



HILLSSON

GROW WEALTH  
BUILD MEMORIES

A **100%** Profit Journey With Precious Family Time

Why Choose  
Hillsson Resort?  
A Comprehensive  
Guide to Its Investment  
and Location Benefits



[www.hillssonudaipur.com](http://www.hillssonudaipur.com)



# Brief About Project and Team

## DEVELOPER

Shree Neminath Buildcon  
(Infrastructure and Construction Partner)

## FINANCIAL PARTNER AND ADVISOR

### Chartered Accountants

V. K. Jindal & Co.  
Shah Thacker & Co.

### Law Compliance Advisor

Dhamma Law House  
Legal Consultancy and Documentation

## DIRECTORS

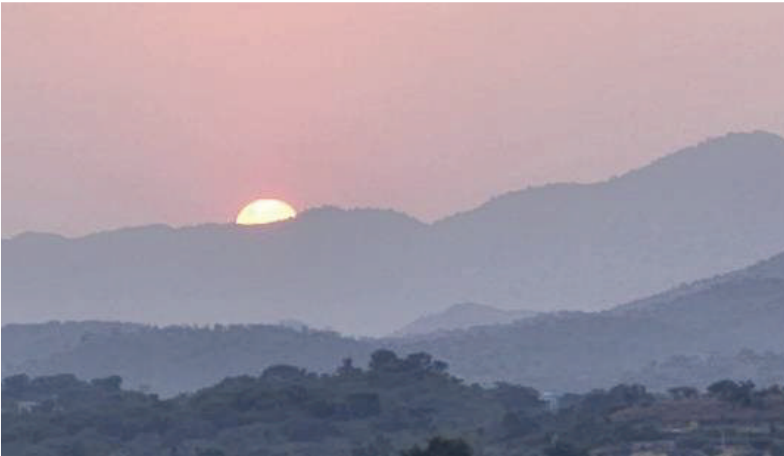
MR. SANTILAL H. JAIN  
MR. PRABHULAL B. PALIWAL  
MS. JAAHAL K. GADHVI  
MR. JAY R. PARIKH

## CFO AND ADMINISTRATOR

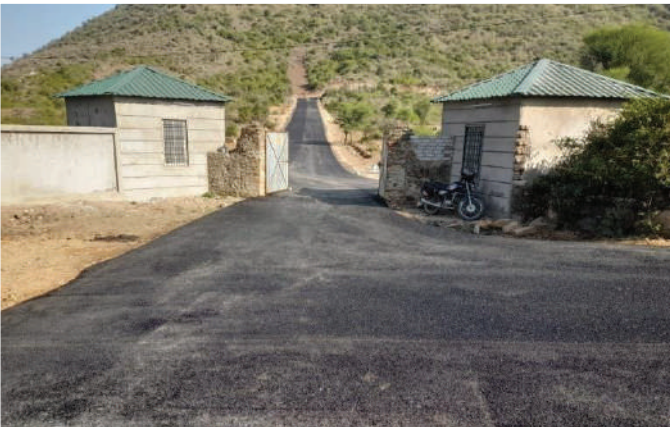
STUTI DWIVEDI

(HILLSSON RESORTS AND  
HOSPITALITY PRIVATE LIMITED)

# Actual Site Photos



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# Spread Across 1,200,000 Square Feet With Unique Hilly Land Scape



