



Welcome

Inspired

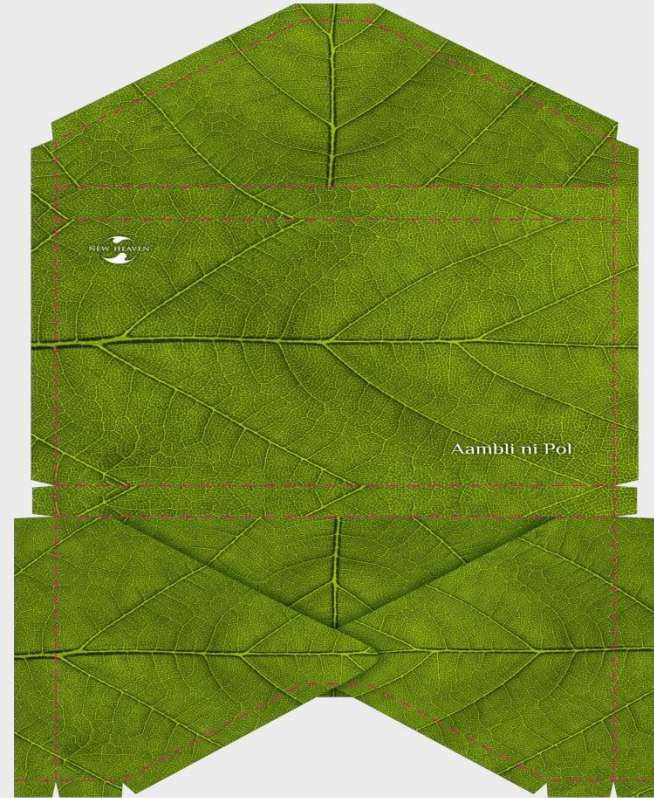
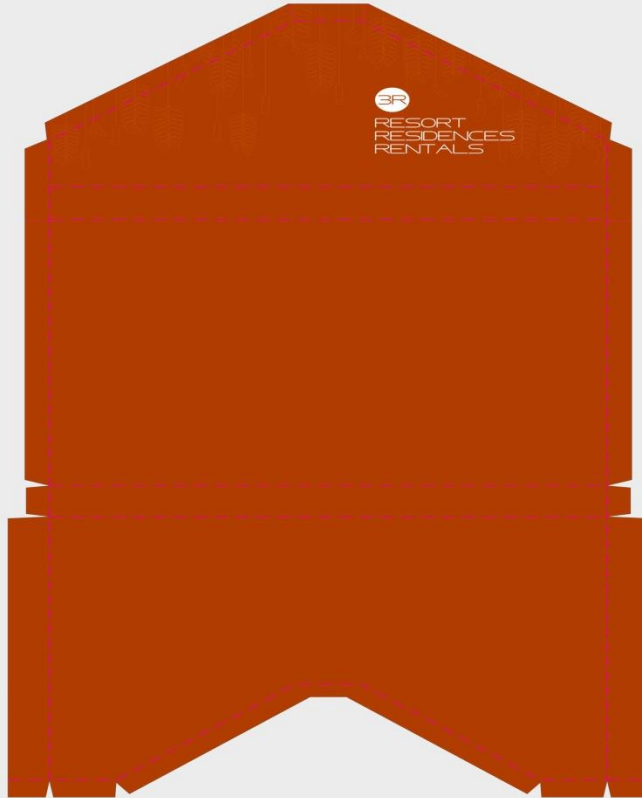
“Aambali Ni Pol” From “Madhubhan Resort”



- “Aambali Ni Pol” is an Expression of our traditional heritage, dressed up in luxury & nature.
- Every home, street & all elements gives you the feeling of past ancient time in modern time.



Explanation of Cover Page



Explanation of Front Page



Aambli ni Pol

“Aambali Ni Pol” defines 3R’s



3R's

-RESORT

-RESIDENCES

-RENTALS

- “**Aambali Ni Pol**” gives you feeling as if you are staying in Resort.. Where there is.....

