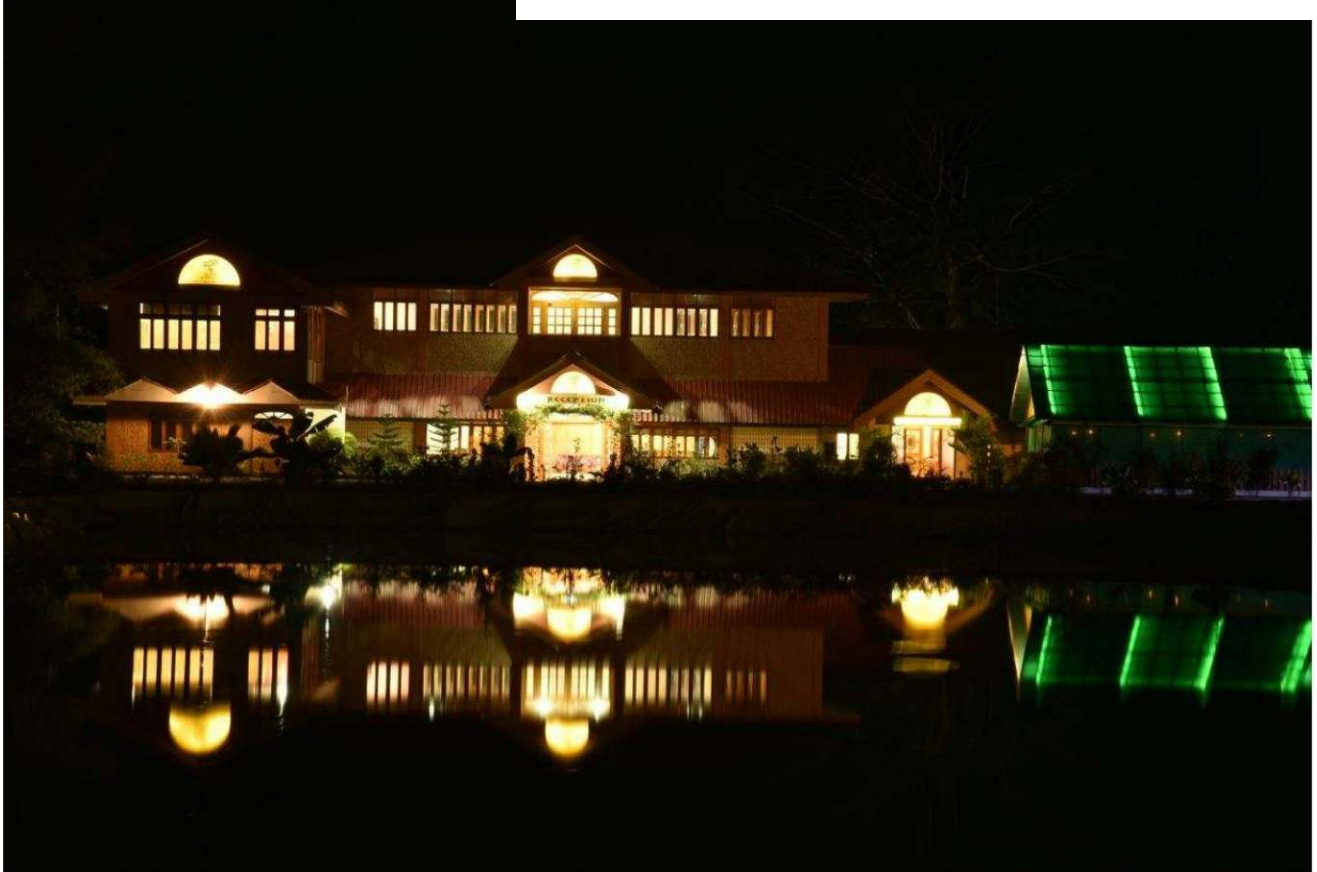




LUSH GREEN RETREAT

STRATEGIC HOSPITALITY & RESORT INVESTMENT OPPORTUNITY

Hasmatabad near Wandoor • South Andaman • Andaman & Nicobar Islands

8.06 ACRES

Integrated estate

≈22 KEYS

Existing accommodation

66.17%

Open / landscaped extent

INVESTMENT & STRATEGIC OPPORTUNITY BOOKLET

PUBLIC EDITION - FOR GENERAL CIRCULATION

Prepared for prospective acquirers, investors, joint-venture partners, operators and long-term lessees. Further confidential information is available to qualified parties.

