THE HOUSE OF ABHINANDAN LODHA™

GOARERA **Registration No. PRGO07262726.**
Registered as Sovereign Bay available on
https://rera.goa.gov.in/reraApp/home.

MIRQS Riviera
RESORT VILLAS

GULF OF GOA
YOUR GOAN SHORELINE ADDRESS

GOA'S ONLY FULLY-FURNISHED
5-STAR RESORT VILLAS.

HOUSE OF ABHINANDAN LODHA' HAS BEEN ESTABLISHED IN 2020 AND IS NOT, IN ANY MANNER, ASSOCIATED WITH 'LODHA' OR 'LODHA GROUP'



ARTISTS' IMPRESSION

First FOR THE TIME IN INDIA

A RESORT VILLA YOU CAN OWN.

India's finest resorts have always belonged to their guests. For a night, a weekend, a long-deserved holiday. But the villa - the private pool, the curated interiors, the seamless service - was never yours to keep. Until now. Miros Riviera Resort Villas is the first product in India to place 5-star resort ownership in private hands. Fully managed. Fully furnished. Fully earning. This is not a second home. This is a resort asset - and it is yours.

Goa.

INDIA'S LUXURY HOSPITALITY CAPITAL.

No destination in India commands the imagination of the luxury traveller quite like Goa. With over 1.2 crore tourists arriving annually, it remains India's most visited and most sought-after leisure destination - a geography where premium accommodation is chronically undersupplied against robust, year-round demand. The concentration of 5-star resorts, private villas, and international hospitality brands along Goa's coastline is unmatched on the subcontinent. HNI demand for investment-grade second homes in Goa continues to grow - driven by strong rental yields, consistent occupancy, and a market that does not seasonally disappear. Goa is not a trend. It is India's most durable hospitality market.



REPRESENTATIVE IMAGE

THE MOST CONNECTED ADDRESS IN *Goa.*

Location is the single most important driver of hospitality asset performance. A villa that is difficult to reach will not fill. Miros Riviera sits at Gulf of Goa in Vasco - seven minutes from Dabolim International Airport, the primary gateway to Goa for domestic and international travellers. The coastline is 900 metres away. For guests flying in from Mumbai, Delhi, or Bengaluru, this address is seamless - land, transfer, arrive. That ease of access translates directly to bookings, occupancy, and returns. The best address in Goa is also the easiest to reach.



7 MINS AIRPORT | *900M* COASTLINE | *~45 MINS* NORTH GOA

A 23-ACRE RESORT DEVELOPMENT.

Sold Out.

GULF OF GOA IS GOA'S MOST COVETED SHORELINE ADDRESS, AND THE LAND IS GONE.

Gulf of Goa is a 23-acre master-planned shoreline development by The House of Abhinandan Lodha - one of India's most respected premium real estate developers. Positioned along the Goa shoreline in Vasco, it is the developer's defining project in Goa, and every land parcel has been sold. The development encompasses resort-level amenities, two clubhouses, landscaped open spaces, and a design language that reflects Goa's unique coastal character. Miros Riviera Resort Villas occupies an exclusive enclave within this already-established, sold-out address - offering new investors a rare re-entry point into one of Goa's most coveted developments.



ARTISTS' IMPRESSION



REPRESENTATIVE IMAGE

UNTIL NOW,
YOU COULD JUST STAY.
NOW,
YOU CAN *Own.*

Goa's finest resorts have always offered private pool villa accommodation - the kind that guests remember for years. Immaculate housekeeping. Attentive service. Beautifully curated interiors. Guests checked in, paid premium rates, and checked out. The villa was never theirs. Ownership of resort-managed accommodation simply did not exist in India - until now. Miros Riviera Resort Villas places private ownership and professional hospitality management inside a single structure. You own the villa outright. Miros operates it to a 5-star resort standard. The guest experience that has always driven premium pricing is now the source of your returns.

5 Private
POOL RESORT VILLAS.

3BHK. 1,416 SQ. FT. PRIVATE POOL VILLAS.
FULLY-FURNISHED. PART OF GULF OF GOA.

Five. Not fifty, not five hundred. Five private pool resort villas - each a three-bedroom, fully furnished residence of approximately 1,416 square feet, set within the Gulf of Goa development and managed by Miros as a 5-star resort asset. Each villa is designed in Goa's Indo-Portuguese architectural tradition - warm materials, considered proportions, interiors calibrated to the resort guest's expectations. Every villa has its own private pool. The scarcity is not accidental. Five villas allow Miros to deliver exceptional quality of management, maintain high ADR, and ensure that ownership here remains genuinely exclusive.

