

Pallassana Eco Village Resort

FEBRUARY 2025



Forward-Looking Statements

This investor presentation contains forward-looking statements that reflect our expectations, beliefs, and projections about the future performance of Pallassana Eco Village Resort and associated business initiatives. These statements are based on management's current estimates, assumptions, and projections and involve risks, uncertainties, and other factors that may cause actual results to differ materially from those expressed or implied in these forward-looking statements. Forward-looking statements in this presentation include but are not limited to: (i) Projected financial performance, including revenue growth, profitability, and return on investment. (ii) The successful acquisition of funding and investment partnerships. (iii) Market demand and anticipated occupancy rates for Pallassana Eco Village Resort. (iv) Future expansion and development plans, including additional amenities and sustainability initiatives. (iv) Expected economic and environmental impact of the project. (v) Strategic partnerships and collaborations that enhance our value proposition. (vi) Regulatory approvals and compliance with local, state, and national laws. We caution investors and stakeholders that actual results may differ due to various factors, including changes in market conditions, unforeseen economic shifts, competition, supply chain disruptions, and regulatory changes. While we strive for accuracy and clarity in our projections, unforeseen risks may impact business outcomes. We undertake no obligation to update or revise these forward-looking statements, except as required by law. Investors are encouraged to conduct their due diligence and consider all risk factors before making investment decisions. By attending this presentation or receiving this document, you acknowledge that you understand and accept the limitations of forward-looking statements and agree to rely on independent judgment in evaluating our investment opportunity.

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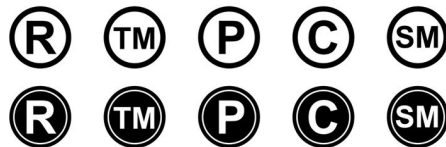


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PROJECT OVERVIEW

The Pallassana Eco Village Resort is a ₹5 crore eco-tourism project designed to offer a unique and sustainable hospitality experience. The resort will feature 30 rooms, a conference room, an Ayurvedic rejuvenation wellness center, a lakefront with row boating, a pet-friendly environment, a paddy field, and organic, authentic Kerala cuisine.

VISION

To create a world-class eco-tourism destination that harmonizes luxury with sustainability, offering guests an authentic and rejuvenating experience while preserving the natural beauty and cultural heritage of Kerala.

MISSION

To provide an immersive eco-friendly retreat by integrating traditional Ayurvedic wellness, organic farming, and nature-based experiences, ensuring responsible tourism practices that benefit the environment, local community, and our guests.

LAND ACQUISITION & DEVELOPMENT

50 lakh

CONSTRUCTION & INTERIORS

3 crore

AMENITIES & FACILITIES

50 lakh

MARKETING & BRANDING

25 lakh

OPERATIONAL SETUP & STAFFING

50 lakh

CONTINGENCY & MISCELLANEOUS

25 lakh

BANK LOAN AGAINST PROPERTY

3 crore



INVESTOR CONTRIBUTION

1 crore



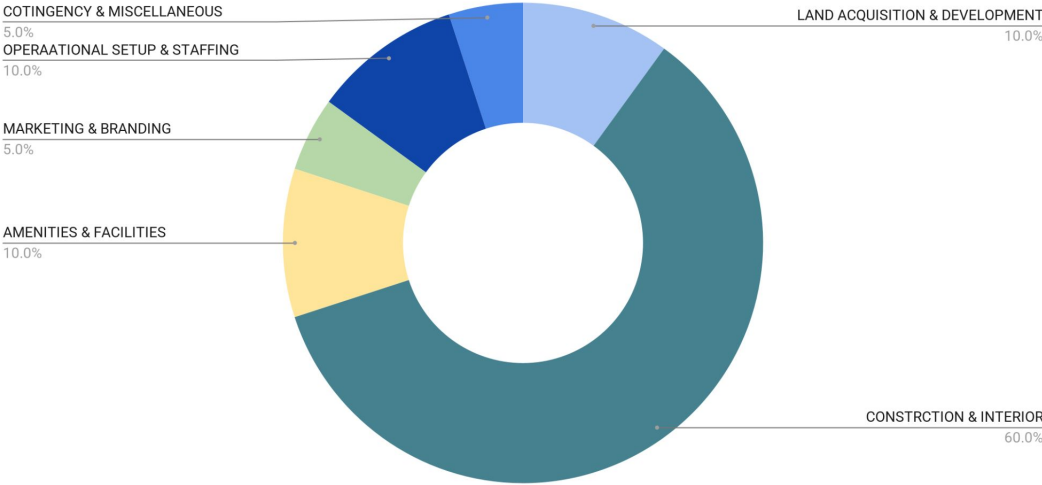
PROJECT REVENUE

1 crore



TOTAL INVESTMENT REQUIRED
5 crore

SEED FUNDING SOUGHT
1 crore



Accommodation

30 rooms with an average room rate of ₹5,000 per night.

