



Ananta - Spa & Resorts

You're reclining under a white canopy, protected from the bustle of the city. The sound of birds chirping enhances the occasional rustle of leaves and the quiet murmur of water. Mind and body at peace, you open your eyes. As your spirit lifts at the sight of Nature in all her abundance, you savour the joy of knowing that this expanse of lush green is yours to have whenever you choose. Because you are not in a remote resort or forest sanctuary. You are in **Ananta Spa & Resort**, your private retreat, your personal paradise, your home.

Exuding peace, natural beauty and impeccable style, replete with world-class amenities and fabulous luxuries, **Ananta** offers you the life you've always wanted.



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Spa & Resorts, Jaipur

Ravi Surya Group

The rich experience of visionary leaders has enabled **Ravi Surya Group** in creating marvels in the real estate segment. A diverse portfolio of Residential, Commercial & Industrial projects enable to offer an assortment to the clients. Well equipped to create architectural masterpieces with state of the art technology & 2 decades of experience in construction. It has always been an effort to deliver the ideal solutions to the customers. It is the flair for creating signature buildings that has helped in achieving great accomplishments. Working with some of the finest architects of the country has enabled us to deliver unique projects & still counting. Attention to detail during construction & designing the interior gives an edge to **Ravi Surya Group** over its competitors & working on stringent guidelines ensures in achieving the exact standard of luxury.







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Spa & Resorts, Jaipur

Management & Franchised by **The Ananta**

Extending over 28 Acre approx. Surrounded by 1500 acre dense green forest spectacularly landscaped. '**Ananta**' is a planned luxury development on a scale never seen before, a lavish oasis in the bustling suburb of Jaipur. With spacious luxury residences ensconced in this unique garden environment, '**Ananta Spa & Resorts**' is designed to be much more than a place to live. It is a haven, a soothing, renewing experience, a source of infinite well-being & serenity.

- First Japanese Resort in India
- One of the Biggest Resort of Jaipur
- Located on Jaipur Delhi National Highway-8
- Best Family Holidays Location like Pushkar & Udaipur
- One of the Best Wedding destination
- World Class Spa
- Best Nature Therapy Centre
- Zero Pollution Zone



Shri Govind Dev Ji - Jaipur





Project Design & Size

Getting away from it all couldn't be any easier: at **Ananta Resorts** you now have every possible way to relax, restore and revive your mind and body, all at your doorstep. Extending over an awe-inspiring 28 Acres, **Ananta Resorts** brings together every facility for a contemporary lifestyle, and lets you enjoy all of it in uncrowded, perfect peace. Stress floats away as you indulge in a therapeutic massage at the spa. A world-class gym and a swimming pool are at your disposal. Feeling sociable? Join the neighbors in a friendly game of pool, carom or table tennis. Or if you prefer to unwind in solitude, let the kids frolic in their own pool while you catch up on your reading, in one of the delightful pavilions. There's even a beautiful temple for spiritual solace. And if you have to carry work home.

A Japanese Theme Resort is intend to make approx. 255 Rooms in the from of different Villas (Units) having different sizes :

ROOMS

- 45 - Superior Rooms
- 56 - Deluxe Rooms
- 70 - Super Deluxe First Floor Rooms
- 70 - Super Deluxe Ground Floor Rooms
- 04 - Grand Suites First Floor Rooms
- 04 - Grand Suites Ground Floor Rooms
- 06 - Presidential Suites

F & B

- 1 - Multi Cuisine Restaurant
- 1 - Speciality Restaurant
- 1 - Full Functional Bar
- 1 - Banquet with Party Lawn

Facilities

- Spa
- Mini Golf Course
- Nature Therapy Center
- Adventure Club
- Big Size Swimming Pool
- Mini Theater
- Kids Pool with Slides



