

**RE:GEN:TA**  
RESORT & SPA  
PUSHKAR  
BY ROYAL ORCHID HOTELS LTD.

A constructive  
**Investment**





Witness the most  
exciting luxurious  
development of  
Rajasthan at Pushkar.

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RESORT & SPA  
PUSHKAR  
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# Majestical Tourism

An insight into the splendor sight !

Pushkar in Rajasthan is cupped between hills on three sides and sand dunes on the remaining side. The place has a magnetic appeal with four hundred temples that are blue white and a number of visiting Ghats. Pushkar is also known for International Pushkar Fair which is no less then encyclopedia on the tradition and culture of the state of Rajashan.

Ajmer and Pushkar are at a proximal distance from each other and holds religious, cultural and historical importance. Brahma Temple, Pushkar Lake, Hazrat Khawaja Gharib Nawaz Dargah, Ana Sagar Lake, Adhai Din Ka Jhopda, Taragarh Fort, Soniji ki Nasiya are the major destinations to visit.



## PUSHKAR

Pushkar is one of the oldest cities in India. Located to the northwest of Ajmer, the tranquil city of Pushkar is a favored destination for thousands of tourists and devotees flocking to Rajasthan. Situated at a height of 510 meters, Pushkar is surrounded by hillocks on three sides. The 'Nag Pahar', literally meaning Snake Mountain forms a natural border between Ajmer and Pushkar. Known as 'the rose garden of Rajasthan', the essence of the famous Pushkar rose is exported a over the world. Along with an interesting mythological history, a legacy of timeless architectural heritage makes Pushkar a fascinating city.

According to legends, Lord Brahma, believed to be the creator of the Universe dropped a lotus to the ground leading to the immediate creation of a lake. He then decided to name the place after the flower, and thus the name, Pushkar. The city of Pushkar is home to the only temple dedicated to Lord Brahma in the whole world. Hindus consider a journey to Pushkar to be the ultimate pilgrimage that must be undertaken to attain salvation.







Royal Orchid & Regenta Hotels is one of India's fastest-growing hospitality brands, managing a portfolio of over 100+ properties across the country. Founded in 2001 by industry veteran Mr. Chander K Baljee, Royal Orchid & Regenta Hotels is a renowned and trusted brand with a growth plan to reach 150 hotels by 2026.

We cater to business and leisure travellers who value comfort, great cuisine, distinctly warm Indian hospitality, and value for money. Our modern and fully equipped hotels, resorts, long-stay suites, and inns are what make our guests return time and time again to our properties in metro cities, holiday destinations, pilgrimage sites and wildlife parks. With a Head Office based in the heart of Bengaluru, the team at Royal Orchid & Regenta Hotels is truly passionate about hospitality and driven to deliver immaculate guest experiences. Our success flows from our core values; creating exceptional outcomes for our owners, guests, staff, and shareholders.

Business Destinations :

- Bangalore • Jaipur • Navi Mumbai • Pune • Shimoga • Vadodara • Dehradun • Vapi
- Ahmedabad • Chandigarh • Chennai • Bharuch • Mysore • Dahej • Nagpur • Indore
- Ludhiana • Noida • Kanpur • Kolkata • Gurugram • Amritsar • Bhopal • Jhanshi
- Mohali • Panchkula • Phagwara • Mumbai • Goa • Nellore • Digha • Ajmer • Morbi
- Jamnagar • Sambalpur

Leisure Destinations :

- Goa • Mysore • Mussoorie • Bangalore • Jaipur • Hanmpi • Lonavala • Belagavi
- Sri Lanka • Mahabaleshwar • Mashobra • Belagavi • Bharatpur • Bhuj • Shimal
- Nashik • Ranthambore • Srinagar • Udaipur • Haridwar • Manali • Rishikesh

Wedding Destinations :

- Bangalore • Jaipur • Goa • Mysore • Mussoorie • Hampi • Dehradun • Ranthambore
- Lonavala • Surat • Kasauli • Sri Lanka • Mahabaleshwar • Belagavi • Bharatpur
- Bhuj • Nashik • Sakleshpur • Ambala • Nagpur • Udaipur

Wildlife Destinations :

- Dehradun • Sri Lanka • Kabini • Pench • Ranthambore

Spiritual Destinations :

- Dehradun • Varanasi • Amritsar • Somnath • Haridwar • Rishikesh

Historical Destinations :

