

ASCENTA®  
conquering new heights

BASALT  
HILLS

# CHANNEL PARTNER KIT



# COLLATERAL LIST

- Welcome letter
- Brief summary of the concept
- About Basalt Hills
- Brand guidelines
- Master plan overview and site context
- About Karjat - Khalapur Belt
- Site Progress
- USP summary
- Infrastructure highlights
- Connectivity and location advantages

## **2. Pricing & Inventory Sheet**

- Opportunity Doc
- Pricing for Plot
- Pricing for Villa
- Layout Plan
- CP Incentive Ladder

## **3. Sales Collateral**

- Key highlights
- Standees

## **4. Visual Assets Library**

- Logo
- Renders and visuals
- WhatsApp creatives
- Social media posts

## **5. Media Tool Kit**

- Meta keywords
- Hashtag bank

## **6. Legal & Compliance Documents**

- RERA registration details and certificate

## **7. FAQ Toolkit**

- Common buyer objections and how to address them
- Project-specific FAQs
- Investment ROI talking points

## **8. Contact & Support**

We believe that great visions are achieved through even greater partnerships. At Ascenta, we are proud to have you standing with us as we redefine the landscape of luxury together.  
LET'S MAKE THIS JOURNEY ICONIC.



# BRIEF SUMMARY

Luxury real estate today is increasingly defined by concrete scale and cosmetic opulence rather than strategic foresight. Developments prioritise build density and short-term sales over land value, natural integration, and long-term capital growth. Today's affluent buyer is more discerning. They seek legacy assets, environmental harmony, and sustainable appreciation, not just luxury finishes.



# ABOUT BASALT HILLS

Discover Basalt Hills by Ascenta, a private 20-acre villa estate crafted for those who embrace luxury as a way of living. Defined by low density planning, forest-facing residences, and a hospitality-led management model, it delivers seamless 5-star living every day, where privacy, nature, and long-term value exist in rare balance within Mumbai 3.0.



# tone summary brand guidelines

Minimal. Never loud.  
No over-commitments or exaggerated claims  
Focus on experience

Use phrases like:

“Private Villa Estate”  
“Designed with the land”  
“Low-density living”



# OVERVIEW MASTER PLAN

Karjat is emerging as a premier investment hotspot, fueled by over 41,500 crores in regional development. From the connectivity of the Atal Setu to the new Panvel-Karjat rail link, every path leads to significant growth in this aero-city zone. This is the future of urban living.



# USP SUMMARY

- LOW DENSITY, 50%+ OPEN LAND,  
basalt-integrated design
- CONNECTIVITY AND LOCATION ADVANTAGES  
Proximity to NMIA, Mumbai-Pune highway
- UPCOMING PROJECTS BY ASCENTA  
Future offerings





## KARJAT - KHALAPUR BELT

The Karjat-Khalapur belt in Maharashtra is a rapidly developing corridor known for its scenic landscapes and strategic proximity to Mumbai and Pune.

Nestled at the foothills of the Sahyadri mountains, the area is a major hub for agro-tourism, luxury farmhouses, and weekend retreats, largely due to its lush greenery and seasonal waterfalls. Beyond its natural appeal, the belt has gained significant industrial and residential traction because of its connectivity via the Mumbai-Pune Expressway and the upcoming Navi Mumbai International Airport.

# SITE PROGRESS

## FROM BLUEPRINT TO BASALT

Progress at the site is in full swing as we curate every detail of your future escape. See the evolution of a lifestyle that truly stays above the rest.