Private Pool

1,416 sq ft

3 Bedrooms

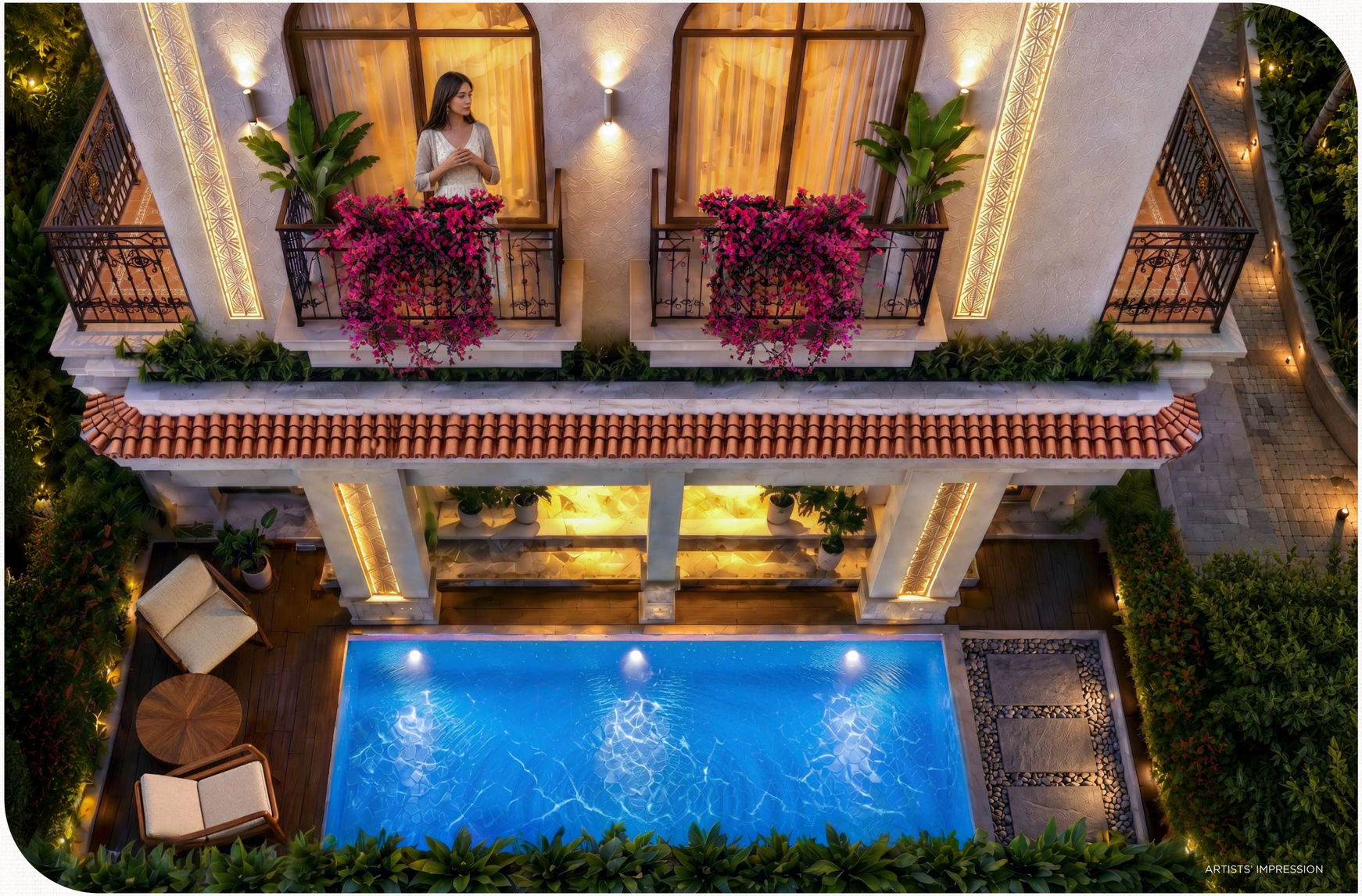
Fully Furnished

End-to-end Asset Management

Guaranteed Rentals



ARTISTS' IMPRESSION