Ayurvedic Wellness Services

Packages ranging from ₹3,000 to ₹15,000.

Food & Beverage

Organic Kerala cuisine, generating revenue through in-house dining and events.

Conference & Events

Corporate retreats, weddings, and social gatherings.

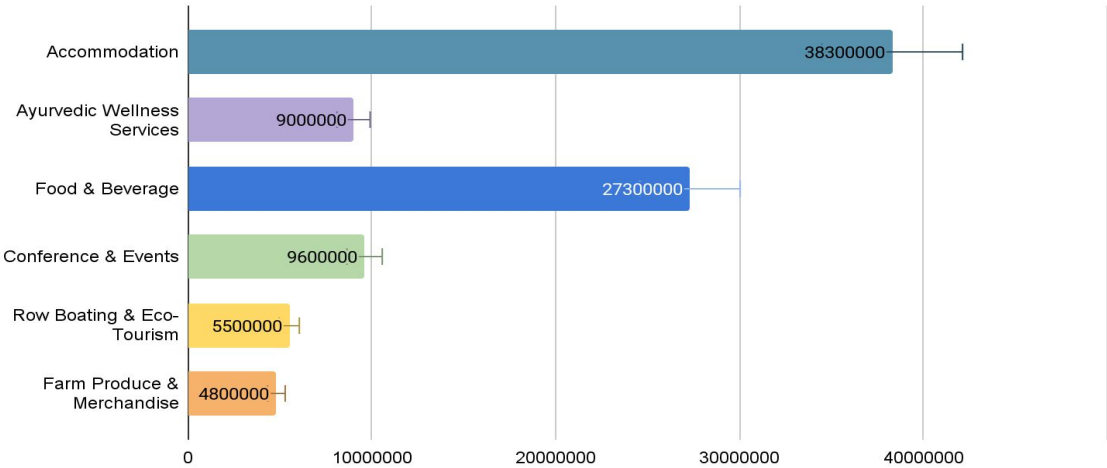
Adventure & Activities

Row boating, nature trails, and eco-tourism experiences.

