



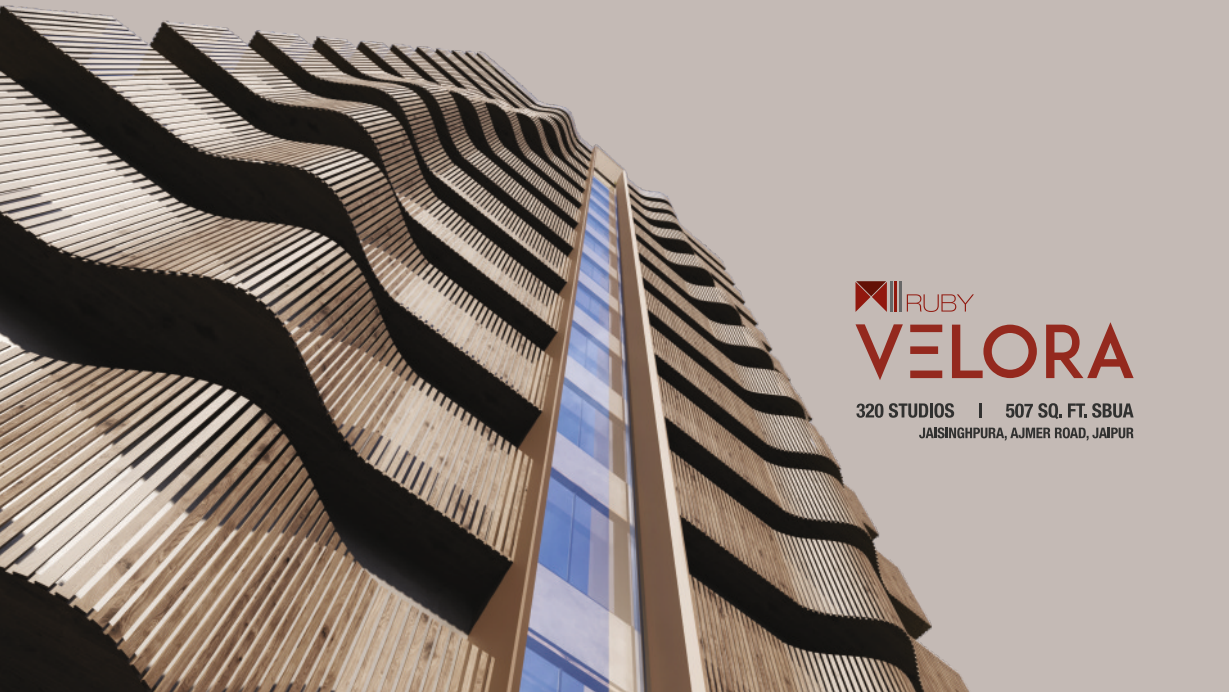
JAIPUR'S

PREMIER HOSPITALITY INVESTMENT

Hotel-Managed Branded Studio Investment

Managed by IHCL – Indian Hotels Company Limited





 RUBY
VELORA

320 STUDIOS | 507 SQ. FT. SBUA
JAISINGHPURA, AJMER ROAD, JAIPUR

INVESTMENT HIGHLIGHTS

₹43.51
LAKHS

**PRE-LAUNCH
PRICE**

507 Sq.ft. Super Built-up Area

₹16,000
MONTH

**GUARANTEED
RENTAL**

Or 75% Rev. Share — Whichever Higher

75%

**PROFIT SHARE
(HIGHER OF MG OR REV.)**

Of Net Operating Profit (quarterly)

12 NIGHTS

**COMPLIMENTARY
STAYS**

Per Year | 1,000 Service Charge/night

15%

**F&B
DISCOUNT**

Food & Bev | 10% Bar & Restaurant

320

**TOTAL
STUDIOS**

Hotel-managed Branded Studio Units



ROAD CONNECTIVITY

Jaisinghpura Converges Nh-48, The Jaipur Ring Road And Mahindra Sez Road Western Jaipur's Best-connected Address.

