



WHISPERING WOODS

Luxury Farmhouses off Delhi - Mumbai Expressway

RAM RATTAN™
GROUP

The image features a dense, close-up background of vibrant green leaves, likely from a shrub or tree, with detailed vein patterns. A thin, golden-yellow rectangular border frames the entire scene. In the center, a white-bordered box contains the text. The word "Reimagine" is written in a large, elegant, golden-yellow cursive font. Below it, a thin white horizontal line with small diamond-shaped ends at each end is positioned above the words "What Life Can Be!" which are written in a clean, white, sans-serif font.

Reimagine

What Life Can Be!

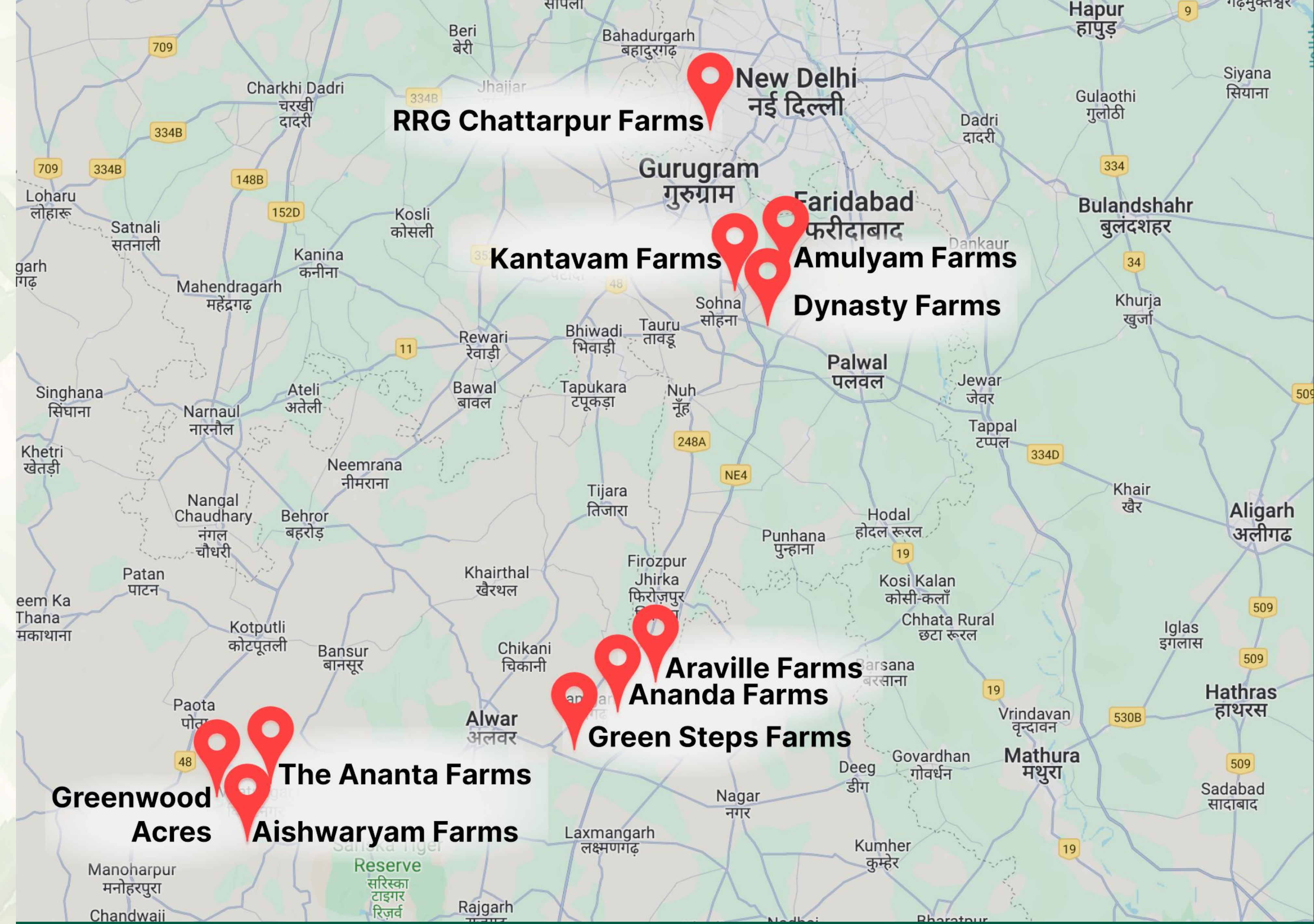


**Of Trust & Profitable
Relationship**

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Our Legacy!

