

LUSH GREEN RETREAT

Strategic Hospitality & Resort Investment Opportunity

Hasmatabad near Wandoor • South Andaman • India

8.06-acre integrated resort estate with established hospitality, recreation, events and expansion infrastructure.

The opportunity at a glance

8.06 acres

integrated estate

32,618 sq.m

approx. total plot area

3,425 sq.m

covered / building area

≈22 keys

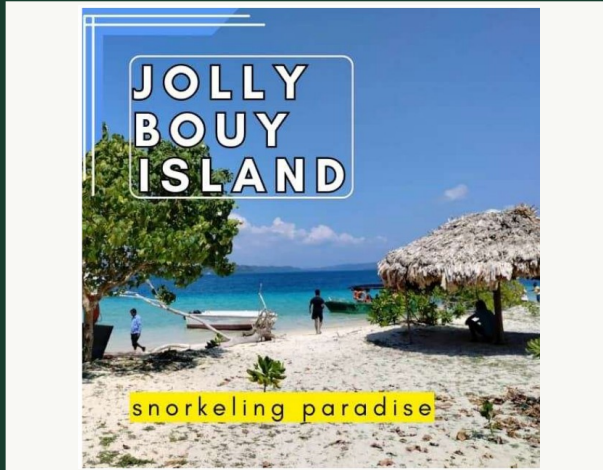
existing accommodation inventory*

A rare combination of existing hospitality infrastructure, landscaped estate scale and repositioning optionality on the Wandoor tourism corridor.

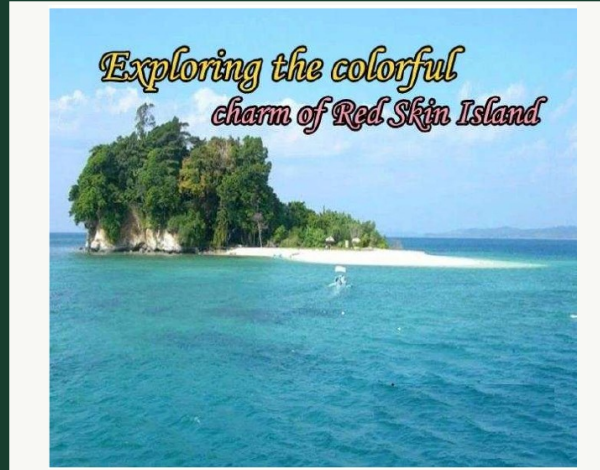


*Approximate; subject to physical verification and buyer due diligence.

Wandoor tourism corridor



Jolly Buoy Island



Red Skin Island



Lush Green Retreat campus

Positioned near Wandoor and the Mahatma Gandhi Marine National Park gateway, the estate supports nature-led hospitality, group stays, wellness and destination events.

