



**RaaiLand Group**



# *Peace Valley* - GOA

*Where your real inner self meets your soul and  
you can paint a picture  
on the canvass of your mind and  
do what your heart desires .*

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



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*Where a few moments are worth a million years  
Just me, you & a glass of wine  
and joy of being us!*



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## The Concept



*“Professional management of second or holiday homes has been a great requirement for many years.”*

Popular in the US, now in India, we provide the second home owner, the opportunity of staying in his dream home at no extra cost and no extra worries – Just Enjoy Your Home.

### **We provide you the benefit of having**

- Ownership of Professionally Managed Second Homes
- No Housekeeping Charges
- To Stay in fully furnished and Maintained Star Resort
- Prospects of Good Income /returns when not occupying
- Good appreciation as managed by an international Hotel Chain.



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***You have Always Stayed in a resort But  
Now you can Own It With Excellent Rental Income"***

*The Best western Peace valley in Goa is designed to Goan and Portugal Style bungalows and Apartments and offers an environment which is away from the crowds-right into the lap of nature.*

*Best Western Peace Valley is being developed by Sanatan Financers and Real Estates Pvt. Ltd. The project comprises 50 bungalows and 174 fully furnished apartments 2 lakhs square feet of entertainment zone spread across 25 acres of landscaped environment friendly project based in a green valley. You can spoil yourself in spa, read a book by the brook or lake or have a drink by the side of a pool or just take a walk in to the nature's paradise.*

**Amenities**

**On Site Helicopter | Horse riding Club | Casino | Bar | Discotheque  
Shopping Centre | Tennis | Volley Ball | The Conference Room | Board Meeting  
Room | Jogging Track | Spa | Swimming Pools | Restaurants | Yoga Centre  
Children Play Area | Gymnasium**



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## Horse Riding



*A hug or a ride with stallion star 'Prince' is a perfect blend with the nature and the feeling of the in-depth warmth of love.*



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## On Site Helicopter



*Fly in the valley as your spirit clamors to  
soar high In the sky & break free!*



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## The Back Waters - At a Walking Distance



*How I wish I had the time to stand and stare  
At the tranquil rivers created by  
God - Just Discovered  
Peace Valley Has Treasures  
Hidden From the world !*



