




# ANAND NAGAR

A PLACE TO LIVE. A LIFE TO ENJOY.



**PREMIUM TITLE CLEAR PLOTS**

**TARAPUR-BOISAR MAIN ROAD TOUCH  
TITLE CLEAR OPEN PLOTS**

**INVEST IN THE FUTURE & LIVE THE GROWTH**



Golden Futures, Timeless Lands.  
[www.aurumard.com](http://www.aurumard.com)



**ANAND  
NAGAR**



 **9321445593**

F-002, Building No. 7, Thakur Galaxy, Yashwant Shruti,  
Palghar Road, Boisar West, Palghar 401506



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Golden Promises. Timeless Lands.

## PALGHAR & BOISAR

A LAND OF GROWTH. A FUTURE OF ENDLESS POSSIBILITIES.



### PLANNED FOURTH MUMBAI

The state government has envisioned Palghar & Boisar as the "Fourth Mumbai" – A Future Smart & Sustainable Metropolitan Region.

Strategically located, well-connected and infrastructure rich – Palghar & Boisar are set to become the next big real estate & economic hub of Maharashtra.



#### VADHVAN PORT

India's Largest Deep Sea Port



The upcoming Vadhvan Port will be India's largest deep sea port, set to transform trade, create jobs and drive economic growth in the entire region.



#### VADHVAN GREENFIELD AIRPORT

Upcoming International Airport



The proposed greenfield international airport at Vadhvan, adjacent to the port, will boost regional connectivity, attract investments and catalyze rapid development.



#### MUMBAI – AHMEDABAD BULLET TRAIN

Future Ready Connectivity



The Bullet Train project will bring unparalleled speed, convenience and economic opportunities to the region.



#### MUMBAI – DELHI EXPRESSWAY

Seamless. Fast. Efficient.



This high-speed expressway will significantly reduce travel time and open new doors for real estate, business and tourism.



#### PALGHAR – GUJARAT COASTAL ROAD (PLANNED)

Scenic Connectivity. Limitless Potential.



The proposed coastal road will improve regional connectivity, boost coastal development and unlock tremendous real estate potential.



#### MAJOR AGRICULTURAL MARKET AT VADHVAN (1,200 ACRES)

Empowering Farmers. Enriching Future.



The state government has announced a major agricultural market spread over 1,200 acres near the upcoming Vadhvan Port to boost agricultural exports and strengthen market access for farmers.

### ENHANCED CONNECTIVITY FROM VADHVAN TO NASHIK

#### ROAD CONNECTIVITY

High-speed access via NH-160 & Samruddhi Mahamarg



Approx. Distance  
140 km

Estimated Travel Time  
2.5 – 3 Hours

Direct & Fast Connectivity  
to Nashik

#### RAIL CONNECTIVITY

Proposed rail link for seamless cargo & passenger movement



Dedicated Rail Corridor  
(Proposed)

Boost to Freight Movement  
& Agri Exports

Enhanced Regional Growth  
& Opportunities

With world-class infrastructure and strategic developments, Palghar & Boisar are poised to become the most desirable destination for living, investment and business.

STRONGER CONNECTIVITY. BRIGHTER TOMORROW.  
INVEST TODAY. THRIVE TOMORROW.

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A PLACE TO LIVE. A LIFE TO ENJOY.

## SEAMLESS CONNECTIVITY. ENDLESS POSSIBILITIES.

Perfectly connected for today. Promising a brighter tomorrow.



**Aurum Ard**  
ESTATES

Golden Promises. Timeless Lands.

### CONNECTIVITY TO ANAND NAGAR



#### ROAD CONNECTIVITY

ROUTE	DISTANCE	TIME*
Vadhvan Port	8 km	12 mins
Boisar Railway Station	10 km	15 mins
Palghar Railway Station	18 km	25 mins
Mumbai - Delhi Expressway (NH-48 Access)	12 km	18 mins
Proposed Coastal Road (Palghar - Boisar - Tarapur)	At Project Location	Direct Access

