



JAGTIANI GROUP OF BUSINESS

Growth through entrepreneurship...

Project Hill-Top, Khandala



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Jagtiani Group Profile

Jagtiani Group, founded by the Late Shri Ram Jagtiani in the year 1969, started as a Restaurant Business under the brand name “Fun-N-Food”

Today, it has established itself in various sectors – hospitality, real estate, gems and jewelry, travel & tourism, trading and consultancy



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Khandala property details

Legacy – Mr Ram Jagtiani ran the property as a Hotel under the brand name of “Fun-N-Food” (a reputed brand known for the restaurant business in Mumbai) until 2003, currently used for events and film shootings

Location and Size of the property

- ▶ Large property – Viability for 100 to 150 room Hotel Project
- ▶ Khandala, highway touch
- ▶ Next to Dukes and Kohinoor Institute of Management

Business approvals

- ▶ 5-star approval
- ▶ 60,000 sq feet (For a Non-Star Category)
- ▶ 120,000 sq feet (For 3 star and 5 star hotel)
- ▶ Additional FSI for a CLUB or Educational Institute



Khandala property details (contd..)

Current state

- ▶ 30000 sq feet built comprising 40 rooms
- ▶ 2 restaurants, 1 dhaba,
- ▶ 2000 sq feet kitchen,
- ▶ Temple, swimming pool and tube wells

Distinct benefits

- ▶ Beautiful scenic view
- ▶ Main road of Bombay-Pune Highway
- ▶ Self sufficient in water (tube wells)
- ▶ Infrastructure of a 5 star hotel / club / institute / college



Proposition

Jagtiani Group is interested in re-development of the property.

Hence, the Group wants to create partnership with reputed business entity.



Business opportunity

Diverse business options

Entertainment

- Hotel / Spa / Resort / Club
- Banquet / halls
- Multiplex / Malls / Food Court
- Film Studio / shooting floors

Education

- ▶ Education Institute
- ▶ Training Centre

Health

- ▶ Hospital
- ▶ Wellness / Recreation Centre

Residential & Others

- ▶ High-end Bungalows / Serviced - Villas
- ▶ BPO - 24 hour Call centre with accommodation for employees
- ▶ Advertisement – Signages, Hoardings



Project Options

- 1) Complete Re-development into a Luxury / Boutique Hotel Project of 100 to 150 rooms as per the Architects Plan.
- 2) Re-vamp the existing Hotel having 40 rooms. And balance plot can be used for a high-end Bungalow Project.
- 3) The entire plot can be used for a very High-End Bungalow Project.



Partnership options

Joint Venture

- ▶ Participation in business venture – i.e., investment for re-development and returns.

Rent / leave & license

- ▶ Conduct operations in the property in return for rental / leave and license fee

Management

- ▶ Manage and run the property for a management fee

Equity sharing & Funding

- ▶ Create a private limited company with equity shareholding as per investment in the business venture

We are open to exploring any other options shared by interested party.



