



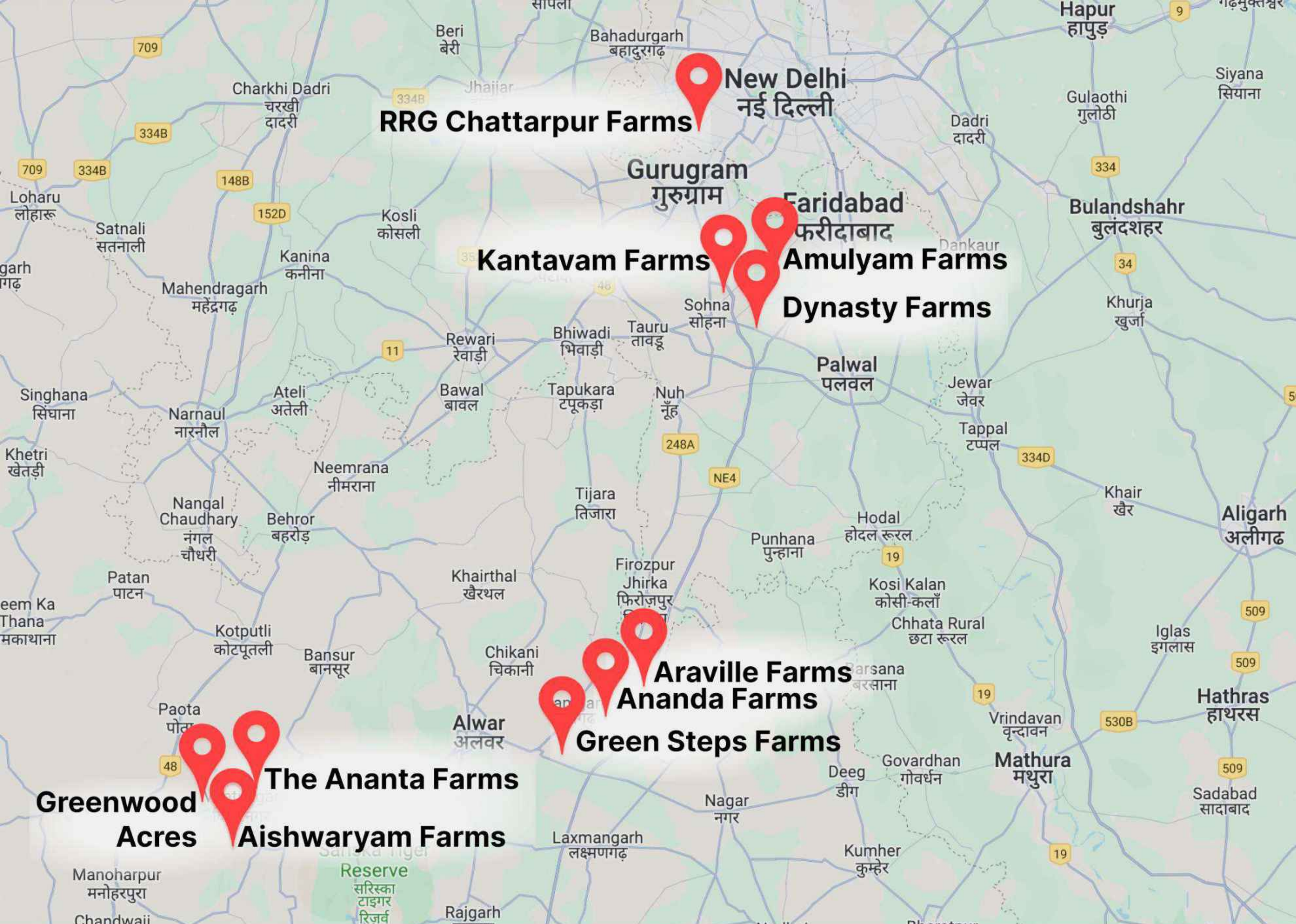
WHISPERING WOODS

Luxury Farmhouses off Delhi - Mumbai Expressway



Reimagine

What Life Can Be!



Our Legacy!

07
(1561 Acres)
Projects Delivered

1800+
Farmlands
Sold

03
(112 Acres)
Projects Ongoing

1000
Acres for Future
Development



**Of Trust & Profitable
Relationship**

**RAM RATTAN™
GROUP**

**Developing Farmhouse
Communities**

FARM HOUSES | TOWNSHIPS | INDUSTRIAL PARKS

www.ramrattangroup.com

In Collaboration with



By IIM Alumni

WHO ARE WE?

