



FROM THE HOUSE OF ODE SPA (O2 SPA)



RIDHIRA
ZEN

Welcome

INDIA'S ONLY WELLNESS THEMED
RESORT RESIDENCE COMMUNITY



RIDHIRA
GROUP

Welcome to Ridhira Group

Since its founding in 2008 by Ritesh Mastipuram, Ridhira Group has led the wellness revolution in India, transforming the industry and becoming the nation's largest wellness company. With a presence in airports, hotels, malls, and prime locations, Ridhira Group has consistently delivered on its vision to create unparalleled wellness experiences across the country.

Ritesh Mastipuram
Founder & MD



Leadership Team

Meet the Leadership Team driving our success with diverse expertise



Swetha Arikatla
Co-Founder and Director

Swetha Arikatla, Co-Founder and Director of Ridhira Living Pvt. Ltd., holds a degree from Wright State University with 15+ years in tech and business. She's committed to career transformation, community empowerment, and innovation.



Vikram Reddy
Founder's Office

Vikram Reddy, a key member of the Founder's Office at Ridhira Group, has 15+ years of experience in product management and strategy. He's held senior roles at ProFinTech, Swiggy, and Flipkart, with an MBA from FMS, Delhi, and a B.Tech. from IIT Bombay.



Thrivikram
Head of Legal

Mulagada Thrivikrama Rao has 15+ years of experience in corporate law, property management, and compliance. He previously served as Head-Legal at Mack Soft Tech and Q City IT Park and worked with Challal Kodandaram & Co, High Court.



Akshay
Head of Strategy

Akshay Mohnot, Head of Strategy at Ridhira Living, has 10+ years of experience in sales, strategy, and business development. He's held key roles at Rockstud Capital and BHIVE, founded 6 Sense Automation, and holds an MBA from Liverpool John Moores and a Mining Engineering degree from IIT (ISM) Dhanbad.



Dr. Priyanka (BAMS, MD)
Wellness Expert

With 18+ years in Ayurveda, wellness, and fitness, serving as Wellness Head, Corporate Consultant, and Health Coach. A dynamic speaker who integrates Ayurveda with modern wellness trends and specializes in holistic business and product management.

Leadership Team

Meet the Leadership Team driving our success with diverse expertise

**Krishan Rohilla****Head of Sales (Channel & Events)**

Krishan Kumar Rohilla is the Head of Sales (Channel & Events) at Ridhira Group, responsible for driving sales through channel partners and events. With over 8 years of experience in real estate, Krishan has held key roles at Lansum Group and Aparna Group.

**Kunal Jha****Head of Sales**

Kunal Jha is a seasoned professional with over 30 years of experience in real estate, retail, hospitality, BFSI, and sales. Currently, he serves as the Head of Sales at Ridhira Living, he previously held significant roles such as Vice President of Business Operations at Nukleus Co-working & held significant roles at Taj Group of Hotels, Sobha Limited, Embassy Group.

**Karthik Ragothaman****Head of Design**

Karthik Ragothaman is an Architect with 18 years of experience in design and value engineering, specializing in hospitality projects. He holds an M.Arch from IIT Roorkee and has led major projects at Arvind Smart Spaces and Mahindra Holidays & Resorts.

**Ravi Meesala****Head - Human Resources**

Ravi Meesala is the Group Head of Human Resources at Ridhira Living. With over 23 years of extensive experience in HR and administration, Ravi has worked across various industries including pharmaceuticals, paper manufacturing, and logistics. He has held key roles such as Cluster Head - Business Human Resources at Mahindra Logistics and Human Resources Manager at Andhra Paper Limited and Lupin.

**Animesh Deshmukh****Head of Technology**

Animesh Deshmukh is a Product Manager at Ridhira Living. He holds a Bachelor of Technology in Engineering Physics from IIT Delhi. Animesh has over 8 years of experience, having co-founded and served as CTO at NeoDeal Technology Private Limited and as Chief Technology Officer at Aquarock Property Consultants Pvt Ltd. His expertise includes product road mapping, business process improvement, Android development, and business-to-business (B2B) operations.

Our Partners

We collaborate with a strong network of partners who play a crucial role in driving our business forward. Their expertise enhances our ability to deliver our customers innovative solutions and exceptional value



Enter
Projects



TRANSFORMED 1.5 MILLION+ LIVES

- To build the world's largest wellness company.
- By creating wellness communities
- And valuing integrity and sustainability at the core.



