INDIA, LOVE GOA? DON'T MISS INDIA'S LARGEST LAND LAUNCH IN THE
HOUSE OF
ABHINANDAN
LODHA





— THE VIBE —

VILLA LAND 1,248 & 1,851 sq. ft. & sq. ft.

INDIA, APPROPRIATE A BIT OF GOA AS IT SWIVELS INTO ONE OF THE MOST SOUGHT-AFTER LUXURIOUS DESTINATIONS.

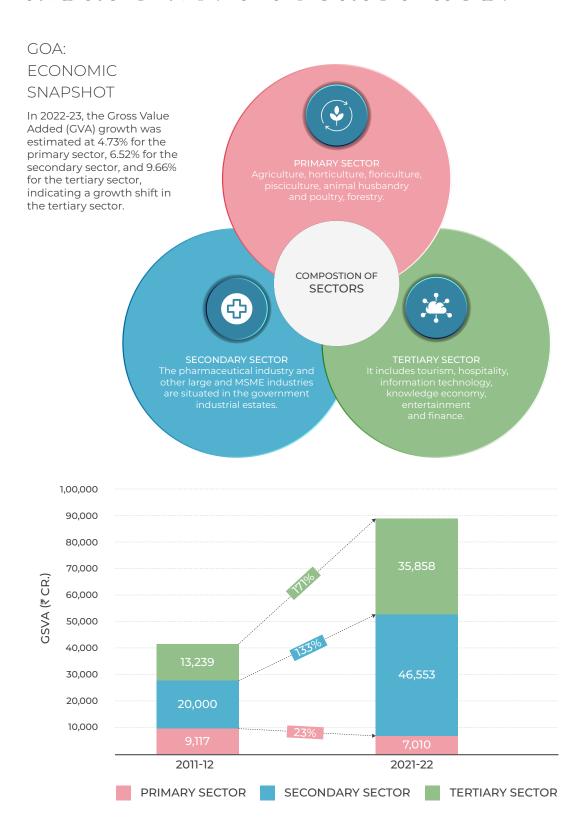
RARE, LIMITED SUPPLY. UNLIMITED DEMAND.

- ₹**91,417 crore GDP** An explosive tourism-driven economy, projected to exceed ₹1 lakh crore to the GDP.
- Dual Airport state addressing growth in passenger traffic in the future, as Goa explores its tourism potential.
- O2 Investments to the tune of ₹5,400 crore by the state government towards infrastructure development.
- 7 35% of HNIs in India intend to invest in Goa's real estate in the next 12 months, solely basis capital appreciation.
- One of the Top 10
 busiest airports in India, with traffic of
 1.16 crore passengers per annum in 2023.
- India's most-loved destination with Goa being India's only state in the Top 15 global travel destinations.
- 32 5-star hotels. The highest density of 5-star hotels amongst all states in India.
- Goa is the 4th 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.
- 139% rise in foreign tourist arrivals between 2022 and 2023, reflecting growing demand for premium hospitality and divergent experiences.
- With an investment of ₹348 crore 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.



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

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 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.

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 crore to further expand and enhance operations. Once complete, the total passenger handling capacity will become 1.3 crore 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 CRORE):

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 CRORE):

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 is expected to be operational by 2025.

GOA

INDIA'S MOST-LOVED GETAWAY.



Fact 1

More than 80 lakh Indians visit Goa round the year.

Fact 2

With more than 60 inbound flights, numerous trains, and road travel options, over 20,000 people visit Goa every day.

Fact 3

35% of HNIs prefer Goa as a second home destination.

Fact 4

India breathes better in Goa, with an AQI of 40.

Fact 5

Goa has 1 acre of green space for every 3 people.

Fact 6

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



IMPACT OF MOPA INTERNATIONAL AIRPORT.



- Manohar International Airport (Mopa) has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%, with a positive spillover to regions adjacent to north-east Goa.
- Goa will not only remain a beach tourist hub but also diversify into wellness and nature tourism:
 One may envision eco-friendly resorts, forest lodges, and wellness retreats.

IMPACT OF DUAL AIRPORTS.

Once MOPA International Airport 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.

