

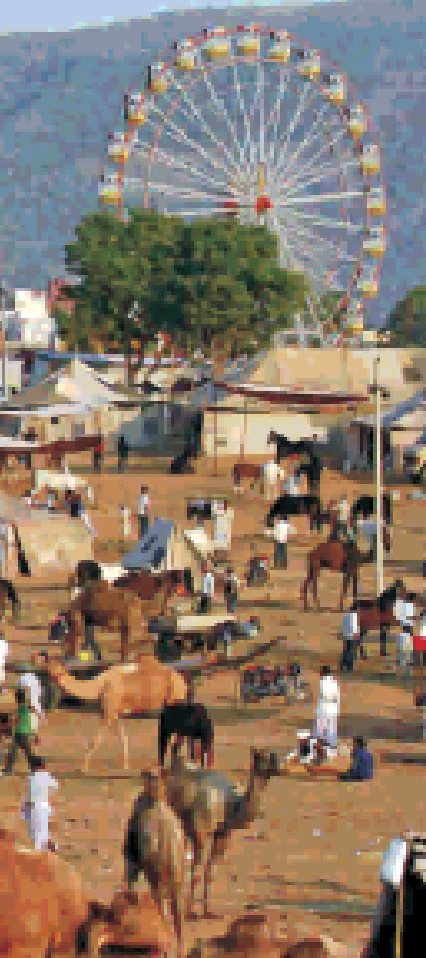


R•RE:GEN:TA

● SPA & RESORT, PUSHKAR



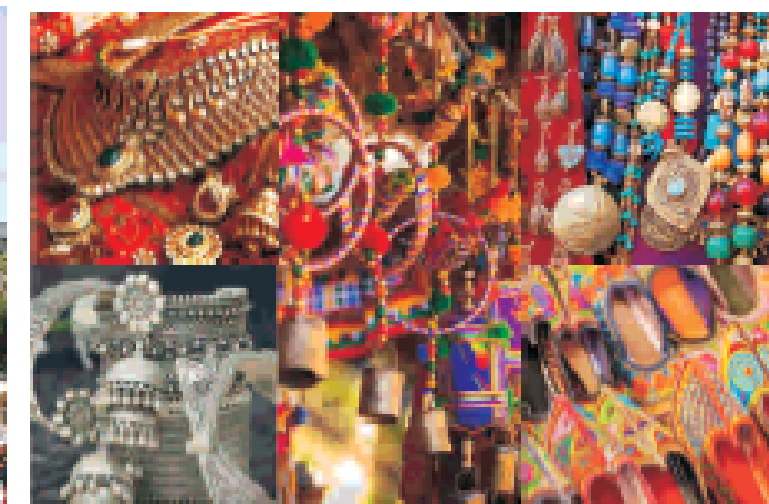
BE A PART OF THIS TROPICAL THEME RESORT
& GET LIFETIME LUXURIOUS RETURNS



PUSHKAR

Pushkar is one of the oldest cities in India. Located to the northwest of Ajmer, the tranquil city of Pushkar is a favored destination for thousands of tourists and devotees flocking to Rajasthan. Situated at a height of 510 meters, Pushkar is surrounded by hillocks on three sides. The 'Nag Pahar', literally meaning Snake Mountain forms a natural border between Ajmer and Pushkar. Known as 'the rose garden of Rajasthan, the essence of the famous Pushkar rose is exported all over the world. Along with an interesting mythological history, a legacy of timeless architectural heritage makes Pushkar a fascinating city.

According to legends, Lord Brahma, believed to be the creator of the Universe dropped a lotus to the ground leading to the immediate creation of a lake. He then decided to name the place after the flower, and thus the name, Pushkar. The city of Pushkar is home to the only temple dedicated to Lord Brahma in the whole world. Hindus consider a journey to Pushkar to be the ultimate pilgrimage that must be undertaken to attain salvation



Pushkar in Rajasthan is cupped between hills on three sides and sand dunes on the remaining side. The place has a magnetic appeal with four hundred temples that are blue white and a number of visiting Ghats. Pushkar is also known for International Pushkar Fair which is no less than encyclopedia on the tradition and culture of the state of Rajasthan.

