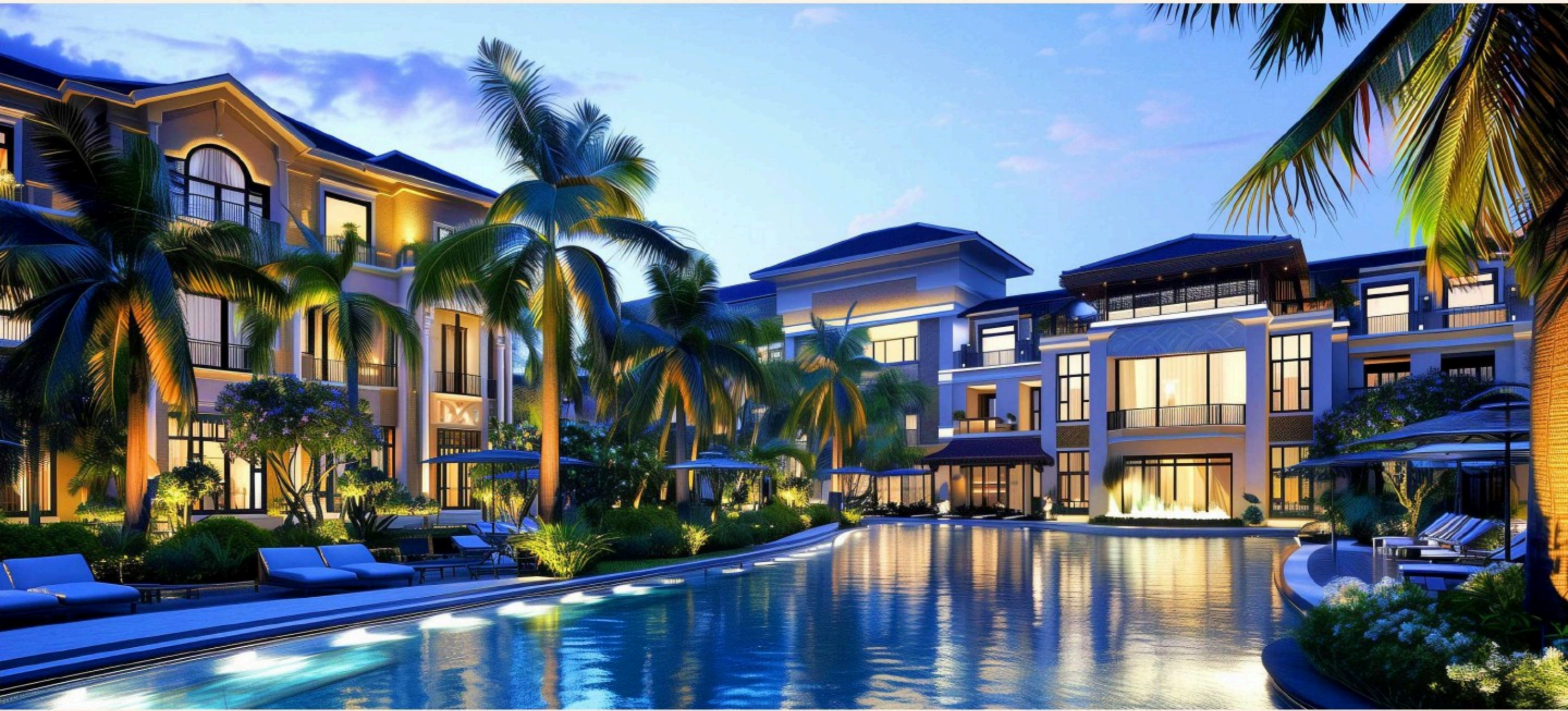




The art of
BRANDED
HOSPITALITY
OWNERSHIP

FINEAcers®

.....CRAFTING DESTINATIONS, CREATING LEGACIES



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

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.

ABOUT FINE ACERS

6

HOSPITALITY MARKS

7

DESTINATIONS
ACROSS INDIA

9

OFFICES IN FIVE
COUNTRIES

14

PROJECTS: 9
AVAILABLE

2

RESORTS
OPERATING TODAY

WE BUILD PLACES THAT OUTLAST US: FIVE-
STAR RESORTS AND RESIDENCES, HELD
FREEHOLD AND OPERATED BY HOSPITALITY
BRANDS.

Fine Acers describes itself as India's pioneer resort developer, bringing together the strengths of real estate and hospitality to develop resorts, residences and lifestyle destinations across India's leisure markets.

Through destination-led development, professionally managed operations and a freehold ownership structure, each unit is registered in the owner's name and operated within the resort. Ownership here is a legacy, registered in your name.

- Resort development across seven destinations
- Freehold units with an operator leaseback
- Two Fine Acers brands, four partner marks
- Nine available projects
- Wyndham and Royal Orchid as operating partners
- Two resorts operating, sold out



INSIGHT FROM THE DIRECTOR

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

WHAT WE DO?

CREATING VALUE THROUGH HOSPITALITY



India's hospitality industry is expanding rapidly, creating strong demand for quality hospitality destinations.

Fine Acers meets this demand by developing professionally managed resorts, offering investors the opportunity to own luxury hospitality assets with freehold ownership and long-term growth potential.

