

INDIA, LOVE GOA?
DON'T MISS INDIA'S LARGEST
LAND LAUNCH IN

THE _____TM
HOUSE OF
ABHINANDAN
LODHA _____



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

ONETM
GOA
— THE VIBE —

VILLA LAND
1,537 & 1,849
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.

01

₹91,417 crore GDP An explosive tourism-driven economy, projected to exceed ₹1 lakh crore to the GDP.

02

Investments to the tune of **₹5,400 crore** by the state government towards infrastructure development.

03

One of the Top 10 busiest airports in India, with traffic of 1.16 crore passengers per annum in 2023.

04

32 5-star hotels. The highest density of 5-star hotels amongst all states in India.

05

139% rise in foreign tourist arrivals between 2022 and 2023, reflecting growing demand for premium hospitality and divergent experiences.

06

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

07

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

08

India's most-loved destination with Goa being India's only state in the Top 15 global travel destinations.

09

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.

10

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)

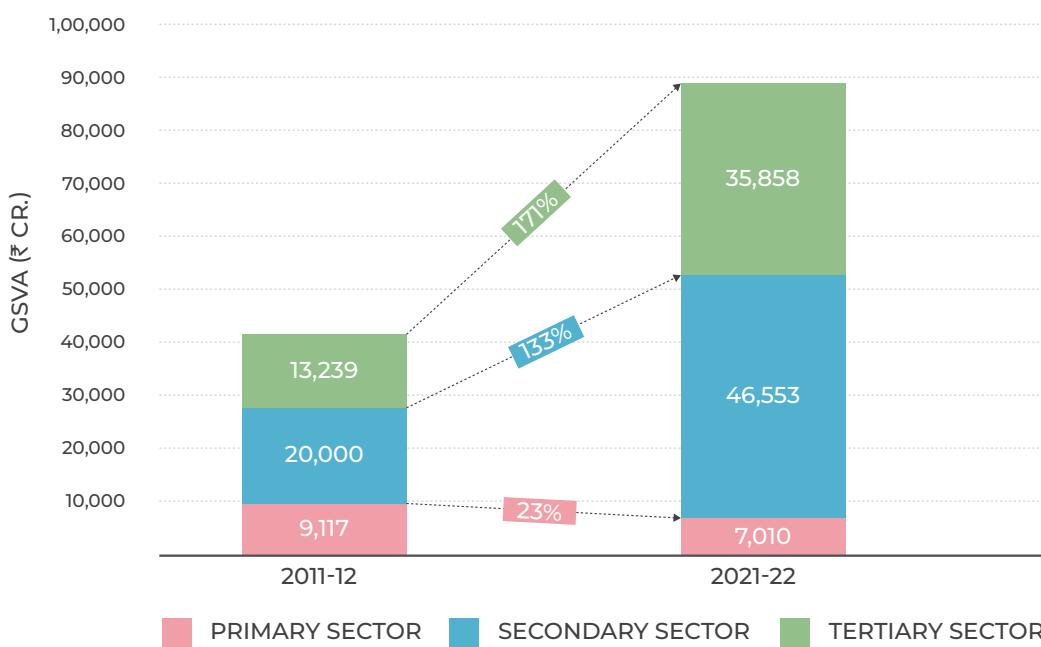
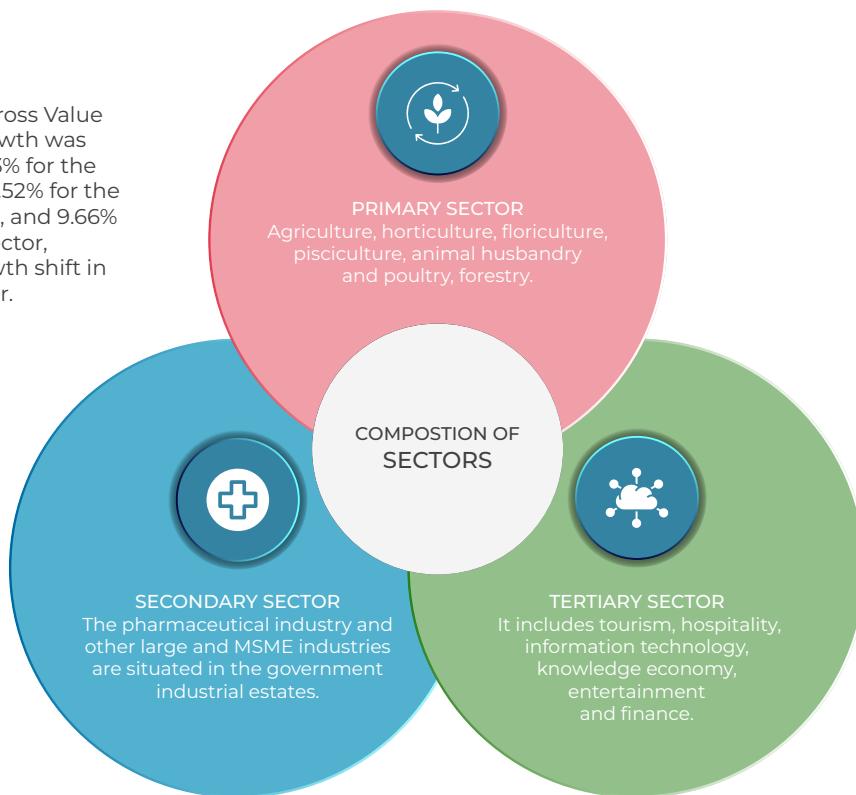




GOA'S GDP NUMBERS REFLECTING ITS STATUS AS INDIA'S NO. 1 TOURIST HUB.

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, indicating a growth shift in 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, 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% ofHNIs 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.

