

DELHI, THE MULTI-BAGGER OPPORTUNITY OF THE DECADE IS HERE.

PRE-LAUNCHING
codename

G.O.A.

GREATEST. **O**PPORTUNITY. **A**RRIVES.

**GOA'S GREATEST LAND LAUNCH
COMING SOON**

EAST OF MAPUSA

Goa's largest, 5-star gated development spread across 130+ acres
brought to you by India's No.1 branded land developer.

INDIA'S MOST LOVED DESTINATION IS ALSO THE MOST DYNAMIC STATE. GOA.

Highest GDP

per capita among all states in India.

GDP of 13 bn USD (₹91,417 cr.)

An explosive tourism-driven economy, projected to contribute ₹1 lac crore to the GDP.

Top 10

busiest airports in India, with traffic of 11.6 mm passengers per annum in 2023.

Dual airport state

addressing growth in passenger traffic in the future, as Goa explores its tourism potential.

139% rise in foreign tourist

arrivals between 2022 & 2023, reflecting a growing demand for premium hospitality and divergent experiences

Investments to the tune of ₹5,400 cr.

by the government towards infrastructure development.

32 five star hotels in Goa

3rd highest after Kerala and Maharashtra, at an area less than 1/10th and 1/100th of the mentioned states.

India's most-loved destination, Goa holds the distinction of being the only state in

Top 15

global travel destinations.

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



A GOAN OPPORTUNITY TAILOR MADE FOR DELHI-NCR.

90% of luxury real estate investment in Goa is from Delhi-NCR.

The irrefutable love Delhi has for Goa, now in a few interesting facts.

#FACT 1

Out of the 70 lac domestic tourists visiting Goa, a significant portion of 30 lac hail from Delhi.

#FACT 2

Goa sees 20 lac Delhiites every peak season.

#FACT 3

Every season, 3.6 lac Delhi families contribute to ₹9,000 cr. to Goa's economy.

#FACT 4

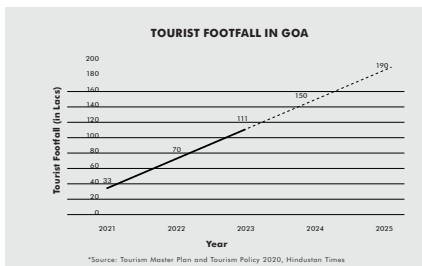
More than 19 flights operate from Delhi to Goa, on a daily basis.



IMPACT OF DUAL AIRPORTS.

Currently, Dabolim airport handles close to 8 mm passengers per annum (MPPA) against its actual capacity of 4.4 MPPA.

The Manohar International Airport (MOPA) is projected to handle 4.4 MPPA in its initial phase, with capacity expansions planned to accommodate up to 13.1 MPPA in subsequent phases, effectively addressing the growing demand for air travel to and from Goa. The airport can handle up to 33 MPPA in case of a substantial increase in air traffic, contributing significantly to Goa's economic diversification and growth.



MOST LOVED DESTINATION

2024

No. 1 tourist destination of India

2030

One of the top global tourism destinations

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.

(Source: Outlook Traveller, Business Standard, The Financial Express, Moneycontrol.com)

IMPACT OF MOPA INTERNATIONAL AIRPORT.

MOPA International Airport has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%. 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.

A positive spillover to adjacent regions of Northeast Goa is expected, as the sought-after second home and nature resort destination may experience an annual property price increase of 29.2%.

(Source: Moneycontrol.com)



₹5,400+ CR. VALUE-UNLOCKING INFRA PROJECTS.

LARGE-SCALE METAMORPHOSIS TO MAKE GOA MORE ACCESSIBLE.