07
(1561 Acres)
Projects Delivered

1800+
Farmlands
Sold

03
(112 Acres)
Projects Ongoing

1000
Acres for Future
Development

In Collaboration with



WHO ARE WE?

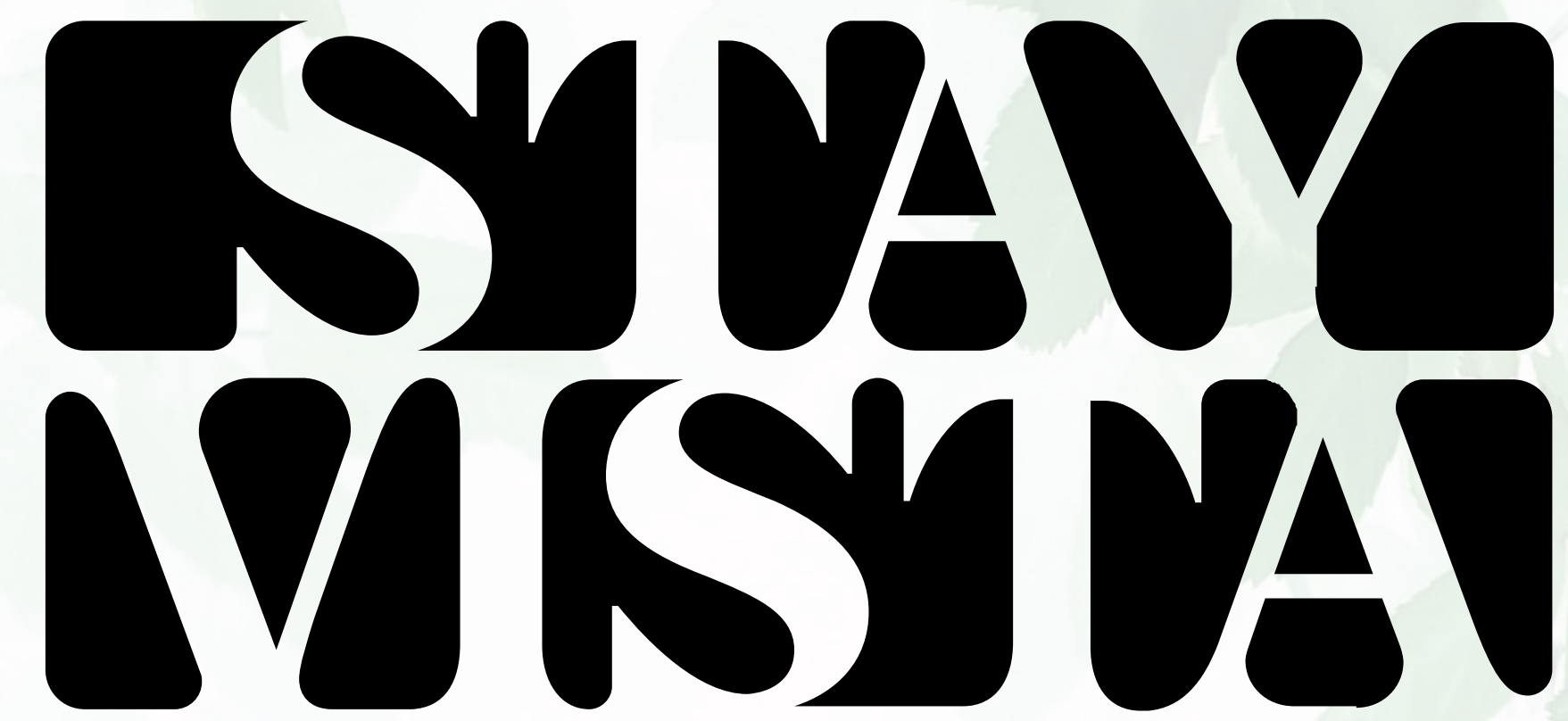
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By IIT-IIM Alumni

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60+
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7,00,000+
Monthly Visitors