NH-48 (AJMER ROAD) -

Primary Spine — Delhi–Jaipur–Ajmer–Ahmedabad–Mumbai corridor. Direct access to Bhankrota, Mahapura, Ajmer, Delhi & Mumbai.

■ NATIONAL HIGHWAY

JAIPUR RING ROAD -

Signal-free, Access-controlled. Connects Ajmer Road to Tonk Road, Agra Road & Jaipur Airport. Major Land-value catalyst.

■ 6-LANE EXPRESSWAY

200-FT JAISINGHPURA–MAHAPURA ROAD -

Wide internal connector linking Jaisinghpura directly to Ajmer Road and Ring Road. Supports township & commercial growth.

■ ARTERIAL ROAD

MAHINDRA WORLD CITY / SEZ ROAD -

Direct connectivity to Rajasthan's largest industrial-IT hub, driving commuter and employment-led residential demand.

■ INDUSTRIAL ACCESS

HEERAPURA BUS TERMINAL ACCESS -

Improved intercity bus connectivity strengthening public transport access for the entire Ajmer Road corridor.

■ PUBLIC TRANSPORT



APPROXIMATE TRAVEL TIMES

MAHINDRA WORLD CITY	5–10 min
HEERAPURA BUS TERMINAL	15–20 min
JAIPUR INT'L AIRPORT	30–40 min
WORLD TRADE PARK	35–45 min
JAIPUR JUNCTION STATION	30–40 min

STRATEGIC POSITIONING

DIRECT NH-48 & RING ROAD ACCESS

5 MIN FROM MAHINDRA SEZ EMPLOYMENT HUB

STRONG LOGISTICS & WAREHOUSING CATCHMENT

FAST AIRPORT & CITYWIDE CONNECTIVITY



UPCOMING ROAD INFRASTRUCTURE

- 200-FT MAHAPURA–SEZ CONNECTOR ROAD**
 JDA has commenced a 200-ft-wide road between Mahindra SEZ and Mahapura — designed to decongest NH-48 and provide faster direct movement to Jaisinghpura.

UNDER CONSTRUCTION	DECONGESTS NH-48
Auth: JDA	
- CLOVERLEAF INTERCHANGE — AJMER ROAD × RING ROAD**
 Grade-separated cloverleaf near Mahapura — seamless, signal-free movement between Ajmer Road and Ring Road, eliminating the last major bottleneck.

PLANNED	SIGNAL-FREE JUNCTION
Auth: JDA/NHAI	
- FLYOVERS & UNDERPASSES — 200-FT BYPASS JUNCTION**
 NHAI has issued work orders for 2 flyovers and 2 underpasses at the 200-ft bypass junction, improving citywide access toward western Jaipur.

WORK ORDER ISSUED	4 GRADE SEPARATIONS
Auth: NHAI	
- NORTHERN JAIPUR RING ROAD EXPANSION**
 Proposed extension to complete the full ring around Jaipur, enhancing long-distance and logistics connectivity and making Jaisinghpura a true ring-road node.

PROPOSED	FULL CITY RING
Auth: NHAI/State	
- JAIPUR COMPREHENSIVE MOBILITY PLAN 2055**
 Multiple flyovers, ROBs and road-widening projects across western Jaipur, supporting faster access to economic zones, transport nodes and employment hubs.

APPROVED PLANCTION	LONG-TERM MOBILITY PLAN
Auth: NHAI/State	



PROJECT OVERVIEW & AMENITIES

RUBY VELORA AT A GLANCE

320

Premium Hotel
Managed Studios

507sq.ft.

