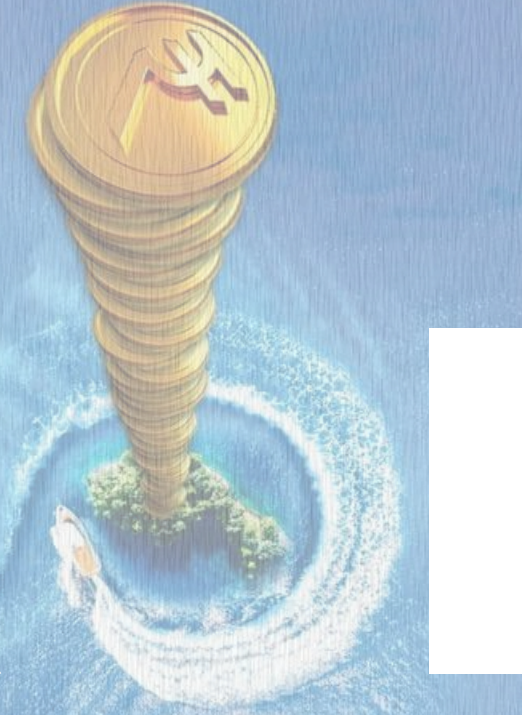


अनंत

DHARI





1<sup>st</sup>  
**India's**

planned world-class  
tourism destination spread  
over 1500 acres of land

**अनंत** POSSIBILITIES.  
GROWTH.

Dharoi - A Haven of Hospitality, Tourism,  
Adventure, Culture and Natural Beauty

# अनंत FUTURE.

Ready to serve a well-travelled India

About **ananta**

HISTORY OF EXCELLENCE  
**HOUSE OF GOYALS**

SINCE 50 YEARS



## **GARMENTS**

Pioneers in exports among the best exporters for decades



## **HOSPITALITY**

Landmark hotels across India



## **REAL ESTATE**

Conceptual apartments luxurious living



## **EDUCATION**

Training institutes for hospitality and event management

# अनंत TOGETHERNESS.

Success for all is the only kind of success worth striving for.

At Ananta Group, our unique approach combines vision, passion, and perseverance, driving our success. We are excited to launch Ananta Spa & Resort in Dharoi, a world-class hospitality destination. This pioneering venture promises to enrich the region, and our stakeholders and further our legacy of excellence.

I take this moment to invite you to this exciting journey. Together, let's embrace infinite possibilities.

**Mr. Mukund Goyal**  
Chairman, Ananta Hotels & Resorts



# IconicEkta

VENTURES PVT. LTD.

Leading the way in



Real estate



Hospitality



Adventure



Tourism

# Ekta GROUP - PIONEERS IN INNOVATIVE VENTURES

Established in 1999

---

Industries: Real Estate, Hospitality, Adventure, Tourism

---

A dynamic and visionary group of companies

---

Successfully completed unique and innovative projects:

- Gujarat's first Meter Taxi Service
  - Mega Event Management
- 

Unique real estate projects

- 14+ residential and commercial projects
- Developed more than 4,000 residential and commercial units
- Developed 5,38,00,000 Sq. Ft. space
- Plotting and Weekend Homes