Partnership benefits

**Proximity to
Mumbai and Pune
Being the
most Prestigious
Location Hill-Top
Colony, Khandala**

**Property with
unmatched
infrastructure
benefits**



**Pre- approved 5
star permit**

**Tremendous
business potential**

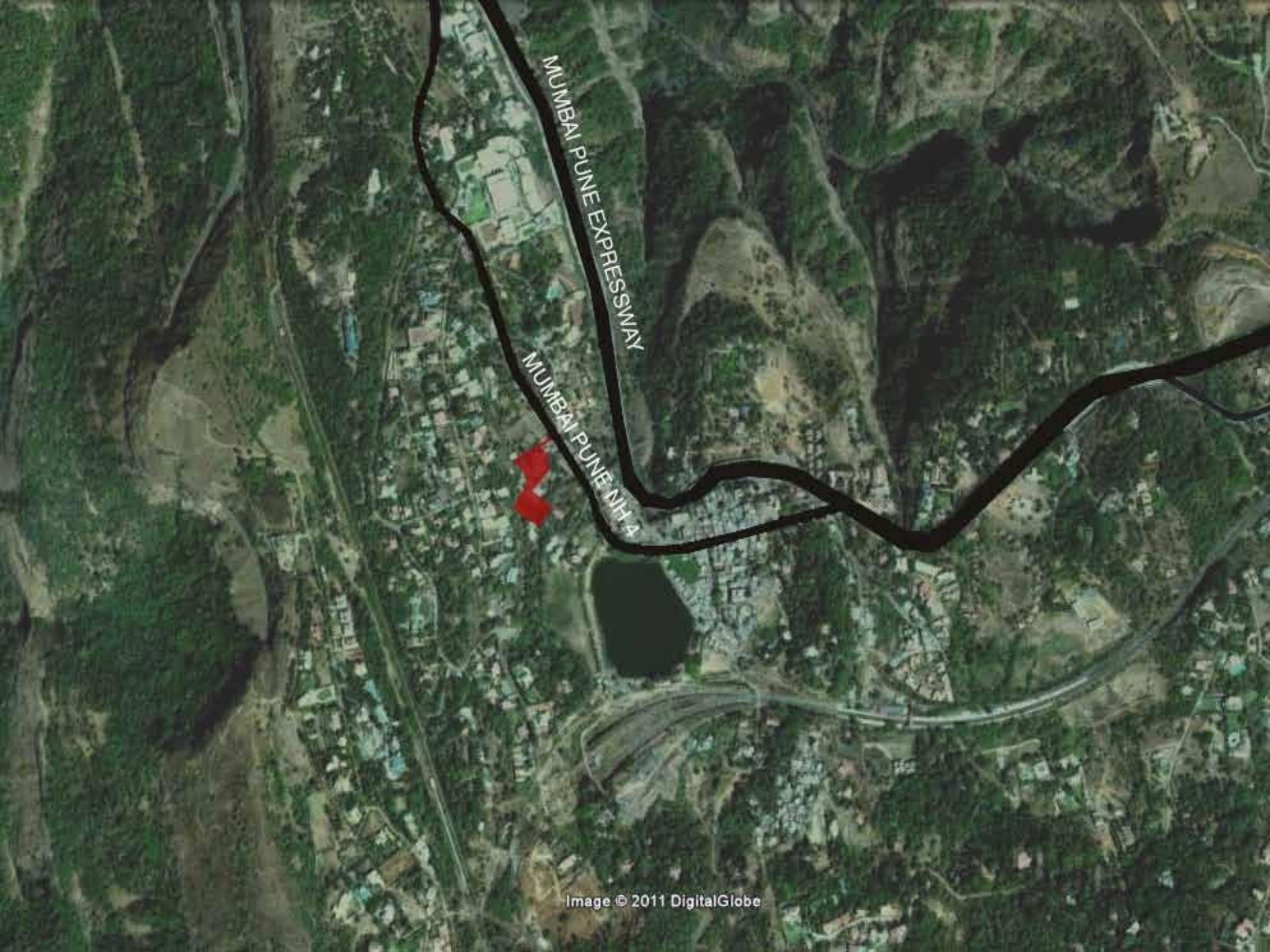


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Actual Site Photographs & Conceptual Design by the Architect

- The Follow-on slides are of a conceptual design by a famous Architect
- The design can be used for both:
 - Hotel Project
 - High-End Serviced Bungalow / Villa