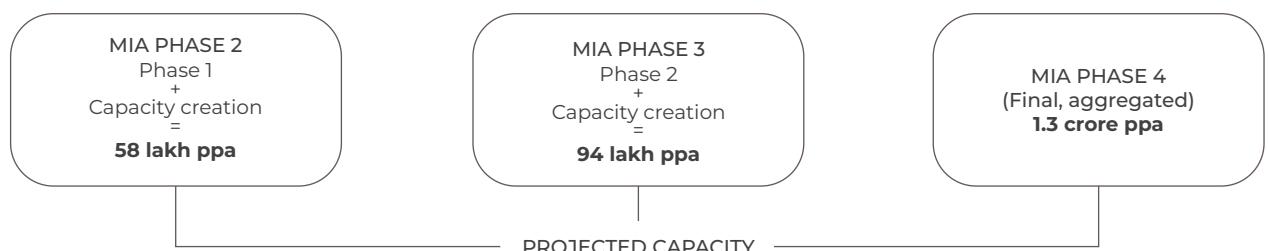
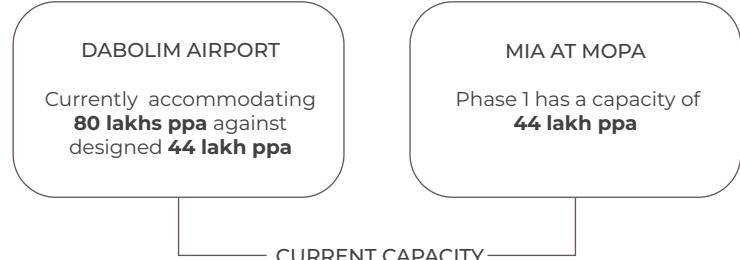


■ Manohar International Airport (Mopa) has ushered in international flights and is set to drive property prices upwards by an estimated 27-30%, with a positive spillover to regions adjacent to north-east Goa.

■ 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.



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 .

- 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 and permanent construction may not be possible, 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 4th 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.

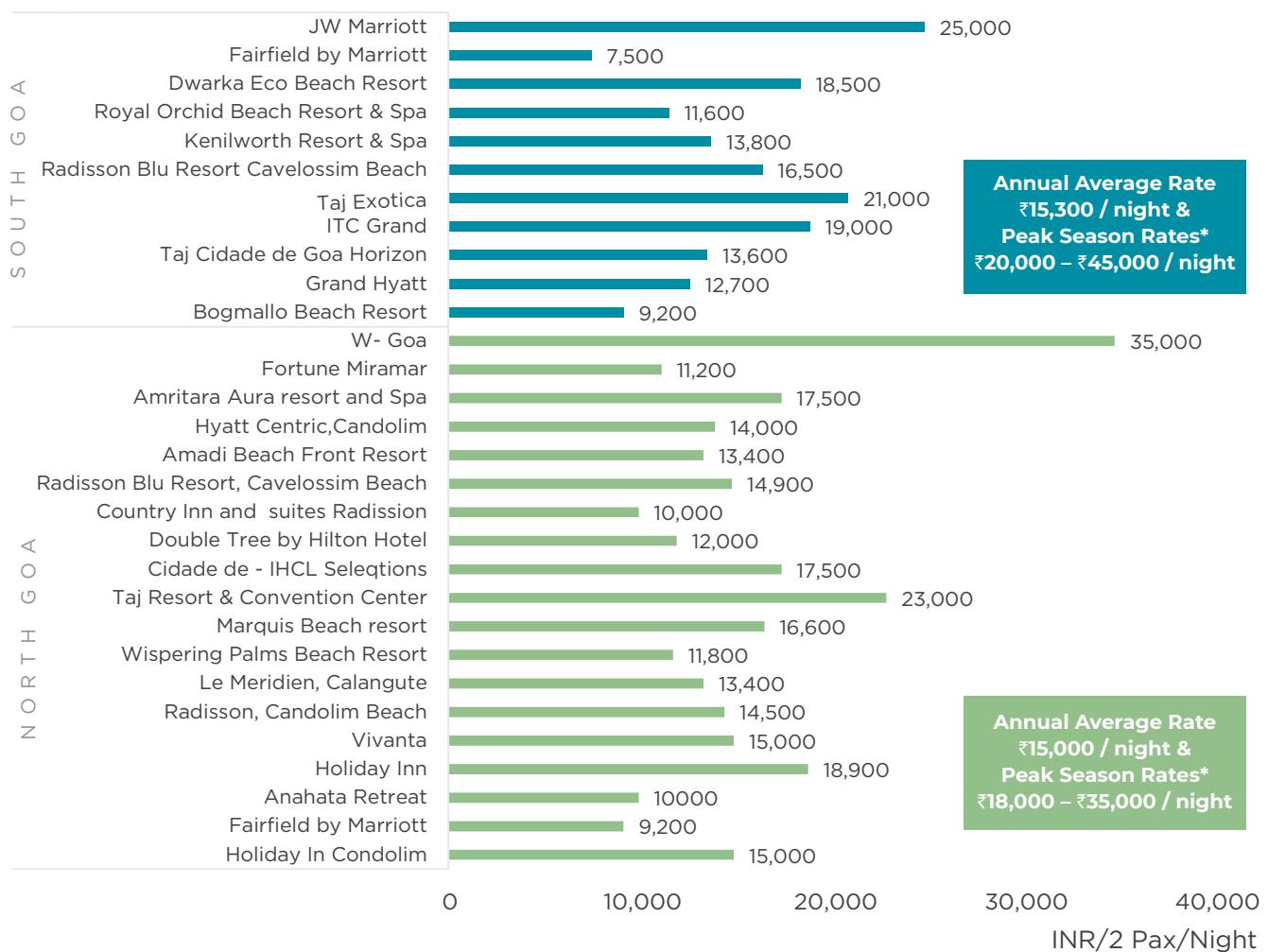


GOA'S 5-STAR HOTELS: HOSPITALITY ON THE RISE

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.



