



STOP SAVING & **START** [INVESTING] e5world Fractional Ownership

On Mumbai Highway, Sadashivpet






A Resort Living Community

e5world Resort offers a unique fractional ownership opportunity, combining luxury living with financial returns. Set in an unbeatable location, the resort blends modern amenities, eco-conscious design, and sustainable practices. Focused on the five natural elements, Earth, Water, Fire, Air, and Ether - the resort provides a harmonious environment for relaxation and investment growth.

From the House of IKF Finance



A man with a beard and sunglasses is reclining in a dark-stained wooden lounge chair on a green lawn. He is wearing a dark blue short-sleeved shirt with a small white pattern and tan shorts. He holds a clear plastic cup with a red beverage in his right hand. A large white patio umbrella is partially visible on the left. In the background, there is a large, weathered, rounded ceramic pot with some green plants growing out of it. The scene is brightly lit, suggesting a sunny day.

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*A Blend of Mo
& Eco-Conscious Design*

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Visionary

RedefiningLuxury Hospitality

To redefine luxury
hospitality investments by
creating sustainable, high-
yield fractional ownership
opportunities that bridge
lifestyle and wealth
generation.



Leadersh



Prasad V.G.K.*Chairman, IKF Finance*

e5world is proudly backed by IKF Finance, a leading NBFC with 30+ years of excellence. Under Mr. VGK Prasad's leadership, IKF Finance drives growth, sustainability, and long-term partnerships with top institutions.



Mr. Raghu Ram Vupputuri

Managing Director (OPUS)

Introducing Mr. Raghu Ram, the driving force behind Opus Industries, producing eco-friendly AAC blocks. He has 10+ years experience in IT & software and is dedicated to sustainable construction and affordable housing.



Kirtee Shah

Renowned Architect

Honoring the visionary Kirtee Shah, an architect focused on sustainable housing for underserved communities. Founder of ASAG, he advocates for housing rights and eco-friendly development.



Adv. Devendra Dang

Advocate

Meet Advocate Devendra Dang, a tax law expert with 23 years of experience. Founder of M/s MB Associates, he supports education and healthcare causes while shaping legal landscapes.



Dr. Praveen Kumar

Founder & Chief Sales Architect

Dr. Praveen Kumar brings over 20 years of global sales expertise from industry giants like DuPont, GSK, and P&G. A thought leader in sales transformation and AI, with degrees in engineering and a Ph.D. in AI.

Hyderabad

A Rising Hub for Economic Growth

Hyderabad's rapid economic growth and technological advancements make it a leading investment destination. The city's thriving IT and biotech sectors, along with government initiatives, drive significant infrastructure development. With affordable property prices and a strong upward trend, Hyderabad presents promising real estate opportunities.



Hyderabad's **Economic** and **Technological** Boom

Hyderabad's Global Standing: Hyderabad is among the top cities globally with a GDP (PPP) of USD 83.5 billion.

Tech and Innovation Hub: Presence of global IT giants like Facebook, Google, IBM, and Microsoft contributes to its stature as a technological powerhouse.

Biotech and Pharma Capital: Hyderabad is the Genome Valley of India, with investments in life sciences of over Rs. 10,000 crore (USD 1.49 billion).

Infrastructure and Government Support: State government's proactive policies, infrastructure development such as roads, flyovers, and metro connectivity enhance the city's economic growth.

The Booming **Real Estate** Market in **Hyderabad**

Unlocking Hyderabad's Real Estate Potential

Affordable Investment Entry: The cost of residential and commercial properties in Hyderabad is relatively lower, providing an excellent opportunity for investors to enter the market at an advantageous price point.

Growth Trend in Property Prices: Hyderabad has consistently exhibited a positive growth trend in property prices over the years, driven by the expanding IT sector and increased demand for real estate.

Government Initiatives for Investors: The government of Telangana has introduced several initiatives and policies to promote real estate investment in Hyderabad. These investor-friendly measures include streamlined approval processes, transparent land acquisition policies, and the establishment of dedicated industrial and technology parks.

Future Prospects: Strategic advantage of investing now in Hyderabad's real estate for remarkable future returns due to ongoing and planned developments.

