

# REGENTA PLACE

A GROUP OF ROYAL ORCHID HOTELS LIMITED

DEVELOPED BY VACAN HAUSS REALTY

LUXURY HOTEL & FULLY FURNISHED STUDIO INVESTMENT | PROJECT SUMMARY

## 1. PROJECT OVERVIEW

|                                  |                                                               |
|----------------------------------|---------------------------------------------------------------|
| Project Name                     | Regenta Place – A Group of Royal Orchid Hotels Limited        |
| Developed By                     | Vacan Hauss Realty                                            |
| Project Type                     | Luxury Hotel & Fully Furnished Studio Investment Project      |
| Project Status                   | Under Construction                                            |
| Location                         | Baitalghat Road, Uttarakhand                                  |
| Road Connectivity                | State Highway 62                                              |
| Project Access                   | Prime On-Road Project                                         |
| Location Highlight               | <b>Approximately 350 Metres Before ITC Hotel, Jim Corbett</b> |
| Project Start Date               | January 2026                                                  |
| Expected Completion / Possession | June 2027                                                     |
| Construction Status              | Construction Ongoing                                          |
| Project Concept                  | G+2                                                           |
| Total Land Area                  | 21,200 Square Feet                                            |

## 2. DEVELOPER & HOTEL OPERATIONS

|                        |                                                               |
|------------------------|---------------------------------------------------------------|
| Developer & Builder    | Vacan Hauss Realty                                            |
| Hotel Brand / Operator | Regenta Place – A Group of Royal Orchid Hotels Limited        |
| Hotel Operations MOU   | 20 Years between Vacan Hauss Realty and Regenta Place         |
| Hotel Operations       | Regenta Place will operate and manage the hotel               |
| Hotel Portfolio        | 123 Hotels operated / represented, as provided by the project |

## 3. STUDIO INVENTORY, INTERIORS & VIEWS

|                                    |                                                             |
|------------------------------------|-------------------------------------------------------------|
| Total Number of Studios            | 50                                                          |
| Studios Retained by Regenta Place  | 25                                                          |
| Studios Open for Sale / Investment | 25                                                          |
| Studio Size                        | 650 Square Feet Each                                        |
| Furnishing                         | All Studios are Fully Furnished                             |
| Private Outdoor Space              | Luxurious Deck / Private Balcony                            |
| Scenic Views                       | Sunrise and Sunset Views                                    |
| Nature View                        | Kosi River Views                                            |
| Experience                         | Serene Forest Surroundings and a Nature-Led Luxury Ambience |
| Price per Studio                   | ■45,00,000                                                  |
| Rate per Square Foot               | Approximately ■6,923                                        |

## 4. GUARANTEED MONTHLY RENTAL INCOME

|                                  |                                                       |
|----------------------------------|-------------------------------------------------------|
| Guaranteed Monthly Rental Income | ■33,000 Per Month                                     |
| Rental Income Start              | After Possession and Commencement of Hotel Operations |

## 5. PAYMENT PLAN

|                             |                                               |
|-----------------------------|-----------------------------------------------|
| Payment Plan                | Construction-Linked Payment Plan              |
| Current Construction Stage  | Construction Ongoing                          |
| Current Payment Requirement | Payment Required as per Construction Progress |
| Future Payments             | As per Construction-Linked Payment Schedule   |
| Registration Amount         | ■21,000                                       |

|                            |                                     |
|----------------------------|-------------------------------------|
| Possession & Other Charges | ■1,30,000 at the Time of Possession |
|----------------------------|-------------------------------------|

## 6. INVESTOR PAYMENT BANK DETAILS

|                       |                           |
|-----------------------|---------------------------|
| Account Holder Name   | M/S VACAN HAUSS REALTY    |
| Bank Name             | The Nainital Bank Ltd.    |
| Branch                | SIDCUL Pantnagar          |
| Account Type          | Current Account – General |
| Account Number        | 0911001000000736          |
| IFSC Code             | NTBL0PAN091               |
| MICR Code             | 263184203                 |
| Branch Contact Number | 7055101571                |