VISION
India's Largest
Wellness
Company

Expanding Its Horizons Globally

A Nationwide Wellness Network

Ridhira Group runs India's largest Spa Chain Ode Spa, and is building world's largest chain of Wellness-themed Resort Residences



31+ Cities
Operating

140 Stores

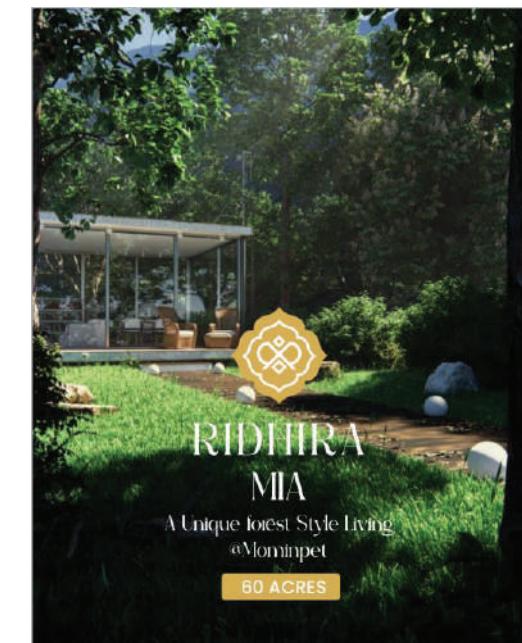
15+ Lakhs
Customers



AHMEDABAD | BENGALURU | CHENNAI | DELHI | HYDERABAD | JAIPUR | KODAIKANAL | MUMBAI | COCHIN | LUCKNOW | UDAIPUR

Upcoming Projects

Exciting
Projects
Launching in
the Next 3
Months



N O W P R E S E N T I N G

India's 1st Wellness Resort Residences



RIDHIRA
ZEN

AT SHANKARPALLY

Resort Living Community

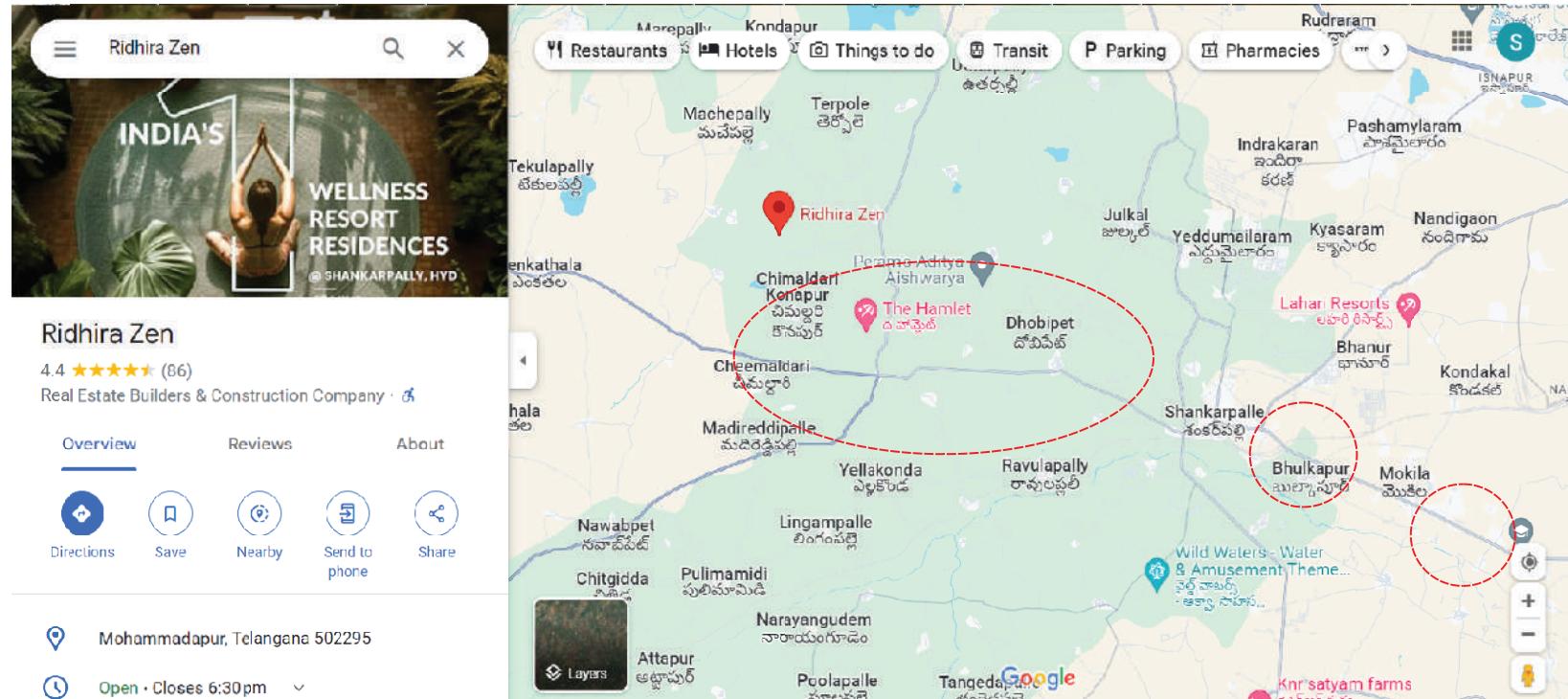
This is a real estate development project that combines the concept of a resort with residential living. It typically includes a community of holiday villas or homes situated in a scenic and leisure-oriented location. These communities offer a vacation-like lifestyle, with access to various resort amenities and services, making it an attractive choice for individuals seeking both a primary residence and a vacation destination.