- Jaipur • Mysore • Hampi

5900+  
Luxury Rooms



Hotel Royal Orchid, Bangalore

100+  
Hotels & Resorts



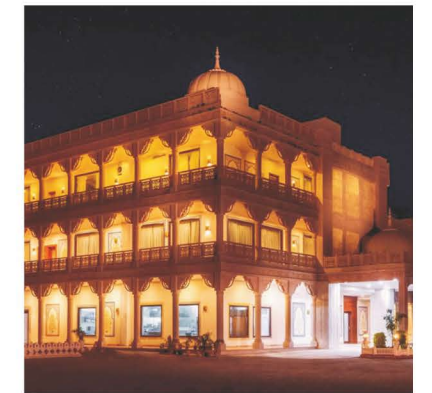
Royal Orchid Brindavan Garden  
Palace & Spa, Mysore

65+  
Locations  
Across India



Hotel Royal Orchid, Jaipur

170+  
Restaurants



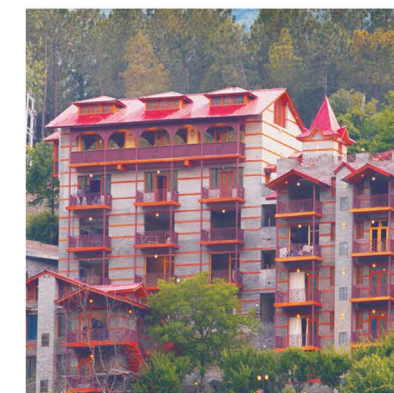
Regenta Resort, Vanya Mahal,  
Ranthambore



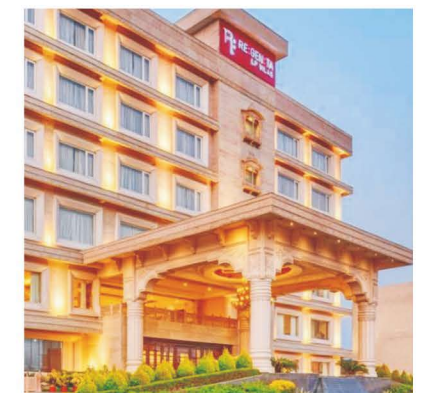
Royal Orchid Fort Resort,  
Mussoorie



Royal Orchid Beach Resort & Spa,  
Goa



Regenta Inn, Manali



Regenta LP Vilas, Dehradun





The resort combines the explorers spirit of adventure with the modernists view on form and precision, to create the most exciting new luxury.





# A Luxurious Tropical Resort Experience in the heart of Pushkar

STUDIO ROOM | VILLA ROOM  
PRESIDENTIAL VILLA WITH PRIVATE POOL

## Highlights

- First Tropical Theme Resort in Pushkar
- One of the biggest luxurious resort of Pushkar
- One of the best Holiday & Wedding destinations
- Eco-friendly architecture
- Entrance Porch & Reception area with a Grand Lobby
- Massive recreational lawn attached to Banquet Hall
- Hotel, Villas & Health Club • Luxury Rooms and Villas
- Landscaped areas with Recreational zones • Amenity open areas
- Swimming Pool and water body • Children's activity zone
- Authentic Organic Restaurants • Banquets & Conference Halls
- Health Club & Spa • Avenue plantations and green walkaways
- Modern Day technologically equipped project
- Marriage destination and Convention arena

## Location Advantage

- 1 Kms from Heritage "Killa Fort" • Surrounded by big green Hills
- Pollution Free Environment • 21 kms form Dargah Shariff
- 8.5 kms from Pushkar Ghat • World Class Wellness Center
- Best Location of Pushkar • 56 Bigha Fully Developed covered area
- Organic Vegetable & Fruit Farming



## Majestic Impressions

A resort with many distinctions!

The magnificent and spectacular resort located in Pushkar offer a remarkable staying experience. The ambience and the well designed landscape offers an amazing experience like no other. Each corner of the resort rejuvenates the mind, body and soul.











## The Aerial View

Infinite pleasure with plush perspective !

Regenta Spa & Resort, Pushkar is a planned luxurious development on scale never seen before, a lavish oasis in the bustling suburb of Pushkar. The palatial perspective and the scenic view of the resort are all the reasons to own a villa there.