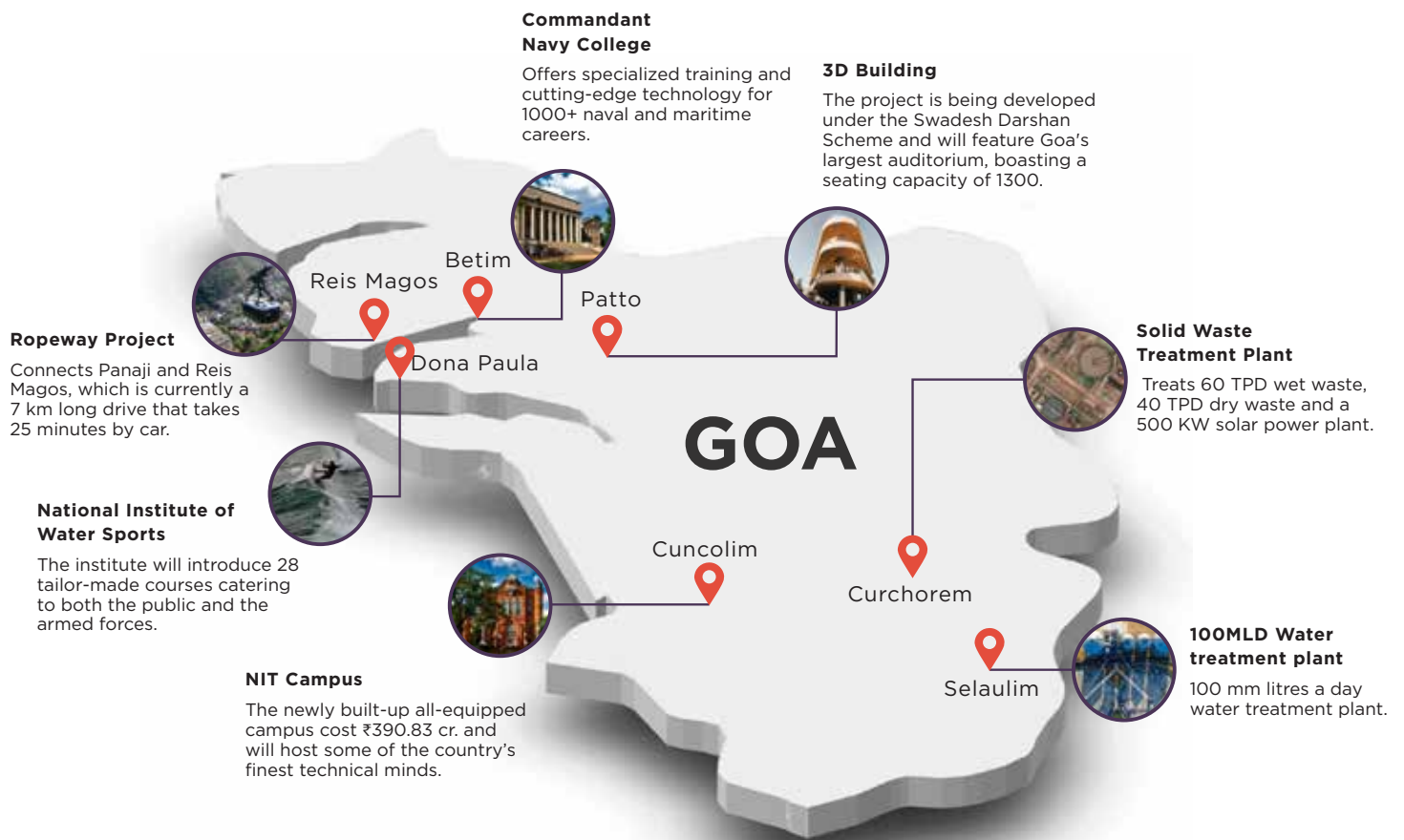
- **NH-66 New Mumbai-Goa Highway:** 471 km, 4-lane highway will drastically reduce the travel time between Mumbai and Goa by at least 6 hours. Currently, it takes about 12 hours to cover the same distance.
- **Nagpur-Shaktipeeth(Goa) Highway:** 760 km Nagpur-Shaktipeeth(Goa) highway to cover the distance between Nagpur and Goa in 11 hours.
- **Impact of Delhi-Mumbai Expressway:** Resulting in reduced travel time between Delhi and Mumbai to just 12 hours and further enhanced connectivity from Mumbai to Goa via NH-66 to add value to the overall economy and ecosystem.
- **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.

