

ADORA

PRIVATE VIEW

BY INVITE ONLY. NOT FOR PUBLIC CIRCULATION.



ADORA de GOA

RESORT DISTRICT BY THE BAY

RESIDENCES * RESORT * RETAIL

Pre-Bookings	: Open Now
Announcement of Launch Price	: Quarter 2, Calendar 2018
Completion of Phase 1 & 2	: September 2022
RERA Registration No.	: PRG002180009, PRG002180031 (Phase 1) (Phase 2)



BUY INTO ADORA'S SEA VIEW

Actual drone shot from the site taken on 5th March, 2018.

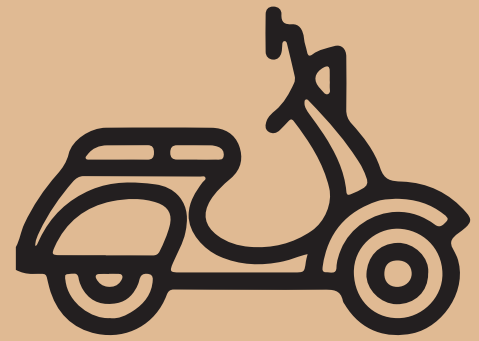
This is a panoramic aerial view of the location, shot from a drone. Actual view from the apartment may vary significantly based on floor and location. Not all apartments will have water views as shown. Photographs of interiors, surrounding or location are digitally enhanced unless otherwise mentioned.