Location and Connectivity

Prime locations with excellent connectivity to urban centers

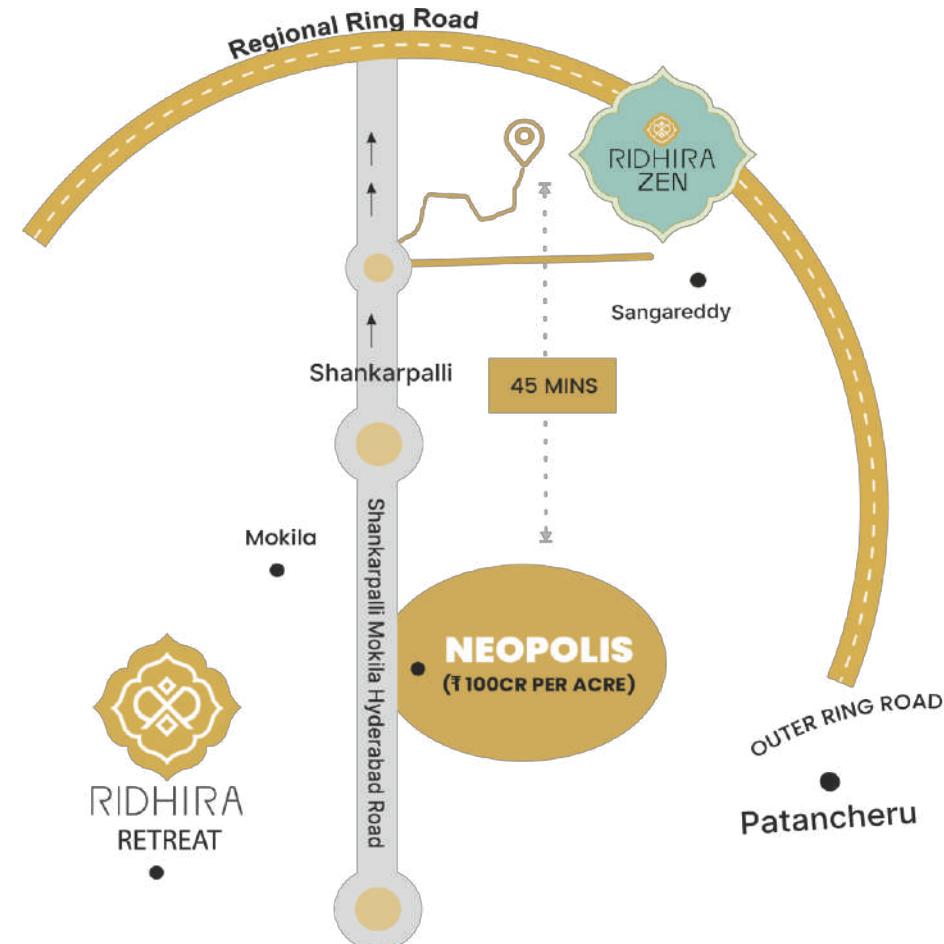
Location Video Link



- **Top 1% Road:** Ridhira Zen is on a premier road with notable growth.
- **Near Neopolis:** 45 minutes from Hyderabad's most expensive land.
- **Protected Land:** 80% of the area between Ridhira Zen and Neopolis is conservation or GO 111 zone.
- (as shown in these highlighted areas)

Located at High Growth Corridor in Hyderabad

Well
Connected



10 Reasons To Invest In Ridhira Zen

Kokapet Triangle

Top-tier area with immense growth potential.

01

₹10 Lakhs Annual Rent

Earning ₹10 lakhs annually can provide a substantial boost to your financial security, allowing for greater savings, investments, or lifestyle upgrades.

02

Manufacturing Hub Proximity

Located within a short radius of the National Manufacturing Zone, Making it a prime spot for growth.

03

High Market Demand

Promising returns and value appreciation

04

Access to Global Wellness Center

unique concept of 5-star resort with a global wellness center

05

06

Neopolis in news

As per media, recent sales at Neopolis have hit ₹100Cr/acre. Our project is located just 45 minutes away via a 4-lane road.

07

Regional Ring Road

Just 10-15 minutes from the upcoming Regional Ring Road, Telangana's latest infra boost around Hyderabad.

08

Serviced by 5-star resort

The villas & Communities will be operated by 5-star branded Operators

09

5X Higher Rental Returns

Promising returns & value appreciation by renting out your villa

10

Sanga Reddy - Vikarabad Growth Corridor

Positioned along the thriving Sanga Reddy-Vikarabad Growth Corridor.

Master Layout

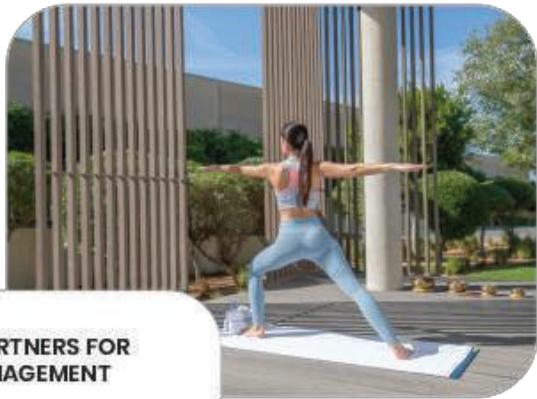




5-STAR
BRANDED
RESORT



RESORT RESIDENCES



GLOBAL
WELLNESS
CENTER



RESORT VILLA PLOTS

POTENTIAL PARTNERS FOR
RESORT MANAGEMENT



ITC'S HOTEL GROUP



WELLNESS REALTY CONCEPT

Incorporating Worldwide Sustainability
& Eco-friendly Characteristics

RERA Approved Certificate


Telangana State Real Estate Regulatory Authority

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : P01100005298
Project: RIDHIRA ZENS Survey No.: 101/AA, 102/AA, 102/AA, 103/AA, 104/AA, 105/AA, 105/EE, 125/A, 126/AA, 127, 128/AA & 129/A, Plot No. Of Site: , at KONDAPUR, KONDAPUR, Sangareddy, 502295.

