

RERA REGISTRATION NO.: P52900054767
(www.maharera.maharashtra.gov.in)



Gateway to Luxury & Growth

Premium Plotted Development in New Goa



Near **MOPA** International Airport, Goa - Maharashtra Border



www.yoganand.co.in

Domilis Estate LLP

Introducing YOG ANAND by Domilis

Domilis is excited to introduce YOG ANAND, our premier plotted development strategically located in the Dodamarg district, near the Goa–Maharashtra border. This prime location places residents in close proximity to the newly operational Mopa International Airport, enhancing connectivity and accessibility. Thriving Developments in the Vicinity



Project Overview – **Yog Anand**

Part of the Yogcity (Premium Township Maneri Dodamarg)

- Plotted Development:
- RERA Registered
- Ready Infrastructure
- Construction Flexibility for Villas or multi-floor residences
- Tourism District Advantage (Dodamarg is a declared Tourism District by Maharashtra Government)



TROPICAL HARMONY | CULTURAL RICHNESS | CULINARY PARADISE

AN ENTICING BLEND OF RELAXATION AND EXPLORATION AWAITS, PROMISING A MEMORABLE ESCAPE ON INDIA'S ENCHANTING WESTERN COAST.

10 MILLION

TOURIST PARADISE

OVER 6 MILLION TOURISTS ANNUALLY, MAKING IT A TOP DESTINATION IN INDIA.

9.17%

ECONOMIC RESILIENCE

7.8% AVERAGE ANNUAL ECONOMIC GROWTH, OUTPACING THE NATIONAL AVERAGE.

88.7%

EDUCATION HUB

HOME TO PREMIER INSTITUTIONS WITH A LITERACY RATE OF 88.7%.

TECH HUB

GROWING IT SECTOR, CONTRIBUTING TO THE STATE'S ECONOMIC PROSPERITY.

COSMOPOLITAN VIBES

BOASTING A DIVERSE POPULATION WITH A HARMONIOUS BLEND OF CULTURES.

60.6%

NATURE'S BOUNTY

MORE THAN 30% OF GOA COVERED BY LUSH GREENERY, PRESERVING ITS NATURAL BEAUTY.



DISCOVER SERENITY

UNVEILING THE CHARMS OF
PRISTINE AND TRANQUIL

BEACH

ESCAPES

GREEN UNSPOILED LANDSCAPE

IMMERSE YOURSELF IN THE
UNSPOILED BEAUTY OF NORTH
OF GOA, WHERE THE BEACH
BOASTS CLEAN SANDS AND
UNTOUCHED NATURAL
SURROUNDINGS.

CRYSTAL CLEAR WATER

IMMERSE YOURSELF IN ENVIRONMENTS
WHERE BODIES OF WATER BOAST
UNPARALLELED CLARITY, PROVIDING A
REFRESHING ESCAPE.

LOCAL SEAFOOD DELIGHTS

INDULGE IN THE DELECTABLE
LOCAL SEAFOOD AS YOU
SAVOR THE FLAVORS OF THIS
COASTAL PARADISE.

0*
%
POLLUTION

UNBLEMISHED AIR QUALITY

REVEL IN THE PRISTINE
ATMOSPHERE FREE FROM
POLLUTANTS, ALLOWING
FOR DEEP BREATHS OF
CLEAN, FRESH AIR.





सिंधुदुर्ग

"UNPARALLELED OASIS, EXTENSIVE SEASHORES, SPARKLING BLUE WATERS, SILVER SANDS, LUSH GREEN NATURE A POLLUTION-FREE HAVEN OF NATURAL BEAUTY AWAITS."



Nature's paradise

Why SINDHUDURG?

A GATEWAY TO INDIA'S BIGGEST
TOURISM MARKET

Sindhudurg is blessed with unparalleled scenic natural beauty. Located on the **Western Ghats**, it has extensive seashores, beautiful **sparkling blue waters**, and **silver sands**, making it the perfect place for sunbathing, swimming, picnics, and water sports. There are beautiful estuaries, backwaters, and hill stations covered with **dense forests**. This eye-catching locale also has beautiful **waterfalls and springs**, which are further highlighted by **verdant landscapes**. It is the perfect place for someone to disconnect from hectic routines of day-to-day life and **bond with nature** to recharge their batteries. Whether one is a long vacationer or a weekender, Sindhudurg is a **mesmerizing destination** ideal for both.

