

KARJAT CITY · LAND BUYER GUIDE SERIES · VOL. 2

LAND BUYER GUIDE · VOL. 2

Buy Land Near Mumbai

*A Strategic Land-Buying Playbook for the MMR's Next
Decade*

A strategic, corridor-by-corridor playbook for anyone looking to buy land near Mumbai in 2026. Covers the infrastructure pipeline reshaping the MMR (MTHL, Navi Mumbai International Airport, Trans-Harbour line, Samruddhi Mahamarg), compares five land corridors on price, appreciation and risk, and positions Karjat — and Blubay by ORA Land — as the cleanest long-horizon pick.

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Chapter 1 · Why Buy Land Near Mumbai in 2026

The case for buying land near Mumbai in 2026 is structural, not cyclical. The Mumbai Metropolitan Region is in the middle of the largest infrastructure build-out in its history, and that build-out is redrawing the boundary of where 'Mumbai' effectively ends. The island city is built out and politically frozen. The extended suburbs — Thane, Navi Mumbai, Kalyan-Dombivli, Vasai-Virar — are dense, expensive, and largely plotted already. The next leg of growth, what observers are increasingly calling Mumbai 3.0, is pushing outward into the second ring of land, the ring that includes Panvel-Ulwe, Khopoli, Karjat-Khopoli, and northward into Palghar and Boisar. Land in that second ring is the cleanest, lowest-entry-cost way to participate in MMR growth over a five- to fifteen-year horizon.

The alternative entry vehicles — buying an apartment, buying into a REIT, buying a commercial unit — all price in the infrastructure premium the day they are launched. Land, by contrast, prices in the infrastructure slowly, over years, as the road or rail or airport actually opens and the catchment around it develops. That lag is where the buyer's edge sits. A plot bought in 2026 inside the Mumbai 3.0 envelope, registered cleanly and held patiently, captures the appreciation that an apartment buyer would have to pay a premium for in 2028 or 2030.

1.1 The four infrastructure projects rerating land near Mumbai

- **Mumbai Trans-Harbour Link (MTHL)** — operational; collapses South Mumbai to Navi Mumbai drive time, extending the catchment eastward toward Panvel, Ulwe and beyond.
- **Navi Mumbai International Airport (NMIA)** — under construction; anchors a new airport city that drives commercial and residential demand in Panvel-Ulwe-Karanjade-Uran.
- **Trans-Harbour rail corridor (Seawood-Uran / Panvel-Karjat doubling)** — funded and progressing; converts rail access to Navi Mumbai and South Mumbai from theoretical to credible for Karjat, Khopoli and Panvel.
- **Samruddhi Mahamarg (Nagpur-Mumbai Expressway)** — opens up the eastern leg of MMR and reshapes the Bhiwandi-Kalyan-Murbad land belt; second-order demand ripples back into Karjat and Khopoli.

These four are not speculative announcements. Each has visible, funded, on-site construction, and their combined effect is to extend Mumbai's effective boundary 30 to 60 kilometres outward — directly into the corridors where credible land is still available at land prices rather than apartment prices.

Chapter 2 · Where to Buy Land Near Mumbai — A Corridor Comparison

Land near Mumbai is not one market — it is five distinct sub-markets with very different price points, infrastructure momentum, and risk profiles. The table below compares the five corridors a serious land buyer should consider, on the dimensions that actually drive long-hold returns. Treat this as a starting filter; within

each corridor, individual plots vary widely and require their own due diligence.

Corridor	Land Availability	Infrastructure	Appreciation Outlook	Best For
Thane-Kalyan belt	Already urbanised; very limited new land; high entry price	Mature; expressway, rail, metro	Stable but slow; ceiling reached	Apartments / redev; not raw land
Panvel-Ulwe (Navi Mumbai)	High; airport-driven; mostly plotted	MTHL + airport + trans-harbour rail	High, already priced in	End-use ready; not early entry
Khopoli-Khalapur	Moderate; industrial corridor adjacency	Expressway, industrial demand	Industrial-led; cyclical	Land banking, long hold
Karjat-Khopoli	Moderate; second-ring; weekend + end-use	Expressway, rail, near NMIA	Strong, infra-led; under-priced	NA plots, gated villa plots
Palghar-Boisar	High; western leg; large tracts	Western Railway, DCT flyover	Steady; industrial + weekend	Long-hold land banking

Table 2.1 · Comparative snapshot of the five main land corridors near Mumbai (2026 outlook).