Marine tourism

gateway proximity

Nature-led stays

family, wellness & groups

Estate-scale campus

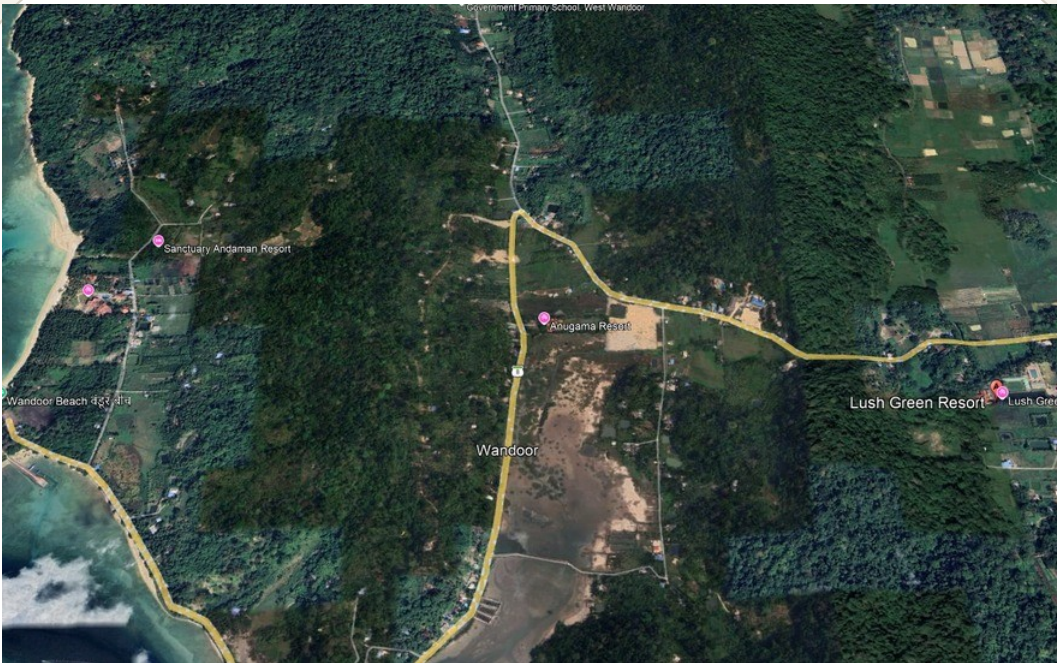
beyond ordinary rooms

Revival optionality

with existing platform

Wandoor Beach to Lush Green Retreat

Google Earth orientation views showing the estate's relationship with Wandoor Beach, the tourism corridor and the developed campus.



Wandoor Beach, tourism corridor and approach context

Shown for public orientation only; boundaries, distances and legal particulars remain subject to survey and due diligence.



Lush Green Retreat campus and surrounding estate context

Shown for public orientation only; facility locations and land-use details remain subject to buyer verification.

Built enough to matter; open enough to reposition



The estate combines existing built hospitality assets with substantial open and landscaped areas for future repositioning.

Subject to approvals, verification and buyer due diligence.

33.83%

built / developed platform

66.17%

open / landscaped extent

7,605 sq.m

other developed infrastructure

21,570 sq.m

open / remaining estate

Figures are indicative and remain subject to transaction-level verification.

Substantial hospitality infrastructure already in place



Guest accommodation



Dining environments



Bowling & recreation



Events & corporate

Existing room and villa-style inventory



Approximate inventory: about 22 keys, subject to physical verification.

Repositioning opportunity

- Refurbish and standardise room product
- Repackage family and long-stay formats
- Use existing keys as the first phase of revival

Accommodation provides the immediate platform for restarting hospitality operations after refurbishment and professional management.

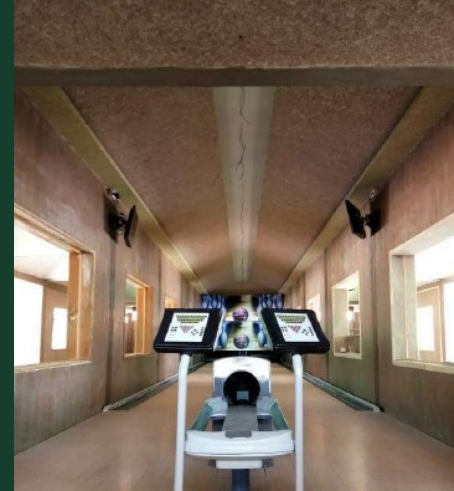
Multiple dining environments



Existing indoor and garden-oriented dining formats support resident guests, family outings, events and institutional groups.

Commercial use and operating assumptions must be correlated with the final planning, licensing and due diligence process.

A differentiated resort amenity platform



30m × 15m

swimming pool

3,000 sq.m

water body / boating

Recreation infrastructure gives the estate a differentiated family, group and leisure proposition.

