



K- NINE DEVELOPERS

K9 ADVENTURE PARK

Luxury Resort & villas

RamNagar Project

Innovative solution for a better future

Investor Pitch Deck 2025



RAZAGROUP
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Raza Group

Executive Summary



K9 Developers, under the renowned Raza Group, is proud to introduce the K9 Adventure Park, Luxury Resort & Villas – Ramnagar Project. This one-of-a-kind destination combines adventure tourism, luxury hospitality, and premium villa living in the heart of Uttarakhand, near Jim Corbett National Park—India’s most popular wildlife and eco-tourism hub.

With tourism in Uttarakhand growing steadily at **12–15%** annually and rising demand for high-end resorts and experiential travel, this project is strategically positioned to capture a rapidly expanding market. By blending adventure, leisure, and lifestyle, K9 Adventure Park aims to become a flagship destination that appeals to families, corporates, and global travelers seeking both thrill and comfort.

Backed by nearly two decades of trust, delivery, and excellence, K9 Developers offers investors and financial partners an opportunity to be part of a sustainable, profitable, and high-demand hospitality venture in one of India’s most promising tourism corridors.

About Us

K9 Developers – A Subsidiary of Raza Group

K9 Developers was founded with a vision to create premium lifestyle destinations that merge natural beauty with world-class design. We specialize in:

- Luxury Resorts & Villas – Bespoke properties that blend elegance with comfort.
- Adventure Parks – Curated experiences combining leisure and thrill.
- Lifestyle & Hospitality Projects – Exclusive offerings that merge opulence, nature, and entertainment.

With a strong foundation in real estate and hospitality, K9 Developers is shaping the future of luxury living and experiential tourism in Uttarakhand.

Raza Group

Established in 2005 in Kashipur, Uttarakhand, Raza Group is a multi-faceted enterprise engaged in construction, infrastructure development, mining, raw material trading, and community initiatives. Over the past two decades, the Group has delivered landmark projects across government and private sectors with an unwavering commitment to quality, innovation, and sustainability.

Our portfolio also includes affordable housing under PMAY, large-scale infrastructure works, and environmentally conscious projects, reflecting a strong balance between growth and responsibility.

Vision and Mission

Vision

To become the leading luxury adventure destination in Jim Corbett, blending world-class comfort, eco-conscious design, and thrilling experiences while building a chain of signature K9 destinations across India.

Mission

- Create iconic destinations where luxury resorts, villas, and adventure parks meet nature.
- Offer unforgettable guest experiences that boost tourism and local employment.
- Generate sustainable, high-return investments through diversified revenue streams.

Project Overview – K9 Adventure Park, Luxury Resort & Villas (Ramnagar)

K9 Adventure Resort is a 15-acre luxury hospitality and recreation project located in the heart of Jim Corbett National Park, Ramnagar. The project seamlessly blends nature, luxury, and adventure, creating a one-stop destination for leisure, lifestyle, and investment.

Project Snapshot



Location: Jim Corbett National Park, Ramnagar, Uttarakhand

Total Area: 15 Acres (3 Distinct Zones)

Concept: Blend of Luxury Living + Adventure Tourism + Hospitality

Target Market: Domestic & International tourists, corporates, HNIs, and families

Zoning & Facilities



1. Luxury Villas (4 Acres)

- 30 premium pool villas
- Smart-home features & modern interiors
- Private pools, outdoor spaces & forest-facing views



Luxury Resort (4 Acres)

- 72 cottages
- Infinity pool, banquet hall & event spaces
- Fine dining restaurants, spa, wellness zones, yoga lawns



2. Adventure Park (7 Acres)

- Zip-lining, go-karting, ATV rides, sky cycling, zorbing
- VR games, bowling, archery, rope courses, boating
- Air Adventures

Key Highlights

- **Prime Location** – Scenic mountain & riverside views; excellent road, rail & air connectivity
- **All-in-One Destination** – Villas, resort, and adventure park in one integrated project
- **Year-Round Demand** – Wildlife, leisure, weddings, corporate events, and family tourism
- **Eco-Friendly Design** – Sustainable planning & nature-integrated development
- **Air Adventures in this location-** A plus point of this project is our add on of air adventures.