ENHANCEMENTS WITHIN GOA WORTH ₹766 CRORES:

- **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.
- **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.



INAUGURATION OF 7 NEW DEVELOPMENT PROJECTS.



VISION FOR THE FUTURE

2024

Goa's GSDP for 2023-24 is projected to reach **₹1 lac crore** with a growth rate of **10.3%** and a per capita income of **₹6.3 lac**, indicating strong economic resilience and growth.

2026

Goa has 927 MT of iron ore with a revenue potential of **₹3 lac crore** at cost of USD 100/tonne. Influx of **₹1,000 crore** is estimated from the mining sector through the auction of 25 mining blocks.

2029

At Invest Goa Summit, the Chief Minister has committed to make Goa the **carbon credit capital** of India. Influx of **₹1,000 crore** in green manufacturing is expected, offering more than **10,000 job** opportunities.

BULLISH, POWER-PACKED RETURNS, PUMPING UP INVESTOR'S ADRENALINE.

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.

	CANDOLIM (North)	COLVA (South)
2008	₹25,000	₹18,000
2014	₹36,479	₹24,122
2023	₹1,25,400	₹71,042
Growth% (Last 10 years)	402%	295%
	5X Returns	4X Returns

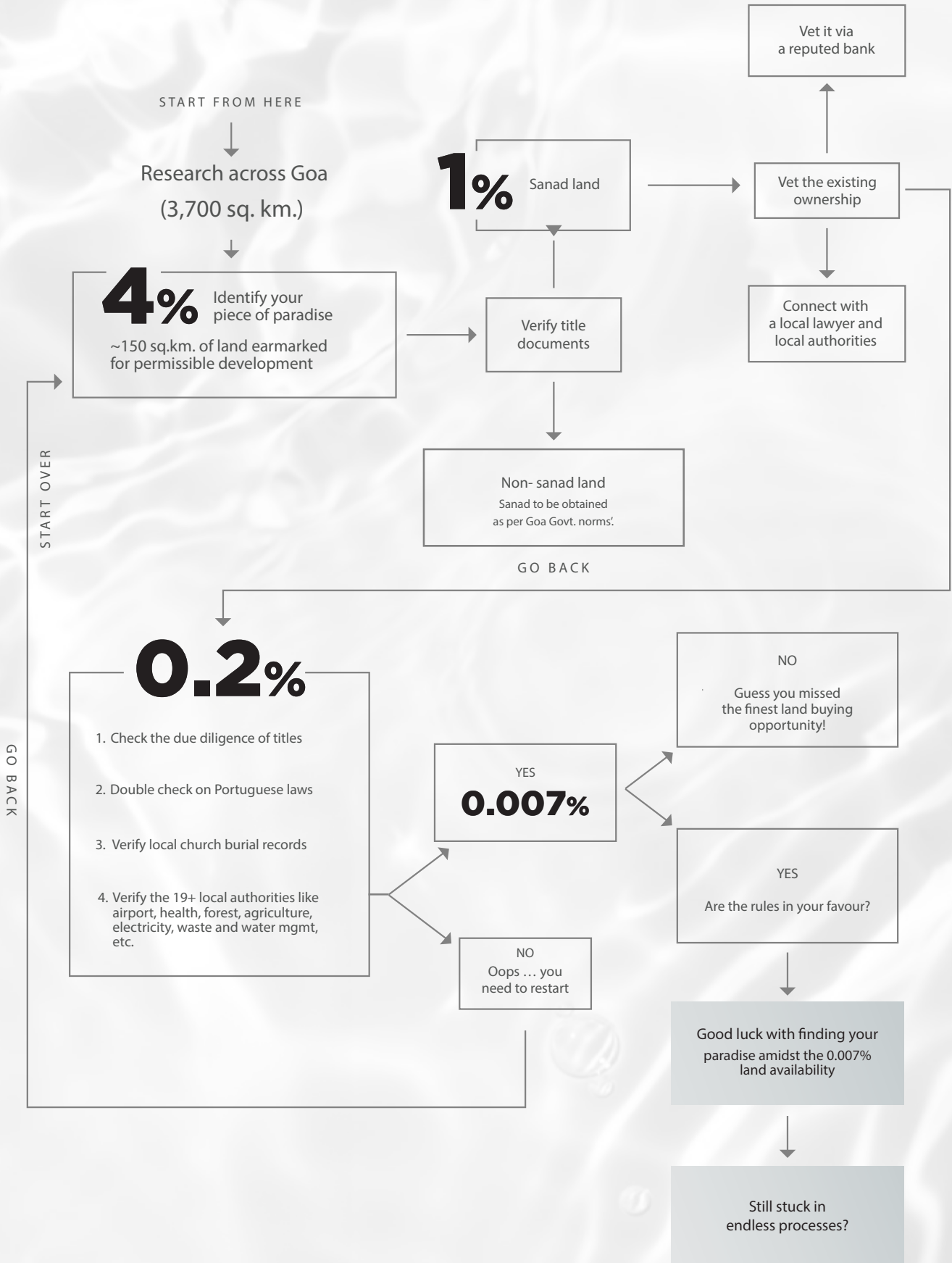
Land prices in INR/sq. mtr.