NOW LISTING



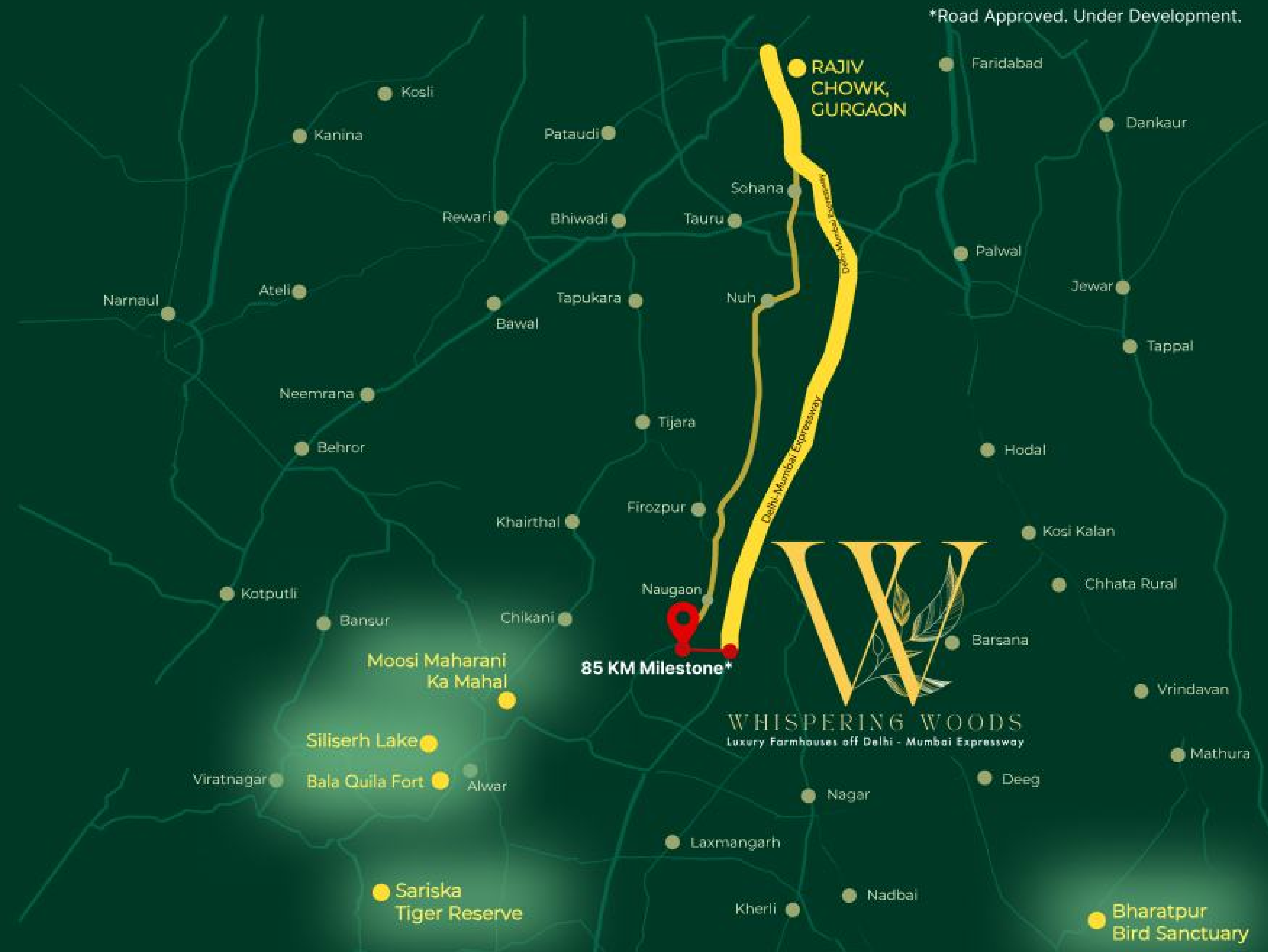
WHISPERING WOODS
Luxury Farmhouses off Delhi - Mumbai Expressway

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.