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## Tennis Court

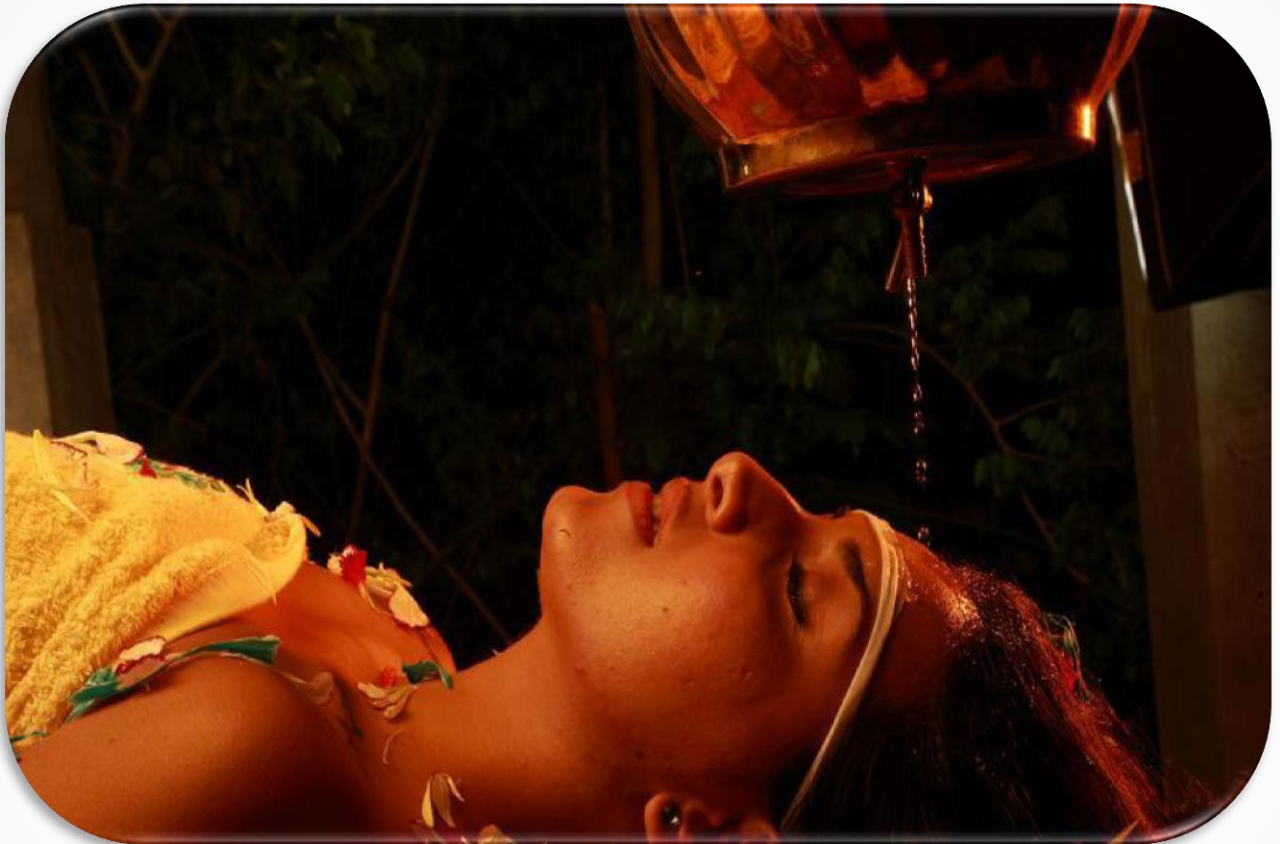


*Just got a thank you note from my son and my wife  
for not just being with them  
but play with them!*





SPA – Managed by The Four Fountains



*Mind and Body are in perfect harmony with each other.*

*A Swiss Massage and de-stressing session at*

*a Perfect Spa brings Rejuvenation of*

*Spirit , Mind and Body !*



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## Family Fun at Swimming Pool



*A little play with my family at a pool surrounded by serene mountains where time stands still permeated by ripples of laughter and splashes of water.*



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## Welcome Centre & Multi Cuisine Restaurants



*Relish the times spent with family & friends,  
The food! the evening meetings!  
A Toast to be raised for a Friend!*



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## Discotheque



*So slide on those 8 inch platform shoes, slip into those psychedelic purple polyester bellbottoms, and get your groove on, foxy mamma, at To's Boogie Night Disco A-Go-Go. Gold chains, butterfly collars and shimmering satin is a MUST.*



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## Overview



*Open Spaces, Lush -Green Forests  
Each Home keeping up its own Privacy  
A Piece of Nature's Paradise  
But Luxury of a Star Resort .  
Life 's perfect Moments are  
spent  
At Peace Valley*



