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# PROPOSING

# NEX8

STUDIOTEL APARTMENTS

@ DELHI-JAIPUR HIGHWAY  
NEEMRANA NCR

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## NEX8 NEEMRANA – PREMIUM HOTEL-APARTMENT PROJECT

### UNIQUE BUILDERS / SAROVAR PORTICO

Concept: “Warm Urban Refuge” – Branded serviced residences on NH-48 (Delhi–Jaipur Highway)

**Luxury fully-furnished units with assured returns & revenue share**

# EXECUTIVE SUMMARY

01

- Location & Brand: Strategically on NH-48 in Neemrana, between Delhi & Jaipur Expressway. Managed by Sarovar Portico (National Hotel Brand).

02

- Investment Offer: Sale price ~₹59 L per unit (launch price ₹55 L for early buyers). 8% guaranteed returns (Minimum Gurrantee) after possession for 2 years or 25% revenue share whichever is higher.

03

- Market Demand: Near Japanese/Korean industrial zones and historic Neemrana Fort – strong long-stay rental demand from corporate travelers and tourists. Low branded supply.

04

- Investor Benefits: Hassle-free ownership (operator handles everything), lifetime revenue sharing, plus perks: 10 free night stays/year, 25% F&B discount, 1 free wedding event.

05

- Key Financials: 100 rooms, 50% occupancy projected, ₹5,000 ADR → ₹28 Cr gross revenue ⇒ ~₹14 Cr net profit (50% cost). Investor share ~₹7 Cr (≈₹7 L per unit/year, ~12% yield).

01

- **NEX8 Concept:** Landmark development blending luxury studio residences with a professionally managed “Studiotel” hospitality model.

# Project Overview-

-concept and design

02

- **Design Features:** Modern, self-contained ecosystem – co-working spaces, wellness center, high-speed connectivity. Fully furnished, 24x7 service.

03

- **Target Guests:** Corporate executives, long-stay Expats, NRIs – providing home-like units with hotel amenities.





## BRAND PARTNERSHIP WITH (SAROVAR PORTICO)

- **Operator:** Sarovar Portico – a leading hotel brand in India. Institutional management ensures international hospitality standards.
- **Hassle-Free Ownership:** Sarovar handles guest check-in/out, housekeeping, maintenance and facility management. Owners simply collect income – zero day-to-day effort.
- **Global Standards:** Units maintained to global benchmarks, attracting high-profile corporate and international clients.



# LOCATION & CONNECTIVITY

- **Prime Highway Access:** Frontage on NH-48 (Delhi–Jaipur Expressway). Direct route in both directions of the Golden Triangle.
- **Industrial Corridor:** Part of Delhi-Mumbai Industrial Corridor (DMIC) – Neemrana sees booming industry and commerce.
- **Nearby Landmarks:** Close to 553-year-old Neemrana Fort Palace (tourist hub) and major Japanese & Korean industrial zones. RIICO Neemrana industrial area is adjacent.
- **Future Transit:** Upcoming RRTS (regional rail) station nearby will further improve connectivity.



# MARKET DEMAND & OPPORTUNITY

- **Corporate Demand:** Major Japanese/Korean companies and Indian manufacturers in Neemrana zones generate steady long-stay demand.
- **Tourism Edge:** Neemrana is a weekend getaway (close to Delhi/ Gurgaon); tourism growth means seasonal demand. Branded supply is scarce – first-mover advantage.
- **Residential Shortage:** Limited serviced/apartment inventory in the area – competitors mostly unbranded or standard hotels. NEX8 fills a niche for premium long-term stays.
- **Growth Trends:** Neemrana’s development (DMIC, industrial expansion, tourism) implies rental rates rising ~5–7% annually (past 3–5 yrs).

# Project Features & Amenities

- Luxury Units: Fully furnished hotel-style apartments (studios), premium finishes.
- Grand Amenities: Spacious lobby, multi-purpose banquet hall, on-site restaurant/bar, gym, and large swimming pool.
- Business & Leisure: Co-working lounges, conference room, landscaped gardens. Emphasis on corporate and family-friendly environment.



# Investment Highlights

- **Pricing:** Unit size & price – e.g. Sale Value ₹59 lakh per room-equivalent.
- **Guaranteed Returns:** 8% pa Minimum Assured Rental Gurantee for first 2 years after possession.
- **Revenue Sharing:** Post-possession, 25% of the revenue share goes to investor
- **Occupancy & TAR:** Targeted 50% occupancy at ₹5,000/day average rate. Historic area yields support this conservative estimate.
- **Capital Appreciation:** Expected ~15% value growth per annum (limited pre-launch inventory, high demand).
- **Exclusive Perks:** Life-long benefits – 10 complimentary room-nights per year, 25% discount on F&B, and one free wedding event at the hotel.



