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

Highest GDP

per capita among all states in India.

139% rise in foreign tourist

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

GDP of 13 bn USD (₹91,417 cr.)

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

Investments to the tune of

₹5,400 cr.

by the government towards infrastructure development.

Top 10

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

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.

Dual airport state

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

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

Top 15

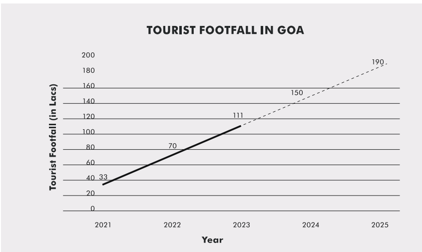
global travel destinations.

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

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.



*Source: Tourism Master Plan and Tourism Policy 2020, Hindustan Times

MOST LOVED DESTINATION

2024

No. 1 tourist destination of India

2030

One of the top global tourism destinations

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%.

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)

₹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.

(Source: Times Property, Economic Times, Housing.com)

INAUGURATION OF 7 NEW DEVELOPMENT PROJECTS.

Commandant Navy College

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

3D Building

The project is being developed under the Swadesh Darshan Scheme and will feature Goa's largest auditorium, boasting a seating capacity of 1300.

Ropeway Project

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

Solid Waste Treatment Plant

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

National Institute of Water Sports

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

100MLD Water treatment plant

100 mm litres a day water treatment plant.

NIT Campus

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

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.

Sources: NDTV, Times of India, ET Energy World

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.