ROAD





Layout Plan Ananta - Jaipur

1. Main Entrance
2. Kaikin - Temple
3. Hotel Building - 100 to 145
4. Banquet Hall + Party Lawn
5. Adventure Sports Block
6. Tea House
7. Amphitheater
8. Helipads
9. Gazebos
10. Mini Golf Course
11. Health Club
12. Swimming Pool & Open Area
13. Recreational Area & Swimming Pool
14. Nature Therapy Center
15. Yoga & Meditation Lawn
16. Deluxe Villas - 201 to 256
17. Super Deluxe Villas - 301 to 440
18. Grand Suite Villas - G.S. 1 to G.S. 8
19. Presidential Suite Villas - P.S. 1 to P.S. 6





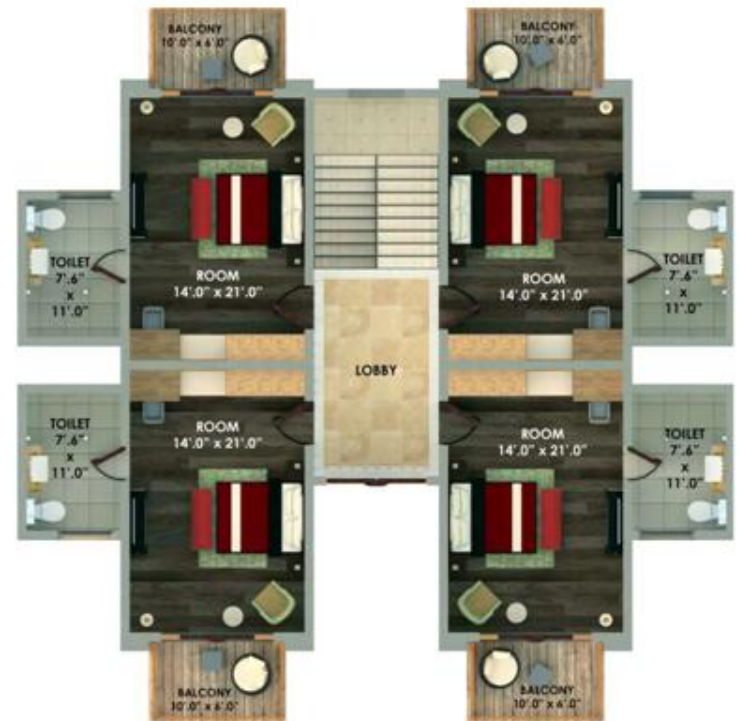
Deluxe Villa

Layout Plan of Deluxe Villa



Ground Floor Plan

- Room No. : 1, 2, 3, 4
- Builtup Area : 446.50 Sq. Ft.
- Common Area : 80 Sq. Ft.
- Open Shower Area : 42.25 Sq. Ft.
- Deck / Balcony : 65 Sq. Ft.
- Total Area : 633.75 Sq. Ft.



First Floor Plan

- Room No. : 1, 2, 3, 4
- Builtup Area : 446.50 Sq. Ft.
- Common Area : 80 Sq. Ft.
- Deck / Balcony : 65 Sq. Ft.
- Total Area : 591.50 Sq. Ft.



