

THE
HOUSE OF
ABHINANDAN
LODHA



THE UPPER ECHELONS WILL BE HERE.

will you?



GOA CAN CLAIM YOUR HEART.
BUT CAN YOU CLAIM A PART OF IT?



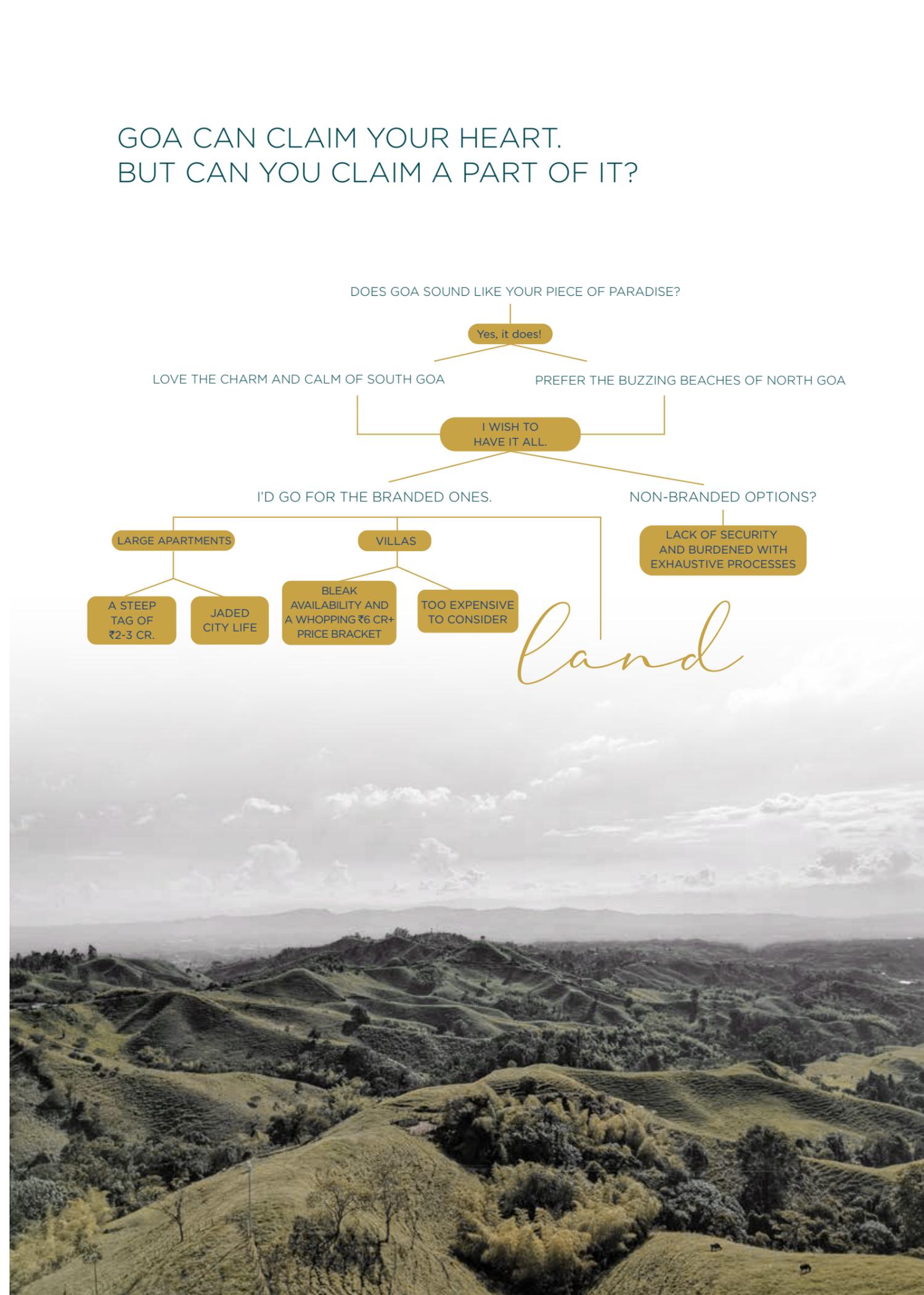
A POTPOURRI OF CULTURES. A PARADISE OF PARTY AND PLEASURE.

