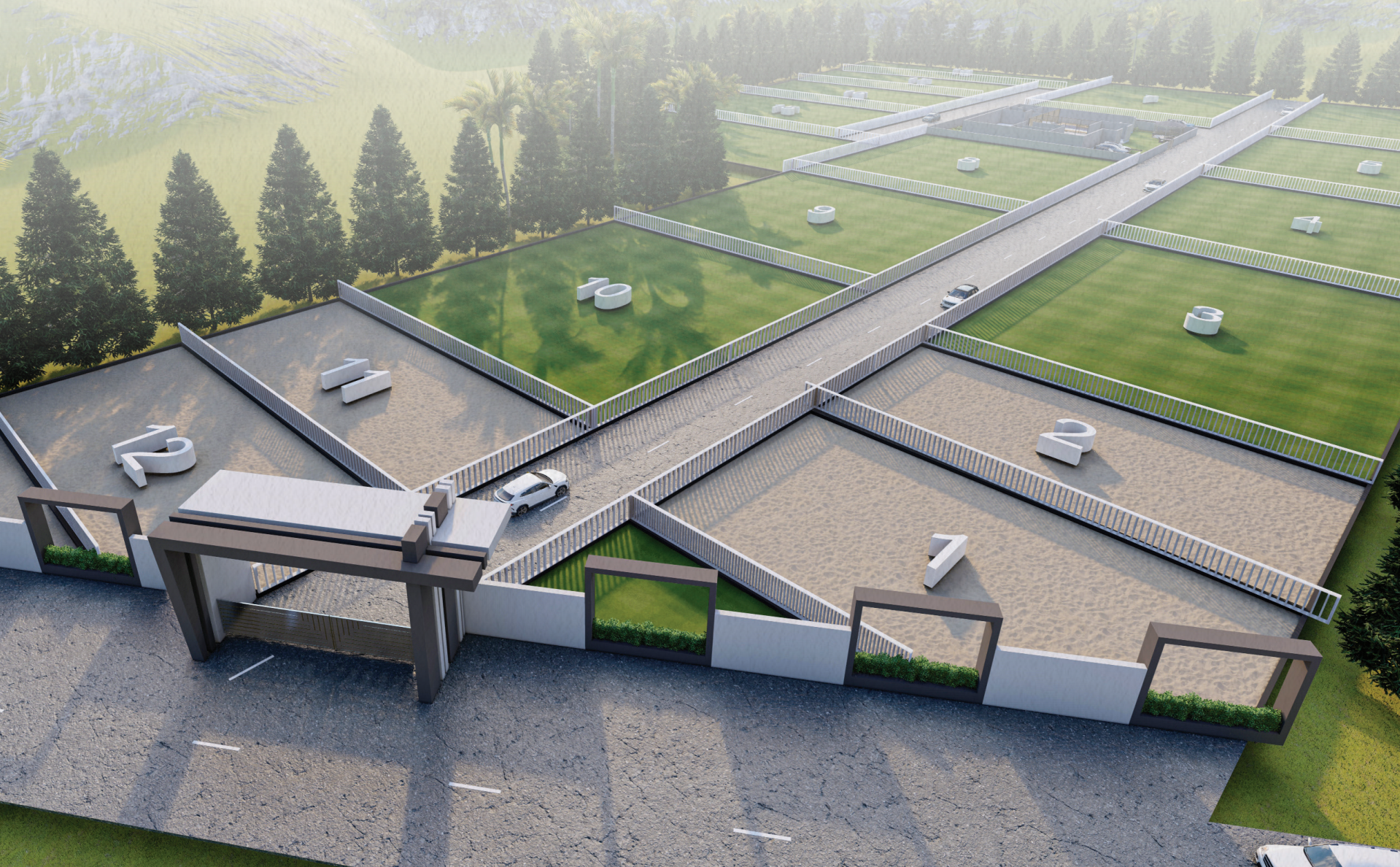


OGAAN
— I N F R A —

VELORA

Where Luxury Meets Nature





ABOUT US

At Ogaan Infra, we believe in building more than just spaces—we create lasting landmarks that inspire trust, comfort, and growth. With a strong foundation in real estate development, we are committed to delivering projects that combine modern design, sustainable practices, and uncompromising quality.