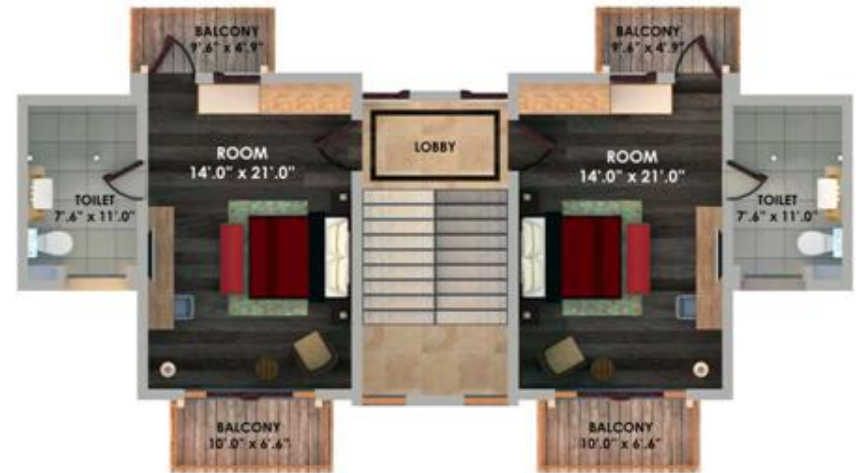
Super Deluxe Villa

Layout Plan of Super Deluxe Villa



Ground Floor Plan

- Room No. : 1, 2
- Builtup Area : 460.00 Sq. Ft.
- Common Area : 111.75 Sq. Ft.
- Open Shower Area : 42.25 Sq. Ft.
- Deck / Balcony : 65 Sq. Ft.
- Total Area : 679 Sq. Ft.



First Floor Plan

- Room No. : 1, 2
- Builtup Area : 460.00 Sq. Ft.
- Common Area : 111.75 Sq. Ft.
- Deck / Balcony : 74.25 Sq. Ft.
- Total Area : 637.75 Sq. Ft.



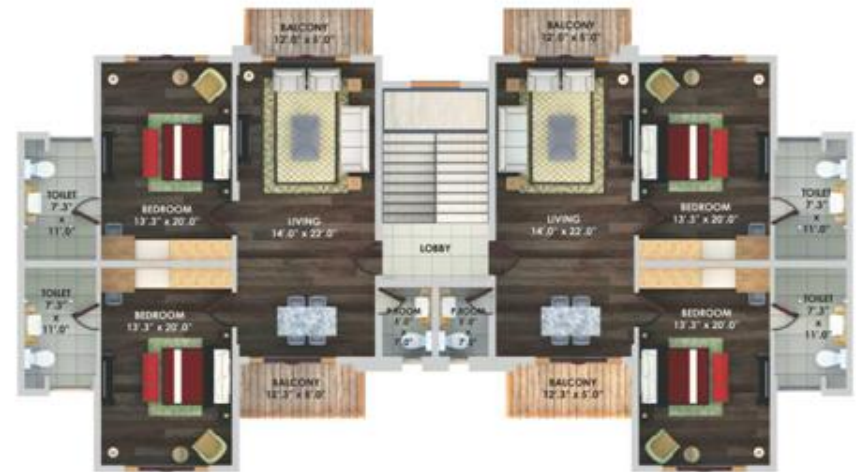
Grand Suite Villa

Layout Plan of Grand Suite Villa



Ground Floor Plan

- Room No. : 1, 2
- Builtup Area : 1253.00 Sq. Ft.
- Common Area : 123.00 Sq. Ft.
- Open Shower Area : 35.00 Sq. Ft.
- Deck / Balcony : 96.00 Sq. Ft.
- Total Area : 1507.00 Sq. Ft.



First Floor Plan

- Room No. : 1, 2
- Builtup Area : 1253.00 Sq. Ft.
- Common Area : 123.00 Sq. Ft.
- Open Shower Area : - - - -
- Deck / Balcony : 96.00 Sq. Ft.
- Total Area : 1472.00 Sq. Ft.



Presidential Suite Villa

Layout Plan of Presidential Suite Villa



Ground Floor Plan

• Room No.	: 1
• Builtup Area	: 2140.00 Sq. Ft.
• Common Area	: 195.00 Sq. Ft.
• Open Shower Area	: 105.00 Sq. Ft.
• Deck / Balcony	: 640 Sq. Ft.
• Total Area	: 2900.00 Sq. Ft.



World Class Adventure Club **Under Guidance of Mount Everest Winner** **Mr. Gaurav Sharma**

23rd September 1983 is marked in golden letters for a small village Churu in Rajasthan as Gaurav Sharma was born. The youngest civilian from this state climbed Mt. Everest the highest peak of the world. A feat which most people dream of but very few who achieve. One of the great mountaineers of 21st century, he dominated various climbs for the past 15 years. A bold visionary climber and a go getter by nature he has scaled many peaks in Himalayas because of sheer passion and urge to bring the nations name on the global scale where mountaineering is concerned.