(Sources: The Times of India, Internal research)

UNTANGLING GOA'S LAND ACQUISITION: AN UPHILL TASK.

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 GREATEST LAND OWNERSHIP OPPORTUNITY IS NOW EASY.

We know your love for Goa & hence we are wiping away every minuscule challenge so that land in Goa is accessible to you. At the House of Abhinandan Lodha®, we have successfully pushed the boundaries and redefined the process of buying land. Our aim is to revolutionise the world's most ancient asset-Land, by making it location agnostic with the use of technology.

THE _____™
HOUSE OF
ABHINANDAN
LODHA _____

INDIA'S LARGEST CONSUMER-TECH BRANDED LAND DEVELOPER



5,000+ Delighted customers.



Successfully sold over 6 million sq.ft. virtually



Over 2,000 customers are poised to actualise their dream homes this year.

BRINGING THE WORLD'S PARTY CAPITAL TO INDIA'S PARTY CAPITAL.

INTERNATIONAL 5-STAR LIFESTYLE GATED DEVELOPMENT SPREAD OVER 130 ACRES.



Goa's Greatest Clubhouse



Goa's Greatest Party Hotspots



Goa's Greatest Fine Dining Hotspots



Goa's Greatest Tranquility Avenues



Goa's Finest 5-star Hotel

THE HOUSE OF ABHINANDAN LODHA®

isn't reckoned as a legend for nothing.

THE SARAYU™ — AYODHYA —

Unprecedented demand for land at Ayodhya met with the **fastest sell-out**, with India's biggest superstar **Amitabh Bachchan** buying land here

ISLE OF BLISS

A massive **110%** appreciation at Dapoli:
450 per sq.ft. in Aug 2020.
950 per sq.ft. in Oct 2022.



A giant imprint of triumph on the Goan shores:
A sell-out launch in less than 100 hours.

CELEBRATION LAND AT FOOTHILLS OF MATHERAN

The grandest land celebration in the country:
2 x subscriptions
A sell-out launch.

TOMORROW LAND

An epic land shopping festival at Anjarle that saw:
3x subscriptions 1200+ applicants.

TOMORROW WORLD LAND of SEA

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.



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



THE HOUSE OF ABHINANDAN LODHA



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