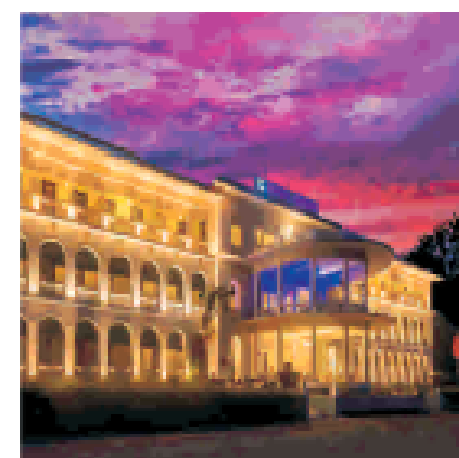
Ajmer and Pushkar are at a proximal distance from each other and holds religious, cultural and historical importance. Brahma Temple, Pushkar Lake, Hazrat Khawaja Gharib Nawaz Dargah, Ana Sagar Lake, Adhai Din Ka Jhopda, Taragarh Fort, Soniji ki Nasiya are the major destinations to visit

Royal Orchid & Regenta Hotels is one of India's fastest-growing hospitality brands, managing a portfolio of over 60+ properties across the country. Founded in 2001 by industry veteran Mr. Chander K Baljee, Royal Orchid & Regenta Hotels is a renowned and trusted brand with a growth plan to reach 100 hotels by 2022.

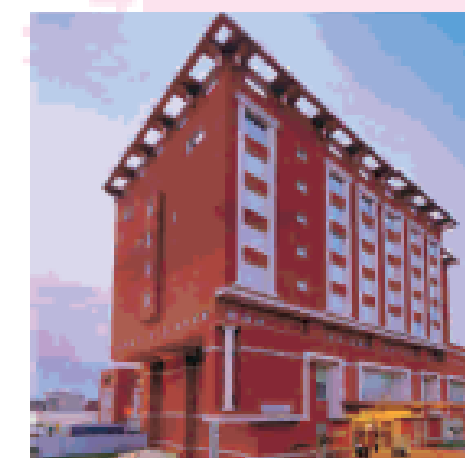
We cater to business and leisure travellers who value comfort, great cuisine, distinctly warm Indian hospitality, and value for money. Our modern and fully equipped hotels, resorts, long-stay suites, and inns are what make our guests return time and time again to our properties in metro cities, holiday destinations, pilgrimage sites and wildlife parks. With a Head Office based in the heart of Bengaluru, the team at Royal Orchid & Regenta Hotels is truly passionate about hospitality and driven to deliver immaculate guest experiences. Our success flows from our core values; creating exceptional outcomes for our owners, guests, staff, and shareholders.



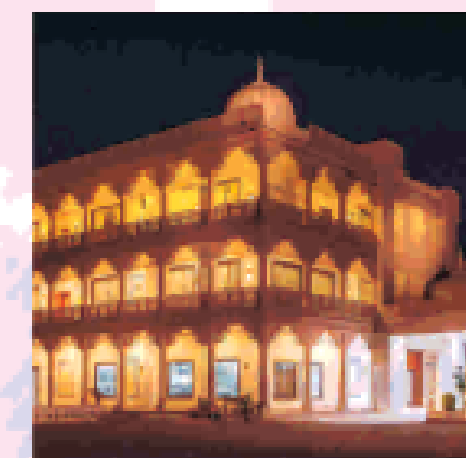
Hotel Royal Orchid, Bangalore



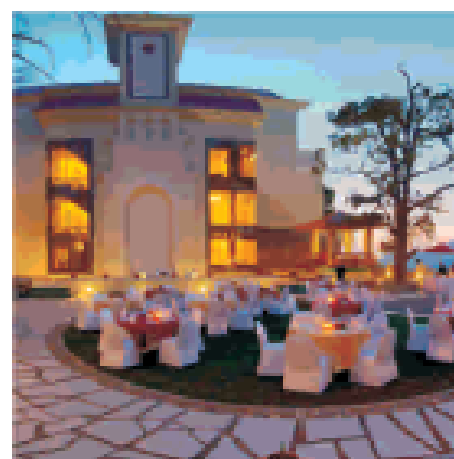
Royal Orchid Brindavan Garden Palace & Spa, Mysore