Inclusive of private villas, picture-perfect pool, serenity island experiences, swim up pool bar for every age & mode. Party island experience one of it's kind and more..

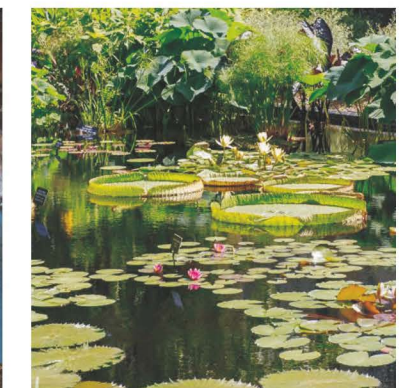
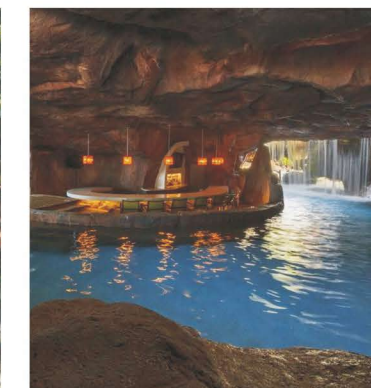
- |                        |                                    |
|------------------------|------------------------------------|
| 1. Site Entrance       | 13. Swim Up Bar                    |
| 2. Parking             | 14. Villa Category-I               |
| 3. Entrance Water Body | 15. Villa Category-II              |
| 4. Entrance Foyer      | 16. Presidential Villa             |
| 5. Open Waiting Area   | 17. Fire Tender Path & Cycle Track |
| 6. Main Building       | 18. Club Outdoor Activities        |
| 7. Banquet Hall        | 19. Performance Island             |
| 8. Banquet Lawn        | 20. Waterfall Feature              |
| 9. Party Deck          | 21. Featured Sit-Outs              |
| 10. Swimming Pool      | 22. MiniSwimming Pool              |
| 11. Club               | 23. Service Block-II               |
| 12. Service Block-I    | 24. Meditation Zone                |





## Water Body 'Flow of life'

Depicting flow of life through its continuous flowing water bodies, enriching tropical experience on its every turn. Whether it's the stillness and calmness of the water or the ever flowing motion of the water sustaining life or the sound of the flowing water creating the thrill and experience.





## Regenta Resort & Spa, Pushkar

# Choose Your Villa

Total Rooms : 112

All villas have picturesque lily pond at the entrance and the backyard. Inspired by the steady boats of the coast, the roofing compliments the tropical surroundings , regulating thermal comfort. Each and every villa has a different views facing The Aravali Hills and aquatic pool. Encompassed in the luscious greens get the perfect views without having to compromise your privacy. A serene flowing water to help you relax. One can indulge in our superluxurious Presidential Villas with private pool and loose themselves under the blanket of nature. Re-Sort yourself from the hassles of life in our tranquil eco-villas.



