

# MULTILAND-1 : EXTENSION

*India's First Managed All-Commercial  
Gated Community for Hospitality*

---

The Frame Group | Sultan Bathery, Wayanad, Kerala  
*13 Years in Resort Development*

*“Every NRI wants a holiday home.  
Almost none can operate one.”*

**Caretaker ₹15K–25K/month.  
Cook ₹8K–12K. OTA  
management. Plumbing at  
midnight. All from 3,000 km  
away.**

Monthly committed cost before a single guest arrives:  
₹25,000–40,000. Twelve months a year. Regardless of occupancy.

*Most holiday home investments become dead assets within 18  
months.*

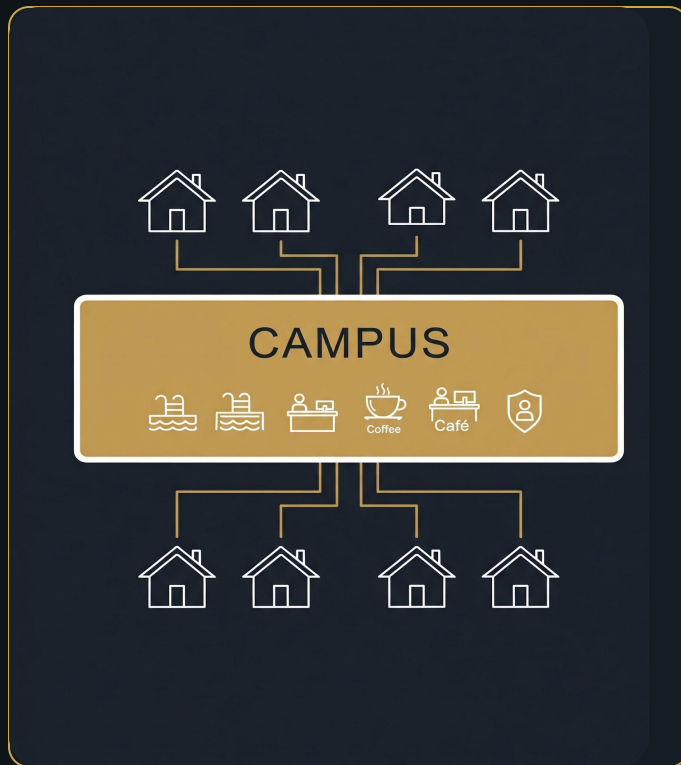


# “What if the hotel already existed – and you just owned a room in it?”

Think of a mall. Shop owners don't build their own parking, security, or food courts. The mall provides infrastructure. The owner focuses on business.

Multiland-1 applies this to hospitality. You own the asset. The campus runs the hotel.

**Your cost on a vacant month: ₹0.**



# A Campus, Not a Layout.



## **ALL-COMMERCIAL ZONING**

Every plot legally zoned for hospitality. No conversion. No panchayat grey areas. This is the product.



## **CENTRALISED OPERATIONS**

Reception, housekeeping, check-in/out, maintenance, cafeteria, security. All campus-provided. You hire zero staff.



## **100% OWNERSHIP, DIRECT REVENUE**

No lock-in. No revenue share. No locking period. Guest pays you directly. Service charges only on occupied nights.

*Why the developer's incentives are aligned with yours.*

**We earn ₹1,000 every night your villa has a guest. Our income depends on your success.**

The Frame Group doesn't make its money from land sales and walk away. They earn ongoing service revenue from the campus functioning well.

More villas operating = more guest-nights = more revenue for them. That's an operating partnership, not a sales relationship.



# Phase 1: Sold out in 4 months.

**4  
MONTHS**

Phase 1 fully sold. Registrations underway.  
Construction in progress.

**80%**

Asset appreciation on previous  
Frame Group project within 1.5  
years of operations.

**13  
YEARS**

Continuous resort development  
across Ooty and Wayanad.

**Now launching: Multiland-1: Extension — 24 new plots. Same campus. Same infrastructure. Same operator.**



**Built for guests. Managed for owners.**

Mug Life Cafe — Multiland-1 Campus



*Campus amenities aren't lifestyle add-ons.*

## **They're why you can charge ₹6,000 a night.**

A standalone villa without pool, clubhouse, or reception can't command premium OTA tariffs or 3-star ratings. On this campus, every villa can.

**Reception · Cafeteria · Clubhouse · Pool · Kids zone · Spa · 24×365 security · 20-ft roads · Mug Life cafe**

All developer-built. All under construction. No individual owner bears the cost.



*How you earn: a single night.*

**BOOKING: MakeMyTrip — Geodesic Dome, 3 nights, 4 pax**

Guest pays **₹18,000**  
(₹4,000/Night)

Service charge (Day 1):-₹1,000

Service charge (Day 2+):-₹500

Toiletries & laundry:-₹350

Electricity:-₹150

OTA Commision:-15%

**NET TO YOU ₹12,800**

*You did nothing. The campus ran the hotel. You received the revenue.*

## REVENUE MODEL 1

# ₹4,750 net per night.

Non-conventional: Tent Stay / Bamboo Hut / Geodesic Dome / Wood House — 320 sqft, 4 pax.

Guest pays ₹6,000 (minimum tariff ceiling).

Minus service charge & expenses: ₹1,250.