SR NO.	AMINITIES
<b>1 BANQUET &amp; LAWN FACILITY</b>	
1A	"Banquet Hall 1 *1000 person capacity"
1B	"Party Plot lawn 1 *1000 person capacity"
1C	"Banquet Hall 2 *500 person capacity"
1D	"Party Plot lawn 2 *500 person capacity"
1E	"Exclusive Children's area with sand playground, children play equipments, slides, swings, playhouses, picnic table"
1F	"Open Air Amphitheater *500 person capacity"
1G	Water Body for Party Plot
<b>2 CLUB HOUSE FACILITY</b>	
2A	Admin & Info Desk
2B	Grand Lobby
2a	"Activity room with Karaoke sytem, music sytsem"
2C	"Restaurant (Indoor) *1000 person capacity"
2D	Indoor Games zone
2E	Gymnasium and Yoga Room
2F	"Event Room/ Conference/ Lecture Room *100 person capacity"
2G	Boardroom
2H	"Outdoor Gathering Space with lawn area *150 person capacity"
2I	Art Gallery
2J	Souvenir Store
2L	Court Games Zone
2b	5 exclusive rooms for accomodation
2c	children activity room
<b>3 WELLNESS CENTER</b>	
3A	"3 Spa Rooms with outdoor shower area, salt bath facility"

3B	Saunas & Steam room(Rejuvenation Facility)
3B	Jacuzzi area(Rejuvenation Facility)
3B	Outdoor meditation & yoga decks & Gazebo(Rejuvenation Facility)
3B	Meditation room(Rejuvenation Facility)
3C	"Infinity Swimming Pool with shower area & changing room"
3D	Children Park
3E	Garden area
<b>4</b>	<b>RESIDENTIAL UNIT</b>
A	"Villa Type-A [2bhk] Presidential Villa *sunset view from private garden & balcony *swimming pool *shower area attached with green courtyard *Nany Room *study room *2 Luxurious Bedroom with attached toilet & Dressing area *kitchen *Dining Area *Living room"
B	"Sun Set Villas *sunset view from private garden & balcony *shower area attached with green courtyard *Nany Room *study room *Luxurious Bedroom with attached toilet & Dressing area *Pantry & Dinning Area *Living room"
C	"Up Hill Villas (G+1)-CLUSTER VILLAS *common garden *gathering space *lift & staircase facility *private garden for ground floor villa,balcony with garden view for first floor villa *Luxurious Bedroom with attached toilet & Dressing area"

D	"Deluxe suites (G+1) *common garden *private garden for ground floor suite room,balcony with garden view for first floor suite room *Luxurious Bedroom with attached toilet & Dressing area"
T	"Glamping Tent *A luxury tent with modern conveniences such as bathrooms, comfortable bedding and deck areas *sunset view from private garden & balcony "
4E	Staff hostel block
<b>5</b>	<b>EXCLUSIVE EXPERIENCE</b>
5a	Cultural greeting spot for Welcoming
5b	Sunset view points
5c	view point for pre wedding film shoots/photo shoots
5d	selfie points
5e	hill top viewing decks
5A	Nature Trails along the stream
5B	Rock Climbing
5C	Terrace Dinning on hill top
5D	Common Midnight Bonfire
5E	"Hill Top Multi Cousine Resto Bar with 2 outdoor elavted dinning decks connected with glass bridge"
5F	"Hill Top café & bar with roof top dinning & seating area and 2 luxurious visitor accomadation room "
5i	Elevated Tree Decks
5J	Main restaurant with deck & garden
<b>6</b>	<b>MISCELLANEOUS</b>
6A	Parking
6B	Sewage Treatment Plant
6C	Security Cabin
6D	Golf Cart Stops
6E	Service cottage
6F	Dormitory for drivers



