMC)

JNPT-Chowk Greenfield Highway

Dighi Port Industrial Road Network

State Highway Widening (SH-92. SH-103, SH-104)

Bridges & Sea Links

Mumbai Trans Harbour Link (MTHL)

Rewas-Karanja Sea Bridge

Panel Creek Bridge Expansion

Khopoli-Pali-Mahad Bridge

Shivdi-Nhava Sea Link (Proposed) - Future expansion of MTHL

Road, Air, Sea, And Much Faster Modes Of Access.

Metro & Railways

Panvel-Karjat Railway Line Doubling

Mumbai CST-Karjat Local Train
Extension

Konkan Railway Enhancements

Dedicated Freight Corridor (DFC) Access via JNPT Industrial & logistics efficiency.

Mumbai Metro Line 8 (Airport
to NMIA - Proposed)

Helipads & Airports

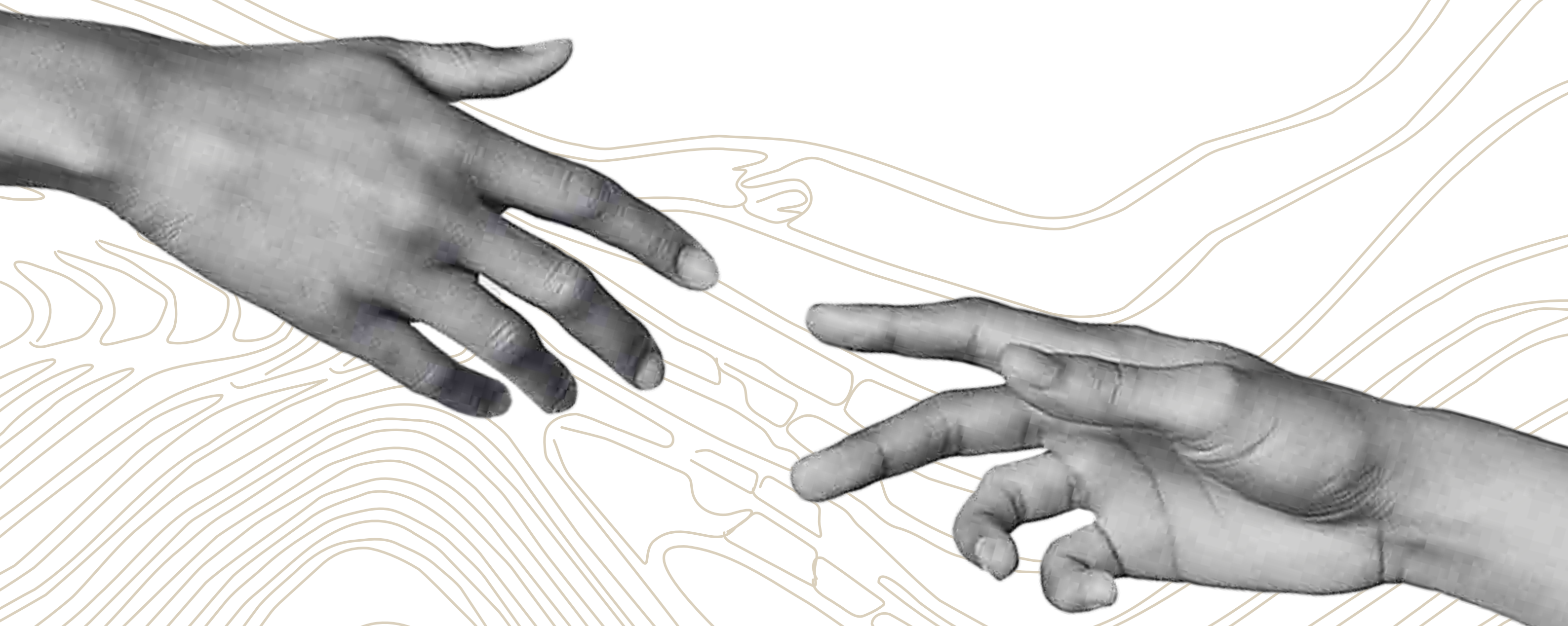
Navi Mumbai International Airport (NMIA)

Karjat Helipad & Proposed Regional Airstrips (Pen, Roha)

Representational Images

LORDS
OF THE LANDS

Unearthing Potential. Creating Legacies.