Siliserh Lake	30 Mins Drive
Moosi Maharani Ka Mahal	30 Mins Drive
Bala Quila Fort	30 Mins Drive
Sariska - Tiger Reserve	40 Mins Drive
Bharatpur Bird Sanctuary	50 Mins Drive
Rajiv Chowk	85 Mins Drive

*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

Skate Park

Cricket Pitch

Beach (Sand Pit) Volleyball

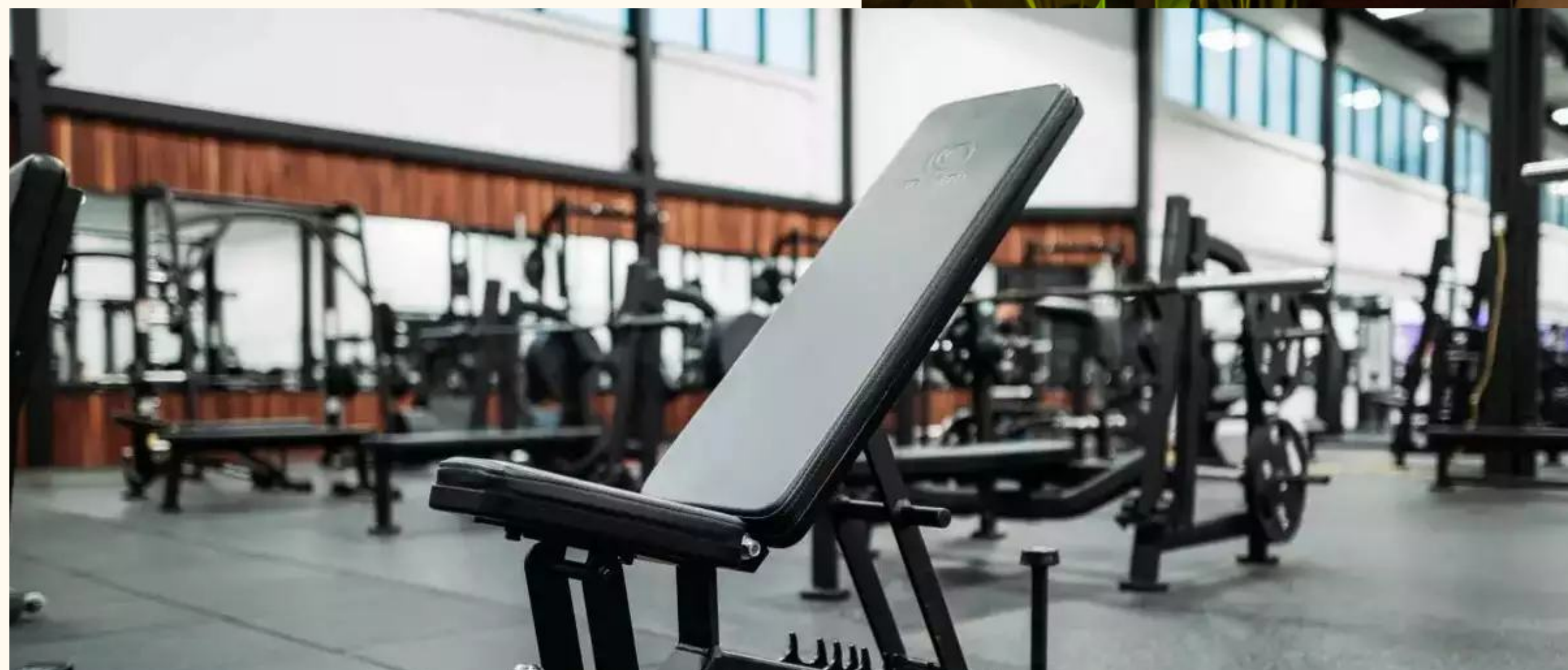
Tennis Court

Basketball (Half Court)