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## Apartment Front view

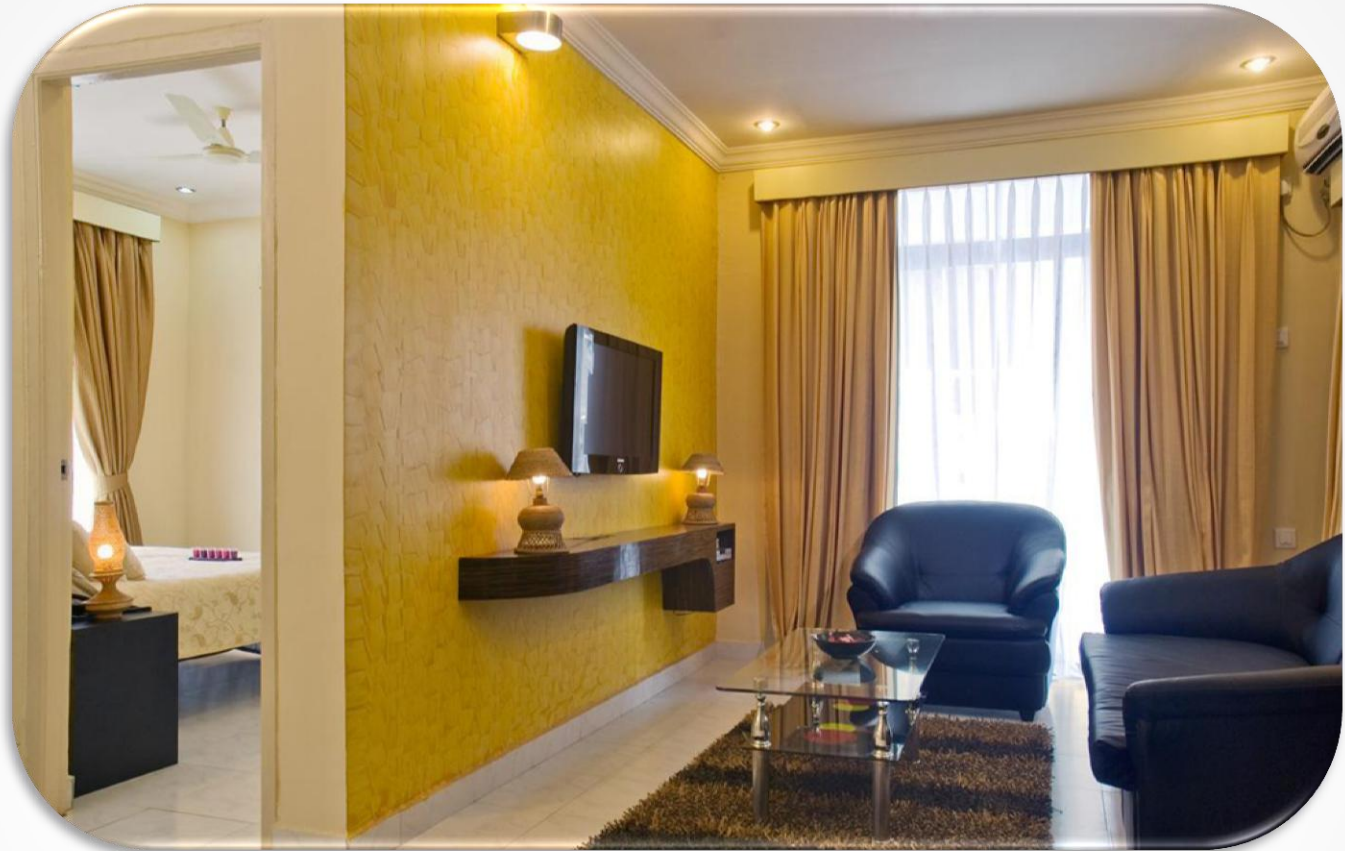


*Lush Green Landscaped Gardens  
facing the apartments*



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## Apartment Interiors

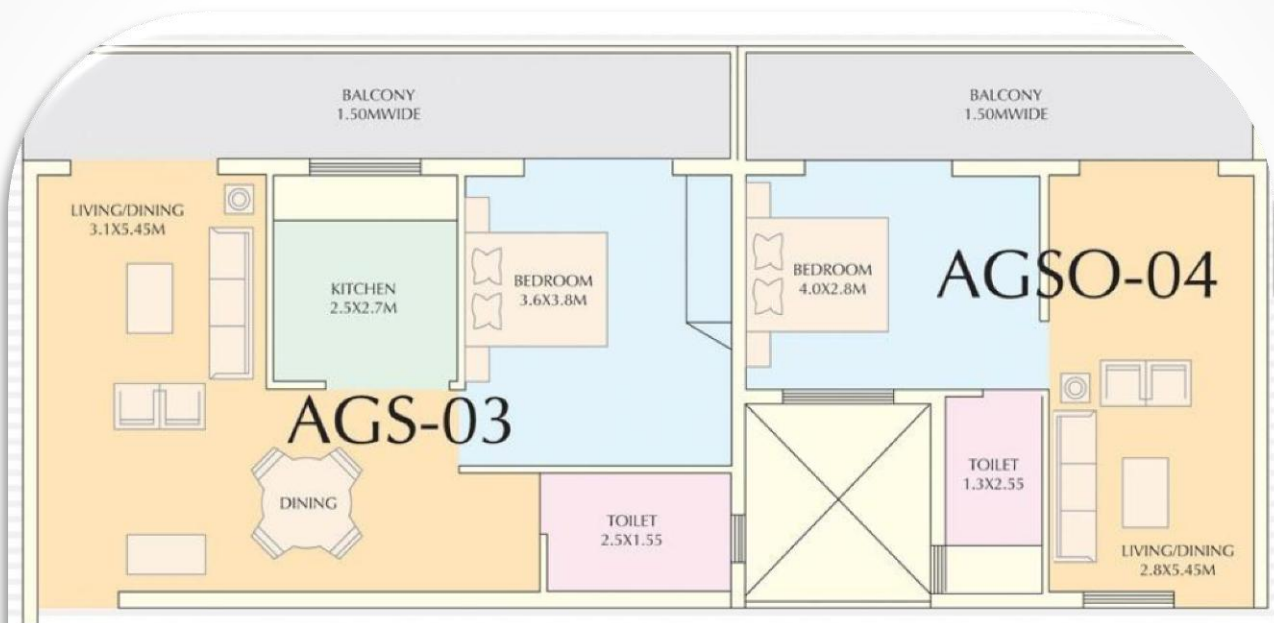


*A tiring journey but going Home on a Holiday is just a  
Perfect Peace of Mind that  
"All is Well"  
at My Home at Peace Valley .*