By dint of his hard work and sheer determination, Gaurav created history when he successfully summited the Everest, thereby becoming the first and the youngest civilian from Rajasthan and the country to achieve the big feat. An alumni of Nehru Institute of Mountaineering, Uttarkashi and AtalBihari Vajpayee Institute, Manali, Gaurav loves adventure through and through. And Himalayas has become his second home when it comes to reliving his dream of great sports person and avid photographer. Apart from the Everest, Kamet, Kedardome, StokKangri, and many unnamed peaks he also scaled Mount Kilimanjaro (highest peak of Africa) on 15th August 2010.

By his extraordinary fete, Gaurav proved that coming from a small village does not stop him to foray into any field. He now wants to share his experience with masses and adventure loving people and his passion got him to serve the duty of the almighty Lord Shiva. He now takes people along with him to KailashMansarovar journey since 2012. His high altitude experience comes quite handy for the spiritual travelers to cater this journey without much difficulty. He conducts high-altitude training workshops and conditioning camps for all the yatis a day before they proceed for this worlds biggest pilgrimage.

A popular public figure and youth icon, Gaurav is idolized by many aspiring mountain climbers and the older generation too for his service to the mankind.

Presently Gaurav Sharma spends his quality time with country upcoming adventure sports company, The CAMP INDIA ADVENTURES as Director. Amongst his future plans he now aims to conquer five other top summits of world in each continent.

World Class **Adventure Club**

A sense of space, greenery & openness greets you as you enter. The Ananta - Spa & Resorts & carries through to reach wide façade of your home, tastefully paved side walks leads you to activity filled parks, gardens and facilities complete an ideal and nurturing setting for you & your loved ones to enjoy together.

- Trekking
- Jungle Walk
- Zipline
- Flying Fox
- Camping
- Valley Crossing
- Rappelling
- Rock Climbing
- Obstacles
- Commando Net
- Paint Ball
- Zorbing
- Para Gliding
- Balancing
- Volleyball
- Artificial Wall Climbing
- Rifle Shooting
- Lawn Tennis
- Skating
- Horse Riding



World Class Spa

- Herbal Touch - Swedish Massage
- Sushakti - Deep Tissue Massage
- Balinese
- Couple Santosha Massage
- Ayurvedic Abhyanga

- Thai Massage
- Detox Bliss Massage
- Thai Food Massage
- Kapal Ananda
- Shirodhara

- Ananda Snan - Milk Bath
- Madira Snan - Beer Bath
- Skin Therapy
- Yoga & Meditation
- Mudra Dincharaya



The Spa : Avail a luxury day spa package, where your stop into feel the incredibly high international standards which always tend to make you feel rested and recharged for days together. The healthy and Natural weight loss you have always dreamt of is breeze at Spa. It works on holistic principle of Yoga & Naturopathy .

Oriental & Indian Touch Therapies

An invigorative massage with an exotic aroma therapeutic herbal oil to promote deep relaxation also ensures elimination of toxins.



World Class Nature Therapy Ayurvedic Therapy

Nirvana Package

Ayurveda Relaxation Package

- Basti - Kati / Juna / Greeva
- Marma Abhyanga - Full Body Massage

Langhana Package

Weight Loss Package

- Udwartana - Exfoliation body scrub
- Vashpa swedana - Steam bath
- Karshana basti - Medicated enema

Mana Shanti Package

Ayurveda for Stress Relief

- Aroma Abhyanga - Aroma massage
- Vashpa Swedana - Steam bath
- Shirodhara - Third eye treatment
- Tarpana - Eye rejuvenation



Brimhana Treatment

Strength & Weight Gain Packages

- Marma Abhyanga - Marma Abhyanga
- Shastika Shali Swedana - Rice Boulds Steam
- Pizhichil - Oil Bath
- Basti - Medicated Enema



Soukhya Package

Spine & Joint Care

- Spinal Massage
- Foot Massage
- Katibasti
- Janubasti
- Greevabasti
- Patra Pinda Swedana - Leaf Boulds Steam
- Pizhichil - Oil Bath
- Nadi Swedana - Localized Steam



Benefits for Villa Buyers

1

Buyer will get the ownership through sale deed & perpetual lease deed.