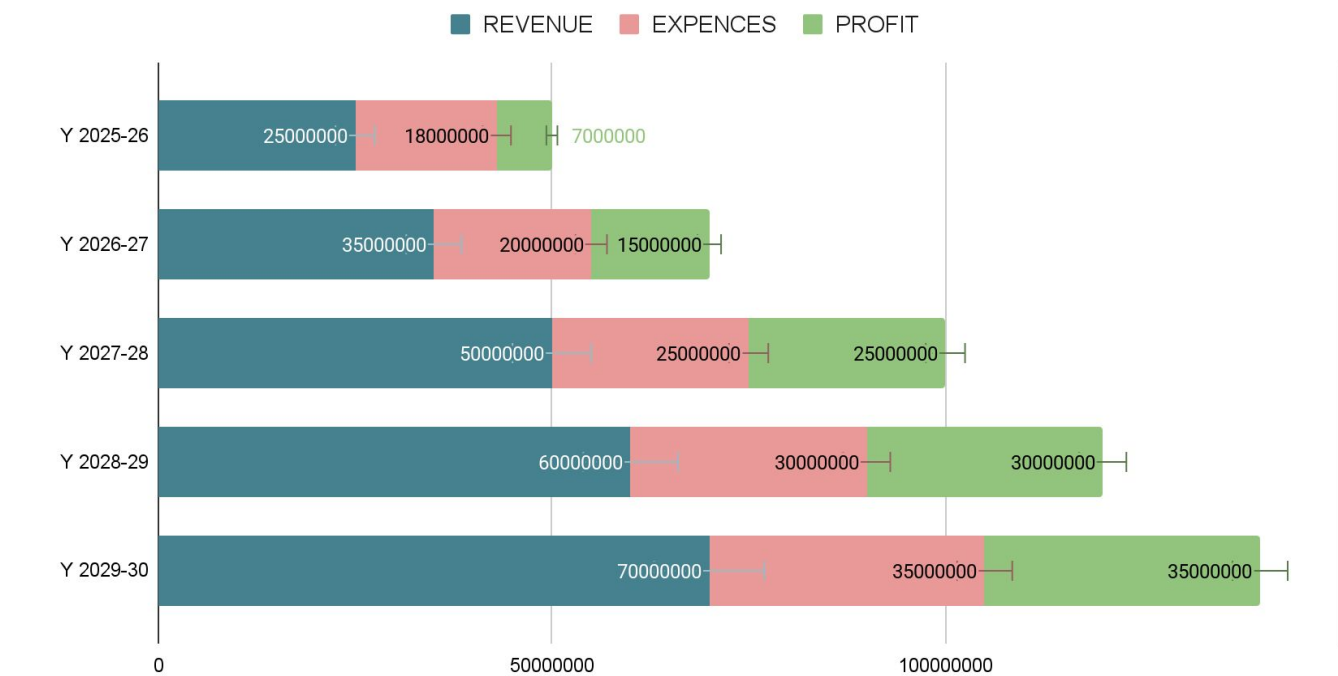
Farm Produce & Merchandise

Selling organic farm products and eco-friendly souvenirs.

Revenue Breakdown for Pallassana Eco Village Resort



Projected Cash Flow (Yearly Estimates)



INVESTMENT OPPORTUNITIES

EQUITY PARTNERSHIP

Investors can gain a share of profits proportional to their investment.



FIXED RETURNS

Option for a fixed return of 12–15% annually.



EARLY EXIT OPPORTUNITY

Investors can opt to exit with premium returns within 3–5 years.



FREE STAYS & EXCLUSIVE BENEFITS

Complimentary stays and exclusive discounts.



MARKET ANALYSIS

Growing eco-tourism trends and demand for sustainable retreats.



Target audience: Urban professionals, NRIs, wellness seekers, and corporate clients.



Strategic location with proximity to nature, cultural heritage, and adventure tourism.



RISK ASSESSMENT & MITIGATION

SEASONAL FLUCTUATIONS

Diversified revenue streams ensure consistent cash flow.

REGULATORY COMPLIANCE

Adhering to environmental and tourism policies.

MARKET COMPETITION

Unique eco-friendly offerings to create differentiation.

OPERATIONAL EFFICIENCY

Training and hiring skilled staff for seamless operations.