**Iconic Ekta**  
VENTURES PVT. LTD.

# अनंत HERITAGE.

Where luxury meets heritage, timeless elegance is born



**ananta**  
Spa & Resort, Pushkar



The  
**ananta**  
Udaipur



**ananta**  
Spa & Resort, Ajabgarh

# अनंत HERITAGE.

Where luxury meets heritage, timeless elegance is born



The  
**ananta**  
Jaisalmer



The Baagh  
**ananta**  
Elite, Ranthambore



Jagira  
**ananta**  
Elite, Gir

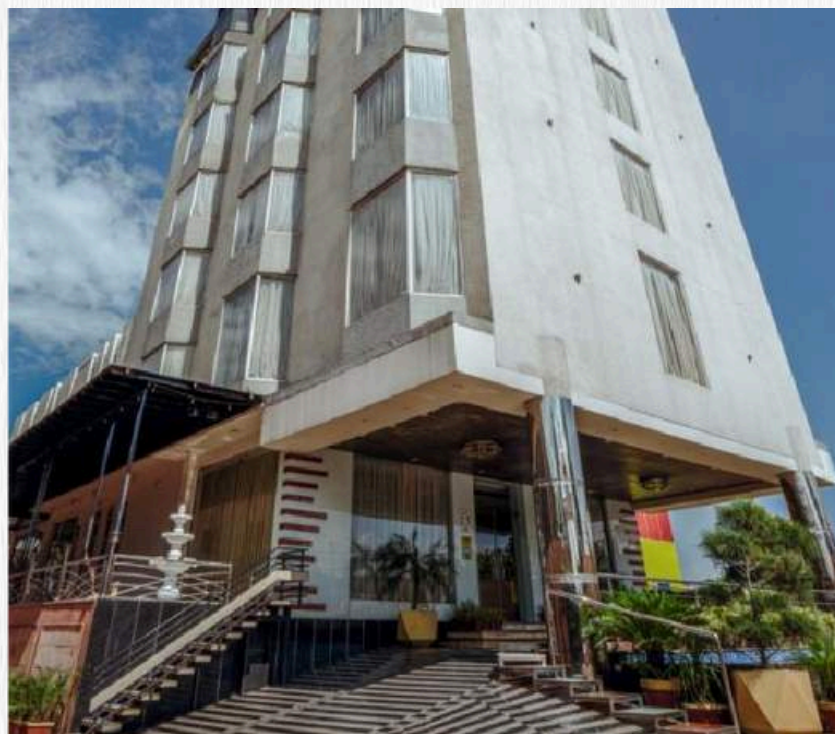


# अनंत HERITAGE.

Where luxury meets heritage, timeless elegance is born



Ashok Vatika  
**ahanta**  
Elite, Ranakpur



5 FLOWERS  
**ahanta**  
ELITE, KOTA



Classic Sapphire  
**ahanta**  
Bundi

# अनंत HERITAGE.

Where luxury meets heritage, timeless elegance is born



anandBAGH  
Resort & Spa by  
**ananta**  
Salasar

**Sai** HERMITAGE  
RESORT • Shirdi | BY **ananta**

**ananta**  
Spa & Resort, Jaipur

# अनंत HERITAGE.

Where luxury meets heritage, timeless elegance is born

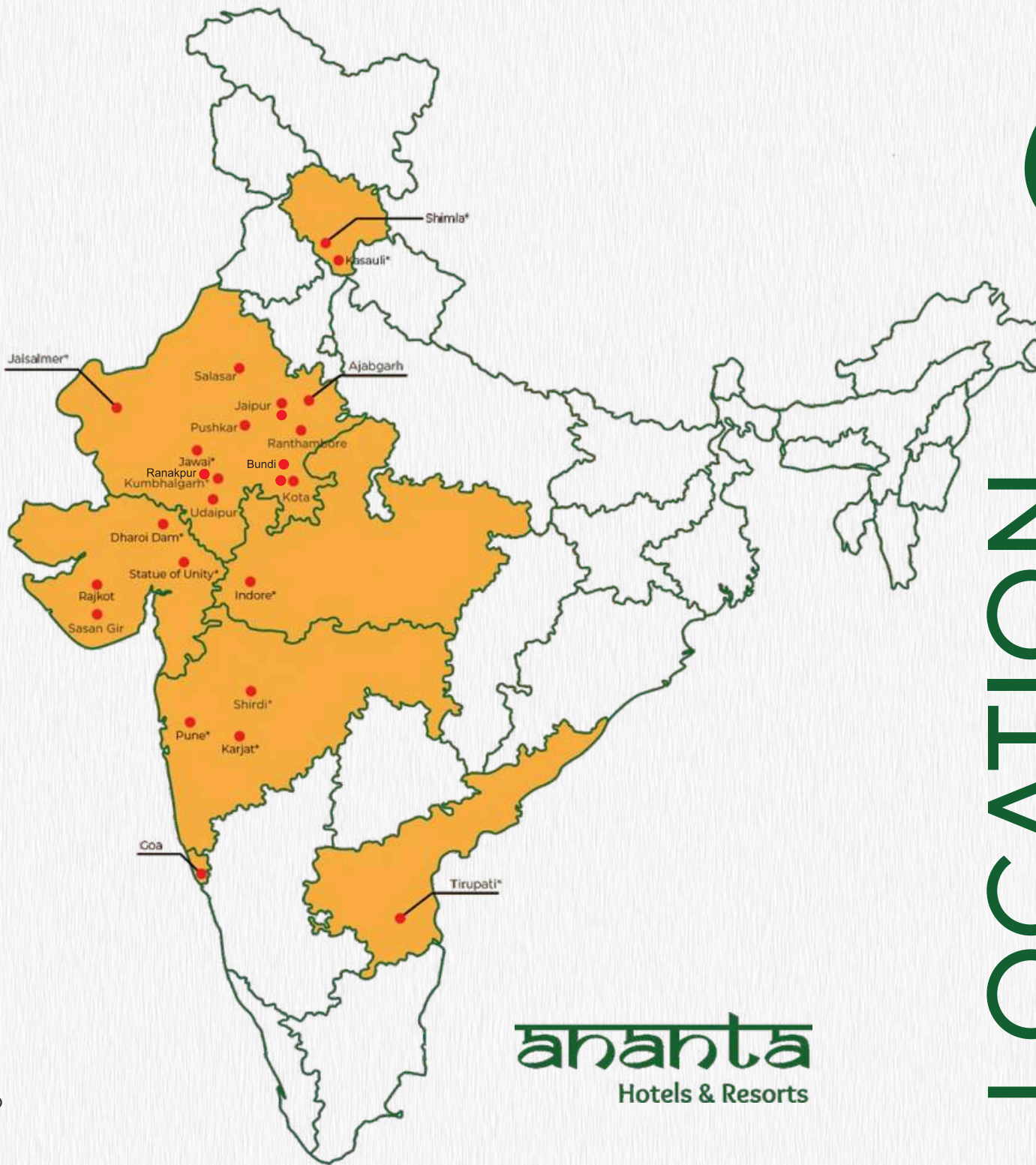


**Radisson**  
JAIPUR  
CITY CENTER

Richmonde  
**ahanta**  
Elite, Goa

# अनंत VISION.

To make the beauty of India luxuriously accessible



## LOCATION

1. The Ananta Udaipur
2. Ananta Spa & Resort, Pushkar
3. The Baagh Ananta Elite, Ranthambore
4. Jagira Ananta Elite, Gir
5. Radisson Jaipur City Center, Jaipur
6. Lotus Ananta Elite, Kota
7. 5 Flowers Ananta Elite, Kota
8. Richmond Ananta Elite, Goa
9. Classic Sapphire Ananta, Bundi
10. Ashok Vatika Ananta Elite, Ranakpur
11. Ananta Spa & Resort, Jaipur
12. Anand Bagh Resort & Spa by Ananta, Salasar
13. The Garden Ananta Elite, Rajkot
14. Ananta Spa & Resort, Ajabgarh
15. The Ananta Jaisalmer\*
16. Ananta Spa & Resort, Kumbhalgarh\*
17. Ananta Elite, Tirupati\*
18. Chester Hill Ananta Elite, Shimla\*
19. Ananta Spa & Resort, Kasauli\*
20. Ananta Spa & Resort, Indore\*
21. Ananta Spa & Resort, Karjat\*
22. Ananta Spa & Resort, Dharoi Dam\*
23. Sai Hermitage Resort by Ananta, Shirdi\*
24. Ananta Spa & Resort, Pune\*
25. Ananta Spa & Resort, Statue of Unity\*
26. Ananta Spa & Resort, Jawai\*