A Coming Together Of
Premium Legacy
And New-Age Ingenuity.

Vishal Ratanghayra

Co-Founder | Lords of the Lands

A qualified architect (B.Arch., KRVIA, Mumbai) with over 20 years of real estate experience, Vishal brings deep expertise across large-scale residential, commercial, plotted, and mixed-use developments. As Founder & CEO of Platinum Corp, he has built a reputation for delivering premium projects driven by strong design principles, execution discipline, and long-term asset value.

Known for his strong understanding of built-form planning and development frameworks, Vishal combines architectural clarity with commercial foresight to create projects that are both aesthetically refined and structurally sound. His leadership has been instrumental in establishing robust execution systems, maintaining uncompromising quality standards, and elevating product positioning within the premium housing segment. He also serves on the managing committees of NAREDCO and BDA, reflecting his active leadership within the industry.

At Lords of the Lands, Vishal brings expertise in product design, development strategy, and infrastructure-led planning—ensuring that every project reflects structured master planning, premium positioning, and enduring value creation.

Gurminder Singh Seera

Co-Founder | Lords of the Lands

A BE Civil from CEPT University, Ahmedabad, with a Master's in Planning from the School of Planning and Architecture (SPA), Delhi, Gurminder brings over two decades of real estate expertise grounded in technical precision and regulatory depth. As Co-Founder & COO of Platinum Corp, he plays a pivotal role in driving strategy, planning, liaison, and operational execution across multiple developments.

Known for his analytical discipline and structured approach, Gurminder has been instrumental in navigating complex regulatory frameworks, statutory approvals, and infrastructure integration. His ability to align technical feasibility with development strategy ensures projects are built on strong legal, operational, and planning foundations. He also serves on the managing committee of CREDAI-MCHI, reflecting his active leadership within the industry.

At Lords of the Lands, Gurminder brings deep expertise in land feasibility analysis, statutory approvals, infrastructure planning, and operational governance—ensuring every land parcel is legally secure, structurally viable, and development-ready before execution begins.

Girish Chhalwani

Co-Founder | Lords of the Lands

A real estate veteran with over 20 years of industry experience, Girish specialises in land development strategy, acquisition structuring, and market positioning. A Business Management graduate from the University of Mumbai, he further strengthened his expertise through a PGDFM, an MBA in Marketing, and global certifications in Change Management, Strategy Management (IBMI, Germany), Digital Marketing (Google), and Strategic Sales Negotiation (Mercuri Goldman).

Recognised by leading industry bodies including NAREDCO, CREDAI-MCHI, and BDA for his contribution to the real estate sector, Girish is known for identifying emerging growth corridors and unlocking land value through strategic planning and infrastructure-led development.

As Founder & CEO of The Edge, he focuses on transforming underutilised land into structured developments through intelligent planning and scalable monetisation frameworks.

At Lords of the Lands, Girish drives land intelligence, growth strategy, prop-tech driven sales and marketing, and long-term value creation across emerging regions in India.

Formation of Lords of the Lands

platinum corp. | smiles per sqft

About Platinum Corp.

Platinum Corp. is a premium, new-age realty company with a proven legacy of crafting High-Tech Luxury Homes for the urban Indian. Headed by the visionary Founder & CEO, Vishal Ratangharya, and supported by COO Gurminder Singh Seera, Platinum Corp., with a 200+ team of experienced professionals across various aspects of real estate, works collectively with a shared purpose of shaping thoughtful, future-ready living environments. Over the years, their creations have touched the lives of 4,000+ families, gracing the Mumbai skyline and earning recognition through esteemed awards and accolades.

The entire team has imbibed the principal motto of maximum smiles per sq.ft., ensuring that they create joy in every transaction they share with any stakeholder.