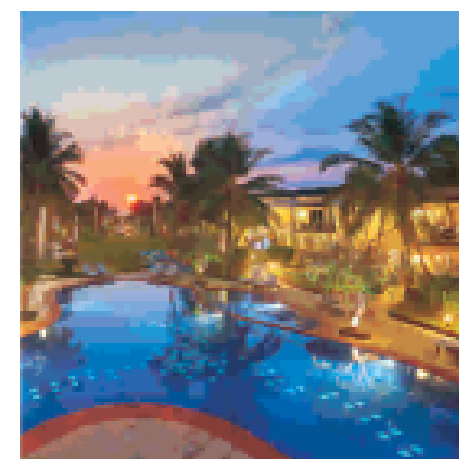
Hotel Royal Orchid, Jaipur



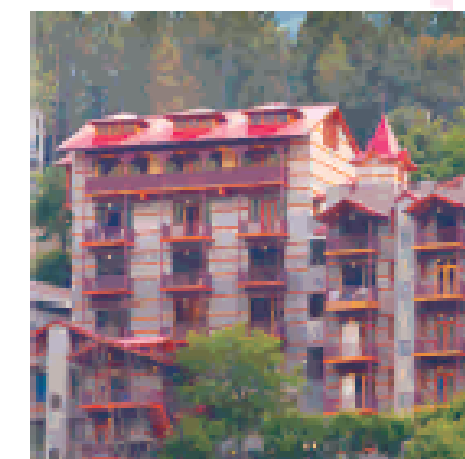
Regenta Resort, Vanya Mahal, Ranthambore



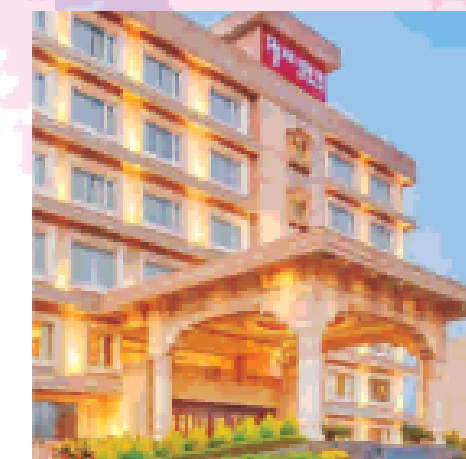
Royal Orchid Fort Resort, Mussoorie



Royal Orchid Beach Resort & Spa, Goa



Regenta Inn, Manali



Regenta LP Vilas, Dehradun



3950+

Luxury Rooms

70+

Hotels &
Resorts

39

Locations
Across India



PROJECT DETAILS



- Project Name : REGENTA RESORT PUSHKAR
- Location : Pushkar, Rajasthan
- Project Type : Resort
- Apartment Size : 850 Sqft (Approx.)
- Possession : 2024
- Total Land Area : 23 Bigha
- Total No. of Units : 132 rooms