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# INFRASTRUCTURE HIGHLIGHTS

CEMENTED  
INTERNAL ROAD  
NETWORK

STP & UTILITY  
PLANNING

DRAINAGE AND  
WATER MANAGEMENT  
SYSTEM

ESTATE WIDE  
PEDESTRIAN  
PATHWAYS

UNDERGROUND  
ELECTRIFICATION



# CONNECTIVITY & LOCATION ADVANTAGES

25 MINS TO NAVI  
MUMBAI INTERNATIONAL  
AIRPORT

DIRECT ACCESS VIA  
OLD MUMBAI-PUNE  
HIGHWAY

60 MINS TO  
MUMBAI & PUNE

STRONG CONNECTIVITY VIA  
UPCOMING INFRASTRUCTURE  
CORRIDORS

POSITIONED WITHIN  
MUMBAI 3.0 GROWTH  
BELT

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# PRICING AND INVENTORY

# OPPORTUNITY DOC



ASCENTA

### The ROI Effect

**CAPITAL APPRECIATION**  
When three things combine:

- Infrastructure execution
- Urban expansion
- Scarcity of premium land

Value compounds, not just grows.  
This is exactly the stage this region is entering now.

Year	Annual Rental (Lakh)	Cumulative Rent	Property Value (Crore)
1	18.75	18.75	2.75
2	20.06	38.81	3.03
3	21.47	60.28	3.33
4	22.97	83.25	3.66
5	24.58	107.83	4.03
6	26.30	134.12	4.43
7	28.14	162.26	4.87
8	30.11	192.37	5.36
9	32.22	224.59	5.89
10	34.47	259.06	6.48

**Exit Growth**

700  
600  
450  
300  
200  
100  
0

1 2 3 4 5 6 7 8 9 10

Cumulative Rent Property Value

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# PRICING FOR PLOT

Plots Rate Card - Basalt Hills by Ascenta

Sn	Plot Size (sq.ft.)	Plot Price Range (Cr.)
1	1350 - 2000	0.81 - 1.20
2	2100 - 2500	1.26 - 1.50
3	2550 - 3000	1.53 - 1.80
4	3050 - 3950	1.83 - 2.37
5	4000	Price on Request
6	5700	Price on Request
7	8700	Price on Request

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# PRICING FOR VILLA

INDICATIVE PRICING FOR TOWNHOUSES AND VILLAS.

## 2.5 BHK Townhouse — Starting from ■ 1.40 Cr\*

Car Parking	Plot Area	Built-Up Area	Carpet Area
1 Car Park	1,350 sq.ft.	1,826 sq.ft.	1,400 sq.ft.

## 3.5 BHK Townhouse — Starting from ■ 1.59 Cr\*

Car Parking	Plot Area	Built-Up Area	Carpet Area
1 Car Park	1,350 sq.ft.	2,169 sq.ft.	1,784 sq.ft.

## 3 BHK Villa — Starting from ■ 1.89 Cr\*

Car Parking	Plot Area	Built-Up Area	Carpet Area
2 Car Parks	1,883 sq.ft.	2,199 sq.ft.	1,576 sq.ft.

## 4 BHK Villa — Starting from ■ 1.99 Cr\*

Car Parking	Plot Area	Built-Up Area	Carpet Area
2 Car Parks	1,883 sq.ft.	2,480 sq.ft.	1,971 sq.ft.

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# LAYOUT PLAN

## LEGEND

1. Garden Spaces
2. Clubhouse with Infinity Pool
3. Proposed Boutique Resort
4. Natural Stream
5. Park Area
6. Hiking Trails
7. Natural Thicket
8. Natural Pond

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# CP LADDER

The graphic features a background of rolling green hills under a clear sky. At the top, the text 'BASALT HILLS' is centered. Below it, the slogan 'GO BEYOND, ACHIEVE MORE' is displayed. A table with two columns, 'UNITS' and '%', lists five unit ranges and their corresponding percentages. At the bottom, there is a QR code, a small text string 'MaharERA Reg no: PP1270002501165', and the 'ASCENTA' logo with the tagline 'conquering new heights'.

**BASALT**  
HILLS

**GO BEYOND,  
ACHIEVE MORE**

UNITS	%
1 - 2	3.5 %
3 - 5	4.0 %
6 - 8	4.5 %
9 - 12	5.0 %
13 & Above	6.0 %

ASCENTA<sup>®</sup>  
conquering new heights

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# SALES COLLATERAL

# KEY HIGHLIGHTS

- Private, gated luxury villa estate with 24/7 security
- Low-density planning with large plots & limited residences
- Grand clubhouse with infinity pool & wellness zones
- Forest-facing villas, natural streams & landscaped gardens
- Hospitality-led managed estate with concierge & maintenance
- Located within Mumbai-3.0 & NAINA growth corridor



# STANDEES

ASCENTA | BASALT HILLS  
A PRIVATE VILLA ESTATE


Why follow the market when you can get ahead of it?