NORTH GOA
Popular beaches but
overcrowded

**ADORA
DE GOA**
DABOLIM, CENTRAL GOA
Equidistant from North Goa
and South Goa

Candolim Beach
55 minutes away

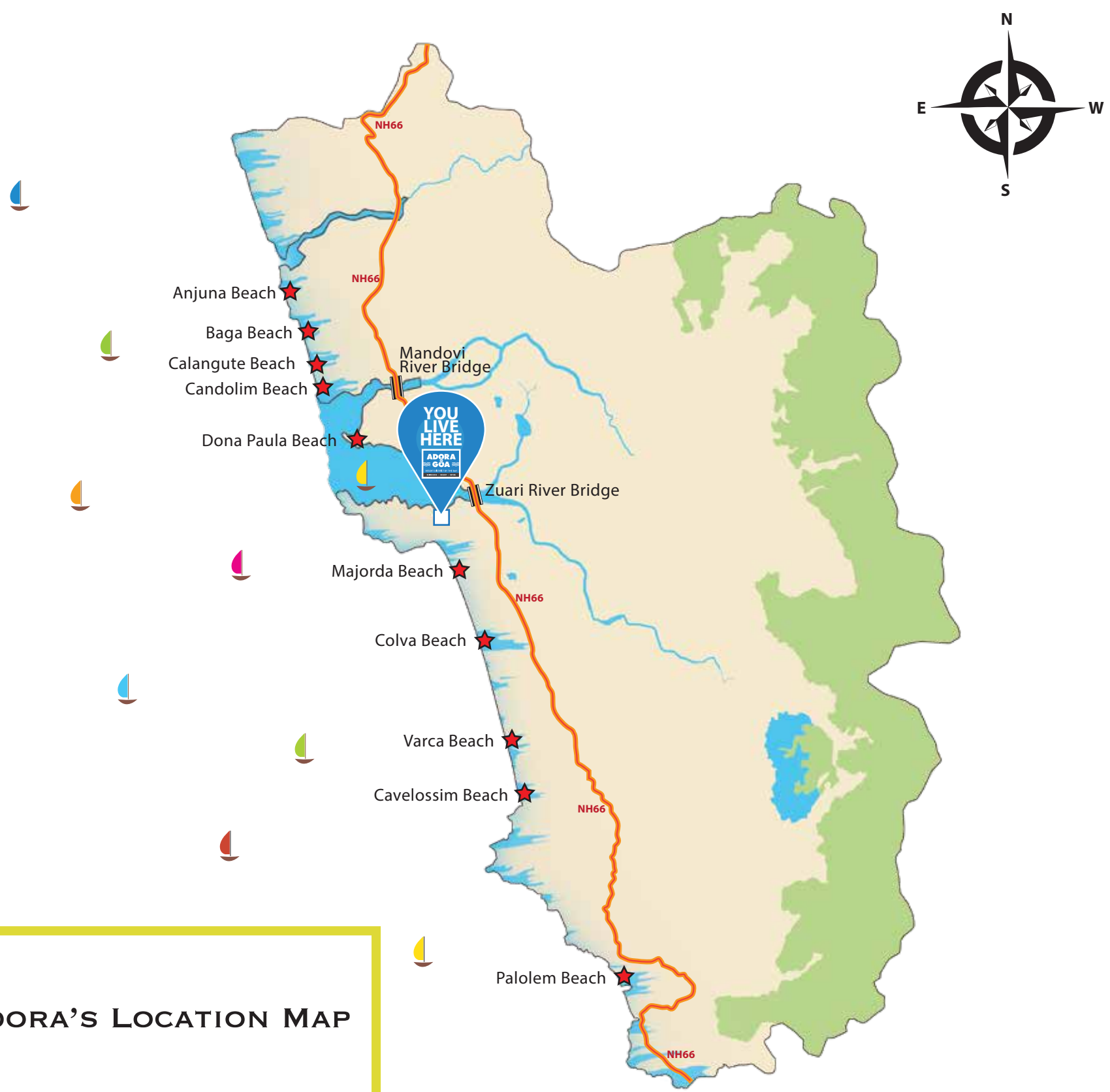


Colva Beach
40 minutes away



SOUTH GOA
Tranquil yet far

ADORA'S LOCATION MAP



- NH66
- Adora de Goa

PROXIMITY:

- 3.5 kms from Airport
- 3 kms from Vasco
- 26 kms from Panjim
- Around 37 kms from Calangute & Baga Beach
- 37 kms from Aguda Fort
- 22 kms to Old Goa

AT YOUR REACH



**BUY GOA.
BUY PROVIDENT.**

One of the richest states of India, Goa has a GDP that is two and a half times that of the National Average. Over 41 lakh tourists visit the state every year.

Dabolim, Central Goa

- Equidistant from North and South Goa.
- Just 10 minutes drive from the current Airport.
- Just 10 minutes from NH66 – Mumbai – Goa – Kochi highway.
- Travel time to serene Dona Paula, Calangute, Baga & Anjuna Beach to reduce significantly because of new elevated multi-lane bridge across Zuari & Mandovi rivers.



HOMES WITH THE SOUL OF A RESORT



Architecture

Goan outside. Modern inside.



Hospitality

Spa, Banquet Services, Restaurants and more.



Services

Subscription-based hospitality service inside your apartment.



Fun

The Blu Water Zone, Techno Game Zone, Food & Beverage, Explore Goa with Tandem Bicycles.



WHAT IS BEING PROVIDED

WHAT IS BEING BUILT

RESIDENCES

Branded Luxury Residences & Lifestyle Homes.

RESORT*

Hotel/Service Apartment operated by 'Zone by The Park'.

RETAIL

High-Street Coffee Shop, Restaurants, Spa & Boutique Shopping.



RESIDENCES



RESORT



RETAIL



ADORA EFFECT

LIFE @ ADORA DE GOA



Adora de Goa is a multi-phased development. Buildings, amenities and facilities will be developed in a phased manner. Master plan is an indicative digital rendering of all phases post completion.



GO BLU
@
ADORA DE GOA

THE BLU



NEAR 1-ACRE WATER ZONE WITH:

- Multiple Pools
- Sunken Bar
- Jacuzzi
- Aqua Slides
- Snorkeling Zone
- Lazy River
- Aqua Gym
- Signature Drenching Fountain

NEAR 1-ACRE DRY LEISURE ZONE WITH:

- Clubhouse
- Poolside Restaurant
- Private Cabana
- Decks around The Blu



Photographs of interiors, surrounding or location are digitally enhanced unless otherwise mentioned. No photos have been shot on site.