**THE TOTAL
COST OF ONE
UNIT OF RESORT
STARTING FROM**

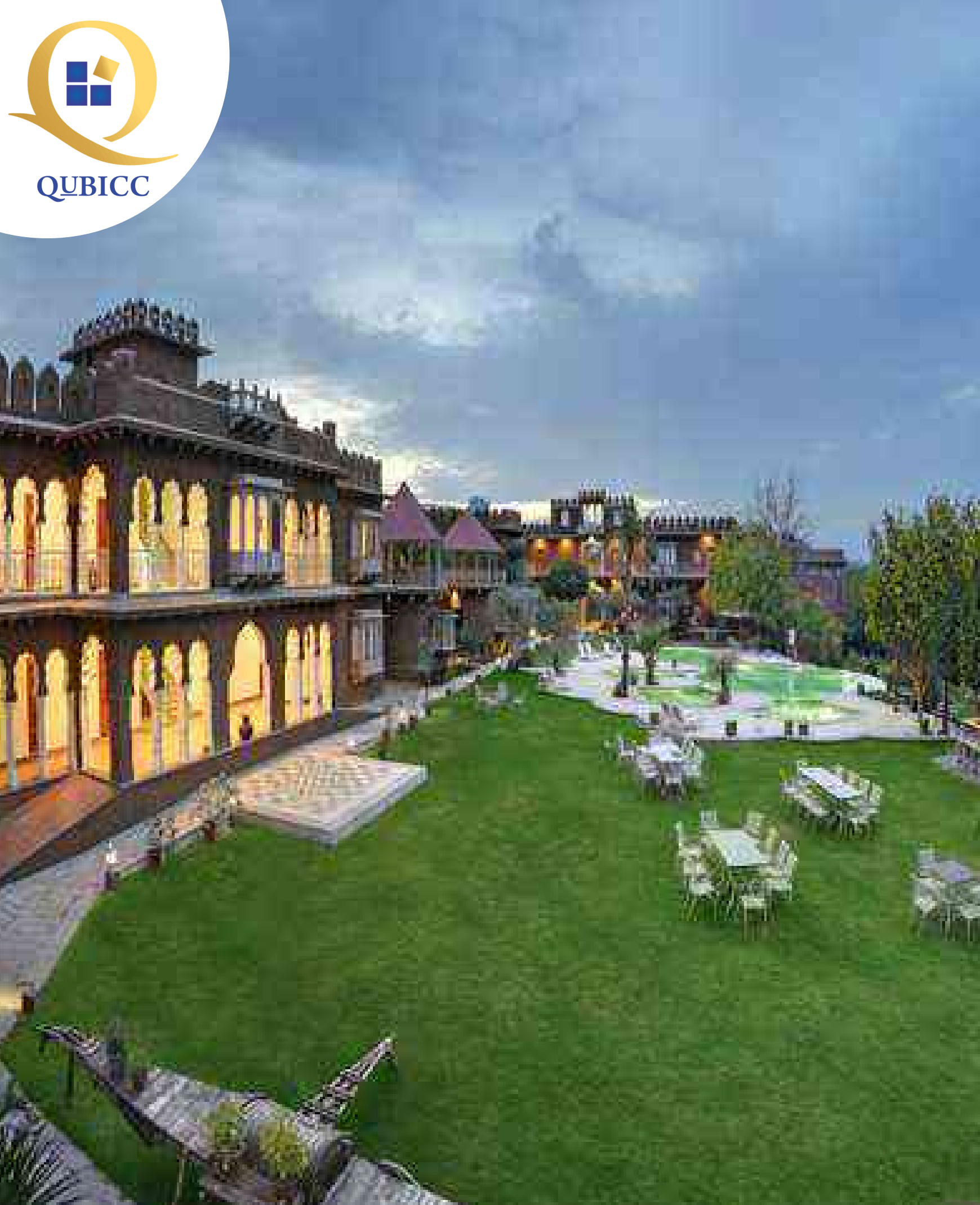
₹ 71 LAC



A LUXURIOUS TROPICAL RESORT EXPERIENCE IN THE HEART OF PUSHKAR

HIGHLIGHTS

- First Tropical Theme Resort in Pushkar
- One of the biggest luxurious resort of Pushkar
- One of the best Holiday & Wedding destinations
- Eco-friendly architecture
- Entrance Porch & Reception area with a Grand Lobby
- Massive recreational lawn attached to Banquet Hall
- Hotel, Villas & Health Club Luxury Rooms and Villas
- Landscaped areas with Recreational zones. Amenity open areas
- Swimming Pool and water body. Children's activity zone
- Authentic Organic Restaurants
- Banquets & Conference Halls
- Health Club & Spa
- Avenue plantations and green walkaways
- Modern Day technologically equipped project
- Marriage destination and Convention arena



INFINITE PLEASURE WITH PLUSH PERSPECTIVE !