Super Built-Up
Area per Unit

IHCL

Indian Hotels
Company Limited

₹43.51L

Pre-Launch Price
per Studio

Ajmer Road

Jaisinghpura,
Jaipur

WORLD-CLASS AMENITIES



Rooftop Pool



Club & Wellness



Rooftop Restaurant



Conference Rooms



Lobby Café



Multi-level Parking



Grand Banquet Hall



Grand Reception



Marriage Garden



Metal Façade





REVENUE & RETURN MODEL

PHASE 1- FIRST 3 YEARS

Higher of: ₹16,000/mo MG or 75% Revenue Share

Owner always receives whichever is greater

Quarterly profit distributions

Downside fully protected — upside unlimited

PHASE 2 - AFTER 3 YEARS

Pure 75% revenue-sharing model

Based on net operating profit

No floor, no cap — full hospitality upside

Quarterly distributions continue

OWNER LIFESTYLE PRIVILEGES

12 FREE NIGHTS/YR

1,000 svc/night

15% F&B DISCOUNT

Food & Beverages

10% BAR DISCOUNT

Restaurant & Bar

IHCL MANAGEMENT

Full professional ops

HOW IT WORKS: Each quarter, actual 75% revenue share is calculated. Owner receives **WHICHEVER IS HIGHER** - the MG (₹16,000/mo) or the revenue share. No downside, unlimited upside.





DETAILED FINANCIAL PROJECTIONS

OPERATING ASSUMPTIONS

ADR (Avg. Daily Rate): **4,000 – 5,000**

Occupancy Rate: **55% – 60%**

F&B Revenue: **25% of Room Revenue**

Operating Cost: **50%–58% of Gross**

Net Profit Margin: **42%–50% of Gross**

Owner Share: **75% of Net Profit**

YIELD SCENARIOS (PER STUDIO)

MG FLOOR: 16,000/mo =
1.92L/yr = 4.4% guaranteed

7.4% **Conservative**
₹3.2 lakh/yr (above MG floor)

9.4% **Base Case**
₹4.1 lakh/yr (above MG floor)

11.0% **Strong Performance**
₹4.8 lakh/yr (above MG floor)

10-Year Total Income
Estimate (Base Case): ~ 34.3 Lakhs



KEY GROWTH DRIVERS — JAISINGHPURA CORRIDOR



MAHINDRA WORLD CITY

3,000-acre integrated industrial & IT hub.
Hosts Infosys, Wipro, Genpact,
Nagarro. 25,000–40,000 direct jobs.



RING ROAD & NH-48

National highway + 6-lane expressway
convergence. Signal-free citywide access &
major land-value catalyst.



JDA INFRASTRUCTURE

200-ft connector roads,
sector plans, cloverleaf interchange.
Organized, regulated growth zone.



HEALTHCARE CLUSTER

Geetanjali, Rawal, Unimex + proposed
1,200-bed medical university &
300-bed multispecialty hospital.



EDUCATION HUB

JK LakshmiPat, Manipal University,
St. Xavier's, RIET and more
generating strong rental demand.



LOGISTICS CLUSTER

Amazon, Delhivery, Havells and
14+ operators. Jaipur's largest e-commerce
& FMCG distribution hub.



EMPLOYMENT ECOSYSTEM & DEMAND DRIVERS

40K–70K
CURRENT JOBS
IN THE CORRIDOR

100K+
PROJECTED JOBS
NEXT 5–10 YRS

14+
WAREHOUSE &
LOGISTICS OPERATORS

EMPLOYMENT BY SECTOR

SECTOR	JOBS
Industrial & Manufacturing (Mahindra World City)	25,000–40,000
Logistics & Warehousing (Amazon, Delhivery, Havells+)	5,000–10,000
Education — Schools, Colleges, Universities	3,000–6,000
Healthcare & Hospitals	2,000–5,000
Retail, Hospitality & Services	5,000–8,000





VELORA

CORPORATE, IT & INDUSTRIAL COMPANIES IN THE CORRIDOR

Mahindra World City and the Jaisinghpura–Ajmer Road corridor attract India's leading IT, manufacturing, logistics and financial services companies — driving sustained white-collar and blue-collar housing demand.

