

# MUMBAI, LOVE GOA?

*PRE-LAUNCHING GOA'S  
FIRST AND ONLY 130+ ACRE,  
CARBON-NEGATIVE 5- STAR  
BRANDED LAND DEVELOPMENT.*



PRE-LAUNCHING  
CODENAME

# G.O.A.

GREATEST. OPPORTUNITY. ARRIVES.

OWN THE STAR-STudded, SUPERSTAR LIFESTYLE IN THE MULTI-BAGGER OF THE DECADE, BY THE HOUSE OF ABHINANDAN LODHA®, INDIA'S LARGEST BRANDED LAND DEVELOPER.

A 130+ ACRE, 5-STAR GATED DEVELOPMENT LOCATED IN BICHOLIM, GOA. AN UNMISSABLE BLINK-AND-MISS EXPLOSIVE GROWTH OPPORTUNITY TOWARDS LAND OWNERSHIP IN INDIA'S MOST LOVED STATE.

VILLA AND BUNGALOW PLOTS:

1,500 sq.ft.  
₹99 Lakhs.

ALL INCLUSIVE

1,800 sq.ft.  
₹1.19 Cr.

ALL INCLUSIVE

REGISTER YOUR INTEREST TODAY

MUMBAI, APPROPRIATE A BIT OF INDIA'S MOST-LOVED STATE AS IT SWIVELS INTO THE MOST SOUGHT-AFTER LUXURIOUS DESTINATIONS.

# RARE, LIMITED SUPPLY. UNLIMITED DEMAND.

- 01 13 bn USD (₹1.08 lakh cr.) GDP  
An explosive tourism-driven economy, projected to contribute ₹1 lakh crore to the GDP.
- 02 Top 10 busiest airports in India, with traffic of 1.16 crore passengers per annum in 2023.
- 03 32 5-star hotels. The highest density of 5-star hotels amongst all states in India.
- 04 139% rise in foreign tourist arrivals between 2022 and 2023 reflecting growing demand for premium hospitality and divergent experiences.
- 05 Investments to the tune of ₹5,400 Cr. by the state government towards infrastructure development.
- 06 India's most-loved destination with India's only state in Top 15 global travel destinations.



07 Dual Airport State addressing growth in passenger traffic in the future, as Goa explores its tourism potential.

08 35% of HNI's in India intend to invest in Goa's real estate in the next 12 months, solely basis capital appreciation.

09 Goa is the 4<sup>th</sup> largest pharmaceutical producer in India, with over 120 manufacturing units and an estimated yearly revenue of more than ₹7,500 crores. The industry contributes around 10% of India's pharmaceutical output.

10 With an investment of ₹348 Cr. in pharmaceutical and EV startups, there has been employment generation of approximately 3,500 people within the state.

(Source: The Times of India, Money Control, Housing.com)