Our journey is driven by a vision to redefine urban living and investment opportunities through thoughtfully planned residential, commercial, and plotted developments. Every project we undertake is guided by transparency, innovation, and a customer-first approach, ensuring that our clients not only invest in property but in a lifestyle and a future they can be proud of.

From prime residential townships to value-driven investment plots, Ogaan Infra is shaping communities that thrive today and hold promise for tomorrow. With a team of experienced professionals and a commitment to timely delivery, we aim to set new benchmarks in real estate excellence.

At Ogaan Infra, your aspirations find their foundation.

OUR PRESENCE

With a presence in Delhi, Maharashtra, and Goa, we operate in India's most dynamic growth markets.



OUR PROJECTS & VISION

- 3 upcoming projects in the pipeline—crafted to blend nature, lifestyle, and long-term value.
- Focused on farmhouse communities, lifestyle plots, and sustainable developments around Goa and other high-growth locations.
- Every project reflects our core values: transparency, trust, and lasting appreciation.

UPCOMING DEVELOPMENTS IN MALGAO-SAWANTWADI

1) MEGA CONNECTIVITY UPGRADES

- **Mumbai-Goa Highway (NH-66):** ~95% complete, with Maharashtra PWD targeting March 2026 for full delivery on the Panvel-Indapur stretch. Faster Mumbai/Pune access = stronger demand for second homes and short-stay tourism.
- **Mopa Airport Link Road:** A 6.7-km, six-lane expressway now connects NH-66 directly to Manohar International Airport (Mopa), ensuring seamless weekend getaways and inbound tourist movement.
- **Sindhudurg (Chipi/SDW) Airport:** Regional carrier FLY91 has expanded Sindhudurg- Pune flights to 5x weekly with extra rotations during festive peaks—showing clear growth in traffic.

2) Tourism & Government Push

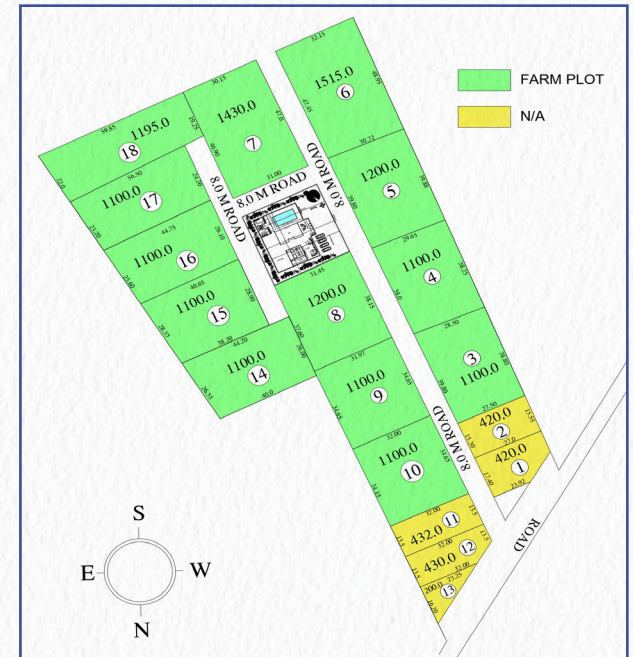
- **Swadesh Darshan 2.0:** Sindhudurg features in the National Tourism Master Plan (2025), focusing on branding, infrastructure, and sustainable tourism. This usually sets the stage for visible on-ground upgrades and private investment.

