

RAJGAD – BHOR: A WELLNESS AND AGROTOURISM DESTINATION

Explore the unique investment opportunity in Rajgad – Bhore, a serene destination focused on wellness, agrotourism, and sustainable real estate, located just 55 km from Pune.

PASSIFLORA WELLNESS & AGROTOURISM RESORT



INTEGRATING WELLNESS AND ECO-LIVING

A holistic approach to health and eco-living

VISION OF THE PROJECT

To create a sustainable, holistic retreat combining wellness, agrotourism, and eco-living.

MISSION STATEMENT

Deliver immersive experiences in health, recreation, and investment through thoughtfully integrated offerings.

FOCUS ON SUSTAINABILITY

Emphasizing sustainable practices within wellness and agrotourism sectors.

HOLISTIC HEALTH APPROACH

Incorporating physical, mental, and emotional wellness into the retreat offerings.

AGROTOURISM INTEGRATION

Combining tourism with agricultural experiences to enhance visitor engagement.

ECO-LIVING PRINCIPLES

Promoting eco-friendly living through sustainable accommodations and practices.

INVESTMENT OPPORTUNITIES

Creating avenues for investment in wellness and sustainable tourism.

RECREATION ACTIVITIES

Offering diverse recreational activities that promote health and well-being.

COMMUNITY ENGAGEMENT

Involving local communities in the retreat's development and operations.

CULTURAL ENRICHMENT

Incorporating local culture and traditions into the retreat experience.

RAJGAD BHOR PROJECT OVERVIEW

Explore the core components of the Rajgad Bhore Project



TOTAL AREA OF THE PROJECT

The entire project spans a significant 176 acres, offering extensive opportunities for development and leisure.



PASSIFLORA WELLNESS CENTRE

A dedicated 10-acre space focused on wellness and holistic health for residents and visitors.



FARMHOUSE COMMUNITY

A sprawling 50-acre community featuring luxurious farmhouses for a tranquil living experience.



SENIOR LIVING FACILITIES

A 6-acre area designed specifically for senior living, ensuring comfort and care for older adults.



ADVENTURE SPORTS OPPORTUNITIES

The project includes facilities for various adventure sports, catering to thrill-seekers.



ECOTOURISM INITIATIVES

Plans for ecotourism are integrated to promote sustainable travel and environmental awareness.



ORGANIC FARMING PRACTICES

The incorporation of organic farming to promote sustainability and healthy living.



HOLIDAY MEMBERSHIPS

The project offers holiday memberships, providing exclusive access to various amenities and facilities.

CORE COMPONENTS OF RAJGAD-BHOR PROJECT

Explore diverse experiences in nature and wellness

ECOTOURISM OPPORTUNITIES

Discover trails, bird-watching, and eco-friendly

AGROTOURISM ACTIVITIES

Experience organic farming through workshops and

WELLNESS SERVICES

Engage in holistic wellness with Ayurveda,

FARMHOUSE INVESTMENTS

Invest in 130 units with guaranteed

ADVENTURE OFFERINGS

Explore thrilling adventures like rock climbing, zip

AYURVEDIC ORGANIC FARM

Participate in a revenue-sharing model

EXCLUSIVE HOLIDAY MEMBERSHIP

Members enjoy special access and discounts on various

DIVERSE INTEGRATION MODELS FOR LIVING



FARM + STAY

Live and experience the tranquility of nature while enjoying farm activities.



WELLNESS + AYURVEDA

Engage in holistic healing practices that promote mental and physical wellness.



ADVENTURE + NATURE

Experience eco-conscious adventures that connect you with the natural world.



INVESTMENT + LIFESTYLE

Enjoy assured returns through investments in exclusive living environments.

DIVERSE REVENUE STREAMS OVERVIEW

FARMHOUSE SALES

Revenue generated from selling properties within the project area.

AYURVEDIC FARM PRODUCTS

Sales from organic products sourced from the farm's Ayurvedic practices.

HOLIDAY MEMBERSHIPS

Income from memberships offering exclusive holiday packages.



RENTAL INCOME

Earnings from renting out properties or spaces for events.

WELLNESS SERVICES

Income from providing health and wellness services to visitors.

ADVENTURE SPORTS

Revenue from adventure activities like trekking and climbing.

FARM PRODUCE PROFIT SHARING MODEL

Understanding profit distribution in Rajgad –
Bhor Project

REVENUE ALLOCATION TO FARMHOUSE OWNERS



Farmhouse owners receive 70% of the profits from farm produce sales.

FPO REVENUE SHARE



Farmer Producer Organizations (FPO) are allocated 15% of the profits, supporting local farming communities.

NIRVANA WELLNESS SANCTUARY SHARE



Nirvana Wellness Sanctuary also receives 15% of the profits, promoting wellness and sustainability.

INVESTOR RETURNS



Investors are promised a 5.5% annual return on their investment, ensuring profitability.

RESORT OPERATORS' REVENUE SHARE



Resort operators take 15% of revenue generated from holiday, wellness, and ecotourism activities.

EXPLORING FARMHOUSE OPTIONS & PRICING

A detailed overview of farmhouse types and costs

TYPE	SIZE	PRICE RANGE	UNITS
Marvelous	2BHK (700 Sqft)	₹70L - ₹1Cr	75
Majestic	2BHK (1000 Sqft)	₹50L	25
Magnificent	2BHK (1000 Sqft)	₹1Cr - ₹1.25Cr	25
Maharaja	4BHK (10,000 Sqft)	₹2Cr - ₹3Cr	5
Magical	Studio (400 Sqft)	₹11L	50

FINANCIAL HIGHLIGHTS OF RAJGAD-BHOR PROJECT



INITIAL INVESTMENT

The project requires an initial investment ranging from ₹80-100 Cr.