Sindhudurg is also a **foodie's paradise**, known for finger-licking cuisines from the **Konkani-Malvani-Maharashtrian heritage**. Its wide array of gastronomic indulgences covers seafood, numerous veg & non-veg curries, fresh bakery items, locally prepared beverages, soups, and much more. It is also known for its fruits like **Alphonso mangoes, cashews, jamuns**, and other tropical delights that add to the region's rich culinary landscape.

WORKCATION TREND

GEN-X AND MILLENNIALS, LEVERAGING WFH AND HYBRID WORK MODELS, CONTRIBUTE TO THE RISING RENTAL RATES. LONG LEASES AND THE WORKCATION TREND FURTHER ELEVATE SINDHUDURG'S REAL ESTATE APPEAL.

30%
PRICE SURGE

LAND PARCELS, LOW-RISE PROPERTIES, AND VILLAS IN SINDHUDURG WITNESS A 25-30% PRICE HIKE IN THE LAST 12 MONTHS, SIGNALING A GOLD RUSH POST-AIRPORT OPENING.

7.2%
RENTAL YIELD

THE RENTAL MARKET IS FLOURISHING WITH AN IMPRESSIVE AVERAGE RENTAL YIELD OF 7.2%, POSITIONING SINDHUDURG AHEAD OF COUNTERPARTS SUCH AS SHIMLA, LONAVLA, AND MUSSOORIE.

FASTEST-GROWING MARKET

SINDHUDURG EMERGES AS ONE OF THE FASTEST-GROWING PROPERTY MARKETS, OUTRACING OTHER SECOND MARKET CITIES SUCH AS SHIMLA AND LONAVLA.



200 ACRES FILM CITY

A NEW FILM CITY IS COMING UP AT NANDOS VILLAGE IN SINDHUDURG DISTRICT OF MAHARASHTRA BORDERING GOA



200 ACRE CASINO ZONE - ON LAND

DELTIN GROUP IS DEVELOPING A 200 ACRE RESORT-CUM-CASINO, INDIA'S FIRST ON-LAND CASINO PROPERTY



BCCI CRICKET STADIUM

A NEW INTERNATIONAL CRICKET STADIUM WILL ALSO BE BUILT AT DHARGAL, NORTH GOA, LOCATED AT A DISTANCE OF - 20 MINS FROM SINDHUDURG



MUMBAI - GOA COASTAL HIGHWAY

THE GOA MUMBAI HIGHWAY, FEATURING FOUR LANES, WILL LINK PANVEL IN MUMBAI TO POLEM IN SOUTH GOA, ULTIMATELY OFFERING GREATER CONVENIENCE TO COMMUTERS.



232 ACRES AEROCITY

A 232-ACRE AEROCITY WILL BE DEVELOPED ADJACENT TO THE MOPA AIRPORT. IT WILL HAVE HOTELS, RESORTS, MALLS & HIGH STREETS, COMMERCIAL OFFICES, EXHIBITION HALLS, AS WELL AS ITS OWN CASINOS AND AMUSEMENT FACILITIES



TAJ -ASIA'S LARGEST RESORT

IHCL ANNOUNCED THE SIGNING OF A LUXURY RESORT WITH 150 KEYS IN SHIRODA THE LUXURY RESORT SPREAD OVER 138 ACRES WILL HAVE 150 ROOMS INCLUDING 46 VILLAS



150 ACRE INDUSTRIAL HUB

A ROBUST, EXPANSIVE ZONE FOSTERING INDUSTRIAL GROWTH, INNOVATION, AND ECONOMIC DEVELOPMENT, POISED TO DRIVE REGIONAL PROSPERITY AND EMPLOYMENT OPPORTUNITIES



100 ACRE IT HUB

SINDHUDURG'S FUTURE TRANSFORMS WITH A 100-ACRE IT HUB, A NUCLEUS FOR INNOVATION AND TECH EXCELLENCE, SHAPING A DIGITAL POWERHOUSE



Beaches on Goa border lose tourists to Maharashtra

Goa's tourism industry is facing a significant challenge as tourists increasingly flock to the beaches of Maharashtra, particularly in the vicinity of Mumbai and Pune. This trend is attributed to the superior infrastructure and amenities offered by these neighboring states, which have managed to attract a larger share of the coastal tourism market.