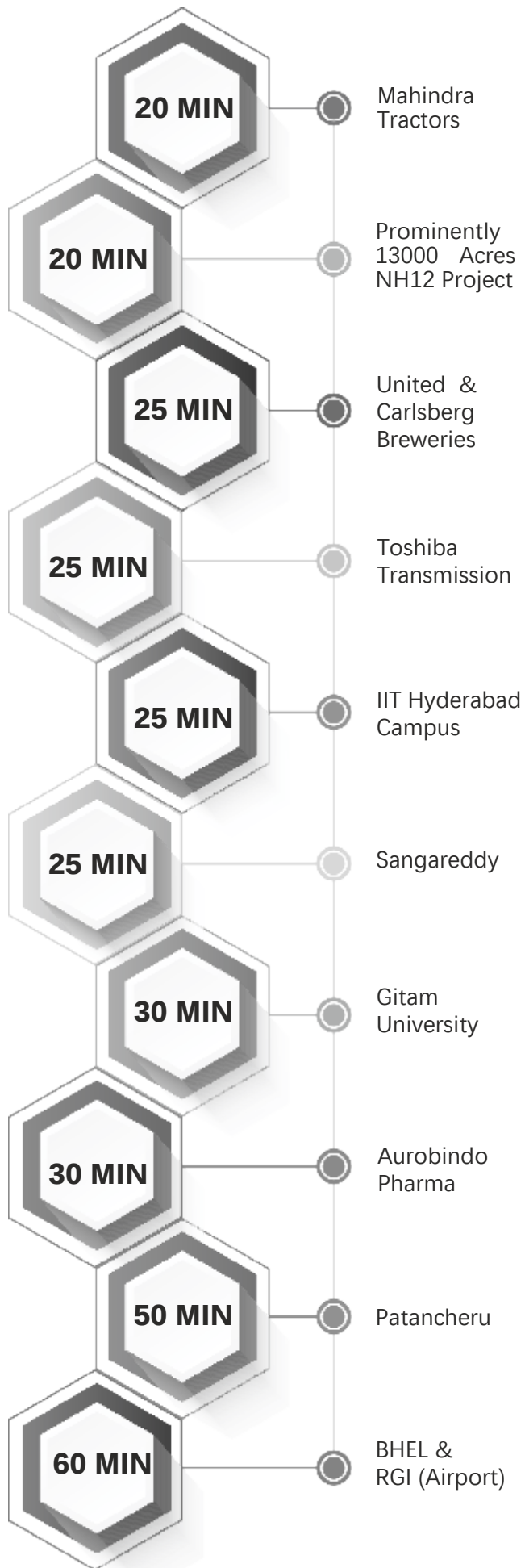


Location

Located on the Mumbai Highway in Aroor Village, e5world is conveniently close to Sadashivpet, offering easy access to both city life and the peaceful retreat it provides. The strategic positioning ensures a safe distance from pollution while being well-connected to major transport routes.

MUMBAI HIGHWAY FACING | 10 MINUTES FROM SADASHIVPET







Experience the Best with **e5world Resort Highlights**

Luxurious Resort Amenities for a Unique Experience



Clubhouses for Every Occasion

Whether it's for rejuvenation, celebration, or relaxation, e5world's clubhouses are designed to accommodate all your needs



A space for wellness and quiet reflection, complete with a yoga and meditation room.



The perfect venue for community gatherings, family events, and celebrations.



A luxurious social hub equipped with a pool, entertainment areas, and exclusive dining facilities.



Nature Walks &
Bird Watching
Guided tours to explore
the flora and fauna



Cultural Nights
Live music, theater,
& dance performances



Yoga & Meditation
Daily classes & wellness
programs




Adventure Activities
Cycling tours,
trekking, &
water sports



Nature's Exuberance
Flowering Paths, Fountains
Themed Gardens



Family
Bonding Events
Movie screenings,
cooking classes,
& game nights

A woman with long brown hair, wearing a white lace-trimmed spaghetti strap top and white pants, stands on a wooden balcony. She is leaning her hands on the dark wooden railing and looking off to the side with a smile. The background is filled with large, vibrant green tropical leaves, including banana leaves and a large fan palm. The scene is bathed in warm, golden sunlight, suggesting a late afternoon or early morning setting. The balcony has a dark wooden roof structure above it.

*Experience clubhouses that blend
tranquility, celebration, and luxury,
spaces crafted for relaxation,
memorable gatherings, and
elevated social moments*



Escape to Nature

Your Luxurious Vacation Home Awaits



Experience a home where you can truly feel free.

Embrace the essence of wooden villa living, inspired by the beauty of the five elements.