Resort Development

Creating world-class hospitality destinations designed for enduring appeal, operational excellence and sustainable growth.

Asset Management

Ensuring professional operations, exceptional guest experiences and long-term asset performance through seamless, hassle-free management.

Brand Development

Creating distinctive hospitality brands with strong market positioning, global benchmarks and lasting consumer appeal.

Destination Creation

Creating iconic lifestyle, leisure and tourism experiences in exceptional locations.

OUR STRATEGIC EDGE

A DISTINCTIVE APPROACH

VISIONARY LEADERSHIP

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

END-TO-END IN-HOUSE CAPABILITIES

Divisions for design, marketing, project development and operations.

TRACK RECORD

Two resorts operating today, KAMAH Anjuna and Aanandam Pushkar, both sold out; further sold-out projects under construction.

GLOBAL COLLABORATION

Renowned hotel brands and architects deliver each project: Wyndham Hotels & Resorts and Royal Orchid Hotels as operating partners.

INNOVATION AND STRATEGY

Freehold ownership with an operator leaseback: a contractual return for five years from full payment, then profit sharing.

PAN-INDIA PRESENCE

Company offices in Jaipur, Mumbai, Bengaluru, Jodhpur and Mangalore, with business associates across the metros.

GLOBAL FOOTPRINT

Offices in the UAE, Singapore, the United Kingdom and Australia alongside India.

COMMITMENT TO EXCELLENCE

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

THE PORTFOLIO

Nine projects available today across Goa, Coorg, Jaipur, Jawai and Udaipur, with units priced and quoted in writing from the current approved list.

OUR BUSINESS MODEL

TURNING HOSPITALITY INTO A VALUE ECOSYSTEM



INVEST • EARN • ENJOY

Owners hold a freehold unit inside a professionally managed resort. For five years from the date of 100% payment a contractual return applies on the invested amount: 8% a year for Jaipur and Pushkar projects, 9% for the other approved resort units.

Once the resort operates, each year pays the higher of that return or the owner's allocated share of the owners' half of the operating profit, never both. After the five years, profit sharing alone continues.

Alongside the income arrangement, owners enjoy the stay and celebration privileges written into the unit terms, and a defined exit: the contractual buyback at five years, or resale to an eligible purchaser.

THE SALE-LEASE-BACK (SLB) MODEL

WORKING OF THE SLB MODEL

01

OWN YOUR UNIT

Acquire a unit in a branded resort. Freehold title is registered in your name.

02

LEASE IT BACK

The unit is leased back to the resort operator and run as part of the resort.

03

HASSLE-FREE MANAGEMENT

The operator handles operations, maintenance, guest services and upkeep under the agreement.

04

A CONTRACTUAL RETURN, THEN PROFIT SHARING

For five years from 100% payment, under every payment plan: 8% a year (Jaipur, Pushkar) or 9% a year (other approved resort units) on the invested amount. Once the resort operates, the higher of that return or your allocated profit share, never both. Thereafter, profit sharing alone.

05

ENJOY OWNER PRIVILEGES

Twenty-five nights a year and, where included, one celebration at the resort, as written into the unit terms.

WHAT YOU OWN

FREEHOLD TITLE, IN YOUR NAME

Registered ownership of a real asset: freehold, not a right or a share.

CONTRACTUAL BUYBACK

Your invested amount plus 25%, five years from full payment, under the unit agreement.

SELL AFTER FULL PAYMENT

To an eligible purchaser who takes on the continuing leaseback; the time is yours to choose.

RETURNS FROM 100% PAYMENT

The five-year period starts on the date of full payment, under every plan: not at booking, not at possession.

OWNERSHIP PRIVILEGES

BENEFITS WRITTEN INTO THE TERMS

CONTRACTUAL RETURN

8% or 9% a year by project on the invested amount, for five years from 100% payment; once the resort operates, the higher of that or your allocated profit share.

CELEBRATION PRIVILEGE

Where included in the unit terms: once, 100 rooms, the banquet hall and the garden of a Fine Acers resort for two nights and three days.

TWENTY-FIVE NIGHTS A YEAR

Twenty across the eligible Fine Acers resorts in India and five at participating Wyndham group hotels worldwide, subject to the booking conditions.

FOUR PAYMENT PLANS

45 days, 90 days, one year, or ten quarterly instalments. The plan changes the cash paid now and how the five-year return is settled; none changes when the five years begin.

MANAGED OWNERSHIP

The operator runs the resort and the unit under the agreement. Charges, taxes and registration are set out in the written quotation.

A DEFINED EXIT

The contractual buyback at invested amount plus 25% at five years, or resale to an eligible purchaser. Any market appreciation is a market outcome and is not assured; the buyback is the defined exit.

A MODEL THAT ALIGNS OWNERS, OPERATOR AND GUESTS

FOR THE GROUP	FOR OWNERS	FOR GUESTS
Expansion capital	Freehold ownership	World-class experiences
Operational control	A contractual return, then profit share	Consistent service standards
Brand consistency	Stay and celebration privileges	Premium amenities
Asset scalability	A defined exit	A trusted branded environment

OUR BRAND PORTFOLIO

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 services curated to perfection.



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.