# अनंत POSSIBILITIES.

Endless possibilities await those  
who dare to dream beyond the ordinary

# अनंत FAITH.

The Government of Gujarat uncovers  
India's hidden gem - Dharoi Dam

**₹10,000 crore**  
has been proposed  
for the development  
of heritage and  
eco-tourism  
in Gujarat

An amount of  
**₹8000 crore**  
is proposed for the  
development of five  
tourist spots including  
SOU, Ambaji, Dharoi,  
Gir-Somnath,  
Dwarka Shivrajpur  
Beach.

Allocation of  
**₹1041 crore**  
to turn Dharoi Dam  
into a world-class  
tourist spot

Generating  
employment  
at every tier

# अनंत DEVELOPMENT.

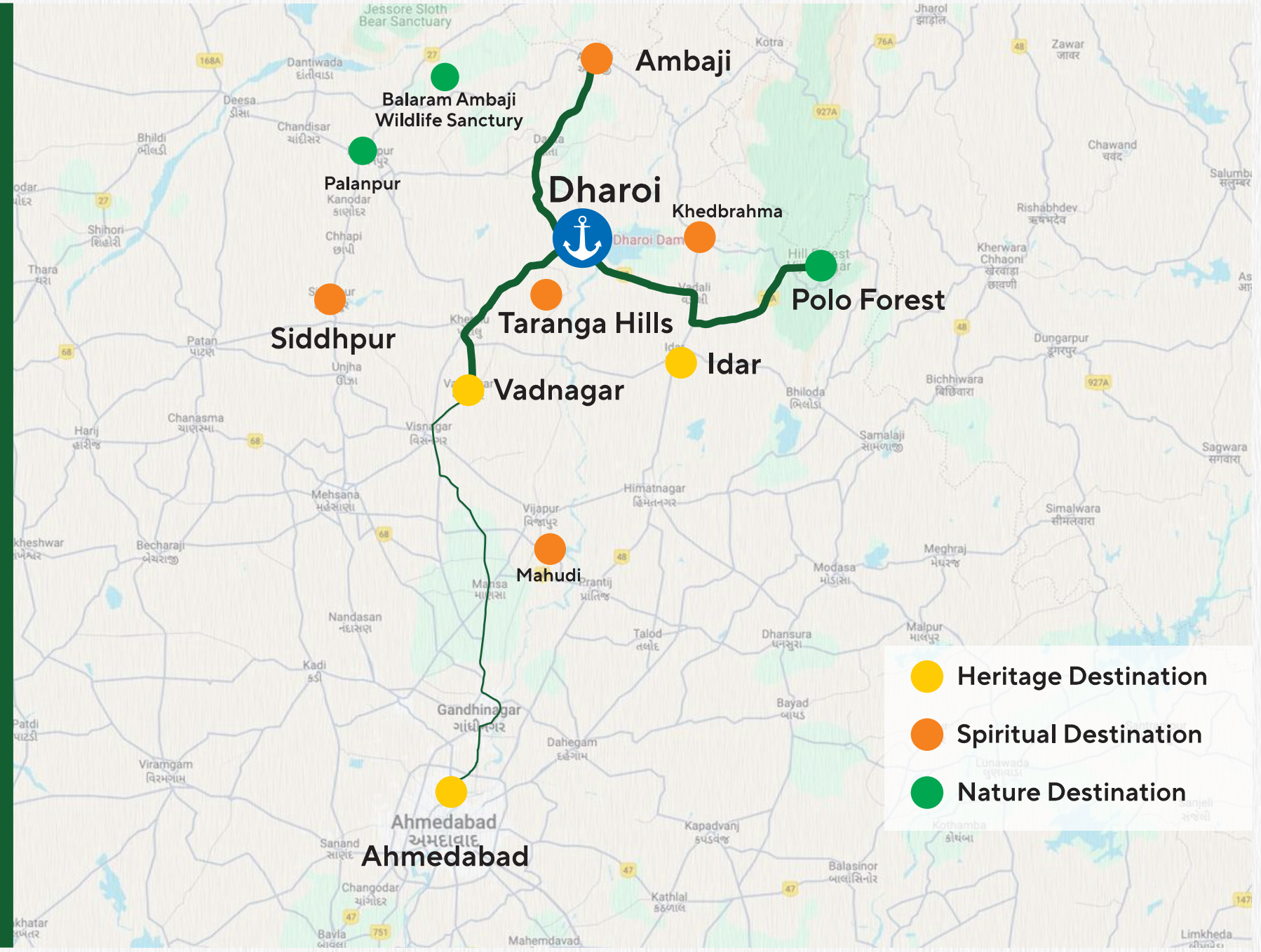
A world-class destination and India's biggest and first planned tourism destination



1<sup>st</sup> time in India,  
one destination with  
world-class tourism  
activities spread  
over 1500 acres of  
Government land

# અનંત DEVELOPMENT.

A world-class destination,  
a comprehensive  
tourism circuit





# अनंत MOVEMENT.

Ananta Spa and Resorts, Dharoi  
is just a thought away with its  
Superior Connectivity