In the fast-growing NAINA corridor, secure a land-led estate ahead of the region's transformation.

BOOK YOUR SITE VISIT TODAY

Name. -  
No. -

[www.ascenta.in](http://www.ascenta.in)

 MahaRERA Reg no: PP1270002501165



ASCENTA  
BASALT HILLS

Built on Transparency.  
Grounded in Basalt.  
Secure your legacy with absolute Confidence.

BOOK YOUR SITE VISIT TODAY

Name. -  
No. -

[www.ascenta.in](http://www.ascenta.in)

 MahaRERA Reg no: PP1270002501165



ASCENTA | BASALT HILLS  
A PRIVATE VILLA ESTATE


CLUB HOUSE


BASALT HILLS  
ASCENTA

BOOK YOUR SITE VISIT TODAY

Name. -  
No. -

[www.ascenta.in](http://www.ascenta.in)

 MahaRERA Reg no: PP1270002501165



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# VISUAL ASSET LIBRARY

LOGO FILE

**ASCENTA**<sup>®</sup>  
conquering new heights

**BASALT**  
HILLS  
A PRIVATE VILLA ESTATE

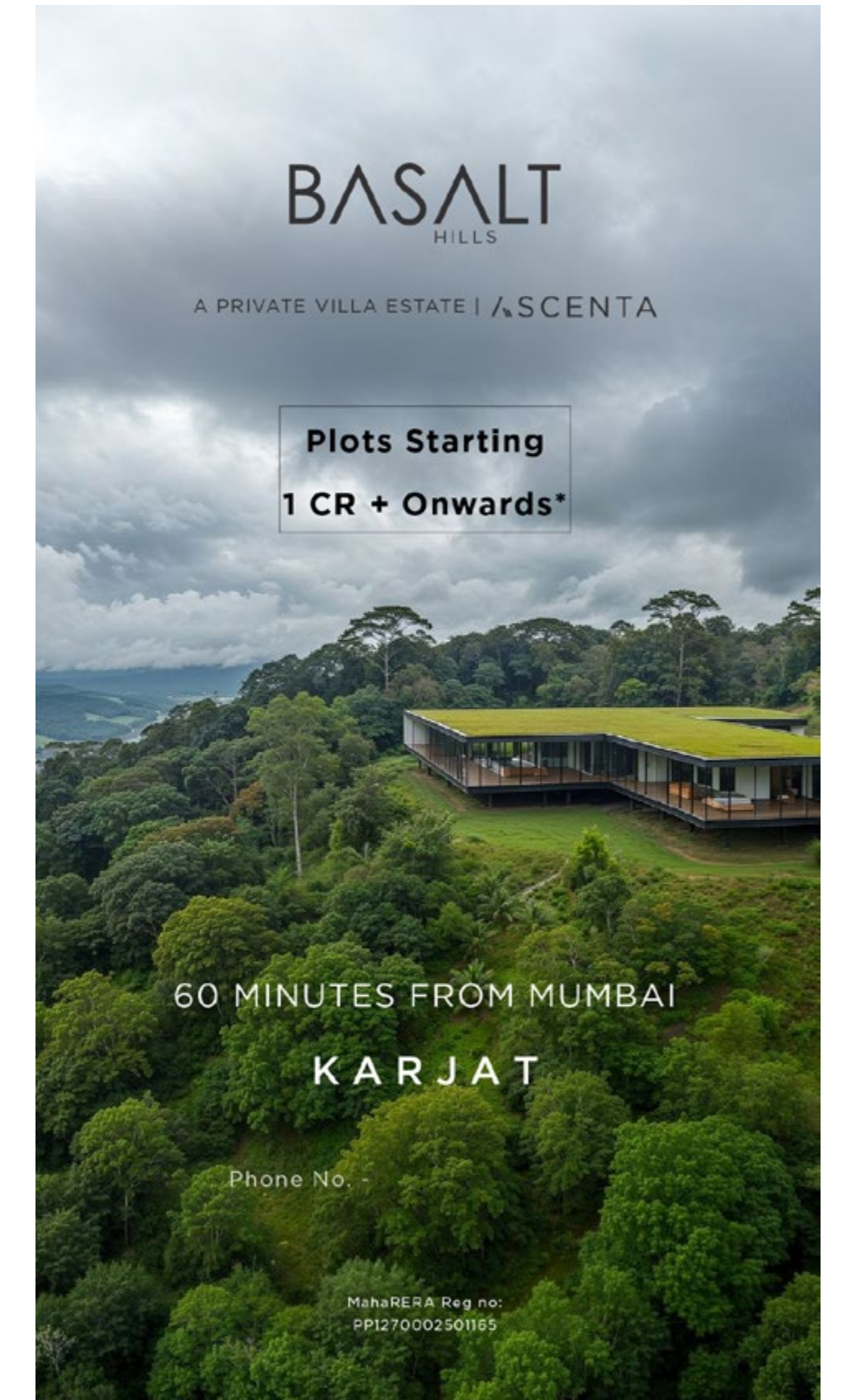
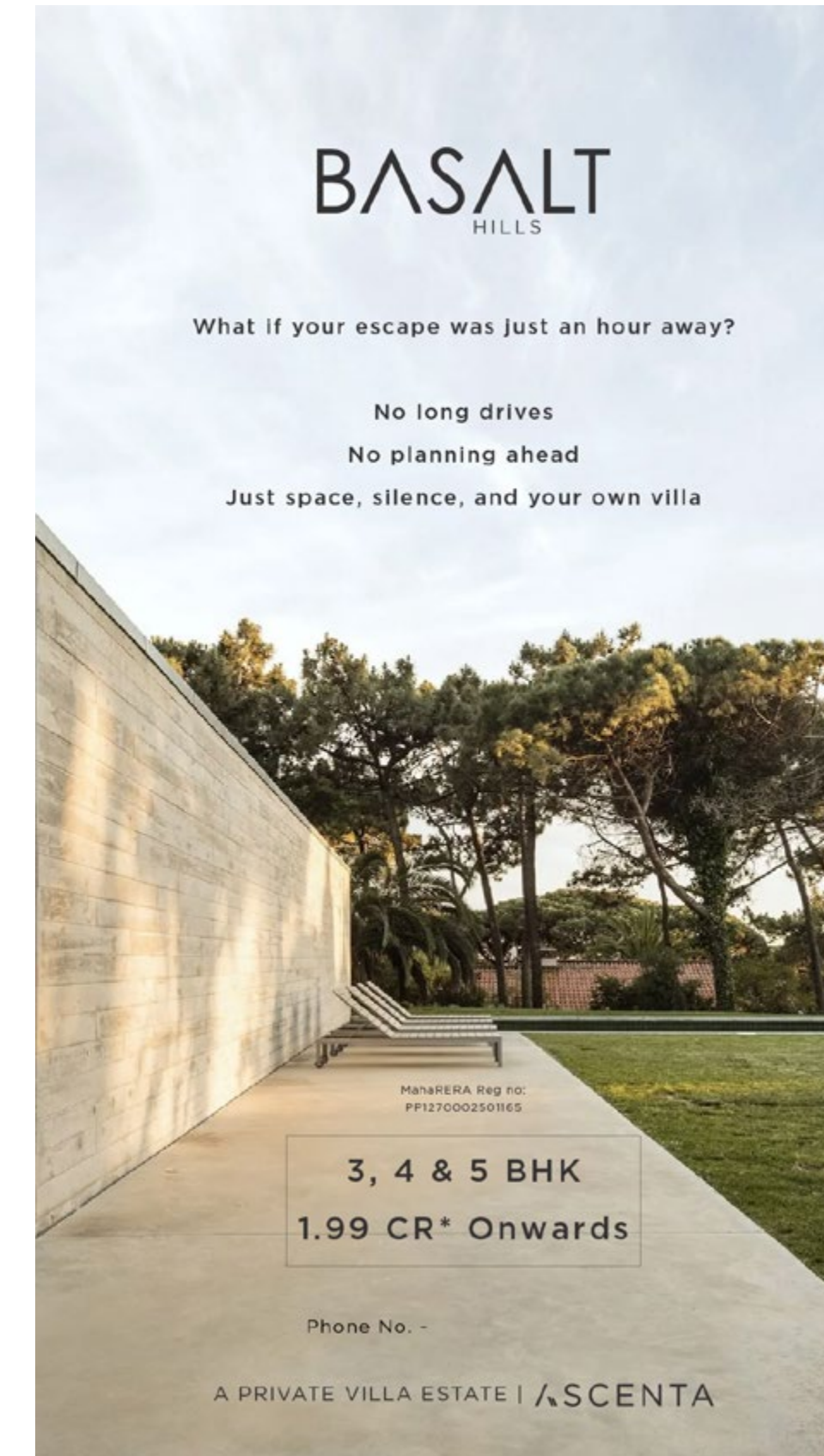
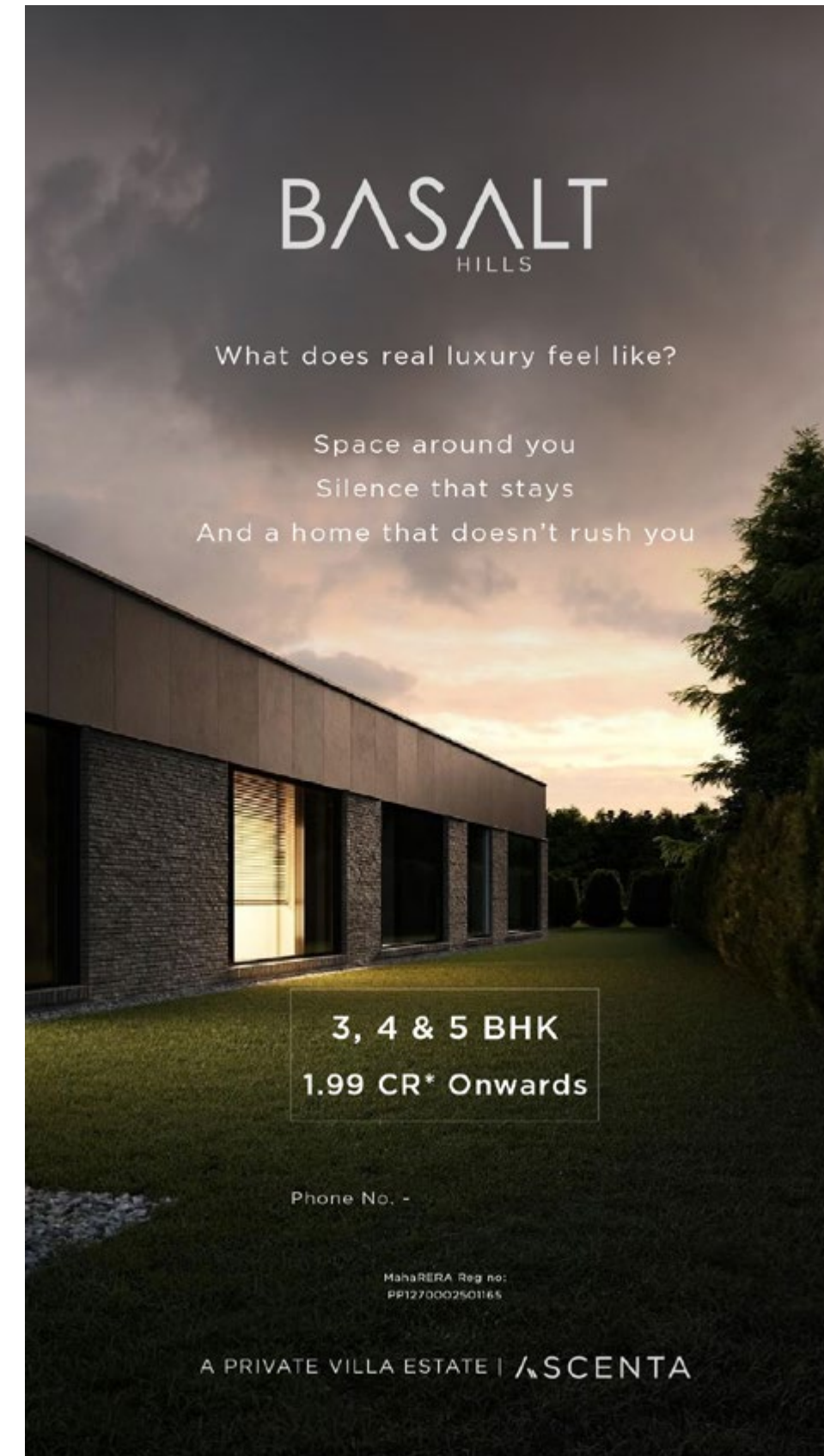
[TAP TO DOWNLOAD](#)