STRENGTH THROUGH GLOBAL PARTNERSHIPS



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



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



HOSPITALITY BRANDS AS GROWTH CATALYSTS

BRAND ADVANTAGE

- GLOBAL DISTRIBUTION
- LOYALTY PROGRAMS
- OPERATING STANDARDS
- INTERNATIONAL RECOGNITION
- SALES NETWORKS

BUSINESS IMPACT

- HIGHER VISIBILITY
- REPEAT GUESTS
- CONSISTENT QUALITY
- STRONGER MARKET POSITIONING
- EXPANDED REACH



Mr. Dinesh Yadav, Founder & Director Fine Acers & Mr. Dimitris Manikis, President EMEA, Wyndham sealing a strategic partnership with Wyndham Hotels & Resorts

THE POWER OF

DESTINATION-LED HOSPITALITY

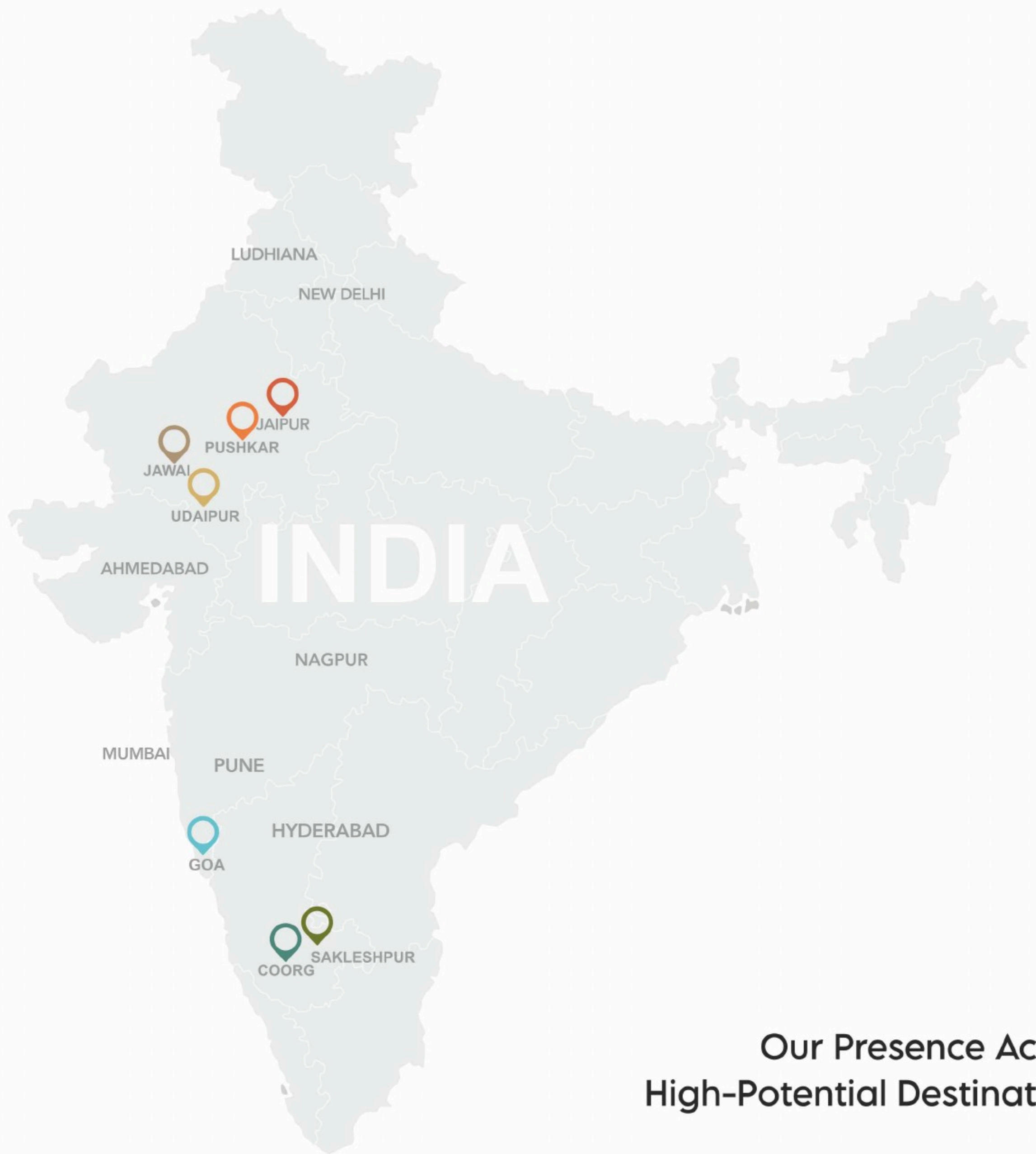
The most successful hospitality assets are built in destinations with strong and sustainable demand drivers. At Fine Acers, destination selection is guided by tourism growth, connectivity, lifestyle trends, destination weddings, wellness travel and long-term economic potential.

These destinations attract affluent travellers, celebrities, dignitaries, global visitors, corporate leaders and experience-seeking families, creating vibrant demand ecosystems that support year-round hospitality performance.