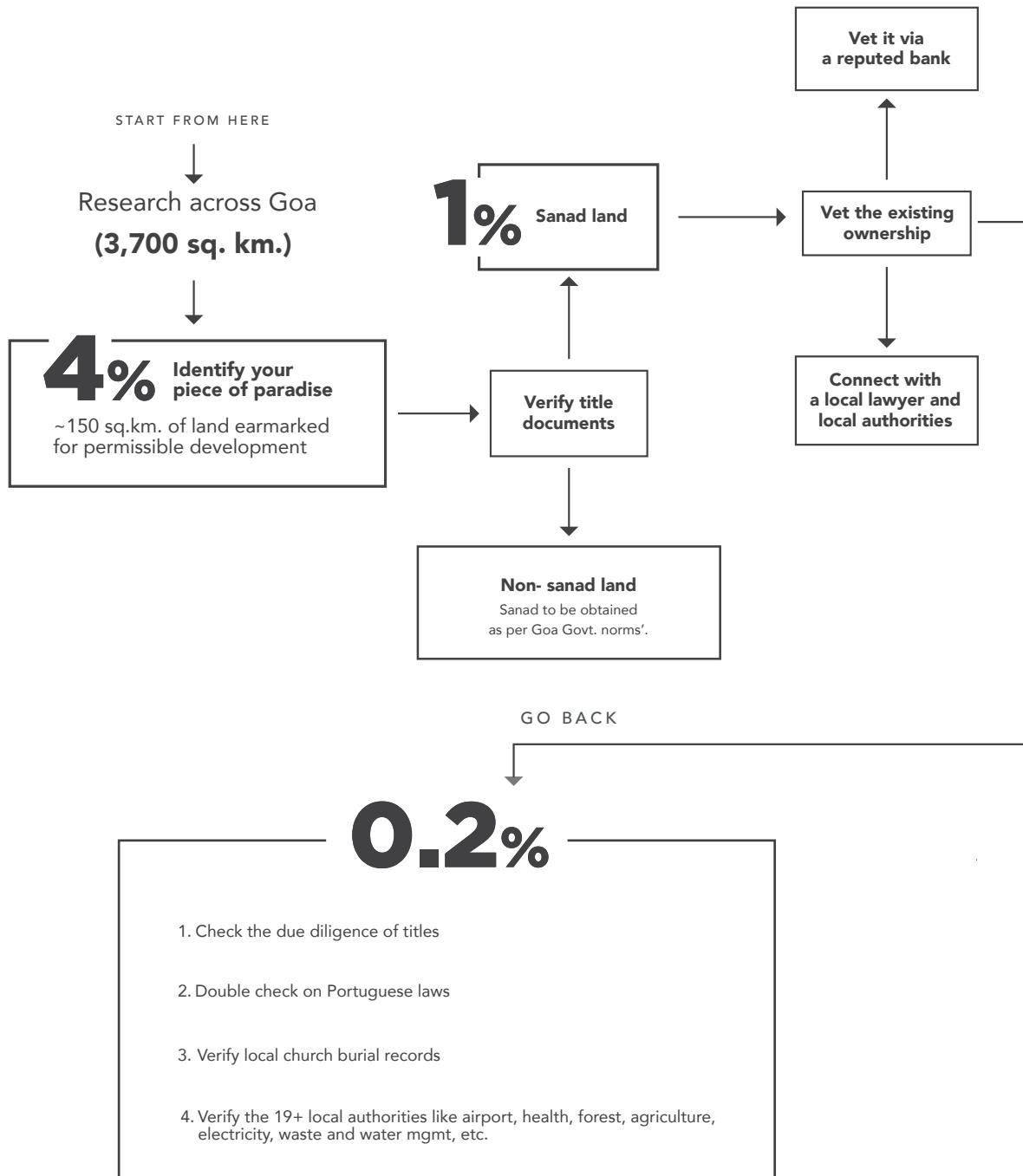
Few of the premium hotels and resorts from the market were studied to identify the average tariff per room per night in the current times. Based on the identified projects an average tariff cost in the **North Goa** is of ₹15,000 and in the **South Goa** is of ₹15,300 per night per room for premium hospitality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

GOA'S FIRST & ONLY

130+ ACRE, 5-STAR BRANDED LAND DEVELOPMENT



The multi-tiered clubhouse at One Goa.



Triptii Dimri for One Goa.



ONETM GOA

— 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.



ALL THINGS GOA, AT ONE GOA

Experience the irresistible allure of Goa at India's very own Ibiza in Goa. 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. This is India's answer to Ibiza - the party capital of the world. Where, lively celebrations, exhilarating parties, and cherished camaraderie thrive amidst stunning sundowners and fulfilling adventures.

Picture yourself immersed in the pulsating energy of Ibiza's famed nightlife, seamlessly blending with Goa's breathtaking natural wonders. Here, vibrant sun, sand, and sea intertwine with a magnificent backdrop, a symphony of joy.

Triptii Dimri, for One Goa.
The pool, flanked by cabanas, pergolas and F&B zones.



ONE GOA

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.



MULTI-TIERED BRANDED CLUBHOUSE

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.