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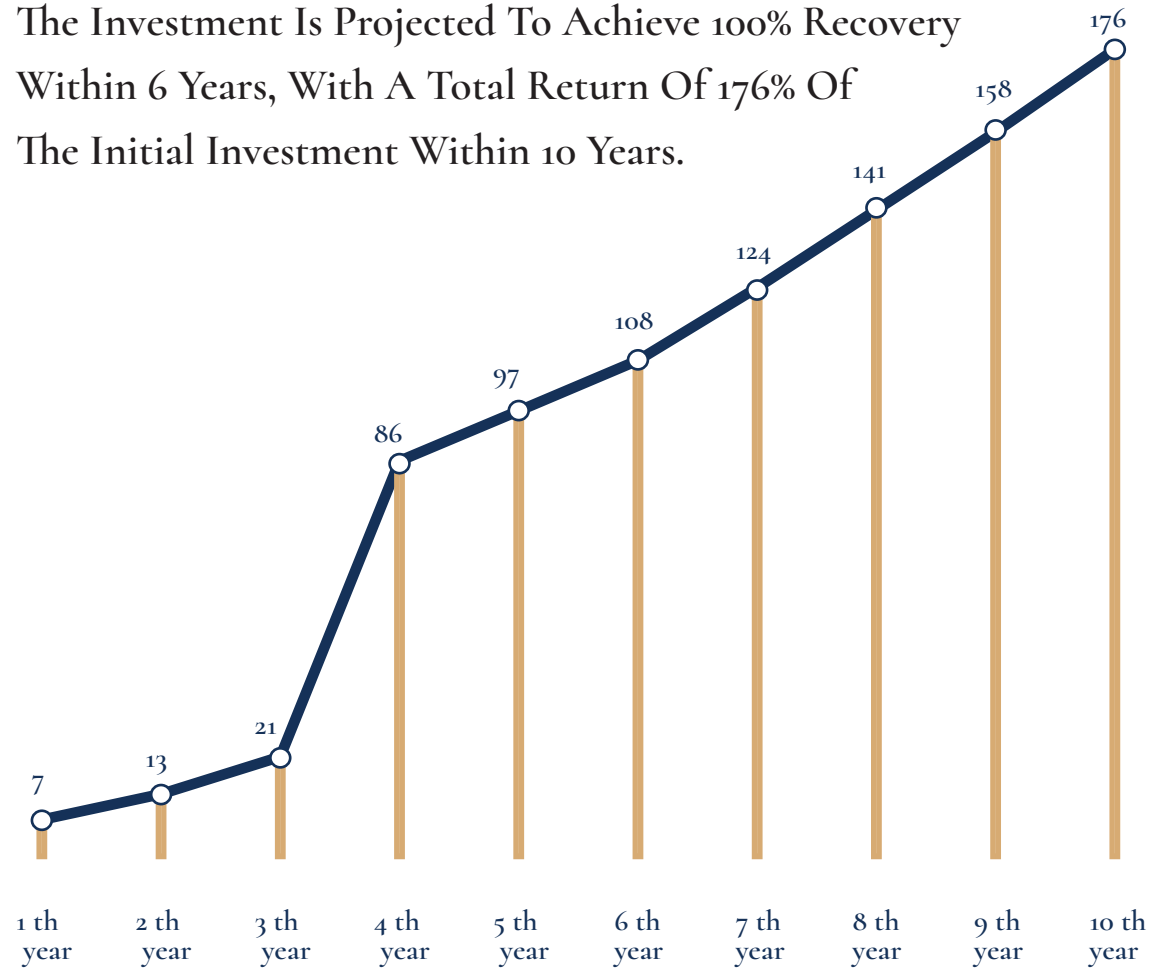
Nestled in a breath-taking location, Hillsson offers an unparalleled opportunity to invest in a luxurious villa resort that seamlessly combines leisure, life time earning and enjoy the long term benefits. Designed for discerning investors and vacationers alike, our resort is a sanctuary of tranquillity and sophistication, where you can own a piece of paradise and enjoy the benefits of a lucrative investment.