2

Buyer will be part of revenue generated by Resort on Room Rent, F&B, SPA, Events & all other activities

3

Buyer will get 20 complimentary nights voucher every year which are transferable

4

Buyer will get complimentary breakfast, 40% discount on food (upto 10 people) 20% discount on beverages, all other services in Ananta Jaipur 20% discount on F&B at Ananta Udaipur & Pushkar

5

Buyer & their family members (maximum 4 people) will get one complimentary service of Spa / Nature Therapy once in a year & 25% discount on such services thereafter

Jackpot Benefits

1

Owner of Deluxe room will get 50 rooms per day for 2 days / 2 nights total 100 rooms complimentary*

2

Owner of Super Deluxe room will get 100 rooms per day for 2 days / 2 nights total 200 rooms complimentary*

3

Owner of Grand Suite will get 125 rooms per day for 2 days / 2 nights total 250 rooms complimentary* with 2 breakfast

4

Owner of Presidential Suite will get 150 rooms per day for 2 days / 2 nights total 300 rooms complimentary* with 2 breakfast & 1 lunch or dinner (chef menu) (other than gala dinner function)

Note

- Alcoholic beverages, other beverages, event charges, gala dinner function & applicable taxes are chargeable extra.
- Services in rooms are chargeable extra, not valid on peak seasons, blackout dates, occasion etc.
- Utility charges are chargeable extra*.
- No further discount valid.



Special Privileges for Villa Buyers

1

Complimentary pick up & drop from Jaipur Airport.

2

Express check in & check out from their rooms only.

3

Front office manager will welcome as a owners with Teeka & Mala.

4

Complimentary wine bottle on arrival once in a year.

5

Special food menu by chef, meeting personally with 40% discount.* (valid upto 10 pax).

6

Complimentary breakfast for owners their family & friends on his stay.

7

One person will be dedicated to look after them & that person will show around the property.

8

Complimentary dinner with cake for villa owner & family for any 3 events like Birthday & Anniversary (valid upto 5 pax).

*Terms & Conditions Apply

Note : Extra bed will be chargeable for any age group person, breakfast will be chargeable after exceeding the limit of the person as per villa.



Resort Condominiums International

Ananta Jaipur will be associated with RCI

RCI is the leader in vacation exchange, offering the world's largest vacation exchange network & provision first to market innovation & unrivaled products & services to enhance the vacation ownership experience.

Exchange : The most significant advantages of RCI membership is the benefit to exchange into one of the over 4,500 RCI affiliated resorts worldwide.

How it works : Deposit your vacation week with RCI, your week will be assigned a deposit trading power that you can then use to search for available exchange vacations.

Request : Put in a request for the vacation you're interested in.

Confirm : Receive a confirmed exchange & get ready to go.

RCI Member Helpline

All India : 1800-419-2131

Bangalore : +91 80418-49100 | 6691-5555



Ravi Surya Group is one of Jaipur's most innovative & visionary developer. Ravi Surya has diverse property developments include high rise residences to townships to commercial, industrial & resorts. These projects have been designed & finished to exceptionally high standards and are the outcome of strict attention to quality assurance principles & workmanship. We at Ravi Surya Group, maintain our corporate philosophy of being 'quality affordable living'. We have built an impeccable reputation of dependability & trust by diligently following our motto to deliver what we promise.



Our futuristic attitude is grounded in the bedrock of sound financial capability combined with an uncompromising dedication towards quality. All Ravi Surya developments are a combination of quality & affordability.