WHY DESTINATION-LED HOSPITALITY MATTERS

DEMAND DRIVER	VALUE CREATED
Leisure Tourism	Consistent Visitor Demand
Destination Weddings	Premium Revenue Opportunities
Wellness Tourism	Year-Round Occupancy
Corporate Retreats & Events	Diversified Demand Base
Cultural & Heritage Tourism	International Appeal
Luxury Travel	Higher Spending Potential

By developing within destinations supported by multiple demand drivers, we create hospitality assets positioned for stronger occupancy, enhanced visibility and long-term value creation.



Our Presence Across High-Potential Destinations



COORG



GOA



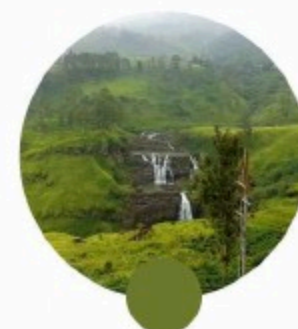
JAIPUR



JAWAI (PALI)



PUSHKAR



SAKLESHPUR



UDAIPUR

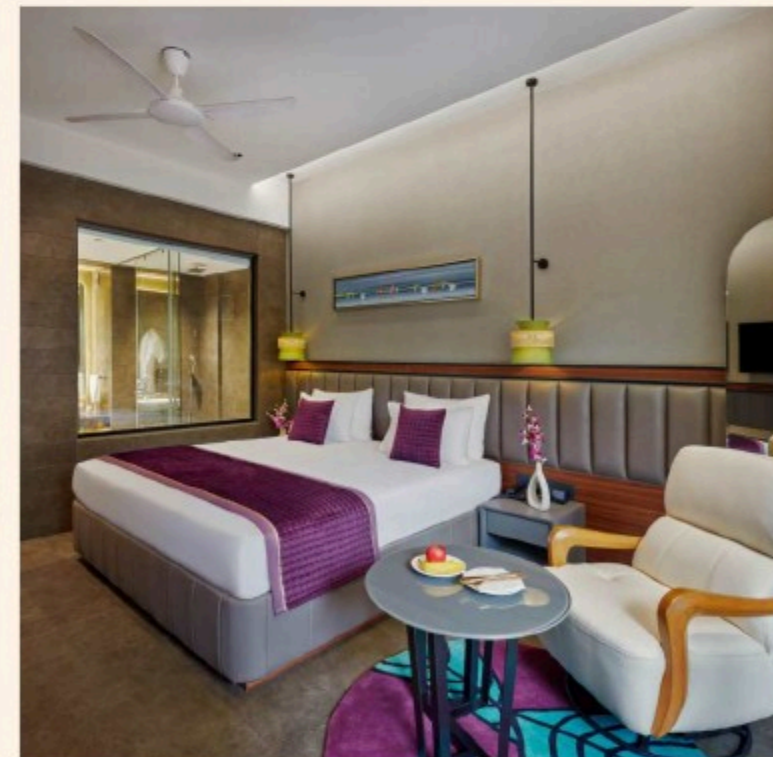


KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
ANJUNA, GOA
TRADEMARK
COLLECTION BY WYNDHAM

INDIA'S FIRST EXCLUSIVE LIFESTYLE & WELLNESS RESORT AT *Anjuna, Goa*

Goa, renowned for its sun-kissed beaches, vibrant culture and laid-back coastal charm, offers a perfect blend of relaxation and energy. Kamah Trademark Collection by Wyndham, Goa is a setting where boutique luxury meets contemporary elegance.

This refined retreat features **38 units**, offering thoughtfully designed accommodations with curated lifestyle experiences. Here, every moment unfolds in effortless luxury, shaped by the spirit and rhythm of Goa.



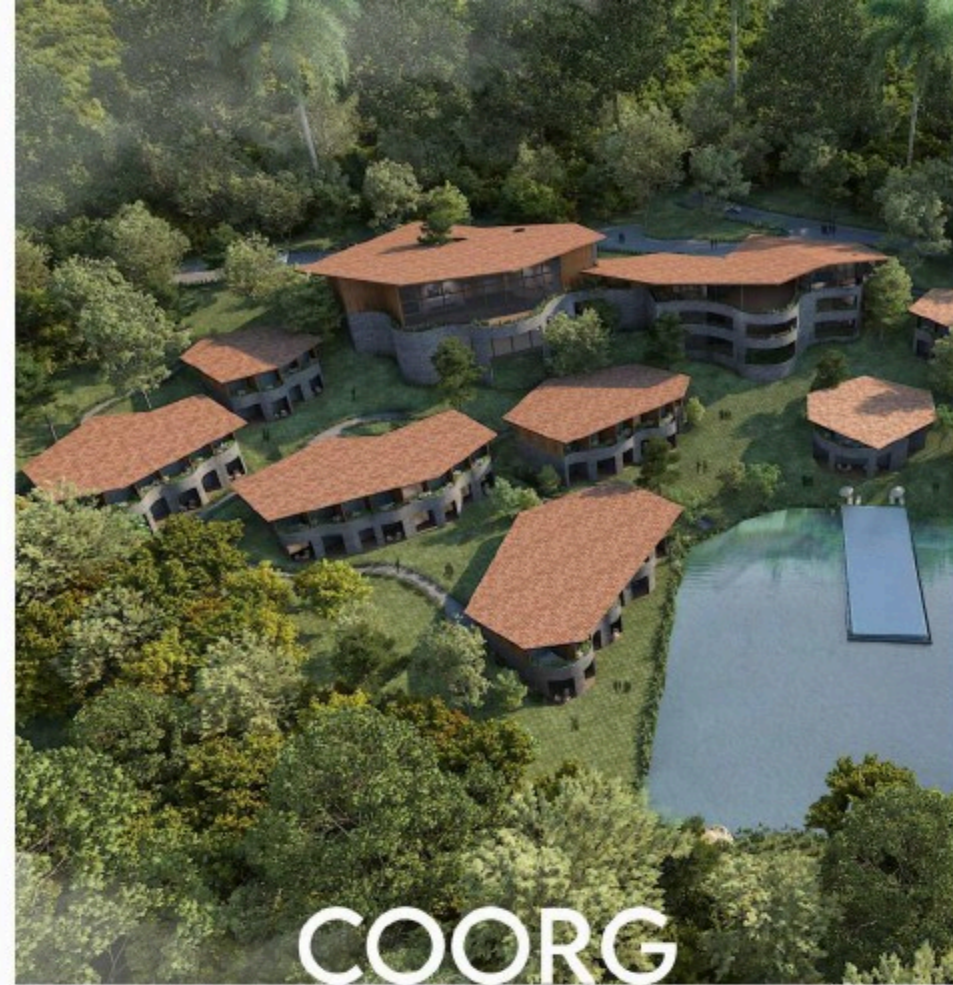
Resort Location:
Anjuna, Mapusa, Goa (India)