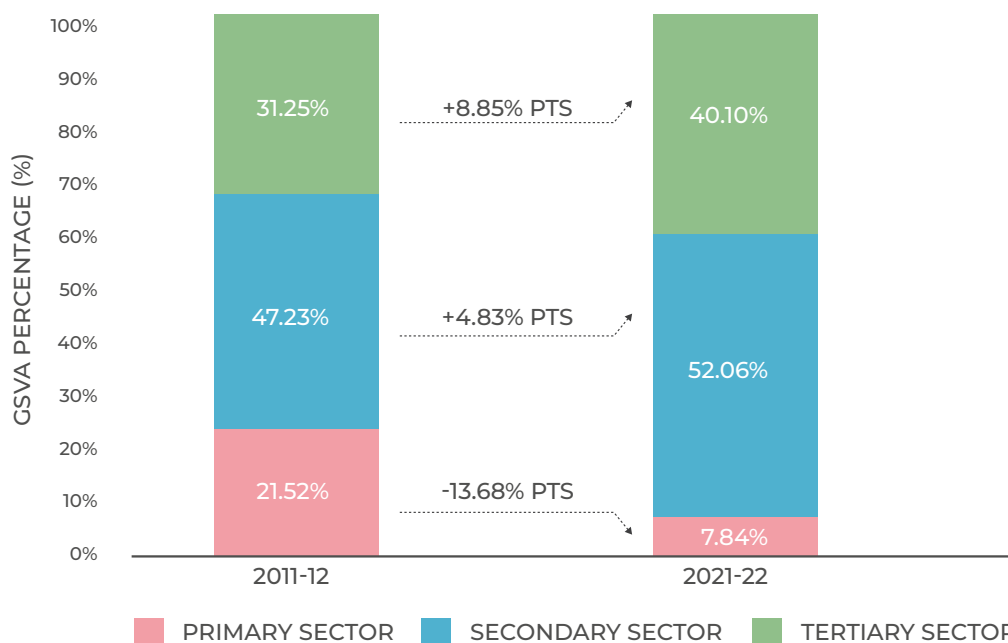
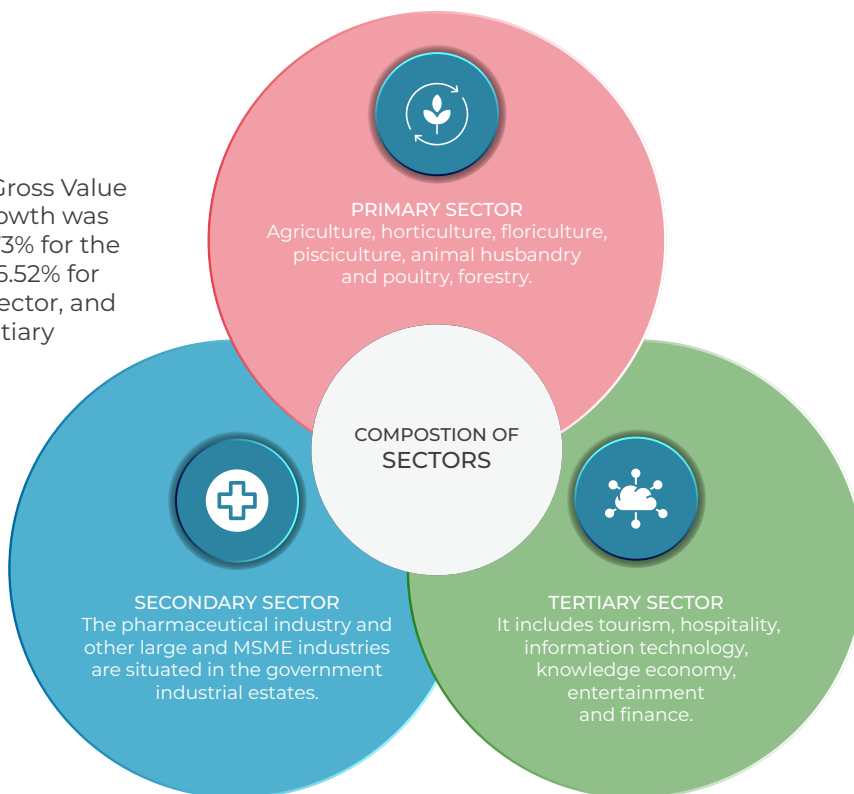


# GOA'S GDP NUMBERS REFLECTING ITS STATUS AS INDIA'S NO.1 TOURIST HUB.

HIGHEST GDP PER CAPITA AMONG ALL STATES.

## GOA: ECONOMIC SNAPSHOT

In 2022-23, the Gross Value Added (GVA) growth was estimated at 4.73% for the primary sector, 6.52% for the secondary sector, and 9.66% for the tertiary sector.



The tertiary sector, with a projected growth rate of 9.66%, is expected to see the highest increase, reflecting Goa's status as India's tourism hub, which includes tourism, hospitality, IT, entertainment and finance.

(Source: IBEF)

# GOA

MUMBAI'S MOST-LOVED GETAWAY.  
JUST 40 MINS FROM THE MAXIMUM CITY  
TO PARADISIACAL GOA.



## Fact 1

More than 15 lakh people visit Goa from Mumbai round the year, accounting for more than 20% of domestic tourist traffic in Goa.

## Fact 2

With 20 direct flights, more than 3,200 people arrive in Goa from Mumbai, everyday.

## Fact 3

Mumbai, the heart of Bollywood, often uses Goa's scenic locations for shooting films. Many Bollywood movies depict Goa's beaches, churches, and Portuguese architecture.

## Fact 4

Mumbai breathes better in Goa, with an AQI of 40, while the average in Mumbai is around 90.

## Fact 5

Vande Bharat Express, which runs thrice weekly (Monday, Wednesday and Friday) from Mumbai to Goa, carries more than 500 passengers per trip and covers the distance in just 8 hours, as opposed to the standard 12-13 hours.