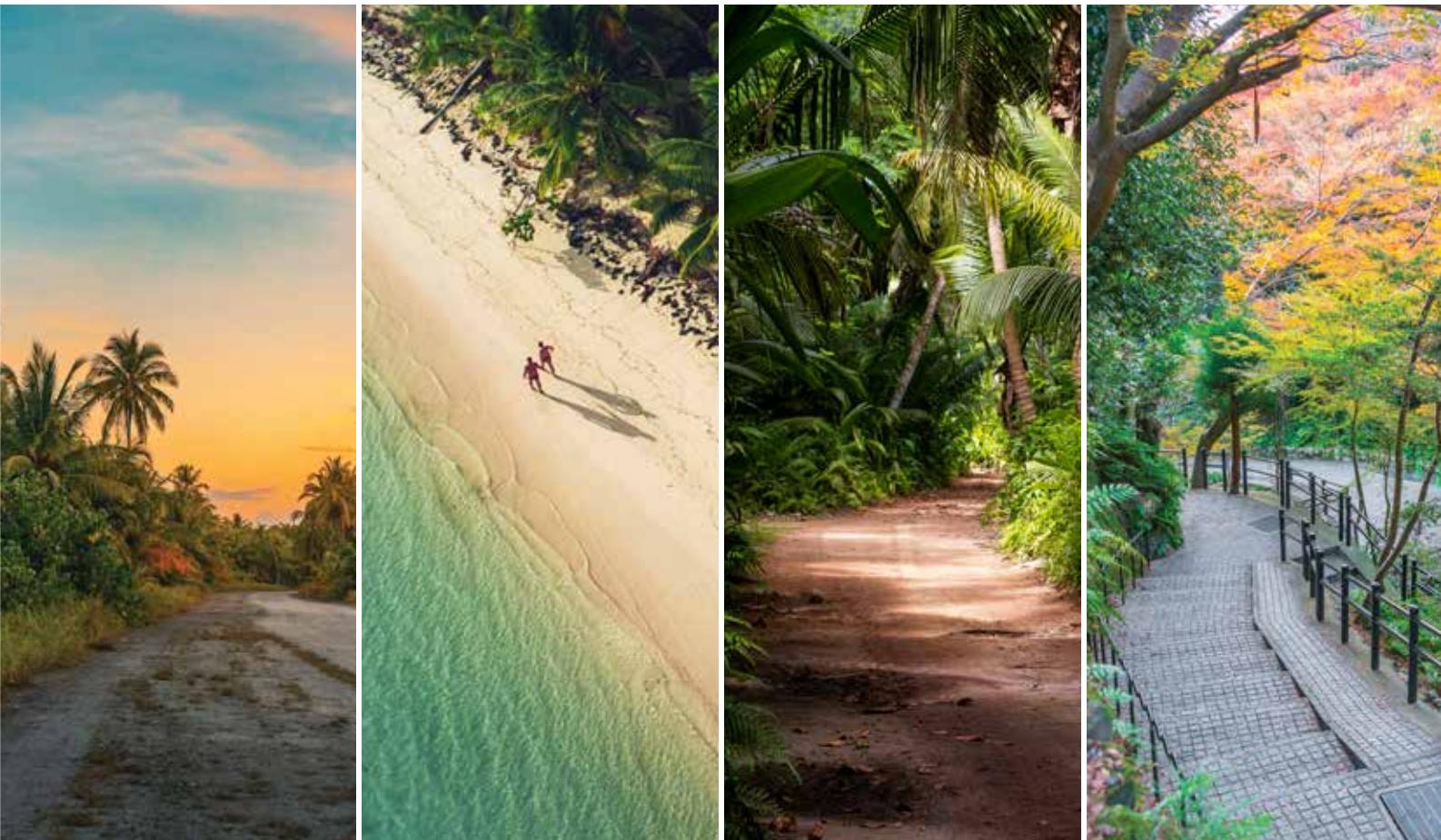


BRANDED GYM

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.



P R E M I E R 5 - S T A R H O T E L : U N R I V A L L E D L U X U R Y .



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.



Grand, multi-tiered clubhouse.

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



ADVENTURE & ENTHUSIASM AT EVERY CORNER.



Triptii Dimri for One Goa.
With a variety of adventure and activity zones,
One Goa is the perfect place to be.

Engage in spirited adventures like paintball and volleyball or conquer towering rock walls with your indomitable spirit. The tranquil water features add a touch of serenity to the electrifying ambience, promising an exhilarating experience for a lifetime.



Top view of activity zone.

• Amphitheatre

• Multipurpose court

• Rock climbing

• Paint ball zone

• Skating rink



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

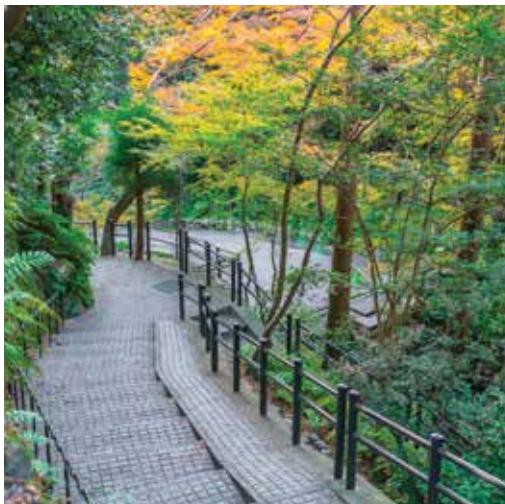


Retail experiences.

Nifty retail shops and a supermarket make things much more convenient



MORE THAN JUST MAJESTIC BEAUTY.
TURN THE PAGE TO DISCOVER A DAY
IN THE LIFE OF A ONE GOA RESIDENT.



DAYS WELL-SPENT. DAYS LIKE THESE.

8:00 AM

Start the day with a refreshing morning walk or jog along the river walk park.

9:00 AM

Enjoy sun, sand, and sea at the man-made beach.

10:00 AM

Indulge in a scrumptious breakfast at the Eatery Zone or Open-air Cafe.

11:00 AM

Make evening plans for the rock concert at the amphitheater with neighbours-turned-friends.

1:00 PM

Engage in activities like skating, rock climbing, and volleyball at the multipurpose court.

3:00 PM

Relax in the hammocks at the forest zone or indulge in a relaxing spa session.

5:00 PM

Let the kids have a blast at the Japanese Zen Garden while you serenade the missus at the aroma garden.

7:00 PM

Delight in a fine dining experience with fresh bebinca, mocktails and mouth watering favourites.

10:00 PM

Head to the clubhouse for some groovy tracks and a dance session at the disco.

SUN, SAND & SEA

Man-made Beach with White Sands
Cabanas and Loungers
Rock feature and waterfall
Foot-over bridge
Outdoor Dining Area
Cocktail Area
Beach Spa and Sun Bath

LEISURE AND RELAXATION

Hammocks Forest
Star Gazing Observatory
Bon Fire Pit
Mini Golf
Japanese Zen Garden
Aroma Garden
Children's Play Area
Open-Air Wedding Venue
River walk Park
Labyrinth Park

CULINARY EXPERIENCES

Eatery Zone
Open-air Cafe
Wine shop & Convenience Store
Alfresco Dining
Shaded outdoor area
Pergola & Water feature
Connecting Boulevard
Hotel
Reflective Pool

ADVENTURE AND ENTHUSIASM

Boulevard
Skating Rink
Rock Climbing & Volleyball
Multipurpose Court
Paintball Area
Off-Street Parking
Pergola & Water Feature
Children's Play Area



ENZYME: OUR DESIGN PARTNERS FOR ONE GOA.