Situated on  
National Highway  
No. 58



The nearest  
railway station  
will be Taranga  
Jain Tirth  
Railway Station (1.5 km)



A Seaplane Terminal  
is coming up at Dharoi Dam,  
(12 km)



# India's 1<sup>st</sup> planned world-class tourism destination spread over 1500 acres

## Government Initiatives:

Water-based Adventure Zone and Water Sports Arena

Aero Sports

Sky Walk

Laser Show

Caravan Park

Polo Sports Zone

Wellness Zone

Botanical Garden

Thematic Parks

Riverfront Development

Amphitheatre

Tribal Village Theme-based shows

Model Tribal Village

Convention Centre

Sea Plane Terminal

Camping and Glamping Ground



# GOVERNMENT INITIATIVES:



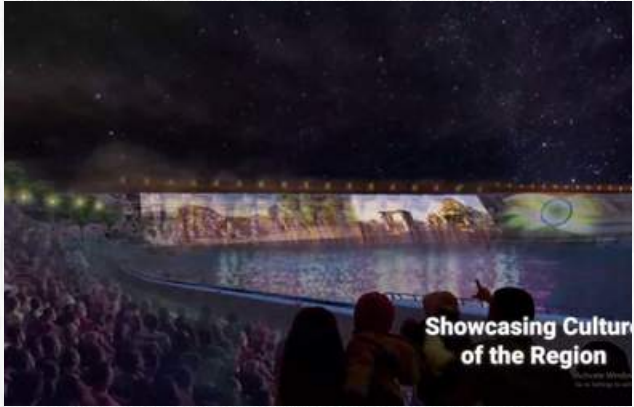
Water-based Adventure Zone  
and Water Sports Arena



Aero Sports



Sky Walk



Laser Show



Caravan Park



Polo Sports Zone



Wellness Zone



Botanical Garden

# GOVERNMENT INITIATIVES:



Thematic Parks



Riverfront Development



Amphitheatre



Tribal Village  
Theme-based shows



Model Tribal Village



Convention Centre



Sea Plane Terminal



Camping and  
Glamping Ground

The confluence of eco-tourism, luxury for travellers, rich returns  
and smart investment opportunity for you

ahanta

Spa & Resort, Dharoi Dam



**बहारवा**  
Spa & Resort, Dharoi Dam

**अनंत BLISS.**



A luxurious wedding and the biggest destination resort of Gujarat



100% vegetarian resort



Ultimate hospitality destination designed to captivate modern travellers in the quest for luxury and leisure



35+ amenities

# अनंत WELCOME.

Good times deserve a Grand Welcome.

Tallest and the Largest Reception Area of **45,000 Sq. ft.**



# अनंत MEETINGS.

Larger-than-life space for larger-than-life decisions

Gujarat's Largest Destination Banquet Hall (Pillar-less)





# अनंत MEMORIES.

Biggest Event Lawn 1,00,000 Sq. ft.



# अनंत SPACE.

7 different styles of units viz.

**Total 195 UNITS**



Hill Villa G+1

723 sq. ft.



Lagoon Villa/Garden Villa

827 sq. ft.



Deluxe Suite Villa

900 sq. ft.



Premium Suite Villa  
with Pool (2 BHK)

2550 sq. ft.



with Pool (3 BHK)

4350 sq. ft.



Presidential Suite Villa  
with Pool (4 BHK)

5000 sq. ft.

# अनंत SPACE.

## 02 Cluster Lawns

Island Venue 61,000 sq. ft.



Lagoon Venue 33,000 sq. ft.