DABOLIM AIRPORT

Currently accommodating 80 lakhs ppa against designed 44 lakh ppa

MIA AT MOPA

Phase 1 has a capacity of **44 lakh ppa**

CURRENT CAPACITY-

MIA PHASE 2
Phase 1
Capacity creation
=
58 lakh ppa

MIA PHASE 3
Phase 2
Capacity creation

94 lakh ppa

MIA PHASE 4 (Final, aggregated) 1.3 crore ppa

PROJECTED CAPACITY

ppa: passengers per annum

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 1,000+, 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 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.

- 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 and permanent construction may not be possible, thus creating job opportunities for the local population.
- Goa International Travel Mart (GITM) held once a year, currently in its 4th edition, aims to promote regenerative, spiritual and hinterland tourism and thus widening Goa's tourism scope.
- Goa Department of Tourism and MakeMyTrip signed a MoU, a first of its kind to promote Goa's lesser-known inland tourism spots.
- 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.

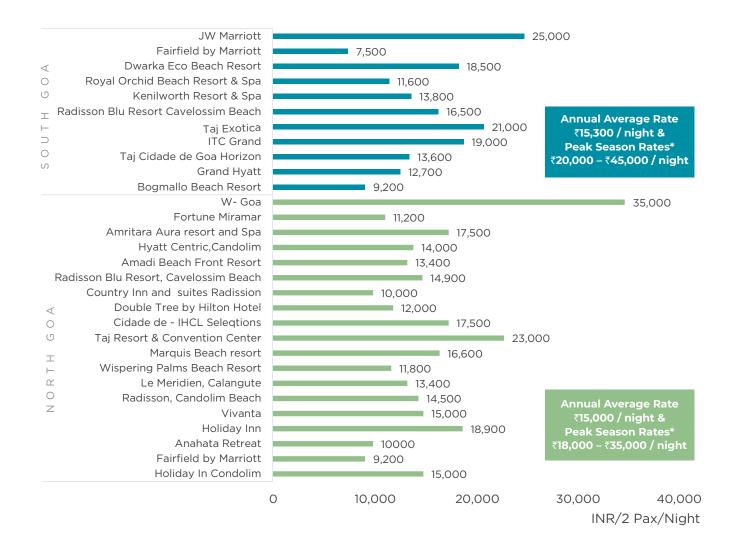


GOA'S 5-STAR HOTELS: HOSPITALITY ONTHE RISE

Goa offers wide range of accommodations for tourist including 5-star hotels and villas, including W Goa, ITC Grand, Marriott, Taj, Radisson Blu Resort and Hyatt.

Goa has 32 five star hotels - the highest density across all states in India.

During peak season, the average rates for five star hotels reaches ₹45,000 per night.



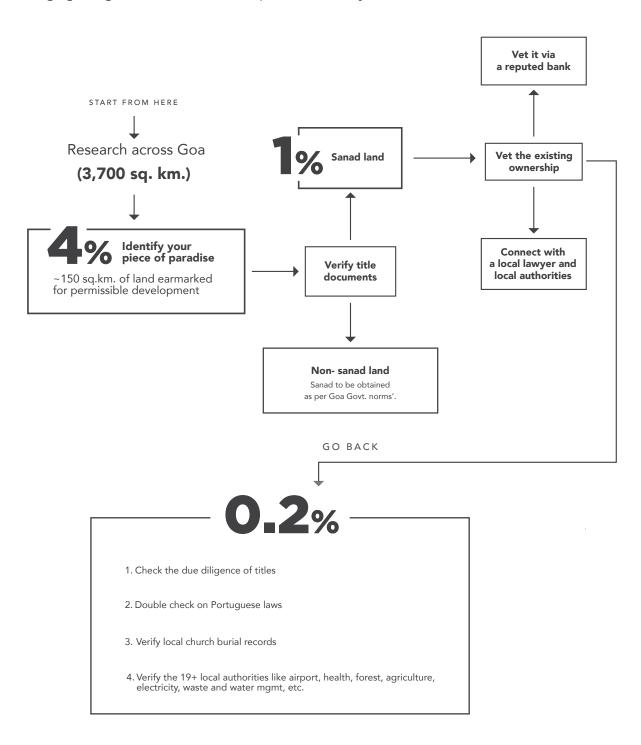
Few of the premium hotels and resorts from the market were studied to identify the average tariff per room per night in the current times. Based on the identified projects an average tariff cost in the **North Goa** is of ₹15,000 and in the **South Goa** is of ₹15,300 per night per room for premium hospitality development.