ARTISTS' IMPRESSION

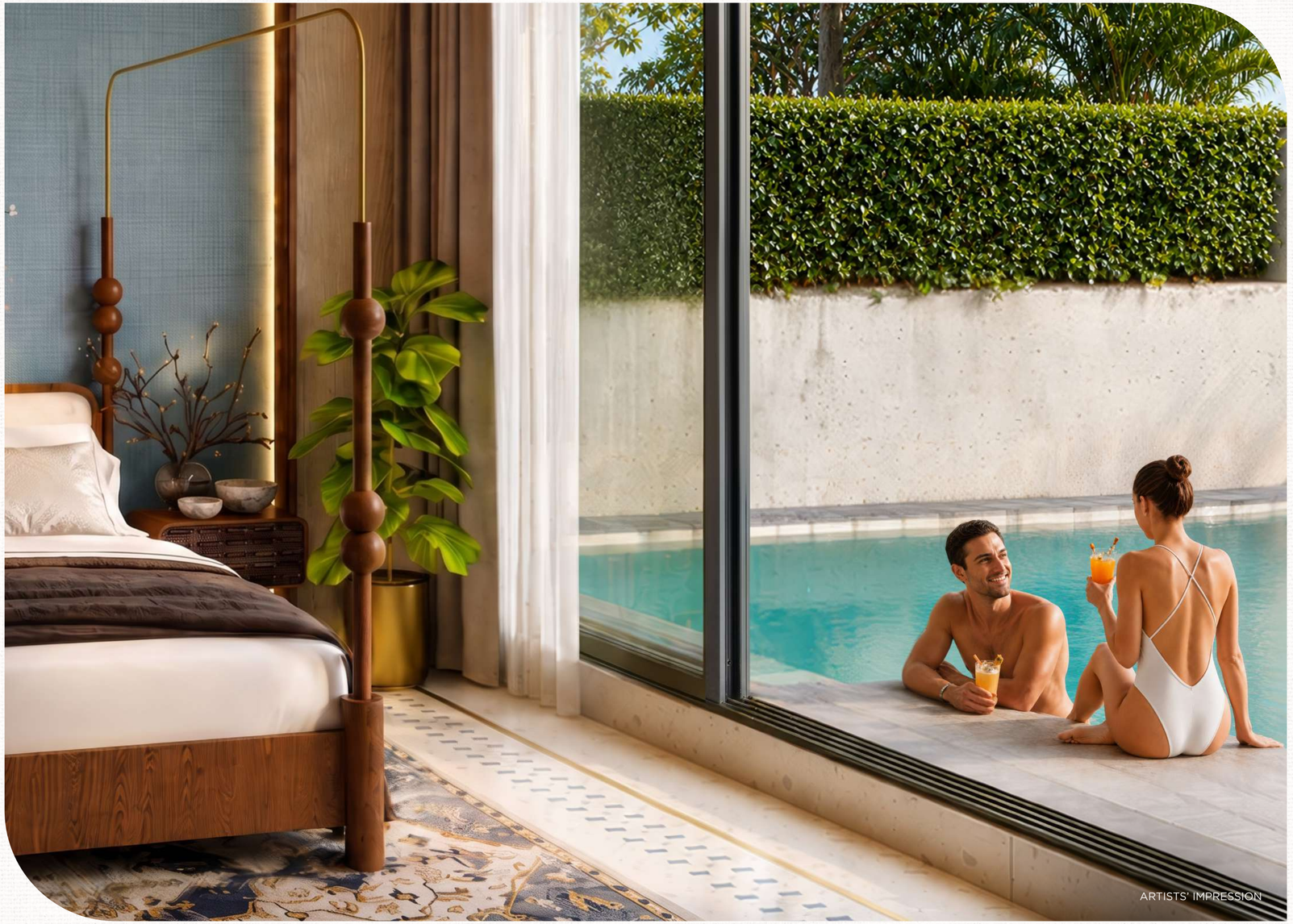
BUILT IN THE SOUL OF *Goa.*

INDO-PORTUGUESE ARCHITECTURE. NATURAL MATERIALS. THE DELIBERATE BLUR BETWEEN INSIDE AND OUTSIDE.

