



**CREATING  
LUXURY  
DESTINATIONS**

**FINE**Acers®

SHAPING THE  
FUTURE OF  
LUXURY LIVING  
THROUGH VISIONARY  
DEVELOPMENTS  
THAT CREATE  
ENDURING VALUE  
AND GROWTH.

INDIA'S PIONEER  
GROUP IN 5-STAR BRANDED HOTELS,  
RESORTS AND RESIDENCES.





## CRAFTING DESTINATIONS CREATING LEGACIES

At Fine Acers, destinations are transformed into luxurious havens, that becomes lasting legacies. Each of our developments is meticulously crafted to combine luxury, comfort and sustainability, providing an unparalleled experience.

Owning a Fine Acers property means acquiring a luxury asset that will be cherished and passed down through generations, creating a legacy of distinction and excellence.

# Introduction

# Table *of* Contents

01  
Insight From  
The Director

02  
About Group

03  
Vision & Mission

04  
Innovative Approach

05  
Investors Perks

06  
Strategic Edge

07  
Our Journey

08  
Recognitions

09  
Our Brand Portfolio

10  
Brand Association

11  
Destination That  
Inspire & Deliver

12  
Our Luxury  
Destinations

13  
New Destinations  
On The Horizon

14  
Customer Excellence



# Insight *from* the Director

01



We pledge to collaborate harmoniously, leveraging our collective strengths to elevate Fine Acers into India's most admired hospitality group.

By harnessing the power of excellence and innovation, we will create extraordinary experiences and generate substantial value for our enterprise. Our journey is marked by ambition, determination, and a relentless pursuit of perfection.

**Dinesh Yadav**  
Founder & Director



### INDIA'S FASTEST-GROWING HOSPITALITY BRAND

We are proud to be India's fastest growing hospitality brand, backed by over 15 years of experiences in real estate and hospitality brand development. Our passion for creating lifelong income opportunities for our investors has led us to introduce the resort revolution.

### PIONEERING DESTINATIONS CREATION

We transform extraordinary locations into sought-after retreats, we deliver exceptional experiences that cater to discerning travelers and investors alike. Our team of experts curates every aspect of development, ensuring each destination reflects the highest standards of quality and innovation.

# About *the* Group 02

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.



A VISIONARY  
OUTLOOK  
INSPIRES CHANGE  
AND A MISSION  
DRIVEN APPROACH  
TRANSFORMS VISION  
INTO IMPACT.



# Vision & Mission 03

Our vision is to be the leading developer of luxury resorts and branded residences, known for excellence, innovation, and environmental stewardship. We aim to expand our footprint across the most coveted locations in India and beyond to create a global portfolio that embodies the essence of fine living and smart investing.

Our mission is to create world-class resort experiences that blend opulence, comfort, and financial growth. We are planning to come around 5000 keys properties in upcoming 5 years down the line with pioneer brands of hotel and resort industries. We are committed to delivering exceptional value to investors and guests through aesthetically pleasing and functionally superior developments, ensuring sustainable returns and unforgettable experiences.

# Innovative Approach 04



## EMPOWERING OWNERSHIP The **Sale-Lease-Back (SLB)** Model

The Sale-Lease-Back Model offers a flexible approach to investment, providing immediate liquidity while allowing continued use of the property.

By selling the asset and leasing it back, investors can unlock capital for new opportunities without giving up access to their luxury lifestyle.

This strategy maximizes the value of real estate holdings, offering both financial benefits and the convenience of hassle-free ownership.



## **UNLOCKING POTENTIAL Invest. Earn. Enjoy.**

We introduce an innovative model that redefines investment by blending luxury with financial gain. Investors are invited to own luxury properties that promise an unparalleled lifestyle experience and consistent returns.

It allows investors to enjoy exclusive access to world-class amenities and breathtaking destinations while their investment work for them. By turning ownership into a journey of both indulgence and income, we ensure that every investment is not just a financial asset but a gateway to enriching experiences and growth.