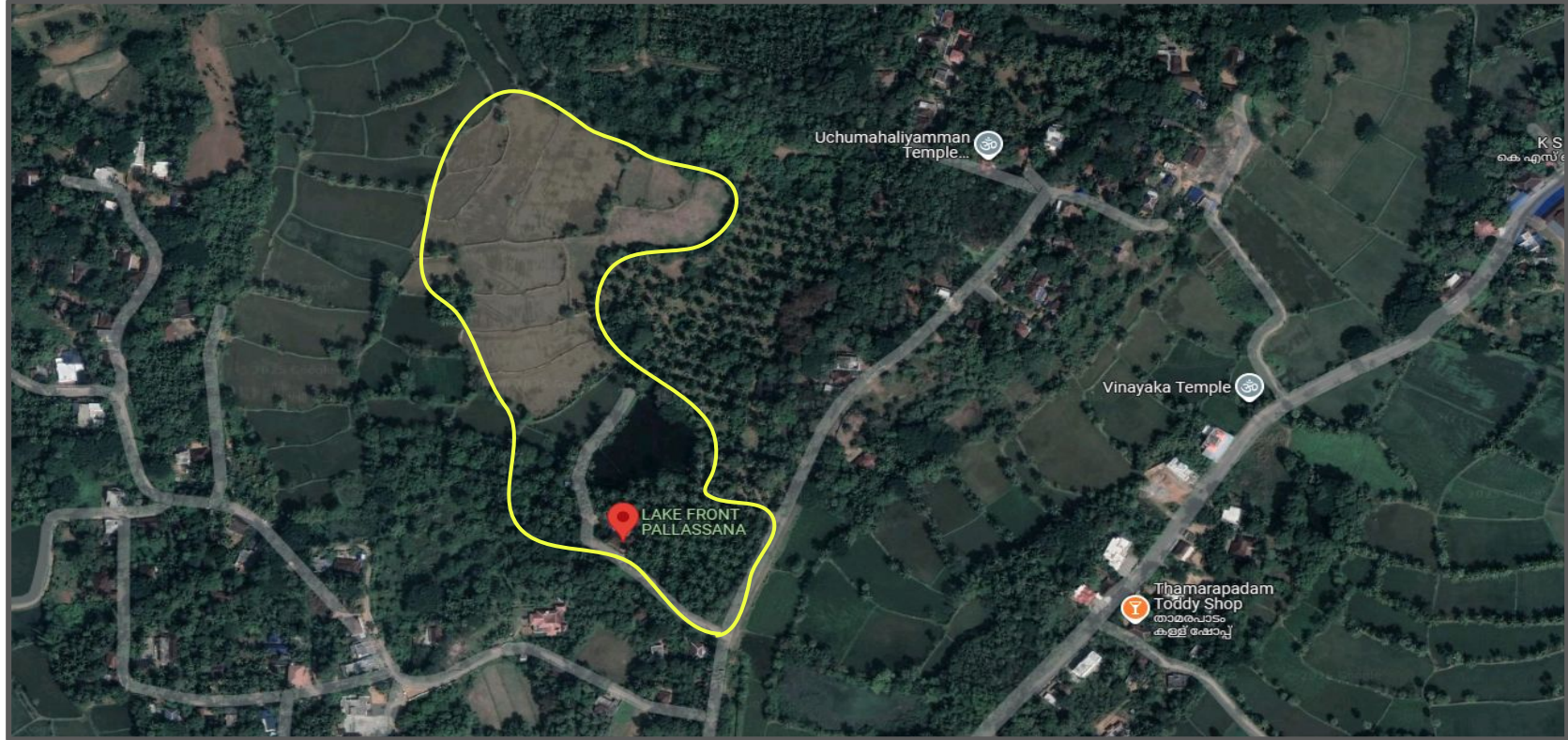
PROJECT PHASE

Phase 1: Renovate the existing villa and construct 6 standard villas to start generating revenue from the 3rd month. Project Cost Estimated for 2 crore.

Phase 2: Develop 10 deluxe A-frame cottage villas, which will further increase revenue streams. Project Cost Estimated for 2 crore.

Phase 3: Establish an Ayurvedic Village Resort, enhancing wellness tourism and long-term profitability. Project Cost Estimated for 1 Crore

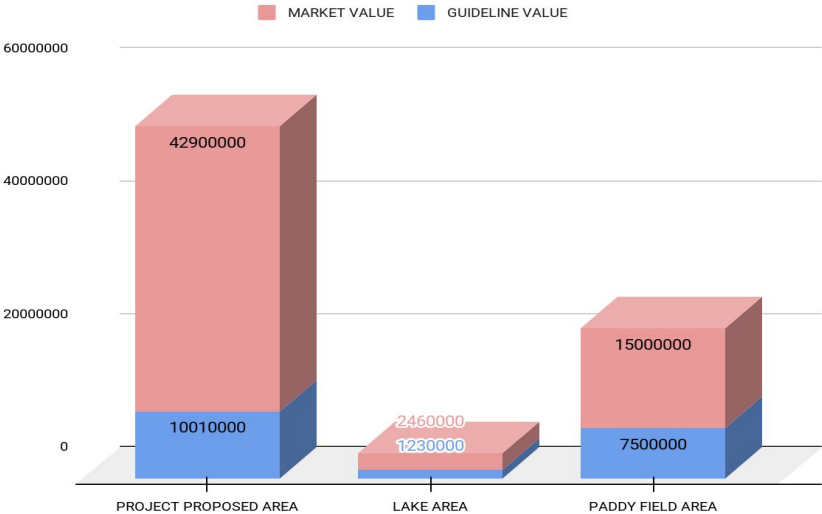
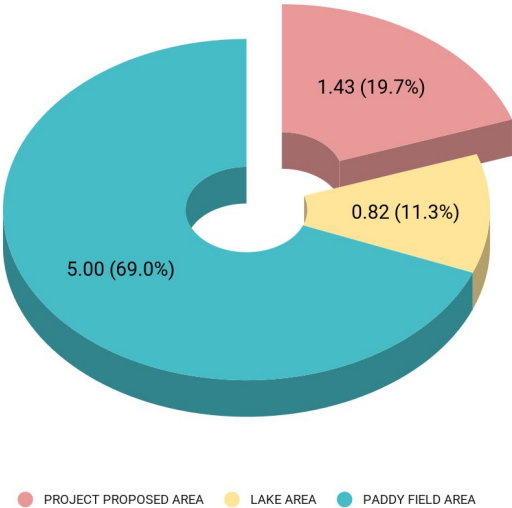
GEO LOCATION