1500+
HOMES DELIVERED

4000+
FAMILIES TOUCHED

200+
TRAINED PROFESSIONALS

12+
IN-HOUSE DEPARTMENTS

16+
INDUSTRY-LEADING AWARDS

14
PROJECTS COMPLETED

4
ONGOING PROJECTS

THE EDGE®

BUILDING VISION. DELIVERING GROWTH.

About The Edge

The Edge is a multi-vertical real estate company focused on Land Development and Corporate Advisory, established in 2017 by industry veteran Girish Chhalwani. Guided by deep market understanding and a commitment to excellence, the company has steadily earned the trust of clients and partners across the real estate landscape.

The work is powered by a process-driven approach, strengthened by collaborations with top architects, agencies, and consultants. Every project reflects their core values of meticulous planning, strategic foresight, transparent execution, and continuous optimisation—ensuring developments that are innovative, sustainable, and built for long-term value.

20+

YEARS OF REAL ESTATE EXPERIENCE

45+

LANDMARK PROJECTS

$7B+

GDV DELIVERED

250+

HIGH-IMPACT CAMPAIGNS

9500+

REAL ESTATE AGENTS ACROSS INDIA

RECOGNIZED BY

NAREDCO, CREDAI-MCHI, BDA

FOR CONTRIBUTION IN REAL ESTATE

Grounded In Opportunity, Rising In Legacy.

At Lords of the Lands, we understand the rhythm of urban growth, the behaviour of land, and the frameworks that shape real estate.
We don't just work with land — we steward it with insight, responsibility, and a generational commitment to unlocking its true potential.

Vision

To empower a new generation of wealth custodians by transforming the world's most finite asset — land — into enduring, sustainable legacies.

We envision a future where individuals and institutions gain access to future-ready, high-potential land that nurtures nature, enhances human well-being, and creates long-term wealth and legacy — in true harmony with the environment.

Mission

Our mission is to identify, acquire, and transform underutilized land into high-value, future-proof assets through strategic master planning, sustainable design, and professional execution.

We are committed to:

• Unlocking wealth for investors with verified, secured, appreciating land developments.

• Building healthier living environments with low-density planning, cleaner air, green ecosystems, and wellness-driven layouts.

• Creating responsible communities by integrating nature, infrastructure, and modern lifestyles into every development.

• Championing India's next growth corridors, through master planning of large developments that elevate lifestyle and create financial freedom.

Benefit From A 250+ Inhouse Team
Working Together To Grow Your Wealth
& Build You A Lasting Legacy

At Lords of the Lands, we have an in-house 250+ member team at hand who handle everything you need to turn around a successful plotted development. These include:

- Land Acquisition & Development
- Sales & Marketing
- Construction & Quality Control
- Legal & Compliance
- Customer Relations & Post-Sales Support
- Proptech Integration
- Strategic Masterplanning
- Higher ROI Opportunities
- Seamless Execution
- Healthier Living Environments
- Sustainable Returns
- Technology-Enabled Transparency
- Strong Brand Collaborations
- Verified & Secure Developments
- Operational Efficiency

We're dedicated to helping our customers live their ideal life; the benefits below reflect that –

- Financial Flexibility
- Safe Long-Term Investment
- Generational Value
- Premium Lifestyle Amenities

Representational Image

Types of Projects

Residential Villa Plots

Premium plotted living located just 15–30 minutes from upcoming urban development and well within city limits.

Emerging Land Zones & Gated Communities

Well-planned neighbourhoods with modern amenities and secure living

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Agricultural

Secured gated estates within 60–90 minutes of upcoming urban development.