Scan For
Location





KAMAH[®]
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.



TYPE OF RESIDENCE	UNIT COUNT
Studio	50
Executive Villa	40
Premium Villa	27
Presidential Pool Villa	08
Total	125



Project Status: **Ongoing**

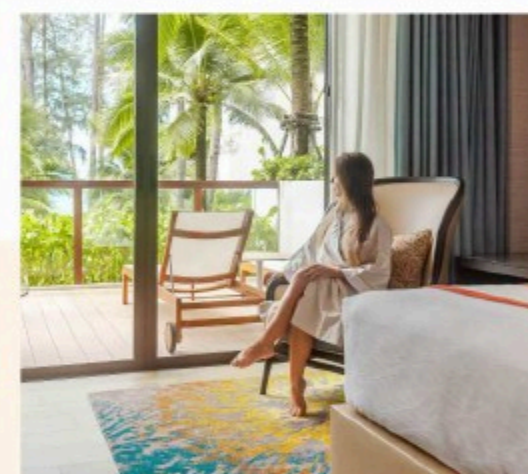
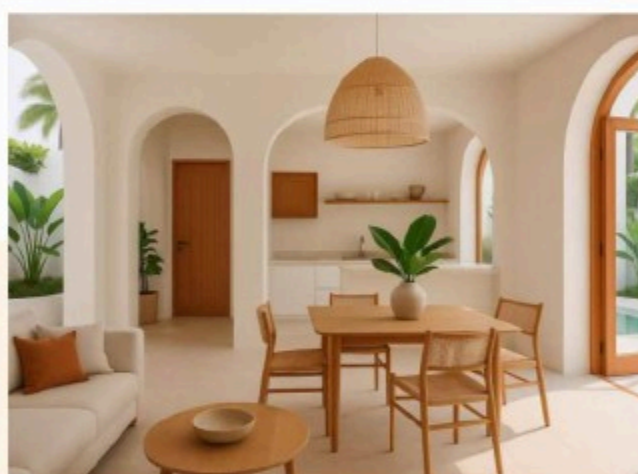
Resort Location:
Kodlipet, Coorg, Karnataka (India)

DOLCE
RESORT BY WYNDHAM®
GOA CORGAO



Set against the serene backdrop of Mandrem, Corgao, Dolce Goa, spread in across 13 acres of land offers more than just a retreat. Offering 300 exclusive units, it will seamlessly blend world-class facilities with personalized experiences, ensuring an unparalleled level of comfort and sophistication.

From wellness programs to exquisite dining, every aspect is designed to elevate the lifestyle of its guests. With state-of-the-art amenities and tailored services, 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
Total	300

Scan For
Location



Project Status: **Ongoing**

Resort Location:
Mandrem, Corgao, Goa (India)

ame

RESORTS

ASHWEM, NORTH GOA



Near Ashwem, in the quieter north of Goa’s coast, The Ame Resort is planned as an intimate retreat of two-bedroom residences with private plots, offering privacy, exclusivity and a connection to one of North Goa’s most sought-after addresses.

Surrounded by curated landscapes and complemented by exceptional amenities, the resort is designed around leisure, wellness and relaxation. Visuals are concept visuals; the residences are unbuilt.