The architecture of Miros Riviera draws from Goa's richest heritage - the Indo-Portuguese tradition that shaped the colony's most enduring buildings. Warm stone and textured plaster. Arched openings and wide verandas. Natural wood, rattan and cane furniture, terrazzo and stone flooring. The private pool, the landscaped garden, the shaded terrace - these are not amenities. They are the rooms. Interiors are uncluttered, tactile, and designed to photograph beautifully and live even better. This matters commercially: guests choose, review, and return to spaces that feel genuinely distinct. Architecture is not the backdrop to the investment - it is the investment.

EVERY ROOM, A *Statement.*

Three bedrooms. A generous living and dining space. A fully equipped kitchen. Private outdoor terrace. And a pool that belongs only to you. Each space within a Miros Riviera villa has been curated to the standard a 5-star resort guest expects - and the standard that drives occupancy, five-star reviews, and repeat bookings. For the owner, this means a villa that is effortless to inhabit personally and consistently attractive to guests. The spaces create the experience. The experience creates the returns.



ARTISTS' IMPRESSION



ARTISTS' IMPRESSION



ARTISTS' IMPRESSION

Fully FURNISHED. INCOME-READY.

NO SETUP. NO SOURCING. NO DELAY.

YOUR VILLA ENTERS OPERATION THE DAY YOU HAND IT OVER.

Every item in a Miros Riviera villa arrives with it. Beds, linens, towels. Furniture for every room. Kitchen equipment. Pool loungers, umbrellas, and outdoor furniture. Lighting, artwork, soft furnishings, and decorative details - all selected by Miros to the standard their guests expect. Nothing is left for the owner to source, procure, or install. The villa is handed over as a complete, functioning hospitality asset - fully equipped and ready to be booked. From the day of possession, Miros can begin taking reservations. The owner's income timeline begins the moment operations start.

- *Bedrooms*
- *Bathrooms*
- *Living Room*
- *Kitchen*
- *Pool Area*



ARTISTS' IMPRESSION



SHOT AT LOCATION

THE OPERATOR BEHIND THE *Returns.*

MIROS HOTELS & RESORTS

INDIA'S NEW-AGE BOUTIQUE HOSPITALITY COMPANY.

The quality of your returns depends entirely on the quality of your operator. Miros Hotels & Resorts was founded to redefine Indian hospitality - through authenticity, warmth, and a level of personalisation that larger chains cannot deliver.

THE BRAND RESTS ON THREE PILLARS

Mindful Luxury

Hyper Personalisation

Care and Warmth

The leadership team brings decades of combined experience from **Oberoi Hotels, ITC Hotels, Taj Hotels, Marriott International, The Leela, and Soneva.** Miros currently operates three resorts - Imperial Goa in Panjim, Celebration Land in Neral, and Tomorrow Land in Anjarle - with three additional properties opening in FY27, including Gulf of Goa itself.

Ownership THAT WORKS ITSELF.

FOUR STEPS. NO COMPLEXITY.

YOUR VILLA EARNS WHILE YOU FOCUS ON EVERYTHING ELSE.



ARTISTS' IMPRESSION

01

STEP 1

PURCHASE YOUR VILLA

You purchase the villa at ₹5.25 Crore, all-inclusive. Fully furnished. Full ownership remains with you. The Agreement for Sale and Service documents the yield commitment.

02

STEP 2

HANDOVER TO MIROS

Following possession, you hand the villa to Miros under the Asset Management Agreement. Miros takes over and begins operations reservations, staffing, marketing, guest experience.

03

STEP 3

MIROS GENERATES REVENUE

Miros markets and manages the villa across all booking channels - direct, OTAs, corporate, and group. A dedicated revenue management team optimises pricing and occupancy year-round.

04

STEP 4

YOU COLLECT

An annual payout is made to you - whichever is higher: 6% of your purchase value, or 35% of total room revenue. Monthly revenue reports keep you fully informed throughout the year.

6% Guaranteed
NET RENTAL YIELD.

₹31.5 LAKHS PER YEAR.
BACKED BY THE AGREEMENT FOR SALE AND SERVICE.

For the first three years of ownership, a guaranteed net rental yield of 6% per annum is contractually secured - backed by the Agreement for Sale and Service. On an investment of **₹5.25 Crore,** this translates to **₹31.5 Lakhs** every year. If the villa performs above this floor - as Miros intends - the owner receives 35% of total room revenue instead. The owner always receives whichever figure is higher: the guaranteed **6%** or the **35%** revenue share. Payout is made annually. A monthly revenue and expense report is sent to every owner throughout the year, ensuring complete visibility into asset performance. From Year 4, a fresh revenue-sharing contract continues the partnership at similar terms.