IT & CORPORATE COMPANIES

Infosys

IT / Software

Genpact

Business Process

GirnarSoft

Automotive Tech

Deutsche Bank

Financial Services

Wipro

IT / Software

Nagarro

Digital Engineering

ICICI Bank

Financial Services

MANUFACTURING SECTORS

Auto & Auto Components • Engineering •
Electronics & EV • FMCG & Food Processing •
Renewable Energy • Logistics

INDUSTRIAL & MANUFACTURING UNITS

Aaradhana Technology Systems

Laser Cutting & CNC Manufacturing

SAMRIDHI PETROCHEM

Petrochemicals

RIICO Industrial Units (Bagru)

Multi-sector MSME cluster

RIICO Industrial Units (Mahapura)

Manufacturing & Logistics

Kalwara Industrial Belt

Emerging warehouse & industrial

Bagru RIICO Industrial Area

Textile, manufacturing & SMEs

REAL ESTATE DEVELOPERS

Govindam • Auric City Homes–Jaipur

WAREHOUSING & LOGISTICS CLUSTER

Jaisinghpura–NH-48 corridor is Jaipur's dominant warehousing market. Direct NH-48 & Ring Road access has attracted Amazon, Delhivery, Havells and 14+ operators.

MAJOR OPERATORS & WAREHOUSES

Delhivery

3PL / E-Commerce

Mahindra SEZ Warehouse

Industrial SEZ Asset

AWL India Pvt. Ltd.

3PL / FMCG

Shree Manglam Warehouse

Industrial Storage

Arihant Warehouse

General Storage

Bhagwati Group – Amazon

E-Commerce Fulfillment

SJK Warehouse Services

3PL / General Storage

Jaipur Warehousing Co.

General Warehousing

Burdak Warehouse

General / Industrial

Satwik Godown

Cold / General Storage

Why This Matters for Ruby Velora — Large-scale logistics employment drives sustained demand for rental housing, studio apartments, retail and hospitality.

EDUCATION & HEALTHCARE ECOSYSTEM

ECOSYSTEM

OPERATIONAL HOSPITALS

Geetanjali Hospital

Large multispecialty
— Ajmer Road

Unimex Hospital

Within Jaisinghpura

Rawal Hospital

General —
Ajmer Road, Bhankrota

UPCOMING MEDICAL PROJECTS

- Proposed 1,200-bed hospital & medical university
- Proposed 300-bed multispecialty hospital

Ashok Hospital & Research Centre

Multispecialty —
near Bhankrota

Ayush Multispecialty Hospital

24×7 — Mukandpura Road

JAIPURIAA Health Care & Research

Multispecialty — Jaisinghpura Road

UNIVERSITIES & COLLEGES

JK Lakshmi pat University

Near Mahindra SEZ,
Ajmer Road

Poddar Group of Institutions

Nearby educational
campus

Manipal University Jaipur

Ajmer—Jaipur Expressway

St. Wilfred's PG College

Arts, UG & PG
programs

St. Xavier's College Jaipur

Nevta—Mahapura Road

Sanskriti College

General education

RIET Jaipur

Engineering & Management,
Ajmer Road

Jagadguru Ramanandacharya Sanskrit Univ.

Located in Jaisinghpura

Schools: Asian World School • RK International • ORCHIDS • My School—Happiness Lab • Govt. Schools





RUBY VELORA vs TYPICAL

STUDIO APARTMENT

FEATURE	TYPICAL STUDIO	RUBY VELORA
Hotel brand management	Rare / None	IHCL Managed
Min. guaranteed rental	No	16,000/mo
Profit-sharing upside	Rare	75% share
Complimentary annual stays	No	12 nights/year
Dining discounts	No	15% F&B + 10% Bar
Banquet & wedding revenue	Rare	Fully integrated
Rooftop pool & fine dining	Limited	Signature amenity
Landmark architecture	Standard	Premium metal façade
Premium resale appeal	Moderate	Very High



IHCL MANAGED —

THE TRUST ADVANTAGE

IHCL — Indian Hotels Company Limited

India's most trusted hospitality brand — the Taj Hotels legacy. IHCL managing Ruby Velora brings institutional credibility, professional operational standards, global OTA distribution and brand-driven premium pricing to every investor's asset.

