

Greetings from Core Group!!

Core Group is a dynamic enterprise engaged in multifaceted business ventures across diverse sectors. With a strong foundation built on innovation, integrity, and excellence, the group is now proud to announce its latest venture: luxury 5-star nature resort in the Lake City of Udaipur.

PROJECT SPECIFICATIONS:

- Location- Village Pipalwas, Nathdwara Road, Udaipur
- Land Parcel - 45 Bigha.
- Completion – 2028.
- Property Type - 5-star Hotel SPA and Resorts.
- Investment Model - Sale / Leaseback Model.

Pre launch and Special benefit for the investors out of the promoter's quota (for limited period): *luxury • Hotel. Resort*

• **Commercial benefits@**

- (A) Investment starting from 88 lacs + applicable GST.
- (B) You can pay the entire amount in 12 months.
- (C) Your monthly income commences post paying 25%.
- (D) **ROI 7% OR 50%** Net profit share (whichever is higher) expected returns **18 to 24 %** ROI on investments.

• **Additional benefits**

1. Purchaser / Investor will get hotel brand membership under owner category.
2. Discounts for Investor on spas & naturopathy center's services.
3. Discount on Food & Beverages as per resort membership.
4. Lifetime Resort club membership free.
5. Dedicated Owners lounge.

Types Of Villa Units	No Of Units (approx)	Square Ft (approx)	Price
Deluxe	75	550	88 lacs
Super Deluxe	70	650	1.04 Crore
Ultra Deluxe	60	850	1.36 Crore
Jr Suite (1 BR Unit)	40	1100	1.71 Crore
Grand Suite (2 BR Unit)	36	1600	2.48 Crore
Presidential Suite (3 BR Unit)	20	2750	4.13 Crore
Royal Suite	04	6000	9 Crore
Total	305		

(1) Deluxe (550sqft approx) -

1. 10 Night every year at the same property with breakfast.
2. 5 international nights every year with travel.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher).
4. Once in a lifetime destination wedding with 100 rooms + banquet + party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary every year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwards.
10. Access to the Owners lounge.

(2) Super Deluxe (650sqft approx) -

1. 10 Night every year at the same property with breakfast.
2. 5 international nights every year with travel.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher).
4. Once in a lifetime destination wedding with 100 rooms + banquet + party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwards.
10. Access to the Owners lounge.

(3) Ultra Deluxe(850sqft approx) -

1. 10 Night every year at the same property with breakfast.
2. 5 international nights every year with traveledise.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher).
4. Once in a lifetime destination wedding with 100 rooms + banquet + party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwards.
10. Access to the Owners lounge.

(4) Jr Suite(1100sqft approx) -

1. 10 Night every year at the same property with breakfast.
2. 5 international nights every year with traveledise.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher)
4. Once in a lifetime destination wedding with 100 rooms + banquet + party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwards.
10. 25 rooms + Party hall for one night for any function .
11. Access to the Owners lounge.

(5) Grand Suite(1600sqft approx) -

1. 15 Night every year at the same property with breakfast.
2. 5 international nights every year with traveledise.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher).
4. Once in a lifetime destination wedding with 100 rooms + banquet party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwords.
10. 25 rooms + Party hall for one night for any function (**can avail this benefit twice**).
11. Access to the Owners lounge.

(6) Presidential Suite(2750sqft approx)-

1. 20 Night every year at the same property with breakfast.
2. 10 international nights every year with traveledise.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher)
4. Twice in a lifetime destination wedding with 100 rooms + banquet + party lawn for two nights and three days.
5. Express check in - and check -out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. One complimentary Spa once in a year and 50% discount afterwords.
10. 25 rooms + Party hall for one night for any function (**can avail this benefits twice**).
11. Access to the Owners lounge.

(7) Royal Suite(6000sqft approx)-

1. 25 Night every year at the same property with breakfast.
2. 10 international nights every year with traveledise.
3. 7% assured return as minimum guarantee or 50% profit share (whichever is higher)
4. Twice in a lifetime destination wedding with 150 rooms + banquet + party lawn for two nights and three days.
5. Express check - in and check - out.
6. One Complimentary bottle of house wine once in a year.
7. One Complimentary cake on Birthday/Anniversary in a year.
8. Special owner's membership discount on F&B.
9. Two complimentary Spa once in a year and 50% discount afterwords.
10. 50 rooms + Party hall for one night for any function (**can avail this benefits twice**).
11. Access to the Owners lounge.