



GOVIANU

PROJECT HIGHLIGHTS

LEAST INVESTMENT
100 ACRE PROPERTY
ANNUAL RETURNS
LIFETIME 5 STAR RESORT
CLUB MEMBERSHIP

BE A PART OWNER OF A 5 STAR RESORT
YOUR HOLIDAY HOME TO RECHARGE
YOURSELF IN NATURE'S LAP

CALL +91 8088 330 330
WWW.GOVIANU.COM

ABOUT CHIKMAGALUR

Chikmagalur is surrounded by lush green trees set against the backdrop of majestic Mullayangiri ranges. This place covered with eye-catching coffee plantations, makes it a major commercial hub of the state, and brings in tourists from all over the world to entice the unique experience of walking through the plantations. It is a great experience to explore the coffee culture in the gorgeous district of Chikmagalur, one of the most sought-after travel destinations in Karnataka.

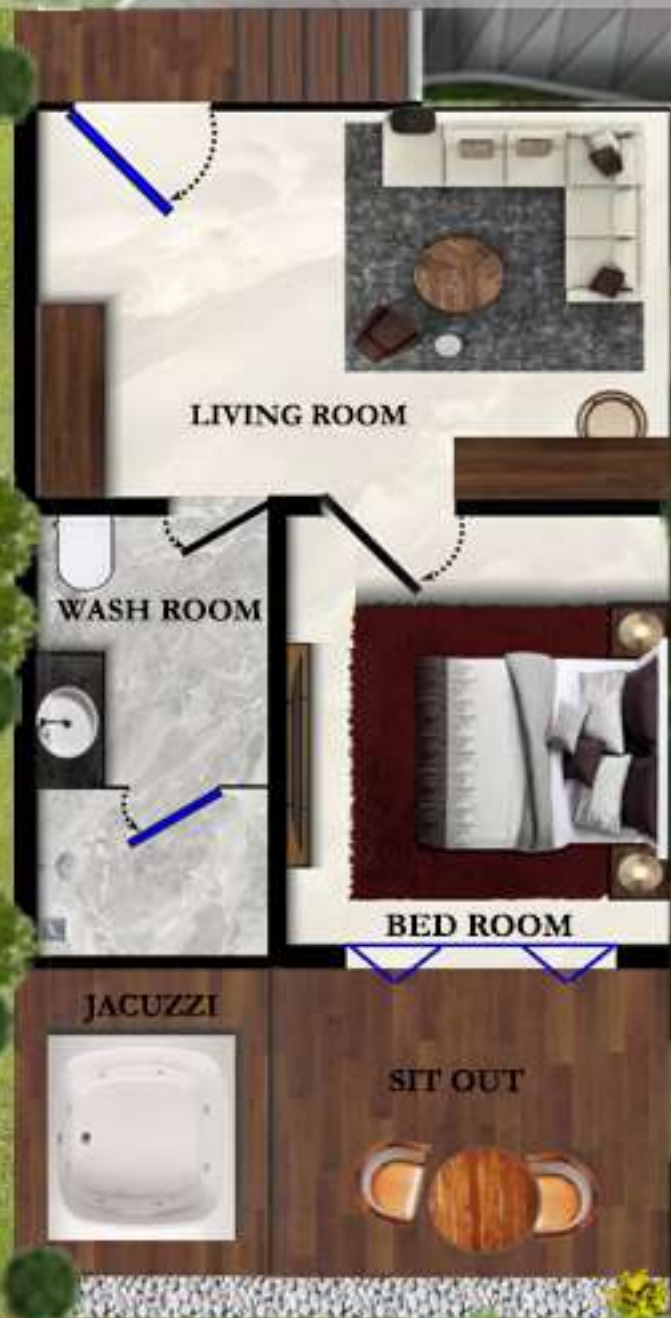
This is one of the most popular spots for trekkers, nature enthusiasts, thrill-seekers, and explorers. There are various adventure activities that would savor your inner thrill. Spellbinding scenic beauty that will leave you mesmerized. Cascade of water flowing over the rugged terrain, it is a view that you will remember all through your life.

PLACES TO VISIT IN CHIKMAGALUR.