1. The Opportunity

A substantial existing resort platform in South Andaman

Lush Green Retreat combines approximately 8.06 acres of landscaped land with established hospitality, recreation, food-and-beverage and event infrastructure. The proposition is not a greenfield concept: it is an existing physical platform capable of revival, repositioning and phased expansion, subject to due diligence, approvals and transaction structuring. Operations are presently dormant; the opportunity therefore centres on revival and transaction structuring around the existing asset base.



32,600 sq.m

Total land

3,425 sq.m

Building / plinth

7,605 sq.m

Other developed infrastructure

11,030 sq.m

Specifically built / developed

21,570 sq.m

Remaining / open extent

≈22

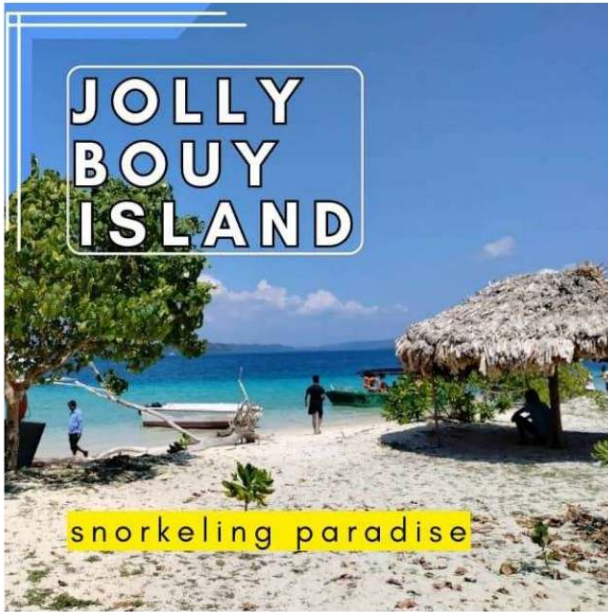
Accommodation keys*

*Approximate accommodation count; subject to physical verification.

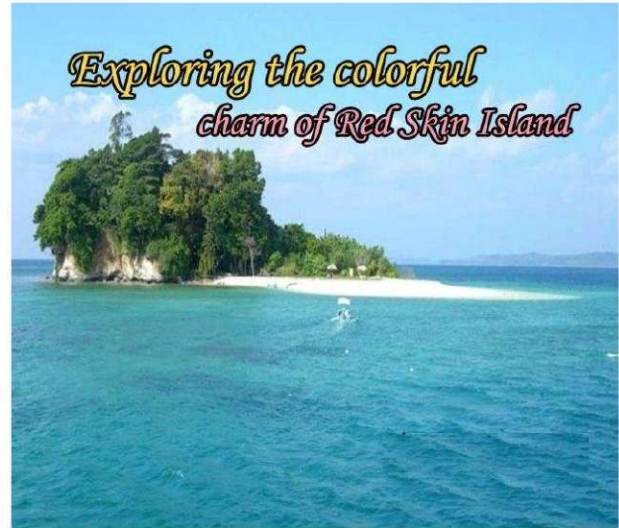
2. Destination Proposition

Wandoor gateway to marine-island experiences

The estate is positioned near Wandoor, a recognised visitor gateway for the Mahatma Gandhi Marine National Park and associated island excursions. This supports a differentiated destination narrative around nature-led leisure, families, groups, experiential stays, wellness and events.



Jolly Buoy Island



Red Skin Island

Investment relevance

- Destination appeal beyond ordinary city-hotel demand.
- Large landscaped estate supports programming beyond room inventory.
- Existing infrastructure can shorten the path from revival to market-facing repositioning.
- Potential to combine accommodation, recreation, F&B, events and nature-led experiences.

3. Existing Resort Platform

Multiple operating and monetisation platforms within one estate



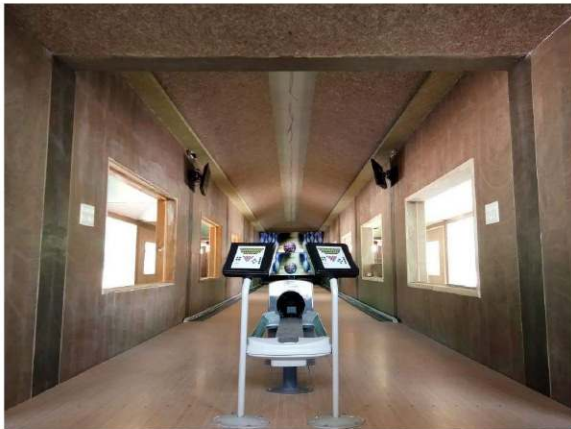
Accommodation

Guest rooms and villa-style inventory within the existing resort fabric.



Food & Beverage

Indoor and garden-oriented dining formats, with commercial-use component subject to documentary/site correlation.



Recreation

Bowling and club infrastructure supporting family, group and leisure programming.