Project Timelines

Total Duration: 24–30 Months

The project is designed with phased construction and early revenue realization to reduce investor risk and accelerate returns.

- **Adventure Park (7 Acres | Zip line, Go-Karts, VR, Events)**

- Opens in 12–18 months, aligned with resort launch
- Generates steady ticket, rental & event revenues
- **Air Adventure Activities**

- **Luxury Resort | 72 Cottages |**

- Operations commence in 30–36 months
- Launch revenue streams: room bookings, banquets, F&B, spa



- **Luxury Villas 30 Units**

- Sale-ready in 24–25 months
- Villa sales begin during construction, ensuring early cash inflow

Phased delivery = Early villa sales + Adventure park revenues + Resort operations → Balanced cash flow & faster ROI

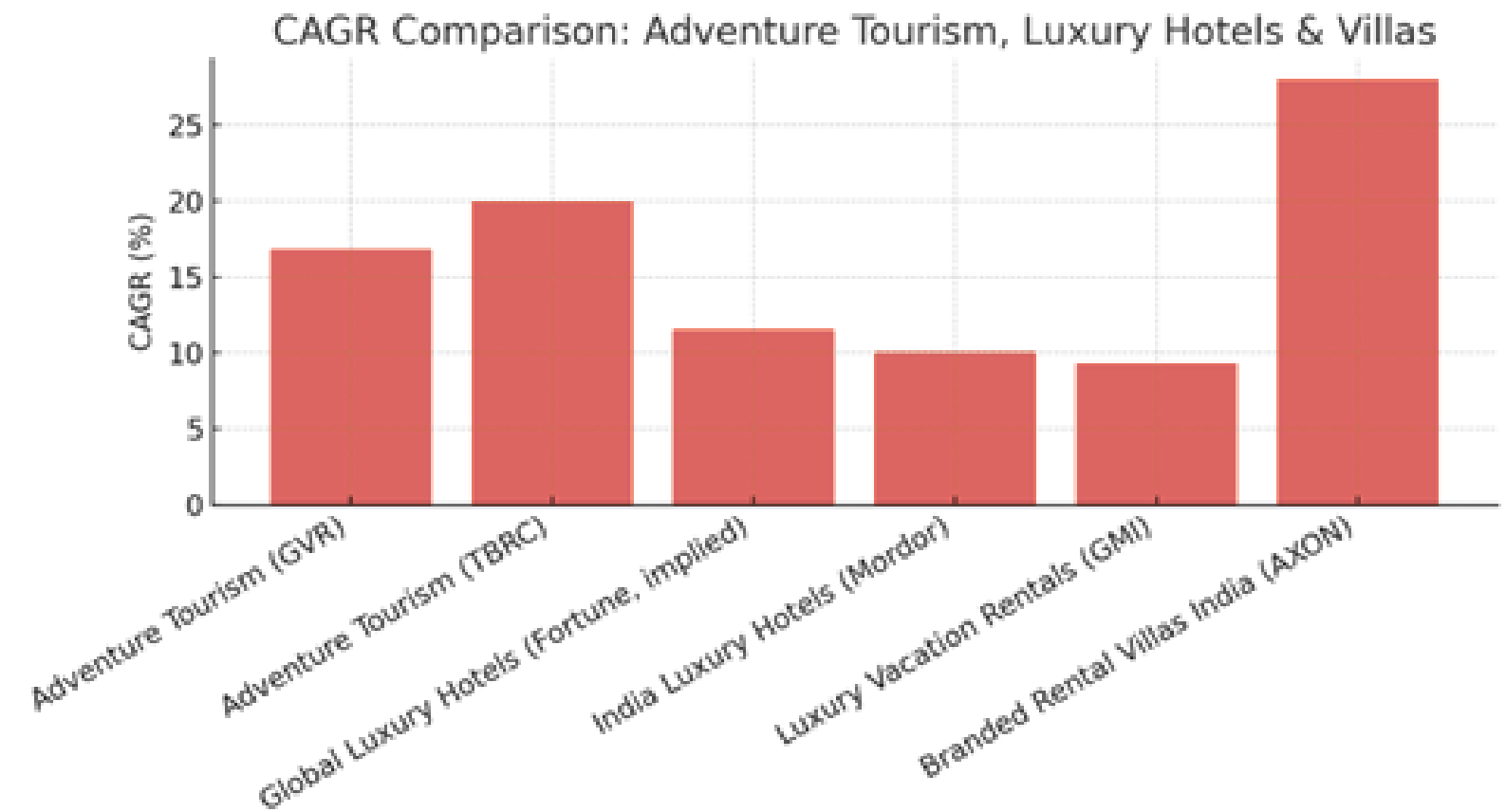
Future Snapshots



Market Analysis

Global Research

- Adventure Tourism is scaling fast, fuelled by “experience-first” travel. Recent forecasts show ~16.8%–20% CAGR this decade.
- Global Luxury Hotels are expanding with premium ADRs and wellness-led offerings; implied ~11.4% CAGR (2024–2032) from Fortune’s market size trajectory.