Professional Operations

Reservations, housekeeping & maintenance by hospitality specialists

Brand Premium

Branded assets command higher ADR, occupancy and resale value

Event Management

Professional handling of banquets, weddings and conference bookings

OTA Distribution

Global bookings via Booking.com, Expedia, MakeMyTrip increase occupancy

Corporate Tie-ups

Direct corporate accounts and long-stay clients from Mahindra World City

Owner Benefits

12 complimentary room nights/year + 15% F&B and 10% bar discount

Subject to definitive agreement and approvals

Ruby Velora | Jaisinghpura, Ajmer Road, Jaipur | IHCL Managed



WHO SHOULD INVEST & WHY NOW

Ideal Investor Profiles

Retail Investors

Seeking managed income with predictable returns & upside

NRI's

Professionally operated, hands-off hospitality real estate

HNI's

Premium branded asset with 7–11% yield potential

Parents of Students

Secure investment near multiple universities

Frequent Travelers

Earn income + enjoy 12 complimentary stays/year

First-Time Investors

Low 43.51L entry with hospitality-grade credibility

Why Invest Now?

Pre-Launch Pricing

Enter at 43.51L before appreciation kicks in

Early-Cycle Advantage

Jaisinghpura undervalued vs mature Jaipur zones

Guaranteed Income Floor

16,000/mo secured for first 3 years

IHCL Brand Credibility

Institutional-grade trust, management & distribution

Wedding Economy Revenue

Banquet + marriage garden = additional income stream

Infrastructure Momentum

Ring Road, NH-48, JDA plans all driving appreciation



OWN
THE
SUITE.

EARN THE
EXPERIENCE.



INVESTMENT SUMMARY

Price	43.51 Lakhs
Area	507 sq.ft. SBUA
Rental (Yr 1–3)	16,000/mo or 75% Rev. Share
Profit Share	75% of Net Operating Profit
Distributions	Quarterly
Free Stays	12 nights/year
Hotel Operator	IHCL — Indian Hotels Co. Ltd.
Total Studios	320 units
Location	Jaisinghpura, Ajmer Road, Jaipur

Own a Branded Hotel Studio. Earn from Every Stay and Every Celebration.





RUBY
VELORA

JAISINGHPURA

THE NEXT WEDDING & HOSPITALITY CORRIDOR

The same transformation that happened in Kukas is now beginning on the Jaisinghpura–Ajmer Road corridor serving not just West Rajasthan but all of Jaipur, Rajasthan and beyond.

PARAMETER

Highway Access

Wedding Catchment

Land Availability

Anchor Hospitality

Industrial Employment

Infrastructure Stage

Real Estate Opportunity

KUKAS (5–10 Years Ago)

Delhi Highway (NH-48)

NCR, Delhi, North India

Large parcels, lower cost

Le Méridien, Gold Palace, Cambay

Limited

Early growth cycle

Early investors earned highest ROI

JAISINGHPURA (Today)

Ajmer Highway (NH-48) + Ring Road

All Jaipur + Rajasthan + NCR + Gujarat

Large parcels, lower cost (same)

Ramada, Stardom, Clark's Hotels

Mahindra World City, 14+ warehouses

Early growth cycle (same entry point)

Current investors in same position

Gateway to All of Rajasthan:

Jaipur · Jodhpur · Ajmer

· Udaipur · Bikaner

Ring Road + Expressway:

Superior connectivity vs Kukas

Earlier Cycle = Higher Upside:

Enter before peak appreciation



CATCHMENT AREA

WHO COMES TO RUBY VELORA

Jaisinghpura is not just a West Rajasthan destination

it is Jaipur's most accessible hospitality corridor for all of Jaipur, entire Rajasthan, NCR, Gujarat and NRI families worldwide.