**Net to you: ₹4,750.**

**80 days → ₹3.80 lakhs/year**

**90 days → ₹4.27 lakhs/year**

**100 days → ₹4.75 lakhs/year**



## REVENUE MODEL 2

# ₹2,750 net per night.

Standard Civil Type Villa — 320 sqft, 4 pax.

Guest pays ₹4,000.

Minus ₹1,250.

Net: ₹2,750.

**80 days → ₹2.20 lakhs/year**

**90 days → ₹2.47 lakhs/year**

**100 days → ₹2.75 lakhs/year**

**ROI range: 12–22% — outperforming FDs,  
comparable to equity without volatility.**



## *What your alternatives*

### RESIDENTIAL FLAT

**2–3% yield**

₹50–60L. Tenant headaches. No personal use.

### FIXED DEPOSIT

**6–7% returns**

Zero lifestyle. Inflation erodes it.

### STANDALONE HOMESTAY

**₹25K–40K/month cost**

Before a single guest. No amenities. Lower tariffs.

*actually look like.*

### MULTILAND VILLA

**₹0/month vacant**

**₹4,750/night net**

**12–22% ROI**

Campus-managed operations.

Holiday home anytime. 100% ownership.

No lock-in.

# Not locked into one model. Pick your risk profile.



## OTA OPERATIONS

MakeMyTrip, Booking.com. Campus handles everything. You receive direct payment. Best for: maximising yield, zero involvement.



## LEASE TO LOCAL HOTELIER

Fixed monthly rent + unlimited personal stays. Best for: guaranteed income, zero operational thinking.



## CORPORATE LEASE

Long-term lease for retreats and offsites. Stable, predictable rent. Best for: risk-averse investors wanting fixed returns.

*Switch between models anytime. No lock-in on any.*

# 24 Plots. Multiple categories. One campus.

## HS — Homestay

4.5–4.7 cents

## MX/NX — Mixed Use

3.0–7.7 cents

## AR — Boutique

3.9–4.2 cents

## AS — Compact

3.0 cents

## RS — Resort

10.1 cents

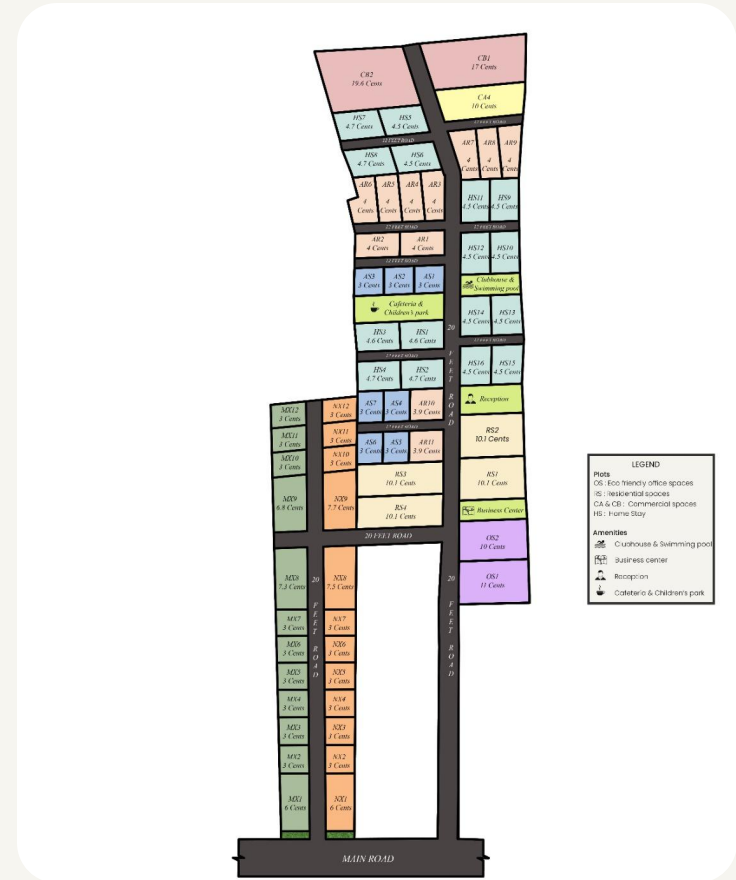
## CB/CA — Commercial

10–19.6 cents

## OS — Office

10–11 cents

All plots with road access. 20-ft main roads, 12-ft access roads.



**₹25,000 to start. 6 stages. 5–6 months.**



Villa construction: separate, stage-linked. Pay as milestones are hit. Loans available.

**Fixed Price. Fairly Priced. No Bargains. Every buyer pays the same.**

# Phase 1 buyers didn't just buy. They're already fielding resale enquiries.

Phase 1 sold out in 4 months. Registrations underway. Construction in progress. This is not a launch brochure for an idea — it's an extension of a proven project.

Buyers from Singapore, Dubai, Coimbatore, Kochi. None plan to be physically present for operations. The model is built for absentee owners.

The Frame Group has been building resorts for 13 years. Their ongoing revenue depends on this campus working — not just on the land sale.

*You're not the first to believe in this. You're deciding whether to be in the Extension.*

# 24 plots. Phase 1 sold out in 4 months.

*Pre-booking open at ₹25,000.*

Share your convenient time slot. We'll walk you through plot availability, pricing, and schedule a site visit.

## **THE FRAME GROUP**

Sultan Bathery, Wayanad, Kerala  
+91 8667328647 | +91 9715356491

**Fixed Price. Fairly Priced. No Bargains.**

*13 Years of Excellence in Resort Development.*