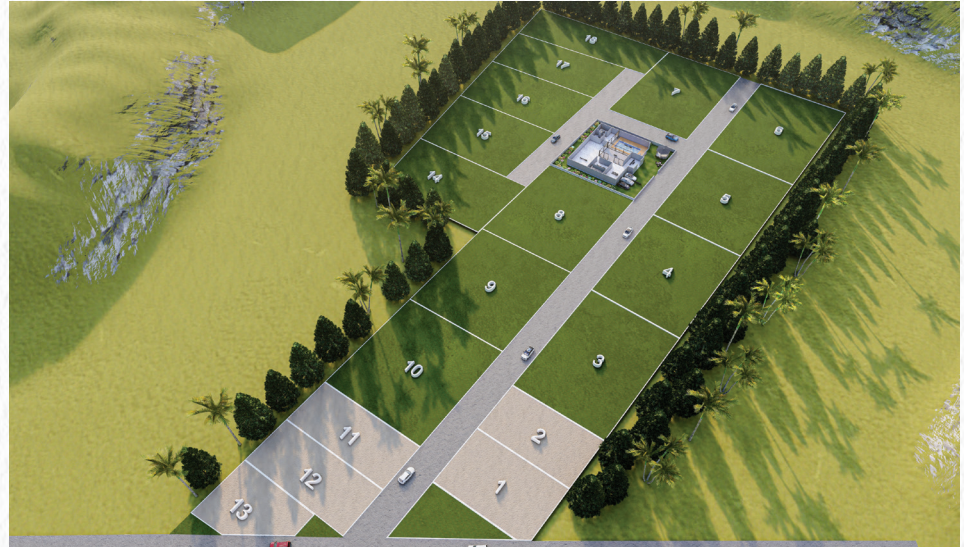
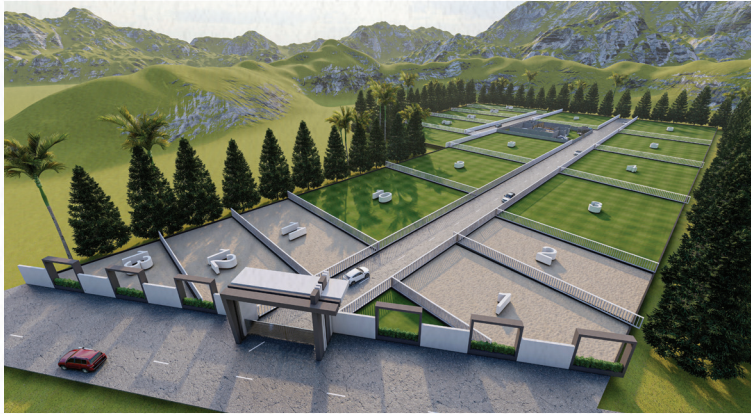
3) Big-Ticket Hospitality Arrivals

- **IHCL (Taj) – Shiroda Resort:** A 138-acre luxury resort with ~150 keys (including villas) is in the pipeline. With approvals in place (as of Nov 2024), development is on a clear timeline.
- **Accor – Raffles & Fairmont, Shiroda:** Two global luxury brands announced for launch by 2030—cementing the area as a high-end tourism and F&B hub.

4) Port & Logistics Growth

- **Redi Port (near Goa border):** Environment clearance amendment cleared (May 2024). Phase-1 planned at 5.16 MTPA, scaling to 13.74 MTPA. Ports typically boost regional infrastructure, jobs, and ancillary services.





Why Choose This Location?

- **Just Minutes from Beaches** – Vengurla & Shiroda beaches for your perfect coastal escape.
- **Surrounded by Hills & Greenery** – Wake up to panoramic views and fresh air.
- **Taj Shiroda Nearby** – Luxury hospitality boosting the area's value.

FUTURE POTENTIAL TIMELINE MALGAO-SAWANTWADI (GOA OUTSKIRTS)

2025-26 | SHORT TERM

- Mumbai-Goa Highway (NH66) completion Quicker Mumbai/Pune access.
- Swadesh Darshan 2.0 rollout Beach upgrades, tourism infra, branding.
- Sindhudurg (Chipi) Airport growth More flights, stronger regional connectivity.

