



V A N Y A  
BOUTIQUE HOTEL

LIVE IN LAID-BACK LUXURY

# UNTOLD NATURE ADORNS **UNTOLD LUXURY**

- A place abounds with elite comforts on a magnificent landscape where lush mountain forests dare your adventurous feet, fresh breeze fondle on cheeks, and glorious Himalayan views leave you without speech, Vanya Boutique Resort, ticks the whole checklist of your perfect vacation home plus a definite source of handsome income.
- The Resort that lounges over the hills of Kufri district has a mix of today's and old-world charms. The boundaries of Vanya Boutique Resort over and above ensemble twenty-one rustic cottages with swanky furnishings, bridges, water bodies, and a grandiose reception lobby. And beyond that, you encounter the hiking trails that traverse rolling hills, lush pine tree forests, pastures, and moors. Come & live in laidback luxury.





# AN EXCLUSIVE INVESTMENT **OPPORTUNITY.....**

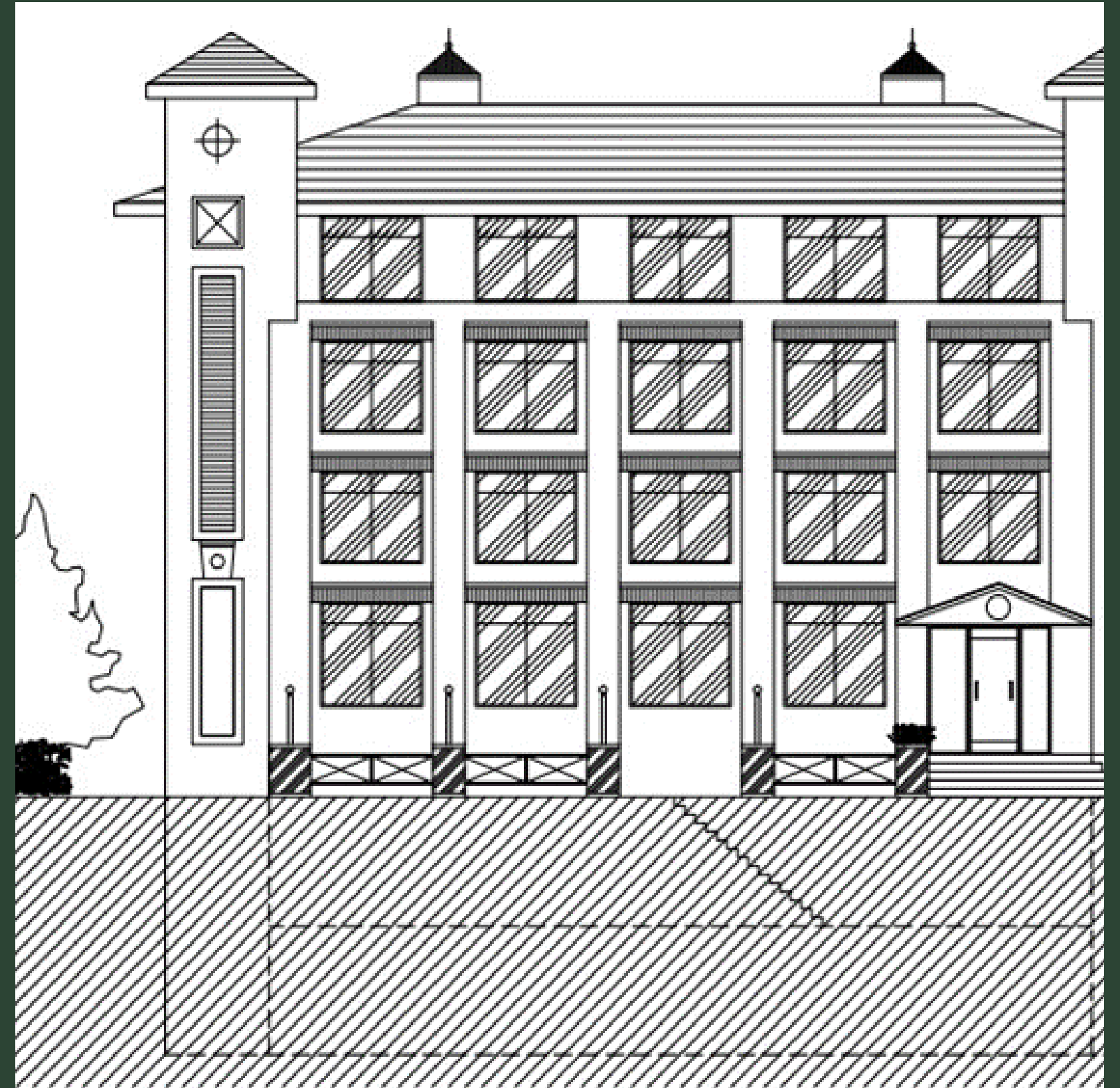
- Fractional ownership rights in upcoming Boutique Resort property conceived in separate SPV.
- **Total Project Cost** : INR Eight Crore approximately with expected IRR of 25% plus.
- Promoted and developed by **RWV Group** - Team of seasoned Hospitality & Real estate professionals .
- All Government approvals and sanctions on place. Change of land use and registration of land in name of SPV completed .
- **Best location** – All season road connectivity with self & public transport. In close proximity of well developed tourist destinations yet secluded and pollution/noise free area.