## Fact 6

For 1 acre of green space there are 476 people in Mumbai. Goa has 1 acre for every 3 people.

## Fact 7

More than 8 top Bollywood actors and actresses own multiple opulent properties in Goa owing to a great investment and these luxurious properties reflect their individual styles and preferences, providing them with a slice of heaven in which to relax, rejuvenate.

# GOA, IN VALUE-UNLOCKING MODE, PRIMED FOR THE BFSI CAPITAL OF INDIA.

## **NH-66 NEW MUMBAI-GO A HIGHWAY**

471km, 4-lane highway will drastically reduce the travel time between Mumbai and Goa by at least 6 hours. Currently, it takes about 12 hours to cover the same distance.

## **NAGPUR-SHAKTIPEETH HIGHWAY**

760-km Nagpur-Shaktipeeth highway estimated to cost ₹75,000 crore and covers the distance between Nagpur and Goa in 8 hours, which on an average takes 21 hours. This opens the door for a large section of people residing in Nagpur to access Goa via this highway and further creates avenues for travellers from Raipur, Jabalpur and areas in close proximity to Nagpur.

## **GAME-CHANGING NEW AIRPORT**

The new Mopa airport, a PPP-model run by GMR Group has recently secured a funding of ₹2,475 Cr. to further expand and enhance operations. Once complete, the total passenger handling capacity will become 1.3 cr. passengers per annum - indicating proliferation of tourism and real estate in North-East Goa.

# INFRASTRUCTURE DEVELOPMENTS WITHIN GOA WORTH ₹1,400+ cr.

**NEW ZUARI BRIDGE:** Significantly improving connectivity of north bound traffic from Dabolim towards Panjim, thus reducing travel time by 40 minutes.

---

**MES COLLEGE JUNCTION TO BOGMALO JUNCTION(₹455.50 Cr):**  
Construction of a 4-lane flyover covering a total length of 3.35 km on NH-566.

---

The Ministry of Road Transport & Highways is building **A SIX-LANE ELEVATED CORRIDOR AT PORVORIM TO IMPROVE CONNECTIVITY TO THE NEWLY BUILT MOPA AIRPORT.** The corridor is 5.15 kilometres long and will cost approximately ₹641.46 Cr. The elevated corridor will run from Sangolda Junction to the Majestic Hotel, part of NH-66 and will enhance accessibility to the airport.

---

**CUNCOLIM BYPASS-USKINI-BANDH CUNCOLIM TO BENDORDEM (₹310.92 Cr):**  
Covering 8.33 km on NH-66 in the South Goa district, it aims to speed up the completion of the Mumbai to Kanyakumari Economic Corridor.

---

**BICHOLIM BYPASS:** A 4-lane bypass road, that will reduce congestion for Bicholim bound traffic, by re-routing inter-state truck movement to the proposed Bicholim bypass road, with 90% work completed and expected to be operational by 2025.