# अनंत SPACE.

600 Vehicle  
parking with  
driver room  
facility

# अनंत LUXURY.

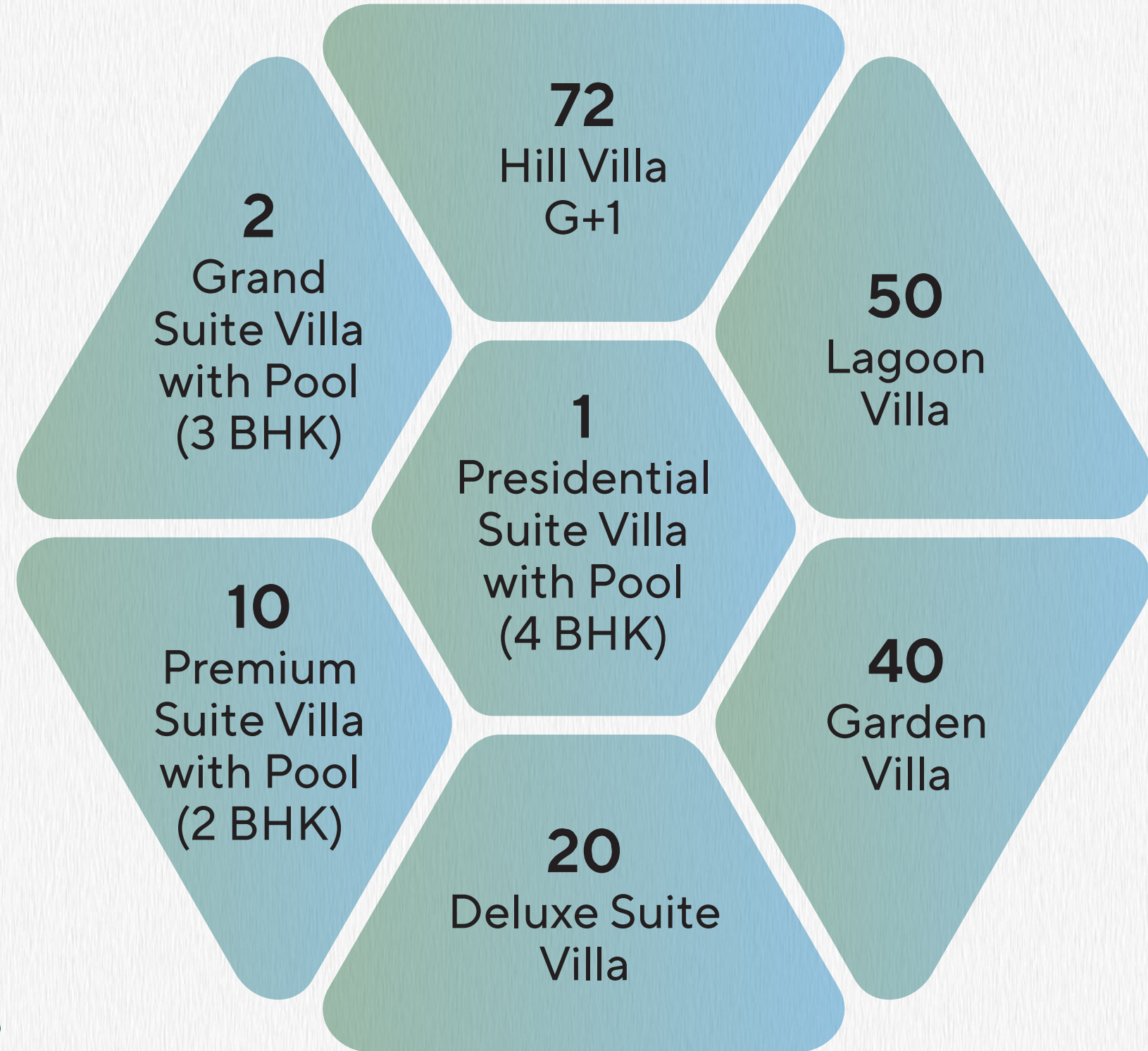
## KEY MAP



UNIT TYPE PLAN	No. of UNITS	AREA (Sq.ft.)
(A)  HILL VILLA (GF)	36	721
(B)  HILL VILLA (FF)	36	721
(C)  GARDEN VILLA	40	830
(D)  LAGOON VILLA	50	830
(E)  DELUXE SUITE	20	900
(F)  PREMIUM SUITE WITH POOL	10	2550
(G)  GRAND SUITE WITH POOL	2	4350
(H)  PRESIDENTIAL SUITE WITH POOL	1	5000
	195	

# अनंत ROOMS.

TOTAL UNITS **195**  
TOTAL ROOMS **212**  
TOTAL KEYS **269**





Luxurious Bedrooms

Sit-out with views of Aravalli Hills

Attached Bathroom





Luxurious Bedrooms

Open Shower

Sit-out with views of  
Aravalli Hills

Attached Bathroom







Luxurious Bedrooms

Open Shower

Sit-out with views of  
Aravalli Hills

Attached Bathroom





Luxurious Bedrooms

Sit-out with views of Aravalli Hills

Attached Bathroom

Pool Side Deck





2 Luxurious Bedrooms

Lounge + Dining Room

Gazebo with view of Aravalli Hills

Private Swimming Pool

Pool Side Deck





3 Luxurious Bedrooms

Lounge + Dining Room

Gazebo with view of Aravalli Hills

Private Swimming Pool

Pool Side Deck





1  
PRESIDENTIAL  
SUITE VILLA  
WITH POOL  
(4 BHK)

5000 sq. ft.