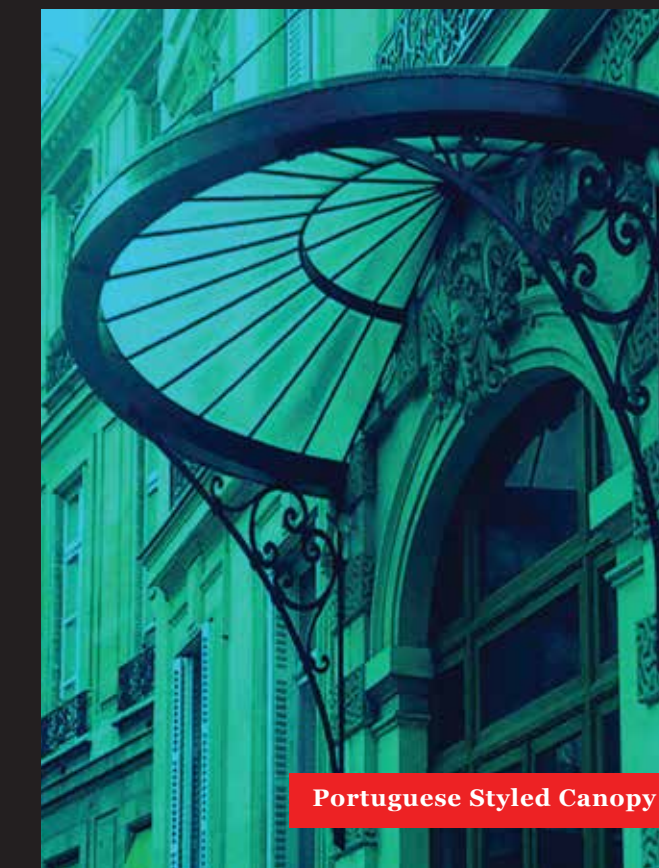
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GOAN OUTSIDE.
MODERN INSIDE.



Portuguese Styled Window

The entire elevation and landscape of Adora de Goa stems from the idea of fusion. At Adora de Goa you'll find the true spirit of Goa, that's vintage yet modern in outlook. The bright coloured facade, the Piazza, Baroque statues, hand painted tiles and such other thoughtful fixtures will evoke the grandeur of bygone Portuguese era, while the ultra-modern amenities, precisely finished interiors and fixtures like rain shower in the en-suite bathroom and digital locks at the entrance are a reflection of modern aesthetics.



