



 IGATPURI HILLS

A STRATEGIC PARTNERSHIP



The Vision

At Earth One, our vision is to transform the very idea of what a gated community should be – designed to inspire belonging, ownership and legacy.

With a combined legacy spanning ten decades across various segments of the real estate industry, United Builders and Lalit Roongta Group set out to set new standards in developing land into gated communities where every contour, every vista and every shared space reflects thoughtful design and lasting purpose.

Earth One is our expression of that vision - a gated community that embodies the spirit of what community living can and should be - meaningful and beautiful.

We found the perfect setting to bring this vision to life in Igatpuri, one of India's most promising retreats, where rolling hills, green farmlands, tranquil lakes and clear skies meet the momentum of growth. A destination that is still peaceful and now rising to be a perfect escape with new connectivity. We chose the perfect location with intent, located between the Samruddhi Expressway and the Ghoti-Sinnar National Highway, to give residents a rare balance of effortless connectivity and natural beauty, where the views hold your dreams.

We are delivering a world-class campus where community living is timeless. At the heart of the project stands the Earth One Club - a living expression of Earth One's spirit, where sport, wellness, socialising and culture come alive in perfect harmony.

Every element we create is guided by a single purpose: to shape a living environment that lasts beyond a lifetime - a legacy of beauty, belonging, and quiet confidence, delivering value for generations to come.

Escape,

To Be Captivated

Flanked by the majestic Sahyadri mountains and overlooking the Darna Backwaters, Earth One is a meticulously planned gated community amidst the scenic and breathtaking vistas of Igatpuri.

Whether you envision building your dream second home or investing in a prime piece of land, Earth One offers the perfect canvas to turn your vision into reality.





Actual Image

Harvesting Opportunities

The Rewards of Investing in Land

Investing in land offers a unique combination of stability, appreciation and diversification benefits that enhances an investment portfolio and secures long term financial success.

- 🌿 Limited Supply
- 🌿 Tangible Asset
- 🌿 Great Value Creation
- 🌿 Portfolio Diversification
- 🌿 Low Investment
- 🌿 Quick Delivery
- 🌿 Potential For Development
- 🌿 Tax Advantages
- 🌿 Ownership Control
- 🌿 Legacy Planning

“The Best Investment on Earth is Earth”

- Louis Glickman



Igatpuri

Where Every Day Is A Beautiful Memory

Nestled in the heart of the Sahyadri mountain range, Igatpuri is a serene hill station and a hidden gem in Maharashtra. Blessed with soaring peaks, verdant valleys, carpets of greenery, cascading waterfalls, pristine lakes, picturesque landscapes and mist-covered hills, Igatpuri offers a serene retreat away from the chaos of urban life.

- 🌿 Scenic Beauty
- 🌿 Tranquil Atmosphere
- 🌿 Low Population Density
- 🌿 Excellent Air Quality (AQI)
- 🌿 Biodiverse Environment
- 🌿 Tourist Hotspot



Actual Image

Unlocking Potential

Of Igatpuri

Location and accessibility are the biggest determiners of property price appreciation. Igatpuri is very well located between the major cities of Mumbai and Nashik. The world class Mumbai-Nagpur Samruddhi Expressway cuts down the travel time from Mumbai to Igatpuri to only 75 minutes. Igatpuri is well served by two nearby airports- Nashik and Shirdi. This connectivity boost is set to unlock the true potential of Igatpuri, making it the perfect time to invest in land at this serene destination.



GEOGRAPHY

Upcoming Second Home Destination



CONNECTIVITY

Samruddhi Expressway, Mumbai-Agra Highway, Nearby Airports



WEATHER

At 2,000 ft. above sea level, pleasant year round weather (6° C to 35° C)



RENTAL INCOME POTENTIAL

Tourist Hotspot With Established Market for Villa Stays





Earth One

Project Overview

- 🌿 50 Acre Gated Community
- 🌿 Ready To Build NA Plots
- 🌿 Assured Infrastructure
- 🌿 Top Notch Amenities
- 🌿 Focus On Community Living
- 🌿 100% Clear Land Title
- 🌿 NA Permission Obtained
- 🌿 Developers With Decades Of Legacy
- 🌿 End-To-End Transparent Documentation



Artist's Impression

Architect's Note

On our first visit to Earth One, we were captivated by the site's natural drama – mountains to the south and west, and the serene Darna backwaters to the east. Our design vision was clear: to follow the land's contours and craft private villa plots that embrace these commanding vistas. An iconic entrance gate evolving into a tree-lined boulevard, leading to a vibrant roundabout and fountain marks your arrival with grace. As you move through the project, the land opens up in layers, revealing intimate zones shaped by a radial road network that flows with the terrain. The masterplan is anchored by a signature state-of-the-art clubhouse offering indoor and outdoor leisure experiences. Throughout the design process, our approach prioritized ecological sensitivity and harmony with nature – staying true to Earth One's vision of mindful living.



Ar Shyam Sonar
Principal Architect



Ar Shabana Sayed
Principal Architect



Ar Sucheta Ghosh
Associate Architect





**Darna
Backwaters**

**Ghoti-Sinnar
National Highway**

**Samruddhi
Expressway**

Igatpuri Hills

Artist's Impression





Artist's Impression



Artist's Impression

Assured Infrastructure

-  Secure Campus
-  Compound Wall
-  Wide Concrete Road Network
-  Footpaths
-  Cycling Tracks
-  Wi-Fi Enabled Campus









Artist's Impression



Assured Infrastructure

-  Landscaped Development
-  CCTV Surveillance
-  Common Areas Power Backup
-  Electricity Supply
-  Water Supply
-  Storm Water Drain System



Artist's Impression

COMMUNITY

Life

At Earth One



Artist's Impression



The Earth One Club

Imagine a place where every day invites movement, wellness and joyful connections. The Earth One Club brings this to life - a world-class hub for sport, recreation and vibrant community living within our secure gated community.

The club is a thoughtfully designed experience. From walking trails and sports courts to family zones and serene yoga spaces - every detail supports a life well-lived. Whether it's weekend football, sunrise yoga, or carefree play for your children, here active living meets mindful relaxation.

What truly sets us apart is our spirit of togetherness. At Earth One, neighbours become friends and well-being becomes a shared journey.

With community at our core and excellence as our standard, The Earth One Club is where every day holds a new experience for the entire family.



Indoor Amenities

Gym



Yoga and
Meditation Zone

Library and
Business Center

Indoor Games Room



Kid's Play Room



Hobby Room





Artist's Impression



Artist's Impression

Outdoor Amenities

Tennis Court



Pickleball Court



Basketball Court



The Park



Cricket Turf



Football Field



Kid's Play Park



Senior Citizens Park





Artist's Impression



Artist's Impression



Artist's Impression

Outdoor Amenities

Miyawaki Forest



Herb Garden



Fruit Orchard



Gazebo Seating





Artist's Impression

Discover Igatpuri

- Sadhana Valley
- Kalsubai Peak
- Kavnai Fort
- Ratangad Fort
- Tringalwadi Fort
- Anjaneri Fort
- Vaitarana Dam
- Darna Dam
- Bhavali Dam
- Bhandardara Dam
- Ashoka Waterfalls
- Pahine Waterfalls

- Igatpuri Waterfalls
- Kafinath Temple
- Bhavani Mata Mandir
- Trimbakeshwar Jyotirling Temple
- Vipassana Kendra
- Dharamchakra Jain Tirth
- Myanmar Gate
- Taked Windmills
- Vallone Vineyards
- Camel Valley
- Touchwood Valley





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