4 Luxurious Bedrooms

Private Pool

Sit-out with views of  
Aravalli Hills

Attached Bathroom

Attendant's Room

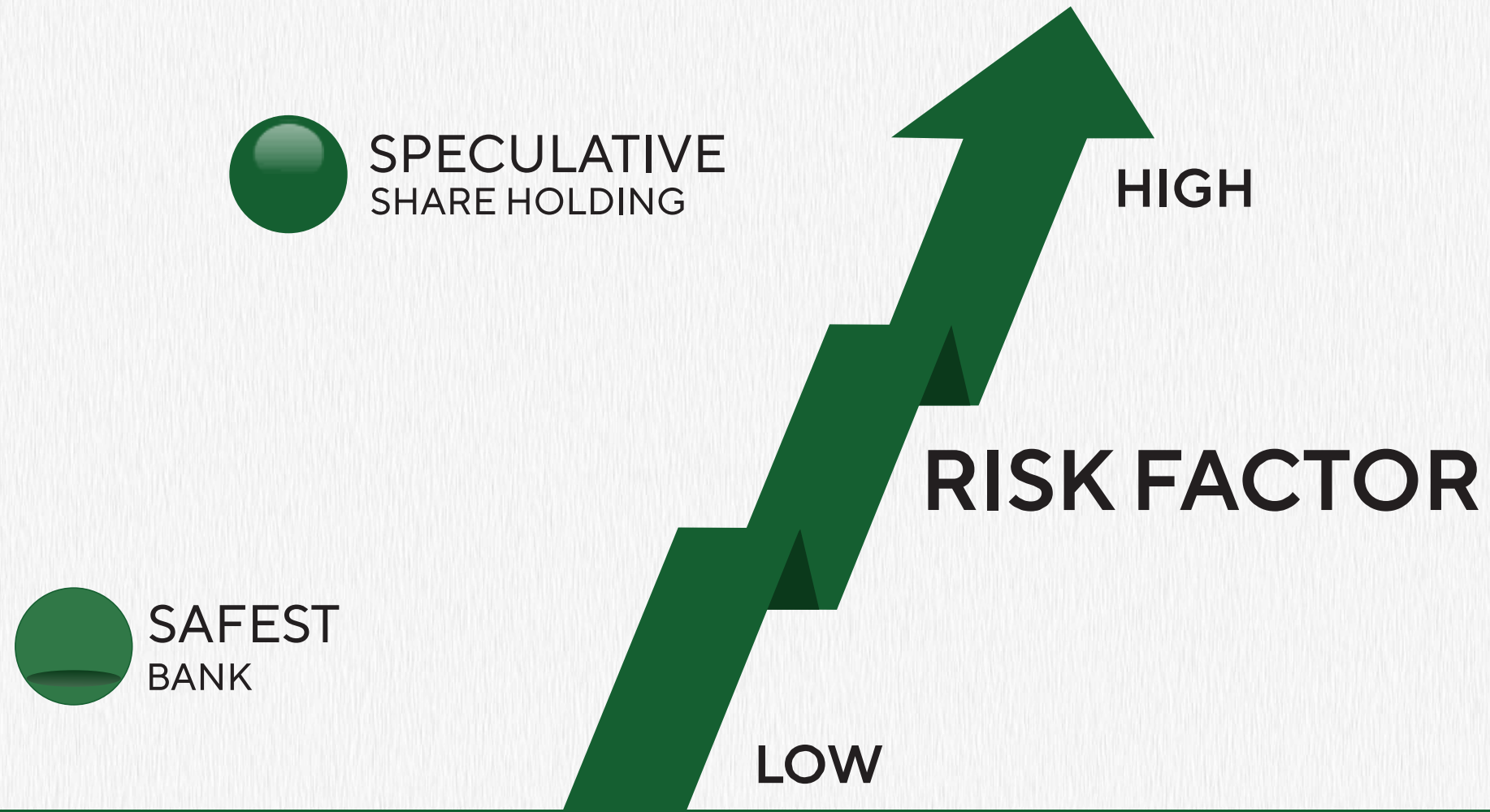
Pool Side Deck



ananta

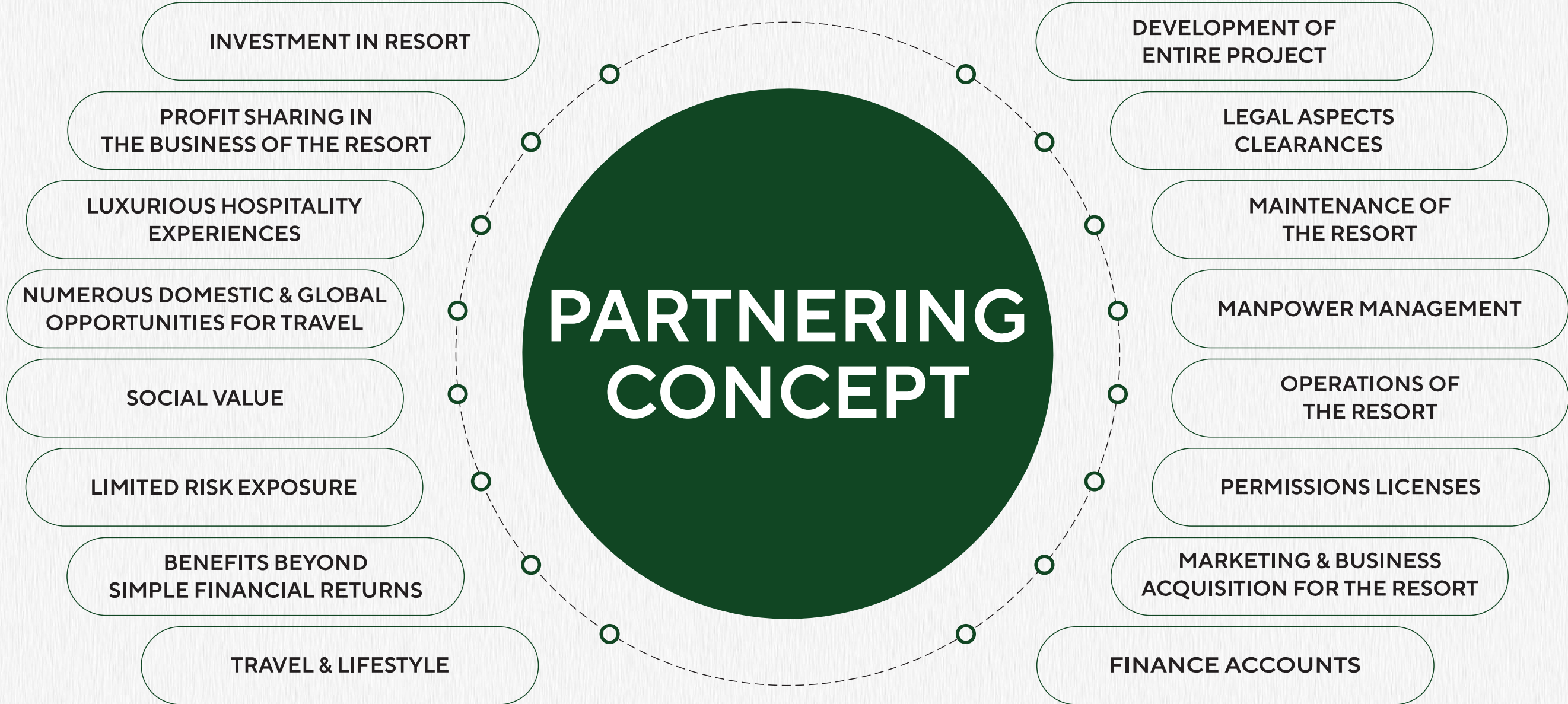
Your Gateway to a  
Distinctive Hospitality Investment

# INDIA' INVESTMENT LANDSCAPE



# INVESTOR MAKES AN INVESTMENT IN THE RESORT

# DEVELOPER / OWNER ROLE





# INVESTOR BENEFITS

Discover Ananta Spa and Resort, Dharoi, where unparalleled opportunities await discerning investors. Tap into the flourishing eco-tourism sector and capitalize on rising property values, all while embracing cutting-edge sustainability. Experience exceptional ROI and attract elite luxury travellers. Secure your stake in a transformative venture promising enduring growth and prosperity.



