

# **RAJGAD – BHOR: A WELLNESS AND AGROTOURISM DESTINATION**

Explore the unique investment opportunity in Rajgad – Bhor, 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.

## ECO-LIVING PRINCIPLES

Promoting eco-friendly living through sustainable accommodations and practices.

## 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.

## 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 Bhor 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

The diagram features a central orange title surrounded by eight colored dots connected by a blue circle. Each dot is associated with a project component and a brief description.

### ECOTOURISM OPPORTUNITIES

Discover trails, bird-watching, and eco-friendly

### AGROTOURISM ACTIVITIES

Experience organic farming through workshops and

### AYURVEDIC ORGANIC FARM

Participate in a revenue-sharing model

### WELLNESS SERVICES

Engage in holistic wellness with Ayurveda,

### EXCLUSIVE HOLIDAY MEMBERSHIP

Members enjoy special access and discounts on various

### FARMHOUSE INVESTMENTS

Invest in 130 units with guaranteed

### ADVENTURE OFFERINGS

Explore thrilling adventures like rock climbing, zip

Explore diverse experiences in nature and wellness



# 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

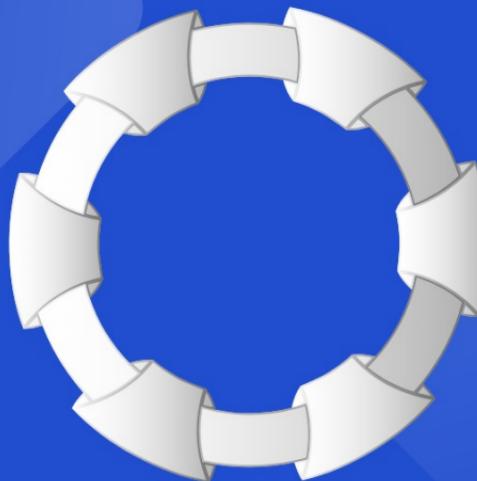
Revenue generated from selling properties within the project area.

## 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	FPO REVENUE SHARE	NIRVANA WELLNESS SANCTUARY SHARE	INVESTOR RETURNS	RESORT OPERATORS' REVENUE SHARE
 Farmhouse owners receive 70% of the profits from farm produce sales.	 Farmer Producer Organizations (FPO) are allocated 15% of the profits, supporting local farming communities.	 Nirvana Wellness Sanctuary also receives 15% of the profits, promoting wellness and sustainability.	 Investors are promised a 5.5% annual return on their investment, ensuring profitability.	 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

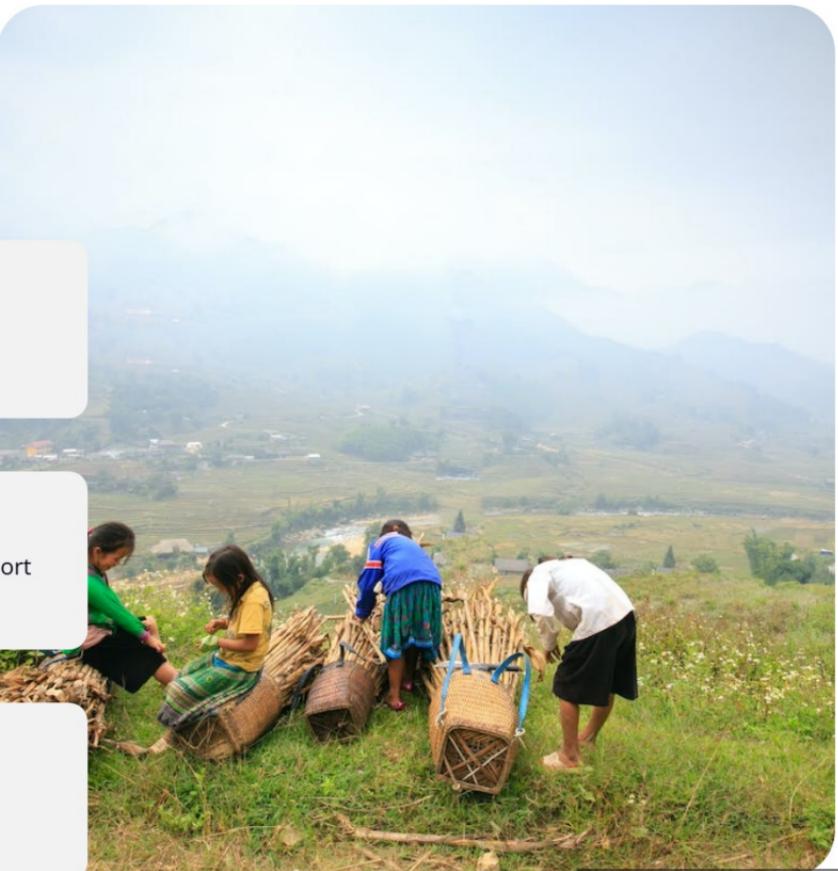
Implementing rainwater harvesting, solar energy systems, and composting to minimize environmental impact.