Hotel Building Block



Studio Room

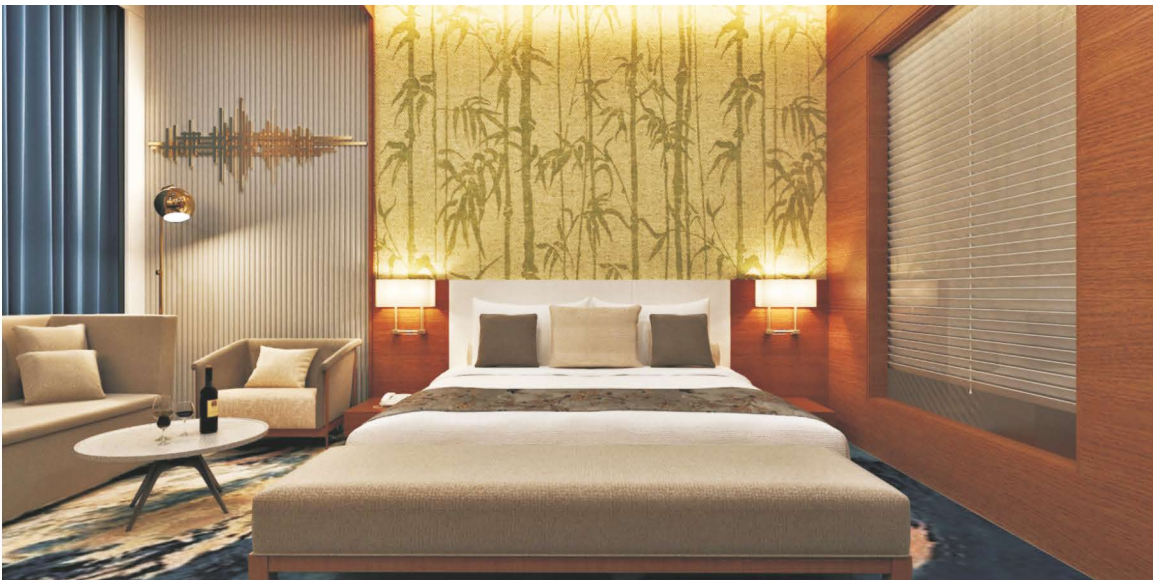


Villa Room



Presidential Villa With Private Pool





Interior Studio Room

# Studio Room

Total No. of Rooms : 30



FLOOR PLAN  
AREA : 450 SQ FT (Approx)





## Villa Room

Total No. of Rooms : 80



### FLOOR PLAN

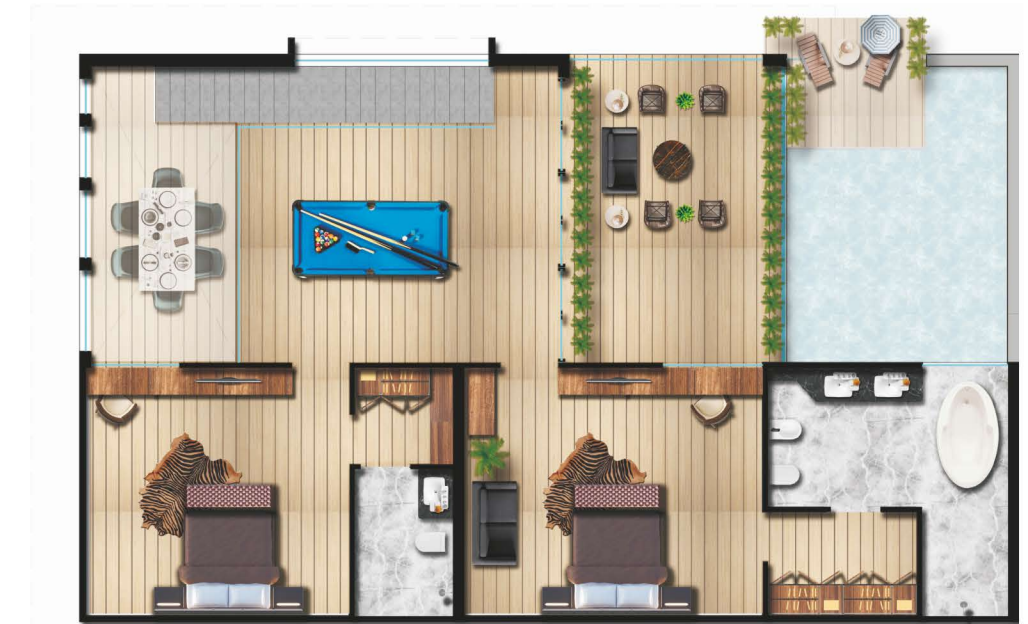
AREA : 850 SQ FT (Approx)





# Presidential Villa with Private Pool

Total No. of Units : 2



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
AREA : 3800 SQ FT (Approx)





Villa Interior





## Club House

Enjoy amenities with luxury !

Club house is an essential part of the community and home to many of the resort amenities including a fitness center, spa, lounge, tennis court, pool and jacuzzi. Guests staying at the resort have full access to club house amenities. A bilingual guests services team member is on hand to assist residents and guests with all their needs.





## Eclectic Dining Space

A dining experience never before !

At Regenta Spa & Resort, Pushkar the guests will experience great food and excellent service. The dining outlets ensure you have a delightful culinary experience. We also have special tropical and authentic organic cuisine experience for our special guests.





## Health Club, Spa with Naturopathy Center and Adventure Club

The luxury of natural healing, rebalancing and recharging designed to replenish the soul and inspire everyone to live a stress-free life, the Naturopathy Center, through safe, natural facilitates, natural healing treatments for all. On the other hand, the Massage Room with an exceptional team of masseurs enables physically revitalizing experiences.