# Invstors Perks 05

BENEFITS THAT ELEVATE  
THE INVESTMENT EXPERIENCE

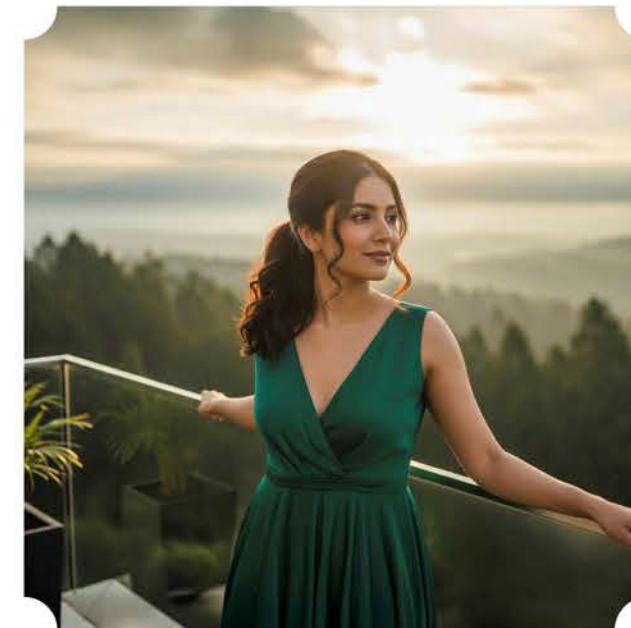
## Event Hosting Privileges

Get privilege of hosting wedding or major events at our resorts without incurring additional costs.



## Easy Payment Plans

Simplify your investment journey with flexible terms that make luxury ownership more accessible. With manageable installments and transparent terms, secure your dream property without financial strain.



## Property Appreciation

Investing in high-demand destinations guarantees a steady increase in property value, driven by continuous growth in tourism and hospitality sectors, leading to substantial long-term returns on your investment.



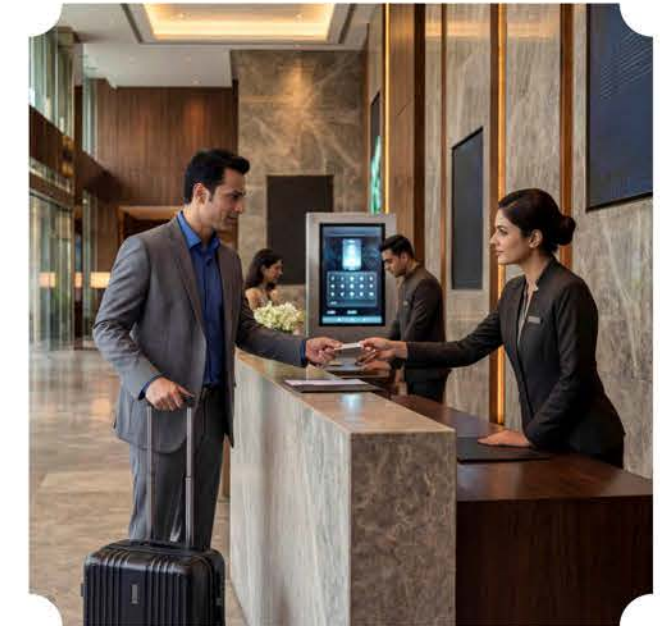
## Exclusive Discounts

On F&B, Spa, Nature Therapy and several other premium resort services.