1. M/S Ridhira Living Private Limited having its registered office / principal place of business at Village: Mandal: District: Hyderabad, Pin: 500033.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 2 years commencing from 28/10/2022 and ending with 02/05/2025 unless extended by the Authority in accordance with the Act and the rules made there under;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

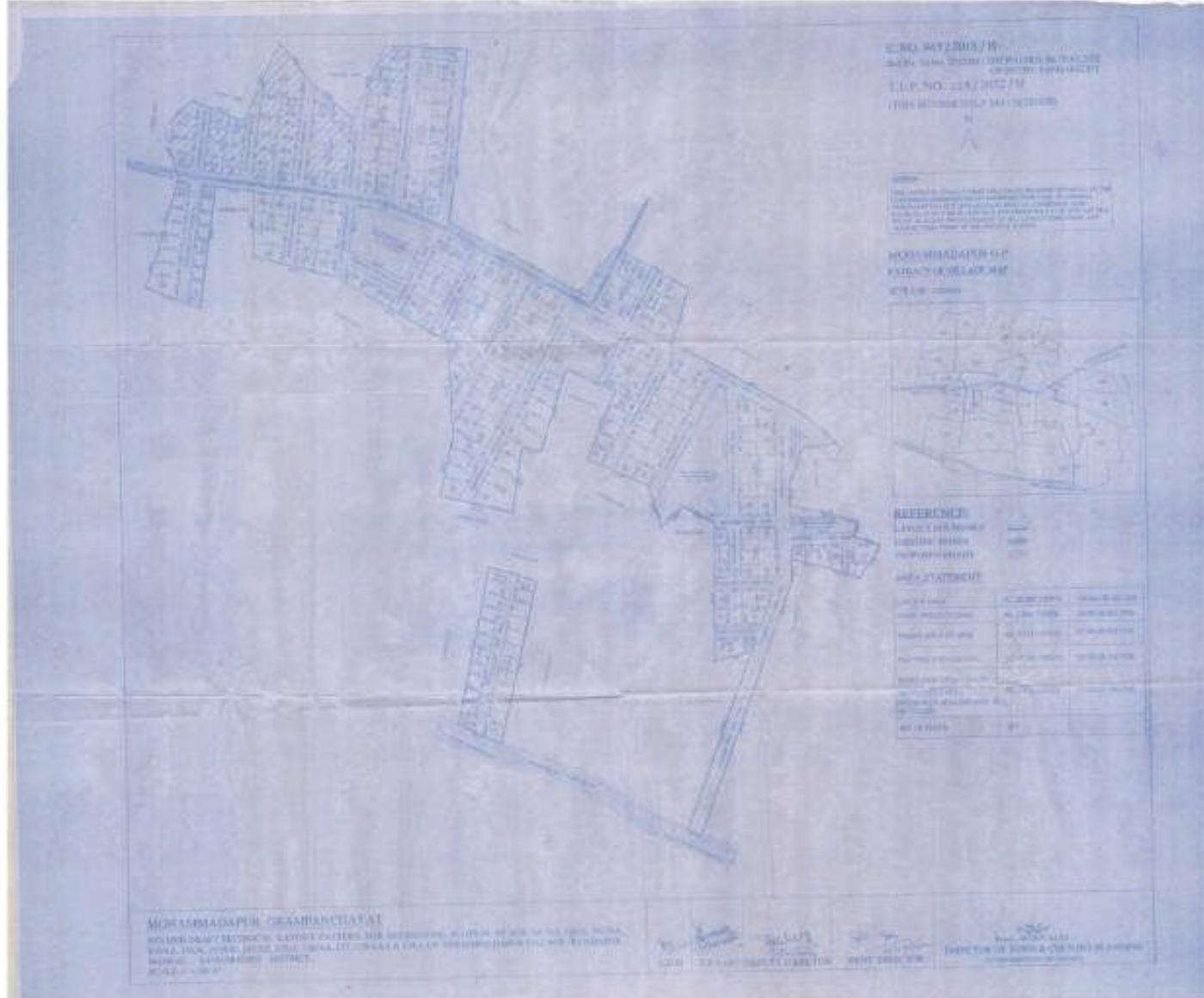
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By: VIJAYADHAR KOMMU (MA AND UD)
Date : 28-Oct-2022 13:21:14 IST

Dated: 28/10/2022
Place: Hyderabad

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

DTCP Approved Layout



Legal Title Clearance Report

M. SUNIL KUMAR
M.A., LL.B.
ADVOCATE

Resi-H No. 4-B-125, Near LB., Manjeera Nagar, Sangareddy - 502 001, T.S.
E-mail: sunilkumar638@gmail.com

Cell : 9440478836
9338949072
M: 09455-274570

Ref.: Date : 23-12-2021

Bank Address for Data Bank or Info: Creda Bank, Associated Bank, Punjab National Bank, A.P.G.Y.B., United Bank of India & Five Star Business Finance Ltd.

