



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

On Mumbai Highway, Sadashivpet



 +91 95021 79931

 [WWW.TANGADEVELOPER.COM](http://WWW.TANGADEVELOPER.COM)



WORLD

# 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





*“dern Ameni es*

*A Blend of Mo  
& Eco-Conscious Design*

*”*

# Visionary

## Redefining Luxury 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.



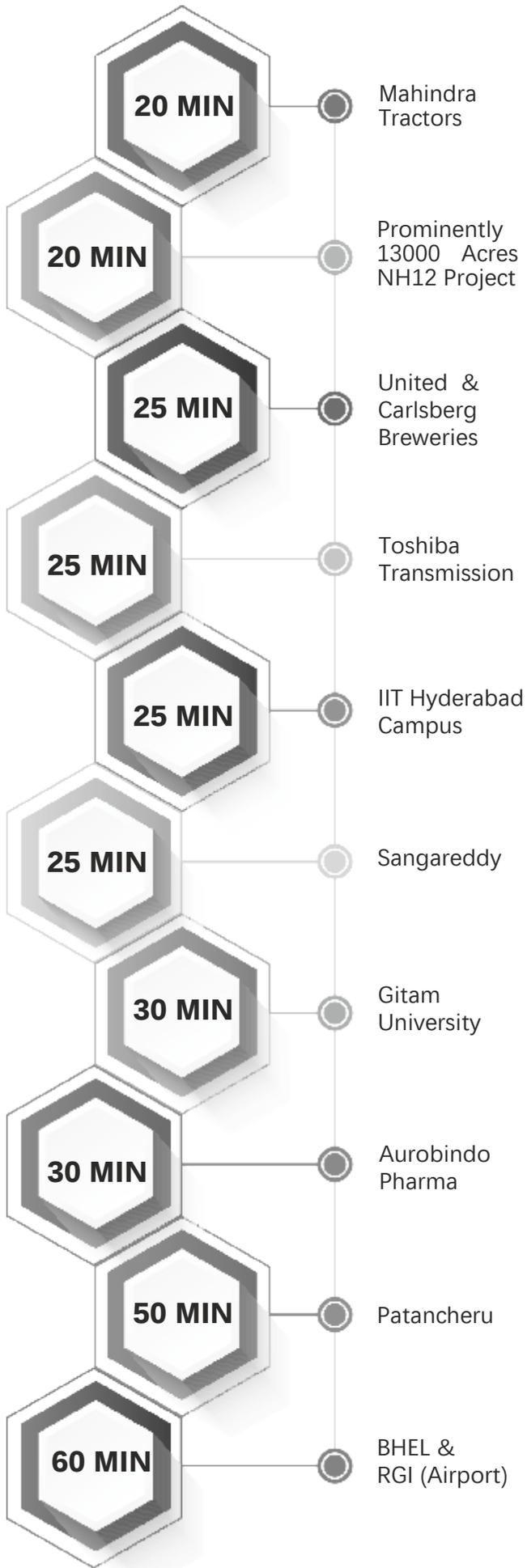


# Location

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 balcony. She is leaning her hands on a dark wooden railing and looking out towards the right with a slight smile. The balcony has a dark wooden roof and a white curtain hanging on the left. The background is filled with large, vibrant green tropical plants, including banana leaves and a large fan palm. The lighting is bright and natural, suggesting a sunny day.

