



## MOH VEDA - A Luxury Wellness Resort

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### Luxury Resort - Investment Proposal

We are pleased to present an exclusive investment opportunity in **Moh Veda**, Central India's first luxury wellness resort, currently under development in the scenic Pench Tiger Reserve, Madhya Pradesh. The resort is scheduled to open in December 2026.

#### Project Highlights:

- ☑ 05 Signature Private Pool Villas
- ☑ Every Villa Features an Elegant Two-Bedroom Suite with Private Swimming Pool
- ☑ 06 Beautifully Crafted Meandering Pool Family Suites
- ☑ Elegantly Designed 2BR Suites with Direct Access to a Meandering Pool
- ☑ 12 Premium Pool Cottages
- ☑ Enchanting Meandering Pool Access Cottages
- ☑ State-of-the-Art World Class Amenities
- ☑ Located in Glamorous Pench - just 95 kms from Nagpur
- ☑ Ideally Located Near Five Major Core Safari Gates
- ☑ Turia, Khursapar, Sillari, Rukkad, and Karmajhiri
- ☑ Seamless investment opportunity through preference shareholding in the company.
- ☑ Earn assured monthly rental income while enjoying exclusive premium stay privileges.

#### Array of World-Class Amenities & Experiences

- ☑ Experience the richness of Vedic flavours at our **Pure Veg Restaurant**.
- ☑ Elevate your celebrations with our state-of-the-art **AC Banquet** facility.
- ☑ Immerse yourself in a world of knowledge at our sophisticated **Library**.
- ☑ Revitalize your senses and embrace tranquillity at our **Exquisite Spa**.
- ☑ Unleash your playful spirit at our **Indoor Game Zone**, a vibrant sanctuary.
- ☑ Experience cinematic luxury in our own **Private Movie Theatre**.

## Project Snapshot

- Total Project Cost: ₹20 Crore
- Promoter's Investment: ₹8 Crore
- Investment Requirement: ₹12 Crore
- Investment Unit: ₹1 Crore per investor
- Investors may increase participation in multiples of ₹1 Crore

## Project Status (Strong Progress Indicator)

- 70% of civil construction is already completed
- Remaining construction, interiors, landscaping, and services work are in full progress
- A site visit clearly demonstrates the scale, planning, and luxury positioning of the resort

## 3D Rendered Images Link:

[https://drive.google.com/drive/folders/1Kv5UF5AcDNKVgPoAd0g5dVr6VycO8x3N?usp=drive\\_link](https://drive.google.com/drive/folders/1Kv5UF5AcDNKVgPoAd0g5dVr6VycO8x3N?usp=drive_link)

## Actual Site Images Link:

<https://drive.google.com/drive/folders/1jl9se9ORPjENzwup15TgwBgvfPG79M19?usp=sharing>



## Components of Investment

The investment is structured through a unique hybrid model combining Preference Shares and Equity Ownership, designed to provide both stable financial returns and long-term ownership benefits.

### A. Equity Ownership Component

#### ₹10 Lakhs invested towards Equity Ownership

Each investor will receive 2.5% equity ownership in Moh Veda Resort Private Limited.

- Equity Allocation: 250 Equity Shares
- Face Value: ₹10 per share
- Issue Price: ₹4,000 per share
- Total Investment Value: ₹10,00,000

The company has a total equity base of 10,000 shares, out of which each investor is allotted 250 shares, representing 2.5% ownership.

#### Investor Benefits:

- ✓ Permanent ownership stake in the company
- ✓ Participation in long-term business growth
- ✓ Share in future valuation appreciation
- ✓ Eligibility for exit or buy-back as per Investor Agreement

### B. Preference Share Component

#### ₹90 Lakhs invested in Cumulative Redeemable Preference Shares

These preference shares are structured to provide fixed and predictable returns.

- Preference Share Allocation: 9,00,000 Shares
- Face Value: ₹10 per share
- Total Investment Value: ₹90,00,000

#### Investor Benefits:

- ✓ 10% fixed annual return
- ✓ Quarterly payout of ₹2.25 Lakhs
- ✓ Annual return of ₹9 Lakhs
- ✓ Cumulative dividend structure
- ✓ Secured against project assets and operational cash flows

### C. Lifetime Hospitality Benefits (Exclusive Privilege)

#### Complimentary lifestyle access linked to your ₹1 Crore investment

- ✓ Stay Entitlement: 24 Nights every year (Lifetime)
- ✓ Eligibility: 2 Adults + 2 Children
- ✓ Inclusions: Luxury Accommodation with All Meals

#### Investor Benefits:

- Lifetime access to a luxury wellness retreat
- Zero maintenance or ownership hassles
- Farmhouse-style holiday experience in nature
- Fully managed, worry-free stays
- Valid during non-peak periods (excluding weekends & high-demand seasons)