Of the five, Karjat is the corridor where the gap between current land prices and incoming infrastructure value is widest. Panvel-Ulwe has the infrastructure but the land has already re-rated. Khopoli is industrial-led and more cyclical. Palghar-Boisar is credible but on the wrong side of the city for South Mumbai and Navi Mumbai demand. Karjat combines weekend-home appeal, end-use credibility, and a known infrastructure pipeline — the three things that make land a sensible long-hold rather than a bet.

Chapter 3 · Legal & Financial Essentials of Buying Land Near Mumbai

Buying land near Mumbai is a financial decision dressed as a legal transaction. The financial model is straightforward — entry price, holding cost, exit price — but the legal and regulatory scaffolding around it is dense, and a misstep at the legal stage can compromise the financial outcome for years. Three categories of essentials matter: title and classification, financing and taxation.

3.1 Title, classification and conversion

Every land parcel in MMR has a classification on the revenue record — agricultural, Non-Agricultural (NA), forest, government land, or a transitional state. The classification dictates what can be done with the land, who can buy it, and how it can be transferred. Agricultural land in Maharashtra cannot be transferred to a non-agriculturist without meeting specific conditions, which is why many 'cheap land near Mumbai' listings are technically un-buyable for an urban buyer. NA-converted land bypasses this restriction. Forest land and

government land are not transferable to private buyers at all without a long and uncertain de-reservation process. The buyer's first question, before price, must always be: *what is the classification on the current 7/12?*

3.2 Financing, stamp duty and tax basis

Land loans are different from home loans. Most banks offer land loans of shorter tenure (typically 10-15 years vs 25-30 for a home loan), at slightly higher rates, and with stricter loan-to-value ratios (typically 60-70% vs 80-90%). Stamp duty in Maharashtra on land is around 5% of the agreement value (plus a small local body cess), and registration is 1%. The buyer should budget these as a single 'all-in' cost on top of the agreement value — a plot advertised at ₹X will actually cost about 1.06-1.07X to register. On taxation, land held for more than 24 months is a long-term capital asset; long-term capital gains on sale attract 12.5% tax on indexed gains (post-Budget 2024 regime) with indexation available for plots bought before 23 July 2024. Land is not subject to the depreciation benefit that built property carries, which is part of why plots appreciate rather than depreciate.

Chapter 4 · Karjat as the Strategic Land-Banking Pick

Within the five corridors compared in Chapter 2, Karjat is the single sub-market where a long-horizon land buyer can take a credible position without paying for infra that has already re-rated. The argument is three-fold: location (in the Mumbai 3.0 envelope, between the expressway and the airport), classification (NA-converted gated plots available from credible developers, rather than raw farm land), and liquidity (an existing weekend-home and end-use market that provides a real exit if needed, not a theoretical one). Karjat is not the cheapest land near Mumbai, but it is the cleanest land near Mumbai at a credible entry price.

5-15 yr

Sensible holding horizon for Karjat NA plots

Chapter 5 · Blubay by ORA Land — Land Near Mumbai, Done Properly

Blubay by ORA Land at Karjat is the project that operationalises the strategic case in this guide. Instead of buying raw land and running the legal, conversion and infrastructure work yourself, Blubay delivers registered, NA-converted, layout-sanctioned plots inside a gated, amenitised community — at a Karjat entry price rather than a Panvel or Navi Mumbai re-rated price. For a buyer whose thesis is the one in this guide — land-banking

inside the Mumbai 3.0 corridor, on a five- to fifteen-year horizon — Blubay is the cleanest single product in the corridor.

Attribute	Detail
Project	Blubay by ORA Land at Karjat
Developer	ORA Land
Location	Karjat, Raigad district — Mumbai Metropolitan Region
Product	Gated, NA (Non-Agricultural) residential plots, ready to register
Plot Sizes	Multiple size options to suit end-use and budget
Approvals	Layout sanction, NA order, RERA-registered where applicable
Amenities	Gated security, internal roads, landscaped open spaces, clubhouse
Connectivity	Karjat station, Mumbai-Pune Expressway, near Mumbai 3.0 corridor
Site Visit	By appointment via https://blubay.in

Secure Your Land Near Mumbai at Blubay

Registered NA plots, gated community, layout sanctioned, on the Mumbai 3.0 corridor — at a Karjat entry price, not a re-rated Navi Mumbai price. Site visits by appointment.

Visit blubay.in to schedule → <https://blubay.in>

Related guides in this series

Guide	Focus	Link
NA Plots in Karjat	The 2026 Buyer's Guide to Legally Clean, Investment-Ready Land	Open →
Buy Plots Near Mumbai	The Plot Buyer's Handbook — Sizes, Budgets, Process, Pitfalls	Open →
Plots in Mumbai 3.0	Investing in the Next Growth Wave of the Mumbai Metropolitan Region	Open →