# RENDERS

[TAP TO DOWNLOAD](#)



# WHATSAPP CREATIVES




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# SOCIAL MEDIA CREATIVES

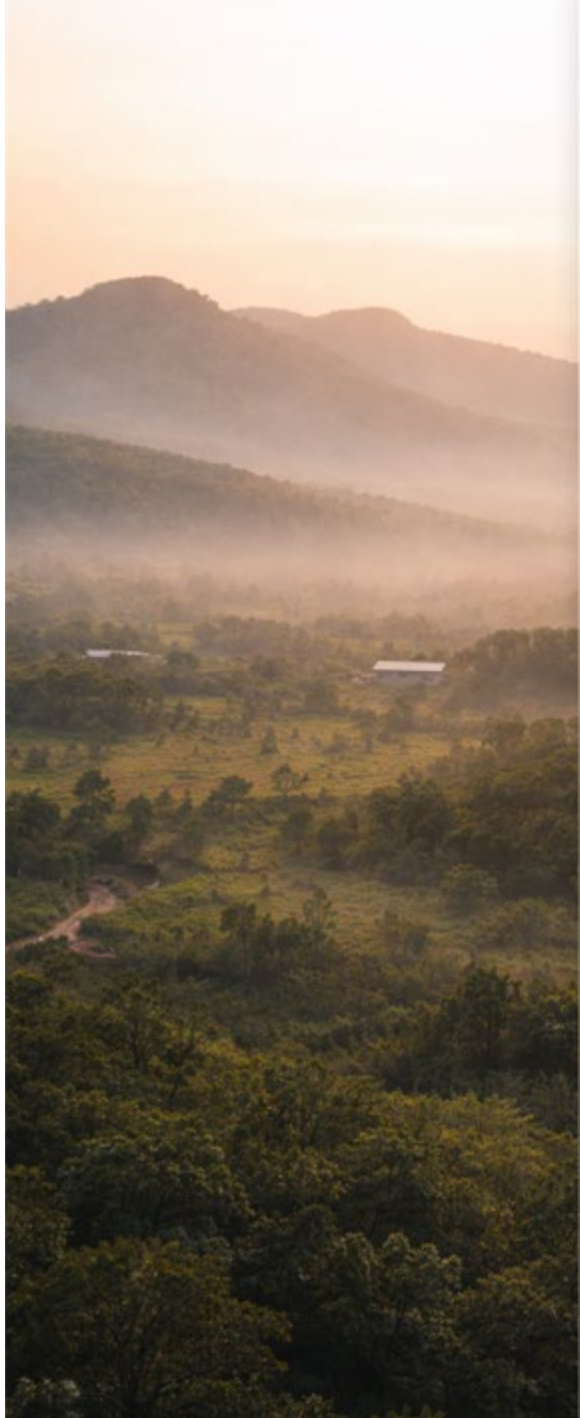
[TAP TO DOWNLOAD](#)

ASCENTA | BASALT  
HILLS



It begins with 20 acres of ancient basalt terrain; a rare foundation where land holds intrinsic value. This is why discerning investors are moving beyond vertical living & choosing horizontal estates that appreciate with time.