TO WHOMSOEVER IT MAY CONCERN

Dear Sir,

Sub: Title Investigation Report.

Ref: Sri.A.Sambl Reddy S/o.A.Shiva Reddy, Sri.J.Eshwar Reddy S/o.J.Venkat Reddy, Sri.A.Sivarami W/o.Venkata Subba Reddy, Smt.A.Mangamma W/o.Arnapureddy Sambl Reddy, Sri.V.Ram Reddy S/o.V.Narsimha Reddy, Smt.A.Padmaja W/o.Ch.Nagi Reddy, Sri.Mohd Shareef S/o.Ghalib Shareef.

Please find enclosed herewith the Title Investigation report over the property belonging to Sri.A.Sambl Reddy S/o.A.Shiva Reddy, Sri.J.Eshwar Reddy S/o.J.Venkat Reddy, Sri.A.Sivarami W/o.Venkata Subba Reddy, Smt.A.Mangamma W/o.Arnapureddy Sambl Reddy, Sri.V.Ram Reddy S/o.V.Narsimha Reddy, Smt.A.Padmaja W/o.Ch.Nagi Reddy, Sri.Mohd Shareef S/o.Ghalib Shareef.

Yours faithfully,

(M. SUNIL KUMAR)
Advocate

TSVSAB 52520501

GOVERNMENT OF TELANGANA
REGISTRATION AND STAMPS DEPARTMENT
STATEMENT OF ENCUMBERANCE ON PROPERTY

App No : 474422
Date : 11-Dec-20
Sri/Smt: ANNAPUREDDY SAMBI REDDY AND OTHERS , having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property
VILLAGE: MUHAMMADAPUR Survey No : 101/A,102/A,102/AA,103/AA,104/A,105/U,105/EE,125/A,126/AA,127,128/AAA,129/A, East: FULL West: FULL South: FULL N: North: FULL

A search is made in the records of SROs of RACHAVPET covering area to 21 acres from #10/L/190 to 10-15-8850 for any acts or encumbrances affecting the said property and due to such search the following acts and encumbrances appear:

S.No.	Description of property	Registration Deed/Deed of Sale	Date & M.R. Value (Rs.)	Name of Person Executed/Deed of Sale/Holder	Act No./Ch. No. & Date of Registration
1	VILL/COL: MICHAELA GURU/MICHALAHARU W/O ARUNA DAS/148/149/150/151/152/153/154/155/156/157 Gunter Road/No: [S]: BANGLA DATA [S]: LAND OF GOURLA PAKASHWARI [E]: LAND OF ANNAPUREDDY SAMBI REDDY [W]: LAND OF PARMATHI	(P) 09-02-2007 (E) 08-02-2007 (P) 08-02-2007	Rs.101 Sale Deed Rs. Value Rs. 51200 Date: Valentine, 2006	1. J. (EK)KAMMART HAREMULU 2. (EK)RUPBY B. SRINIVAS GUPTA 3. GM. HOLDER 3. (CL)DARLA ESHIKAR REDDY	D/R D.O. Volume: 130 10/7/2007 [e] of 97504505/201
2	VILL/COL: MICHAELA GURU/MICHALAHARU W/O ARUNA DAS/148/149/150/151/152/153/154/155/156/157 Gunter Road/No: [S]: BANGLA DATA [S]: LAND OF GOURLA PAKASHWARI [E]: LAND OF VENKET [W]: LAND OF TIRUMALA EASTINER REDDY	(P) 09-02-2007 (E) 08-02-2007 (P) 08-02-2007	Rs.101 Sale Deed Rs. Value Rs. Date: Valentine, 2006	1. J. (EK)KAMMART HAREMULU 2. (EK)RUPBY B. SRINIVAS GUPTA 3. GM. HOLDER 3. (CL)DARLA ESHIKAR REDDY	D/R D.O. Volume: 130 10/7/2007 [e] of 97504505/201
3	VILL/COL: MICHAELA GURU/MICHALAHARU W/O ARUNA DAS/148/149/150/151/152/153/154/155/156/157 Gunter Road/No: [S]: BANGLA DATA [S]: LAND OF GOURLA PAKASHWARI [E]: LAND OF CHIRAKU MAHANTHI [W]: LAND OF TALAKI PERMAI	(P) 21-01-2006 (E) 21-01-2006 (P) 21-01-2006	Rs.111 AGREEMENT OF SALE CPNSKA M.R. Value: Rs. 76500 Date: Value: Rs. 1706	1. J. (EK)SRI KAMMART HAREMULU 2. (CL)SRIL R. SRINIVAS GUPTA	D/R D.O. Volume: 170 10/7/2006 [e] of 97504505/201