On Going Projects



Surya Residency
Gandhi Path Vaishali Nagar
Extn., Jaipur



Villa De Sanya
Ramesh Marg
C-Scheme, Jaipur



Bombay Heights
Jagatpura, Jaipur



Sitapura Residency
RIICO Ram Chandarpura
Sitapura Tonk Road, Jaipur



Surya Residency
Main Goner Road Jaipur



Greater Sitapura Industrial Park
Rampura Opp. GSS Power Grid
Chaksu, Jaipur

Successful Journey - Ravi Surya Group is Jaipur's Leading Real Estate Company with a diverse portfolio of Residential, Commercial & Resorts. Ravi Surya Group was born with a distinct identity but with firm roots of delivering promise. In a short span of time, we have become one of the largest real estate developers in the region & are involved with projects that extended over million sq. ft. across categories. That translate into thousands of beautiful homes as well as, commercial hubs & resorts are rapidly reshaping the urban skyline of the region. Our work & efforts since beginning have not gone unnoticed which is why Ravi Surya Group was awarded "Builder of the Year". Our far ahead vision inspired us to deal great services to our customers year after. Thus, Ravi Surya Group continues to personify a true home for those who appreciate the best.

The success & the credit of Ravi Surya Group goes to its valued customers & dedicated team which offers every Ravi Surya prospect with thorough information & home buying guidance with transparency.

Delivered Projects



North East Homes
A-17 Panchsheel Colony
Ajmer Road Jaipur



Eternal Signature
772 Ashok Chowk
Adarsh Nagar, Jaipur



Shante
48 Everest Colony
Lal Kothi Jaipur



Sushila Enclave
23-A, 23-B Everest Colony
Lal Kothi Jaipur



Royale Signature
3 Roop Nagar Hari Marg
Civil Lines Jaipur



Sri Bhagvan
51-B Devi Path
Shri Thakte-E-Shahi Road Jaipur

Location Map

Delhi Road, Bhanpur Kalan Jaipur



Milestones

- NH-8 Highway : **06 Kms**
- Hotel Shiv Villas : **09 Kms**
- City Ajmeri Gate : **25 Kms**
- Amer Fort : **18 Kms**



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Spa & Resorts, Jaipur

Management & Franchised by **The Ananta**



Spa & Resorts
Jaipur

PRODUCT BY RAVI SURYA GROUP

Superior Rooms		59,00,000
One Room Deluxe Villa	Any Floor	65,00,000
One Room Super Deluxe Villa	First Floor	72,00,000
	Ground Floor	79,00,000
Two Room Grand Suite Villa	First Floor	1,65,00,000
	Ground Floor	1,75,00,000
Three Rooms Presidential Suite Villa		3,00,00,000

			Superior Rooms	One Room Deluxe Villa	One Room Super Deluxe Villa First Floor	One Room Super Deluxe Villa G. Floor	Two Rooms Grand Suite Villa F.Floor	Two Rooms Grand Suite Villa G.Floor	Three Rooms Presidential Suite Villa
Payment Schedule	Terms	%	59,00,000	65,00,000	72,00,000	79,00,000	1,65,00,000	1,75,00,000	3,00,00,000
Booking Aug-18	1	30%	17,77,000	19,50,000	21,60,000	23,70,000	49,50,000	52,50,000	90,00,000
Nov-18	2	20%	11,80,000	13,00,000	14,40,000	15,80,000	33,00,000	35,00,000	60,00,000
Mar-19	3	15%	8,85,000	9,75,000	10,80,000	14,22,000	24,75,000	26,25,000	45,00,000
Jun-19	4	15%	8,85,000	9,75,000	10,80,000	14,22,000	24,75,000	26,25,000	45,00,000
Sep-19	5	10%	5,90,000	6,50,000	7,20,000	7,90,000	16,50,000	17,50,000	30,00,000
Dec-19	6	10%	5,90,000	6,50,000	7,20,000	7,90,000	16,50,000	17,50,000	30,00,000