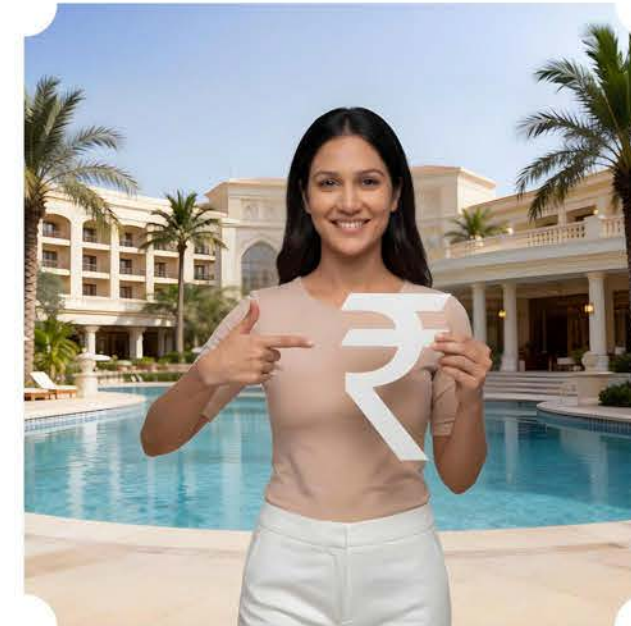
## Hassle-Free Ownership

Enjoy the peace of mind that comes with **zero maintenance** charges. Our dedicated team ensures that your property is meticulously maintained, providing a stress-free investment experience.



## Annual Complimentary Stays

Enjoy complimentary stays at our luxurious resorts annually, allowing you to immerse yourself in the unparalleled comfort and opulence that we offers.



## Robust ROI

We offer outstanding ROI by carefully curating properties that promise significant returns and robust growth.



# Strategic Edge

06



## VISIONARY LEADERSHIP

Deep expertise in real estate, resort development and hospitality operations.



## 15 + YEARS OF EXPERIENCE

Creating luxury resorts, branded residences and lifestyle destinations.



## GLOBAL COLLABORATION

Leveraging renowned hotel brands and top architects to deliver projects with precision.



## PROVEN TRACK RECORD

Successful project launches, sales and long-term management models.



## PAN-INDIA PRESENCE

Presence in all metros with own company operated offices and business associates.



## GLOBAL FOOTPRINT

Presence in UAE, Singapore, Australia, UK & USA.



## END-TO-END IN-HOUSE CAPABILITIES

Divisions for design, marketing, project development and operations for seamless execution.



## INNOVATION AND STRATEGY

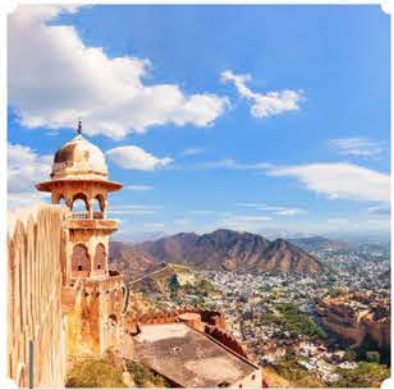
Specializing in return-driven models like Sale-Lease-Back, co-ownership and management partnerships.



## COMMITMENT TO EXCELLENCE

Focused on growth, sustainability and long-term investor value.

# Our Journey 07



We began our journey with Resort Villas in Jaipur



This momentum led us to Resort Farms in Pushkar



Our first major hospitality collaboration took shape with Royal Orchid, introducing Regenta Resort & Spa, Pushkar



We expanded our footprint to Udaipur - launching THE RESORT, Udaipur



A defining global partnership was forged with Wyndham, the world's largest hospitality giant. With this partnership, we unveiled Wyndham Grand, Jaipur Amer



We launched Kama, India's first exclusive lifestyle and wellness brand and through a collaboration with Wyndham's upscale brand Trademark Collection, introduced Kama Jawai, Coorg and Udaipur



Our journey continued with The Ame, Sakleshpur



We introduced the first Managed Wellness Farms in Jawai



We proudly bring Wyndham's Dolce to India, creating signature resorts in Goa and Udaipur





# Recognitions 08

Fine Acers is honoured by industry recognition that reflects our commitment to innovation, strategy and quality. Our awards stand as proof of impact, credibility and excellence delivered across every project and destination. They celebrate not just what we build, but how thoughtfully, consistently and boldly we build it.