1. Site Entrance
2. Parking
3. Entrance Water Body
4. Entrance Foyer
5. Open Waiting Area
6. Banquet Hall
7. Banquet Lawn
8. Party Deck
9. Swimming Pool
10. Club
11. Villa category - 1
12. Villa category -2
13. Presidential Villa
14. Performance Island
15. Waterfall feature
16. Mini swimming Pool
17. Club outdoor activities
18. Meditation Zone
19. Fire tender path
20. Cycle track



VILLA ROOM

Total No. of rooms : 80



AREA : 850 SQ FT (APPROX)



VILLA INTERIOR



Ground Floor



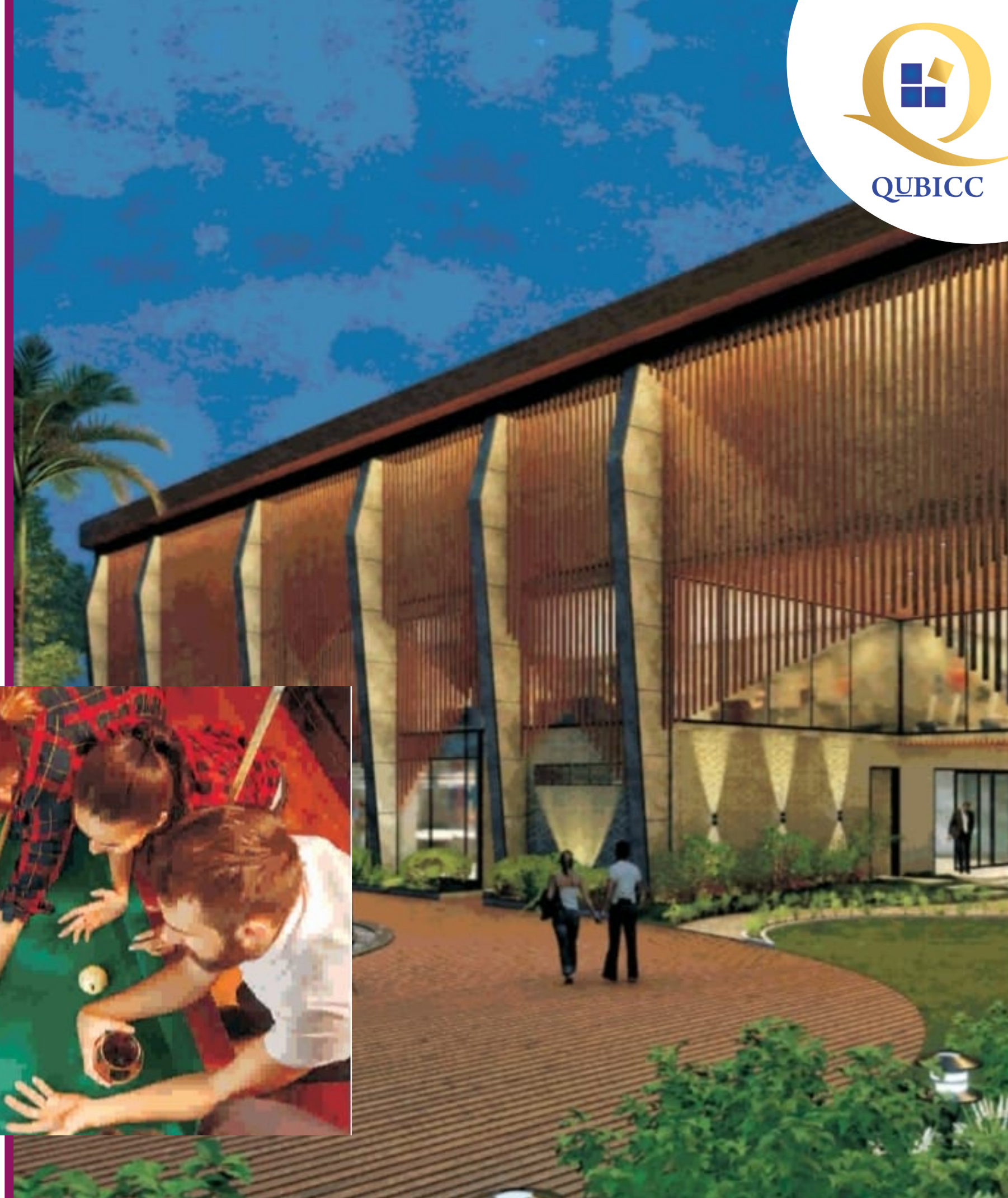
First Floor



CLUB HOUSE

ENJOY AMENITIES WITH LUXURY

Club house is an essential part of the community and home to many of the resort amenities including a fitness center, spa, lounge, tennis court, pool and jacuzzi. Guests staying at the resort have full access to club house amenities. A bilingual guests services team member is on hand to assist residents and guests with all their needs





ECLECTIC DINING SPACE

A DINING EXPERIENCE NEVER BEFORE

At Regenta Spa & Resort, Pushkar the guests will experience great food and excellent service. The dining outlets ensure you have a delightful culinary experience. We also have special tropical and authentic organic cuisine experience for our special guests.