If you are enthusiast then we offer you a club that takes inspiration from the age-old concept of courtyards. A spa experience like never before, right under the sun without losing your privacy. We also offer a nature walk or theat midnight stroll under the stars or a quick cycling marathon with your loved ones. What better way to loose start your morning than meditating between the green with the beautiful sunrise between the Aravallis.

- Yoga • Trekking • Camping • Rock Climbing
- Obstacles • Commando Net • Balancing • Volleyball
- Artificial Wall Climbing • Paint Ball • Rifle Shooting
- Lawn Tennis • Mini Golf • Skating • Horse Riding
- Camel Riding • Cycling





## BENEFITS FOR VILLA BUYERS

01

Buyer / Owner will get the ownership through sale deed & perpetual lease deed.

02

Buyer / Owner will share revenue generated by resort on Room Rent, F&B, Spa, Events and all the other activities minimum of 7%\* Return on Investment.

03

Buyer / Owner will get 25 (15 in Regenta Pushkar & 10 in any Royal Orchid Hotel in India) complimentary room night vouchers every year, which are transferable & saleable.

04

Buyer / Owner will get 25% discount on food and beverages.

05

Every time buyer stays in Pushkar is entitle of complimentary spa for 2 people and 20% discount thereafter.

\*Terms & Conditions Applicable.

## ADD-ON BENEFITS FOR VILLA BUYERS



ONE BOTTLE  
OF HOUSE WINE  
ONCE A YEAR



THREE CAKE  
COMPLIMENTARY  
EVERY YEAR



ONE EXTRA BED  
COMPLIMENTARY WHEN  
OWNER STAYS



OWNERS ROOM  
EXPRESS  
CHECK-IN & CHECK-OUT

\*Terms & Conditions Applicable.





## Dream Weddings

At Regenta Resort & Spa Pushkar

Weddings | Corporate Events | Get Together | Celebrations  
Religious Functions & Events | Film Shooting | Photo Shoots | Musical Events

An array of life-changing experiences await From rediscovering the new light of landscape beauty and aura of blended architecture, We Invite all to a life changing experience of a destination hub for marriage and facilities of the Same. Pushkar is the Marriage Hub for one and all, greeting all the people a grandeur of Lavishness at our destination.



## WEDDING BENEFITS FOR VILLA BUYERS

Once in a life time offer

01

Studio room owner will get 80 rooms for two days, total 160 rooms complimentary.  
(One room owner will get this benefit once only)  
(Out side catering allowed and space of event use will be complimentary)

02

Villa owner will get 100 rooms for two days, total 200 rooms with breakfast complimentary.  
(One cottage owner will get this benefit once only)  
(Out side catering allowed and space of event use will be complimentary)

03

Presidential pool villa owner will get 112 rooms for two days, total 224 rooms with one breakfast and one high-tea complimentary.  
(One cottage owner will get this benefit once only)  
(Out side catering and venue free only once in life time offer)

Note: Because these are bulk room bookings owner need to book in advance and no such bookings on Long Weekend, Diwali, X-mas holidays blackout periods.