MUMBAI PUNE EXPRESSWAY

MUMBAI PUNE NH-4



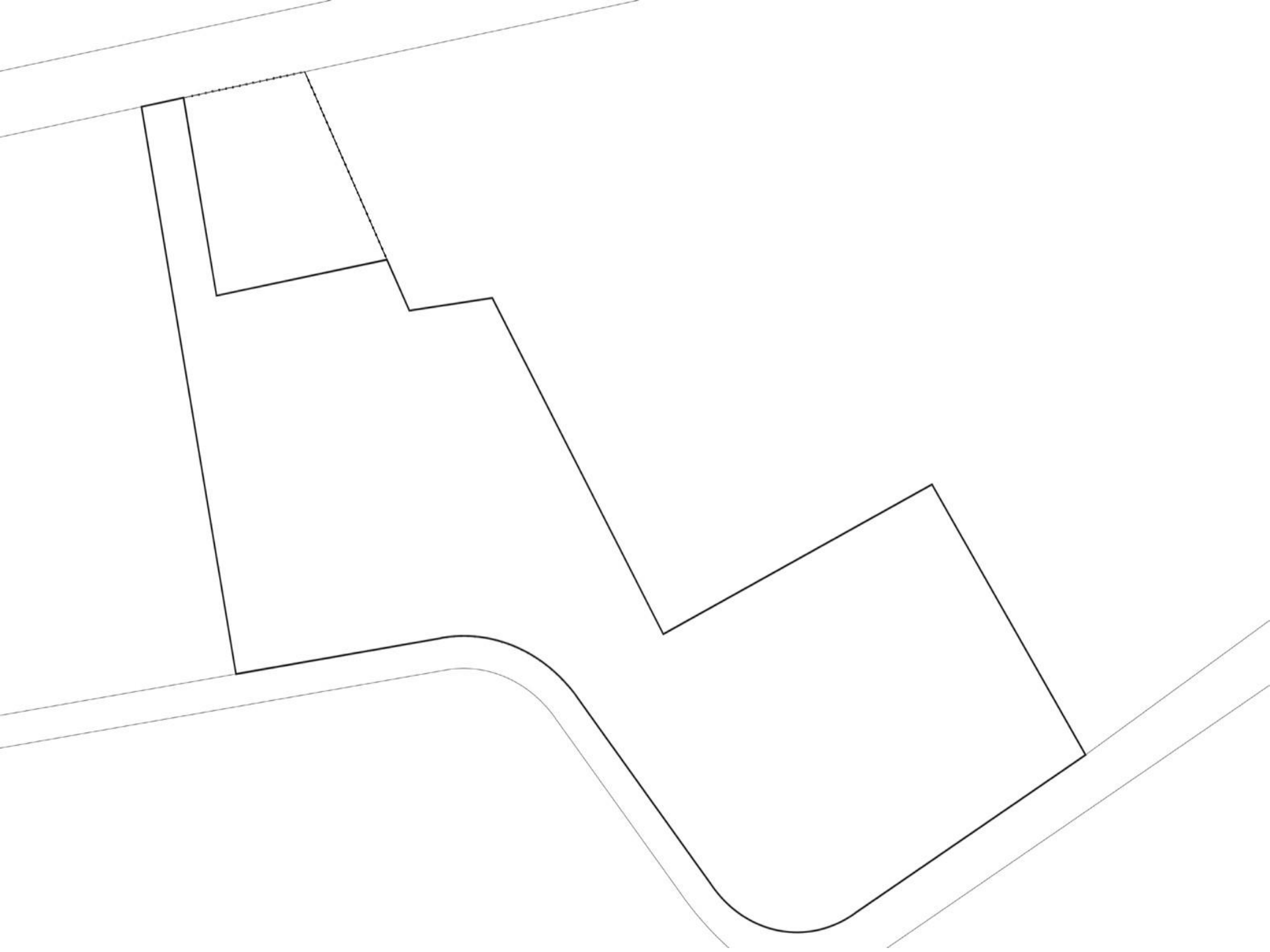