## 7. HOME LOAN FACILITY

|               |                                                              |
|---------------|--------------------------------------------------------------|
| Bank          | The Nainital Bank                                            |
| Loan Facility | Up to 50%, Subject to Bank Approval and Investor Eligibility |

## 8. COMPLETE PROJECT AMENITIES

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Luxury Hospitality | Premium Hotel Lobby, Reception, Concierge and Professional Hotel Management |
| Food & Dining      | Restaurant / Dining Facility and In-House Food Service                      |
| Swimming & Leisure | Swimming Pool, Indoor and Outdoor Recreation Areas                          |
| Wellness           | Yoga / Wellness Area and Peaceful Natural Surroundings                      |
| Family Facilities  | Kids' Play Area and Family-Friendly Spaces                                  |
| Outdoor Experience | Nature Walks, Landscaped Green Spaces and Bonfire Area                      |
| Business & Events  | Workation, Corporate Retreat, Destination Wedding and Event Potential       |
| Convenience        | Housekeeping, Maintenance, Parking and Power Backup                         |
| Safety & Security  | 24x7 Security and CCTV Surveillance                                         |

## 9. LOCATION ADVANTAGES

|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| Project Site Location   | Approximately 350 Metres Before ITC Hotel, Jim Corbett |
| Road Location           | Prime On-Road Location on Baitalghat Road              |
| Highway Connectivity    | Direct Connectivity through State Highway 62           |
| Dhikala Gate Museum     | Approximately 20 KM                                    |
| Neem Karoli Baba Temple | Approximately 60 KM                                    |
| Ranikhet                | Approximately 65 KM                                    |
| Tourism Connectivity    | Connected to the Jim Corbett Tourism Circuit           |

## 10. ROYAL ORCHID HOTELS LIMITED – CORPORATE HIGHLIGHTS

|                               |                                   |
|-------------------------------|-----------------------------------|
| Listed Since                  | January 2006 on BSE and NSE       |
| Approx. Market Capitalization | ■869 Crore                        |
| Growth Figure                 | 42.64% Growth from 2006 to 2026   |
| Average Hotel Room Rate       | Approximately ■5,500 to ■6,500    |
| Hotel Network                 | 123 Hotels Operated / Represented |

## 11. SALES OFFICE

|              |                                                         |
|--------------|---------------------------------------------------------|
| Sales Office | E-89, Block E, Sector 63, Noida, Uttar Pradesh – 201309 |
|--------------|---------------------------------------------------------|

## 12. GOVERNMENT APPROVALS & DOCUMENTATION

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| Map Approval            | Available                                           |
| Construction Approval   | Available                                           |
| Local / State Approvals | Approvals from Relevant Local and State Authorities |

## 13. COMPLETION & DELAY PROVISIONS

|                          |                                                                                |
|--------------------------|--------------------------------------------------------------------------------|
| Expected Completion Date | June 2027                                                                      |
| Responsible Developer    | Vacan Hauss Realty                                                             |
| Stated Penalty           | ■1 Crore Penalty on the Developer, as per the Agreement Terms                  |
| Investor Delay Benefit   | APPROX. ■10,000 PER MONTH Until Project Completion, as per the Agreement Terms |

## KEY INVESTMENT HIGHLIGHTS

|                                                                |
|----------------------------------------------------------------|
| • Developed by Vacan Hauss Realty                              |
| • ■45 Lakh Fully Furnished Luxury Hotel Studio                 |
| • 650 Square Feet Studio with Luxurious Deck / Private Balcony |
| • Sunrise, Sunset and Kosi River Views                         |
| • Only 25 Studios Open for Sale / Investment                   |
| • ■33,000 Guaranteed Monthly Rental Per Month                  |
| • 20-Year Hotel Operations MOU                                 |
| • Up to 50% Loan Facility through The Nainital Bank            |

|                                                                 |
|-----------------------------------------------------------------|
| • Construction-Linked Payment Plan                              |
| • Construction Ongoing                                          |
| • Expected Possession in June 2027                              |
| • <b>Approximately 350 Metres Before ITC Hotel, Jim Corbett</b> |
| • Prime On-Road Location on State Highway 62 / Baitalghat Road  |
| • G+2 Premium Hotel Concept                                     |