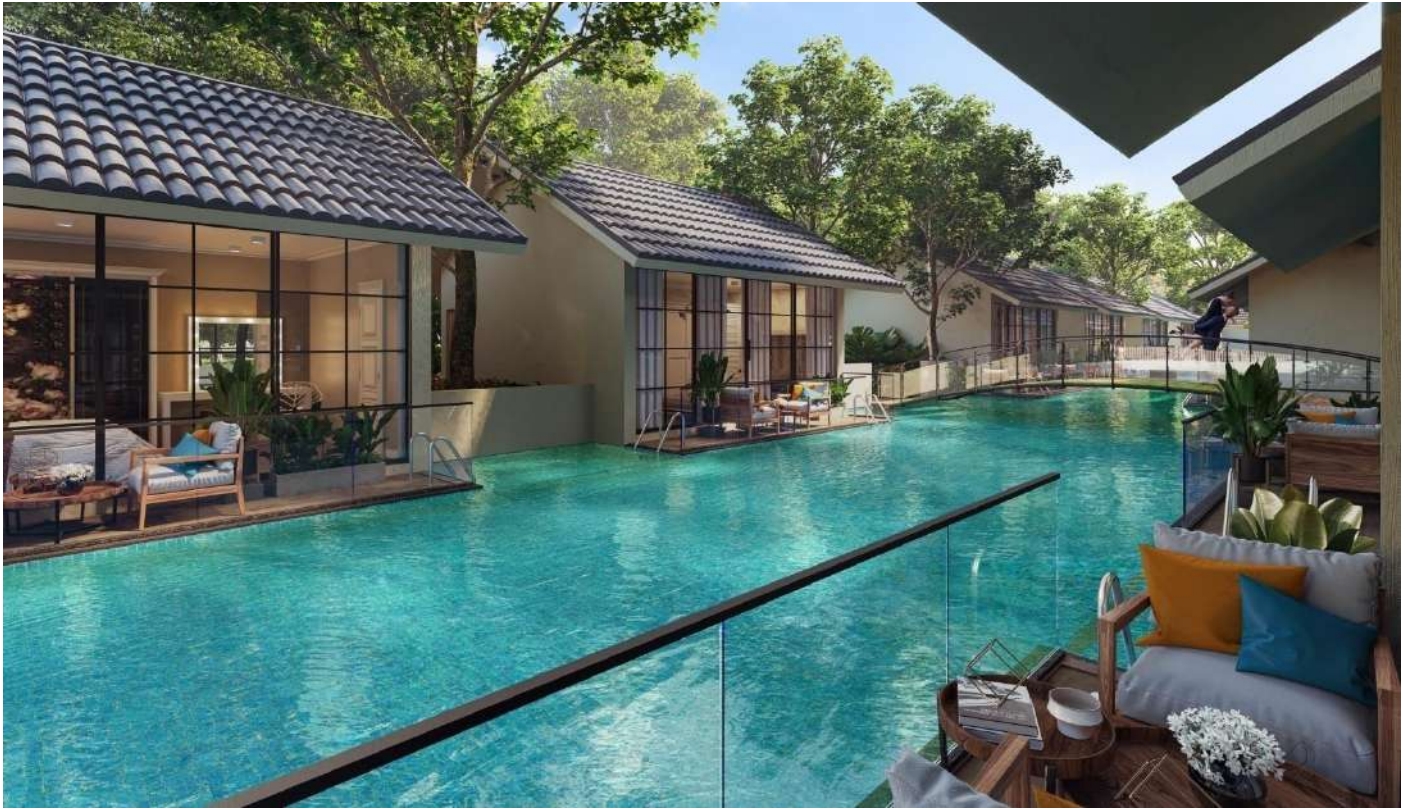
### Security & Governance

- Preference shares issued as secured instrument
- Equity allotment with full statutory compliance
- Legally binding Shareholders' Agreement
- Outlining dividend policy, exit provisions, liquidity rights, and corporate governance standards

### Returns & Benefits

For Every ₹1 Crore Investment - The Investor Will Receive		
<b>Fixed Return Income</b> Earn ₹9 Lakhs annually through Redeemable Preference Shares	<b>Equity Ownership</b> Own 2.5% equity in Moh Veda Resort Pvt Ltd	<b>Lifestyle Privilege</b> Enjoy 24 luxury stay nights every year with all meals

These returns are distributed through the preference share structure, providing investors with predictable income, along with long-term equity upside and exclusive lifetime hospitality benefits.



### **Why Invest in Moh Veda**

- ✓ 10% fixed return paid quarterly
- ✓ Permanent equity ownership (2.5% per Crore)
- ✓ Lifetime luxury resort usage
- ✓ Asset-backed, near-completion project
- ✓ Fast-growing wellness & experiential tourism sector
- ✓ Limited investor group ensures exclusivity

### **Conclusion:**

At Moh Veda, we are not just building a luxury wellness resort — we are creating a legacy of mindful living, sustainable hospitality, and long-term value for our stakeholders. This investment opportunity offers you a rare chance to become part of an inspiring vision through a structured and secure financial model. Assured returns and exclusive lifestyle privileges — it becomes a gateway to meaningful ownership and unparalleled experiences. We invite you to join us in shaping a destination that blends nature, wellness, and profitability in perfect harmony.

Thanks & Regards,

Paras V Modi  
Founder, Moh Veda Resort Pvt. Ltd.