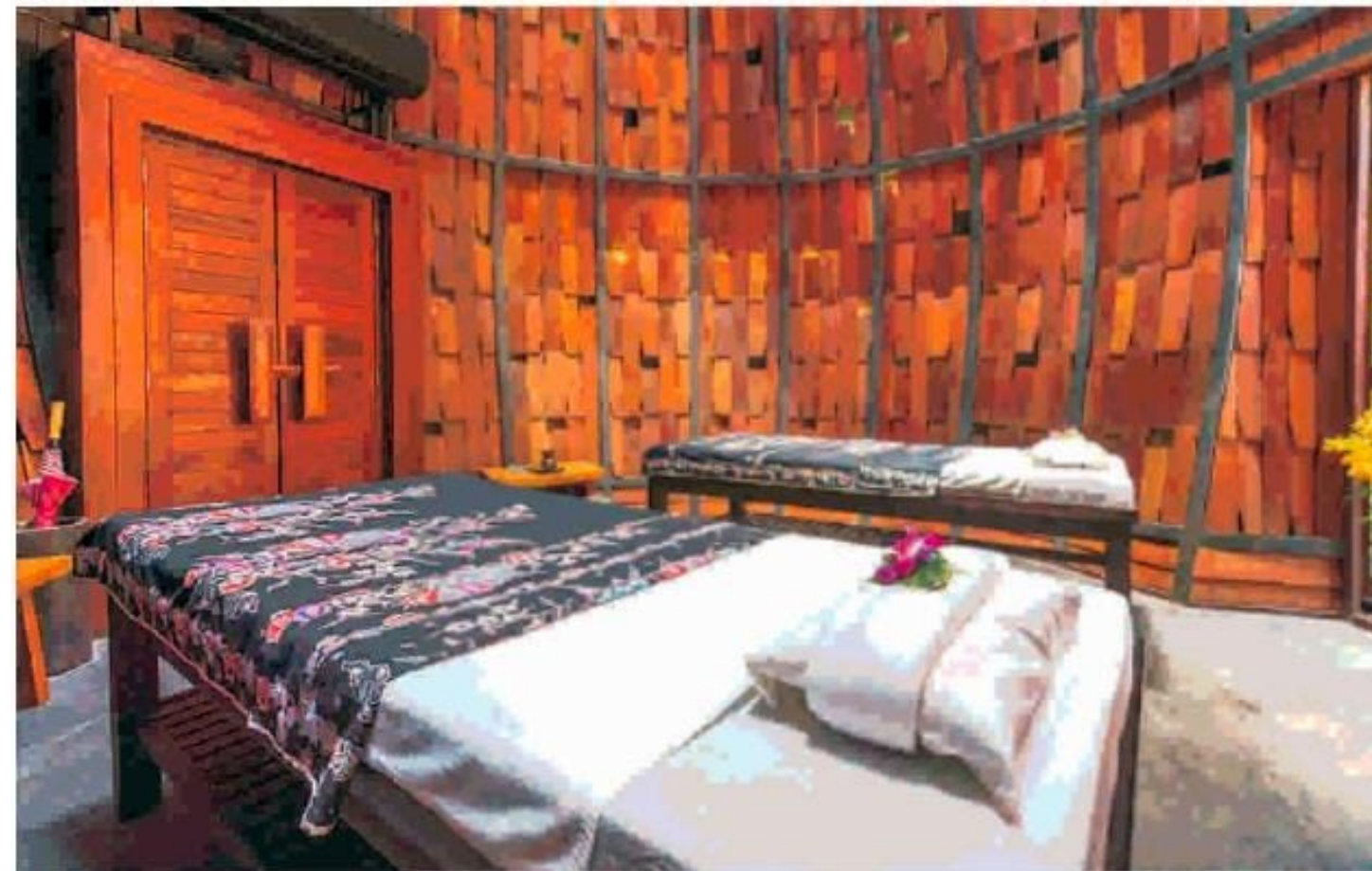


HEALTH CLUB, SPA WITH NATUROPATHY CENTER AND ADVENTURE CLUB



The luxury of natural healing, rebalancing and recharging designed to replenish the soul and inspire everyone to live a stress-free life, the Naturopathy Center, through safe, natural facilitates, natural healing treatments for all. On the other hand, the Massage Room with an exceptional team of masseurs enables physically revitalizing experiences.

If you are enthusiast then we offer you a club that takes inspiration from the age-old concept of courtyards. A spa experience like never before, right under the sun without losing your privacy. We also offer a nature walk or theat midnight stroll under the stars or a quick cycling marathon with your loved ones. What better way to loose start your morning than meditating between the green with the beautiful sunrise between the Aravallis



BENEFITS FOR VILLA BUYER

Buyer / Owner will get the ownership through sale deed & perpetual lease deed.

Buyer / Owner will share revenue generated by resort on Room Rent, F&B, Spa, Events and all the other activities minimum guarantee of 7% ROI.

Buyer/Owner will get 25 (10 nights in any Royal Orchid Hotel in India, 15 nights in Pushkar) complimentary room night vouchers every year, which are transferable & saleable.