WORLDWIDE ACHIEVERS  
REAL ESTATE AWARDS



WORLDWIDE ACHIEVERS  
REALTY LEADERS AWARDS



INDIA-UAE BUSINESS  
CONCLAVE



SOUTH EAST ASIA  
BUSINESS ICON AWARD



MSME TIMES  
EXCELLENCE AWARD



ET YOUNG INDUSTRY  
LEADER AWARD



ET YOUNG ENTREPRENEUR  
AWARD BY TIMES OF INDIA



TIMES HOSPITALITY ICON  
AWARD BY TIMES OF INDIA



TIMES HOSPITALITY ICON  
AWARD BY TIMES OF INDIA



# Our Brand Portfolio

09

EACH BRAND, A DISTINCT  
EXPRESSION OF 5-STAR HOSPITALITY



LUXURY LIFESTYLE &  
WELLNESS REIMAGINED

“Where the desire for vibrant  
longevity becomes reality.”

Wellness Escapes combining  
spa rituals, hot yoga,  
meditation and wholesome  
gourmet cuisine, set within  
serene luxury suite-villas.



THE ART OF  
ULTRA-LUXURY

“Every stay is a statement.”

A 5-star-plus experience  
defined by grandeur suites,  
champagne butlers,  
Michelin-star chefs  
and bespoke  
Rolls-Royce transfers.



SMART STAYS FOR  
THE MODERN NOMAD

“Where efficiency meets  
innovation.”

Tech-forward business hotels  
with modular design,  
AI-enabled comfort and  
sustainable efficiency for  
today’s global professionals.

# Our Esteemed Brand Associations

10

## STRENGTH THROUGH GLOBAL PARTNERSHIPS

Fine Acers partners with industry leaders to bring international hospitality excellence to India's most promising destinations.

Through these alliances, every project benefits from trusted brand reputation, established operational systems and global marketing reach ensuring strong occupancy, investor confidence and enduring guest loyalty.



In collaboration with Royal Orchid,  
Fine Acers presents  
Regenta by Royal Orchid, Pushkar,  
blending authentic Indian hospitality with  
contemporary luxury.



With Wyndham, Fine Acers brings  
global luxury standards to India through  
**Wyndham Grand** Jaipur Amer,  
KAMAH – **Trademark Collection** by  
Wyndham (Jawai, Coorg, Udaipur) and  
**Dolce** (Goa, Udaipur)





# Destinations That Inspire & Deliver 11

## GLOBALLY RENOWNED DESTINATIONS WITH HIGH HOSPITALITY POTENTIAL

Each of our destinations is celebrated worldwide for its exceptional charm and luxury, setting a high standard in hospitality. Renowned for their breathtaking beauty, culture, and natural landscapes these locations attract discerning travelers and investors alike.

The hospitality potential at each site is immense, with premier services and experiences designed to delight and satisfy. With ongoing innovations and developments, these destinations promise continued success and significant returns for investors, ensuring an extraordinary experience now and into the future.



# Our Luxury Destinations

11

DESIGNED FOR DISTINCTION AT



COORG



GOA



JAIPUR



JAWAI (PALI)



PUSHKAR



SAKLESHPUR



UDAIPUR



Coorg



**KAMAH**<sup>®</sup>  
LUXURY • LIFESTYLE • WELLNESS  
RESORT, COORG  
**TRADEMARK**  
COLLECTION BY WYNDHAM

Coorg, often referred to as the "Scotland of India," renowned for its coffee plantations and mist-covered hills, offers panoramic views of lush greenery. Kamah Trademark Collection by Wyndham, Coorg is a setting where luxury meets sustainability. This exceptional retreat features 125 units, providing elegantly designed accommodations that harmoniously blend modern comfort with eco-friendly practices.

With a range of wellness offerings set amidst serene natural surroundings, the resort ensures a tranquil escape. Its commitment to integrating luxury with nature makes you feel truly embraced by the natural beauty of Coorg, enhancing relaxation and well-being.

<b>TYPE OF RESIDENCE</b>	<b>UNIT COUNT</b>
Studio	50
Executive Villa	40
Premium Villa	27
Presidential Villa	08
<b>Total</b>	<b>125</b>

Resort Location:  
Kodlipet, Coorg, Karnataka (India)



Project Status: **Ongoing**



## GOA RESORT

Set against the serene backdrop of Mandrem, Coregaon, Dolce Goa is a haven where luxury seamlessly merges with nature's serenity. This upcoming resort spread in across 13 Acers of land offers more than just a retreat - it's an opportunity to own a slice of paradise in one of Goa's most sought-after tourist destinations.