Goa.

Labeled as the pearl of the orient, Goa is where the wayfarers from the world are enchanted by the way the sea serenades the sun. After all, this is the land where the string of beaches are bedecked with palm-fringed trees and the liveliness of people mingles at its shores. With forts resting atop tiny hills, white-washed churches and flavours reminiscent of a Portugal past, this hub of shacks easily transforms into a resplendent lesson in history. Where relaxation and adventures blend, as one can transition from a hammock session to a thrilling expedition in mere minutes at this pocket-sized holiday destination.

Goa is the land that wears the colours of the vibrant carnival and buzzing casinos. Where your flip-flops can pick the quaint restaurants by the streets and your stilettos can make it to full-throttle parties. Where nature's beauty can be experienced in all its glory. Goa is where you can pick the charm of slow living or the opulence of a splendid life.

IT'S THE ONLY PART OF INDIA THAT LETS YOU EXPERIENCE THE NEW AND THE OLD CRAFTING A STORY WORTH BEING TOLD.



INVEST IN YOUR FUTURE. INVEST IN LAND.

Coined as the 'golden child' of investing, land as a piece of investment is peace of investment. Why? Because over the years land has become scarce, leading to a steep price tag attached to it. However, as compared to a villa or a residential apartment, land, if maintained well, increases in value, bringing you great returns on your investment.

LAND USAGE IN INDIA

LAND USAGE	PERCENTAGE
UNDER CULTIVATION	51.09%
UNDER FOREST	21.81%
PASTURE LAND	3.92%
UNCULTIVATED WASTE	5.17%
BUILT UP AREA & UNCULTIVATED LAND	12.34%
RESIDENTIAL LAND	5.67%

LAND USAGE IN MAHARASHTRA

LAND USAGE	PERCENTAGE
AGRICULTURE LAND	57.34%
UNDER FOREST	20.00%
PASTURE & NON CULTIVABLE LAND	4.36%
OTHERS	12.56%
RESIDENTIAL LAND	5.74%

LAND USAGE IN GOA

LAND USAGE	PERCENTAGE
ORCHARDS, PADDY FIELDS, CULTIVABLE	37.75%
UNDER FOREST	35.53%
MANGROVES, WATERBODIES, SALTPANS	6.72%
BUILT UP AREA	16.50%
RESIDENTIAL LAND	3.50%

INDIA V/S GOA

	TOTAL LAND (SQ. KM.)	TOTAL LAND AVAILABLE FOR DEVELOPMENT	RESIDENTIAL LAND (SQ. KM.)
INDIA	32,87,263		1,86,388 (~5.67%)
GOA	3,702		130 (~3.50%)

OF THE TOTAL RESIDENTIAL LAND AVAILABLE IN INDIA ONLY 0.07% RESIDENTIAL LAND IS AVAILABLE IN GOA

GOA V/S MAHARASHTRA

	TOTAL LAND (SQ. KM.)	TOTAL LAND AVAILABLE FOR DEVELOPMENT	RESIDENTIAL LAND (SQ. KM.)
MAHARASHTRA	3,07,713		17,663 (~5.74%)
GOA	3,702		130 (~3.50%)

AS COMPARED TO RESIDENTIAL LAND AVAILABLE IN MAHARASHTRA ONLY 0.74% RESIDENTIAL LAND IS AVAILABLE IN GOA

WHAT MAKES LAND IN GOA THE PERFECT CHOICE?

Great Price Appreciation: The MOPA airport will prove to be a great boost for real estate, pushing the prices by 27-30%. A surefire way for landowners to reap the maximum benefits. Moreover, the CAGR for such spaces is expected to rise by 23.63%.