2027-28 | MID TERM

- Nagpur-Goa Expressway (Shaktipeeth) Direct central India link, new tourist flow.
- Taj Shiroda Resort opens Luxury tourism uplift, premium demand driver.
- Redi Port Phase-1 expansion Jobs, logistics hub, local economy boost.

2029-30 | LONG TERM

- Accor's Raffles & Fairmont launch (Shiroda) Global luxury anchors.
- Sawantwadi-Sindhudurg as "Next Goa" Eco-tourism, wellness retreats, second homes.
- Land & villa appreciation (15-30% YoY) Lifestyle hub on par with Alibaug & North Goa.



WHY INVESTOR EDGE ?

- Enter early = maximize upside.
- Dual returns: Rental income + long-term appreciation.
- Limited green farmland = built-in scarcity & lasting value.

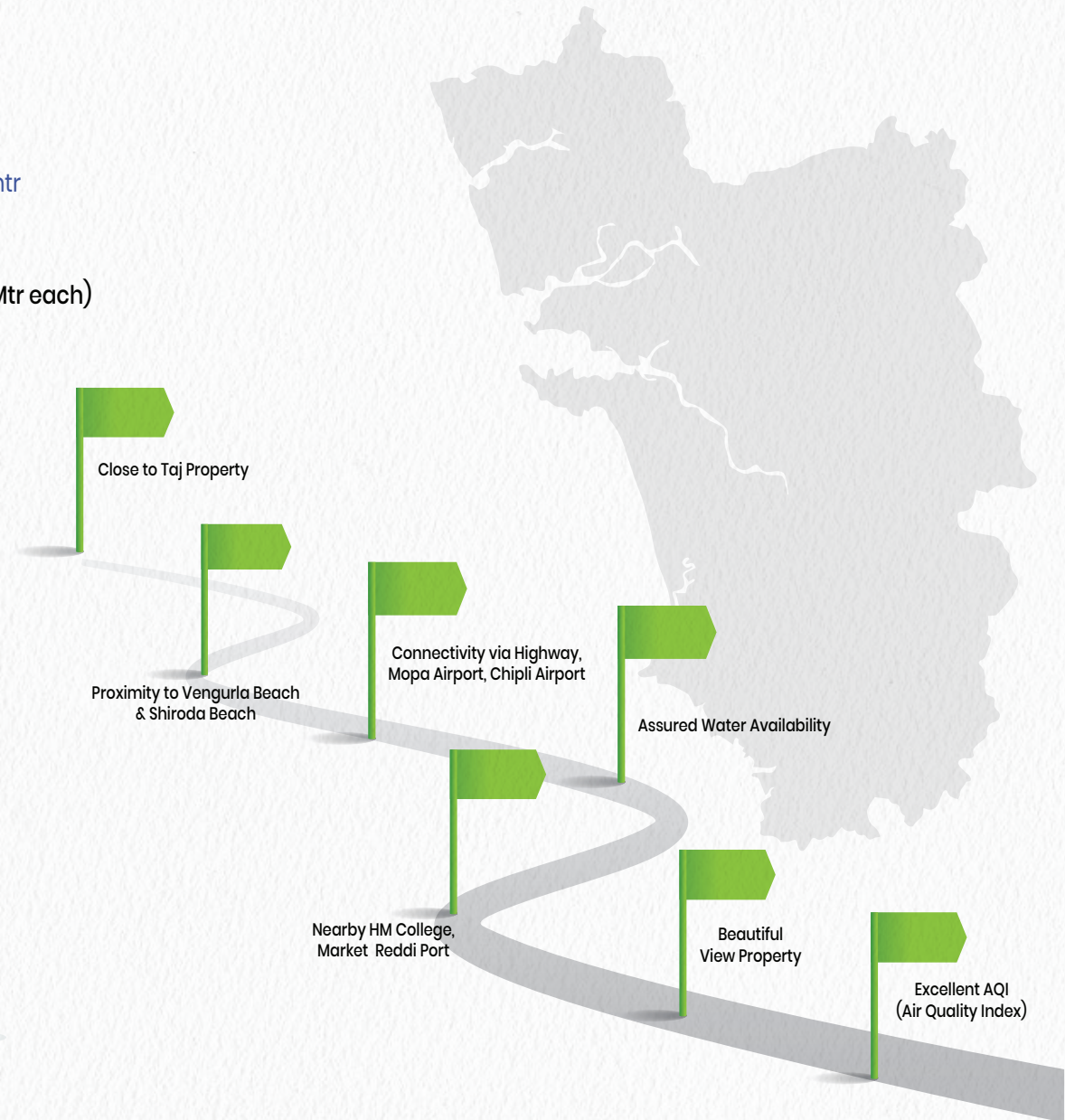


FACILITY

- Pre-Launch Price: ₹12,000 / sq. mtr
- Post-Launch Price: ₹12,500 / sq. mtr
- Expected Market Launch Price: ₹12,500++ / sq. mtr

PROJECT HIGHLIGHTS

- 5-6 na plots & 13 farm plots (size: 1100-1300 sq. Mtr each)
- Well-developed infrastructure: boundary Wall, internal roads, electricity, drainage
- Clear title property



WHAT BUYERS GAINS



ROAD



PLANE



HOTEL



GRAPH



FUTURE POTENTIAL OF MALGAO-SAWANTWADI REGION

1) TOURISM-LED GROWTH

- Goa already draws 8+ million tourists annually, and spillover demand is shifting toward its quieter outskirts like Sawantwadi, Shiroda, and Vengurla.
- Upcoming Taj Shiroda Resort, Raffles & Fairmont Hotels, and government-backed beach beautification under Swadesh Darshan 2.0 will position this belt as a luxury + eco-tourism hotspot.

2) CONNECTIVITY GAME-CHANGER

- Mumbai-Goa Highway (NH66) completion will cut travel time dramatically, making weekend travel from Mumbai/Pune seamless.
- Nagpur-Goa Expressway (Shaktipeeth Expressway) will link central India directly to Sindhudurg-Goa by 2028-29, opening the region to a massive new tourist & investor base.

3) RISING REAL ESTATE CURVE