The decline in tourist numbers for Goa's border beaches is a result of several factors. Firstly, the improved road network and public transport facilities in Maharashtra have made it easier for tourists to reach these destinations. Secondly, the presence of world-class hotels and resorts in Maharashtra offers a more luxurious and comfortable stay compared to the often-overcrowded and less developed accommodations in Goa.

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500-km expressway running through 3 districts of Konkan?

Transportation Minister MSKJL issues request for proposal to hire consultancy to check feasibility

The Maharashtra government has issued a request for proposal (RFP) to hire a consultancy firm to study the feasibility of a 500-km expressway project that would run through three districts of the Konkan region. The project, which is part of the state's infrastructure development plan, aims to improve connectivity and boost economic growth in the region.

URGENT PROJECT TO COVER 3 DISTRICTS

The project is expected to cover a distance of 500 km, passing through the districts of North Konkan, Central Konkan, and South Konkan. The expressway will provide a direct route between the major cities of the region, reducing travel time and improving the efficiency of transportation.

The government has invited interested firms to submit proposals by a specified deadline. The selected firm will be responsible for conducting a detailed study of the project, including assessing the technical, financial, and environmental aspects. The study will also identify the key challenges and opportunities associated with the project and provide recommendations for its successful implementation.

Lokmat Times

To boost GDP, Ratnagiri & Sindhudurg to play vital role

PLAN TO PROMOTE CASHEW, MANGO, CRAB, FISHERIES & TOURISM

The Maharashtra government has announced a plan to boost the GDP of the Ratnagiri and Sindhudurg districts by promoting cashew, mango, crab, fisheries, and tourism. The plan is part of the state's overall strategy to diversify its economy and create new employment opportunities for the people of these districts.

The government has identified several key areas for development in these districts. In the agricultural sector, it aims to promote cashew and mango cultivation, which are major crops in the region. It also plans to support the development of the crab and fisheries industries, which have the potential to become major contributors to the local economy.

In addition, the government is focusing on promoting tourism in these districts. It plans to develop new tourist spots, improve the infrastructure, and organize various events and festivals to attract tourists. The government also aims to enhance the connectivity of these districts by improving the road network and public transport facilities.

The plan is expected to have a significant impact on the local economy, creating new jobs and increasing the income of the people. It is also expected to contribute to the overall growth of the state and the country.



Rajdeep Sardesai @sardesairajdeep

Lakshadweep Vs Maldives

I hope all those celebrities who have tweeted today in unison calling on the rest of us to explore Indian beaches will walk the talk

This year, choose Lakshadweep over Maldives, Gokarna over Galle, Andamans over Bali, Puri/Puducherry over Phuket, Malpe over Mauritius, Sindhudurg over Seychelles, Diu over Dubai

Maharashtra: Sindhudurg being transformed into international tourist destination

There are three airports in the vicinity of Sindhudurg - Chipli Airport in Sindhudurg, Maharashtra; International Airport in Goa; and Belegavi Airport in Karnataka.



Mumbai, Aug 11 (ANI): Maharashtra Chief Minister Eknath Shinde at the Tata Mumbai Marathon 2023 registration launch event, in Mumbai on Thursday. (ANI Photo) (Ash Vaishnav)

Mumbai: Maharashtra chief minister Eknath Shinde wants the coastal road being built in Maharashtra to be extended connect the state with Goa and Gujarat.