Offering 300 exclusive units, it will seamlessly blend world-class facilities with personalized experiences, ensuring an unparalleled level of comfort and sophistication. From transformative wellness programs to exquisite dining, every aspect is designed to elevate the lifestyle of its guests. With state-of-the-art amenities and services tailored to the future of hospitality, this resort will embody sustainable luxury, offering a serene escape amidst the natural beauty and vibrant energy of Goa's landscape.

TYPE OF RESIDENCE	UNIT COUNT
Studio	180
Duplex Pool Villa - 2 BHK	80
Duplex Pool Villa - 5 BHK	40
<b>Total</b>	<b>300</b>

Resort Location:  
Mandrem, Corgaon, Goa (India)



Project Status: **Ongoing**



Goa



# WYNDHAM GRAND®

## Jaipur Amer

### SPA, RESORT & BRANDED RESIDENCES

Wyndham Grand Jaipur Amer, nestled in the stunning Aravalli Hills, is an expansive property featuring 278 units, offering a luxurious escape in one of India's most enchanting destinations. This opulent resort is renowned for its private pool villas and elegant accommodations, providing an exceptional blend of comfort and sophistication.

The resort boasts an array of world-class amenities, ensuring a memorable stay for all who visit. With breathtaking views of the surrounding landscape, Wyndham Grand Amer offers a serene and lavish ambiance. The property promises an unparalleled experience of sophistication and tranquility, making it a perfect choice for leisure and adventure.

TYPE OF RESIDENCE	UNIT COUNT
Studio	237
1 Bedroom Unit	18
2 Bedroom Unit	18
3 Bedroom Unit	05
<b>Total</b>	<b>278</b>

Resort Location:  
Gunawata / Kukas, Amer, Jaipur,  
Rajasthan (India)



Project Status: **Ongoing**



**KAMAH**<sup>®</sup>  
LUXURY • LIFESTYLE • WELLNESS  
RESORT, JAWAI  
**TRADEMARK**  
COLLECTION BY WYNDHAM

Kamah Trademark Collection by Wyndham, Jawai is a symphony of lifestyle and wellness, set amidst the breathtaking wilderness of Jawai, famous for its dam and leopard sanctuary. This exclusive retreat offers a blend of luxury and nature with 94 meticulously designed units, providing a serene escape into the heart of the wild.

Featuring bespoke amenities and opulent accommodations, it also allows for unique leopard sightings, enhancing the experience of the region's rich wildlife. The resort's seamless integration with its surroundings offers a tranquil haven, where modern comfort meets the untouched beauty of Jawai, creating an exceptional retreat for relaxation and adventure.

TYPE OF RESIDENCE	UNIT COUNT
Swiss Cottage	10
Deluxe Suite	24
Luxury Villa	48
Swiss Chalet Jacuzzi Villa	08
Presidential Pool Villa	04
<b>Total</b>	<b>94</b>

Resort Location:  
Jawai, Pali, Rajasthan (India)



Project Status: **Ongoing**



Jawai



Jawai



**KAMAH**<sup>®</sup>  
LUXURY • LIFESTYLE • WELLNESS  
JAWAI  
**MANAGED FARMS**

The Kamah Wellness Farm is a sanctuary where nature sets the rhythm of life. Designed as private retreats, these Wellness Farm blend expansive landscapes with the indulgence of a pool, thoughtfully curated spaces and wellness-driven amenities. It is a lifestyle of luxury and rejuvenation, inviting you to pause, breathe and rediscover balance.

With only 61 exclusive farms thoughtfully curated to offer unmatched privacy and privilege. Limited in number yet expansive in experience, each unit reflects a lifestyle of luxury, wellness and exclusivity. A curated range of amenities and spaces ensures wellness, celebration and connection are always within reach. Life flows seamlessly between leisure and luxury, allowing you to relax and rejuvenate.