- MULLAYANAGIRI
- BABA BUDANGIRI
- KALHATTI FALLS
- BHADRA WILDLIFE SANCTUARY
- MANIKYADHARA FALLS
- KUDREMUKH NATIONAL PARK
- KADAMBI FALLS
- JHARI WATERFALLS
- KODANDA RAMASWAMY TEMPLE
- BHADRA DAM
- MANJARABAD FORT
- SHARADA TEMPLE
- KEMMANAGUNDI
- BELAVADI
- HIREKOKALE LAKE
- COFFEE MUSEUM
- BALLALARAYANA DURGA FORT
- GHATIKALLU
- HEBBE FALLS
- KYATHANAMAKKI



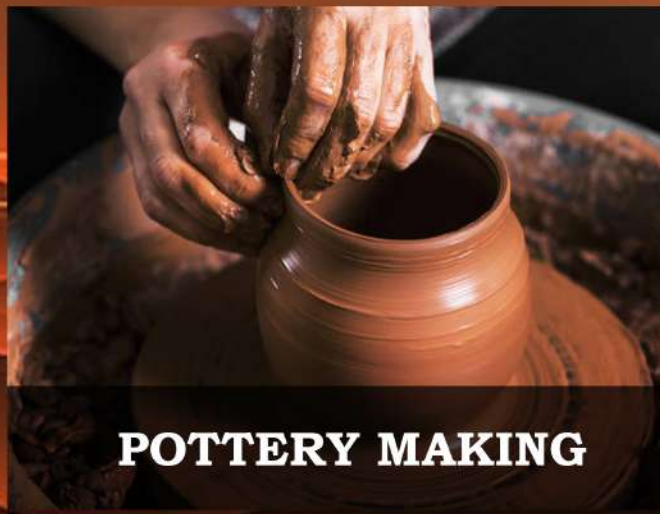
LUXURY COTTAGE VILLA - FLOOR PLAN



PATHWAY

RESORT - MAP

-
- A map of the resort showing the layout of the buildings and the surrounding landscape. The map includes a legend with the following items:
- A** MAIN BUILDING
 - B** PRINCE SUITE 1
 - C** PRINCE SUITE 2
 - D** PRINCE SUITE 3
 - E** PRINCE SUITE 4
 - F** SPA BLOCK
 - G** LUXURY COTTAGE VILLAS 1-28
- The map shows the Main Building (A) at the top left, the Prince Suites (B, C, D, E) in the middle, the Spa Block (F) at the bottom left, and the Luxury Cottage Villas (G) in a grid at the bottom right. The resort is surrounded by a large body of water and a forested area.



POTTERY MAKING

**A
C
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TREKKING



**COFFEE ESTATE
TOUR**



CAMP FIRE



NATURE WALKS



COOKING



ARCHERY



SWIMMING



**INDOOR AND OUTDOOR
GAMES**



CYCLING



PAINT BALL



ZIP LINING



CAMPING



WILD LIFE SAFARI



BIRDS WATCHING



CANDLE LIGHT DINNER



KIDS PLAYING AREA



COFFEE PICKING



RESTURANT



SPA



ROOM SERVICE



GYM



SWIMMING POOL



STEAM AND SAUNA



BANQUET HALL



OUTDOOR BARBECUE




COFFEE ESTATE TOUR

**A
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A woman is lying on her back, and several smooth, dark, oval-shaped stones are placed on her back. A hand is gently resting on her shoulder.

STONE MASSAGE

A close-up of a person's back being massaged with a hand, showing the Shiatsu technique.

SHIATSU

A hand is pouring a yellow liquid from a glass bottle into another hand, with a white flower in the background.


AROMATHERAPY

A pair of feet is being massaged by a hand, with a small white candle and flowers nearby.


FOOT REFLEXOLOGY

A man and a woman are lying on their stomachs on a massage table, holding hands and smiling.

COUPLE SPA

A man and a woman are lying on their stomachs on a massage table, holding hands and smiling.

RELAXATION LOUNGE

A view of a wooden sauna interior with steam rising from the floor.

STEAM & SAUNA

A hand is holding a mallet and striking a large, round, metallic sound bowl.

SOUND THERAPY

ABOUT

Each of our spas is unique and varies from rustic to modern in terms of ambiance. Our spas provide a relaxing feel and have cosy rooms that are kept in the most hygienic and visually pleasing manner. Rooms are set up to meet the needs of our guests and provide them with the most rejuvenating experience.

★ CHOCOLATE THERAPY USP

It's a comprehensive therapy session based in real chocolate made up of nature coffee beans from our estate and has a number of therapeutic effects.

The caffeine and chlorogenic acids contained in coffee beans can help reduce inflammation due to skin problem.

SPA & RETREAT

LUXURY COTTAGE VILLA

FAQ

What is the average projected returns expected?

ROI of 15 to 18% can be expected on the resort revenue along with appreciation of total property
Returns from resort co-ownerships rentals close to 5 to 8% per annum depends with respect to bookings plus the property appreciation

Will the Cottage villa be registered in our name?

Yes, we shall execute sale deed of the particular property

How will resort run property registered in my name?

Resort shall execute registered lease deed from the owners to run as part of resort property

What is the profit shared with villa owners for time share?

50:50 of the total profit realised per quarter of the entire resort rooms booking revenue

What is the maintenance cost to be paid per year for the cottage?

Since its sub-leased to resort the maintenance of the property shall be taken care by the resort management, expenditure incurred shall be deducted once in a year

Who shall pay property annual tax?