- Goa's property market is appreciating 15-30% annually; spillover locations like Sawantwadi are still undervalued but already witnessing a rise.
- Strong rental yields (6-9%) via Airbnb/farm stays/tourism-focused rentals.

4) GOVERNMENT & INFRASTRUCTURE PUSH

- Redi Port expansion logistics + jobs stronger local economy.
- Smart City & Tourism Initiatives improved roads, utilities, branding of Sindhudurg as an international coastal destination.

5) LIFESTYLE & WELLNESS HUB

- Growing trend of second homes & farmhouses among urban buyers post-pandemic.
- Rise of remote work culture people prefer peaceful, connected hubs close to nature

THE INVESTMENT CASE

- **Short-term (3-5 years):** Capital appreciation with highway, airport, and resort projects operational.
- **Mid-term (5-8 years):** Tourism boom + luxury brand presence = premium valuation.
- **Long-term (10+ years):** Becomes a lifestyle destination like Alibaug or North Goa, but at an early-entry price point today.

OUR DIRECTORS

Ogaan Infra is led by three directors with diverse yet complementary expertise:

ANUJ KUKREJA — Entrepreneur and strategist with a passion for real estate innovation and community-building.

SATYAM ARORA — Entrepreneur focused on growth, development, and building high-value assets for investors and buyers.

ANUGRAH GHATWAL — Legal professional ensuring that every project is legally sound, transparent, and secure for all stakeholders.

Together, this leadership team blends entrepreneurial energy, legal expertise, and customer-first values to drive the company forward.



WHY CHOOSE OGAAN INFRA?



LEGALLY REGISTERED
& TRANSPARENT

Operates as Urban Tribe
Realtors Pvt. Ltd.



DIRECTOR-LED
INTEGRITY

Hands-on leadership ensures
professionalism and accountability.



CLEAR TITLES &
COMPLIANCE

Every project is vetted for
security and trust.