TYPE OF RESIDENCE	UNIT COUNT
1 BHK Farm	10
2 BHK Duplex Farm with Pool	51
<b>Total</b>	<b>61</b>

Farm Location:  
Jawai, Pali, Rajasthan (India)



Project Status: **Ongoing**

# RE:GEN:TA RESORT & SPA PUSHKAR

BY ROYAL ORCHID HOTELS LTD.

Regenta Resort and Spa Pushkar is a prestigious collaboration between Fine Acers Pvt. Ltd. and the esteemed Royal Orchid Hotels Ltd., a renowned hospitality brand with over 50 years of excellence. This luxurious development is a tropical oasis, offering a modern and elegant experience for its guests.

The resort boasts state-of-the-art amenities and 112 meticulously designed units, providing an unparalleled level of comfort and sophistication. Nestled in the serene surroundings of Pushkar, the resort promises a retreat where luxury meets tranquility. With a commitment to exceptional service and a focus on creating unforgettable memories, Regenta Resort and Spa Pushkar stands as a premier destination for leisure and indulgence.

TYPE OF RESIDENCE	UNIT COUNT
Deluxe Suite	30
Villa Room	80
Presidential Villa with Private Pool	02
<b>Total</b>	<b>112</b>

Resort Location:  
Badi Ghati, Pushkar, Ajmer,  
Rajasthan (India)



Project Status: **Ready to Deliver**





# Sakleshpur

## The **ame**<sup>®</sup> RESORTS - SAKLESHPUR -

The Ame situated amidst the misty hills and coffee-scented air of Sakleshpur, Coorg, is an upcoming luxury resort that redefines the meaning of escape. Thoughtfully designed to harmonize with nature, it blends elegance with the raw beauty of the Western Ghats.

This retreat is a harmonious blend of nature and indulgence, offering an exceptional hospitality experience. With 125 units comprising thoughtfully designed studio and villas, the property promises a perfect mix of privacy, comfort and elegance.

World-class amenities-from wellness and spa facilities to fine dining and curated experiences-all set amidst lush greenery and calm surroundings. This resort redefines luxury lifestyle the warmth of personalized service and unmatched convenience.

TYPE OF RESIDENCE	UNIT COUNT
Studio	75
1 BHK Villa	50
<b>Total</b>	<b>125</b>

Farm Location:  
Sakleshpur, Coorg, Karnataka (India)



Project Status: **Ongoing**



**KAMAH**<sup>®</sup>  
LUXURY • LIFESTYLE • WELLNESS  
RESORT, UDAIPUR  
**TRADEMARK**  
COLLECTION BY WYNDHAM

The Kamah Trademark Collection by Wyndham, Udaipur is an exquisite retreat that blends luxury, wellness, and lifestyle in one of India's most captivating cities. Known as the "City of Lakes," Udaipur offers a stunning backdrop of shimmering lakes, majestic palaces, and rich cultural heritage. This property with 60 units is set amidst Udaipur's breathtaking landscapes, providing a serene sanctuary where guests can unwind and rejuvenate.

It offers an unparalleled wellness experience with state-of-the-art amenities, personalized services, and holistic therapies that cater to every need, setting new standards for hospitality in this enchanting city.

TYPE OF RESIDENCE	UNIT COUNT
Ground + 1	60
<b>Total</b>	<b>60</b>

Resort Location:  
Amarjyot River Front, Udaipur,  
Rajasthan (India)



Project Status: **Ongoing**



Udaipur



# DOLCE

HOTELS AND RESORTS®  
BY WYNDHAM

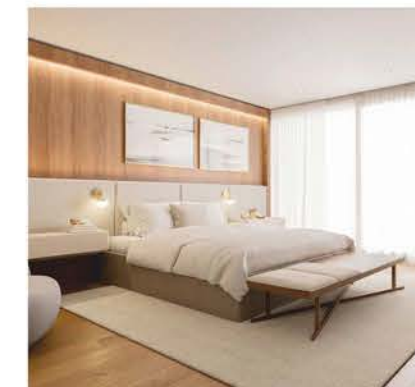
## UDAIPUR RESORT

Dolce, Udaipur, is a serene retreat located in a city famed for its vibrant tourism and opulent destination weddings. This exquisite property features 450 units, including luxury villas and branded residences, designed to provide an unparalleled experience of comfort and elegance.