TYPE OF RESIDENCE	UNITS
Two-bedroom residence with private plot	125
Total	125

Resort location:
Ashwem, North Goa (India)

Project status: **Available · under construction**

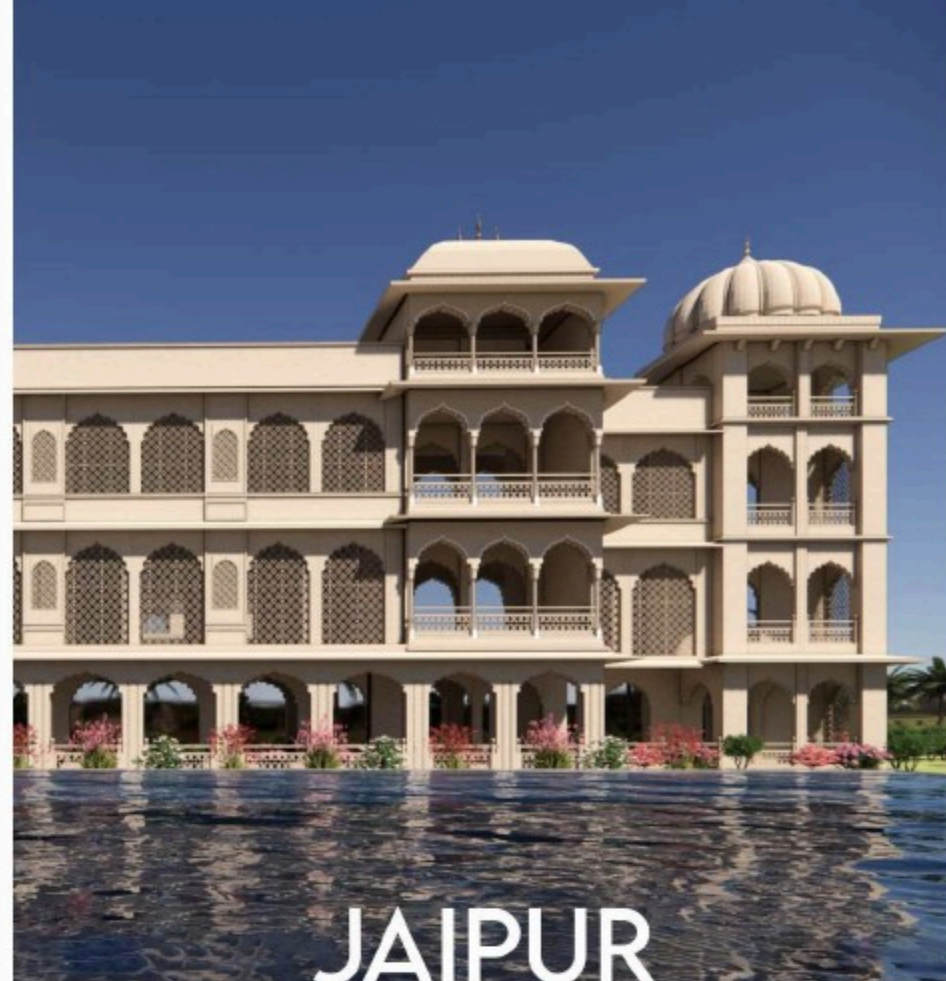
Contractual return quoted on request
Fine Acers International · Ownership Collection 2026 · revised 6 October 2026



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. The resort 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
Presidential Suite (3 BHK)	05
Total	278

Scan For
Location



Project Status: **Ongoing**

Resort Location:
Amer, Jaipur, Rajasthan (India)



KAMAH[®]
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 surrounding, creating an exceptional retreat for relaxation and adventure.



TYPE OF RESIDENCE	UNIT COUNT
Swiss Cottage (1 BHK)	10
Deluxe Suite	24
Luxury Villa	48
Swiss Chalet Jacuzzi Villa	08
Presidential Pool Villa	04
Total	94