- No Pollution
- No Vehicles [No Vehicle Zone]
- Surrounded with lush greenery



Aambali Ni Pol

Reference



Aambali Ni Pol



Madhubhan Resort

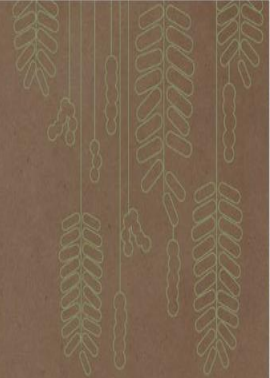
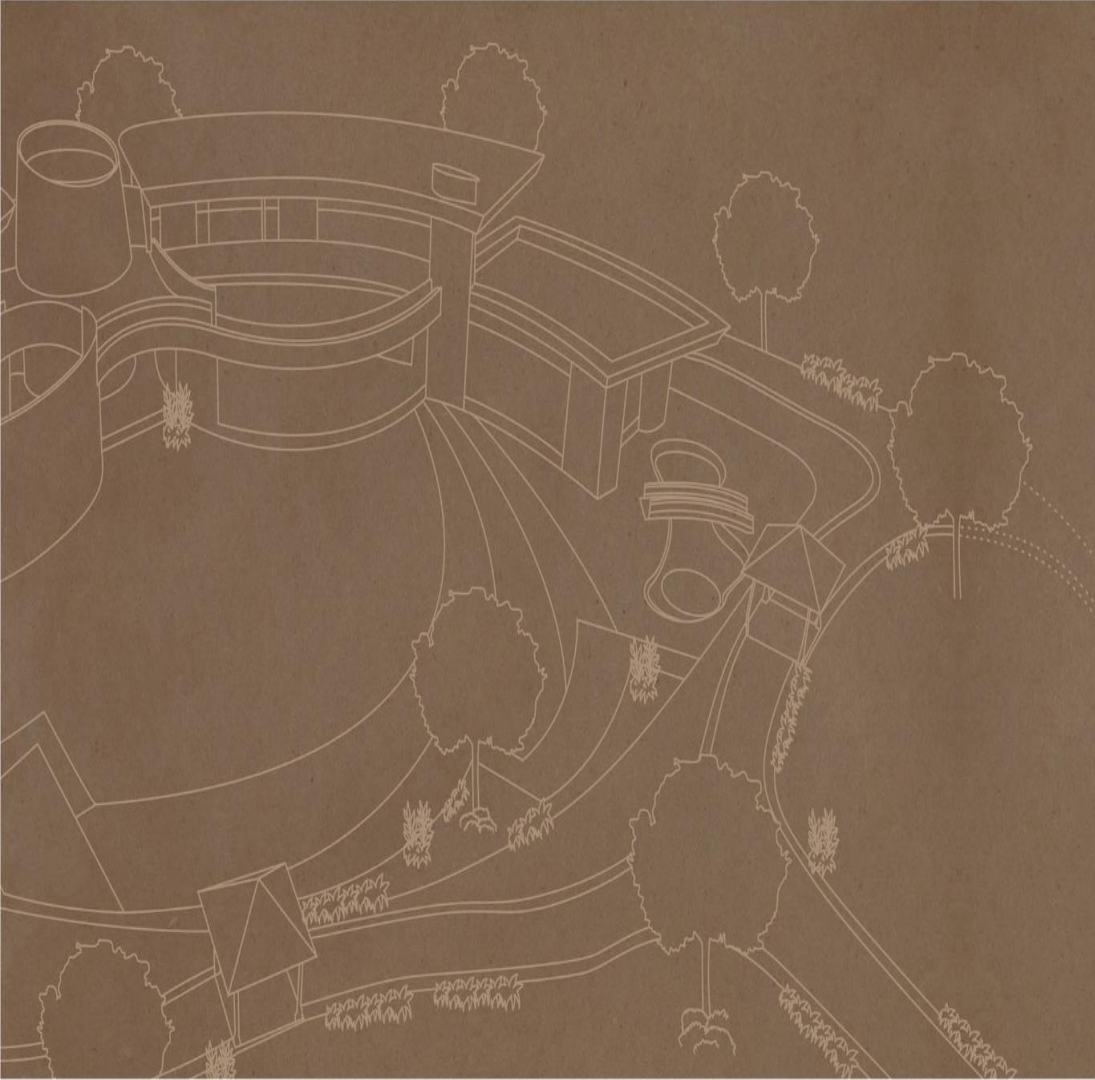
How does project look from the 'TOP'??



Aambali Ni Pol

Bird View





RESORT

Just like the perfect resort that blends peace, comfort, and luxury all in a smart package, Aambli ni Poi ensures that living here mirrors the lifestyle you wish for, always!