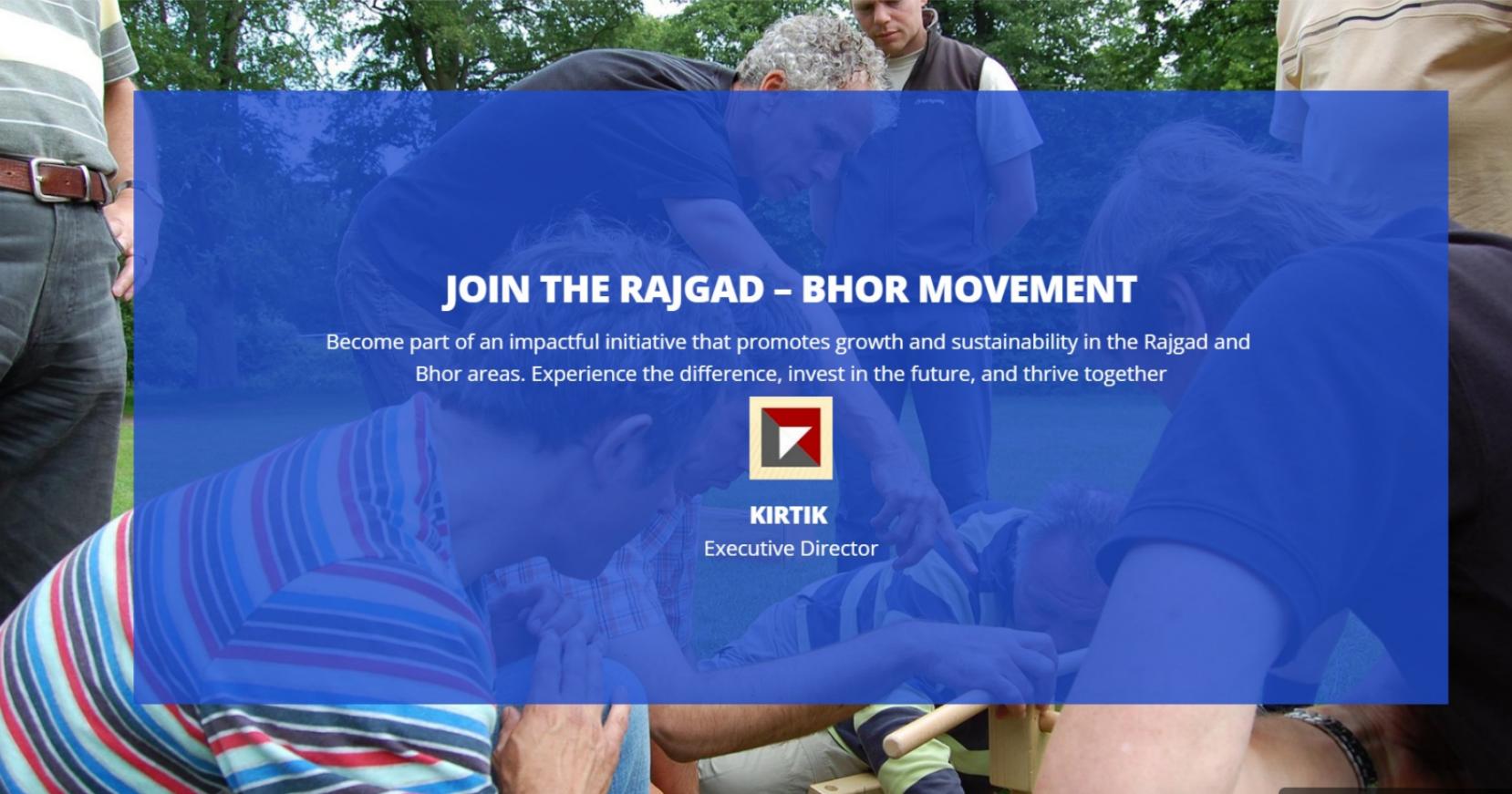
## LOCAL SOURCING OF GOODS

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 Bhor areas. Experience the difference, invest in the future, and thrive together



**KIRTIK**  
Executive Director

# THANK YOU FOR YOUR SUPPORT

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## GRATITUDE FOR ENGAGEMENT

We appreciate your time and attention during this presentation.

A PROJECT by **PASSIFLORA PROPERTIES**