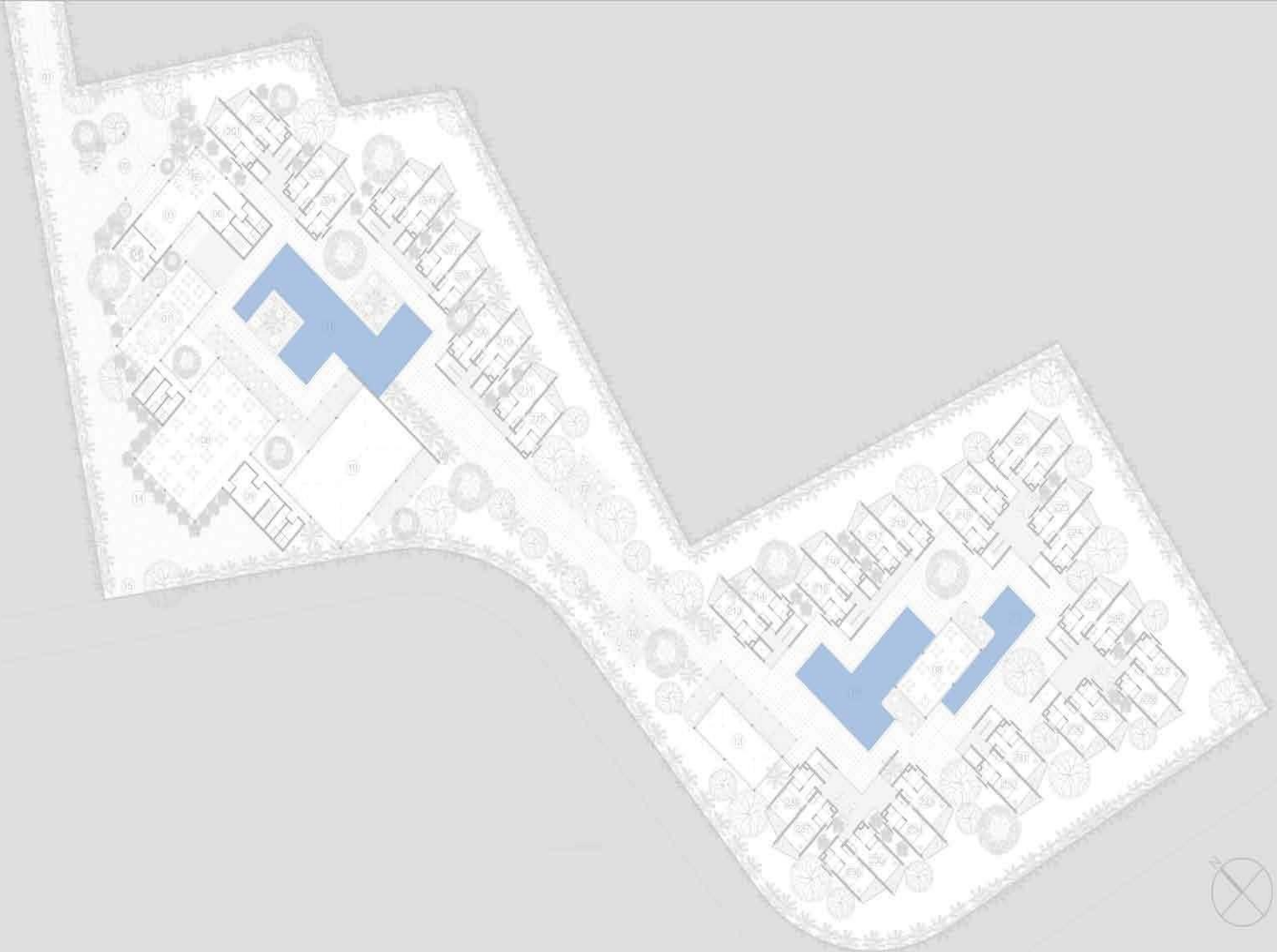






