# IMPACT OF MOPA INTERNATIONAL AIRPORT.

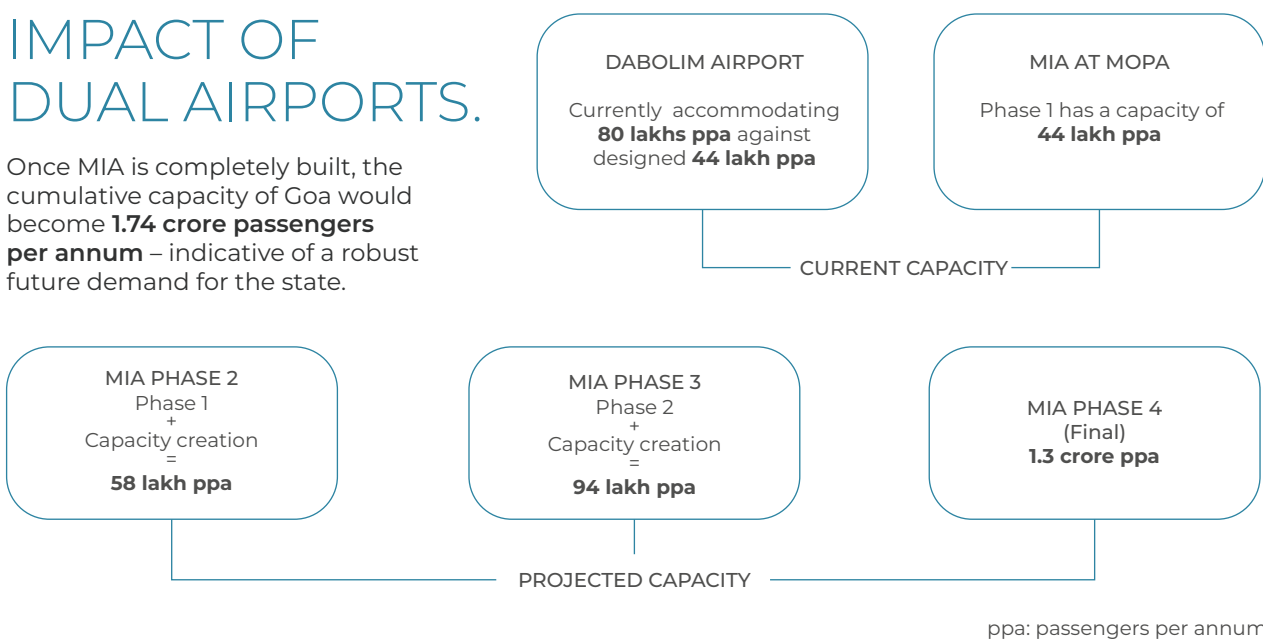


■ Mopa International Airport (MIA) has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%, with a positive spillover to adjacent regions of Northeast Goa.

■ Goa will not only remain a beach tourist hub but also diversify into wellness and nature tourism: envision eco-friendly resorts, forest lodges, and wellness retreats.

## IMPACT OF DUAL AIRPORTS.

Once MIA is completely built, the cumulative capacity of Goa would become **1.74 crore passengers per annum** – indicative of a robust future demand for the state.



## SURGE IN PRIVATE JETS AND CHARTER FLIGHTS.

Private jet operators have experienced a 60% increase in enquiries, highlighting the growing demand for luxury travel to Goa, especially from cities like Delhi, Mumbai and Pune. Charter flights to Goa have surged, bringing tourists from the US, Australia, Russia, Kazakhstan and Israel, including affluent HNI travellers.



# INAUGURATION OF 7 NEW DEVELOPMENT PROJECTS.



## COMMANDANT NAVY COLLEGE

Offers specialized training and cutting-edge technology for 1000+ naval and maritime careers.



## 3D PRINTING BUILDING

The project is being developed under the Swadesh Darshan Scheme and will feature Goa's largest auditorium, boasting a seating capacity of 1,300.



## ROPEWAY PROJECT

Connects Panaji and Reis Magos, which is currently a 7-kilometre-long drive that takes 25 minutes by car.



## NATIONAL INSTITUTE OF WATER SPORTS

The institute will introduce 28 tailor-made courses catering to both the public and the armed forces.



## NIT CAMPUS

The newly built-up all-equipped campus costing ₹390.83 crore and will host some of the country's finest technical minds.



## SOLID WASTE TREATMENT PLANT

Treats 60 TPD wet waste, 40 TPD dry waste and a 500 KW solar power plant.



## 100MLD WATER TREATMENT PLAN

100 million litres a day water treatment plant.



## GOVERNMENT POLICIES AND INITIATIVES.

1

Caravan Tourism Policy 2023: Introduced to regulate caravan tourism in Goa, which promotes tourism in Goan remote areas, where there is a scarcity of affordable accommodation where permanent construction may not be possible; and thus creating job opportunities for the local population.

2

Goa Department of Tourism and MakeMyTrip signed a MoU, a first of its kind to promote Goa's lesser-known inland tourism spots.

3

Goa International Travel Mart (GITM) held once a year, currently in its 4<sup>th</sup> edition, aims to promote regenerative, spiritual and hinterland tourism and thus widening Goa's tourism scope.

4

By 2029, Goa aims to become India's carbon credit capital, attracting ₹1,000 crores in green manufacturing investments and creating over 10,000 jobs.