Enzyme is an international architecture and design practice, with over 250 projects of sustainable architecture, urbanism, and interior design.

Headquartered in Hong Kong, the group also has offices in Singapore and Madrid with partnership offices in Dubai, Vietnam and Canada.

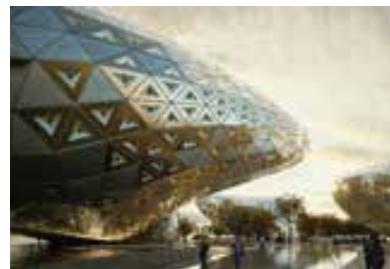
The group has designed some of the iconic projects across the globe and operates in multiple disciplines of architecture – Masterplanning, interior design, landscaping, façade design and computational design.



Bamboo Towers, Malaysia



Gili T Development, Indonesia



Stelsi Archipelago, Republic of Korea



Longmen Resort, China



Dinamo Stadium, Romania



Simón N.A.F.

Partner & Managing Director,
Singapore / Brussels

Simón Núñez de Arenas Fraile enjoys the reputation of being an internationally renowned architect. During his earlier stints at various design firms, he was instrumental in winning the prestigious Pragati Maidan redevelopment project and the Bharat Mandapam Convention Centre which recently hosted the G20 Summit in India. He is also accredited with designing private works for Bahrain's Royal Family, Procter & Gamble R&D headquarters in Singapore and Pepsi Co. headquarters in New York and India.

EXPERIENCE
BEVERLY HILLS,
IN GOA.



Triptii Dimri for One Goa.
Fine dining options galore.



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.





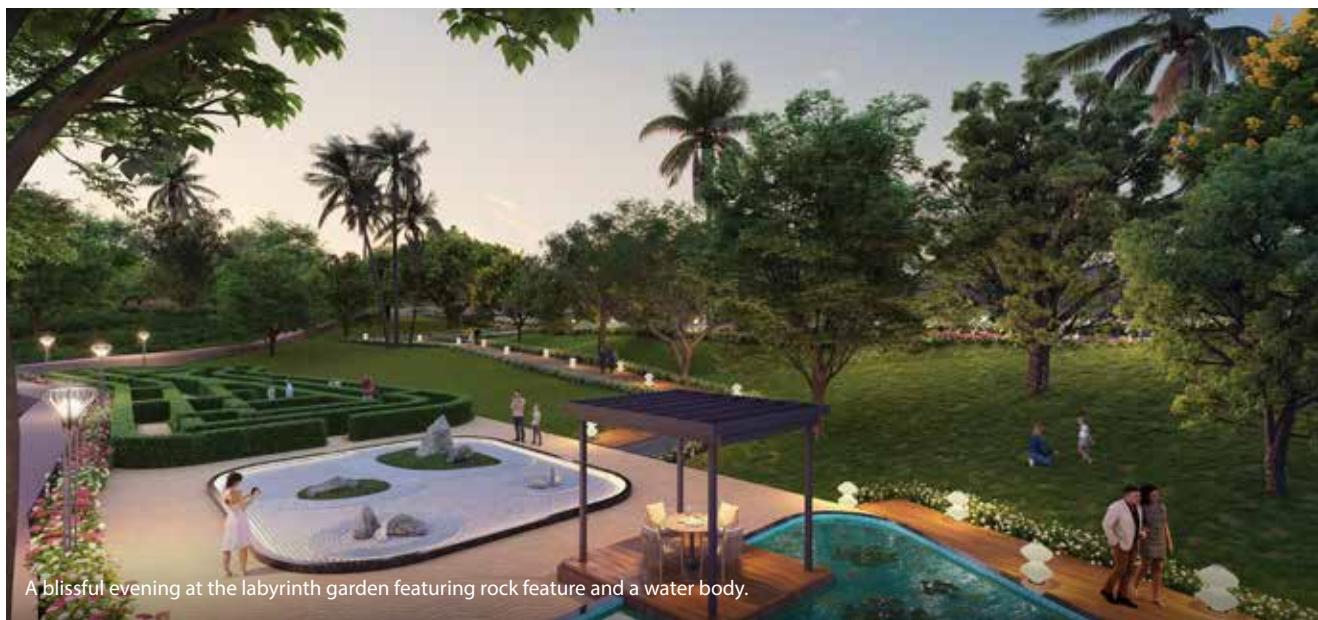
BEVERLY HILLS ENCLAVE. HOSTING A BEVY OF BEAUTIES.

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.





Grand outdoor wedding venue.

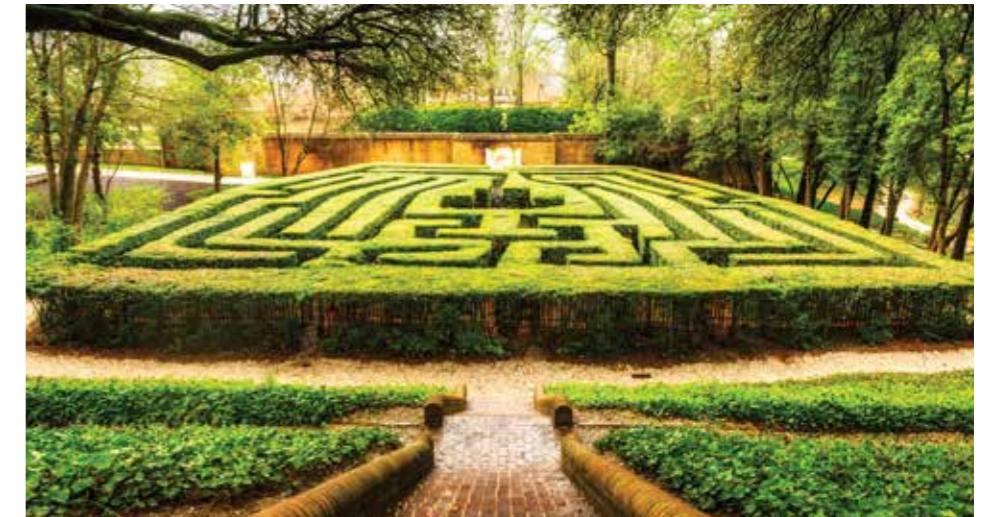


Mini golf zone.