YOU *Own* IT.

MIROS RUNS IT.

EVERY ASPECT OF OPERATIONS - HANDLED ENTIRELY BY MIROS.

Reservations and Bookings - Direct bookings, OTAs, corporate and group channels. A dedicated revenue management team continuously optimises pricing, inventory, and channel performance to maximise occupancy and ADR.

Guest Experience - From first inquiry through to checkout, every guest interaction is managed at 5-star standard. Professional hospitality management, concierge services, and proactive guest relations at every touchpoint.

Housekeeping and Maintenance - Daily housekeeping, laundry, and turndown. Periodic maintenance, preventive asset care, and prompt attention to any wear or damage. Guest-caused damage is the operator's responsibility, not the owner's.

Marketing and Visibility - Digital marketing, social media, travel platform management, and brand presence across all major leisure and corporate travel channels. Miros drives demand so the owner does not have to.

Staffing - Fully trained, managed hospitality staff recruited, supervised, and compensated by Miros. No recruitment responsibility, no HR overhead, no staffing decisions for the owner.

Financial Reporting - Monthly revenue and expense reports sent to every owner. The annual payout calculation is derived from the same monthly data - fully transparent and auditable.



A RETURN BUILT ON *Transparency.*

THE MIROS RIVIERA REVENUE MODEL IS DESIGNED AROUND ONE PRINCIPLE: YOUR INCOME IS PROTECTED, AND YOUR HASSLES ARE ZERO.

35% YOUR REVENUE SHARE

Paid to you annually. For the first 3 years, you receive whichever is higher — a guaranteed 6% of your asset value, or 35% of gross revenue. The floor is yours regardless of occupancy.

65% OPERATOR UTILISATION

Every Cost, Covered

Miros absorbs the full cost of running your villa as a hotel. This includes:

COST HEAD	APPROX. SHARE
STAFF & LABOUR	~24%
MARKETING & OTA FEES	~21%
MANAGEMENT FEES	~12%
STORES & SUPPLIES	~6%
REPAIR & MAINTENANCE	~2%

YOUR ONLY OBLIGATION

Common Area Maintenance - approximately 1.7% of revenue. That is the full extent of your financial responsibility after purchase.



ARTISTS' IMPRESSION

WHEN YOU WANT TO USE IT – IT'S *Yours.*

24 COMPLIMENTARY NIGHTS PER YEAR.
YOUR PRIVATE POOL. YOUR PRIVATE RESORT ADDRESS.

Beyond the yield, ownership of a **Miros Riviera villa** carries something that no financial model can fully capture: your own private resort address in Goa. Every owner receives **24 complimentary nights per year in their villa** - complete with complimentary breakfast and full access to all resort facilities and amenities. Additional nights are available at preferential owner rates. This is not simply an investment - it is a lifestyle asset. Bring your family, invite your guests, or use it yourself. The villa is yours to inhabit for 24 nights every year, furnished to the standard Miros provides every guest. Subject to blackout dates including Christmas, New Year, Diwali, and peak weekends.



ARTISTS' IMPRESSION

NOTHING HIDDEN. EVERYTHING *Reported.*

MONTHLY STATEMENTS. ANNUAL AUDITABLE PAYOUTS.
A PARTNERSHIP BUILT ON COMPLETE TRANSPARENCY.

Every month, a detailed performance report is delivered to each owner – covering occupancy rates, average daily rate and revenue by booking channel. The annual payout is calculated directly from this same monthly data, making every figure traceable and auditable. There are no proprietary calculations, no opaque deductions, no end-of-year surprises. The numbers you receive at payout are the same numbers you have been reading all year. This is how a hospitality partnership built on genuine trust is designed to operate.



REPRESENTATIVE IMAGE

THE HOUSE OF ABHINANDAN LODHA®

INDIA'S LARGEST BRANDED LAND DEVELOPER.

The House of Abhinandan Lodha® was formed on the vision to provide citizens of India and the world to access some of the most-strategic land banks, via strong tech-enabled processes. We are a new-generation consumer-tech organisation evangelising prime land banks as wealth and legacy-creating opportunities. With landmark transactions across Amritsar, MMR, Ayodhya, Nagpur, Shimla, Goa & Vrindavan - The House of Abhinandan Lodha® leads as the Largest Branded Land Developer.