Buyer / Owner will get complimentary breakfast in Pushkar only

Buyer / Owner will get 40% discount on food and beverages.

Every time buyer stays in Pushkar is entitle of complimentary spa for 2 people and 20% discount thereafter

EXTRA BENEFIT FOR VILLA BUYERS



ONE BOTTLE OF HOUSE WINE ONCE A YEAR



THREE CAKE COMPLIMENTARY EVERY YEAR



ONE EXTRA BED COMPLIMENTARY WHEN OWNER STAYS



OWNERS ROOM EXPRESS CHECK-IN CHECK-OUT



DREAM WEDDING AT REGENTA SPA & RESORT

Villa owner will get 120 rooms for two days, total 240 rooms with breakfast complimentary once in life time.

(One cottage owner will get this benefit once only).

(Out side catering allowed and space of event use will be complimentary)





INVESTMENT DETAIL 30 MONTH PLAN

CATEGORY	VILLA ROOM
	71 Lac
BOOKING AMOUNT	10%
ON AGREEMENT	10%
QUATERLY INSTALLMENT - 1	10%
QUATERLY INSTALLEMNT - 2	10%
QUATERLY INSTALLMENT - 3	10%
QUATERLY INSTALLMENT - 4	10%
QUATERLY INSTALLMENT - 5	10%
QUATERLY INSTALLMENT - 6	10%
QUATERLY INSTALLMENT - 7	10%
QUATERLY INSTALLEMNT - 8	5%
ON POSSESSION	5%
TOTAL	100%

Assured 7 % Returns will be provided after complete payment of installments

*All the applicable taxes are extra.