*With plot sizes ranging from **147 Square Yards to 535 Square Yards**, each cottage comes with its own well-maintained garden and kitchen garden, offering an idyllic escape from the hustle and bustle of city life*

Total 232 Luxury Villas

VILLA TYPES	VILLA COST
1 BHK	76,80,000
2 BHK	1,05,00,000
3 BHK	1,35,00,000
4 BHK	1,65,00,000



Our Fractional Ownership Model

**Flexible
& Profitable**

Introduction to **Fractional Ownership**

Discover Fractional Ownership in Real Estate

- Fractional ownership democratizes access to real estate investment, reducing the financial barriers to entry.
- Investors share costs, responsibilities, and benefits, including potential rental income and equity growth.
- Offers the flexibility to diversify by investing in multiple properties or focus on a single asset for more control

How **Fractional Ownership Works** and Its **Benefits**

The Mechanism and Advantages of Fractional Ownership

- Fractional ownership involves pooling resources with other investors to purchase high-value real estate
- Managed by a Special Purpose Vehicle (SPV), which handles property management and rental yield distribution
- Investors can enjoy shared rental income, equity growth, and in some cases, personal use of the property



How it **works** ?



USER ID creation and
KYC Completion



Choose the property
from the listed one



Transfer fund to the account
of the Company &
become the fractional owner



Shares are allotted
and share certificate is issued



Interest
credited

Return is paid quarterly
to share holder



Fractional Owner **Benefits**

Total No of Fractions per Villa - 8 (As per the best global practice for effective utilisation of property or rental yields)

No Fractional Ownership Platforms (FOPs) to manage the property

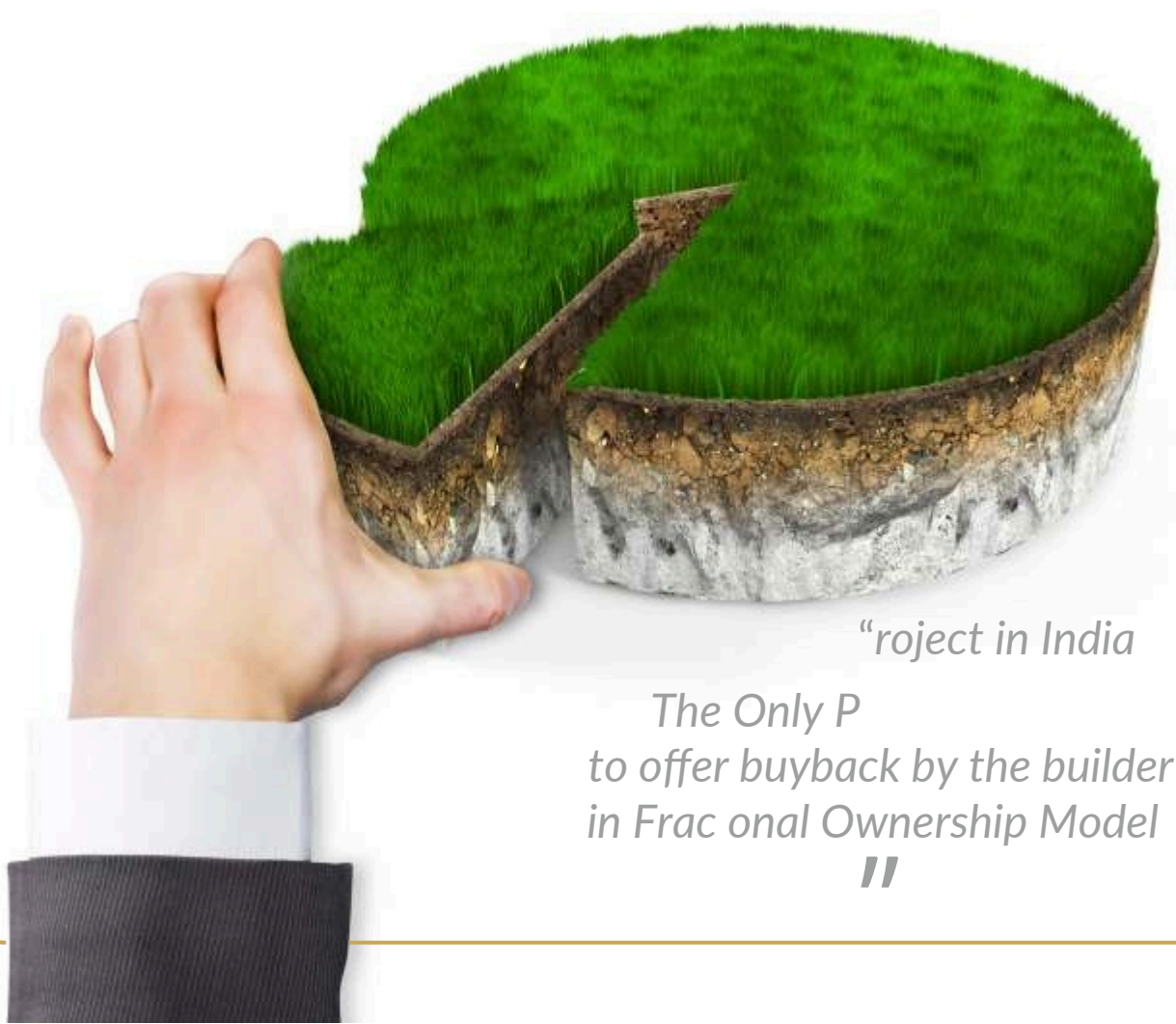
Usage of Property - 3 days/2 nights per year