- Luxury Vacation Rentals (villas, pool-villas) continue formalizing, at ~9.3% CAGR globally; India’s branded rental villas are a breakout niche at ~28% CAGR (next 5 years).



References

- [Grand View Research](#)
- [The Business Research Company](#)
- [Fortune Business Insights](#)
- [Global Market Insights Inc. axondevelopers.com](#)

Market Analysis



India & Local Opportunity (why Ramnagar works)

- India Luxury Hotel Market: ~10.06% CAGR (2025–2030) as premium leisure and weddings/events travel deepen.
- Uttarakhand tourism is massive and diversified. Official 2024 reporting shows ~5.96 crore total visitors statewide; Jim Corbett NP alone recorded ~3.62 lakh visitors in 2024. Purpose split is balanced: 44.2% pilgrimage and 43.6% leisure/adventure a perfect base for an adventure-luxury resort.



Target Market (Who we serve)

Primary segments

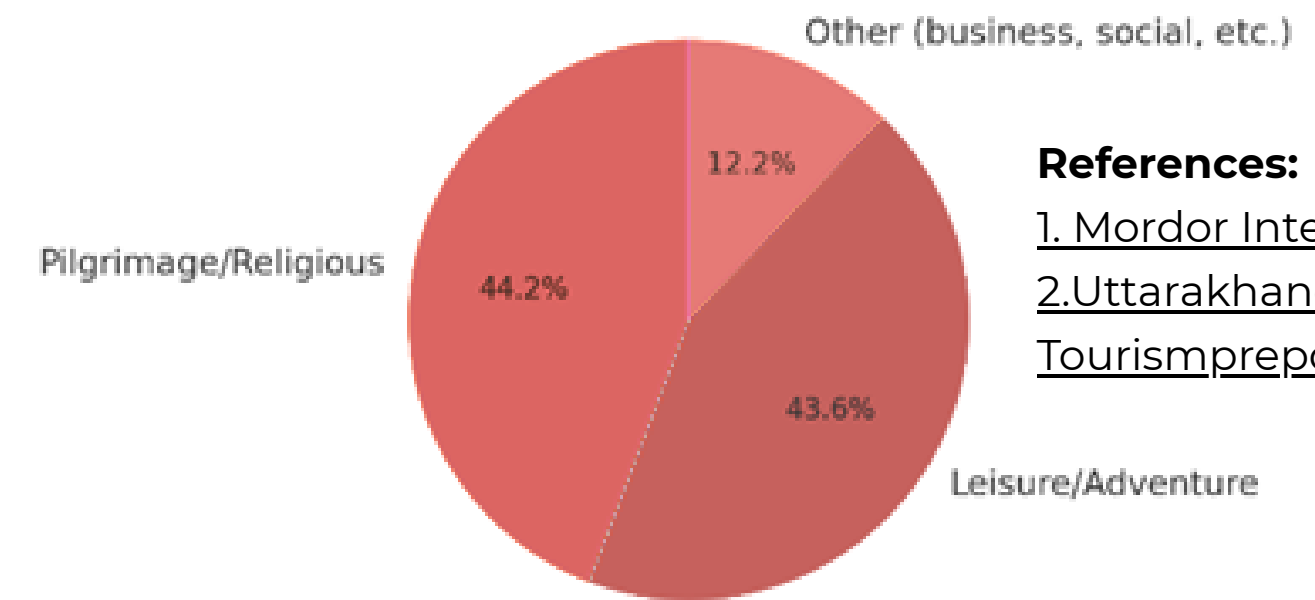
- Affluent families & HNIs (Delhi–NCR, Lucknow, Chandigarh) seeking weekend luxury + private pool villas.
- Corporate offsites & MICE needing integrated rooms + banquet + activities.
- Wedding/social events (destination weddings, 150–300 pax) wanting resort buy-outs + adventure add-ons.
- Experience-seeking leisure travelers (domestic & inbound) who choose adventure-first itineraries in Corbett.