# BENEFITS FOR UNIT INVESTOR



Property Ownership  
through Sales Deed  
(Registry) and Perpetual  
Lease Deed

The investor's rights are transferable and saleable,  
subject to applicable terms and conditions



Gain very high  
Property  
Appreciation

अनंत

PROFITS

अनंत

BENEFITS

अनंत

SUCCESS

# अनंत PROFITS.

India will experience more.  
You'll rejoice more.

ANANTA UDAIPUR RETURNS CHART  
Assumed on the investment of ₹ 32 Lakhs per key

FINANCIAL YEAR	GROSS RETURN PER KEY	YIELD PER KEY
2021-22	₹ 3,60,147	11.25%
2022-23	₹ 4,35,637	13.61%
2023-24	₹ 4,85,585	15.17%

# अनंत BENEFITS.

Unparalleled  
Asset Appreciation  
Opportunity



# अनंत BENEFITS.

Enjoy 20 Nights  
at any of the  
Ananta Resorts

ananta  
Spa & Resort, Dharoi Dam



# अनंत BENEFITS.

Cherish 7 nights at  
any international  
destination\*

\*T&C Apply

बनारस  
Spa & Resort, Dharoi Dam



# अनंत BENEFITS.

Complimentary  
Spa Vouchers



ananta  
Spa & Resort, Dharoi Dam

# अनंत BENEFITS.

20% discount  
on F&B

ananta  
Spa & Resort, Dharoi Dam





# अनंत BENEFITS.

**Mega Benefit-**  
once in a lifetime  
the entire resort  
will be given to you  
for a day for your  
wedding or social  
event based on villa  
type. (150 to 400  
Rooms + Entire Resort  
Venue). Get a  
complimentary  
pre-wedding Shoot.



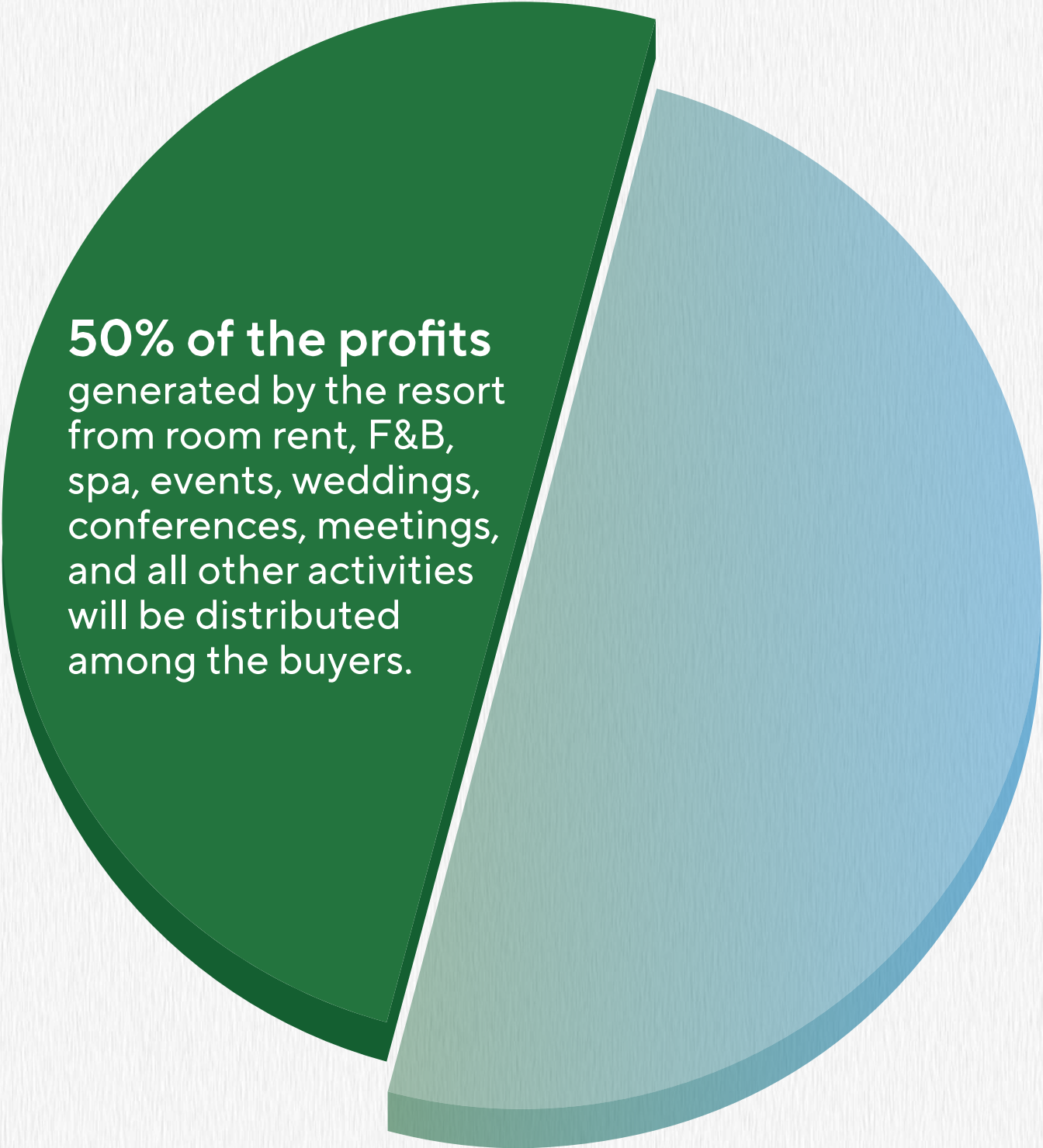
# अनंत BENEFITS.