MEDIA COVERAGE



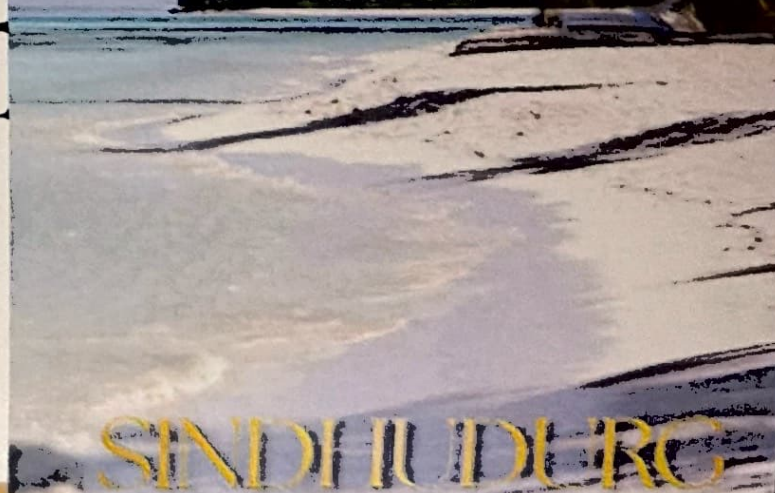
Sachin Tendulkar @sachin_rt

250+ days since we rang in my 50th birthday in Sindhudurg!

The coastal town offered everything we wanted, and more. Gorgeous locations combined with wonderful hospitality left us with a treasure trove of memories.

India is blessed with beautiful coastlines and pristine islands. With our "Atithi Devo Bhava" philosophy, we have so much to explore, so many memories waiting to be created.

#ExploreIndianIslands



SINDHUDURG



MEDIA COVERAGE

Rs 26,000 crore Mumbai-Goa Marine Superhighway project begins

Chittaranjan Tembhekar / TNN / Updated: Oct 17, 2024, 10:57 IST



After years of delays, the Rs 26,000-crore Marine Superhighway project connecting Mumbai and Goa has officially commenced. Chief minister Eknath Shinde led the groundbreaking ceremony. This 500km route will ease congestion on the Mumbai-Goa highway, featuring seven impressive bridges and linking numerous cities. [Read More](#)



The highway will connect all sea coasts of the Konkan with an expressway-like road on the lines of California's famed Pacific

MUMBAI: After decades of delays, the ambitious Rs 26,000-crore Marine Superhighway, planned parallel to the existing Goa highway, is finally moving from the drawing board to the execution stage, with chief minister Eknath Shinde recently performing the project's groundbreaking ceremony.

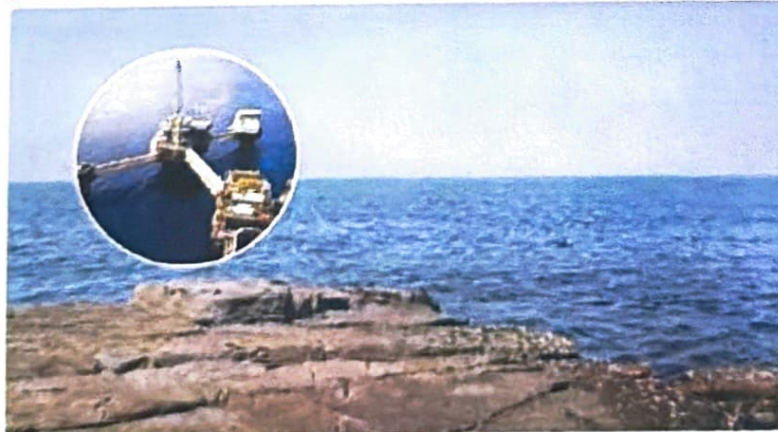
The nearly 500km route will not only provide a scenic environment along the coast and the Sahyadri terrains, but also go a long way to

Mineral Oil Reserves: Great news! Oil reserves discovered in Sindhudurg, 8 years of research successful

New oil reserves have been discovered in the Arabian Sea within the maritime domain of Sindhudurg and Palghar districts. This has raised hopes that India will be able to produce oil.

By Sandeep Gawate

Updated On: Mar 12, 2025 | 04:01 PM



GO GOA FROM NAGPUR



INFRASTRUCTURE

Shaktipeeth Expressway: Route, districts covered, travel time, cost. Here's all about India's longest Nagpur-Goa highway



#ExploreIndianIslands

SINDEH DURG

NAVIGATING EXCELLENCE

"EXPLORE OUR SITE'S ROBUST CONNECTIVITY FACILITATED BY A NETWORK OF ROADS, SEAS, AND MORE, ENSURING SEAMLESS ACCESS THROUGH DIVERSE TRANSPORTATION MEDIUMS."