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

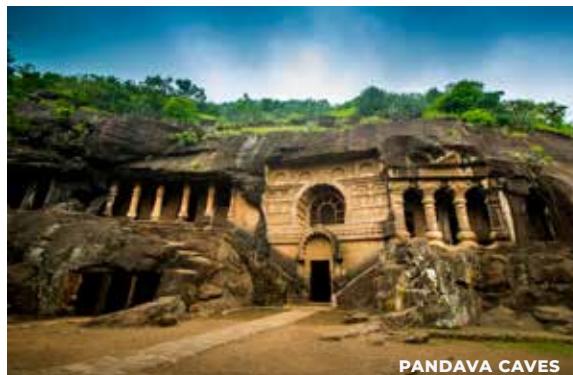
THE BENEFACTOR OF GOA'S METAMORPHOSIS.
AND HOME TO ONE GOA.





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



GOA ON THE RISE

Manohar International Airport at Mopa is projected to handle 1.3 crore passengers per annum eventually. Property prices in north-east Goa will soar upwards by an estimated 27-30% making Bicholim a veritable multi-bagger.

Qualitative rating scale. 5 being highest.

Weightage	20%	15.0%	15.0%	10.0%	10.0%	10.0%	10.0%	10.0%	100%				
Emerging Investment Hotspots	PAP (Price Appreciation Potential)	Connectivity	Upcoming Infrastructure	Tourism Potential	Availability of Grade A land	Employment opportunities	Large branded projects	Retail Presence	Aggregate Score				
Greater Noida	3.5	3	5	1	1.5	5	3.5	3	3.3				
Navi Mumbai (Ulwe)	3.5	3.5	5	1	2	5	3	3	3.4				
Gurugram	2.5	4	3	1	1	5	4	5	3.2				
Gift City	3.5	3	3.5	3.5	1.5	4	2.5	3	3.1				
Devanahalli	3.5	3	5	1.5	2.5	5	3.5	2.5	3.4				
Goa	5	3	4.5	5	1	2	3	3.5	3.6				
Gurugram's connectivity surges with NH48, MG Road, SPR, CPR, and the Dwarka Expressway, seamlessly linking every corner of the city for easy access.		Infrastructure development across regions, driven by cutting-edge airports, is boosting the real estate sector. Projects like the Greater Noida on Yamuna Expressway and Noida Expressway, Navi Mumbai's Coastal Road, and Bangalore's Elevated Corridor contribute to growth.		Goa's tourism allure is evident with stunning sanctuaries, waterfalls, and unique experiences. Embracing growth through government initiatives and a thriving real estate market.		The scarcity of land with clear titles naturally drives demand. Lower ratings often signify a dearth of clean, developable land, creating an advantageous opportunity for branded players.		Gurugram's dynamic hubs witness the evolution of industries alongside IT integration, attracting Fortune 500 companies.		Gurugram is dominated by large, branded developers and has led to tremendous rise in real estate prices in the city.		Michelin star restaurant Cavatina Cuchina, The Black Sheep Bistro. 32x 5-star hotels including Marriott International, The Westin, Taj Citadel, ITC Grand, Goa Marriott Resort. Eclectic Party Hubs Cantare, LPK Waterfront, SinQ.	



BICHOLIM: A GREENFIELD, MULTIBAGGER OPPORTUNITY IN GOA.

Qualitative rating scale. 5 being highest.

Weightage	20%	10%	10%	12.5%	12.5%	10.0%	10.0%	7.5%	7.5%	100%
Emerging Investment Hotspots	PAP (Price Appreciation Potential)	Established Location	Diversity Of Ecosystem (Ecology)	Presence Of 5-star Hotels	Historical Relevance	Alternate Tourism Potential	Supply Of Clear-titled Land (1-lowest; 5-highest)	Greenfield Location	Presence Of High End Developers	Aggregate Score
Panjim	3	5	3	4.5	4	1	1	1	3.5	3.0
Calangute	2.5	5	3	4	2	1	1	1	3	2.6
Mapusa	4	3.5	3	2	4	1.5	2	2	2	2.9
Baga	2.5	5	2.5	3	3	2.5	1	1.5	3.5	2.7
Colva	3	4	3.5	4	3.5	2	2.5	3	2.5	3.2
Bicholim	5	3	4	1	5	4.5	2.5	4	1.5	3.6

Why Bicholim stands out?

- Next growth centre
- Policy support
- New tourism avenues
- Closer to the Mopa airport, indicating rise in land value and rentals in near future
- Cleaner part of Goa with accessibility to important centres



PHYSICAL INFRASTRUCTURE AT A GLANCE, IMPACTING BICHOLIM.



IMPACT OF RECENT AND UPCOMING INFRASTRUCTURE ON LAND PRICES AT BICHOLIM.