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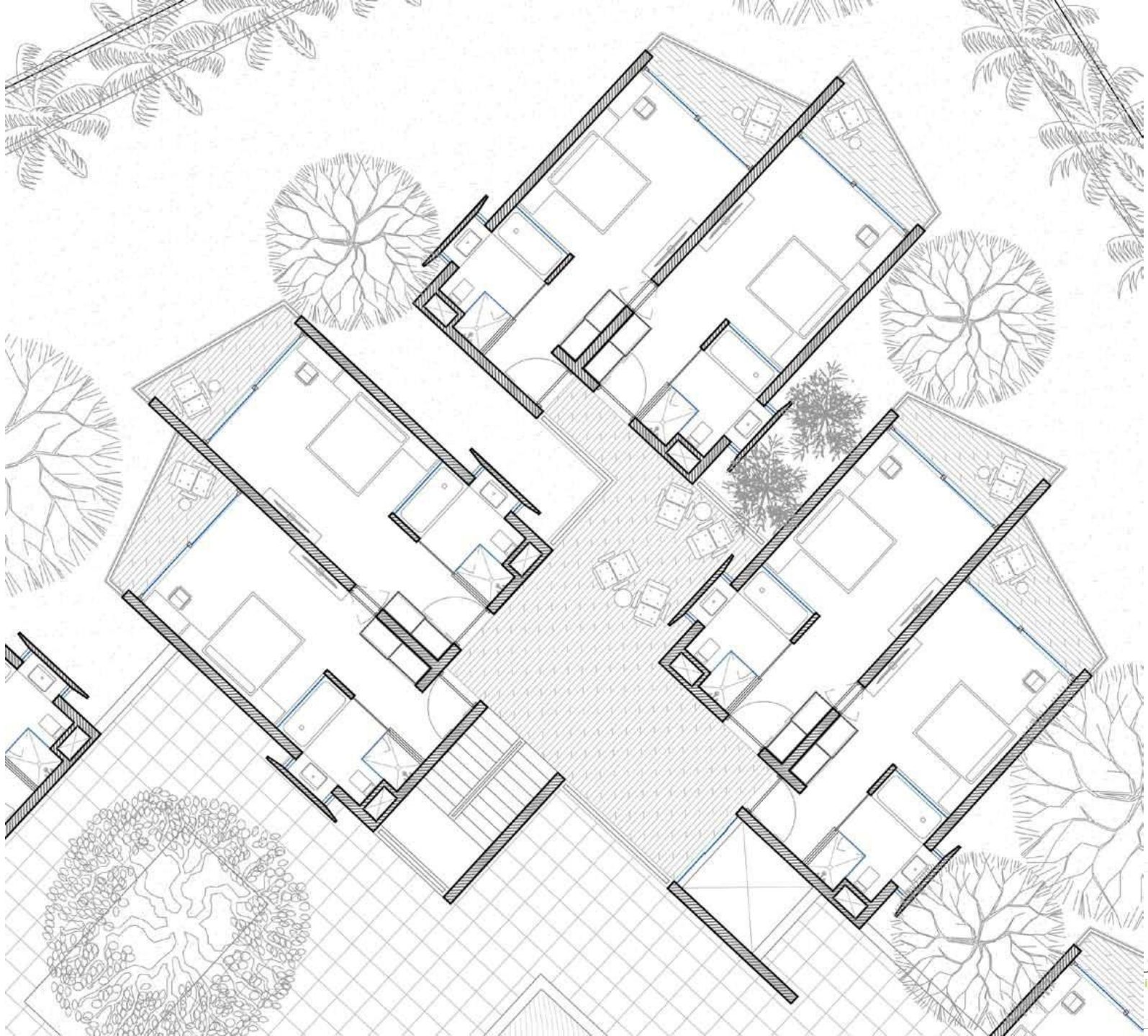