# VALUE OF PROPERTY 90 Lakh

## (MARRIAGE BENEFIT AVAILING 4TH YEAR)



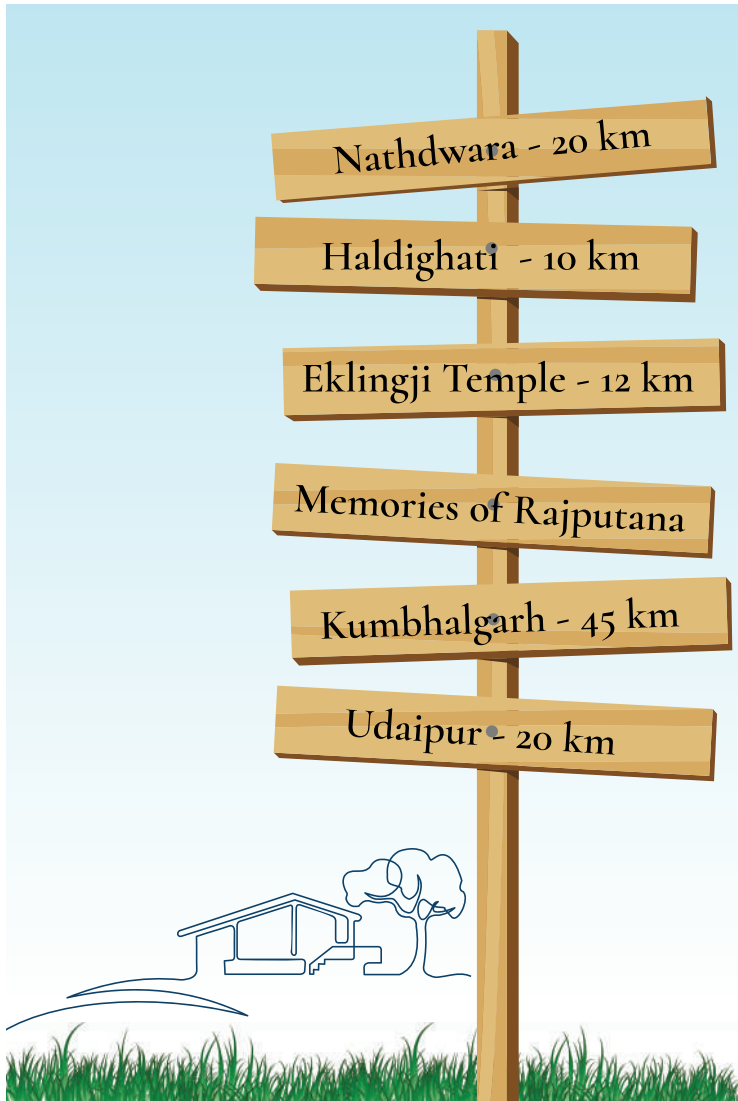
The Investment Is Projected To Achieve 100% Recovery Within 6 Years, With A Total Return Of 176% Of The Initial Investment Within 10 Years.