Assured Rental Return of 9% for 2 years

Projected Rental Return of 12% from 3rd year

Minimum Assured Rental Return equivalent to bank interest returns after 2nd year

A dedicated common platform to assist with the resale of fractional ownership



"project in India

*The Only P
to offer buyback by the builder
in Fractional Ownership Model*

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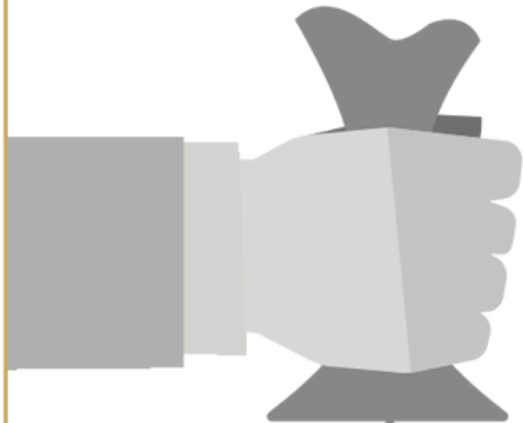
Expected **Profit** for an Investor



Component	\$ 9,60,000	\$ 10,50,000	\$ 13,50,000	\$ 16,50,000
Asset Value Contribution	800000	875000	1125000	1320000
Development Costs	150000	165000	210000	310000
Operational Reserves	10000	10000	15000	20000
Total (per Fraction)	9,60,000	10,50,000	13,50,000	16,50,000

Breakdown of 9,60,00 per Fraction

Component	Amount	Description
Asset Value Contribution	8,00,000	Proportionate share of the asset's value
Development Costs	1,50,000	Share of costs for construction, furnishing, or other improvements
Operational Reserves	10,000	Contribution to the contingency fund for future maintenance and upkeep
Total (per Fraction)	9,60,000	All-inclusive cost for one fraction



The Seamless **Liquidity Experience** at e5world



1

Easy Liquidity at e5world

The investment in e5world offers easy liquidity, allowing investors to enter and exit the investment with minimal hassle.

2

Assured Buyback with FCFS Basis

e5world provides an assured buyback option on a First Come, First Served (FCFS) basis after a 3-years lock-in period, showcasing the developer's confidence in the project's sustainability and growth potential.

3

Supportive Fractional Share Sales Mechanism

e5World offers a streamlined platform to facilitate the resale of fractional shares, ensuring seamless investor transitions. By enabling smooth transactions, e5World fosters confidence and liquidity without direct buyback commitments.

4

Freedom to Sell

At e5world, owners can freely sell shares anytime, enhancing liquidity. This flexibility empowers investors to seize opportunities and navigate changing circumstances.



Why should you **Invest in e5world** -Fractional

Asset Class	Liquidity	Risk Level	Potential Returns	Tangibility	Passive Income Potential	Approx ROI in 5 Years in %	Assured Monthly Returns
Equity	High	High	High	No	Dividends	30-40%	No
Gold	Medium	Medium	Medium	Yes	No	25-30%	No
Fixed Deposit	High	Low	Low	No	Interest	20-22%	No
Residential Real Estate	Low	Medium	High	Yes	Rental Income	30-45%	No
Fractional Ownership in Any Real Estate	Medium	Low	Medium-High	Yes	Lower Rental Income High Entry Cost	35-45%	Yes
Fractional Ownership in e5world	High	Low	High	Yes	High Rental Income Lower Entry Cost	90-110%	Yes

This table showcases the benefits of fractional ownership in e5world. The investment has lower risk compared to direct equity investments, tangibility, potential for passive income through rental earnings, and relatively higher liquidity and lower entry costs than traditional real estate investments.

Let's **Invest** & make the **Profits**





Join the e5world Community

Enjoy exclusive perks and access with e5world memberships

Silver Membership

Ideal for occasional visitors

Gold Membership

Perfect for families seeking frequent getaways

Platinum Membership

For those who desire luxury and top-tier amenities

Diamond Membership


Lifetime access for the ultimate e5world experience



Join the Revolution in

Resort Investments



 +91 95021 79931
 www.tangadeveloper.com