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# Floor Plans Studio & Single Bedroom



TOTAL AREA= 86.82 M2  
SINGLE BEDROOM  
BALCONY= 1.5X9.2 MTR

TOTAL AREA= 55.48 M2  
STUDIO APARTMENT  
BALCONY= 1.5X7 MTR





# Floor Plan Double Bedroom

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TOTAL AREA= 108.80  
DOUBLE BEDROOM  
BALCONY= 1.5X7 MTR  
BALCONY= 1.5X3.1 MTR  
BALCONY= 1.5X3.45 MTR



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## Distances

- ❖ Airport-40 Minutes
- ❖ Beach (Mabore)-15 Minutes
- ❖ Beach (Colva)-20 Minutes
- ❖ Railway Station (Margaon) - 15 Minutes
- ❖ Bus Stand (Margaon) - 15 minutes
- ❖ River – Walking Distance



## Rental Income

*Unique Business Model for Assured Returns through Revenue Sharing and Owners' Central Pool System*

Calculation of Revenue sharing of 1BHK apartment				
	70%	60%	50%	40%
Occupancy	70%	60%	50%	40%
Room nights	255.5	219	182.5	146
Room Rate	6000	6000	6000	6000
Total Revenue	1533000	1314000	1095000	876000
40% share of Investor	613200	525600	438000	350400
Per Month Revenue Share	51100	43800	36500	29200
Return on investment	13.05%	11.18%	9.32%	7.46%
* above values are illustrative may change in future				

## About Us

**RaaiLand** and **Rupin Associates Inc.** is a Canadian company having corporate office in Pune Maharashtra - India.

The company has offices, in Ontario Canada under the name **Rupin Associates Incorporation**. **RaaiLand Group** specialize in **Real Estate marketing of Luxury Homes based in Dubai, Thailand, India, UK and Mauritius**. Involved in establishing joint ventures and setting up multinational companies world –wide, the company also ventured into entertainment business launching its first **Marathi Movie Savali** in 2007 which won 14 national awards.



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With an emphasis on strategic planning and development, **Raailand Group** along with its company **Rupin Associates Inc** takes projects from its conceptual stages to the successful sell out of its resort real estate inventory through its marketing division **RaaiLand Properties Pvt. Ltd..** We help bring a clear perspective to developers to assess and mitigate risk exposure when looking at International market penetration. We provide consultancy services and assistance at different stages of projects. **Rupin Associates Inc** team begins its project involvement at planning phase executing a detailed preliminary project evaluation. Backed by international exposure the company has a team of consultants to develop a concept and ensure its implementation based on highest standards of quality and timely delivery. We help guide project determinations on how to achieve the highest and best use for the property while exploring optional development recommendations focusing on the projected target market(s).

**“RaaiLand Group specialize in Real Estate marketing of Luxury Homes based in Dubai, Thailand, India, UK and Mauritius.”**

### Past Projects



One Lake Plaza  
Dubai



Saba Tower - Dubai



Ontario Tower -Dubai



Marina Diamond  
Dubai

### On going Projects



Thailand



## **RaaiLand Group**

**Corporate Office - India**

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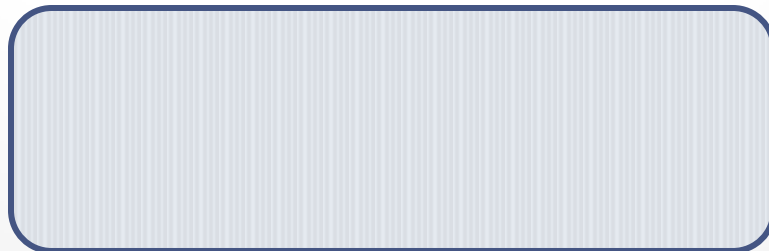
Land line : 020 – 27292829, Cell: 09049740105

**Canada Address**

Rupin Estates Inc.

# 407, 40-Panorama Court, Etobicoke, Ontario

Canada



**Project Approved for Home Loans**