Great Second Home Destination: A lot of people have begun looking at land not merely as an investment but as a peaceful second home, holiday home or a cocoon of safety, post-retirement. Goa took the spot as the most preferable place during the onset of 2020.

Great Lifestyle Upgrade: Negligible geopolitics risks coupled with post-pandemic aspiration for a lifestyle upgrade, makes Goa a popular choice amongst the upper crust for luxury property.

Great Travel Destination: As an unmatched contender, Goa holds a coveted spot as the only Indian state to be among the top 15 places in the World's Top Travel Destinations List.

And if you still need another reason, this heavenly beach paradise continues to be a home of many business moguls and well-known celebrities.

FOR THE FIRST TIME SINCE IT'S INDEPENDENCE, GOA WILL WITNESS BRANDED LAND BY THE LAND LEGENDS, THE HOUSE OF ABHINANDAN LODHA.

THE HOUSE OF ABHINANDAN LODHA

MEET THE STALWARTS WHO HAVE INTRODUCED THE WORLD TO LAND 2.0.

The House of Abhinandan Lodha are the distinguished leaders of second-to-none estates. Recognizing the true essence and power of an asset that can last for many lifetimes, The House of Abhinandan Lodha embarked on the journey to disrupt the risks and red tape associated with land. So that it could become a clear, demarcated asset that anyone could own.

Pulling it out from the terrains of tedious paperwork and processes, we have made land transparent, conveniently accessible and tech-enabled. By plugging in the digital transformation, land can now become a 100% secure investment opportunity with the surety of long-term wealth creation for you. As the pioneers have only proven time and again, land bears the badge of great returns and have opened a doorway of a brand new investment category, for ones looking for assured appreciation on their assets.



THE SUCCESS STORY OF BRANDED LAND.

ASSET	April 2021	Sep 2022	CAGR
Sensex	47,204	56,598	20.7%
Gold	₹4,436	₹4,880	10%
Fixed Deposits	₹1,00,000	₹1,07,593	7.5%
Crypto	\$58,787	\$19,017	-67.7%
BRANDED LAND BY THE HOUSE OF ABHINANDAN LODHA	₹22,50,000	₹45,00,000	100%

Source: www.coindesk.com | www.bankbazaar.com | <https://in.investing.com> | Gold price as per 1 gram-24 carat, Sensex in points.

With over **2200+** plots spanning **43,00,000+** sq.ft. sold through just **5** sell-out launches,

we are only here to raise the bar higher for branded land that lets you experience life lived to its fullest potential in grandeur and harmony.

The four pillars of branded land which make it a remarkable asset:



The pledge of security



The bond of transparency



The symbol of wealth



The hallmark of honour



FOR IT'S ONLY HERE THAT YOU CAN HAVE
THE ACCESS CARD OF ENDLESS POSSIBILITIES.



Panjim City Centre
15 mins



Dona Paula
24 mins



Deltin Royale Casino
15 mins



Miramar Beach
23 mins



Baga Beach
41 mins



Dabolim Airport
44 mins



Bambolim Beach
19 mins



Candolim Beach
35 mins



Colva Beach
54 mins

WHERE THE HIDE AND SEEK OF PICK AND CHOOSE ENDS.