ECM0220084/4041

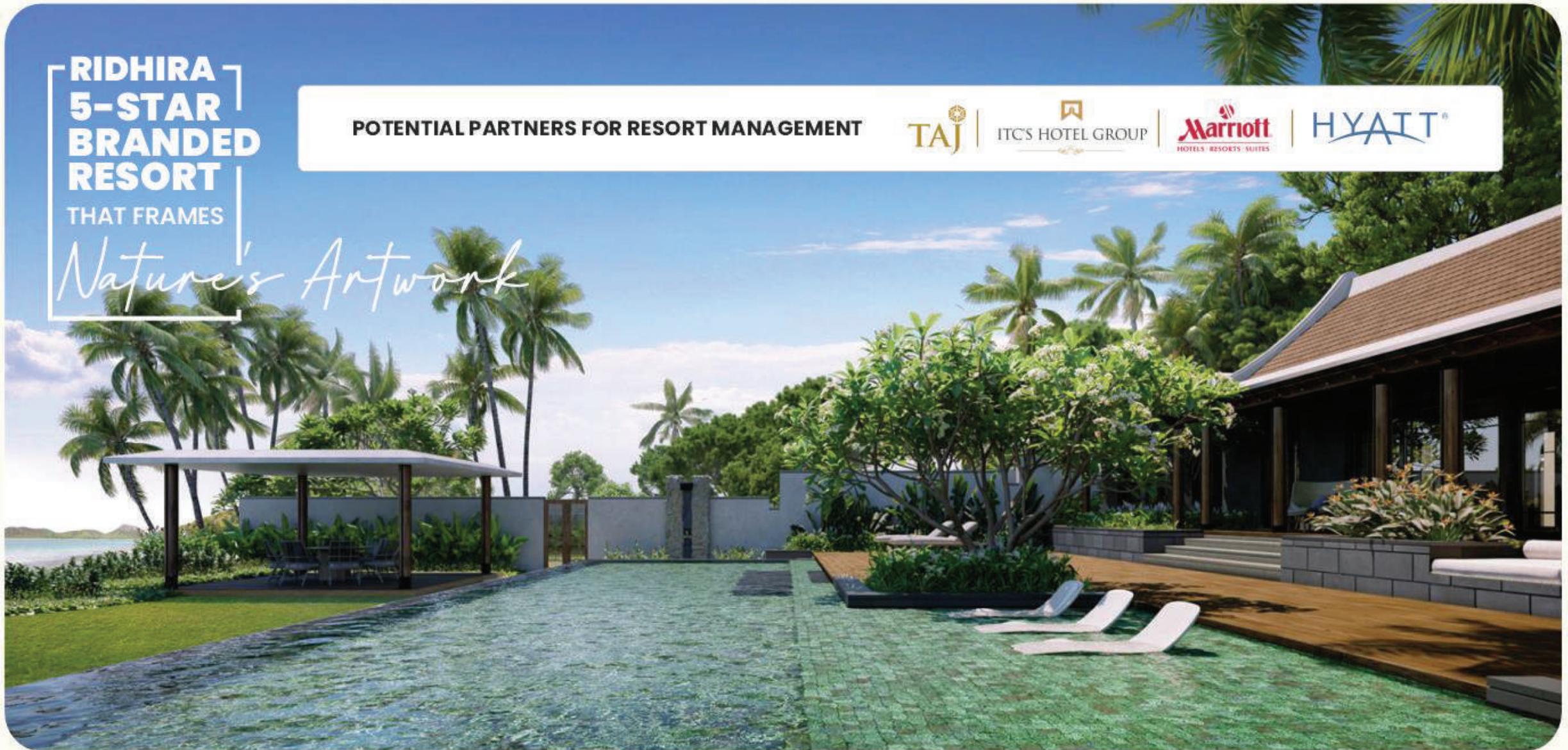
Certified By

RIDHIRA
5-STAR
BRANDED
RESORT

THAT FRAMES

Nature's Artwork

POTENTIAL PARTNERS FOR RESORT MANAGEMENT



Resort Features



Global Wellness Center



Dual Reception Lobby



Multiple Pools



Culinary Lounge



Meditation & Sound Healing Room



Business Center With Board Room & Audio-visual Link



3 Restaurants
(all-day, Speciality, Satvik)



Yoga/Aerobics/Dance Studio



Gymnasium



Indoor & Outdoor Banquet Hall(500 Seating)