## Financial Projections (Annual Revenue)



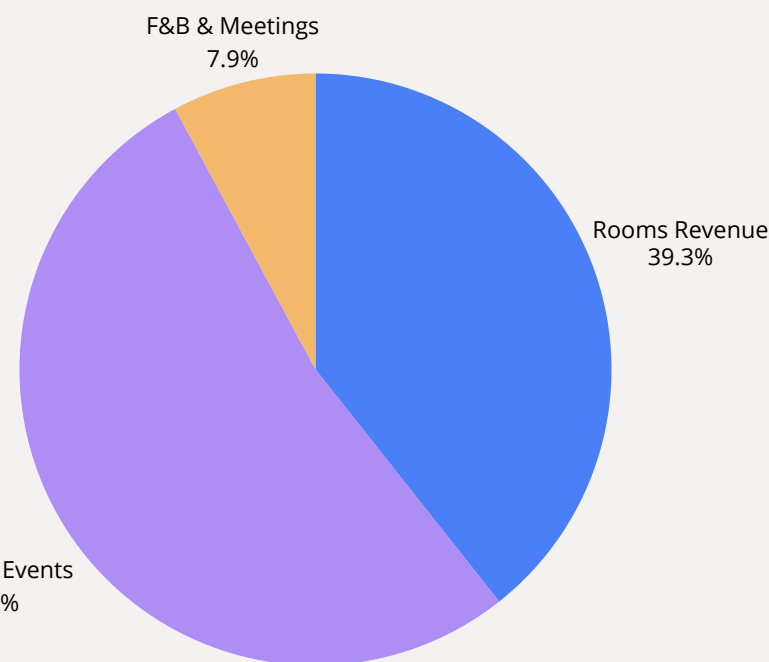
- **Rooms Revenue:** 100 rooms × 365 nights × 50% occupancy = 18,250 occupied nights. At ₹5,000/night → **₹9.5 Cr annually.**

- **Wedding Events:** 35 events/year × ₹35 lakh/event → **₹12.5 Cr**

- **F&B & Meetings:** Assuming F&B = 50% of room revenue (₹4.75 Cr) and corporate events = **20% (₹2 Cr).**

- **Total Gross: ~₹28 Cr per year** from all streams.

- **Net Profit:** After 50% operating expenses (₹14 Cr), net available is **₹14 Cr.**



# Returns Per Unit



- **Investor Share:** 50% of net profit = ₹7 Cr total to all investors.
- **Per-Unit Profit:** ~₹7,00,000 per unit per year (since 100 units).
- **Monthly Yield:** ~₹58,333 per month per unit (~12% of ₹55L price).
- **Effective Return:** This ~12% annual cash yield (post-expenses)
- **Appreciation:** Plus unit value expected to rise (~15% p.a.), compounding returns.

# Payment Plans

## Construction-Linked Plan (CLP):

10% on booking, balance in installments tied to construction milestones (15% at basement slab, 10% at G.F, 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> Slab, Flooring & Plaster and 5% on possession.

## Within 30 Days:

25% On Completion of Structure: 50%  
On Possession: 25%





# Target Investor Profile

- **High Net-Worth Individuals:** Seeking passive income/diversification. Prefer hands-off yields over stocks/bonds.
- **NRIs: Looking for India assets:** value hassle-free management and stable return (8% assured or revenue share whichever is higher).
- **Existing Real Estate Investors:** Want smaller ticket (₹59L) than commercial properties; attractive yield vs residential rental (which typically ~3-4%).
- **First-Time Investors:** Business owners, senior professionals; those who prefer credible hotel investment over managing flats.
- **Portfolio Diversifiers:** Investors tired of volatile equities; this is a real asset with fixed income and appreciation potential.



# Competitive Advantages & Benefits

- **Zero Hassle:** Operator handles everything – no property maintenance, staffing or rentals to manage. Truly passive.
- **Guaranteed Income:** Lifetime revenue share on your units. Unique among residential assets.
- **Lower Ticket, Higher Yield:** Better yield (~12%+) than residential rent (~3–4%), and affordable entry vs commercial real estate (offices/shops).
- **Exclusive Perks:** 10 complimentary nights/year, 25% F&B discount, 1 free wedding booking – real value-add for owners.
- **Growing Market:** Neemrana’s economy and tourism are expanding. Our conservative projections likely to be exceeded, enhancing returns over time.



# Construction Status & Timeline



- **Progress:** Construction is in full swing. Foundations and framing well underway.
- **Milestones:** Basement completed and ground floor roof slab will be cast in coming 10 days, on track for timely slab completions as per schedule.
- **Expected Possession:** Tentative: Q2 2028 Early-bird buyers get higher returns sooner.
- **Real-time Updates:** Project team will provide regular updates/photos for buyer transparency (aligns with trust emphasis).



“This is not just a property purchase — it is a managed income-generating hospitality asset designed for consistent cash flow and capital growth.”

