

WELCOME





PROUDLY PRESENTS



Rajasthan's First
RERA Approved Resort





RERA No. RAJ/P/2026/5257

Why Sonagarh Fort Resort Is Different From Another Resorts ?



Highlights	SFR	Other Resorts
RERA Approved	YES	NO
Govt Approved	YES	NO
Fixed Capital Appreciation	YES	No
Referral Income	YES	NO
Helicopter Connectivity	YES	NO
Lazy River	YES	NO
Rajasthan Biggest Swimming Pool	YES	NO
On Northern Ring Road	YES	NO

About Jaipur - Delhi Growth and Features



Educational Institutions

NIIMS University, Mahatma Jyoti Rao University, Amity University, Top Engineering Colleges Hub, Pratap University, Apex University

Upcoming Projects

Sports City, Golf Course, Ring Road, Satellite Hospital, Chonp Cricket Stadium, 100 Acre Land Film City, Satellite Bus Stand

Jaipur Top Hotels

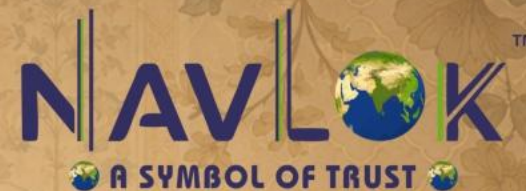
Taj Amer, The Leela Palace, Fairmont, Le Méridien, Lohagarh Fort Resort, Ananta Spa & Resort



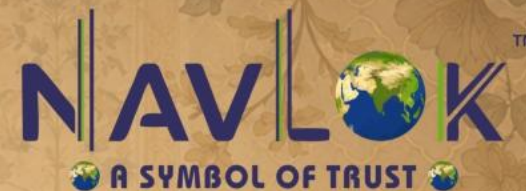
How to Target Real client ?



- 1. Doctors, Businessman, Jewellers, Engineers, Government Employee.**
- 2. Areawise Client as Jaipur, Mumbai, Delhi (NCR), Ahmedabad indore Bhopal, all Metro Cities.**
- 3. By Digital marketing as Social media (Insta, FB) Ads, Google ads, Youtube ads, Email Marketing, Whatsapp Marketing, SMS Marketing, Multiplex Ads**



BENEFITS FOR BUYERS



7 TYPES OF BENEFITS



1

5 STAR RESORT OWNERSHIP



2

ASSURED 7% RENTAL
INCOME ANNUALLY*



3

ANNUAL REVENUE
PROFIT SHARING
10% TO 15%



4

FREE LUXURY STAYS
12-24 NIGHTS/YEAR



5

5% CAPITAL
APPRECIATIONS
EVERY YEAR



6

RECEIVE 10% REFERRAL
COMMISSION ON YOUR
REFERRED GUESTS*



7

JACKPOT OFFER

ONCE IN A LIFE ONE WEDDING EVENT FREE*
& ALSO YOU CAN SALE THIS WEDDING
ONLY FOR FIRST 100 BUYERS*



A ROYAL INVESTMENT

LIFETIME PRIVILEGES



Royal Resort Ownership

Buyer will get 5 Star Resort Ownership through Sale Deed & perpetual Deed.



Assured Annual Returns

Assured 7% Return Annually*



Profit Sharing Benefits

Annual revenue Profit Sharing (Expected ROI 10% - 15%)



Capital Growth

Unit wise capital appreciation



Exclusive Member Discounts

Buyer get 25% Discount SPA, Food & Beverages & all other services (upto 10 people)



Luxury Stay Privileges

Buyer will get Free Luxury Stay Vouchers every year which are transferable (upto 24 Nights /year)



Referral Reward Program

Receive 10% referral Commission on of your Referred guests.



Jackpot Benefit

Lifetime one Wedding Venue Free*



CATEGORY WISE BENEFITS



Category	Complimentary Nights	Wedding/Event	Discount of Food & Beverages	Free Wedding Space for 2 Days
1. Deluxe Room (केशरी सुइट)	12	1	25%	100 Rooms, 1 Garden, 1 Banquet hall
2. Suite Room (महाराजा सुइट)	15	1	25%	125 Rooms, 1 Garden, 1 Banquet hall
3. Super Deluxe Villa Room (रंगमहल सुइट)	18	1	25%	150 Rooms, 1 Garden, 1 Banquet hall
4. Grand Suite Villa Room (मोनागढ़ शाही महल)	21	1	25%	175 Rooms, 1 Garden, 1 Banquet hall
5. Residential Mansion Suite(2 BHK) (विरासत-ए-मोनागढ़)	24	1	25%	200 Rooms, 1 Garden, 1 Banquet hall



Category	Type	Total unit	Available Unit now	Key	Area	Keys
1. Deluxe Room	Any floor In palace	86	65	1	585 sq ft	86
2. Suite Room	Any Floor Palace	12	9	1.4	1037 sq ft	16.8
3. Super Deluxe Villa	Ground floor & First floor	73	55	1.7	797 sq ft	124.1
4. Grand Suite Villa Room	Ground floor & First floor	42	32	2	932 sq ft	84
5. Residential Mansion Suites	Any floor in Mansion	6	4	2.7	1966 sq ft	16.2
	TOTAL	219	165	TOTAL KEYS		327.1



PLAN AND STEP BY STEP SALE CLOSING OF SONAGARH FORT RESORT





STEP 1. Take a minimum 2 Lakh cheque as a token amount for book the unit. (Token amount is refundable)

STEP 2. Take a remaining amount with in 7 days + 5% GST extra pay by client

STEP 3. After client submit 10% amount of unit then company will enter into an agreement with them. (After agreement if any client cancel the unit so company deduct 10% amount of the total value of unit.)