Events & Corporate

Conference / multipurpose facilities with scope for institutional and event-led demand.

4. Recreation, Landscape & Experience

A resort-scale environment with built and open-space amenities



450 sq.m Swimming pool

3,000 sq.m Fish pond / water body

970 sq.m Two recreational clubs

275 sq.m Outdoor theatre

1,925 sq.m Internal blacktop road

12,000 sq.m Garden / landscaped extent

5. Estate Scale & Development Footprint

Built enough to matter; open enough to reposition



Of the 32,600 sq.m estate, approximately 11,030 sq.m (33.83%) is specifically built/developed and approximately 21,570 sq.m (66.17%) remains open, landscaped or otherwise available within the estate framework. This balance is strategically important: it preserves the sense of a destination property while retaining scope for phased programming and future development, subject to approvals.

33.83%

Built / developed

66.17%

Open / landscaped

8.06 acres

Total estate

6. Planning & Land-Use Context

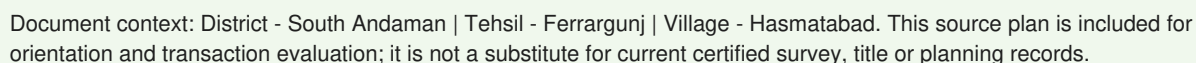
Documented planning history supports a due-diligence-led evaluation

The project record includes a 2010 partial residential diversion, a detailed 29 July 2016 diversion application, and an official Town & Country Planning opinion dated 25 October 2016. The 2016 application disclosed the existing and proposed development in detail rather than presenting the estate as undeveloped land.

2010	500 sq.m residential / house-site diversion recorded in the project documentation.
29 Jul 2016	Detailed application covering 8,772.68 sq.m of uses within Survey No. 5.
2016 use split	6,192.58 sq.m identified as normally permitted categories; 2,580.10 sq.m as categories requiring special sanction.
25 Oct 2016	Town & Country Planning Unit furnished formal planning opinion to the Revenue authority.

Current revenue references in the project record identify 31,800 sq.m agricultural, 500 sq.m house site and 300 sq.m commercial. Final title, survey, land-use, diversion and facility-location reconciliation remains a due-diligence item. The Town Planning opinion is a planning opinion and should not be represented as the final revenue diversion order.

The plan illustrates the developed estate layout, internal circulation, open areas and principal facilities. Final survey, title, land-use and facility-location correlation remains subject to due diligence.



7. Historical Valuation Context

Historical lender valuation records are available as supporting transaction material; detailed valuation figures are reserved for qualified due diligence.

Historical Record	Current Value	Transaction Reference
Bank-approved valuation documentation exists and can be reviewed by qualified parties.	Current market value remains subject to asset-condition review and independent professional valuation.	The indicative owner asking price is stated separately in the Transaction Structures section.

Public-edition qualification: historical lender valuation material should not be read as a current valuation, asking price or representation of present market value. The underlying valuation records, assumptions and supporting documents may be examined during controlled due diligence.

8. Repositioning & Revenue Platforms

A multi-platform hospitality proposition

Guest Accommodation

Revive and reposition existing room/villa inventory for leisure, family and group demand.

Recreation

Pool, bowling, clubs, water body and outdoor programming can differentiate the guest proposition.

Corporate / Institutional

Conference and group infrastructure can address off-sites, training and institutional demand.

Food & Beverage

Indoor, garden and destination dining formats supporting resident and local/event demand.

Weddings & Events

Landscaped estate, pavilion/outdoor theatre and multipurpose spaces support social events.

Wellness / Eco-Experiences

The open estate and Wandoor setting support nature-led, wellness and experiential programming.



9. Investment Thesis

Why the opportunity merits evaluation

01	Scarce resort-scale land Approximately 8.06 acres in a destination corridor, with a substantial landscaped/open component.
02	Existing physical platform Accommodation, F&B, recreation, event and infrastructure assets reduce dependence on a greenfield build.
03	Multiple monetisation channels Rooms need not carry the entire business case; F&B, events, recreation and experiences can broaden revenue sources.
04	Repositioning optionality The estate can be approached through revival, outright acquisition, strategic equity, joint venture, long-term lease / operating partnership or phased redevelopment, subject to structure, diligence and approvals.
05	Documented valuation history Historical lender valuation provides a reference framework, while current value remains an independent due-diligence exercise.

10. Transaction Structures & Evaluation Process

Multiple routes; one integrated hospitality asset

Lush Green Retreat may be evaluated under one or more alternative transaction structures. Each route is subject to due diligence, lender/security resolution and required releases or restructuring, applicable approvals and definitive documentation.