Portuguese Styled Canopy

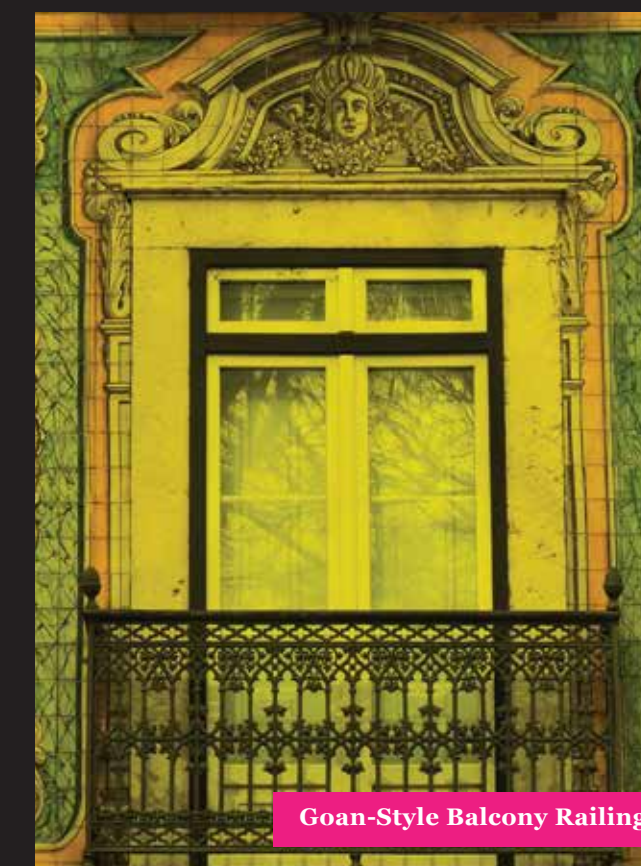


Rain Shower in Master Bath

MODERN INSIDE



Hand-Painted Door Number Plates



Goan-Style Balcony Railing



Baroque Statue



Digital Lock

BRANDS THAT MATTER ARE WITHIN YOUR HOME.

‘NEVER GIVE SAFETY
A DAY OFF.’
- YALE



YOUR MAIN DOOR LOCK

Yale, a 178-year old legendary brand from Europe is amongst the best known names in the lock industry, with millions of Yale locks used across 125 countries worldwide.

‘TRANSFORM YOUR WORLD.’
- KAJARIA



YOUR LIVING AND BEDROOM TILES

Kajaria Ceramics is the largest manufacturer of Ceramic/Vitrified tiles in India. Founded three decades ago, Kajaria has since become synonymous with quality, service and innovation, not only in the domestic market but worldwide too.

‘PAINT YOUR IMAGINATION.’
- BERGER PAINTS



YOUR EXQUISITE WALL PAINT

Berger Paints is a 258-year old iconic brand with Anglo-Indian roots. A true Indian MNC today, it's one of the most trusted paint brands in the world.

‘SWITCH TO STYLE.’
- SCHNEIDER ELECTRIC



YOUR ELECTRICAL SWITCHES

Schneider Electric is a \$ 25 billion global conglomerate with a 180-year legacy, and is a global specialist in Energy Management and Automation.

‘FUTURE OF BATHROOMS.’
- GROHE



YOUR BATHROOM'S CP FITTINGS

GROHE, a German brand, is the world's leading provider of sanitary fittings and a global brand dedicated to providing innovative water solutions.

‘RAISING THE STANDARDS.’
- AMERICAN STANDARD



YOUR BATHROOM'S SANITARY WARE

American Standard, a 140-year old Building Products Company, whose tradition of quality and innovation has put its products in 3 out of 5 American homes.



HOSPITALITY
@
ADORA DE GOA



**MEET.
DINE.
INDULGE.**

A hotel/service
apartment operated by
Zone by The Park Hotels.



**THE WALK
@
ADORA DE GOA**



At Adora de Goa, everything you need is just a walk away. Be it your shopping needs, catching up with friends over coffee, or even a dinner out with the family. In short, once in, you may just never have to leave the gates of Adora de Goa ever again.

PARK RESIDENCES
AROUND THE BLU

TWO OPTIONS

TO CHOOSE FROM @ ADORA DE GOA

EAST POINTE

2 & 3 BHK HOMES

RERA Regn. No.: PRG002180031

RERA Regn. No.: PRG002180009



WORLD-CLASS VACATION HOMES



HOMES WITH EXPENSIVE FEATURES, YET INEXPENSIVELY PRICED FOR GOANS.

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PLAN OF PARK RESIDENCES AROUND THE BLU

RERA Regn. No.: PRG002180031

Park Residences around
The Blu is a premium
development designed
and located around

- (1) The Blu @ Adora de Goa
- (2) Clubhouse @ The Blu
- (3) Private Cabanas @ The Blu
- (4) Decks around The Blu



RERA Regn. No.: PRG002180009

PLAN OF EAST POINTE 2 & 3 BHK HOMES

PARK RESIDENCES AROUND THE BLU

Inspired by the mid-rise red-brick buildings of Manhattan New York, where living space is at premium, our Manhattan Homes are smartly designed and provide luxury in a compact format. These Manhattan Homes are ideal for small families aspiring for opulence, as well as single individuals of a bustling city. Our Manhattan Homes are smartly designed with comfortably sized bedrooms, en-suite baths, living room, balcony and kitchen with utility space.