Industrial Warehousing

Strategically located across existing and emerging industrial corridors

Representational Images

Comprehensive Common Facilities For A Smooth, Secure & Sustainable Life

- Wide internal roads
- Electricity supply
- Water supply
- Gated community environment
- 24/7 security with CCTV
- Sewage treatment plants
- Internal parks & landscaped zones
- Compound walls/ boundary demarcation
- Defined entry-exit points
- Well-planned internal circulation
- Solar street lights
- Lifestyle Amenities

Designed For TheDiscerning:

50+Resort-Grade, 5-Star Club Amenities

For Kids & Families

Adventure Play Zone
Tree House
Rock Climbing Wall
Skating Rink
Sand Pit & Splash Pad
Story Corner & Reading Lounge
Toy Library
Mini Amphitheatre
Family Picnic Areas

Nature & Wellness Zone

Forest-Themed Nature Trail
Meditation Decks & Zen Gardens
Aroma & Herb Gardens
Butterfly Garden
Reflexology Pathway
Hammock Relaxation Zones
Open-Air Yoga Lawns
Organic Farming Patches

For Seniors

Senior Citizen Wellness Garden
Leisure Benches Under Canopies
Indoor Board Games Area
Dedicated Walking Path
Spiritual Prayer Room

Representational Images

5-Star Luxury Clubhouse

Infinity Pool with Jacuzzi
High-End Gym & Steam Rooms
Multipurpose Banquet Hall
Spa & Salon Services
Library & Lounge Bar
Fine-Dining Restaurant & Juice Bar
Business Lounge & Conference Rooms
Guest Suites within Clubhouse

For the young generation

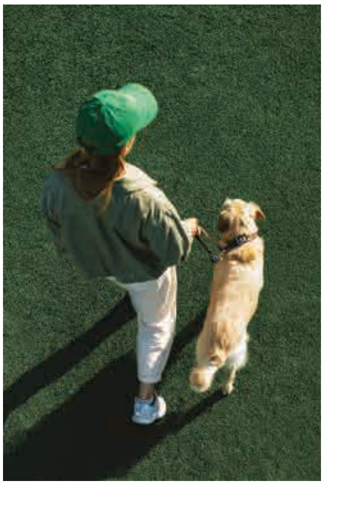
Gaming Lounge (PS5, VR-enabled)
Co-working & Study Pods
Café Lounge with WiFi
Outdoor Movie Screening Arena
Music & Jamming Studio
Mini Sports Arena (Cricket / Futsal)
Pool Tables & Foosball Area
E-Scooter Docking & Charging Zone

Sports & Active Living

Tennis Court
Half-Court Basketball
Mini Golf Putting Greens
Indoor Badminton Court
Cycling Track
Table Tennis Room
Jogging Loop Around the Property

Pet & Community Life

Dedicated Pet Park
Pet Grooming Zone
Weekend Farmer's Market
Community Festival Lawn
Barbecue & Bonfire Lounge
Open-Sky Stargazing Deck



Representational Images

What We Offer & Solve?

Right from acquiring a land to monetizing its benefits, the industry throws challenges as much as its opportunities. Lack of transparency, delay in process, poor quality of products, multiple unorganized players, etc., are some areas that concern many. Thanks to a one stop solution where Lords Of The Lands offers an unshakeable trust, speed, quality, transparency and timely delivery. It's time you partner with not just progress, but also reliability.

For Land Owners

Complete handholding in curating masterplan of development concept Securing competent V partners who will be able to execute the masterplan Design, development and management of all essential marketing & sales services Delivering exceptional returns for the land owner

For Corporates

Securing land parcels with verified developments with clear titles and clear legal mandates Procuring brands & associations that will add value to the project Complete backend management (Sales, Marketing & CRM)

For Investors

Verified developments with clear titles and clear legal mandates
Higher Return On Investments through premium products
Technology enabled services that secure their peace of mind

For End-Users

Freedom to design your home your way
- from architecture and layout to open spaces.

Greater space, privacy, and greenery in a serene, low-density environment.

Flexible construction timelines
- buy now,build when ready.

Minimal upkeep with no recurring maintenance costs.

Land's finite nature ensures strong long-term appreciation and protection against inflation.

Clear titles and RERA-approved developments
ensure transparency and legal security.

Access to planned infrastructure, parks, and premium community amenities.

A lasting, inheritable asset that builds generational wealth and emotional connection.