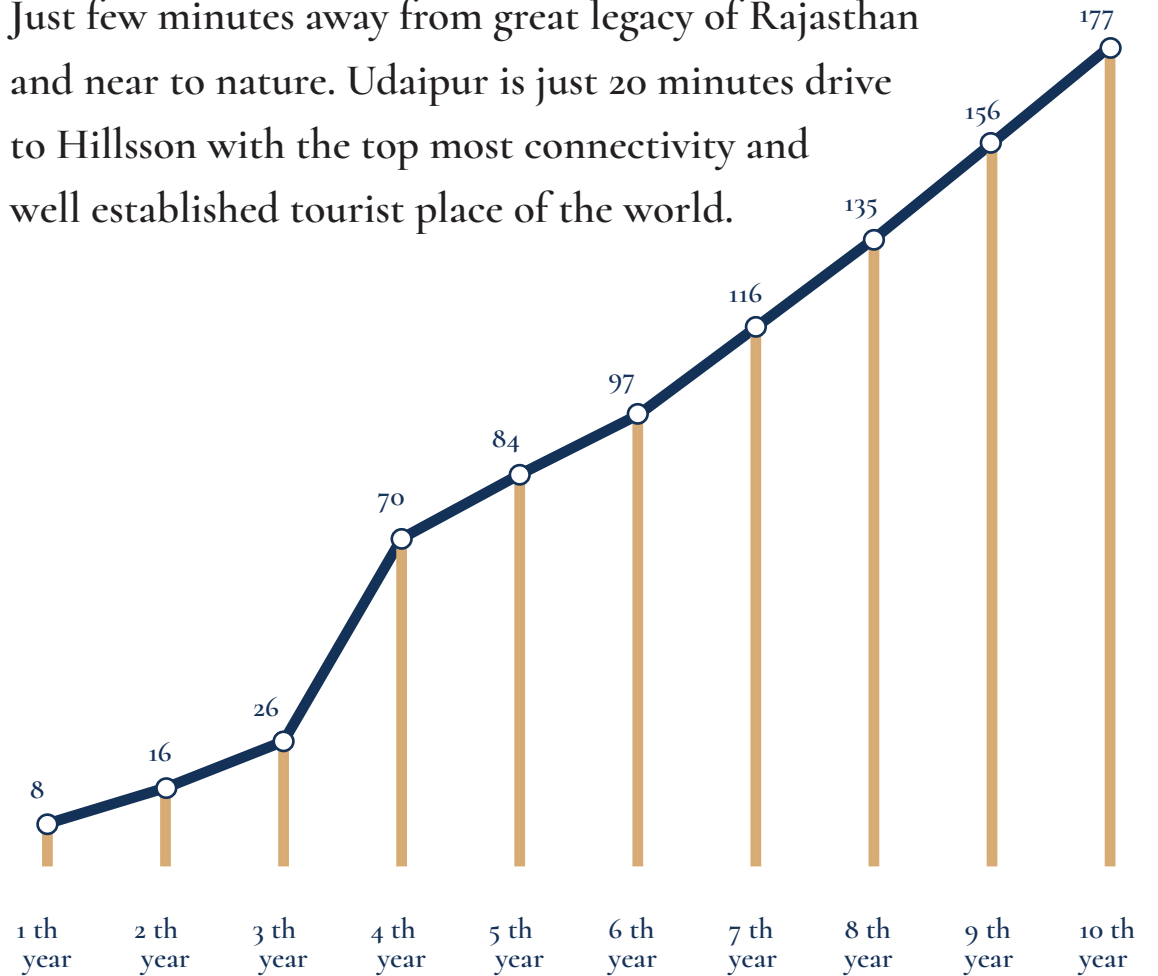
CUMULATIVE BENEFIT(%)

Year	Room Rate (P.A.)	Occupancy	Total Revenue	30%Gross sharing	Gift Benefit 15DAYS FREE EVERY YEAR	Complimentary Marriage Option Available if you opt 4th year	TOTAL SHARING IN YEAR	ROI(%)	CUMULATIVE BENEFIT(%)
1st year	10,000	(40%)146 DAYS	14,60,000	4,38,000	1,50,000	NA	5,88,000	7	7
2nd year	10,500	(40%)146 DAYS	15,33,000	4,59,900	1,57,500	NA	6,17,400	6	13
3rd year	11,100	(50%)183 DAYS	20,31,300	6,09,390	1,66,500	NA	7,75,890	9	21
4th year	11,700	(50%)183 DAYS	21,41,100	6,42,330	1,75,500	50,00,000	58,17,830	65	86
5th year	12,300	(60%)219 DAYS	26,93,700	8,08,110	1,84,500	NA	9,92,610	11	97
6th year	13,000	(60%)219 DAYS	28,47,000	8,54,100	1,95,000	NA	10,49,100	12	108
7th year	13,750	(80%)292 DAYS	40,15,000	12,04,500	2,06,250	NA	14,10,750	16	124
8th year	14,500	(80%)292 DAYS	42,34,000	12,70,200	2,17,500	NA	14,87,700	17	141
9th year	15,300	(80%)292 DAYS	44,67,600	13,40,280	2,29,500	NA	15,69,780	17	158
10th year	16,000	(80%)292 DAYS	46,72,000	14,01,600	2,40,000	NA	16,41,600	18	176

# VALUE OF PROPERTY 1.20 CRORE (MARRIAGE BENEFIT AVAILING 4TH YEAR)



Just few minutes away from great legacy of Rajasthan and near to nature. Udaipur is just 20 minutes drive to Hillsson with the top most connectivity and well established tourist place of the world.