Hotels/ Resort in **South** Hotels/ Resort in **North**

*Note: Peak season in Goa from Nov - Feb, where as July - October observes moderate tourist inflow. Average rate does not include presidential suites.

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 HOUSE OF ABHINANDAN LODHA® IS MAKING LAND:

FREE FROM ENCUMBRANCES.

FREE FROM RED TAPE.

FREE FROM DUE DILIGENCE ON YOUR PART.

FREE FROM PAPERWORK.

FREE FROM RISK.







— THE VIBE —

One Goa, a gorgeous 40-minute drive from Manohar International Airport (Mopa) - is a 130+ acre branded land development offering a paradisiacal setting, combining the finest Goan vibes while redefining the luxe lifestyle altogether. A 5-star hotel, a 20+ acre central core featuring an artificial sea and beach, multiple leisure and recreation zones, a sprawling multi-tiered clubhouse, multi-cuisine restaurants offering exquisite F&B experiences, a top-notch nightclub, a branded gym – One Goa is Goa like you've always loved but never seen before. At One Goa, the essence of both worlds, a bustling party and entertainment district and the natural resuscitative magic of Goa, fused with aquatic and botanical wonders, blend in an electrifying fusion. Here, the vibrant sun, sand, and sea intertwine with a magnificent backdrop into a symphony of joy.

ONE | GOA'S FIRST AND ONLY 130+ ACRE, CARBON NEGATIVE 5 STAR BRANDED LAND DEVELOPMENT AT BICHOLIM, GOA.



130+ ACRE, 5-STAR BRANDED LAND DEVELOPMENT

Largest contiguous 5-Star, Grade-A land in Goa.

5-STAR LUXURY HOTEL FOR UNRIVALLED LUXURY

Internationally acclaimed ICONIC 5-star hotel partner that's a preferred choice for P.O.T.U.S. in India.





20+ ACRE CENTRAL PARK WITH MAN-MADE SEA AND BEACH

Beachside Café, Cabanas, Pergolas and Loungers, Zones for Beach Volleyball, Wave pools, Waterfall, Beach Spa and Sun Bath.



Designed by globally acclaimed architecture and design firm Enzyme APD, Spain.





TOP-NOTCH LEADING BRANDED HOSPITALITY FIRM, WITH F&B OFFERINGS

Alfresco Dining Zones, Open Air Cafes, Multicuisine restaurants, Cocktail Bars.

GOA'S FIRST CARBON NEGATIVE DEVELOPMENT

15+ acres of greens, 6,000+ trees, 30+ indigenous species of flora.





BRANDED GYM

State-of-the-art gymnasium by one of India's largest fitness chains with 1.5L+ clients.

CARBON NEGATIVE ENVIRONMENT.



The landscape is planned to represent Goa's natural essence, featuring a tropical forest, sand, sea, aquatic features, with a touch of urban landscape.

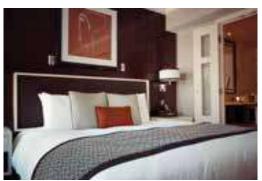
- 15+ acres of green spaces.
- Additionally, Over 60,000 sq. ft. of green spaces, interspersed across 12 pockets (5,000+ sq. ft. each) for socializing and recreation.
- Native trees comprising of Indian Walnut, Silk Cotton Tree, Pink Cassia, Flamboyant, Queen's Crape Myrtle, Indian Cork Tree, African Tulip Tree.
- Over 6,000+ trees from across over 30+ species create a veritable paradise.
- 10+ km of total road length with avenue plantation.

PREMIER 5-STAR HOTEL: UNRIVALLED LUXURY.









A swanky 5-star hotel to pander to every desire. Experience unrivalled luxury at One Goa's exclusive 5-star hotel, where lavish accommodation, exquisite dining, rejuvenating spa treatments and decadent, idyllic experiences await connoisseurs.

- · Grand fountain at the entrance
- · Restaurant by celebrity chef
- · 5-star hospitality partner to also manage the clubhouse

THE TRULY GOAN LIFE SUN, SAND AND SEA.