BENEFITS*

Welcome to a privileged and pampered lifestyle. When you buy a home at Park Residences around The Blu, located in the most prominent part of the master plan, you also get access to a plethora of privileges across all Park Hotels in India. Now that's what you call truly privileged living.

Your Special Privileges Include

- ◆ **Room service cum subscription-based House Keeping services from onsite hotel/service apartments.**
- ◆ **Lifetime privileges on tariff for rooms / F & B discounts across The Park Hotels & Zone by The Park Hotels**
 - ◆ **Privilege vouchers from The Park Hotels** ◆ **Customized designer interior solutions for homes**

EAST POINTE

2 & 3 BHK HOMES

Here's to your new life! Perched at the mouth of the Zuari River and the Bay, these homes are smartly located and intelligently designed to let you show-off your proud Goan heritage. At the same time your homes at Adora de Goa allow you to enjoy state-of-the-art amenities that no other 2 & 3 bedroom home offers. You will also have access to the luxury services offered by the hotel next door making this your most prized possession.

Move in to Adora de Goa; move in to resort living.

BENEFITS

- Fixtures from leading international brands right inside your home.
- Intelligently designed apartments suited to modern living.
- Central location with potential for future growth.
- Access to world-class amenities, hotel, restaurants and The Blu.

**TYPICAL UNIT PLAN
PARK RESIDENCES
AROUND THE BLU**

MANHATTAN CONDOS



Typical Carpet Area	~32.5 sq.mt.
Typical Usable Area	~35.8 sq.mt.
Typical Saleable Area	~50.2 sq.mt.

1 sq. mt. = 10.764 sq. ft.

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

MANHATTAN SUITE



Typical Carpet Area	~47.3 sq.mt.
Typical Usable Area	~53.0 sq.mt.
Typical Saleable Area	~75.3 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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ROYAL MANHATTAN SUITE



Typical Carpet Area	~68.3 sq.mt.
Typical Usable Area	~77.1 sq.mt.
Typical Saleable Area	~105.9 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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TYPICAL UNIT PLAN
EAST POINTE
 2 & 3 BHK HOMES

TYPICAL UNIT PLAN
 2-BHK COMFORT



Typical Carpet Area	~47.4 sq.mt.
Typical Usable Area	~53.0 sq.mt.
Typical Saleable Area	~75.3 sq.mt.

1 sq. mt. = 10.764 sq. ft.

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TYPICAL UNIT PLAN
3-BHK COMFORT



Typical Carpet Area	~68.3 sq.mt.
Typical Usable Area	~77.1 sq.mt.
Typical Saleable Area	~105.9 sq.mt.

1 sq. mt. = 10.764 sq. ft.

TYPICAL UNIT PLAN
3-BHK GRAND



Typical Carpet Area	~90.1 sq.mt.
Typical Usable Area	~101.3 sq.mt.
Typical Saleable Area	~139.4 sq.mt.

1 sq. mt. = 10.764 sq. ft.

Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

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THE PARTNERS

PROVIDENT[®]

Principal Developer

Provident Housing is a 100% subsidiary of Puravankara Limited and is the Principal Developer of the project for all statutory purposes. Provident Housing has constructed over 15.5 million homes and offices across Bangalore, Chennai, Coimbatore, Mangalore and Hyderabad.

PURAVANKARA[®]

One of India's Largest Developer

With over 40 years of experience in real estate, Puravankara is today amongst the top 5 developers in India. A credo of uncompromising values, customer centricity, robust engineering, and transparent business operations, has earned Puravankara many accolades from customers and the public at large. Also popular for its unique conceptualizing sensibilities.



LARSEN & TOUBRO

Construction Contracting Partner

Provident has a simple philosophy of engaging with world-class partners to ensure that promises are delivered par excellence. We have hence engaged with Larsen & Toubro, one of India's most reputed conglomerates with over 7 decades of continuous quest for work-class quality. L&T boasts of unmatched expertise in construction and shall therefore ensure best-in-class quality for your dream home at Adora de Goa.