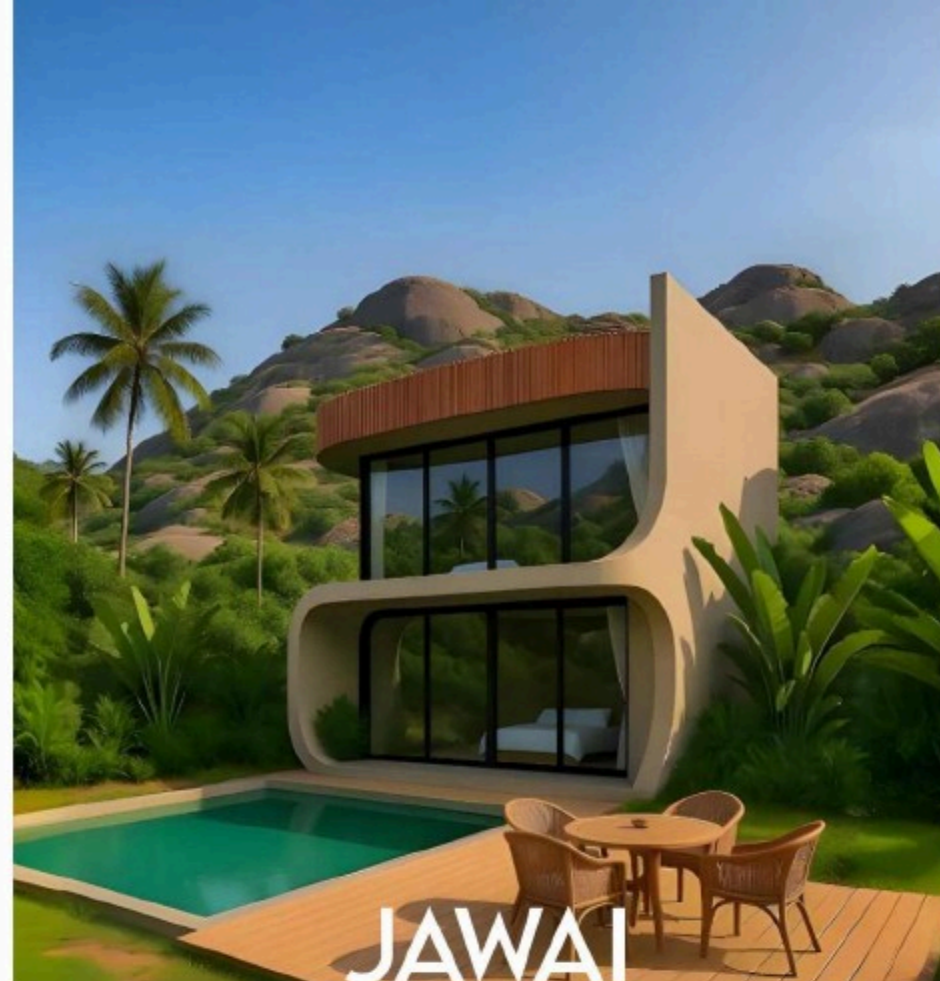


Project Status: **Ongoing**

Resort Location:
Jawai, Pali, Rajasthan (India)

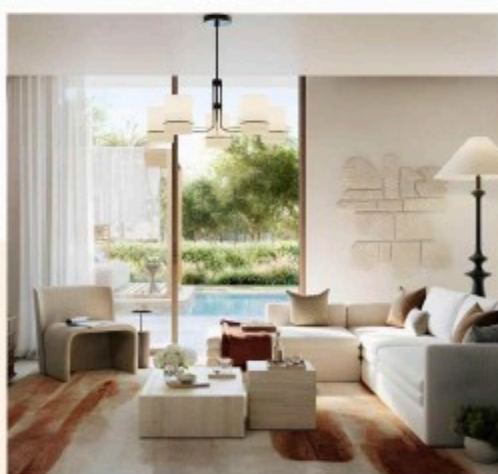


KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
JAWAI
MANAGED FARMS



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.



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

Scan For
Location



Project Status: **Ongoing**

Farm Location:
Jawai, Pali, Rajasthan (India)

ame

RESORTS

- SAKLESHPUR -



The Ame Sakleshpur, amid the misty hills and coffee-scented air of the Western Ghats, is designed to harmonise with nature: 125 units of studios and one-bedroom villas, with wellness and spa facilities, dining and curated experiences in calm surroundings.

The project is sold out and under construction. It is shown here as part of the Fine Acers record; no unit is offered for sale.

TYPE OF RESIDENCE	UNITS
Studio	75
1 BHK villa	50
Total	125

Resort location:
Sakleshpur, Karnataka (India)

Project status: **Sold out · under construction**

DOLCE

RESORT BY WYNDHAM
UDAIPUR KODIYAT



Above Kodyat, west of Udaipur’s lakes, Dolce Resort by Wyndham Udaipur is planned as the portfolio’s largest project: 452 units of studios, villas and suites across fifty-five acres, in a city famed for its lakes and destination weddings.

With expansive grounds and views of the Aravalli landscape, the resort is designed around leisure, gatherings and the timeless beauty of Udaipur. Visuals are artist’s impressions.

TYPE OF RESIDENCE	UNITS
Studio unit	249
Executive villa (2 BHK)	103
Junior suite (cluster of 4)	76
Presidential villa (3 BHK)	24
Total	452

Resort location:
Kodyat, Udaipur, Rajasthan (India)

PORTFOLIO RECORD

RE:GEN:TA

RESORT & SPA · PUSHKAR

BY ROYAL ORCHID HOTELS LTD.

Regenta Resort & Spa Pushkar is a collaboration between Fine Acers and Royal Orchid Hotels Ltd., a hospitality brand with over fifty years of operation. Planned as a tropical resort with 112 units across thirteen acres on the Nagaur Road, it is designed for leisure in one of Rajasthan's most spiritually significant destinations.

The project is sold out and not yet operating, with opening planned for March 2027. It is shown here as part of the Fine Acers record; no unit is offered for sale.



Project status: **Sold out · not yet operating · opening planned March 2027**

Visual from the 2025 edition, undated: an impression of the resort, not evidence of operation.

Resort location:
Nagaur Road, Pushkar, Rajasthan (India)

WHAT IS BUILT

OPERATING TODAY



KAMAH ANJUNA, GOA

Trademark Collection by Wyndham. The first KAMAH: an operating wellness resort at Anjuna, delivered to its owners and sold out. 38 units. Official property photograph.

Status: **Operating** • **sold out**



AANANDAM RESORT & SPA, PUSHKAR

By Rhythm Hotels. An operating Fine Acers resort in Pushkar, sold out and welcoming guests. Shown as the delivered record. Official property photograph.

Status: **Operating** • **sold out**

Delivered resorts sit apart from what is for sale. The available projects, their status and their unit options are on the preceding pages and at www.fineacers.international.