*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



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

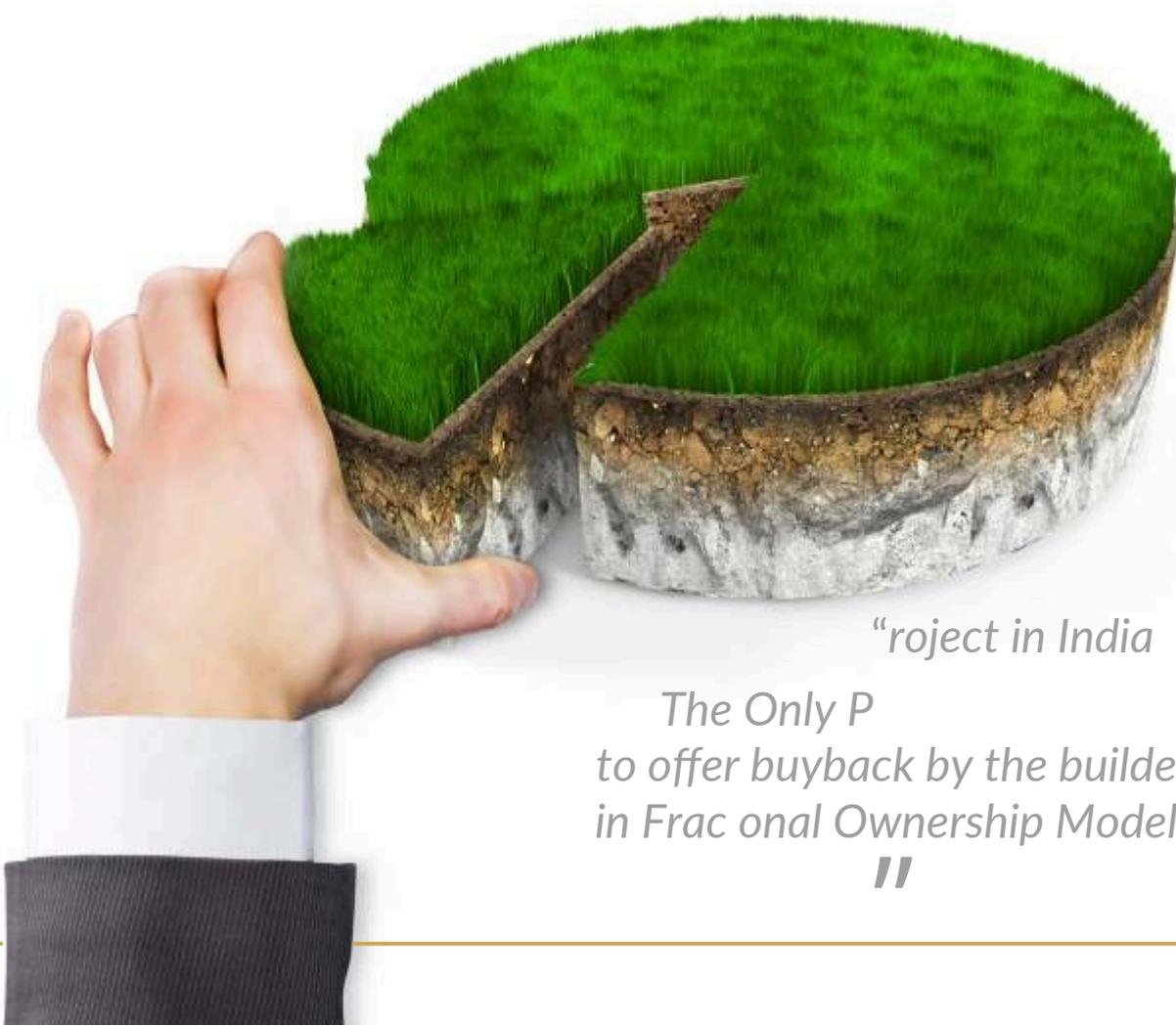
Usage of Property - 3 days/2 nights per year

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



*“roject in India*

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

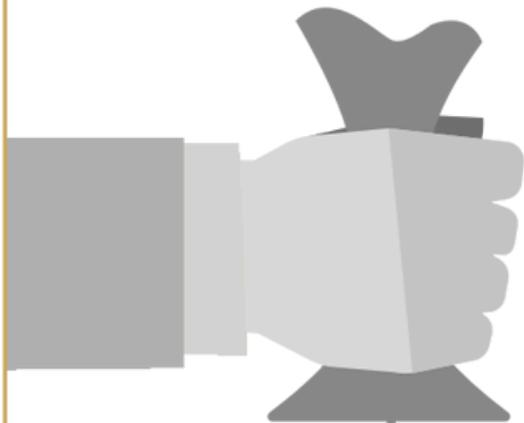
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## Expected Profit for an Investor



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

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
<b>Total (per Fraction)</b>	<b>9,60,000</b>	<b>All-inclusive cost for one fraction</b>



## 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*

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## **Gold Membership**

*Perfect for families seeking frequent getaways*

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## **Platinum Membership**

*For those who desire luxury and top-tier amenities*

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## **Diamond Membership**

*Lifetime access for the ultimate e5world experience*



Join the Revolution in

# Resort Investments



**TANGA DEVELOPER**  
YOUR REAL ESTATE PARTNER

 +91 95021 79931  
 [www.tangadeveloper.com](http://www.tangadeveloper.com)