Masters of Retreat Real Estate

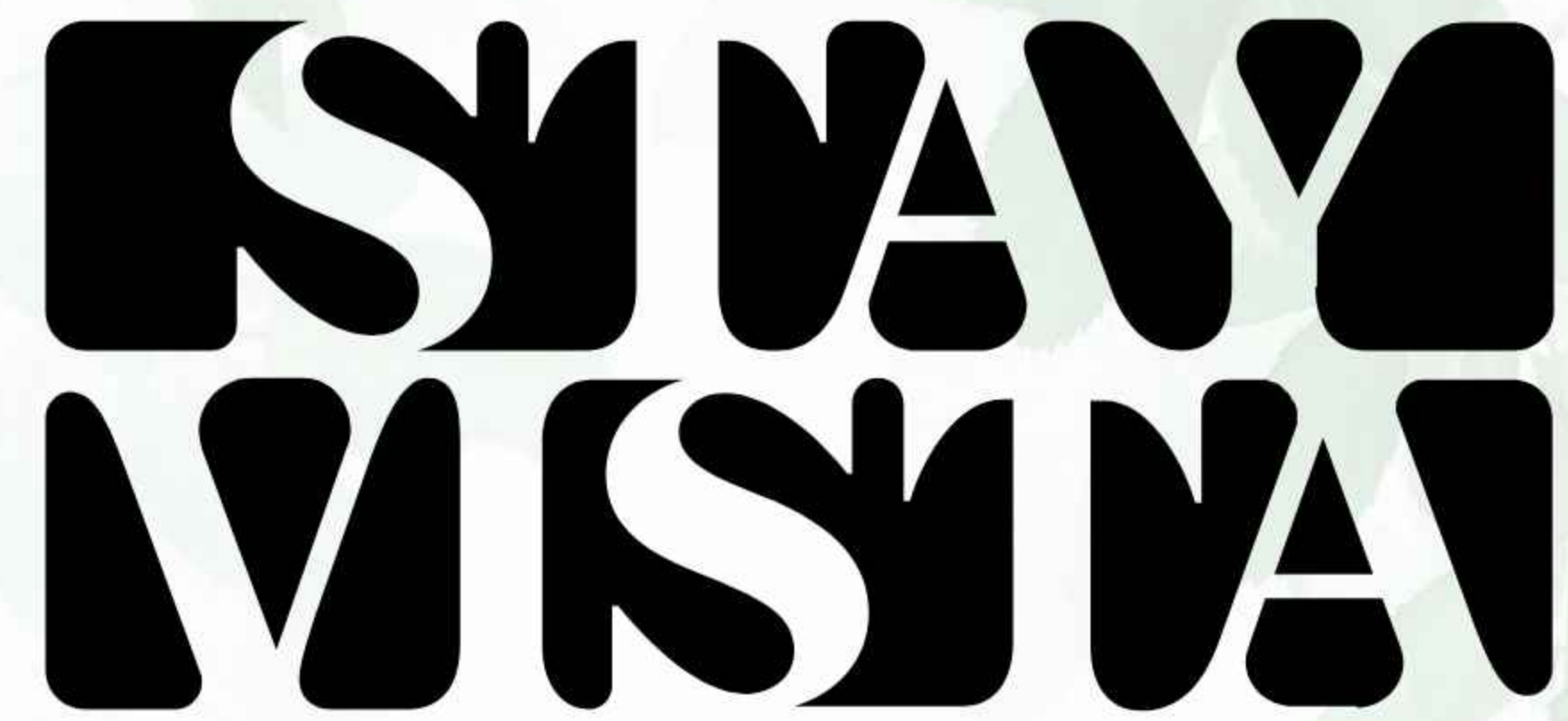
At Xcis, we help you develop an effective and pragmatic go-to-market strategy based on deep understanding of your customers. We focus on our clients' critical issues and opportunities to build a rock-solid strategy.

Our approach combines Sales, Marketing, Pricing, Project Conceptualisation, Development & Management expertise with a rich collection of resources. We address key organizational issues to achieve great results.

Our expertise drives customer satisfaction, networking and creative strategy to maximize the value of your real estate projects.

We lead with purpose, and we walk with you every step along your journey.

India's Largest Luxury Villa Vacation Platform



850+
Handpicked Holiday Homes

60+
Spectacular Destinations

7,00,000+
Monthly Visitors

NOW LISTING



WHISPERING WOODS
Luxury Farmhouses off Delhi - Mumbai Expressway

Monetise | Market | Monitor | Maintain

Maximum your Farmhouse Revenue Earning Potential

Whispering Woods

Nestled in Nature, located at a short drive from 85km* Exit on Delhi Mumbai Expressway, Whispering Woods is a Community Farmhouse living experience with amenities to elevate your suburban lifestyle.



*As per The Gazette of India #CG-DL-E-28072022-237612, Exit Road at 85KM Mark on Delhi Mumbai Expressway

Woodland Adventure Park

At Whispering Woods

An adventure park amidst lush greenery offers thrilling zip-lines and rock climbing, alongside tranquil nature trails. Whether seeking adrenaline or serenity, unforgettable experiences await amidst nature's beauty.



Climbing & Zip line adventure

Paint Ball Arena

Party/Picnic Area

Group Bonding Experiences

Theme Based Dining

Luxurious Living
that is Green and Clean!



Crafting Living Spaces Beyond Imagination

Residents enjoy diverse recreational amenities amidst lush surroundings, including nature walks, a cycle track, and various sports facilities. These amenities foster a vibrant community atmosphere, encouraging an active lifestyle amidst natural beauty.



Enjoy the calmness of a lake next to your home!