INVESTMENT DETAIL 12 MONTH PLAN

CATEGORY	VILLA ROOM
	71 lac
BOOKING AMOUNT	25%
QUATERLY INSTALLEMNT - 2	25%
QUATERLY INSTALLMENT - 3	25%
QUATERLY INSTALLMENT - 4	25%
TOTAL	100 %

Assured 7 % Returns will be provided from
payment of 1 installment

*All the applicable taxes are extra.

ESTIMATED RETURN ON INVESTMENT



NO OF ROOMS	132
AVERAGE ROOM RENT(ARR) PER DAY PER ROOM ON 100% OCCUPANCY	7900
ARR CALCULATION :- STUDIO @6000/-, VILLA@9000/-, PRESIDENTIAL SUITE @ 50,000/-	
50% OCCUPANCY THROUGHOUT THE YEAR	3950

ANNUAL RETURN CHART

HOTEL RENT	(132 ROOMS*3950*305)	159027000
FOOD AND BEVERAGES	F&B @ 75% OF ROOM RENT	119270250
MEETING AND CONFERENCES	MEETING AND CONFERENCE @ 25% OF ROOM RENT	39756750
WEDDING EVENT	35 MARRIAGES PER YEAR @ 35 LACS	122500000
SPA AND NATURE THERAPY	07 SPA / NATURE THERAPY @ 3500*365 DAYS APPROX	8942500

GROSS TOTAL REVENUE	449496500	449496500
LESS OPERATING AND ADMINISTRATION COST	50%	224748250
NET PROFIT FOR APPROPRIATION		224748250
PROFIT AVAILABLE FOR RESORT	50% OF NET REVENUE	112374125
TOTAL NET PROFIT AVAILABLE FOR INVESTORS		112374125

DISTRIBUTION OF PROFITS

TYPE	PRICE	UNIT	TOTAL INVESTMENT	SHARE IN REVENUE	ROI %	SHARE IN NET PROFIT PER UNIT	PAY BACK PERIOD (YEARS)	AVERAGE ROI PER MONTH
DELUX	55,00,000	50	275000000	33847628	13.4	676952	7.5	56412
VILLA	6500000	80	520000000	69624570	13.4	870307	7.5	72525
PRESIDENTIAL	3000000	2	60000000	8901927	13.4	4450963	7.5	370913

1. Data as taken above are based on market conditions which may change accordingly.
2. All assumptions taken are approximately.
3. All above calculations are in INR.

WHY RESORT CHARGE 50% REVENUE SHARING ON ENTIRE RESORT BUSINESS ?



These luxurious Resorts are runned & managed by brand companies so they take solely their own 50% charges to run/administer/manage the entire functioning of resort according to their Brand Value & rest 50 % amount is distributed among investors.

(Alongwith including the fact that still Investor gets **Upto 15% ROI** alongwith **7% Assured Returns**).



ABOUT DEVELOPER & PROMOTER



FINE ACRES Pvt. Ltd.

Fine Acers (A Prime Realty Group Company) - Emerged as the Leading Developer of Jaipur, Rajasthan.

Since 2010 Prime Realty Group the largest developer of Jaipur is the trendsetter and pioneer in the conceptual townships in Jaipur. All the projects undertaken by the company are planned in such a way so as to fulfill both the current as well as the future requirements of the customers in terms of housing, commercial & farm Houses along with the amenities that are required to make these projects successful.

OVER 20 YEARS OF EXPERIENCE

Fine Acers brings to you the Resort Revolution. It all started with a thought of creating a lifelong income for our investors and here we are today with ongoing 4 resort projects with presence in Jaipur, Udaipur, Pushkar and many more cities to come.

Past Projects delivered record :

- RESORT VILLA- 2018
- AASRA - 2016
- THE RESORT FARMS PUSHKAR - 2019

ONGOING PROJECTS :

- REGENTA RESORT & SPA PUSHKAR
- JW MARRIOTT UDAIPUR RESORT & SPA





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QUBICC
PROPTech PVT. LTD.