Resort shall pay on behalf the owners and shall deduct from the revenue profit realised

How many years once resort renovation shall be done?

Renovation of property shall be taken care once in 6 years

Will there be assistance if we would like to resale the cottage?

We shall assist you in resale as many would be interested to be a part of co-ownership of resort, if its sold from resort management, owner shall bear finder fee charges for the same

What are the charges if owner wishes to access the resort?

As a proud co-owner of resort, 10 days in a year there shall be free access to the rooms with prior booking confirmation, additional number of days shall be offered at 50% of the tariff rate (subject to availability)

VILLA

- Expansive living areas overlooking private gardens.
- Private pool & hot tub.
- State-of-the-art fixtures and fittings.
- Superb en-suite bathrooms

**VILLA
STARTING
FROM 60 LAKHS**

Types of partnerships:

Silver Partnership

- Investment upto 10L INR
- ROI 10% ,Bank account payout 8% ,
- Resort facility usage(Accommodation,restaurant, spa,activities) 2%
- Complementary stay 2 days in an year
- Referral payout 20%
- Eg: Investment of 10L , shall get payout of 1L per year out of which 80,000,- shall be credited to bank account rest amount to be used in resort facilities

Gold partners

- Investment above 10L upto 50L
- ROI 12% ,Bank account payout 9% ,
- Resort facility usage(Accommodation,restaurant, spa,activities) 3%
- Complementary stay 5 days in an year
- Referral payout 30%

Diamond partners

- Investment above 50L
- ROI 12% ,Bank account payout 10% ,
- Resort facility usage(Accommodation,restaurant, spa,activities) 2%
- Complementary stay 10 days in an year
- Referral payout 40%

LLP PARTNERS

A lifetime of memories to cherish with Govianu Resort LLP partnership. Surrounded by the greenery, the luxurious resort with a pool, gym and a spa is perfect for all investors.

Become an investing partner with us. Govianu offers exclusive benefits,privileges and attractive offers on ROI, dining and accommodation.

One Partnership,Many Benefits

- Earn 12% interest every year which includes cash out and resort facilities
- Accommodation anytime throughout the year (subject to availability)
- Relish the sumptuous food and drinks
- Enjoy all the fun and adventurous activities with your family

ESTATE OWNERSHIP

Own a share of estate in a beautiful luxury resort at one of our remarkable resorts

FAQ

How can a non-farmer purchase a coffee estate?

Coffee estate has been considered as commercial plantation land. Even a non-farmer can purchase the plantation land going by the section 104 land reform act.

Who will look after the maintenance of the coffee estate?

Entire maintenance of the coffee estate will be looked after by management.

When do I get my returns?

Coffee is yearly crop. Every year, one can expect return in the month of April.

How much will be the maintenance cost, per annum?

There will be zero maintenance cost. All the maintenance will be looked after by Govianu.

What is the duration for registering the coffee estate?

Coffee estate is ready for immediate registration. Govianu provides one month time for the registration from the time of booking.

In whose name will the estate be registered and will it be feasible to resell the estate in future?

The coffee estate will be registered in the buyer's name and only the buyer will be the sole owner. The estate can be resold anytime in the future.

How will I be able to recognise my registered coffee land?

After the registration, the purchased estate land will be fenced from the rest of the estate.

FIXED INCOME ON INVESTMENT

DIVERSIFICATION OF INVESTMENT

EXPERIENCED MANAGEMENT

HASSEL FREE OWNERSHIP

FREEHOLD PROPERTY

SECURE YOUR DREAM IN A DREAM LOCATION

A FREE VACATION SPOT ALL YEAR AROUND



JUDICIAL LAYOUT,
BENGALURU

GOVIANU MADRE DIVINA



YELAHANKA,
BENGALURU

GOVIANU YELAHANKA



SAHAKARNAGAR,
BENGALURU

GOVIANU JODIDHAR ATLANTIS



ITTIGE GUDU,
MYSORE

GOVIANU GURIKAR LUXURIA



MALESHARAM,
BENGALURU

GOVIANU MARGOSA

GOVIANU



DOLLAR'S COLONY,
BENGALURU

GOVIANU BOUGAINVILLA



DOLLAR'S COLONY,
BENGALURU

GOVIANU PANTHEON



HSR LAYOUT,
BENGALURU

GOVIANU HSR



SANJAY NAGAR,
BENGALURU

GOVIANU SWATHI



SANJAY NAGAR,
BENGALURU

GOVIANU SUBHRAM



BENSON TOWN,
BENGALURU

GOVIANU BENSON



YESHWANTPUR,
BENGALURU

GOVIANU ACE GRAND



BENSON TOWN,
BENGALURU

GOVIANU GRACE GARDEN



MAHALAKSHMI LAYOUT,
BENGALURU

GOVIANU CRESCENT



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