# A LUCRATIVE MARKET FOR VILLA RENTALS.

RENTALS OF 3 BHK VILLA (in INR)		
LOCATIONS	OFF-SEASON RATE/DAY (INR)	PEAK SEASON RATE/DAY (INR)
Dona Paula	12,000	26,000
Assagao	10,000	30,000
Vasco	8,000	16,000
Velha	6,000	15,000
Panjim	10,500	20,000
Bambolim	6,500	13,000
Siolim	5,500	18,000
Benaulim	6,000	14,000



# THE 5-STAR GOAN EXPERIENCES THAT DRAWS MUMBAI TO INDIA'S MOST-LOVED STATE.



## LUXURY STAYS

The presence of renowned luxury stays like W, Goa, Taj Village Resort, Taj, Aguada, ITC Grand, Goa Marriott Resort & Spa, Taj Cidade Goa Heritage, The Westin Goa, and others, underscores the premium allure of Goa, catering to luxury travellers seeking upscale accommodations, world-class amenities, and impeccable service amidst the state's scenic beauty and vibrant culture.



## PARTY HUBS

The presence of nightclubs like Cantare, LPK Waterfront and discotheques like Hammerzz Nightclub and SinQ in Goa underscores its exclusivity by offering a vibrant nightlife scene that attracts both domestic & international tourists, enhancing Goa's reputation as a sophisticated destination for entertainment and leisure.



## CULINARY EXPERIENCES

The presence of diverse, upscale dining establishments in Goa, ranging from cliff top restaurants like Antares helmed by ex-Masterchef Australia contestant Sarah Todd, to fine dining venues in restored Portuguese villas like The Black Sheep Bistro, showcases the state's premium appeal, attracting discerning travellers seeking unique culinary experiences amidst its tropical ambience.



## OFFBEAT EXPERIENCES

- a.** Old Goa Heritage Walk, starting from Old Goa, traverses through the remains of Goa's former capital city province.
- b.** Chronicles and Echoes of Divar Island: A tour involving interaction with Divar Island locals to understand their perspective on conservation of the rich heritage.
- c.** Saligao Village Saunter: Walking through the village of Saligao, flanked by beautiful fields. People connect with local delicacies and Indo-Portuguese architecture.

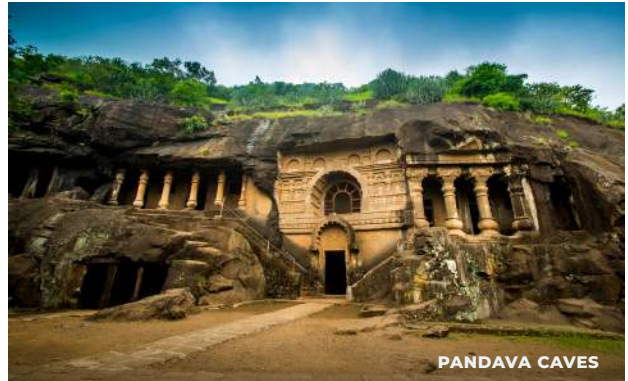
# BICHOLIM

THE BENEFACTOR OF GOA'S METAMORPHOSIS.



# UNEARTHING THE TRUE CHARM OF BICHOLIM

Bicholim, located in the north-eastern part of Goa, is primarily known for its natural beauty with the most prominent and picturesque water body, Mayem Lake. The region's calmness makes it an ideal destination for people who choose serenity. Bicholim is also known for its vibrant cultural heritage. The town is carved with ancient temples, historic landmarks, and traditional Goan architecture, providing glimpses into its rich history and heritage.



## SOCIAL INFRASTRUCTURE NEARBY



ADHAR HOSPITAL  
MARDOLKAR HOSPITAL  
OUR LADY OF GRACE MATERNITY HOSPITAL



ROTARY CLUB PRIMARY SCHOOL  
OUR LADY OF GRACE HIGH SCHOOL  
GOA INSTITUTE OF MANAGEMENT



BICHOLIM SPICES MARKET  
BICHOLIM POTTERY STUDIO

# FAST-APPRECIATING. RAPIDLY DIMINSHING. INDIA'S LOVE FOR GOA IS UNRIVALLED.

Goa, with its vision, policies, infrastructure and tourism has garnered mammoth demand to become a logical investor's paradise, showcasing uniform and hyper growth trajectory and patterns across multiple locations.