Water Slides Feature



Indoor Games Room

**WHERE -
WELLNESS
MEETS |
SERENITY**

GLOBAL WELLNESS CENTER



Wellness Center Feature



Global Wellness Center



Therapeutic Mud Baths



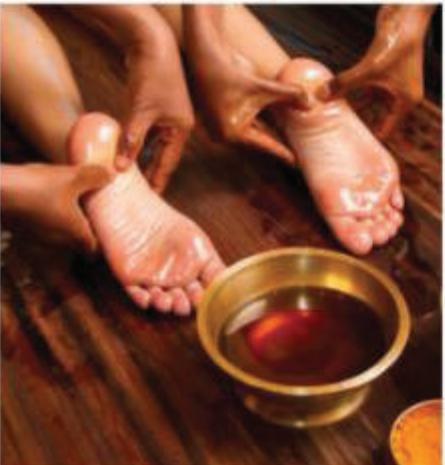
Global Wellness Center



Multiple Pools



Exciting Water Slide Adventures



Authentic Ayurvedic Therapies



Luxurious Hammam Experiences



State-of-the-Art Yoga and Dance Studios



Dual Reception Lobby



3 Restaurants
(all-day, Speciality, Satvik)



Tranquil Meditation
and Sound Healing Rooms

Outdoor Amenities



Amphitheatre



Tennis Court



Aroma Garden



Cricket Nets



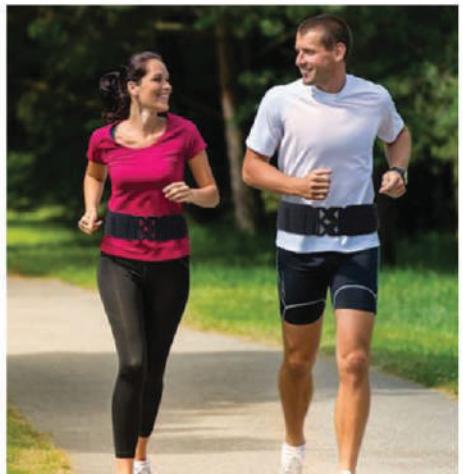
Butterfly Garden



Mini Golf Court



Meditation Zone



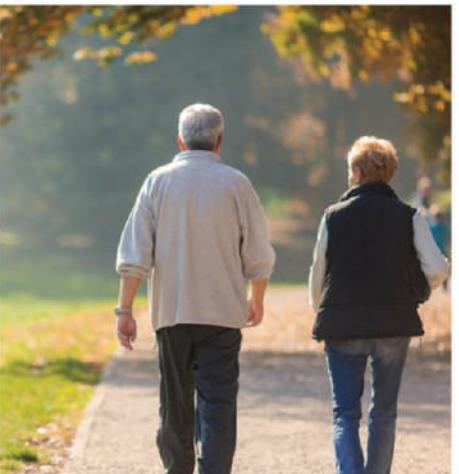
Jogging Track



Basketball Court



Reflexology Park



Sr Citizen Park

LUXURY RESORT RESIDENCES

with a
Private Pool



600 sq. ft Villa - 1 BHK

+320 sq. ft, Pool & Deck Area

900 sq. ft Villa - 2 BHK

+440 sq. ft, Pool & Deck Area

2460 sq. ft Villa - 3 BHK

+520 sq. ft, Pool & Deck Area

3000 sq. ft Villa - 4 BHK

+580 sq. ft, Pool & Deck Area



Villa Features



5-star
Resort Interiors



Private
Swimming Pool



Fully
Furnished



Private
Parking



Bali-Themed
Villas



Maintained By
5-star Resort



Concierge
Services



Mobile-App
Enabled



Rental
Management

2460 sq. ft Villa - 3 BHK



900 sq. ft Villa - 2 BHK



600 sq. ft Villa - 1 BHK



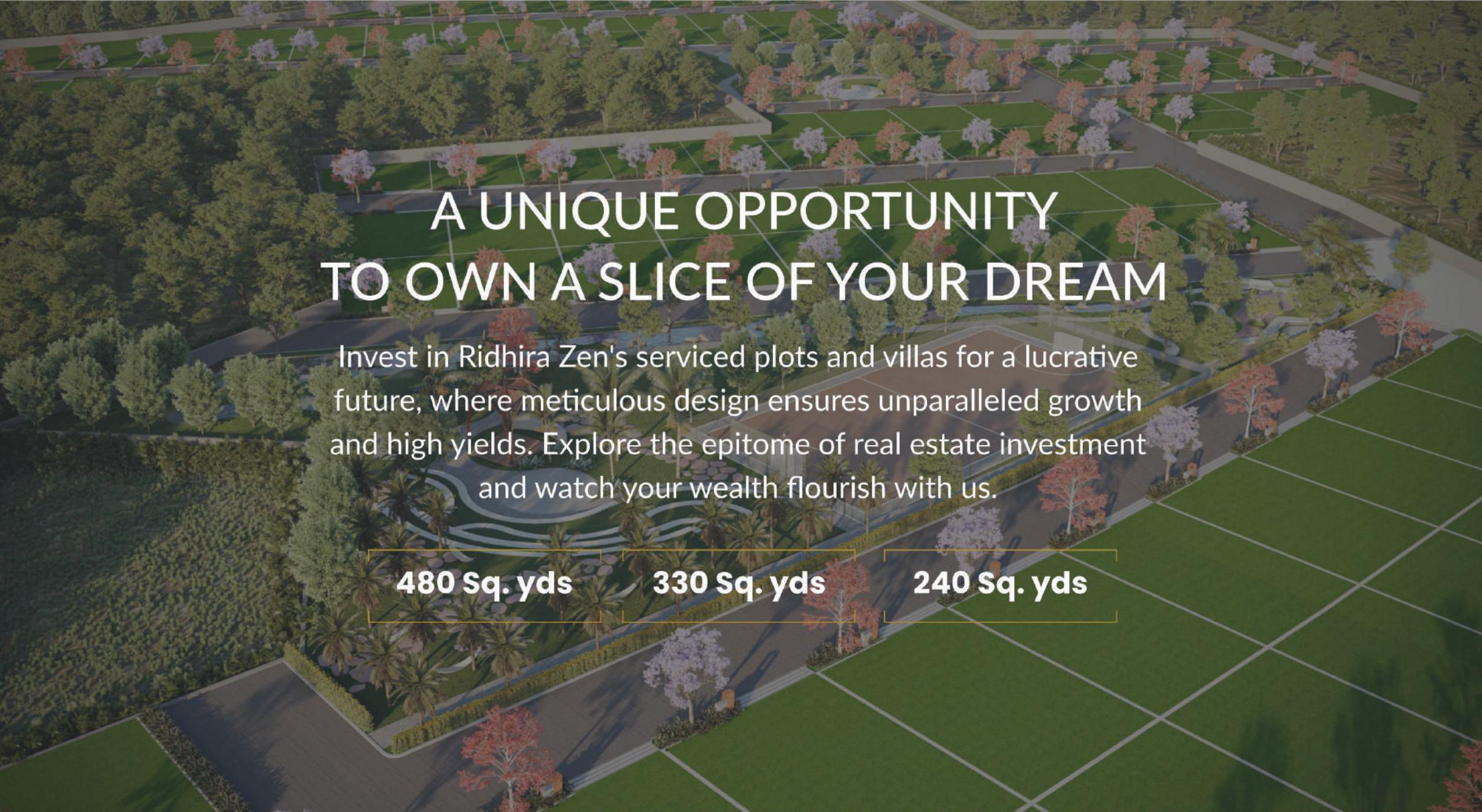
**360° Degree
View Villas**



**Fully Furnished
Villas**



**Digitally Enabled
Services**



A UNIQUE OPPORTUNITY TO OWN A SLICE OF YOUR DREAM

Invest in Ridhira Zen's serviced plots and villas for a lucrative future, where meticulous design ensures unparalleled growth and high yields. Explore the epitome of real estate investment and watch your wealth flourish with us.