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

Squash Room

Badminton

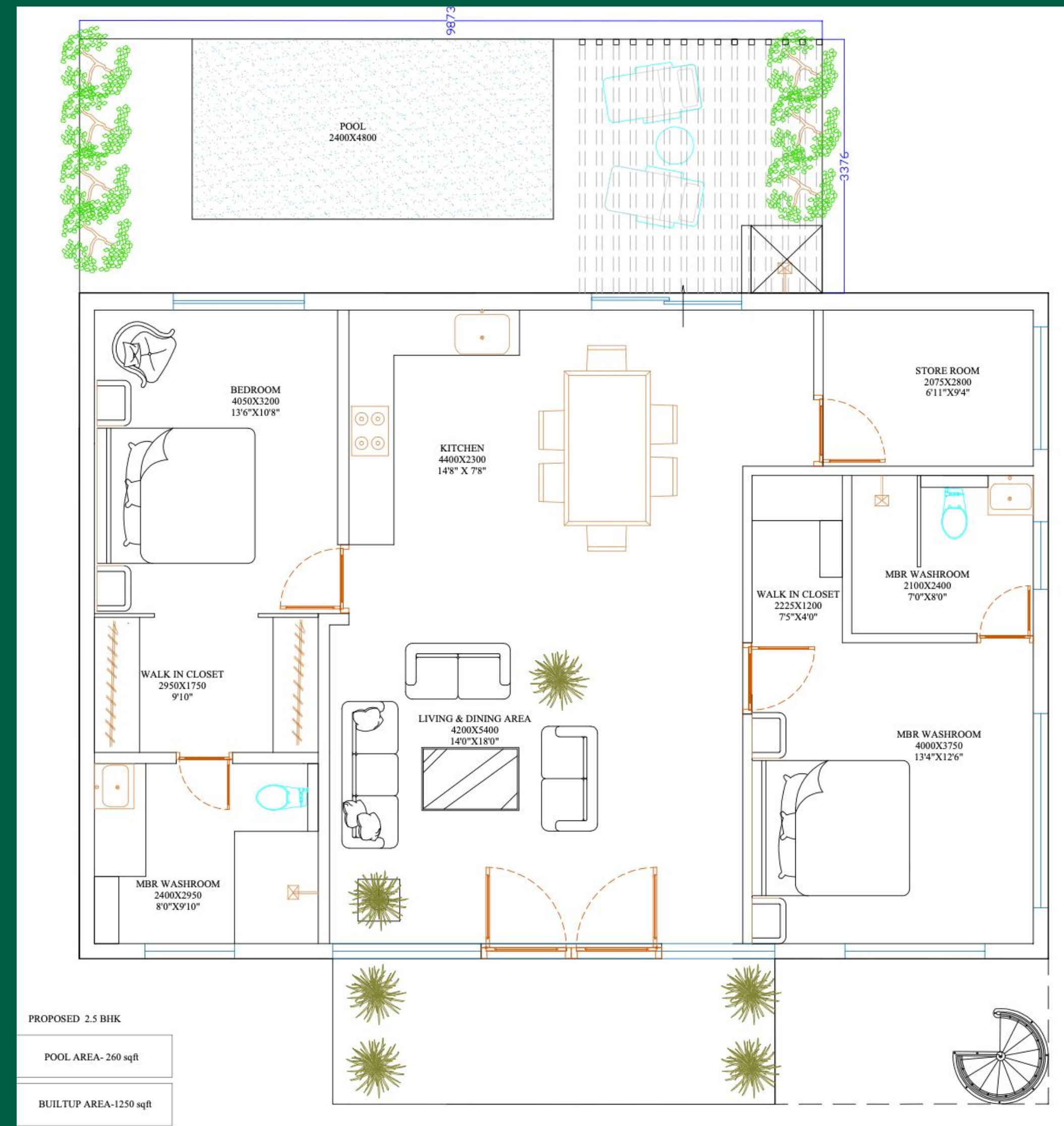
Daycare Centre

Party Hall with lawn

Amphitheatre

Shower/Washroom

2 BHK+ Store Farmhouse with Pool



Plot Area	13,600 Sq. Ft.
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	75%
Vista Share	25%

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
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
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* figures have been rounded off