PEOPLE-CENTRIC
APPROACH

We focus on relationships, not just
transactions..

DELHI

D-9/2, OKHLA INDUSTRIAL AREA Okhla
Industrial Estate South Delhi Delhi India 110020

TELEPHONE

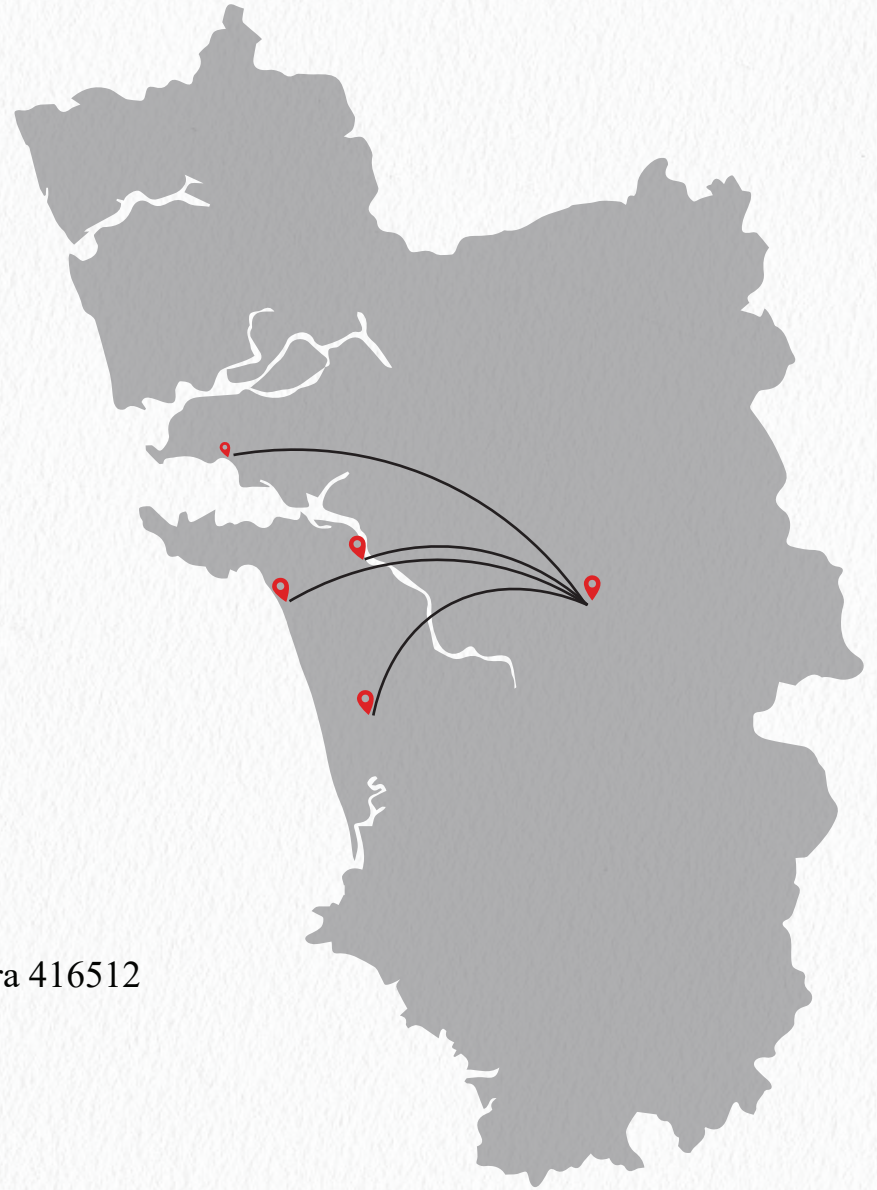
+91 84486 69815

GOA

Jaywant Complex, Office No 7, Second Floor, Sonar Peth
Above Indusind Bonk, Dicholi, Goa, India. (Lamgaon)

MAHARASHTRA

708, Ghodayachi-wadi, Dodamarg-Sindhudurg, Maharashtra 416512



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