Enjoy a  
complimentary  
Travadiise membership  
for the first three years



# अनंत SUCCESS.

When we succeed,  
you succeed.



**50% of the profits**  
generated by the resort  
from room rent, F&B,  
spa, events, weddings,  
conferences, meetings,  
and all other activities  
will be distributed  
among the buyers.

# ANANT PLANS - JUST PICK TO OWN AND GROW

Type of Villa	Units	Rooms	Sq. Ft.	Key	Free Bulk Rooms
Hill Villa G+1	72	72	723	1.00	150
Garden Villa	40	40	827	1.25	190
Lagoon Villa	50	50	827	1.50	220
Deluxe Suite Villa	20	20	900	1.75	260
Premium Suite Villa with Pool (2 BHK)	10	20	2550	2.50	375
Grand Suite Villa (3 BHK)	2	6	4350	4.00	400
Presidential Suite Villa (4 BHK)	1	4	5000	5.00	Entire Resort
<b>Total Units: 195   Total Rooms: 212</b>					

\*T&C Apply. Villa costs are subject to change without any prior notice. These values are for a limited timeframe only.

# ESTIMATED REVENUES FROM ANANTA RESORT

Room Capacity	212		Year 1
Average Room Rate (ARR)	7,500	From May 2027	
Income from Room Sales	7500x212x 365x60%		34,82,10,000
Income from F&B, Events, Spa, Club, etc.			34,82,10,000
Income from Weddings			30,00,00,000
<b>Total Income</b>			<b>99,64,20,000</b>
Operating Exp.		55%	54,80,31,000
<b>Expected Revenue from Resort &amp; Club/Year</b>			<b>44,83,89,000</b>
<b>Profit Sharing with Villa Owners</b>		50%	<b>22,41,94,500</b>
Individual Villa Owner's Share/Key		269	8,34,212
<b>F.D. Returns @ 6.5% P.A.</b>		6.5%	<b>6,50,000</b>

\*DISCLAIMER: The financial projections and calculations are based on various futuristic assumptions. These are made for the purpose of understanding the concept and should not be considered as actual commitments.

# अनंत RETURNS.

Putting the ROI in DhaROI.

Villa Owners' Return in 5 Yrs.   Villa Cost @ 1,00,00,000*			
Particulars	Qty.	Amount	Value for 5 yrs.
<b>50% Profit Sharing of the Resort Revenues</b>	<b>5</b>	<b>8,34,212</b>	<b>41,71,060</b>
20 Vouchers @15,000/night X 5 years	100	15,000	15,00,000
150 rooms for Wedding in 2 nights	150	20,000	30,00,000
2 days Venue Rent for wedding Free Vouchers	1	7,50,000	7,50,000
Free Vouchers	5	50,000	2,50,000
Villa Maintenance Cost / Year	5	3,50,000	17,50,000
Pilot Training Fees Para motor - 50% cost	1	3,50,000	3,50,000
<b>Total Return in First 5 Years...</b>			<b>1,17,71,060</b>

\*DISCLAIMER: The financial projections and calculations are based on various futuristic assumptions. These are made for the purpose of understanding the concept and should not be considered as actual commitments.

# COMPARISON OF INVESTMENT IN REAL ESTATE VS ANANTA DHAROI DAM

	REAL ESTATE INVESTMENT in Residential Projects.	INVESTMENT IN ANANTA DHAROI Investment in Resort Business
Investment Amt.	Rs. 1,00,00,000/-	Rs. 1,00,00,000/-
Yield	Max 3% annualized	Approx. 8 - 13% annualized
Govt. Taxes	Approx Rs. 25,000 annually	TAKEN CARE BY ANANTA
Maintenance	Approx Rs. 60,000 annually	TAKEN CARE BY ANANTA
Major Repairs if any	Shared between all members	TAKEN CARE BY ANANTA
Appreciation	Based on over all real-estate market	Brand Value and resort Profitability will give constant appreciation to Investor
Any other benefits	NIL	Lifestyle + Holidays every year for the Lifetime at any Ananta locations including International Destinations* + Complete maintenance-free Assets + Resale Value
Periodicity of Returns	Possible that property may not be on rent sometimes	Returns are stable and generally perennial with the resort life





# DISCLAIMER

- This presentation is only for the purpose of understanding the concept. All the images used in this are for representation purpose only. Actual may vary and Ananta has the right to revise or change any layout, planning, etc. based on the architectural or other reasons.

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- The financial projections and calculations are based on various futuristic assumptions. These are made for the purpose of understanding the concept and should not be considered as actual commitments.

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- The investment opportunity and services offered by us may not be suitable for all investors. If you have any doubts as to the merits of this concept, you should seek advice from an independent financial advisor.

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- In making a decision, individual must rely on his/her own evaluation of the concept and take an independent decision. He/She is urged to request any additional information he/she may consider important in taking an informed decision

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- This is our pre-launch marketing collateral. We are not in RERA territory and awaiting for revised approval from local authorities

*Welcome*

to the

**ahanta**

**FAMILY**

**For More Details: +91 9537123456**