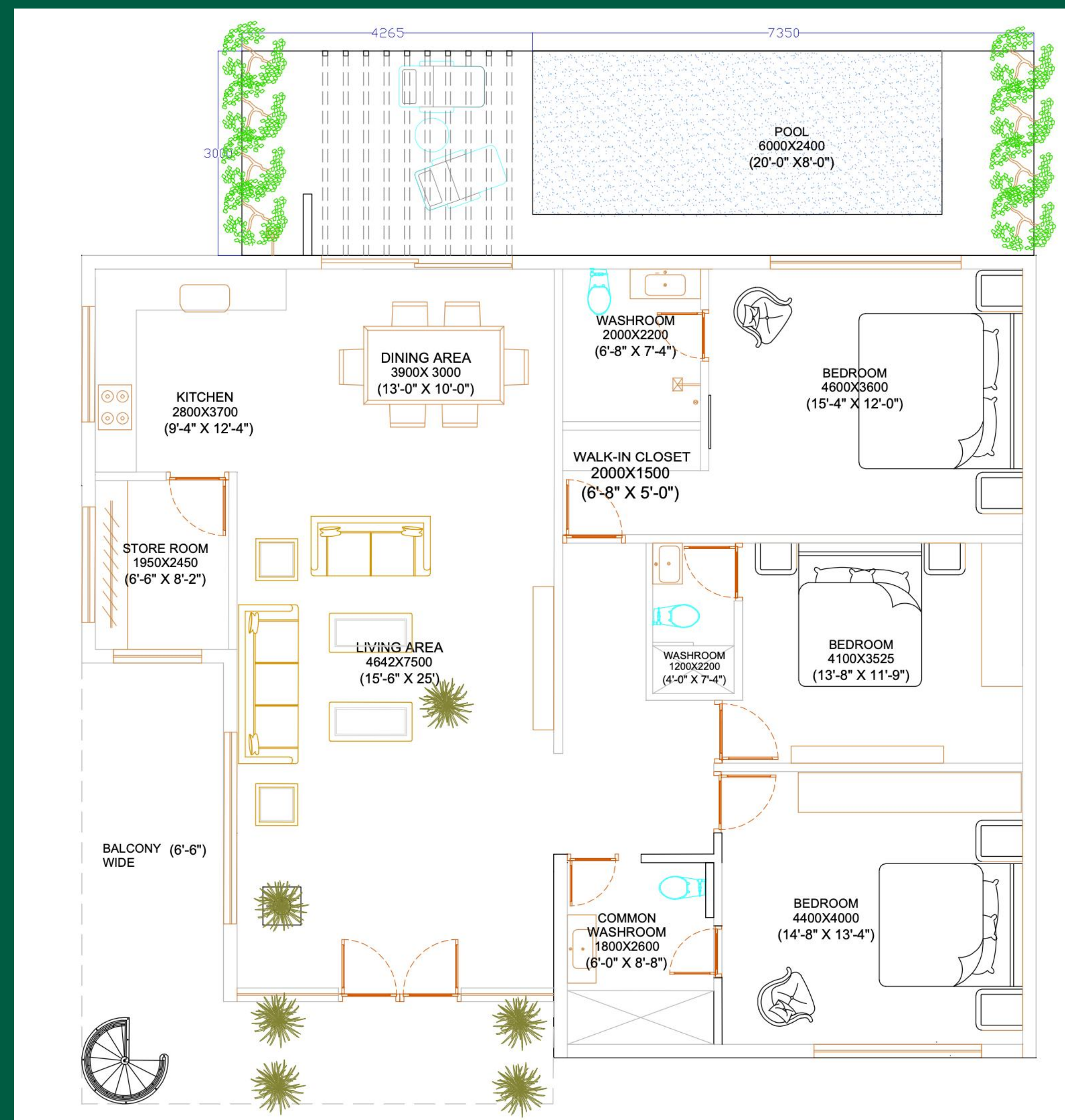
- Above projections are based on comparable listings of the destination, guest capacity, and StayVista's analytics based on performance and market knowledge between 2019 - 2022.
- The estimation shared is neither a promise of performance, nor is it an assurance that the objectives of the unit will be 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



13,600 Sq. Ft. Farm Plan



3 BHK+ Store Farmhouse with Pool



Plot Area	27,225 Sq. Ft.
Built-Up Area	1600 Sq. Ft.
Pool Area	450 Sq. Ft.

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	75%
Vista Share	25%

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
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
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* figures have been rounded off

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27,225 Sq. Ft. Farm Plan

Master Plan

-  WATER BODY
-  CYCLE TRACK
-  SECTOR ROAD
-  SITE BOUNDARY
-  PAVINGS
-  PARKING
-  MAIN ROAD
-  ROAD
-  3BHK + STORE + PRIVATE SWIMMING POOL
-  2BHK + STORE + PRIVATE SWIMMING POOL
-  GREEN AREA
-  ADVENTURE PARK BANQUET HALL