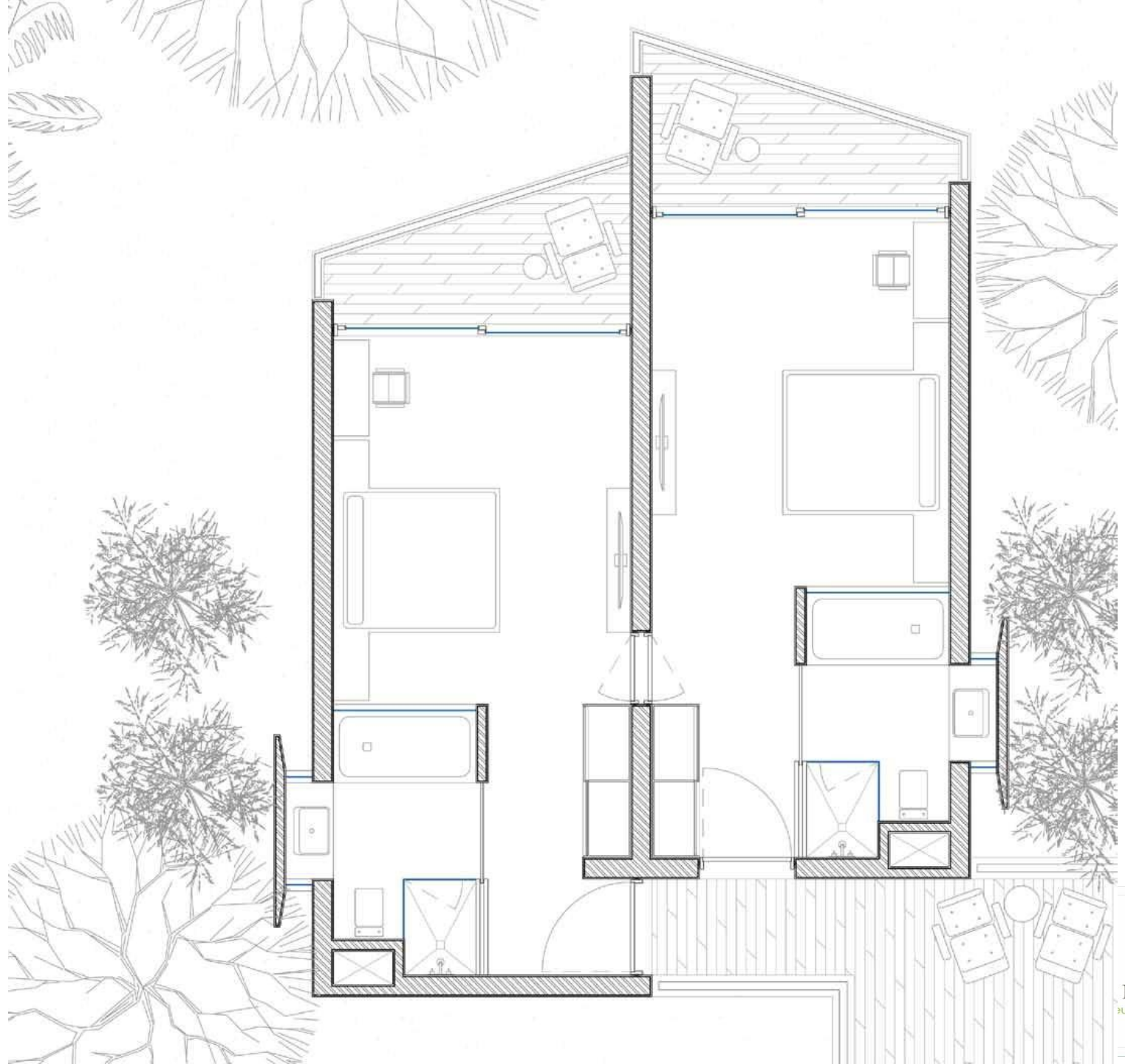


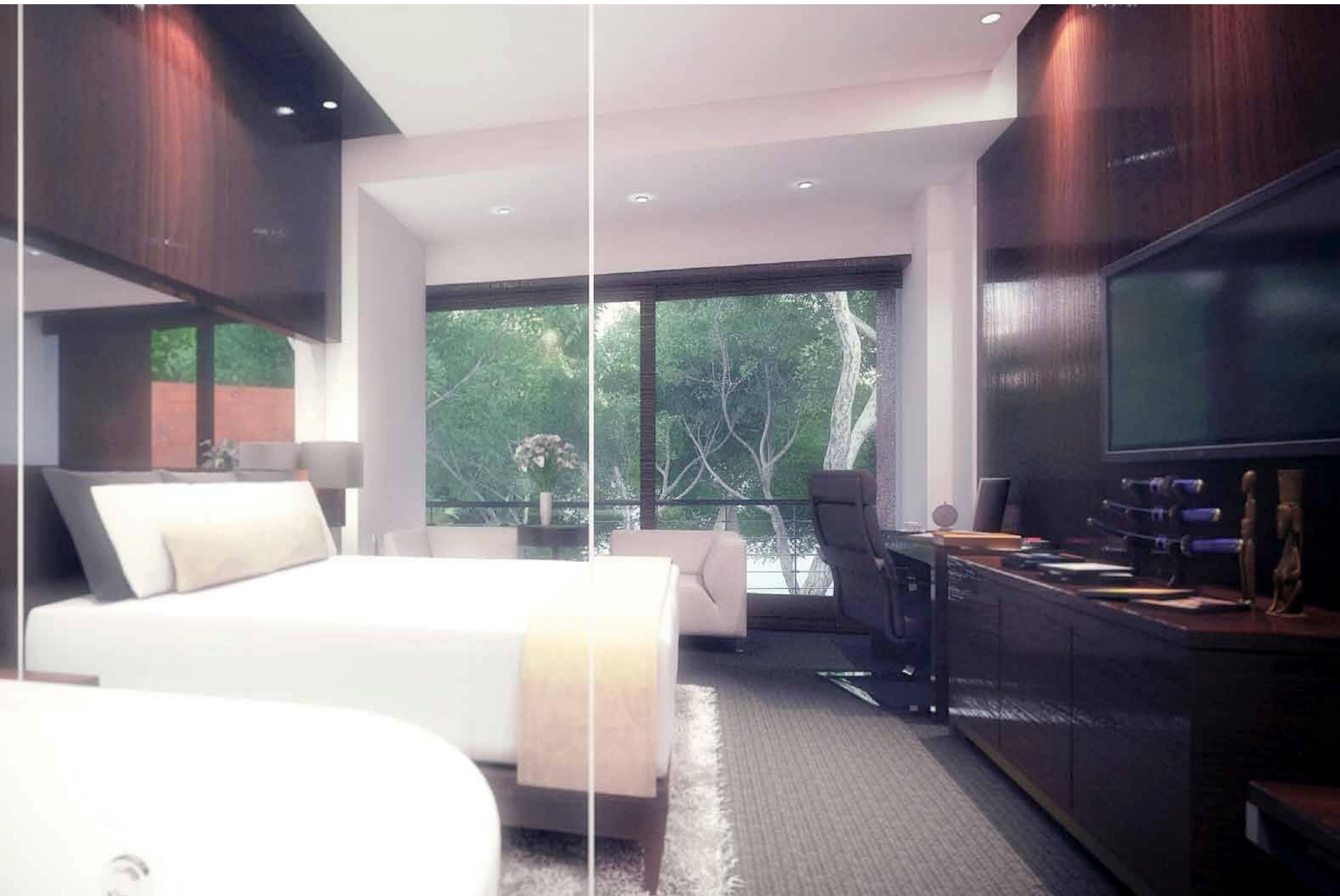