Project	Status	Influence on Goa	Impact
MOPA Airport	Operational in 2023	Enhanced connectivity with boosting nearby real estate prices by 20%-25% annually.	High
Zuari Bridge	Operational in 2023	Improved connectivity between North and South Goa	High
NH66 New Mumbai-Goa Highway	Expected Completion Dec 2024	The 471 km, 4-lane highway will drastically reduce Mumbai-Goa travel time from 12 hours to 6 hours.	High
Assonora Bypass	Expected Completion by 2025	Ease traffic congestion within Bicholim town	High
Bicholim Bypass	Expected Completion by 2025	Expected to divert all heavy vehicles traveling on the inter-state route, which are currently passing through Bicholim town.	High
Delhi-Mumbai Expressway	Expected Completion Dec 2024	Reduced travel time between Delhi and Mumbai to just 12 hours, and further enhanced connectivity from Mumbai to Goa.	Medium
Borim bridge	Proposal Stage	Enhance Connectivity to Borim in Ponda Taluka to Angadi, Loutolim in Salcete and serve as an alternative route to the existing three-decade-old beleaguered bridge over the Zuari.	Medium
Nagpur-Shaktipeeth Highway	Expected Completion 2028-29	The 760km Nagpur-Shaktipeeth highway will reduce travel time between Nagpur and Goa to 11 hours.	Low
Cuncolim Bypass-Uskini-Bandh	Proposal Stage	Designed to accelerate the completion of the Mumbai to Kanyakumari Economic Corridor.	Low
MES College Junction to Bogmalo Junction	Proposal Stage	This development anticipates enhanced service levels, considerable socio-economic benefits, reduce Vehicle operating costs and decreased travel time.	Low

(Source: Colliers)



OFFBEAT TRAILS IN & AROUND GOA



Dudhsagar Falls

*Source: Wikipedia

Goa stands as the third most visited state in India, which is a clear indicator of its popularity among tourists. With its picturesque beaches and vibrant nightlife, it is undoubtedly a traveller's paradise. And yet, beyond the tourist hotspots lies a world of hidden gems & lesser-known experiences waiting to be discovered. With an always-on demand in the tourism category, Goa offers experiences that will surprise and delight even the most seasoned travellers - from culinary delights to offbeat attractions. Let's dive into the lesser-known side of Goa and savour its unique flavours and charms with this checklist:



FOUNTAINHAS
QUARTER WALK



SPICE PLANTATION
TOUR



GASTRONOMICAL
TOUR



DUDHSAGAR WATERFALL
TREK



SUNSET CRUISE
ON MANDOVI RIVER

I EXPLORE THE FOUNTAINHAS QUARTER

Immerse yourself in the old-world charm of Fontainhas, Goa's historic Latin Quarter, where time seems to stand still amidst narrow lanes and colourful colonial-era buildings. With its bohemian vibe and eclectic atmosphere, Fontainhas is a must-visit.

THINGS TO DO

Take a leisurely stroll through the winding streets adorned with vibrant murals, quaint cafes, and art galleries, and soak in the laid-back ambience of this picturesque neighbourhood.



PRO TIP

Don't miss iconic landmarks like the Chapel of St. Sebastian and the Menezes Braganza Pereira House, which offer glimpses into Goa's colonial past and architectural legacy.

LOCATION

Fontainhas, Altinho, Panaji

I GASTRONOMICAL TOUR

Goan cuisine is a delightful fusion of Portuguese, Indian, & indigenous flavors. Head to a local eatery to dive into the aromatic universe of Goan curries such as xacuti, vindaloo, sorpotel, ambot -tik, feijoada, sorak. And no exploration of Goa would be complete without tasting traditional Goan desserts like Bebinca (made with coconut, spices and clarified butter, made in 7-12 layers), Goan Nevri (deep fried pastries), and Sana (also available in a savoury version).



RECOMMENDED EATERIES SERVING AUTHENTIC GOAN CUISINE

- Mum's Kitchen, Calangute & Panaji.
- Fisherman's Wharf, Cavelossim, 2.1 kms from Panaji.
- Martin's Corner, Betalbatim, 31.2 kms from Panaji.
- Ritz Classic, Panaji.
- Souza Lobo, Calangute, 16.3 kms from Panaji.
- The Black Sheep Bistro, Panaji.

PRO TIP

Try traditional Goan desserts like Bebinca, Goan Nevri, Patolea, & sweet Sanna shot for a simple yet flavourful experience.



I SUNSET CRUISE ON THE MANDOVI RIVER

While Goa's beaches are renowned for their stunning sunsets, experiencing this daily spectacle from the deck of a boat adds an extra layer of magic.



PRO TIP

Embark on a sunset cruise for a romantic experience, and to witness the sky ablaze with hues of orange and pink during sunset. Sip on cocktails, groove to live music, and soak in the tranquil ambience as you glide past mangrove forests, quaint villages, and colonial-era bridges.

LOCATION: Mandovi River, Panaji

DUDHSAGAR WATERFALL TREK

Escape the coastal bustle and venture into the heart of Goa's lush hinterland for an adrenaline-pumping adventure to Dudhsagar Waterfall. It is located in Sonaulim, Goa, 72.5 kms from Panaji.

Trek through rugged terrains and dense forests, cross gushing streams, to reach this majestic cascade. Take a refreshing dip in the natural pool below the waterfall or simply bask in the serenity of the wilderness.

BEST WAY TO REACH

You can access it via road from National Highway (NH-4A). The closest station to the falls is Collem (Kuhlem) under South Central Railway. For rail travel to the falls from Goa, one route is Collem - Mollem (6 km) - Dudhsagar Falls. Another option is from Carambolim (Karmali Railway Station - Konkan Railways), with the route being Carambolim - Old Goa - Ponda - Tiska - Mollem (totaling 50 km) - Dudhsagar Falls.

PRO TIP

The road to Dudhsagar Falls includes multiple river crossings and challenging rugged terrain. While the best way to reach here is by rail, if you intend to arrive by road, it's recommended to use SUVs and 4WD jeeps.



SPICE PLANTATION TOUR

Delve into the aromatic world of spices with a guided tour of one of Goa's spice plantations. Learn about the cultivation and processing techniques for cinnamon, cardamom, pepper that have been passed down through generations.