STEP 4. If any client give the full payment with in 15 days company give them extra discount and start rental income annually

STEP 5. After 3 years on Possession time, company will execute the registry the unit in your name and subsequently enter into a lease-back agreement for 99 years. (Company give them resort benefits and profit sharing of resort earning)



PRICE



DELUXE ROOM (केशरी सुइट) RS. 95 LAKH



SUITE ROOM
(**महाराजा सुइट**)
RS. 1.30 CR



SUPER DELUXE VILLA ROOM

(रंगमहल सुइट)

RS. 1.60 CR



GRAND SUITE VILLA ROOM

(सोनागढ़ शाही महल)

RS. 1.90 CR



RESIDENTIAL MANSION SUITE

(विरासत-ए-सोनागढ़)

RS. 2.60 CR



12 Months Plans

Payment Mode



Category	Deluxe Room	Suite Room	Super Deluxe Villa Room	Grand Suite Villa Room	Residential Mansion Suite
PRICE	₹95	₹130	₹160	₹190	₹260
ON AGREEMENT	10%	10%	10%	10%	10%
EVERY MONTH INSTALLMENT-1	8%	8%	8%	8%	8%
INSTALLMENT-2	8%	8%	8%	8%	8%
INSTALLMENT-3	8%	8%	8%	8%	8%
INSTALLMENT-4	8%	8%	8%	8%	8%
INSTALLMENT-5	8%	8%	8%	8%	8%
INSTALLMENT-6	8%	8%	8%	8%	8%
INSTALLMENT-7	8%	8%	8%	8%	8%
INSTALLMENT-8	8%	8%	8%	8%	8%
INSTALLMENT-9	8%	8%	8%	8%	8%
INSTALLMENT-10	8%	8%	8%	8%	8%
INSTALLMENT-11	10%	10%	10%	10%	10%
TOTAL	₹95	₹130	₹160	₹190	₹260



30 Months Plans

Payment Mode

Category	Deluxe Room	Suite Room	Super Deluxe Villa Room	Grand Suite Villa Room	Residential Mansion Suites
Price	₹95	₹130	₹160	₹190	₹260
On Agreement	10%	10%	10%	10%	10%
Every 3 rd month Installment-1	10%	10%	10%	10%	10%
Installment-2	10%	10%	10%	10%	10%
Installment-3	10%	10%	10%	10%	10%
Installment-4	10%	10%	10%	10%	10%
Installment-5	10%	10%	10%	10%	10%
Installment-6	10%	10%	10%	10%	10%
Installment-7	10%	10%	10%	10%	10%
Installment-8	10%	10%	10%	10%	10%
Installment-9	10%	10%	10%	10%	10%
Total	₹95	₹130	₹160	₹190	₹260



HOW TO CALCULATE REVENUE PROFIT SHARING



MONTHLY NIGHTS FOR 219 UNITS	219X30	6570 NIGHTS
Projected Room Occupancy	50%	3285
Average room. Rental According to 50% Occupancy	10000X3285	3.28 Cr (per month)
Total Room Revenue (TRR)	3.28 X12	39.42 Cr
Wedding income, Banquet hall & Marriage Garden Charges	85 Lac (Min)	
Projected of marriage one year	50	
Total Projected Income from Marriages	85X50	42.5Cr
Food & Beverages Income		26Cr
Projected Income From Meetings /Events/Parties	7Cr	



	Gross Revenue=TRR+F&B+WEDDINGS+EVENTS	114.92 Cr round off	115Cr
	Expenses= 40% of Gross Revenue	46Cr	-
	Net Revenue= Gross Revenue - Expenses	110-44Cr	69Cr
	Net Income Round Off	69Cr	-
	Profit Sharing Model: 50% of the net profit will be shared with investors & remaining 50% will go to the brand.	69Cr*50%	34.5Cr
	34.5 Cr divided in to total number of keys	34.5 / 327.1	-
	Profit Sharing with different keys	Key Type	Key Value
	95	1	10.82 Lac approx.
	1.30	1.4	15.15 Lac approx.
	1.60	1.7	18.38 Lac approx.
	1.90	2	21.64 Lac approx.
	2.60	2.7	29.22 Lac approx.



NOTE: THE PROJECTIONS ARE BASED ON INDUSTRY STANDARDS AND ASSUMPTIONS.



DISCOUNT

5%

If Any Client Give Full Payment With In 15 Days,
Company Give Instant 5% Discount And Start
7% Rental Income Annually*



THANK YOU