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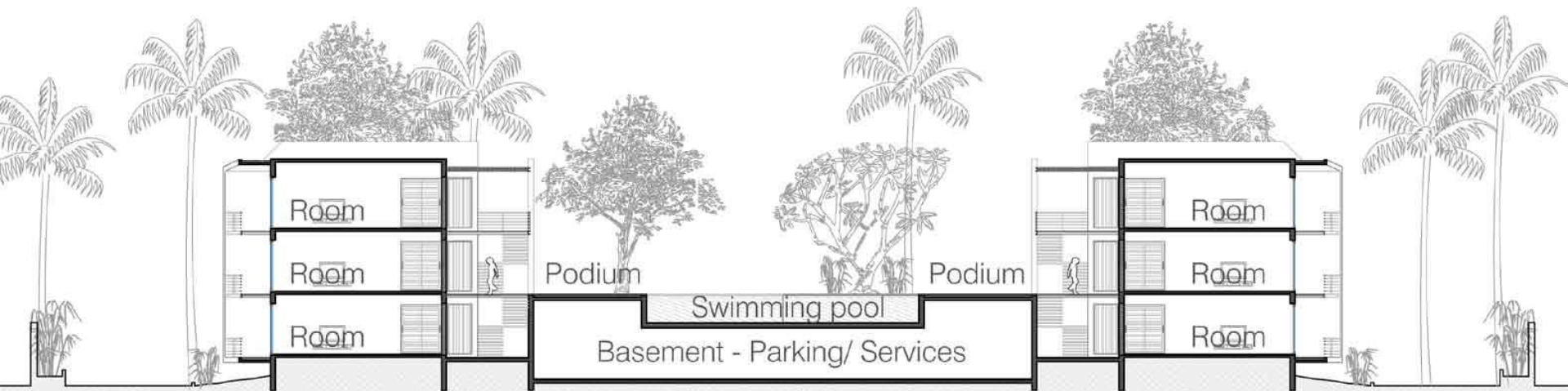