In Headlines

RECOGNITION FROM TRUSTED MEDIA VOICES

Forbes INDIA

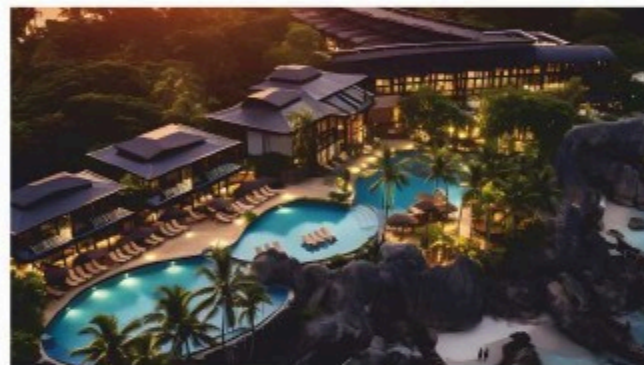


**Visionary Entrepreneurs
Who Are Transforming
The Industries**



SCAN TO READ

ET **THE ECONOMIC TIMES**



**Fine Acers To Target
₹5000 Crore Asset
Under Management**



SCAN TO READ



THE TIMES OF INDIA



**Fine Acers Targets
5 New properties In
Next 3 Years**



SCAN TO READ

Khaleej Times

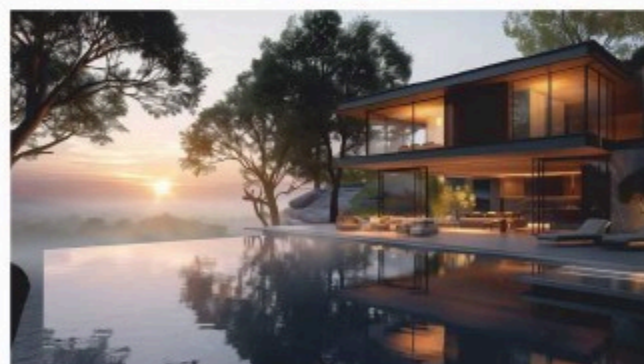


**Major Brands Come Together
To Sign \$70 Million Deal**



SCAN TO READ

Business Standard



**Branded Residences,
Resorts In India To Hit \$1bn
By 2027: Fine Acers**



SCAN TO READ

mid-day



**Fine Acers Introduces Dolce
Hotels And Resorts To India
In Strategic Alliance
With Wyndham**



SCAN TO READ

THE  HINDU



Fine Acers Introduces Dolce Hotels And Resorts To India In Strategic Alliance With Wyndham



SCAN TO READ

TTW  TM
TRAVEL
AND TOUR
WORLD



Wyndham Hotels Makes Major Move Into India With Luxury Dolce Resort In Goa And Udaipur



SCAN TO READ

NDTV



Fine Acers Introduces Dolce Hotels & Resorts To India In Strategic Alliance With Wyndham



SCAN TO READ

HOTELIER
INDIA



\$70 Million Deal Signed Between Wyndham Hotels And Fine Acers



SCAN TO READ

BW HOTELIER
B W H O T E L I E R . C O M



Wyndham Hotels Brings Dolce Brand To India, In Partnership With Fine Acers Group



SCAN TO READ

TODAY'S
traveller



Kamah Hotels & Resort Announces Major Partnership With Wyndham Hotels And Resorts



SCAN TO READ


LOKMAT TIMES



Strategic Partnership: Fine Acers Group And Wyndham Launch New Hotels In Dubai And India



SCAN TO READ

DD
NEWS



Future Hospitality Summit Concludes With Major India-focused Partnership



SCAN TO READ

 **abp** LIVE



Fine Acers Introduces Dolce Hotels & Resorts To India In Strategic Alliance With Wyndham



SCAN TO READ

Note: Publication names, logos, and article images are the property of their respective owners and are reproduced solely to reference independent editorial coverage of Fine Acers. Their inclusion does not imply any affiliation with, endorsement by, or sponsorship from the respective publishers.



JAIPUR (HO)

**Fine Acers Tower, Ajmer Road,
Jaipur, Rajasthan (India)**

DUBAI

JW Marriott Marquis, Business Bay, Dubai (UAE)
+971 50 346 0478

SINGAPORE

Fine Acers Pte Ltd, 79 Anson Road, Singapore
+65 8801 0844

LONDON

214 High Street, London (UK)
+44 7894 994781

SYDNEY

Glenmore Park, Sydney (Australia)
+61 414 801 634

MUMBAI

Mumbai, Maharashtra (India)

BENGALURU

Bengaluru, Karnataka (India)

JODHPUR

Jodhpur, Rajasthan (India)

MANGALORE

Mangalore, Karnataka (India)

Concierge WhatsApp +971 50 346 0478

India HQ +91 6379 041347 | daya@fineacers.international

www.fineacers.international · [Instagram /fineacers](https://www.instagram.com/fineacers) · [LinkedIn /company/fineacersofficial](https://www.linkedin.com/company/fineacersofficial)

Disclaimer: this publication is conceptual and does not constitute an offer. Visuals are concept visuals or artist's impressions unless labelled as photographs. Returns, buyback, stays and celebration privileges are defined by each unit's sale, lease and operating agreements; figures are illustrations on the invested amount, not forecasts or financial advice.

FINE **Acers**[®]



www.fineacers.com