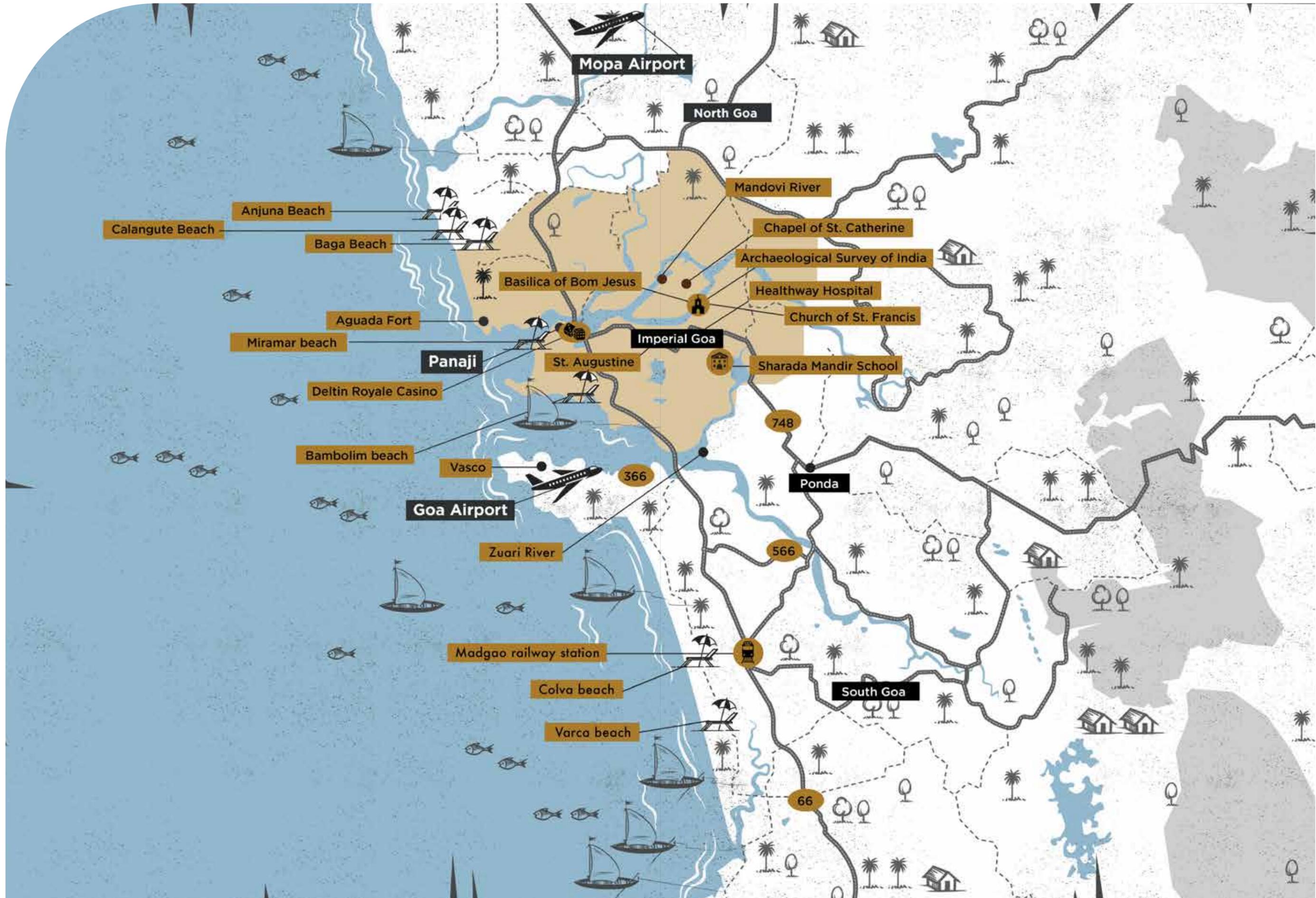
Goa's magnetic charm always leaves you wanting more...

Be it North's platter of energetic, fantastic spots to unwind or its pristine natural poetry. Or South Goa's susegad setting, well complimented by its unblemished beachscapes. A part of you seeks a treasure land where you can experience it all.

WELCOME TO *Imperial Goa.*

Hidden in plain sight, next to the alluring Mandovi river, is your answer with a quick route to beach hopping and scenic sight shopping. At its heart where the hectic blends with calm and tales of heritage blend with hip casinos. Here, you can bring yourself to the realms of the rich past, well-dressed in the many ancient moods of Portugal imprints. A present UNESCO World Heritage Site, this land of bliss formerly wore the crown of the erstwhile capital of the Portuguese state of India from 1530-1843. With forts, monuments and churches of great repute, like the Basilica of Bom Jesus, Imperial Goa's incomparable desirability lies in its accessibility. A prime location on the highway gives you the upper hand to be anywhere in Goa as easily as shooting the breeze. Whether it's buzzing party spots or a harmonious rendezvous with nature, Imperial Goa is your walk into the world of wonders of connectivity.