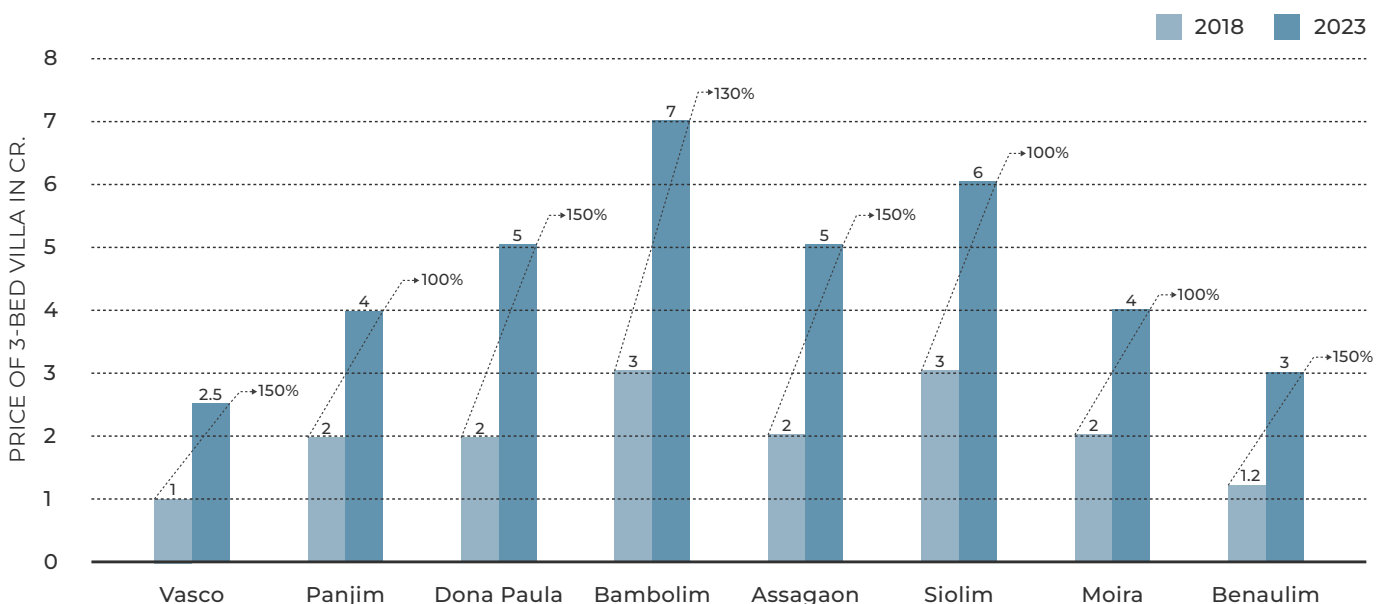
LET'S LOOK AT TWO FAMOUS INSTANCES OF POWER-PACKED APPRECIATION.

Land prices in INR/sq. ft.

Location	CANDOLIM (North)	COLVA (South)
2008	₹2,300	₹1,672
2014	₹3,400	₹2,250
2023	₹11,650	₹7,100
<b>Growth%</b> (Last 15 years)	402%	325%
	<b>5X Returns</b>	<b>4X Returns</b>

Being 40 kms apart, both the locations, in their prime time over a course of 15 years, have delivered 5x and 4x returns, respectively.

RARE SUPPLY, RESULTING IN RAPID PRICE APPRECIATION. BUY THE FINEST GOAN LAND, DEVELOP A VILLA TO YOUR TASTE, CHERISH IT FOREVER.



(Source: Aggregated from multiple research websites, i.e. 99-acres.com, magicbricks.com)

# BE A PART OF AN INCLUSIVE GROWTH JOURNEY, WITH GOA.

Harness the merits of a great location and a great product with steady returns. Build your own villa and yield benefits from Year 1.

ESTIMATED SPENDS	
PRICE OF PLOT	99,00,000
PRICE OF 1,200 SQ. FT. VILLA CONSTRUCTION	36,00,000
AVG. COST FOR HOUSEKEEPING + UTILITIES + SERVICES + MAINTENANCE PER YEAR	4,79,712
<b>TOTAL COST</b>	<b>1,39,79,712</b>

ESTIMATED INCOME	
VILLA RENT PER NIGHT (GRADE-A DEVELOPMENT + ACCESS TO WORLD-CLASS AMENITIES)	12,500
AVG. BUSINESS DAYS PER YEAR (ON-SEASON)	180
REVENUE FOR YEAR 1 (LESS MAINTENANCE ++)	17,70,288
YIELD FOR YEAR 1	13.11%