No. of Rooms	259.00
Average Room Rent (ARR) Per day per Room on 100% Occupancy	7,000.00
(ARR) Calculation :-SUPERIOR @ 4000/- DELUXE @ 6000/- SUPER DELUXE @ 8000/- GRAND SUITE @ 18000/- P.SUITE @ 25000/-	
50 % Occupancy Through Out the Year	3,500.00

Annual Revenue :			
Hotel Rent	(259 Rooms*Rs.3500*365Days)	330,872,500.00	
Food & Beverages	F&B @ 50% OF Room Rental	165,436,250.00	
Meetings & Conferences	Meeting & Conferences @ 25 % of Room Rental	82,718,125.00	
Weeding Events	30 Marriages per year @ 40 lacs	120,000,000.00	
Spa & Nature Therapys	5 spas/nature therapy @ 3000/- X 365 Days approx	5,475,000.00	
Adventure Activity	15000/- Adventure Activity x 365 Days approx	5,475,000.00	
Gross Total Revenue:		709,976,875.00	709,976,875.00
Less : Operating & Administration Cost	40%		283,990,750.00
Net Profit for Appropriation			425,986,125.00
Less : Appropriation in Ravi Surya & Ananta		50% of Net Revenue	212,993,062.50
Total Nett Profits available for Investors			212,993,062.50
Total Net Profits available for Investors			212,993,062.50
Above/Gross total Investment		10.64	

Distribution of Profits :

Type	Price	Units	Total Investment	Share in Revenue	ROI % (Return on Investment)	Share in Net Profit Per Unit	Pay-Back Period (Years)	Avg. ROI Per Month	Keys Per Unit
A	6500000	52	338,000,000.00	35,958,071.59	10.64	691,501.38	9.40	57625.11	1.00
	6500000	52	338,000,000.00	35,958,071.59	10.64	691,501.38	9.40	57625.11	1.00
B	7200000	54	388,800,000.00	41,362,420.81	10.64	765,970.76	9.40	63830.90	1.11
	7900000	54	426,600,000.00	45,383,767.28	10.64	840,440.13	9.40	70036.68	1.22
C	16500000	4	66,000,000.00	7,021,398.59	10.64	1,755,349.65	9.40	146279.14	2.54
	17500000	4	70,000,000.00	7,446,937.90	10.64	1,861,734.48	9.40	155144.54	2.69
D	30000000	6	180,000,000.00	19,149,268.89	10.64	3,191,544.82	9.40	265962.07	4.62
E	5900000	33	194,700,000.00	20,713,125.85	10.64	627,670.48	9.40	52305.87	0.91
		259	2,002,100,000.00	212,993,062.50					

NOTES:

1. Data as taken above are based on average market conditions which may change accordingly
2. All assumptions taken are approximately.



Presents

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Spa & Resorts
Jaipur

REVENUE BENEFITS TO INVESTORS

Invest Rs. 65 Lakhs

Benefits - After 5 years

1	On Upfront Payment 12% ROI till Possession or Till (Feb 2020)	Rs. 1,170,000.00
2	Complimentary Event Like wedding Etc for 2 days	Rs. 3,000,000.00
3	20 Complimentary Nights (20X5=100@5000X5 Years)	Rs. 500,000.00
4	Other Misc Benefits Like Dining Discount, Spa, Birthday Party, Etc	Rs. 500,000.00
5	Property Appreciation	Rs. 1,500,000.00
6	RCI Premium Membership for 5 years	Rs. 350,000.00
7	Expected ROI for 5 Year (10.50%)*	Rs. 3,500,000.00
Total	In Words: Rupees One Crore Five Lakh Twenty Thousand Only	Rs. 10,520,000.00

After 5 Years Investors money will be back and your property and life time return will continue.

*1. Data as taken above are based on average market conditions which may change accordingly

*2. All assumptions taken are approximately.