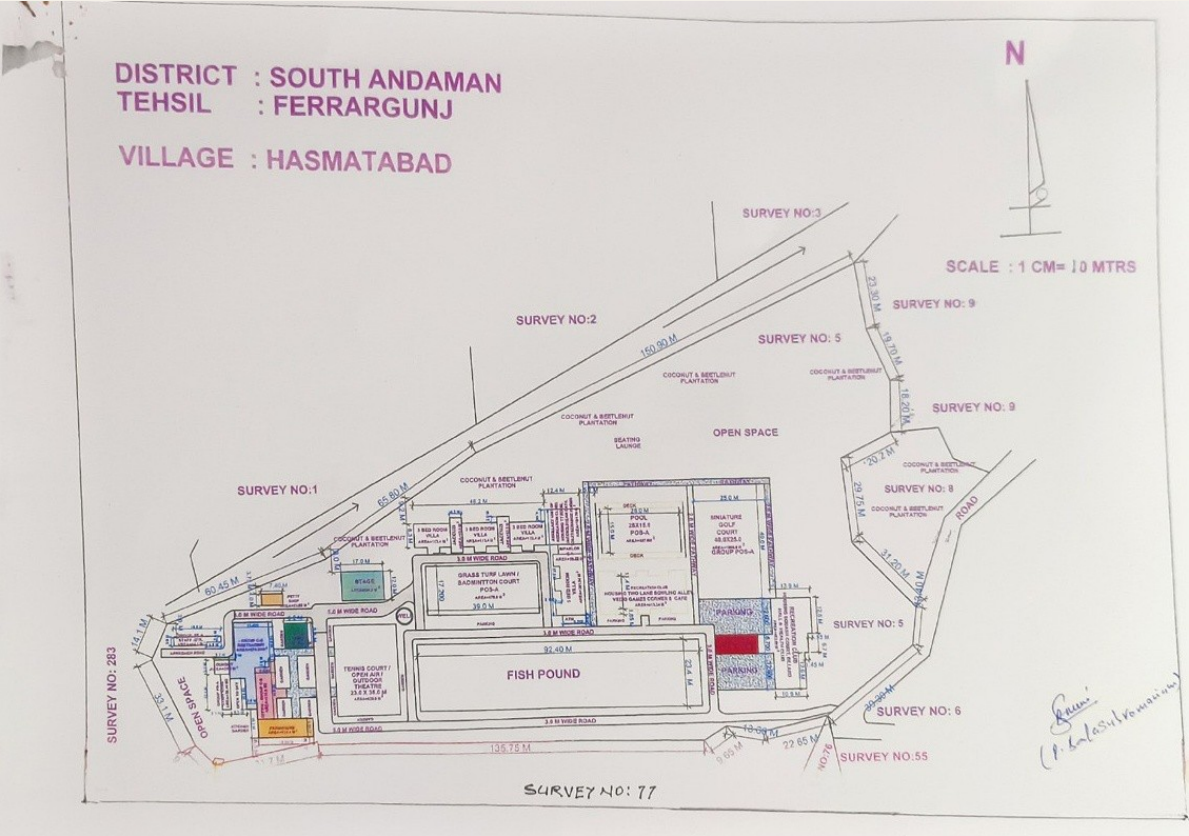
Infrastructure for destination events and institutional use



Pavilion, multipurpose and open-campus infrastructure can support destination weddings, corporate retreats, celebrations and institutional programmes.

Operating performance depends on refurbishment, management, pricing, marketing and local approvals.

Development plan and campus orientation



The plan illustrates the developed estate layout, internal circulation, open areas and principal facilities.

Document context: South Andaman • Ferrargunj Tehsil • Hasmatabad village. Final survey, title, land-use and facility-location correlation remain subject to due diligence.

For public presentation, this plan is shown for orientation only and does not replace certified survey, title or planning records.

Documented planning history with formal scrutiny

Available records indicate a 2016 diversion/planning process and a written opinion from the Town & Country Planning Unit under the applicable Master Plan **framework**.

- **2016 application** Detailed diversion / planning application covering part of Survey No. 5.
- **Town Planning opinion** Written planning scrutiny / opinion available as supporting record.
- **Panchayat layout** Layout-related Panchayat records available for buyer review.
- **Due diligence qualification** Not represented as final Revenue diversion order; current status must be verified.