\*Approximate distance & time

**DIRECT ACCESS TO PROPOSED COASTAL ROAD**

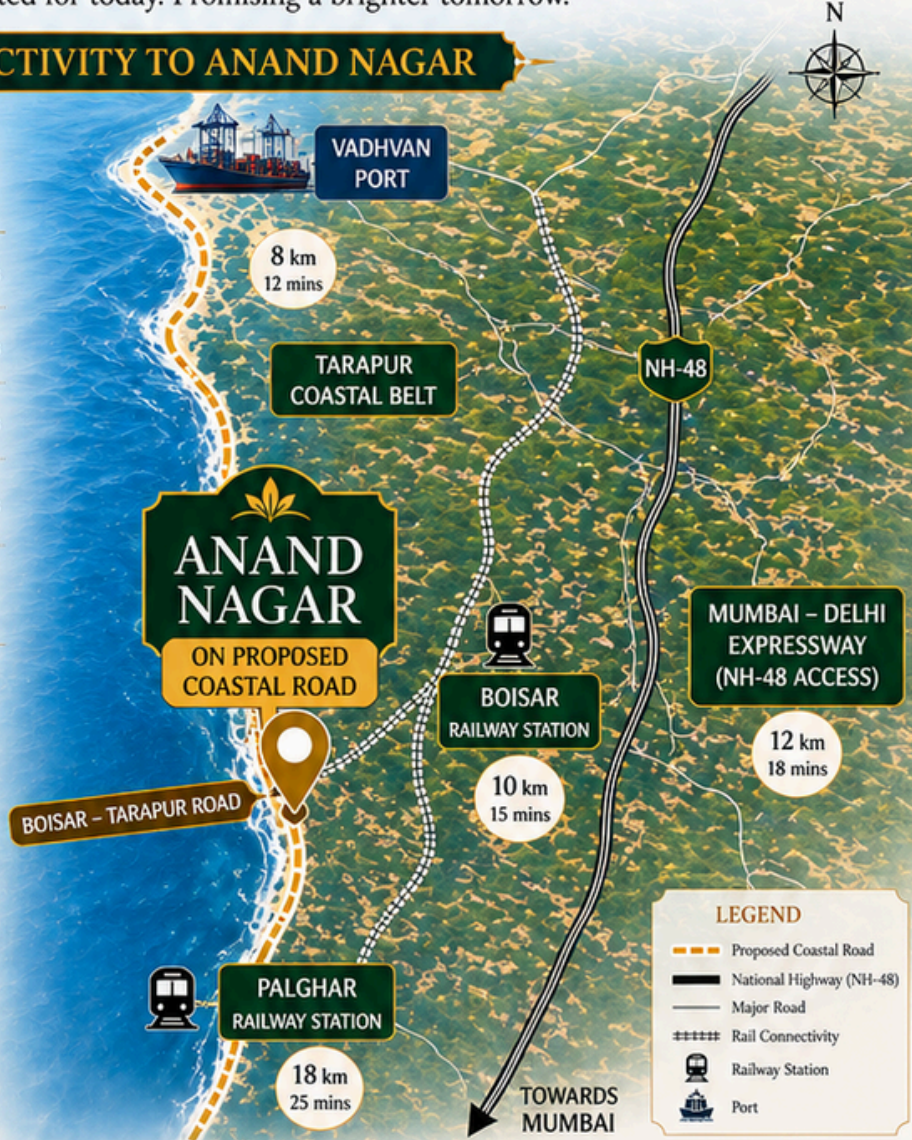
**CLOSE TO COAST, CLOSER TO GROWTH**

**HIGH GROWTH CORRIDOR**

**INDUSTRIAL & LOGISTICS DEVELOPMENT HUB**

**WELL CONNECTED BY RAIL & ROAD**

**QUICK ACCESS TO MUMBAI**



**9321445593**

SCAN TO LOCATE



MARKETED BY  
**Aurum Ard**  
ESTATES

Aurum Ard Estates Office  
F-002, Building No.7, Thakur Galaxy,  
Yashwant Shruti, Near Rahul International School,  
Palghar Road, Boisar West, Palghar - 401506.



SCAN FOR DIRECTIONS

ANAND NAGAR SITE

**ANAND NAGAR**  
Site Location

Tarapur - Boisar Main Road,  
Near Aastha Garden,  
Boisar (West), Palghar - 401506.



SCAN FOR DIRECTIONS



**PROPOSED COASTAL ROAD**  
DIRECT ACCESS



**VADHVAN PORT**  
8 KM | 12 MINS



**BOISAR STATION**  
10 KM | 15 MINS



**PALGHAR STATION**  
18 KM | 25 MINS



**NH-48 ACCESS**  
12 KM | 18 MINS

**WELL CONNECTED TODAY.  
WELL PLACED FOR TOMORROW.**