**THE RWV GROUP**

We are northern India's leading boutique real estate .....

# INVESTMENT PROPOSAL.....

- Private selective offer for likeminded individuals to acquire the units worth INR 40 lacs or in multiple thereto to themaximum of INR 80 lacs. One unit of INR 40 lacs gives virtual ownership of 5% in property.
- Individuals will be given 20 room nights in a calendar year complimentary stay per lot of INR 40 lacs plusadditional discounted facilities at resort.
- Room Revenue sharing in 60:40 ratio Operator : Investor with all cost responsibilities to operator.
- Individuals will have liberty to exit at an assured return @ Bank Rate after three years of investment or can stay invested and can get share in growth of property by wayof dividend and capital appreciation.
- Fully secured Investment opportunity – backed byallotment of Equity shares /Convertible debentures in theownership SPV company .



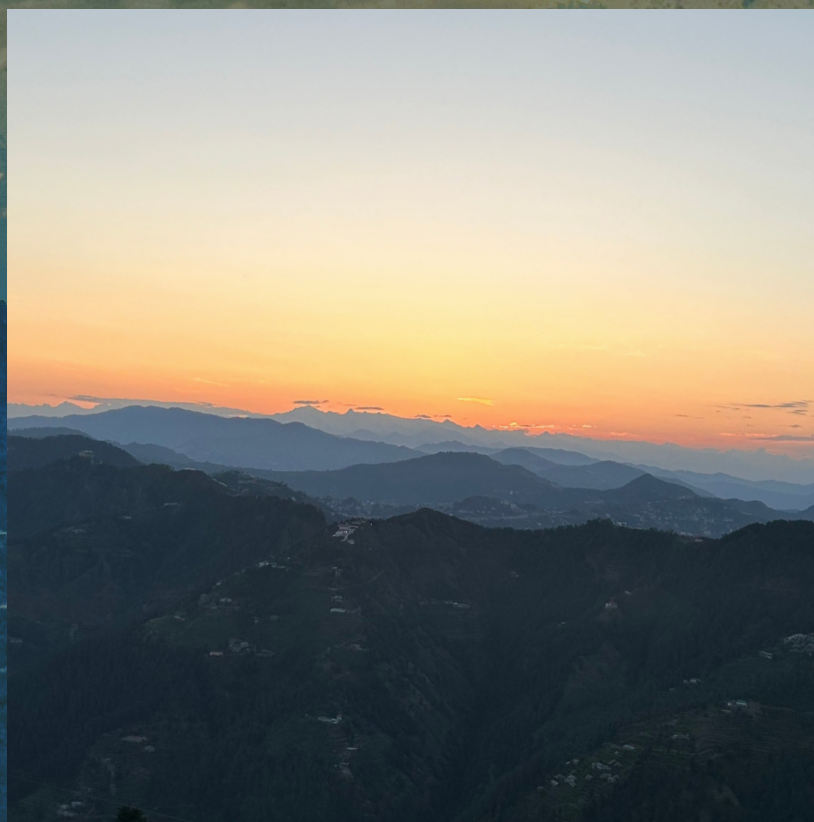
# KEY ELEMENTS OF RESORT PROPERTY.....

- Experience | Quaint Cottages & stand alone traditional fashioned building with super soft linens and rugs; feature a mix of antique decor and modern niceties with evergreen 360-degree majestic views round the year.
- Dining | Our multi-cuisine restaurant and cozy cafe top the charts in town for its finely-curated menu, mouth-watering delicacies, fond interiors, and stunning panoramic mountain views.
- Wellness | Just a sight of snow-clad peaks calms the soul. Imagine getting a sublime pampered spa by pro masseurs against the backdrop of Himalayan mountains. Each cell of your body, breath easy and make you feel light as a feather.
- Explore | Get acquainted with the culture of mountains and local lifestyle. With our assistance, step out in local market or forest tracks to spot something new every time.
- Adventure | Mountains never fail to seize the soul of an adventurer. We comprehend this and setup all sort of hiking, flyfox and adrenaline rush activities under the pro supervision at the Resort itself.





# Property Views.....



# LOCATION MAP

## DISTANCE

Delhi	: 380 Kms
Chandigarh	: 138 Kms
Shimla	: 27 Kms
Kufri	: 12 Kms
Fagu	: 6 Kms
Theog	: 6 Kms
Mashobra	: 18 Kms



# THE RWV GROUP

RWV Group, is your premier destination for real estate and consulting services. With over 25 years of expertise in the industry, we take pride in delivering exceptional results and exceeding our clients' expectations. Whether you're seeking your dream home or require professional IT consulting for your hotel, we have you covered.

# OUR PROJECTS



*Theog, Shimla*

Nestled in the picturesque Theog Valley, our exquisite apartment project offers an ideal blend of modern comfort and natural beauty. With RERA approval, Theog Valley Homes ensures peace of mind and security in every aspect of your investment.

Enveloped in the heart of Kufri valley surrounded by lofty mountains, in a dense trail of coniferous trees and sprawling apple orchards, rests Fortune Park Kufri Shimla. Paired with warm hospitality, impeccable services, and mesmerizing views of the valley from all corners of its spread, Fortune Park Kufri Shimla is an ideal destination to unplug from the chaos and unwind.





# THANKYOU

## OFFICE Address

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