Bask in the golden rays on the pristine man-made beach, build sand-castles with the little ones or delight your senses beneath the cascading waters of the majestic waterfall. The finest mocktails from chic beachside bar make hours float by. The exclusive beach spa perfectly rounds things up.



A CLUBHOUSE PAR EXCELLENCE.



Managed by the 5-star hospitality partner, the mammoth luxury clubhouse is a haven of leisure and recreation. Inside, state-of-the-art amenities and world-class surroundings help residents indulge with abandon.

- · Swimming pool
- · Restaurant

- · Gymnasium, managed by India's leading fitness chain
- · Spa & Sauna

CULINARY EXPERIENCES



A 2-acre culinary and socializing zone with reflective water channels, pergolas, and alfresco dining areas, tailor-made for romantic evenings.

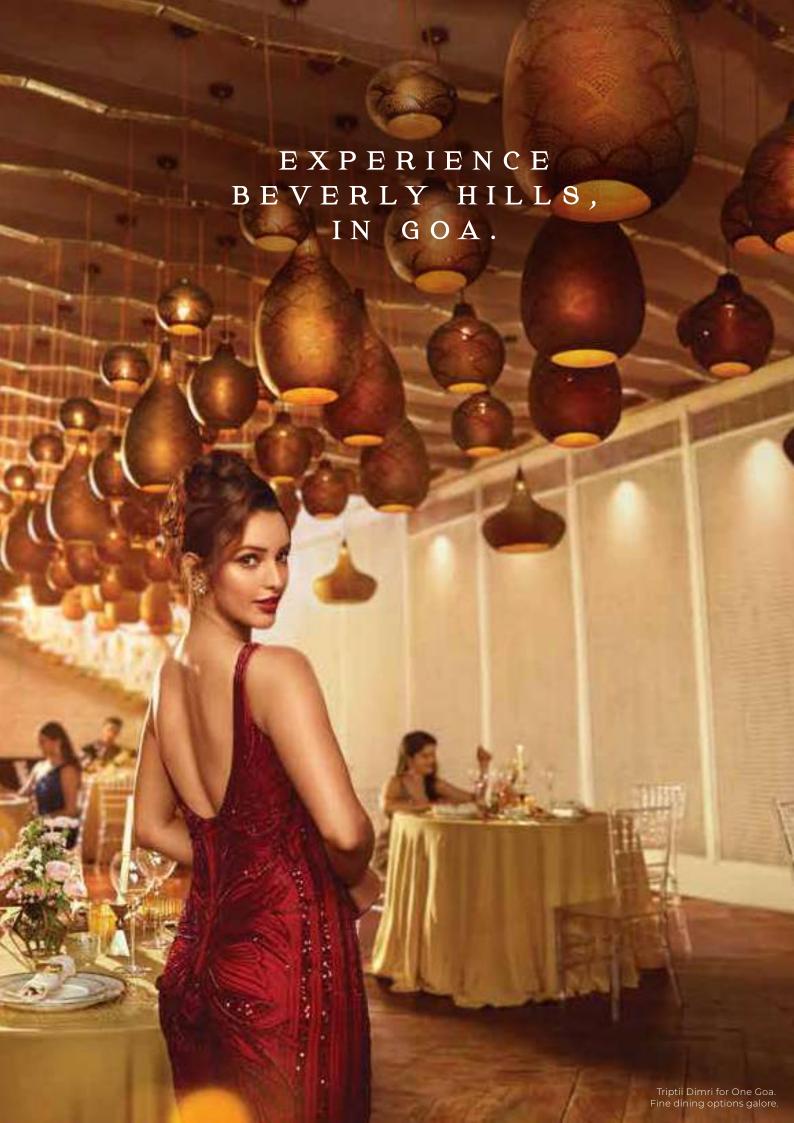
- · Open-air cafe · Eatery zone · Alfresco dining



RETAIL THERAPY



Nifty retail shops and a supermarket make things much more convenient





THE MOST-PREMIUM PRIVATE, ELEVATED ZONE AT ONE GOA. LAUNCHING THE BEVERLY HILLS ENCLAVE AT ONE GOA.

Inspired by the tony neighbourhood in Los Angeles County, California, renowned for its luxury, glamour, and exclusivity – Beverly Hills at One Goa is a connoisseur's delight. The city is home to many celebrities and affluent individuals, offering a blend of lush, palm-lined streets, grand estates, and upscale hotels. It is a perfect blend of history, culture, and modernity.