Party Lawn



Restaurant



Theatre

• It's a RESORT •

- Services like as.....
 - House keeping Service
 - Food & Beverages service at your door step
 - Laundry service
 - Departmental Store
 - Pick up & drop service (Club car facility)



Infinity Swimming Pool

Private Swimming Pool

- Personalized Pool Party
- Rain Dance



Aambali Ni Pol

Restaurant's of Resort

- Open Terrace Restaurant
- Multi Cuisine Indoor Restaurant



Aambali Ni Pol



Entry of Club House



Explanation of Club House of Resort

The Resort Plan



Ground Floor

01 Reception	06 Changing Room	11 Admin Office
02 Waiting Lounge	07 Bath	12 Wash
03 Open Air Skydeck	08 35 Seat Theatre	13 Toilet
04 Private Pool	09 Cafeteria	14 Kitchen
05 Massage Room	10 Children's Play Area	15 Banquet Hall



First Floor

16 Discotheque	21 Pool-side Mocktail Bar
17 Changing Room - Female	22 Indoor Games
18 Changing Room - Male	23 Terrace Restaurant
19 Card Room	
20 Infinity Pool	

Destination Marriage

- “**Aambali Ni pol**” will be known for destination marriage.
 - Mega Party Lawn for more than 2000 people
 - Mini Party lawn for more than 800 people
 - Banquet hall for more than 300 people
 - 134 Fully furnished villa for 800 people
 - Pick up & drop service in club car



Aambali Ni Pol



RESIDENCES

With the ideal abode structures in the form of grandiose villas, Aambli ni Pol drives the perfect living scenario for a verdant residential experience!



Grand Villas

- 134 villas of 3 BHK with classy interiors
- 2 types of grandiose elevation, designed with distinct decor



Fully Furnished Lifestyle

- Blend of modern and lifestyle furniture
- Preset electronic gadgets, appliances and systems



Timely Concierge Services

- Periodic housekeeping and laundry services
- Order food and beverages right to your doorstep

IT'S RESIDENCE

- 134 Fully Furnished
- 3BHK Villa
- Duplex Villa



Aambali Ni Pol



• Seth Ni Pol •



- Sethani Ni Pol -

3 BHK Unit Plan



Ground Floor



First Floor



RENTALS



RESORT
RESIDENCES
RENTALS

IT'S FOR RENTAL INCOME

- Maximum Opportunities
- Maximum Rental Benefits

How Rentals will be generated..??

Perfect Holiday Destination

- As people go for 2 nights for relaxation
 - Madhubhan Resort (Anand)
 - Corinthians Resort (Pune)



Aambali Ni Pol

Latest Example

Vedik Resort (Sahol)



- 37 Km From Majura Gate, Surat
- Room Rent – Rs.6000/- (Include Meal) (week days) For 2 People
- Room Rent – Rs.7000/- (Include Meal) (Weekend) For 2 People
- All Income goes to Owner

Aambali Ni Pol



- 20 Km From Majura Gate, Surat
- Villa Rent – Rs.10,000/- For 6 People
- Rent Income will share amongst Clients

Ideal Destination For Weddings

- Mega Party Lawn for 2000 people
- Mini Party lawn for 800 people
- Banquet hall for 300 people
- 134 Fully Furnished villa & Night Stay
- More than 400 Room
- Accommodation for more than 800 people



Aambali Ni Pol

Awesome Festivals Celebration

- More than 20 festivals in India
- More than 20 Public holidays in India
- “Aambali Ni Pol” will be the best near by destination for relaxing on festivals & Public holidays.

Corporate Events

- Many corporate companies are nearby to “Aambali Ni Pol”
- Ex. Hazira & Corporate companies of Surat
Like Banks, Mutual Fund AMC's, Insurance Companies
BNI, etc
- This can give huge Rental Income



Aambali Ni Pol

Relaxing Weekend stays

☐ **Aambali Ni Pol**

- No Vehicle Zone
- Lush Green Garden
- Pollution Free

Best destination for Relaxation on Weekends.

- **52 Saturday's**

- **52 Sunday's**

104 Total Nights

- We expect tourism from different cities.





Thus New Heaven Presence

“Aambali Ni Pol”

The Unique Concept & Combination of 3R

3R's

-Resort

-Residence

-Rentals

Days Calculation

Out of which, We Consider

5 days in Month

60 days in Year

16% Occupancy

- 20 days for Summer Vacation
- 20 days for Diwali vacation
- 20 days for Public Holidays
- 52 Saturdays
- 52 Sundays
- 20 days for Marriage
- 15 days for corporate events

199 days in year

16.5 days in Month

54% Occupancy

Rent Calculator

Expected Rent per day	10,000
Rent Ratio	50% - 50%
Expected Nights per month	5
Client will get Rent / monthly	25,000
Client will get Rent / Yearly	3,00,000
10 Years Rent	30,00,000

Note:

- 2 Nights stay Free for Villa Owner per month, If he will make rent agreement with us. It will not carry forward in next month

Thank You