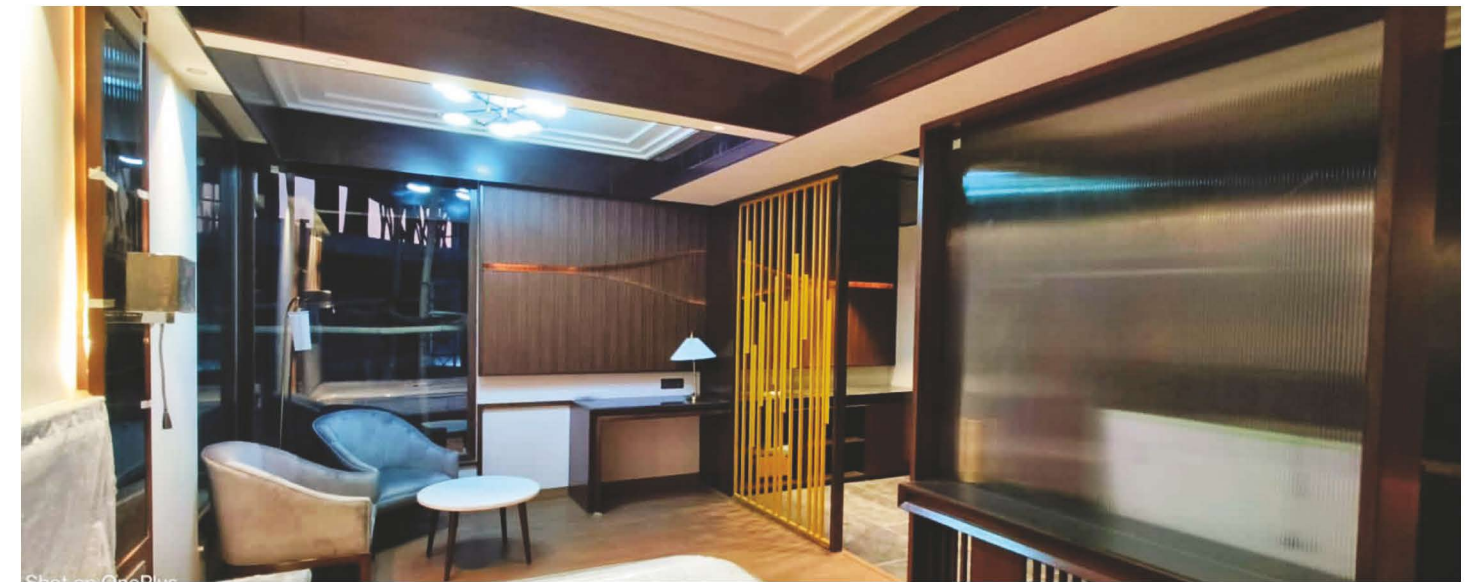
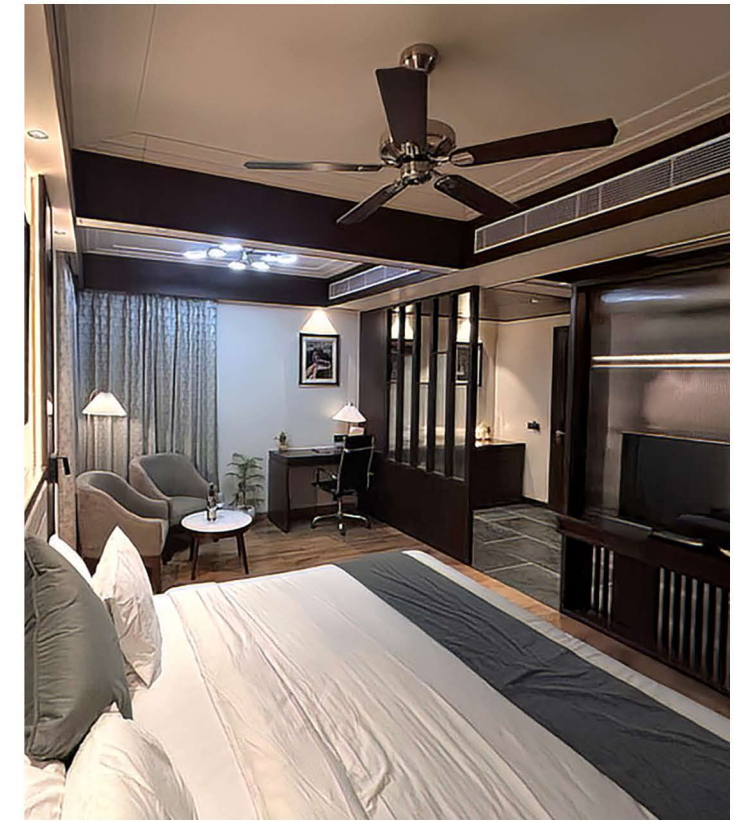
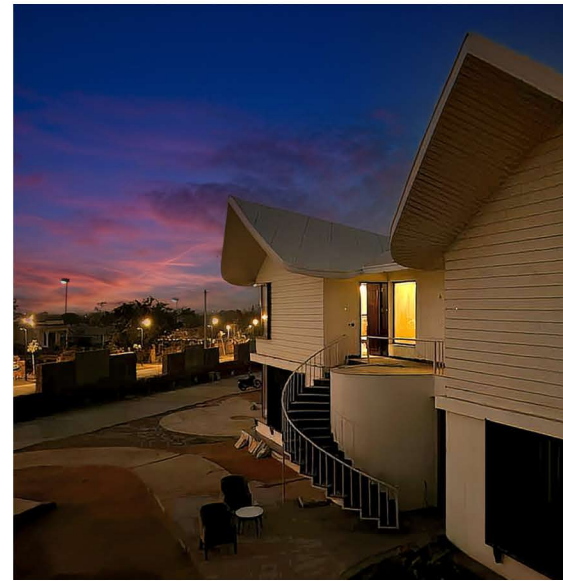


\*Terms & Conditions Applicable.