**ANNUAL RATE OF GROWTH (ENHANCING CONNECTIVITY + CONTINUING TOURISM BOOST) 5%**

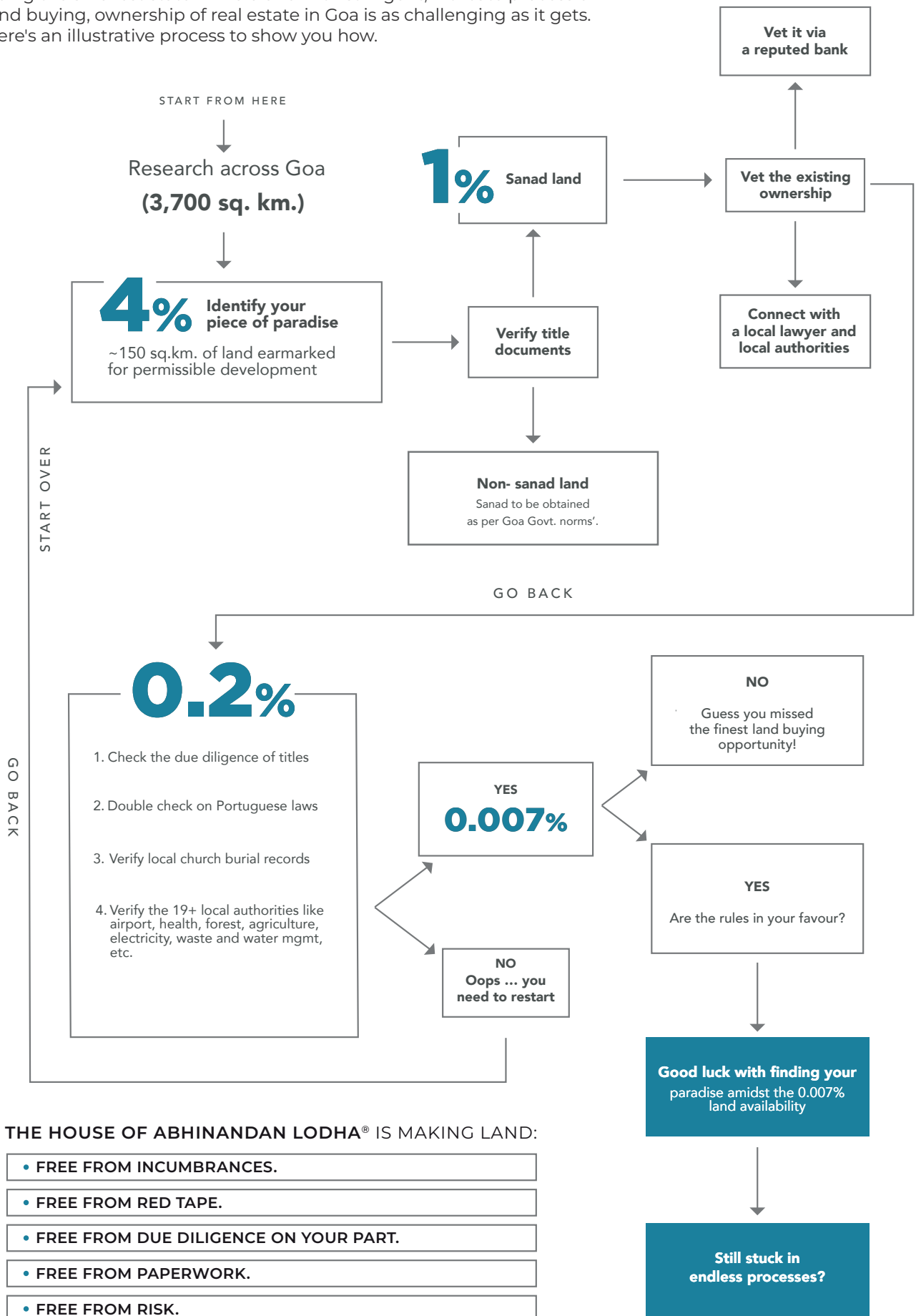
REVENUE FOR YEAR 2	18,58,802
YIELD FOR YEAR 2	13.30%
REVENUE FOR YEAR 3	19,51,743
YIELD FOR YEAR 3	13.96%
REVENUE FOR YEAR 4	20,49,330
YIELD FOR YEAR 4	14.66%
REVENUE FOR YEAR 5	21,51,796
YIELD FOR YEAR 5	15.39%

**ENJOY A YIELD OF ~13% FROM YEAR 1 ITSELF (POST POSSESSION).**



# THE LABYRINTHINE PROCESS OF LAND OWNERSHIP IN GOA. HOW THE HOUSE OF ABHINANDAN LODHA MAKES IT EASY.

Being the smallest state in India and with stringent, intricate process of land buying, ownership of real estate in Goa is as challenging as it gets. Here's an illustrative process to show you how.