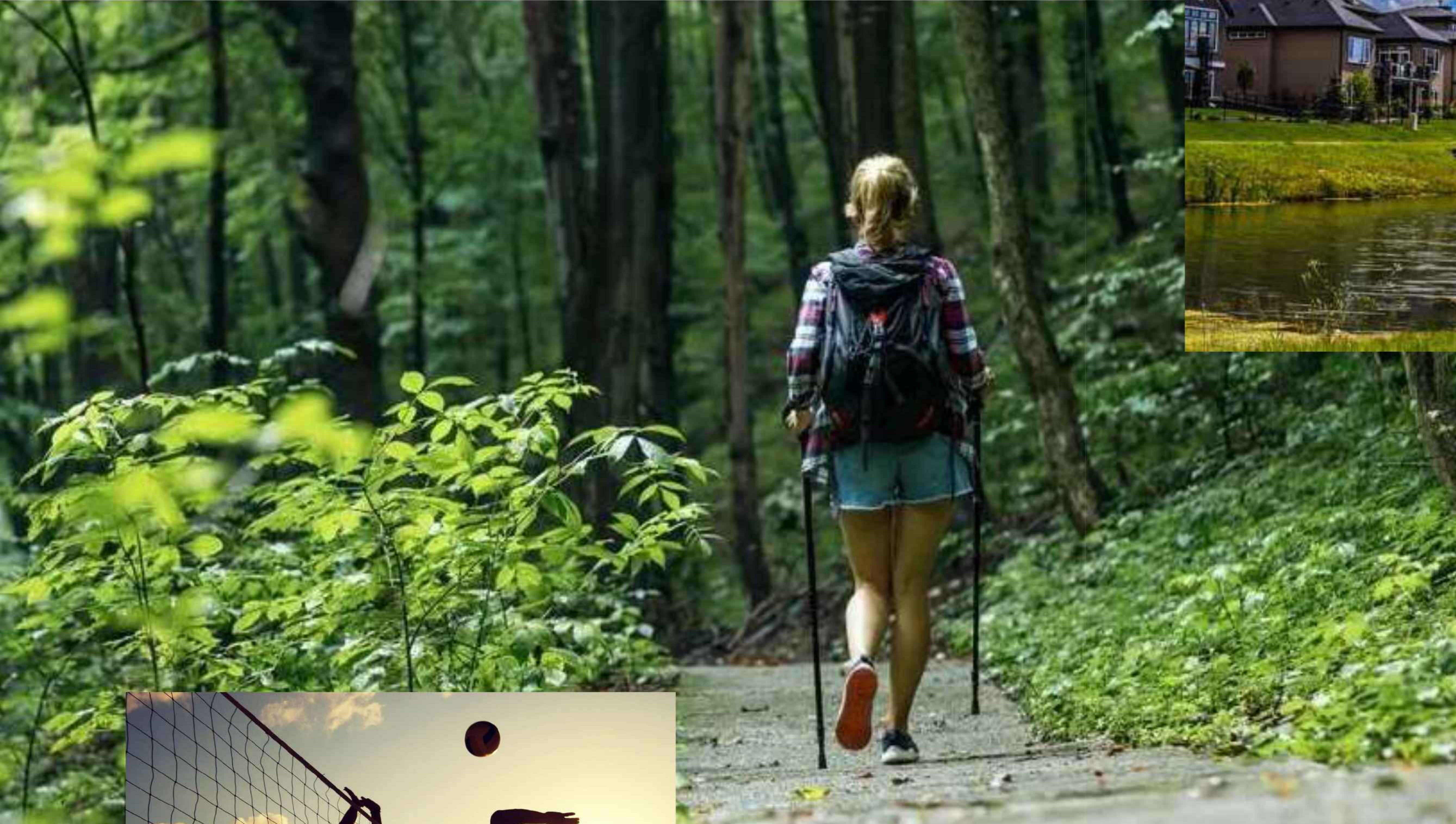
Nature Walk

Cycle Track