PARK HOTELS

Hospitality Partner

One of India's first luxury boutique five-star hotels, the footprint of The Park Hotels are present across 8 cities. As a valuable partner in our project Adora de Goa, Zone by The Park Hotels will operate a hotel / service apartment in the project and shall offer subscription-based services for the Park Residences.

tripvillas

Holiday Home Rental Partner

Tripvillas is Asia's leading manager of Holiday Homes & Homestays with focus on delivering unique hospitality experience, by combining the power of technology with highest level of customer handling. Owners of Adora de Goa, may at their own discretion, contact Tripvillas for rental management of their property. Tripvillas will thereafter enter into a direct bilateral service agreement with the owners. Provident Housing and Tripvillas, make no representation on rental guarantees. Visit www.tripvillas.com for more information.



Adora de Goa is the perfect blend of Portuguese architecture & Indian emotions. And this unique composition was made a reality by the unconditional faith of Provident, a Puravankara company.

Nejeeb Khan

Founder & Managing Director,
KGD Architecture

Nejeeb Khan is the Lead Design Architect of Adora de Goa and has designed several International award-winning projects in India, the Middle East and USA.



Despite being businessmen, we are Goan at heart. Developing this precious piece of land by retaining the aesthetics and sensibilities of Goa was a major challenge. That's where Provident, a Puravankara company fit in beautifully. At Adora de Goa, we along with Team Provident have ensured that there is a perfect balance between traditional Goan aesthetics and modern architectural parameters. We are confident that residents will have an enjoyable full life here.

Trinitas Realtors
Land Owners



TERMS & CONDITIONS

**KNOW BEFORE
YOU ENTER...**

1. This brochure (the “Brochure”) containing details of project codenamed “Adora de Goa” (the “Project”) is an information memorandum for private circulation only. Nothing contained in this Brochure shall be construed or interpreted as an invitation to purchase, advertisement, solicitation, or being representations made in furtherance of an offer for sale and purchase. **2.** Provident Housing Limited, its parent company, subsidiaries, and affiliates (the “Promoter”) reserve the right to add, alter, or delete any information contained herein, at its sole discretion. **3.** Views from each apartment will vary based on location, direction and orientation of an apartment and Promoter makes no representations nor provides any assurances with regards to views. **4.** The project is sanctioned as a mixed use development comprising commercial and residential developments, under S1 and C1 settlement zones, as described in applicable development control regulations. It is possible that use of units located in one or more blocks as serviced apartments or managed residences would require licensing from relevant municipal authorities. **5.** The right to access or use certain amenities may be subscription-based or otherwise regulated in accordance with applicable bye-laws, rules or regulations. **6.** The Blu may consist of multiple amenities, to the extent permitted under applicable law. Commencement and completion of developing these amenities will be in accordance with phase-wise development determined by the Promoter. You are advised to refer to the development plan for each phase to ascertain the schedule of completion for one or more of the amenities. **7.** Promoter will form multiple societies for management of buildings in the Project in accordance with the Goa Cooperative Societies Act, 2001 and Rules, 2003. Details of how these societies will be structured will be contained in the agreement for sale. **8.** Right of management of some common areas deemed necessary for overall upkeep and maintenance of the Project and its use in accordance with the scheme originally envisaged by Promoter, will be reserved and retained by Promoter. **9.** The Promoter makes no representation on yields/returns from any property/apartment. Buyers are requested to exercise their individual diligence while buying an apartment. **10.** In order to facilitate better usage of amenities and facilities at Adora de Goa for residents across all commercial and residential developments, the Promoter, at an appropriate time, may propose to execute and register a conditional lease of the project land, to a federation/apex body of association of apartments/blocks/tower/phase or as may be required under applicable by-laws, details of which shall be laid out in the Agreement for Sale.



BY PROVIDENT, A PURAVANKARA COMPANY

☎ 1860 258 4444

✉ sales@providenthousing.com

🌐 www.providenthousing.com

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