With its own private adjacent forest, and an abundance of trees and beautiful boulevards, and at a sizeable elevation on the western part of the development - the Beverly Hills Enclave at One Goa defines its most premium neighbourhood. Residents here have access to both, the bright and lively core comprising of the tony multi-tiered Clubhouse, the sea and beach, the 5-star hotel, the glamorous F&B zones and restaurants – as also a beautiful melange of greens, with hundreds of trees for company with the lowest decibel levels for a truly immersive, resuscitative life, resonating with the way Goa has always been.





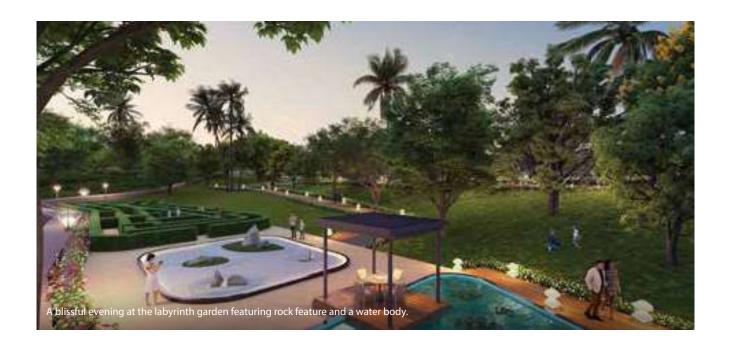
BEVERLY HILLS ENCLAVE. HOSTING A BEVY OF BEAUTIES.

A wide 10m wide boulevard runs across this exclusive enclave, straddling within, a slew of amenities that resuscitate residents.

Picture this. A golf putting zone for Sunday mornings, a wedding venue that doubles up as party venues for winter evenings or just a sprint with abandon with your Great Dane, a labyrinth garden for mirthful walks with the kids, water and rock features that transport you to a Grecian world. Truly, a world of biophilic joyfulness that puts you at the heart of the truly privileged exclusive life. A careful blend of active and resuscitative zones, designed to provide its residents with exclusive party and fun zones along with the best-in-class opportunities to rejuvenate their minds.

And for times when you'd feel like finding pleasure in the vibe of Goa – it's culture, energy and cuisine – you are just a walk away from the man-made sea and beach, the multi-tiered clubhouse, the culinary zone and the activity zone featuring a multi-purpose court, paint ball zone, skating rink and an amphitheatre.

Beverly Hills, California	Beverly Hills, One Goa
Southwest of California	Southwest of One Goa
Home to the who's who of Hollywood the likes of Elvis Presley, Frank Sinatra, Richard Nixon, Jennifer Aniston, Dean Martin.	Soon to be home to the best designations in India – the newsmakers of today and the future.
Known for its wide roads, boulevards and amazing landscapes & undulating topography.	A 10 m wide road, lined with beautiful, dense trees on both sides, undulating topography & beautiful landscape consisting of labyrinth garden, rock and water features.
Renowned for its opulent lifestyle, a Beverly Hills address is a dream for people across the world, a true hallmark of having made it.	Beverly Hills, One Goa, which is the highest section of the development, is also its most opulent and an indicator of one's stature.

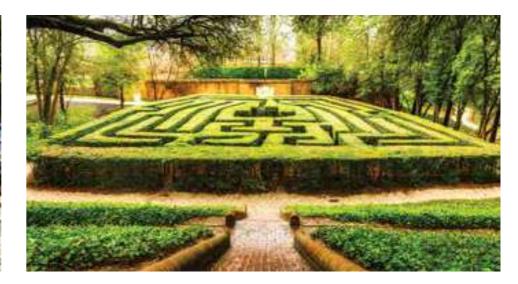


WHAT MAKES THE BEVERLY HILLS ENCLAVE AN ADMIRABLE CHOICE FOR ITS TRUE CONNOISSEURS?

- A wholesome curated experience: Be at your own private retreat and yet be closer to the party vibes of One Goa.
- An exclusive enclave: Purposefully curated for connoisseurs who appreciate the company
 of like-minded people.
- **Closer to nature:** More greens with meandering tree-lined spaces and a forest trail providing the highest freshness and the least noise per square feet.
- A perfect blend of active & resuscitative: A plethora of amenities that provide avenues for party, fun and rejuvenation, all in one place.