With state-of-the-art amenities the resort's expansive grounds offer breathtaking views of Udaipur's iconic landscapes, creating a serene retreat that feels both exclusive and welcoming. This oasis of calm promises a memorable experience, making it the perfect destination for those who appreciate luxury, elegance, and the timeless beauty of Udaipur.

TYPE OF RESIDENCE	UNIT COUNT
Studio Unit	249
1 BHK Villa	103
2 BHK Villa	74
Presidential Villa	24
<b>Total</b>	<b>450</b>

Farm Location:  
Kodiyat, Udaipur, Rajasthan (India)



Project Status: **Ongoing**



Experience the grandeur of a luxurious resort farm in the enchanting city of Pushkar, captivating tourists from around the world with its mystical allure and serene ambiance. The farmhouses crafted here are more than mere bricks and mortar; they tell their own unique stories. Every moment spent within these premises is extraordinary in countless ways.

Sprawling across a vast~15 acre area, The Resort Farms treats guests to 125 comfortable rooms, a lavish clubhouse, and a culturally inspired street show casing the essence of India. Additionally, guests can indulge in an array of themed restaurants offering delectable flavors from various cuisines.



Project Status: **Delivered**



Introducing Resort Villas, situated in the prime location of Mokhampura-Jaipur. Mokhampura enjoys excellent connectivity to various parts of Jaipur through a well-established network of roads, public transportation, and railways. The locality boasts a robust social infrastructure, including shopping zones, bank branches, renowned educational institutions, recreational centers, and prominent hospitals in close proximity.

In September 2016, our company embarked on its second exclusive villa project, aptly named "Resort Villas," located on Ajmer Road, Jaipur. This project consisted of 75 individual villas, all of which were successfully sold out. The development and handover of the villas were completed in 2018, showcasing our commitment to timely delivery and customer satisfaction.



Project Status: **Completed**



# New Destinations on the Horizon

## EXCITING NEW DESTINATIONS ON THE HORIZON

Our upcoming destinations promise to be extraordinary additions to our portfolio, each meticulously selected for its unique charm and potential. These new locations are set to offer unparalleled luxury and hospitality, appealing to both discerning travelers and savvy investors.

Our commitment to innovation and excellence ensures that each new property will deliver the high standards of service and sophistication for which we are known. As these destinations come to life, they will enhance our global presence and also offer opportunities for growth and investment.



# Customer Excellence

14

## BUILDING STRONG CONNECTIONS

At the heart of our company is a steadfast commitment to excellence and fostering lifelong relationships. We believe that true excellence is achieved through unparalleled service.

This customer-centric approach ensures that every encounter with us is marked by warmth, professionalism, and an unwavering commitment to making every customer feel valued and understood.

We strive to cultivate a community of satisfied and loyal associates who are proud to be part of our journey.



**FINE Acers**<sup>®</sup>

JAIPUR (HO)  
3rd Floor, MD Tower, DCM, Ajmer Road,  
Jaipur, Rajasthan (India)

### JODHPUR

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

### MANGALORE

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

### SINGAPORE

Fine Acers Pte Ltd  
79 Anson Rd #21-01 Singapore 079906

### DUBAI

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

### MUMBAI

B 314A, Kanakia Wall Street, Andheri  
- Kurla Road, Chakala, Andheri East,  
Mumbai, Maharashtra (India)

+ 91 9351 522 801 | [contact@fineacers.com](mailto:contact@fineacers.com)

Disclaimer - This profile is purely conceptual and do not constitute a legally binding offer.  
Some images are an artistic conceptualization and does not purport to replicate the exact products.

**FINE** Acers<sup>®</sup>

[www.fineacers.com](http://www.fineacers.com)