480 Sq. yds

330 Sq. yds

240 Sq. yds



1 BHK Model Villa

Site Progress



Villa 79,80 Neck Column Shuttering



600 Ft Road Fencing Work In Progress



CR 6 Road Works



Villa no 36 & 38 Raft concrete



M1 Road rolling



CR 9 Road Works



Villa 83 Column Casting



Villa 32 External Plastering



CR 19B Strome Water Laying - Phase 2



Road Plantation & Cleaning Works



Villa 99 FF brickwork



Villa 77 Swimming Pool Reinforcement

Dr. Deepak Ragoori

Doctor

[Video Link](#)



Sundar Jami

IT Engineer

[Video Link](#)



Nagalaxmi Gujarathi

Assistant Manager,ADP

[Video Link](#)



Ali Asghar & Roman Ansari

NRI

[Video Link](#)



Price and Value Proposition

In-depth pricing analysis and market value assessment by Hotelivate



RIDHIRA
ZEN

PRICE SHEET FOR VILLAS

Product	Configuration	Plot Size	Built Up Area	Pool + Deck Area	Price (includes fully furnished villa, swimming pool, car parking)
Villa	1 BHK	220 to 330 sq yards	600 sft	320 sft	Rs. 1.15 to 1.40 cr
Villa	2 BHK	225 to 370 sq yards	900 sft	440 sft	Rs. 1.35 to 1.70 cr
Villa	3 BHK	350 to 540 sq yards	2460 sft	520 sft	Rs. 2.80 to 3.00 cr
Villa	4 BHK	440 to 715 sq yards	3000 sft	580 sft	Rs. 3.75 to 4.40 cr

PRICE SHEET FOR PLOTS

Plot Size	Base Price
240 to 543 sq yards	Rs. 21000 / sq yard + addl charges

Why is the Price High?

According to Hotel Development Cost Survey of India 2023, the cost of construction for a key in a 5 star hotel is about Rs. 94 lakhs.

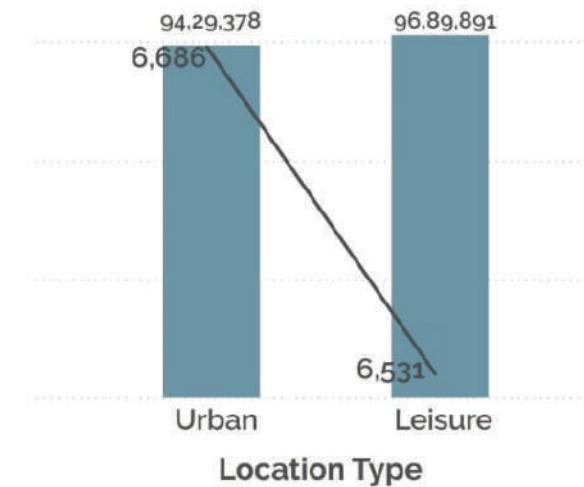


Hotel-Development-Cost-Survey-2023.pdf

3 MB

Figure 27: DCost/Key and DCost/Sq Ft by Location Type

DCost/Key
DCost/Sq Ft



thank you