<https://maps.app.goo.gl/UpbFtEH2GKkzahbXA>

PROPERTY DETAILS

TOTAL PROPERTY VALUE			
AREA	AREA IN ACRE	GUIDELINE VALUE	MARKET VALUE
PROJECT PROPOSED AREA	1.43	10010000	42900000
LAKE AREA	0.82	1230000	2460000
PADDY FIELD AREA	5.00	7500000	15000000
	7.25	18740000	60360000



PROPERTY DETAILS

PRESENT REVENUE	YIELD	SELLING PRICE	TOTAL
COCONUT TREES	15000	25	375000
FRUIT BEARING AND OTHER CROPS			250000
HEN & DUCKS FARMING	60000	9	540000
FISH FARMING	4000	150	600000
PADDY FARMING	15000	80	1200000
			2965000



COCONUTS
3.75 lakh



DUCK FARMING
5.4 lakh



PADDY FARMING
12 lakh



FRUIT BEARING AND CROPS
2.5 lakh

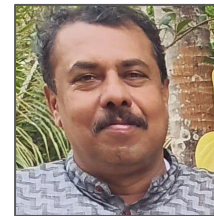


FISH FARMING
6 lakh

PROPERTY DETAILS - OWNERS



Mother Janaki Ramakrishnan, a 72-year-old matriarch who has dedicated her life to taking care of the home and living harmoniously with her sons and grandchildren.



Elder Son: Vinayan Ramakrishnan –
53-year-old An established Ayurvedic product
manufacturer and consultant.



Younger Son: Gireesan Ramakrishnan - 50-year -old
A dedicated agriculturist managing all agricultural
activities and revenue generation from the land.

Together, this family nurtures the land with traditional values, preserving its natural beauty while generating sustainable income through agriculture and Ayurveda.

POWERFUL TEAM



Shri P. Chandrakumar – A renowned film director, will serve as the Chairman and Senior Advisor for the project, bringing his expertise and strong industry connections to enhance the network, branding, and outreach of the eco-village resort.



Mr Vinayan Ramakrishnan - Founder, Director Communications



Mr. Hariharan. K- Director Strategic & Infra.



Dr. Rajendra Prasad. A - Co-Founder, Director Ayurveda & Wellness.



Mr. Gireesan Ramakrishnan - Co- Founder, Executive Director, Agriculture & Eco System.



Mr. Anantha Narayanan. K - Director IT & CSR



Mr. Sivan Ampatt - Chief Consultant Legal & Finance.

INVESTOR HIGHLIGHTS & OPPORTUNITIES

Pallasana Eco Village Resort is an exclusive investment opportunity offering sustainable returns and a long-term profitable partnership. The company is committed to ensuring investor satisfaction and maintaining the highest standards of ROI (Return on Investment).

Key Investor Benefits:

- Stable ROI: The resort guarantees high-value returns with minimal risk.
- Equity Partnership: Investors will be given a share in profits based on investment levels.
- Annual Dividend Payments: A percentage of profits will be allocated to investors.
- Exit Strategy with Premium Buyout: Investors can exit at a pre-agreed premium rate within a specific period.
- Exclusive Perks: Investors receive luxury stays, event access, and promotional benefits.

List of Investors & Profiles

- | | |
|---|-------------------------------------|
| 1. Shri P. Chandrakumar – A renowned film director. | 9. Dr. Dinesh babu - Mettupalayam |
| 2. Mr. Arun Dass – Transport Firm. | 10. Lion Divakar - Tirupur |
| 3. Mr. Subramaniam – IT Firm. | 11. Balasubramaniam - IT Coimbatore |
| 4. Ms. Hema Babu – Aluminium & Steel Industry. | |
| 5. Mr. Sukumaran – Investor Advisory. | |
| 6. Ms. Vijayalakshmi - Auditing. | |
| 7. Mr. Mohan Das - Estates. | |
| 8. Dr. Hari - Ayurveda. | |

More investors are welcome to be part of this transformational ecotourism journey.



MAIN ENTRANCE



NAME SIGNAGE & ORGANIC STORE



VILLA & STANDARD ROOM INTERIORS



DELUXE & AYUR VILLAS



WATER BODY AREAS



AUDITORIUM AND RESTAURANT AREAS



ZIPLINERS & CYCLING TRACK



CYCLE, JOGGING & WATCH TOWERS



FLOATING CAFE STATION



AYURVEDIC TREATMENT ROOMS



PETS HIGHLIGHT