6,500+
Investors

27+
Countries

23+
States

107+
Cities



OUR FLAGSHIP PROJECTS.

Our flagship projects signify not just our astonishing journey over the past three years, they reflect immense consumer confidence and our pride of delivering ever appreciating customer value.

ONE GOA™

Goa's first-and-only carbon neutral, 5-star branded land development at Bicholim, Goa, featuring a luxury hotel, multi-tiered club, branded gym and a man-made sea & beach.

Bicholim, Goa

IMPERIAL GOA

5 mins from Basilica of Bom Jesus, a select collection of villa estates development. Nestled within is a luxurious boutique hotel with multiple lifestyle amenities. A match designed to enthral.

Bainguinim, Goa

GEMS OF GOA

Goa's first and best Goan shoreline address featuring 2 clubhouses and 20+ world class amenities. Truly the crown jewel of prime central Goa.

Vasco, Goa

THE SARAYU™ AYODHYA

India's only 7-star land development showcasing 20% appreciation in just 3 months of launch. Appropriated by the legend Mr. Amitabh Bachchan.

Ayodhya, Uttar Pradesh

NAGPUR MARINA

India's first luxury waterfront land development, inspired by iconic global marinas. Spread across 78 acres with a man-made beach and 40+ world-class amenities in Nagpur's fastest-growing investment corridor.

Nagpur, Maharashtra

ISLE OF BLISS

Our first and fastest delivered project in 2021. Here, luxury blends with functionality to offer the perfect spot for you and your family to create an everlasting legacy.

Dapoli, Maharashtra

TOMORROWLAND

Spread out across a sprawling estate of 100 acres, purpose-made for millennials, it offers the perfect blend of adventure and recreation.

Anjarle, Maharashtra

TOMORROWORLD

An exquisite sea – view land development sits atop a hill overlooking the deep blues of the Arabian Sea and is built to highlight the natural contours of the region.

Anjarle, Maharashtra

Sol de Alibaug

India's first signature land development in the Hamptons of Mumbai, garnering interest from all over the globe.

Alibaug, Maharashtra

AERO-ESTATE
KHOPOLI, MUMBAI

A 50-acre world-class land development designed by the world-renowned Sanjay Puri Architects featuring a 30,000 sq. ft. hilltop boutique resort, 50+ luxurious amenities and verdant views of the Sahyadris.

Khopoli, Maharashtra

BLUE ZONE MUMBAI
True blue way of life

India's first Blue Zone Branded Land Development, just 2 hours from Mumbai. An 80-acre expanse with a multi-tiered clubhouse, alongside a waterfall, a luxury boutique resort & multiple pockets of amenities, inspired by the global principles of blue zones.

Neral, Maharashtra

MIROS Riviera RESORT VILLAS

THE PROPOSITION AT A GLANCE

KEY FACTS

- Project: *Miros Riviera Resort Villas*
- Developer: *The House of Abhinandan Lodha®*
- Operator: *Miros Hotels & Resorts*
- Location: *Gulf of Goa, Vasco, Goa*
- Villas: *5 (3BHK, private pool each)*
- Size: *1,416 sq ft per villa*
- Investment: ₹*5.25 Crore (all-inclusive, fully furnished)*
- Guaranteed Yield: *6% net per annum (Years 1-3)*
- Annual Income: ₹*31.5 Lakhs*
- Revenue Share: *35% of room revenue or 6% - whichever is higher*
- Owner Nights: *24 complimentary nights per year*
- Fully Furnished: *Yes - resort-ready from Day 1*
- Management: *End-to-end by Miros Hotels & Resorts*
- Airport: *7 minutes from Dabolim International Airport*
- Coastline: *900 metres*

THE HOUSE OF ABHINANDAN LODHA™

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"Miros Riviera Resort Villas" is the Codename for the Project 'Sovereign Bay' which is a villa development and is registered with Goa RERA under Registration No. PRGO07262726 available at https://rera.goa.gov.in/reraApp/home. The Project is being developed by HOABL Impactum Land Private Limited ("Promoter"). All images, information, drawings, renderings, sketches, lifestyle depictions, furniture, fixtures, furnishings, amenities and landscaping are purely artistic impressions and are indicative only for representation purposes. The actual development may vary and shall be governed by the approved plans. *The 6% Guaranteed Rental Yield would be applicable for first 3 years after handover, calculated as per the applicable rental yield programme, subject to terms and conditions of the definitive documents.