Community Vegetation Area

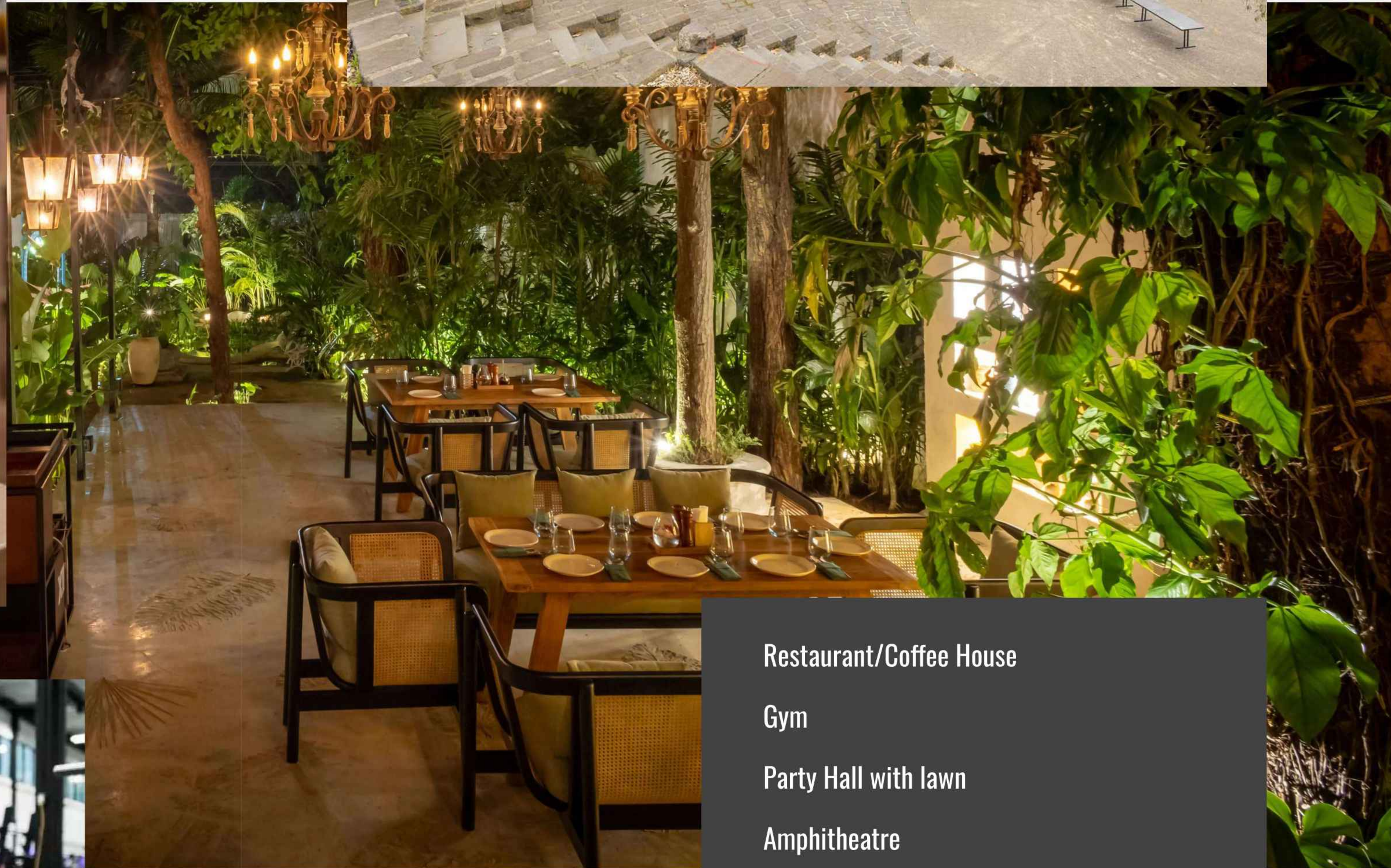