BICHOLIM

and Naroa. One immerses into the land of temples at Divar.

THE BENEFACTOR OF GOA'S METAMORPHOSIS. AND HOME TO ONE GOA. Mopa Airport **MAHARASHTRA KARNATAKA** MAPUSA 30 MINS •---Mapusa BICHOLIM A blend of historic Sanquelim significance of the local farming community Valpoi • and the unforgettable experience of the famous market offering vibrant textiles, **NORTH GOA** seafood, aromatic spices and **PANAJI** unique handicrafts that draw visitors from far and wide. Mormugao Vasco Pondá MOPA AIRPORT da Gama 40 MINS 4 Operating at a capacity of 44 lakh passengers per annum, to go up to 1.3 cr. passengers per annum on full capacity. Exponential boost to domestic as well as international tourism. Margao ASSAGAO 40 MINS **←**······ Curchorem Known as the "land of flowers", Sanguem Quepem is a representation of beautiful landscapes with winding roads and hills. Often compared to the village in Tuscany, Italy, for its Mediterranean rustic charm. Salaulim Cuncolim Dam **SOUTH GOA** BASILICA OF BOM JESUS A catholic church, recognized by UNESCO as a world-heritage site, has been standing in all its might since its completion of construction in 1605. An outstanding example of Portuguese colonial architecture. Canacona DIVAR ISLAND 20 MINS (A floating land of mangroves by the Mandovi river, Divar is famously known for its three villages - Piedade, Malar

ARABIAN SEA

KARNATAKA

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 WITHIN 10 MINS



ADHAR HOSPITAL

MARDOLKAR HOSPITAL

OUR LADY OF GRACE MATERNITY
HOSPITAL



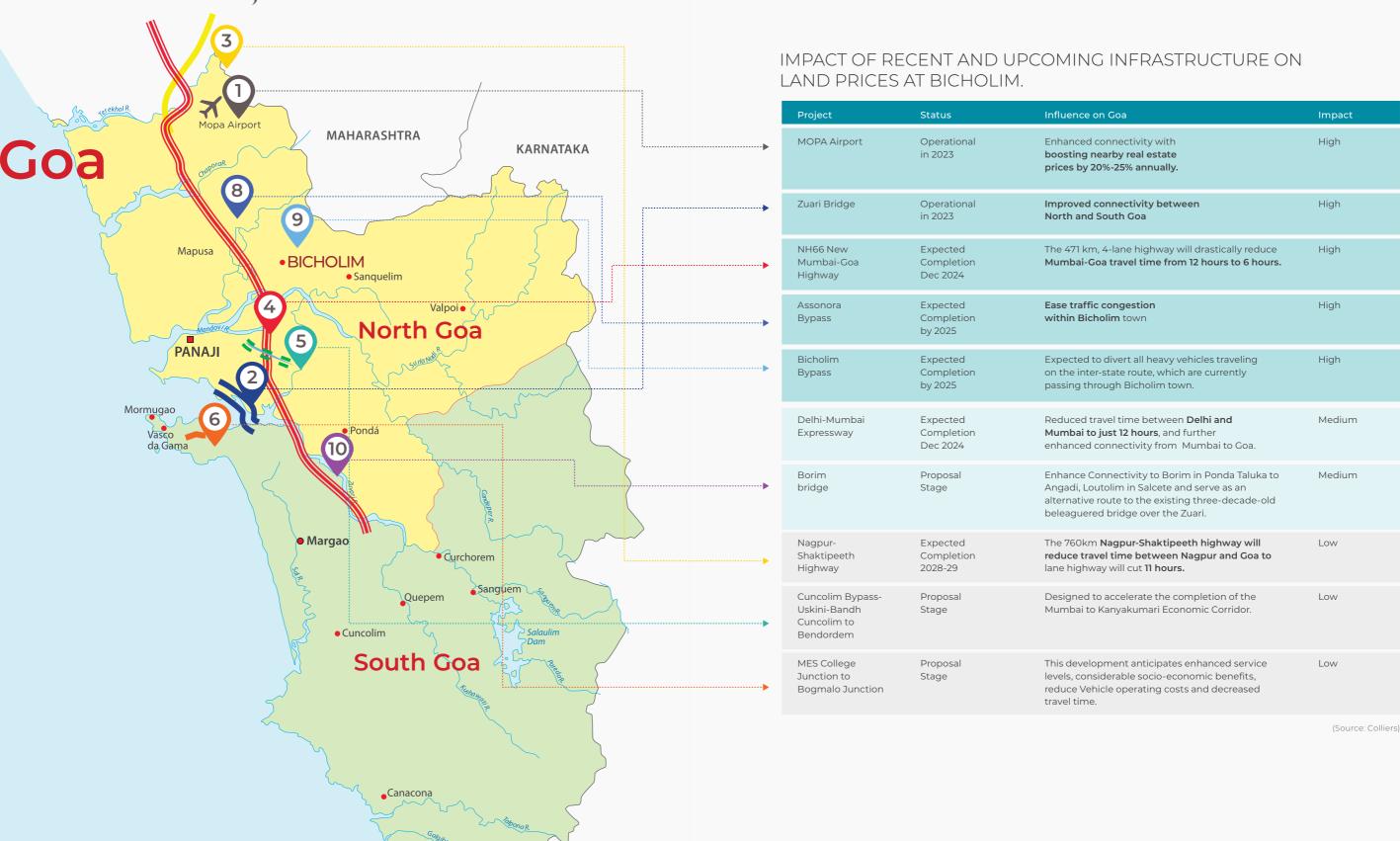
ROTARY CLUB PRIMARY SCHOOL
OUR LADY OF GRACE HIGH SCHOOL
GOA INSTITUTE OF MANAGEMENT