Representational Image

Ongoing Projects

Luxury, Thoughtfully Coming To Life.

A total project footprint of 3.26 million sq. ft.

Phase 1: 1.30 Million sq. ft.

Phase 2: 0.87 Million sq. ft.

Future Extension: Strategic potential for an additional 1.09 Million sq. ft.

Location - Khopoli

Representational Image

A total project
footprint of
1.74 million sq. ft.

Location
Karjat

A total project
footprint of
2.09 million sq. ft.

Location
Shrivardhan

Representational Image

PLATINUM
AVENUE

PLATINUM AVENUE
Linking Road, Khar (W)

2 & 3 Bed
Elite Luxury Residence

platinum
OCEANIC
CARTER ROAD, KHAR (WEST)

PLATINUM OCEANIC
Carter Road, Khar (W)

Limited Edition 2 & 3 Bed
Ocean View Residences

platinum
GRANDEUR
MODEL TOWN, VERSOVA

PLATINUM GRANDEUR,
Model Town, Versova

Spacious 2 Bed
Residences

platinum
Crest

PLATINUM CREST
Upper Juhu

Exclusive 1 & 2 Bed
Residences

Representational Image

Completed Projects

A Track Record Of Delivering The Exceptional.

BALDANA HILLS
AHMEDABAD

A total project footprint of 0.65 million sq. ft.

Location
Ahmedabad

GREEN HORIZON
KUTCH

A total project footprint of 1.09 million sq. ft.

Location
Kutch

1.5 Million

Sqft Delivered

PLATINUM VISTA
Khar (W)

PLATINUM LIFE
Andheri (W)

PLATINUM PARK
Andheri (W)

PLATINUM 53 WEST
Andheri (W)

PLATINUM PRISTINE
Andheri (W)

PLATINUM PRIVE
Andheri (W)

PLATINUM CASA MILLENNIA
Andheri (W)

PLATINUM TOWER – 4
ANDHERI (W)

PLATINUM CASA DIVINE
ANDHERI (W)

PLATINUM TOWER – 1
Andheri (W)

Happy Faces.
Proud Owners.
True Lords.

Honours That Define Excellence.

Accolades That Build Legacy.

ICONIC REDEVELOPMENT PROJECT - PLATINUM LIFE TIMES OF INDIA REAL ESTATE CONCLAVE 22-23

ICONIC DEVELOPER OF THE YEAR BY MID DAY GEMS OF INDIA 2023

ICONIC REDEVELOPMENT PROJECT OF THE YEAR 2022 BY MID-DAY INTERNATIONAL REAL ESTATE AND INFRASTRUCTURE ICONS DUBAI UAE

BEST UPCOMING DEVELOPER 2018 BY ACCOMMODATION TIMES

ICONIC AFFORDABLE HOMES IN WESTERN UBURBS 2017, BY MID-DAY REAL ESTATE ICONS

DEVELOPER OF THE YEAR 2017 BY DNA REAL ESTATE & INFRA AWARDS

BRAND OF THE YEAR 2017 BY DNA REAL ESTATE & INFRA AWARDS

BRAND OF THE YEAR 2017 BY NATIONAL INFRASTRUCTURE CONSTRUCTION AWARDS

RESIDENTIAL PROPERTY OF THE YEAR 2017 BY NATIONAL INFRASTRUCTURE CONSTRUCTION AWARDS

INNOVATIVE MARKETING 2017 BY NCRWA

UPCOMING NEW DEVELOPER 2017 (MEDIUM BUDGET HOUSING) BY NCRWA

MARKETING EXCELLENCE 2016 BY NATIONAL AWARDS

REAL ESTATE ICONS 2016 BY MID-DAY

TIMES REALTY ICONS 2016 BY TIMES GROUP

TIMES REALTY ICONS – 2016 & 17 ICONIC AFFORDABLE HOMES IN WESTERN SUBURBS

LORDS OF THE LANDS

Unearthing Potential. Creating Legacies.

A VENTURE BY

platinum corp. | THE EDGE

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