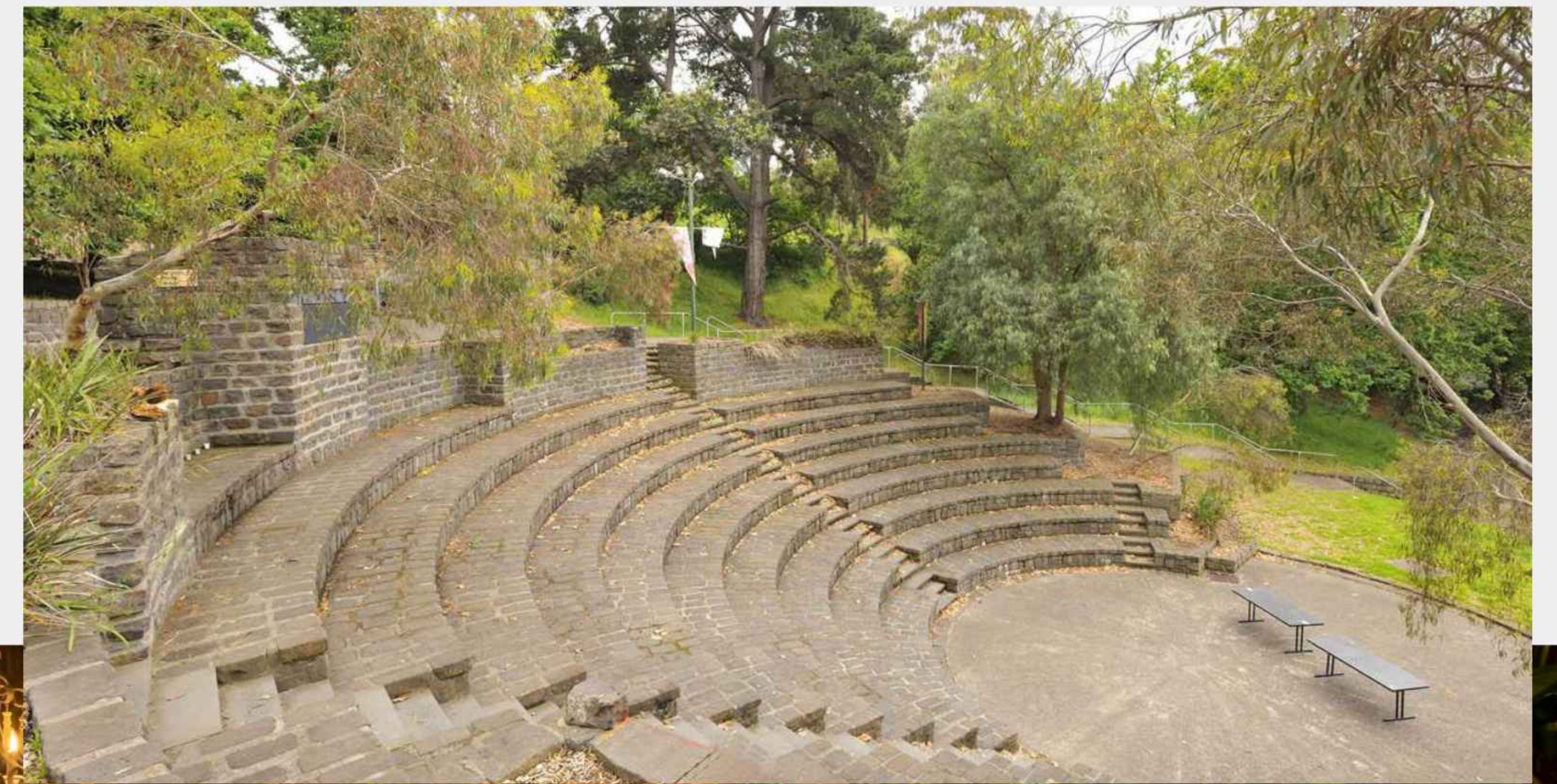
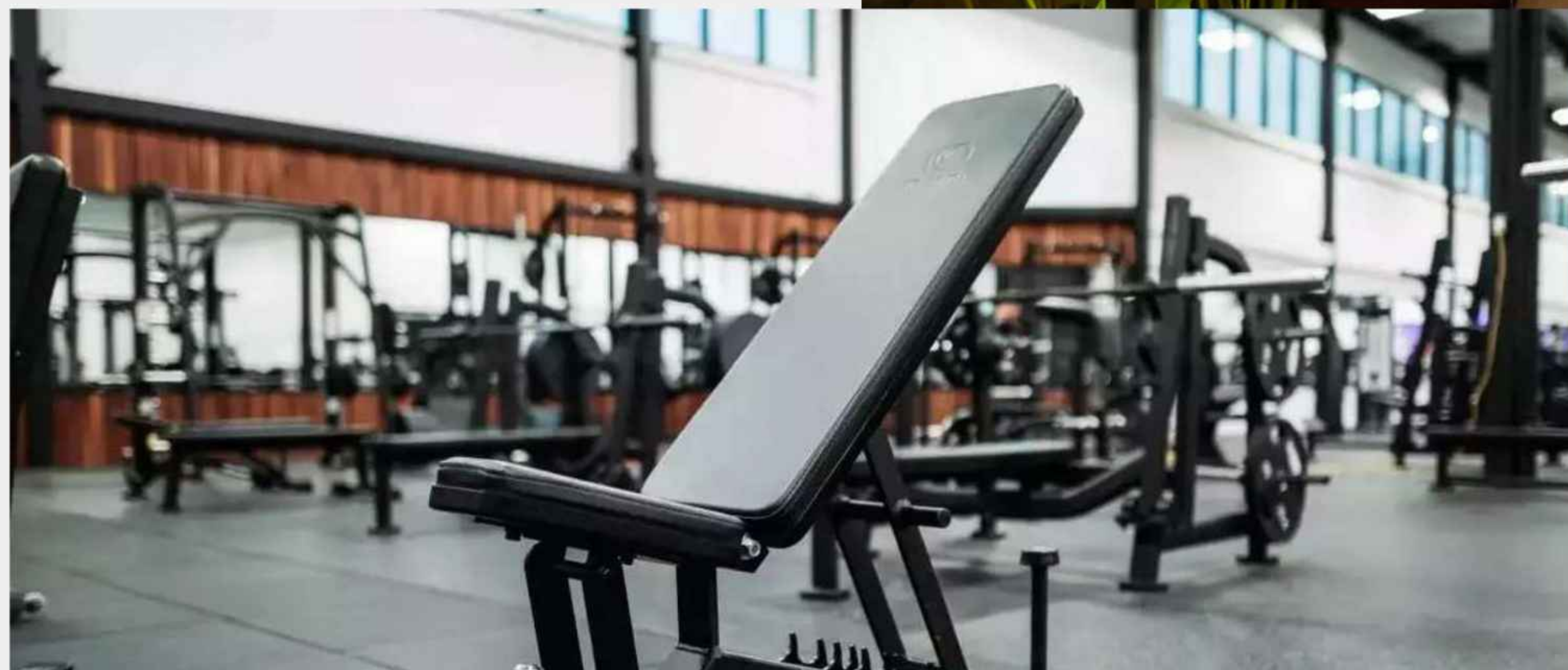
Cricket Pitch