CUMULATIVE BENEFIT(%)

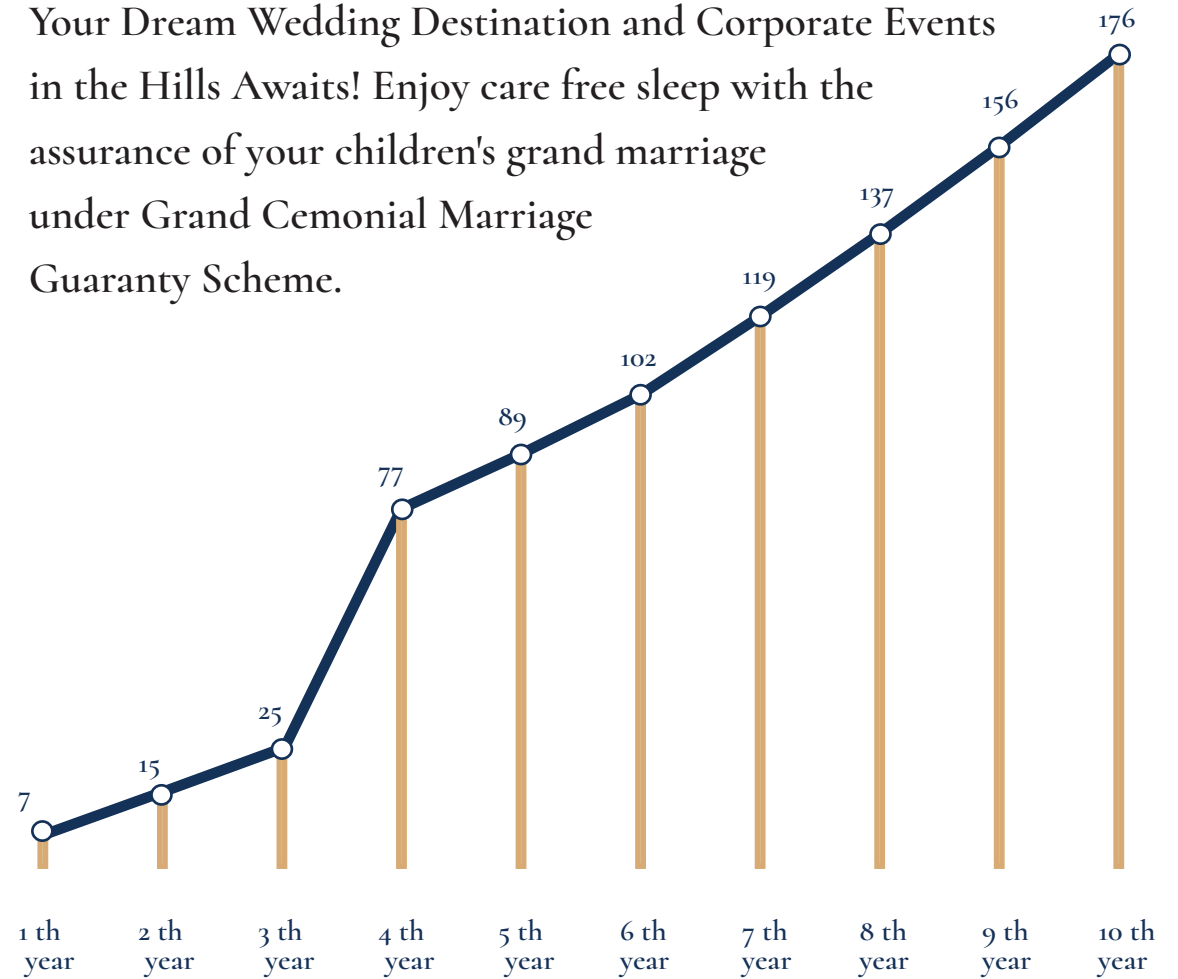


Year	Room Rate (P.A.)	Occupancy	Total Revenue	30%Gross sharing	Gift Benefit 15DAYS FREE EVERY YEAR	Complimentary Marriage Option Available if you opt 4th year	TOTAL SHARING IN YEAR	ROI(%)	CUMULATIVE BENEFIT(%)
1st year	15,000	(40%)146 DAYS	21,90,000	6,57,000	225000	NA	8,82,000	7%	7%
2nd year	15,800	(40%)146 DAYS	23,06,800	6,92,040	237000	NA	9,29,040	8%	15%
3rd year	16,500	(50%)183 DAYS	30,19,500	9,05,850	247500	NA	11,53,350	10%	25%
4th year	17,400	(50%)183 DAYS	31,84,200	9,55,260	261000	50,00,000	62,16,260	52%	77%
5th year	18,300	(60%)219 DAYS	40,07,700	12,02,310	274500	NA	14,76,810	12%	89%
6th year	19,200	(60%)219 DAYS	42,04,800	12,61,440	288000	NA	15,49,440	13%	102%
7th year	20,200	(80%)292 DAYS	58,98,400	17,69,520	303000	NA	20,72,520	17%	119%
8th year	21,200	(80%)292 DAYS	61,90,400	18,57,120	318000	NA	21,75,120	18%	137%
9th year	22,200	(80%)292 DAYS	64,82,400	19,44,720	333000	NA	22,77,720	19%	156%
10th year	23,300	(80%)292 DAYS	68,03,600	20,41,080	349500	NA	23,90,580	20%	176%

# VALUE OF PROPERTY 1.50 CRORE (MARRIAGE BENEFIT AVAILING 4TH YEAR)



Your Dream Wedding Destination and Corporate Events in the Hills Awaits! Enjoy care free sleep with the assurance of your children's grand marriage under Grand Cemonial Marriage Guaranty Scheme.



CUMULATIVE BENEFIT(%)