Mopa Airport

North Goa

Mandovi River

Calangute Beach
Anjuna Beach

Baga Beach

Chapel of St. Catherine

Archaeological Survey of India

Basilica of Bom Jesus

Healthway Hospital

Church of St. Francis

Aguada Fort

Miramar beach

Panaji

St. Augustine

Imperial Goa

Sharada Mandir School

Deltin Royale Casino

748

Bambolim beach

Vasco

366

Ponda

Goa Airport

Zuari River

566

Madgao railway station

Colva beach

South Goa

Varca beach

66



Extraordinary

IS IN THE MAKING AT THE MOST CELEBRATED SANDS IN THE COUNTRY.

At the vibrant heart of the country's most popular vacation land, an unimaginable estate is all set to erase the verses of scarcity and ink the center of all things good in Goa with the pride of branded land. With branded villa estates spread across lush acres of greens as far as your eyes can see. A pristine property reserved just for the few, who desire to own a land that's one-of- its kind, inspired by the mood boards of Portugal design. Located in close proximity to the highway that keeps you well connected to each pocket in Goa.

A premium development where each inch exudes luxury living and the beauty of raw nature.

Where you can unlock the world of class and calm at once with an Imperial Retreat and Spa, which houses some of the most extravagant experiences so that you can self-indulge with all the pleasure.

- Presidential suites
- International spa
- Pool-view suites
- Open-air banquet area
- Garden-view suites
- Exotic swimming pool

A PLATTER OF FIVE-STAR AMENITIES THAT WILL TRANSPORT YOU TO THE LAND OF EXOTIC EXPERIENCES.



HERITAGE PARK

A daily refill for the nature lover in you.



FRUIT ORCHARDS

Let your children bite into earthy delights and climb trees.



ARCHERY

Sharpen your aim or acquire a new skill.



CROQUET

So that your tribe can revisit childhood days.



CAMELLIA SITTING ZONE

A picturesque floral backdrop so that your moments of solace are peppered with beauty.

And many more amenities.





WE ARE THE HARBINGERS OF ONCE-IN-A-LIFETIME OPPORTUNITIES, NOT SECOND CHANCES.

Never before and never again will the golden sands of Goa see the rising sun of branded land by The House of Abhinandan Lodha. Because for the first time, the land legends are bringing you just a handful of villa estates starting **2700 sq.ft.** for you to lay your hands on. In case you still have second thoughts, you will end up buying an **1800 sq.ft.** apartment at **₹2.3 Cr.**

At Goa's first branded land development, you have the opportunity to own 50% more land by paying 30% less.

This is an opportunity unlike any from The House of Abhinandan Lodha, destined for the select, designed for the elite and awaiting the arrival of collectors of rare. For this is where Goa will never be the same again. This is where Goa will be etched as timeless.

WILL YOU HAVE THE CHANCE TO WITNESS SUCH AN OPULENT MAKEOVER OF LAND?

The country has seen land in all its new glory by the land legends.
The country has seen designer lifestyles crafted by these visionaries.
But this time, the story is set against the backdrop of a grander scale.

This time the exclusive estates will meet only double digits.

Where the privileged will have a chance to be a part of The Imperial.

A rare unveil that will redefine land...

Before the world sets its eyes on this prize.

Letting you lay your hand on the grandest offering.

Giving you a priceless chance to own the most valued estates by The House of Abhinandan Lodha.

*Welcome to a world where a
once-in-a-lifetime opportunity will
wrap you in a luxurious embrace...*

Welcome to



INDIA'S MOST VALUED VILLA ESTATES STARTING AT ₹1.99 CR (ALL-IN)

LIMITED PLOTS ONLY



THE —————
HOUSE OF
ABHINANDAN
LODHA —————

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