Beach (Sand Pit) Volleyball



Crafting Experiences Fit for You

Residents enjoy a range of leisure and wellness amenities designed to enrich their lifestyles. A restaurant, coffee house, fully-equipped gym, squash room, and badminton courts offer options for relaxation and fitness. Families benefit from a daycare center, while the party hall and amphitheater provide venues for celebrations and cultural events.



Restaurant/Coffee House

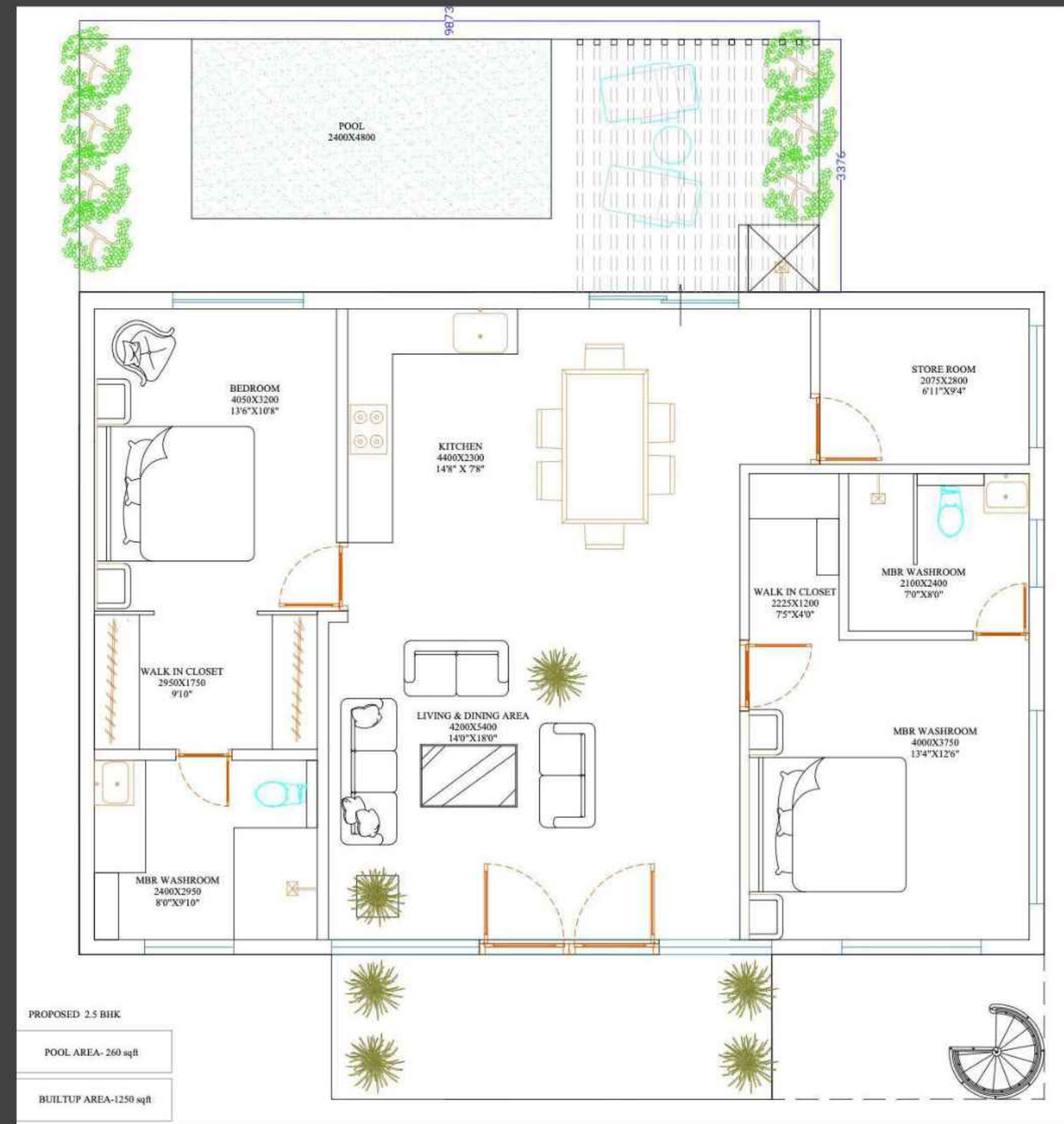
Gym

Party Hall with lawn

Amphitheatre

Shower/Washroom

2 BHK+ Store Farmhouse with Pool



Plot Area	1138 Sq.Mtr
Built-Up Area	1250 Sq. Ft.
Pool Area	260 Sq. Ft.

Estimated Earning on 2.5 BHK Farmhouse

YOU COULD BE EARNING

₹ 11,25,600 - ₹ 13,50,720 PER YEAR*

PROPERTY EVALUATION REPORT

Villa Whispering Woods	Destination Alwar, Rajasthan	No of Bedrooms 2 BHK	Base Occupancy 4
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STAY REVENUE SHARE

Homeowner Share	50%
Vista Share	50%

F&B REVENUE SHARE

Homeowner Share	80%
Vista Share	20%

STAY REVENUE ESTIMATES

Average Per Night Stay Rate	₹15,000
Estimated Nights sold Annually	104
Estimated Annual Stay Revenue	₹1,560,000
Miscellaneous Costs (Advertising & Marketing)	₹390,000
Gross Home Owner Stay Revenue Share	₹1,170,000
Estimated Operational Costs (25% of Annual Revenue)	₹390,000
Net Home Owner Share	₹780,000

F&B REVENUE ESTIMATES

Average Per Night Food Rate (All Meals @ ₹ 1200 per person)	₹7,200
Estimated Nights sold Annually	₹80
Estimated Annual Food Revenue	₹576,000
Gross Home Owner Food Revenue Share	₹460,800
Estimated Operational Costs (35% of Annual Revenue)	₹115,200
Net Home Owner Share	₹345,600