Phone No. :




BASALT HILLS  
THE FUTURE HAS AN ADDRESS.

ENDLESS  
HORIZONS.

ELEVATED  
PERSPECTIVE.

A PRIVATE VILLA ESTATE | ASCENTA  
Phone No. :



ASCENTA  
BASALT  
HILLS

Comfort, Convenience,  
And Care All Included

Phone No. :

# MEDIA TOOL KIT

# KEYWORDS

## BRAND LED

- Ascenta
- Basalt Hills
- Basalt Karjat
- Hospitality-Led Villa Estate
- Luxury Villa Estate Karjat

## LOCATION & INVESTMENT

- Villa near Khopoli
- Karjat Villa Projects
- NAINA growth corridor
- Mumbai 3.0
- Plots near Navi Mumbai Airport



# HASHTAGS

## BRAND LED

#Ascenta

#BasaltHills

#BasaltKarjat

#LuxuryByAscenta

## LUXURY & LIFESTYLE

#HospitalityLiving

#LuxuryVillaEstate

#PrivateEstateLiving

#LandBackedLuxury

## LOCATION & INVESTMENT

#KarjatVillas

#PlotsNearMumbai

#NaviMumbaiAirportGrowth

#NAINALiving



# LEGAL AND COMPLAINTS DOCUMENT

# RERA REGISTRATION

Project Name:

BASALT HILLS BY ASCENTA

Authority:

MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY (MAHARERA)

Registration No. :

PP1270002501165



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# FAQ TOOL KIT

# INVESTMENT & CONSTRUCTION

## Q1

**Why should I invest in plotted development instead of apartments?**

Plotted developments offer:

- Lower entry cost per asset
- Higher flexibility (build when ready)
- Better long-term land appreciation potential
- Basalt Hills adds to this by offering a managed estate environment, which most plots lack.

## Q2

**Will I get support for construction?**

Yes. Buyers have access to design and construction support, along with approved consultants if required.

## Q3

**Who will manage the project after possession?**

The project is designed with a long-term estate management framework, including:

- Maintenance
- Security
- Common infrastructure upkeep

This ensures continuity beyond handover.

## Q4

**Is this only for investors or can I build a home?**

It is suitable for both:

- End-users looking to build a private villa
- Investors looking for long-term land appreciation

# LAND OWNERSHIP & LEGAL CLARITY

## Q1

**What is the current stage of the project?**

Basalt Hills is currently in the infrastructure development phase, with road networks, utilities and estate planning being executed.

## Q2

**What is the expected timeline for infrastructure completion?**

Infrastructure development is planned over 16 months, ensuring all essential services and internal systems are fully operational before handover.

## Q3

**When can I start constructing my villa?**

Villa construction can begin post infrastructure readiness and possession, ensuring a structured and organised development environment.

## Q4

**Does Ascenta assist in villa construction?**

Yes. Ascenta offers end-to-end support, including design coordination, construction management, and execution through approved partners.



# WHY INVEST IN BASALT HILLS?

- Early entry into a high-growth airport-influence zone
- Scarcity-driven appreciation due to finite land & low density
- Strong end-use appeal + premium rental potential
- Alternative to saturated markets like Lonavala & Alibaug
- Designed as a generational asset, not a transactional product.

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# CONTACT & SUPPORT

# POINT OF CONTACT

<b>NAME</b>	<b>PHONE NO.</b>	<b>EMAIL ID</b>
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Azam	7400102528	azam@ascenta.in
Disha	7400102176	disha@ascenta.in



# SALES OFFICE

Plot Bearing / CTS / Survey  
/ Final Plot No.: 1/1/1A, 1/2,  
1/3A, 3/1/A, 3/2, 95 Nadode,  
Khalapur, Raigarh,  
Maharashtra 410202

# CORPORATE OFFICE

Office no. 401, Kamdhenu  
23 west, Koperkhairane, TTC  
Industrial Area, MIDC Industrial  
Area, Pawne, Navi Mumbai,  
Maharashtra - 400710

THANK YOU