Indicative transaction structures

- Outright Asset Sale - Indicative owner asking price: ₹32.00 Cr, subject to due diligence, negotiation, lender/security resolution, approvals and definitive documentation.
- Strategic Equity / Revival Capital - Indicative target: ₹13.50 Cr for phased revival/completion, refurbishment and upgrading, working capital and mobilisation; stake and governance to be mutually agreed.
- Joint Venture / Strategic Partnership - Capital, asset, operating and governance contributions may be structured to align promoter and strategic-partner objectives.
- Long-Term Lease / Operating Arrangement - Qualified hospitality operators may evaluate a long-term lease, operating or management structure, including agreed revival/restoration obligations.

Indicative evaluation sequence

- Initial discussion and qualification -> controlled CIM access -> site inspection and title, planning, technical, financial and valuation due diligence.
- Indicative proposal -> lender/security resolution and required releases/restructuring -> definitive documentation and closing, subject to approvals and agreed conditions precedent.

The ₹32.00 Cr asset-sale asking price and ₹13.50 Cr equity target relate to different transaction structures and should not be conflated. Nothing in this Booklet or the underlying CIM constitutes an admission of any claimed amount, acceptance of any disputed valuation, waiver of legal rights or commitment to any settlement figure.

11. Controlled Due Diligence

Information is released progressively as investor seriousness increases

Initial circulation	This Investment Booklet and/or Investor Presentation.
Qualified party	Numbered Confidential Information Memorandum.
Serious negotiating party	Selected title, planning, valuation, corporate, technical and financial records.
Advanced diligence	Structured data-room access, site inspection and transaction-specific disclosures.

This approach protects commercially sensitive information while allowing a genuine counterparty to move efficiently from initial evaluation to detailed diligence.



12. Property Gallery

Selected views of the existing resort environment



Villa / cottage row



Garden dining



Water body & boating

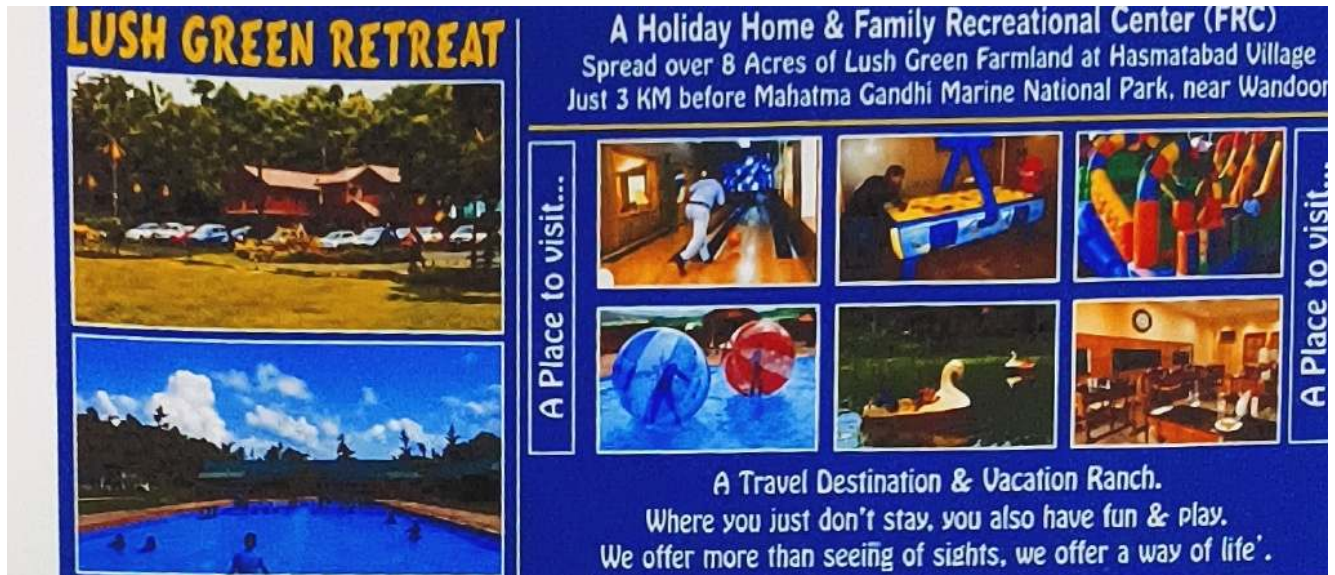


Event / pavilion setting

Established Hospitality Identity

Historical promotional material from the operating period

The archival promotional artwork below illustrates the established family-recreation positioning, accommodation and leisure identity developed for Lush Green Retreat.



CURRENT PUBLIC ENQUIRIES

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Archival artwork is reproduced for identity/history; current contact details are stated above.