# Luxury Perfected Into Reality

Actual Villa Images



Actual Villa Interior Images @ Regenta Resort & Spa, Pushkar





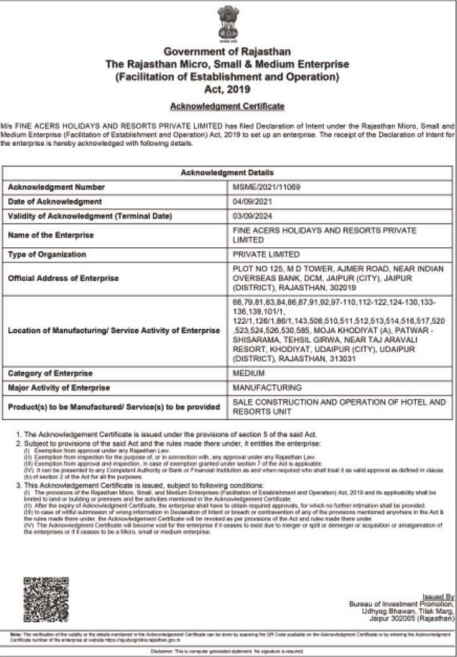
Fine Acers is a leading real estate developer specializes in creating luxurious 5-star resort property. We are the pioneer of sale-lease-back model for resort properties, and have expanded presence across diverse destinations.

Our unique proposition allows individuals to invest in our properties and enjoy exclusive benefits such as one destination wedding at the property, assured returns on their investment, and complimentary holidays at the property.

At Fine Acers, we believe in delivering exceptional quality and unmatched hospitality to our guests. Our resorts are strategically located in some of the most scenic and popular destinations, making them ideal for those seeking a luxurious getaway or a unique cultural experience. Our investment options are designed to provide investors with an opportunity to earn returns while also enjoying the benefits of owning a luxurious vacation property.

From the regal charm of Jaipur and the enchanting landscapes of Udaipur and Jawai, the spiritual ambiance of Pushkar, the Scotland of India- Coorg, to the waterfront luxury of Al Jaddaf, Dubai, our resorts offer unparalleled luxury and investment potential.

Stay tuned as we expand our horizons to the exotic shores of Goa and Ranthambore’s awe-inspiring wildlife and it’s rich biodiversity, providing you with even more opportunities for resort ownership and a steady Return on Investment.



CHANDIGARH  
H. No. - 2104, Sec 35 C,  
Chandigarh-160022 (India)

DUBAI  
Office No. 3, JW Marriott  
Marquis, Business Bay,  
Dubai (UAE)

HYDERABAD  
501, 5th Floor IVY Terrace,  
Kavuri Hills, Hyderabad,  
Telangana (India)

JAIPUR  
Ground Floor,  
M.L. Tower, Teja Circle,  
Jaipur, Rajasthan (India)

JODHPUR  
401, Sanskriti Tower,  
Main Chopasni Road, Bombay  
Motors Circle, Jodhpur,  
Rajasthan (India)

MUMBAI  
B-116 Ground Floor LARAM Center,  
Opp Andheri West Railway Station,  
Mumbai - 400 058

MANGALORE  
Shop No. S3-S4, 2<sup>nd</sup> Floor,  
New Berry Enclave, Kapikad,  
Bejai, Mangalore,  
Karnataka (India)

PUNE  
Plot No. 395, Near Shell Petrol  
Pump, Behind ICICI Bank,  
Senapati Bapat Road, Pune,  
Maharashtra (India)

SINGAPORE  
Pasir Panjang Road,  
West Coast, Singapore-117503



## Getting There

- Well connected by Air, Road and Rail.
- Located in the Pushkar, Ajmer, Rajasthan (India)





Be a part of this tropical resort & get  
lifetime luxurious returns

**FINE** Acers<sup>®</sup> Pvt. Ltd.

3rd Floor MD Tower, DCM, Ajmer Road, Jaipur - 302019, Rajasthan

**Contact : +91 93516 55155 | [www.fineacers.com](http://www.fineacers.com)**

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