THE STAR. THE SHOWSTOPPER.  
THE SWANKIEST 5-STAR GOAN ADDRESS.

CODENAME

G.O.A.

GREATEST. OPPORTUNITY. ARRIVES.

GOA'S FIRST AND ONLY 130+ ACRE BRANDED LAND DEVELOPMENT.  
COMING SOON



Multi-tiered clubhouse



5-star Luxury Hotel

5-star luxury hotel for unrivalled luxury - Internationally acclaimed ICONIC 5-star hotel partner.



Divine F&B at Central Park

20+ acre central zone, within which a 2.5-acre man-made sea and beach, girdled with palm trees, beachside café, cabanas, pergolas and loungers, wave pools, rock feature and waterfall, beach spa and sun bath.



Exquisite experiences by the pool.

Multi-tiered clubhouse, managed by 5-star hospitality partner - nightclub, indoor pool, jacuzzi, spa and sauna, alfresco dining zones, open air cafes, multicuisine restaurants, cocktail bars.

REGISTER YOUR INTEREST TODAY TO AVAIL THE PRE-LAUNCH BENEFITS.

# SUCCESS THAT ECHOES ACROSS INDIA AND ABROAD.

THE HOUSE OF ABHINANDAN LODHA®  
ISN'T RECKONED A LEGEND FOR NOTHING.



AN ADDRESS THAT LIVES UP TO YOU

5 mins from Basilica of Bom Jesus.

**100% sell-out** project with 25% appreciation.  
Possession in May 2024.

---

7 mins from Dabolim Airport.

100% sell out project with **25% appreciation**  
in price within 6 months.

---

India's only 7-star land development showcasing **20% appreciation in 3 months.**

**Appropriated by the legend Mr. Amitabh Bachchan.**

---

The grandest land celebration in the country

**2 x subscriptions A sell-out** launch.

---

A massive **110% appreciation** at Dapoli.

450 per sq.ft. in Aug 2020. 950 per sq.ft. in Oct 2022.

---

An epic land shopping festival at Anjarle that saw

**3x subscriptions, 1200+ applicants.**

---

A roaring win with 150+ Cr revenue at **India's fastest growing tourist destination: Anjarle.**

---

**India's first signature land development** in the Hamptons of Mumbai has garnered interest from over the globe.

THE \_\_\_\_\_™  
HOUSE OF  
ABHINANDAN  
LODHA \_\_\_\_\_



3<sup>rd</sup> Floor, Lodha Excelus, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra  
400011.



[www.hoabl.com](http://www.hoabl.com)



The House Of Abhinandan Lodha



[thehouseofabhinandanlodha](https://www.instagram.com/thehouseofabhinandanlodha)

GoaRERA Registration No. Project Name: One Goa P1 RERA Registration No: PRGO05242232, Project Name: One Goa P2 RERA Registration No: PRGO05242234, available at <https://rera.goa.gov.in/>.  
Disclaimer: The projects One Goa - P1 and One Goa - P2 are being developed in first phase out of the larger development of 5,35,954 sq. metres approx. (130+ Acres approx.), by Errichter Infra Private Limited ("Promoter"). The common areas and amenities are common and to be shared by purchasers of all phases of One Goa. Sale is subject to the terms of application form, agreement for sale and other documents to be executed between the parties. All images, information, drawings and sketches are for representation purposes only unless otherwise stated. Distance and timelines are indicative and may vary subject to weather, transport and infrastructure facilities to be provided. All future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. The projects One Goa-P1 and One Goa-P2 are presently mortgaged with Vistra ITCL (India) Limited. The offer is valid for limited period and the Promoter reserves the right to modify or cancel the same without prior notice. \*1 sq.mt. = 10.76 sq.ft., 1 acre = 43,560 sq.ft./ 4048.32 sq. m. \*T&C apply. For more information, please contact corporate office at: The House of Abhinandan Lodha, Lodha Excelus, 3rd floor, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai, Maharashtra- 400011, visit [www.hoabl.com](http://www.hoabl.com)