Net Home Owner Share (Stay +F&B)

₹11,25,600

*** figures have been rounded off**

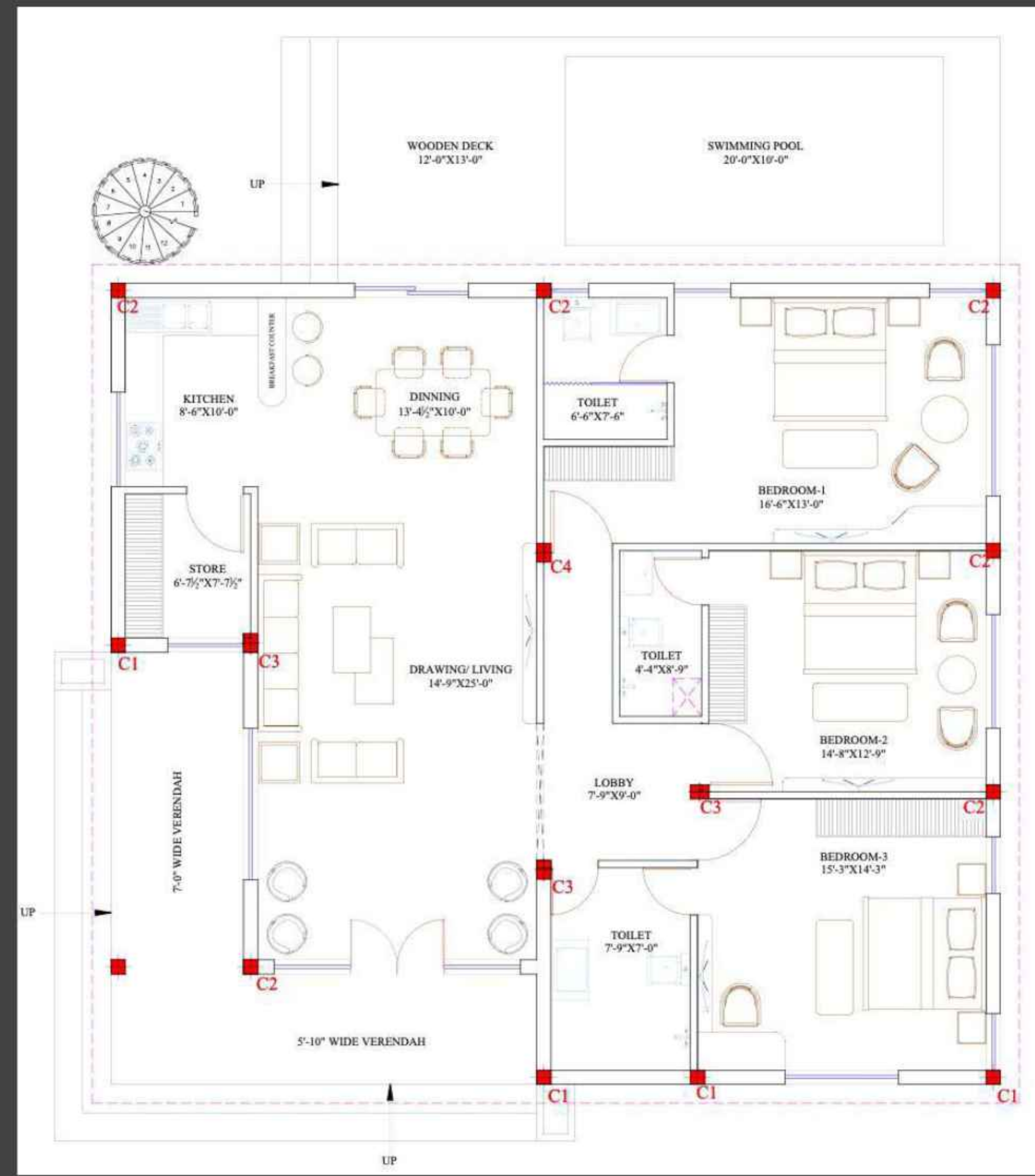
- Above projections are based on comparable listings of the destination, guest capacity, and StayVista's analytics based on performance and market knowledge between 2019 - 2022.
- The estimation shared is neither a promise of performance, nor is it an assurance that the objectives of the unit will be attained. Past performance is no guarantee of future results.
- All figures mentioned above and in the proposal are exclusive of taxes applicable.
- First 6 months are ramp up period



1138 sq.mtr Farm Plan



3 BHK+ Store Farmhouse with Pool



Plot Area	2276 Sq.Mtr
Built-Up Area	2172 Sq. Ft.
Pool Area	494 Sq. Ft.