Capital already embedded in the site



A buyer or strategic partner evaluates an established physical platform — not merely undeveloped land.

Existing infrastructure includes internal roads, parking, buildings, swimming pool, water body, dining, events, recreation and utility/service facilities.

A diversified hospitality and destination model

Accommodation

Existing platform + revival upside

Food & Beverage

Existing platform + revival upside

Weddings & Events

Existing platform + revival upside

Corporate / Institutional

Existing platform + revival upside

Recreation & Leisure

Existing platform + revival upside

Wellness / Eco-tourism

Existing platform + revival upside

Revenue diversification is a strategic proposition, not a financial forecast. Operating performance will depend on refurbishment, management, market conditions and execution.

REPOSITIONING

Multiple strategic pathways from one established estate



Upscale resort

Refurbish and reposition existing inventory.

Wellness & nature

Programme gardens and water-led experiences.

Events destination

Weddings, celebrations and retreats.

Selective expansion

Additional cottages or complementary facilities, subject to approvals.

Operator platform

Professional operating, branding or partnership structures.

Why Lush Green Retreat

- 8.06-acre integrated estate in a nature-led tourism corridor
- Substantial existing hospitality and recreation infrastructure
- Approximately two-thirds open / landscaped extent
- Multiple revenue platforms within one campus
- Documented planning history and formal planning scrutiny
- Repositioning and selective expansion optionality

Opportunity remains subject to buyer due diligence, approvals, definitive documentation and transaction structuring.



COMMERCIAL DISCUSSION PARAMETERS

Indicative owner terms for qualified buyers, investors and operators

Strategic sale / acquisition

₹32 Crore

Negotiable asking price

For the integrated 8.06-acre hospitality and family-recreation estate, subject to buyer diligence and definitive documentation.

Revival investment / participation

₹13.50 Crore

Indicative investment proposal

Structure to be discussed directly: equity, joint venture, long-term lease, operating or other structured participation.

The above amounts are indicative discussion parameters only. They do not constitute an offer, valuation, fixed return, ROI, dividend, equity percentage, commitment or admission.



The principal objective is to identify a capable strategic acquirer, investor or operator able to evaluate the estate as an integrated hospitality platform.

Primary pathway

Strategic acquisition / sale

Alternatives

JV • lease • operating structure

Controlled process

Diligence before definitive terms

Commercial terms, structure and conditions to be evaluated through direct discussions.

From initial interest to controlled diligence

18

Initial discussion

Public presentation / website enquiry

02 Qualification

Strategic fit and seriousness of interest

03 Information sharing

Further documents for qualified parties

04 Due diligence

Title, planning, technical and financial review

05 Indicative terms

Structure, consideration and conditions

06 Definitive process

Approvals, documentation and closing

Detailed supporting records are intended for qualified parties and remain subject to verification and reconciliation.

FOR FURTHER INFORMATION

Explore the public presentation, investment booklet, website and social channels.

Further confidential information and due-diligence material are available to qualified parties.

Public Links

Use the links below for detailed public material and updates.

Website	www.lushgreenretreat.com
Public Booklet	www.lushgreenretreat.com/booklet
LinkedIn	www.lushgreenretreat.com/linkedin
Instagram	www.lushgreenretreat.com/instagram
Facebook	www.lushgreenretreat.com/facebook

Strategic Enquiries

P. Kulanda Velu • Managing Director
+91 99320 82489 | pkulandav@gmail.com

LUSH GREEN RETREAT

An established Andaman hospitality estate, ready for its next strategic chapter.

Revival • Repositioning • Expansion • Strategic Investment

Strategic Enquiries

P. Kulanda Velu • Managing Director

+91 99320 82489 | pkulandav@gmail.com

www.lushgreenretreat.com

This public presentation is for preliminary discussion only and does not constitute an offer, solicitation, valuation, commitment or admission. Transactions remain subject to due diligence, approvals and definitive documentation.