PROJECTED YEAR 1 REVENUE

In the first year, the projected revenue is ₹50 Cr, showcasing early growth potential.



PROJECTED YEAR 3 REVENUE

By the third year, projected revenue is expected to reach ₹100 Cr, indicating significant growth.



PROJECTED YEAR 5 REVENUE

By the fifth year, revenue projections soar to ₹200 Cr, reflecting robust expansion.



ESTIMATED NET PROFIT FROM FARMHOUSES

The estimated net profit from farmhouses is projected at ₹25 Cr, enhancing financial viability.



OTHER REVENUE POTENTIAL

An additional revenue potential of ₹100 Cr is anticipated over the next five years.

RAJGAD – BHOR PROJECT FINANCIALS

LAND ACQUISITION COST

₹10 Cr for 50 acres at ₹20L/acre, a significant investment in property.

MARKETING AND SALES BUDGET

Allocated ₹5 Cr for effective marketing and sales strategies.

TOTAL EXPENSES OVERVIEW

Cumulative expenses reach ₹80 Cr, outlining the project's financial commitment.

DEVELOPMENT COSTS

Total development costs amount to ₹50 Cr, crucial for project completion.

RENTAL/OFFER PROVISIONS

₹15 Cr set aside for rental and promotional offers to attract buyers.

PROJECTED REVENUE

Anticipated revenue from farmhouse sales is ₹105 Cr, exceeding expenses.

ATTRACTIVE INVESTOR BENEFITS OVERVIEW



FIXED ROI OF 5.5% P.A.

Investors can enjoy a guaranteed return on investment at a fixed rate of 5.5% per annum.



PROFIT SHARING IN FARM PRODUCE

Investors will receive a share of the profits generated from farm produce, enhancing overall returns.



EXCLUSIVE LIFESTYLE PRIVILEGES

Enjoy unique lifestyle benefits that come with the investment, adding value beyond financial returns.



PRIORITY ACCESS TO RESORT & EVENTS

Investors gain priority access to exclusive resorts and events, enhancing their experience.



CAPITAL APPRECIATION & LEGACY ASSET

Investments are expected to appreciate over time, serving as a valuable legacy asset for investors.

SUSTAINABLE OPERATIONS FOR A GREENER FUTURE

Exploring eco-friendly practices in operations

ECO-FRIENDLY PRACTICES

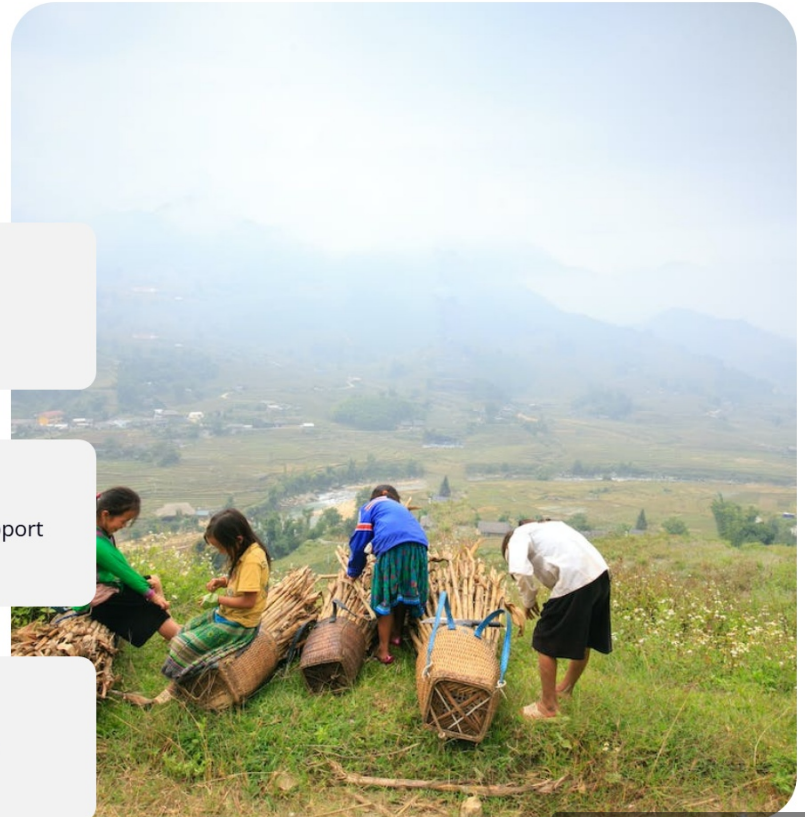
Implementing rainwater harvesting, solar energy systems, and composting to minimize environmental impact.

LOCAL SOURCING OF GOODS

Utilizing local organic goods to reduce carbon footprint and support community farmers.

WELLNESS STAFFING

Employing wellness experts, farmers, and adventure trainers to promote health and sustainability in operations.



JOIN THE RAJGAD – BHOR MOVEMENT

Become part of an impactful initiative that promotes growth and sustainability in the Rajgad and Bhore areas. Experience the difference, invest in the future, and thrive together



KIRTIK
Executive Director

THANK YOU FOR YOUR SUPPORT

1 GRATITUDE FOR ENGAGEMENT

We appreciate your time and attention during this presentation.

A PROJECT by **PASSIFLORA PROPERTIES**