Year	Room Rate (P.A.)	Occupancy	Total Revenue	30%Gross sharing	Gift Benefit 15DAYS FREE EVERY YEAR	Complimentary Marriage Option Available if you opt 4th year	TOTAL SHARING IN YEAR	ROI(%)	CUMULATIVE BENEFIT(%)
1st year	20,000	(40%)146 DAYS	29,20,000	8,76,000	300000	NA	11,76,000	8	8
2nd year	21,000	(40%)146 DAYS	30,66,000	9,19,800	315000	NA	12,34,800	8	16
3rd year	22,100	(50%)183 DAYS	40,44,300	12,13,290	331500	NA	15,44,790	10	26
4th year	23,200	(50%)183 DAYS	42,45,600	12,73,680	348000	50,00,000	66,21,680	44	70
5th year	24,400	(60%)219 DAYS	53,43,600	16,03,080	366000	NA	19,69,080	13	84
6th year	25,600	(60%)219 DAYS	56,06,400	16,81,920	384000	NA	20,65,920	14	97
7th year	26,900	(80%)292 DAYS	78,54,800	23,56,440	403500	NA	27,59,940	18	116
8th year	28,200	(80%)292 DAYS	82,34,400	24,70,320	423000	NA	28,93,320	19	135
9th year	30,000	(80%)292 DAYS	87,60,000	26,28,000	450000	NA	30,78,000	21	156
10th year	31,100	(80%)292 DAYS	90,81,200	27,24,360	466500	NA	31,90,860	21	177



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For more Information

## Neminath Developers

5. Triveni Park, opp. Surdhara Bungalows's main gate,  
Nr. Surdhara circle, Saal Hospital Road, Thaltej, Ahmedabd.

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Architect By

*Rajin Karmen*  
PASSION OF PERFORMANCE

architecture | landscaping | interiors