RENNED PLANTATIONS FOR SPICE TOURS

- Sahakari Spice Farm located in the village of Curti in Ponda Taluka, 32 kms from Panaji
- Pascoal Spice Village situated in Keri village near Ponda, 37.4 kms from Panaji
- Tropical Spice Plantation at village near Ponda, 29 kms from Panaji
- Savoi Plantations located in the village of Savoi Verem in Pondataluka, 25 kms from Panaji
- Pascoal Farms situated in the village of Khandepar near Ponda, 37.4 kms from Panaji

PRO TIP

Indulge in elephant joyride at Tropical and explore 500 species of orchids here. At Savoi, you can consult an Ayurveda specialist while at Pascoal, you can undertake boating and water biking.



BHAGWAN MAHAVIR WILDLIFE SANCTUARY

Goa's largest protected area and a biodiversity hotspot. Within it also lies the Mollem Wildlife Sanctuary a.k.a. Bhagwan Mahavir National Park, as well as the Dudhsagar waterfalls that cascades from a height of around 310 meters. Explore its landscape by undertaking a jungle safari.

Location: NH 4A, Caranzol, Sonaulim, Mollem

Expanse: 240 sq. kms

Timings: 8.00 am to 5.30 pm

HOW TO REACH

By Rail: Collem/Kulem Railway Station is the nearest station at 6 kms. from the park.

By Road: Well-connected by road, a little more than an hour's drive from Dabolim Airport.



DR. SALIM ALI BIRD SANCTUARY

Named after the renowned ornithologist Dr. Salim Ali, the Salim Ali Bird Sanctuary is nestled in the mangroves of Chorao Island. To witness the captivating sight of birds here, a guided tour on a boat is recommended.

Location: Canacona Taluka, Khotigao, about 4.8 kms from Panaji

Expanse: 1.78 sq. kms.

Timings: 6.00 am to 6.00 pm

HOW TO REACH

By Rail: The nearest railway station to the sanctuary is Karmali, located just 10 kms. away.

By Road: Nearest bust stop is Panjim Kadamba bus stand located only 4.8 kms away.

Wildlife Sightings:

- Bengal tiger
- Indian bison
- Black panther
- Cobra & Pythons
- Malayan giant squirrels
- Malabar gliding frog
- Critically endangered Malabar tree toad



BONDLA WILDLIFE SANCTUARY

Bondla Wildlife Sanctuary is the smallest sanctuary in Goa, and yet it houses a variety of wildlife. It also has a wildlife rescue center where injured and orphaned animals are rehabilitated and released back into the wild. It has also hosts a mini zoo and a botanical garden.

Location: Usgao-Ganjem VP, Goa

Expanse: 8 sq. kms.

Timings: 9.00 am - 5.00 pm

HOW TO REACH

By Rail: Madgaon Railway Station is the nearest station situated 40 kms. from the park

By Road: Well-connected by road 40 kms from Margao Terminal

Bird Sightings:

- Pied Avocet
- White Bellied Sea Eagle
- Purple Heron
- Spot-breasted Fantail
- Black-naped Monarch
- Rufous Treepie
- Blyth's Reed Warbler
- Purple-rumped Sunbird
- Purple Sunbird
- Black Drongo & more...



Wildlife Sightings:

- Sambar deer,
- Barking deer
- Wild boar
- Indian bison
- Malabar giant squirrel
- Indian peafowl
- Many species of snakes and more...

NETRAVALI WILDLIFE SANCTUARY

Located in South Goa, the Netravali Wildlife Sanctuary is a haven of pristine forests, and cascading Netravali waterfalls. While exploring the wildlife here, you can also visit ancient temples and sacred groves or simply undertake a trek.

Location: Verlem, Goa

Expanse: 211 sq. kms.

Timings: 8.30 am to 4.30 pm

HOW TO REACH

By Rail: Madgaon Railway Station is the nearest station situated 40 kms. from the park.

By Road: Just short of 2 hours from Dabolim Airport and 40 minutes from Varca Beach in South Goa.



Wildlife Sightings:

- Indian bison
- Great pied hornbill
- Four horned antelope
- Rufous babbles
- Malabar giant squirrel
- Nilgiri wood pigeon
- Black sloth
- White-bellied treepie, etc...

COTIGAO WILDLIFE SANCTUARY

The Cotigao Wildlife Sanctuary houses tree-top perches, towering trees, and pristine watering holes, and natural trails that range from 500 mtrs. to 5 kms. which can be explored on foot or even on bicycle. It's Nature Interpretation Centre run by the Forest Department has a mini library and exhibits for wildlife enthusiasts.

Location: Canacona Taluka, Khotigao

Expanse: 86 sq. kms.

Timings: 7.00 am – 5:30 pm

HOW TO REACH

By Rail: Madgaon Railway Station is the nearest station situated 53 kms. from the park

By Road: Margao bus terminal is the closest to the park at 59 kms; the sanctuary is well-connected by road & local bus service.



Wildlife Sightings:

- Flying Squirrel
- Golden Back Gliding Snake
- Flying Lizard
- Four-horned Antelope
- Indian Pangolin
- Malabar Pied Hornbill

MHADEI WILDLIFE SANCTUARY

This sanctuary is home to 255 species of birds, 330 species of butterflies, and a variety of flora and fauna including rare and endangered species of Malabar pied hornbill and Bengal tiger. Explore them with the help of guided tours. The postcard perfect Vazra Sakla Falls and the Virdi Falls within the sanctuary are two other highlights of Mhadei. Explore hiking, white-water rafting during monsoons and rock climbing at Vagheri Hills and Chorla Ghat.

Location: Valpoi, Goa

Expanse: 208 sq.kms.

Timings: 8.00 am – 5:30 pm

HOW TO REACH

By Rail: Karmali Railway Station is the nearest station situated 30 kms. from the park

By Road: It lies 1.5 hrs. from Panjim. Sattari is the closest bus stand, 40 mins away from the sanctuary.



Wildlife Sightings:

- Sambar Deer
- Giant Squirrel
- Black-faced Langur
- Mouse Deer
- Ruddy Mongoose
- Dhole or Asian wild dog
- Sloth Bear
- Indian Hare and much more



DEVELOPMENT PLAN



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