*Artistic Impressions

Estimated Earning on 3.5 BHK Farmhouse

YOU COULD BE EARNING

₹ 13,33,000 - ₹ 16,00,320 PER YEAR*

PROPERTY EVALUATION REPORT

Villa Whispering Woods	Destination Alwar, Rajasthan	No of Bedrooms 3 BHK	Base Occupancy 6
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STAY REVENUE SHARE

Homeowner Share	50%
Vista Share	50%

F&B REVENUE SHARE

Homeowner Share	80%
Vista Share	20%

STAY REVENUE ESTIMATES

Average Per Night Stay Rate	₹19,000
Estimated Nights sold Annually	104
Estimated Annual Stay Revenue	₹1,976,000
Miscellaneous Costs (Advertising & Marketing)	₹494,000
Gross Home Owner Stay Revenue Share	₹1,482,000
Estimated Operational Costs (25% of Annual Revenue)	₹494,000
Net Home Owner Share	₹988,000

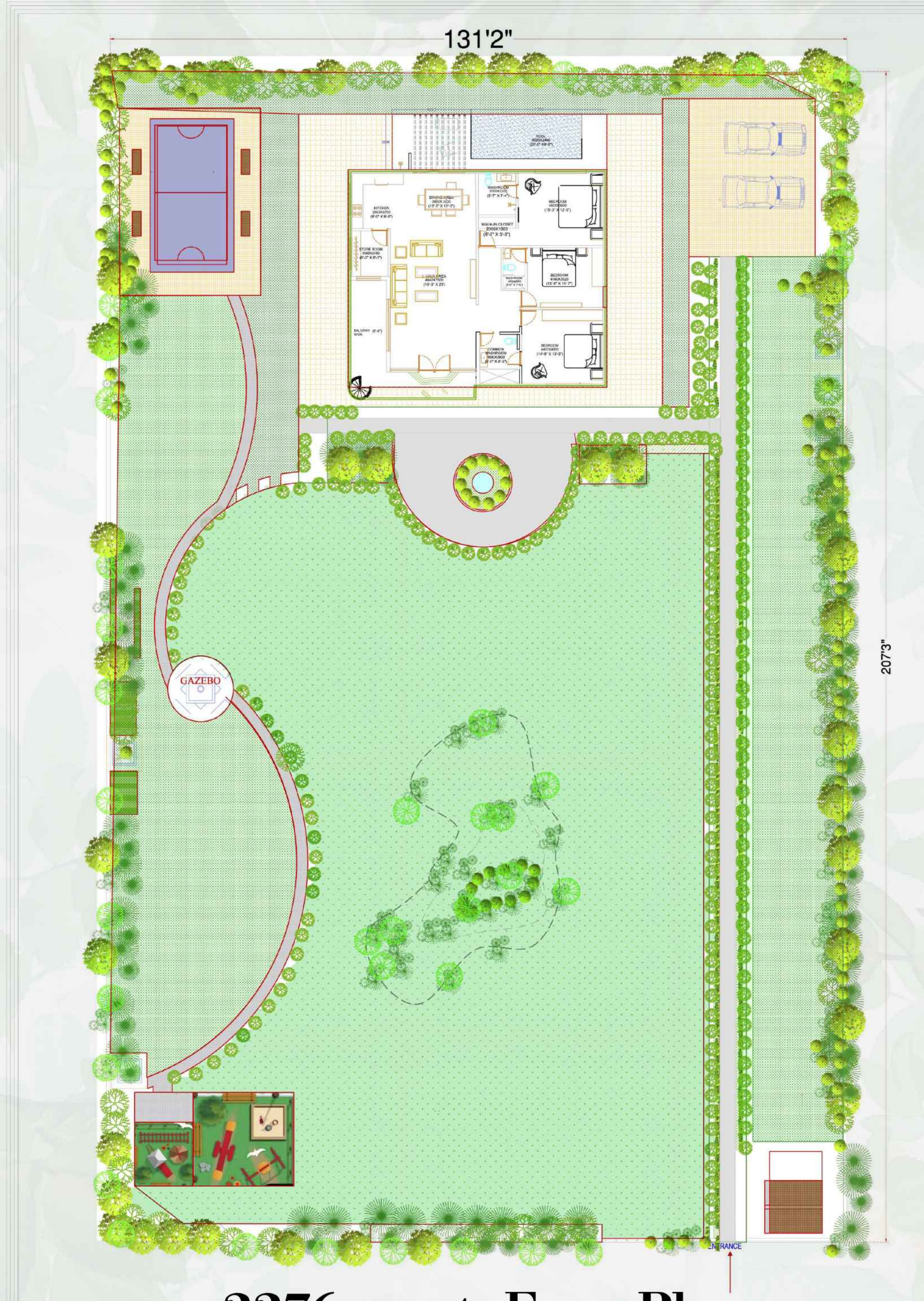
F&B REVENUE ESTIMATES

Average Per Night Food Rate (All Meals @ ₹ 1200 per person)	₹7,200
Estimated Nights sold Annually	₹80
Estimated Annual Food Revenue	₹576,000
Gross Home Owner Food Revenue Share	₹460,800
Estimated Operational Costs (35% of Annual Revenue)	₹115,200
Net Home Owner Share	₹345,600

Net Home Owner Share (Stay +F&B) ₹13,33,000

* figures have been rounded off

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2276 sq.mtr Farm Plan



-  Adventure Island Park
-  Club House
-  Roads
-  Water Body
-  Parks
-  Cyprus Block
-  Birch Block
-  Cedar Block
-  Willow Block
-  Alder Block
-  Pine Block



Disclaimer: Tentative Layout, final layout may change without prior notice. Please check before concluding the purchase.