Geographic Catchment

ALL OF JAIPUR CITY	Pink City, Mansarovar, Vaishali Nagar, Tonk Road, Malviya Nagar all use Ring Road to reach Jaisinghpura easily
NEARBY DISTRICTS	Ajmer, Sikar, Jhunjhunu, Alwar, Dausa, Nagaur, Tonk within 1–3 hours via NH-48 and Ring Road
ALL OF RAJASTHAN	Jodhpur, Bikaner, Barmer, Jaisalmer, Udaipur, Kota, Bharatpur — Jaisinghpura is the natural western gateway
NCR & NORTH INDIA	Delhi, Gurugram, Noida — easy expressway access via NH-48 Delhi–Jaipur corridor for destination events
GUJARAT & WESTERN INDIA	Ahmedabad, Surat, Vadodara NH-48 direct connection. Strong Gujarati wedding & event demand
NRI & INTERNATIONAL	Families from USA, UK, UAE, Australia Jaipur Airport + hotel proximity makes Jaisinghpura the ideal base

Event Types & Revenue Sources

DESTINATION WEDDINGS	Multi-day functions, 150–1,000 guests, full resort buyouts highest revenue per event
CORPORATE MICE	Meetings, Incentives, Conferences & Exhibitions from Mahindra World City, IT firms & industrial units
SOCIAL CELEBRATIONS	Birthdays, anniversaries, engagements, mehendi & sangeet — year-round demand
CORPORATE OFFSITES	Team retreats, annual days, award functions growing demand from Jaipur's expanding corporate sector
EDUCATIONAL EVENTS	Convocations, seminars, workshops large student & faculty population from nearby universities
LEISURE & STAYCATIONS	Weekend getaways, family breaks, honeymoon stays growing post-pandemic leisure demand



JAIPUR'S

LUXURY WEDDING ECONOMY — THE MARKET OPPORTUNITY

Jaisinghpura is not just a West Rajasthan destination

it is Jaipur's most accessible hospitality corridor for all of Jaipur, entire Rajasthan, NCR, Gujarat and NRI families worldwide.

6,600 Cr+

Rajasthan Wedding
Business (Peak Season)

7,000–10K

Weddings Hosted
in Jaipur per Season

Top 3

Destination Wedding
City in India

Wedding Market Segments

Ultra Luxury

Market Share: 15–20%

1 Cr+

Premium Destination

Market Share: 30–35%

50L–1 Cr

Economic Destination

Market Share: 45–55%

15–50 Lakh

Why Jaisinghpura Captures This Demand

Royal Feel at Lower Cost

A 1.5–2 Cr Delhi or Mumbai wedding costs 35–80L in Jaipur — with better experience, attracting clients from all of India.

Entire Rajasthan + NCR Catchment

All of Jaipur, entire Rajasthan, NCR, Gujarat and NRI families — Jaisinghpura is the most accessible wedding hub.

Larger Venues, Lower Congestion

Resort-scale properties with wide roads, parking, lawns — impossible in central Jaipur.

Weddings, MICE & Corporate Events

New resorts on Ajmer Road generate 70–80% revenue from weddings, corporate events, conferences & social functions.



HOSPITALITY BRANDS

ALREADY OPERATING ON AJMER ROAD CORRIDOR

The hospitality ecosystem is already forming — major brands have entered, anchoring the corridor as a wedding, MICE and leisure destination. Ruby Velora enters at the right moment.

PREMIUM & ESTABLISHED VENUES

Ramada by Wyndham

Jaisinghpura — Weddings, MICE, Corporate Events & weekend stays

Stardom Resort

Luxury wedding & entertainment — key identity of Jaisinghpura Rd

Bhanwar Singh Palace

Palace-style weddings & premium events — Ajmer Rd near Bagru

Samskara Resort

Destination weddings, luxury stays & event hosting

Ginger Jaipur, Ajmer Road

Organised branded business hospitality on the corridor

Hotel Royal Celebration Inn

Large event infrastructure for weddings & social events

BOUTIQUE & EMERGING PROJECTS

The 61 Resort

Premium leisure stays and private events

RJ Group Hotel & Garden

Emerging wedding & hospitality venue

Nazarbagh Palace

Heritage hospitality along the western corridor

Rangmaya Resort & Spa

Boutique resort catering to wellness & events

Where Ruby Velora Fits

- 320 premium hotel suites — largest suite inventory on corridor
- Clark's Hotels | IHCL brand — strongest institutional credibility
- Banquet hall + marriage garden — direct wedding & events revenue