BICHOLIM SPICES MARKET
BICHOLIM POTTERY STUDIO

PHYSCIAL INFRASTRUCTURE AT A GLANCE, IMPACTING BICHOLIM.

ARABIAN SEA



KARNATAKA



SUCCESS THAT ECHOES ACROSS INDIA AND ABROAD.

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











PROMISE OF SECURITY



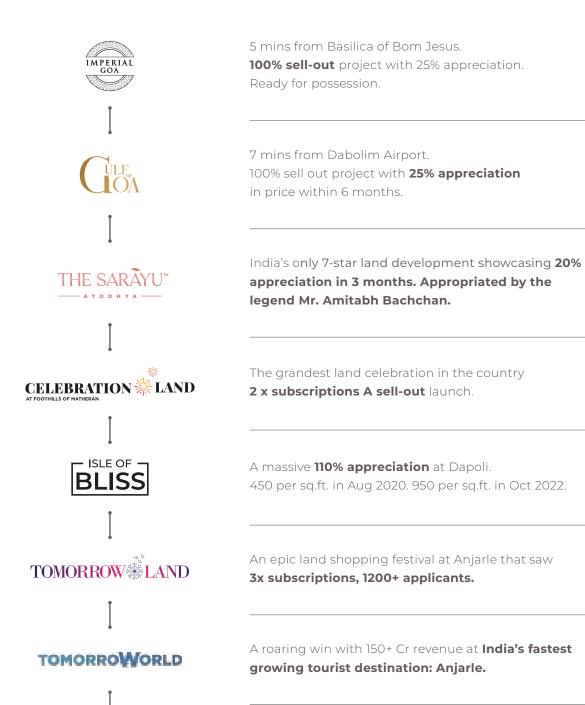
PROMISE OF WEALTH



PROMISE OF TRANSPERANCY



PROMISE OF LIQUIDITY



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







- www.hoabl.com
- **f** The House Of Abhinandan Lodha
- o thehouseofabhinandanlodha

GoaRERA registration nos. (i) One Goa P1: RGO05242232 and (ii) One Goa P2: PRGO05242234 available at https://fera.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.), 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. MJ future developments and infrastructure facilities to be provided by third parties, municipal authorities and are subject to approvals. #Not part of the amenities for the Project, it is a proposed independent development in the larger layout. 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. *T&C apply. For more information, please contact office at: The House of Abhinandan Lodha, Lodha Excelus, 3rd floor, Apollo Mills Compound, N M Joshi Marg, Mahalakshmi, Mumbai, Maharashtra- 400011, visit www.hoablin.