RORO FERRY SERVICE

PROPOSED 3 JETTY SERVICES IN MUMBAI TO REACH GOA (5HRS REDUCED TRAVEL TIME)

GREENFIELD EXPRESSWAY

PROPOSED MUMBAI-GOA COASTAL HIGHWAY (NH66 555KM LONG)

SEA FORT CIRCUIT TOURISM

CONNECTING ALL THE COASTAL FORTS FROM GATEWAY OF INDIA TO RAJGAD FORT IN SINDHUDURG DISTRICT.

SAMRUDDHI MAHAMARG

INDIA'S LONGEST EXPRESSWAY -IT PASSES THROUGH 10 DISTRICTS OF MAHARASHTRA. (701KM LONG)

SHAKTIPEETH EXPRESSWAY

GREENFIELD PROJECT - SAMRUDDHI CORRIDOR TO NAGPUR (6 LANE ACCESS CONTROLLED 760KM EXPRESSWAY)

DEVELOPMENT OF IWT (INLAND WATER TRANSPORT)

BY MINISTR OF PORT ,SHIPPING AND WATERWAYS.

GOA-MUMBAI VANDE BHARAT EXPRESS

WELL CONNECTED THROUGH VANDE BHARAT EXPRESS

DIVERSE ROUTES, ONE DESTINATION

AMENITIES

Archery
Badminton Court
Baseball
Basketball
Camping Equipment

Joggers Park
Kids Pool
Kite Flying
Operational
Gym Equipments

Rifle Shooting
Swimming Pool
Skating
Trekking
Volley ball

Children Play Area
Cycles for Adults and Kids
Fishing Equipment

Carrom Board
Chess Board
Card Board
Karaoke Room

Home Theatre
Mini Club
(Sound System)

Massage Chair
Pool Table
PlayStation (Gaming)
Table Tennis



Freedom To Create Personal Well Being Spaces

- Multi-purpose court
- Skate plaza
- Miyawaki forest
- Yoga / Meditation zone with deck
- Cricket practice net
- Rock climbing wall
- Cognitive play area
- Trampoline park
- Reflexology path
- Football field
- Box cricket
- Basketball court
- Tennis court
- Volleyball court
- Aroma garden
- Acupuncture walk
- Exercise centre
- Kids' pool
- Board games

*Image used in the creative is conceptual

MASTER PLAN



Location & Investment Highlights

- **Strategic Location:**
- **Near MOPA International Airport, Goa**
- **Close to Dhargal, North Goa where Largest Casino, Cricket Stadium and Aerocity Development has been announced**
- **Surrounded by natural beauty Like mountains, rivers, beaches, wildlife sanctuaries, trekking trails, temples and more...**
- **Proximity to industrial corridors makes it ideal for professionals looking for residential options**

UPCOMING DEVELOPMENTS NEARBY



International Cricket Stadium

A large, modern stadium with a curved, metallic roof structure, set against a blue sky with clouds. An airplane is visible in the upper left corner.



Aerocity

A close-up view of a roulette wheel, showing the numbered pockets and the central ball.

Casino



Train

A high-speed train, white with blue accents, moving along tracks. The train is sleek and aerodynamic.



Tourist Attractions Near Yog Anand

Mangeli Waterfall & Hill Station

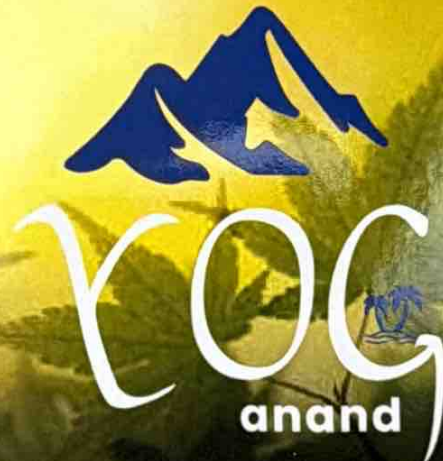
Tilari Wildlife Sanctuary & River

Kasainath Mountain Shiv Temple

North Goa Beaches

Goa Convention Center

Your Piece of Paradise



RERA NO. : P52900054767

Registered Address

Building No-3, First Floor, Sector-11, Dwarka,
New Delhi-110075

Site Address

Ground Floor, Yog Resort, Yog City, Maneri, Dodamarg,
Sindhudurg, Near MOPA Airport Goa, Maharashtra-416512