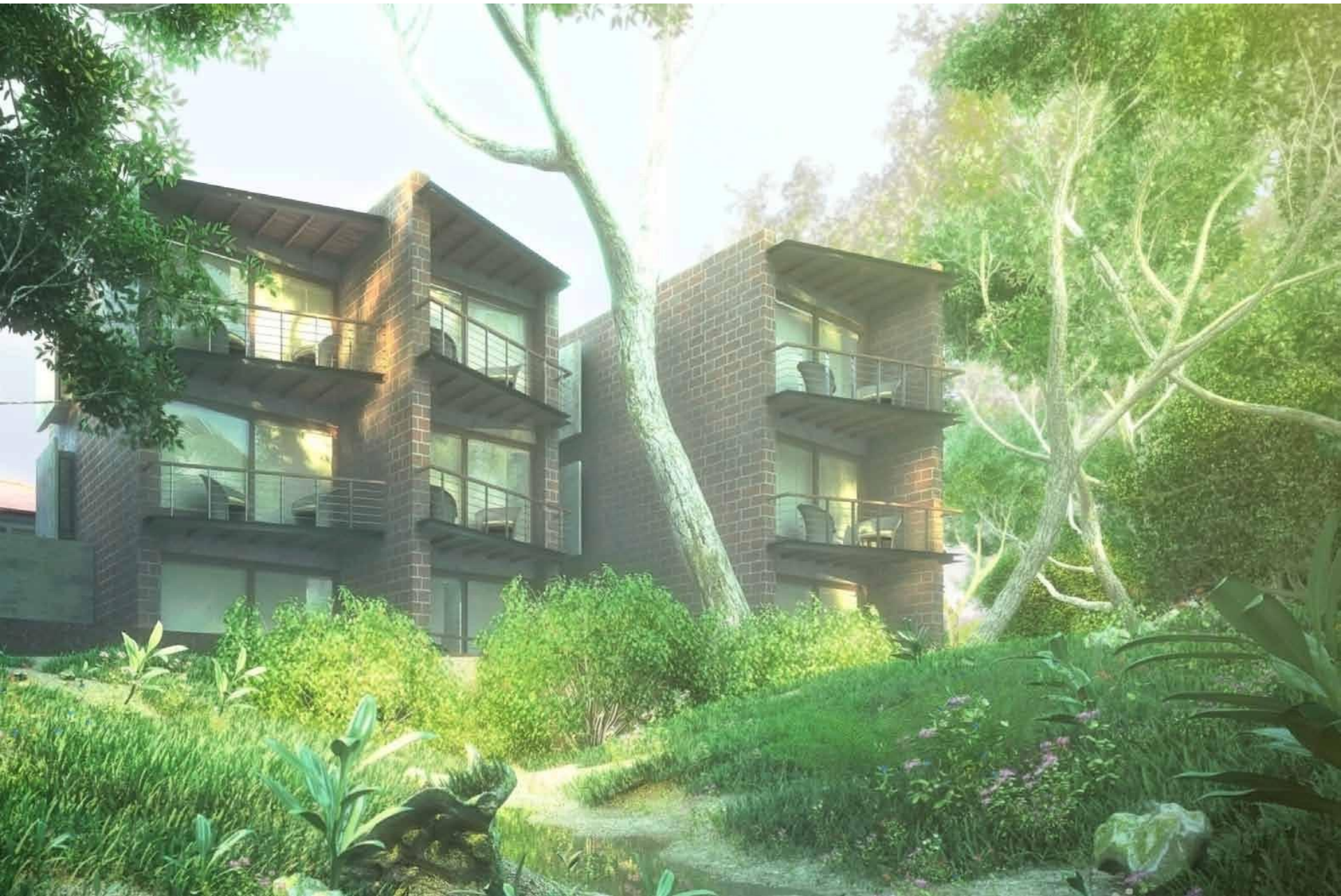






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Thank you

For discussion and further details please visit www.jagtianigroup.com or write to us at ravi@jagtianigroup.com or call on: 91.9819414920



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