Secondary segments

- Wellness & retreats (yoga, spa), digital nomads (smart villas), and repeat wildlife visitors looking beyond standard safaris.

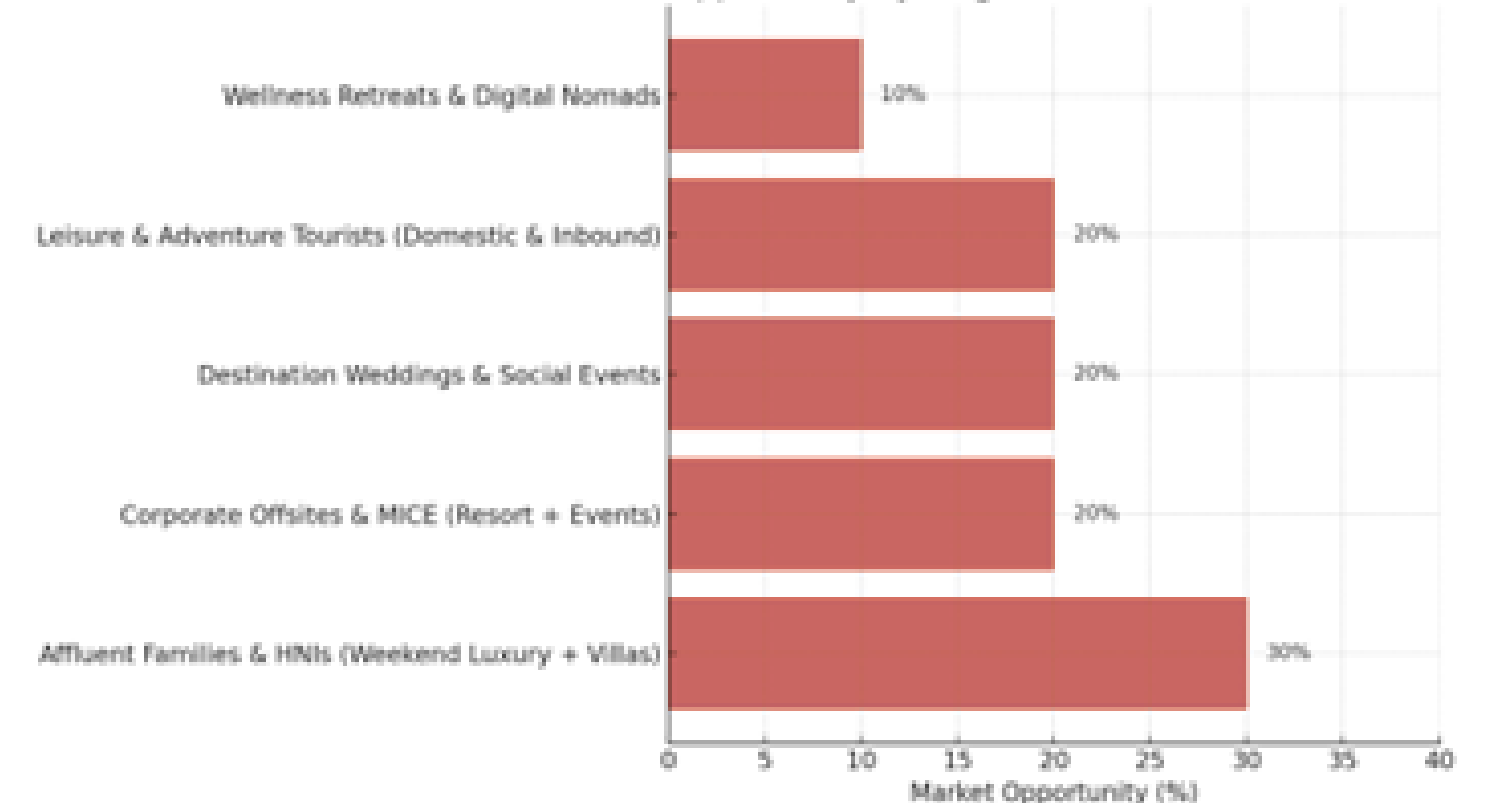
Tourism Purpose Mix in Uttarakhand



References:

1. [Mordor Intelligence](#)
2. [Uttarakhand Tourism](#)
[Tourismprepdata.org](#)

Market Opportunity by Target Audience - K9 Adventure Resort





Targeting & Positioning (How we win)

1.

One campus, three products

Adventure Park + Luxury Resort + Private Pool Villas a differentiated, year-round draw (safaris, adventure, wellness, weddings, offsites).

2.

Drive-to hub:

From Delhi ~240–250 km; Ramnagar rail 12–15 km; Pantnagar Airport ~80 km. Proximity cuts acquisition cost and lifts occupancy on weekends/long-weekends.

3.

Price ladder

Adventure day-pass → premium rooms → pool-villa upsell → event buy-outs—elevated RevPAR and ancillary revenue (F&B, spa, activities).

4.

Eco-sensitive, design

First build for ADR premium and sustainability compliance.

Reference:

<https://uttarakhandtourism.gov.in/>

Why K9 Adventure Park Has Strong Potential (backed by data)

Category tailwinds:

Adventure tourism and luxury stay both compounding at high single to strong double digits globally and in India.

Villa momentum:

Villa/holiday-home format is scaling rapidly (28% CAGR for branded rental villas in India), supporting our 70 pool villas strategy and potential fractional/managed rental models.

Reference:

1. <https://www.grandviewresearch.com/>
2. <https://www.thebusinessresearchcompany.com/>
3. <https://www.fortunebusinessinsights.com/luxury-hotel-market>
4. <https://www.mordorintelligence.com/industry-reports/india-luxury-hotel-market>

Destination fit:

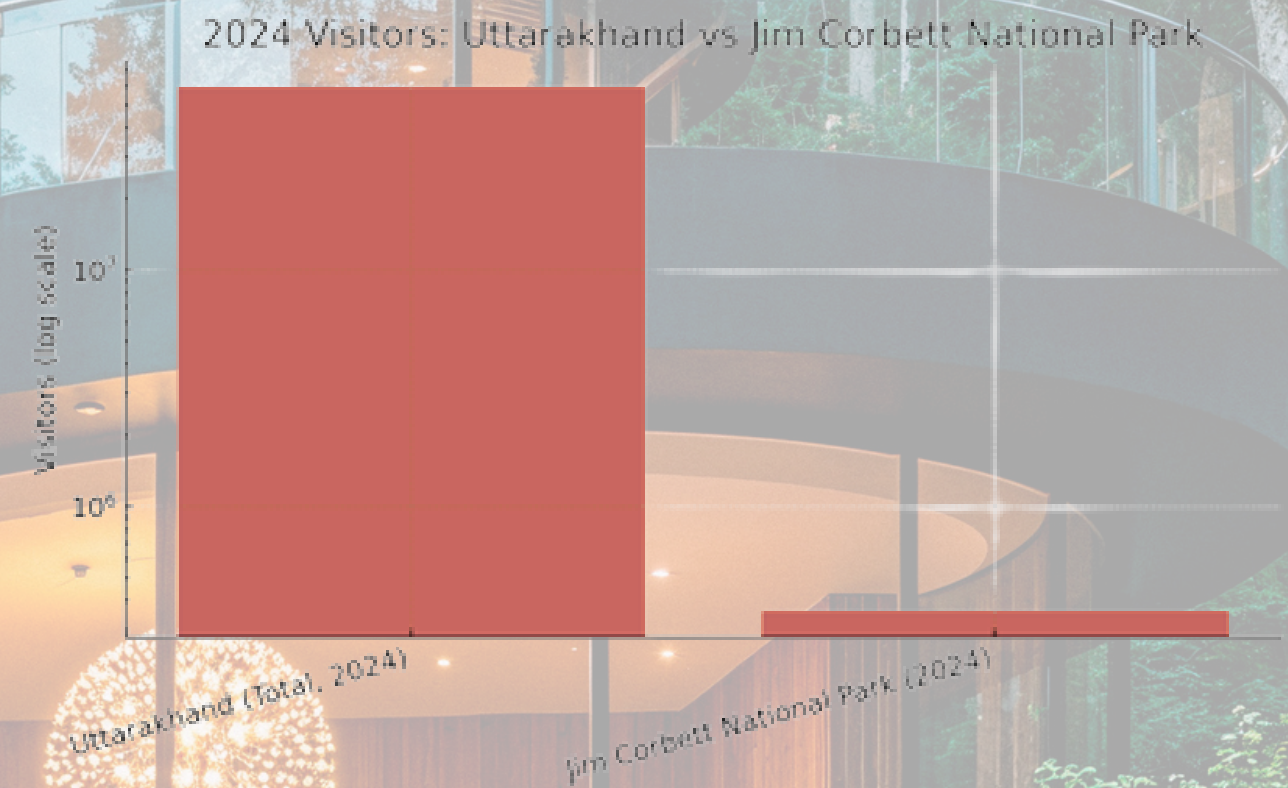
Uttarakhand's visitor base is nearly half leisure/adventure, not just pilgrimage directly aligned with our product

Access & capture:

Strong drive-time and rail/air access widen catchment, improving weekend occupancy and event demand.

Integrated model:

Few competitors combine adventure park + luxury resort + private villas in Corbett first-mover advantage in experiential luxury. (Inference based on the local mix of standalone resorts vs. activity vendors.)



Reference:

4. <https://www.prepdata.org/dashboards/uttarakhand-tourism>
5. https://www.axondevelopers.com/uploads/1707378080_Branded%20rental%20villa%20report.pdf
6. <https://uttarakhandtourism.gov.in/>

Management Team



MR. ASIF RAZA

CHEIF MANAGING DIRECTOR



Er. Ahmad Faizan

CEO



Er. Nadeem Saifi

CAO



MR. Ashutosh Saxena

CFO



Competitor Analysis – K9 vs Others

Competitor	Their Gap	K9 Opportunity
Aahana Corbett Wilderness https://www.aahanaresort.com	Eco-luxury & wellness only; no adventure integration.	Position K9 as luxury + adventure + ownership — unique 360° offering.
Le Roi Resort https://www.tusktravel.com/	Focus on safari/resort stays; no villa investment or resale model.	Attract investor + tourist markets with villa ownership revenue streams.
Corbett Adventure Resort https://globalpathholidays.com/	Small-scale activities; no luxury stay or bundled experiences.	Differentiate with full-scale resort + villas + adventure park synergy.
Paatlidun Safari Lodge https://www.thrillophilia.com/	Spa & leisure focus; misses thrill/adventure seekers.	Capture dual market: wellness + adrenaline + premium ownership.
Club Mahindra Corbett https://www.clubmahindra.com	Timeshare-style lacks personal villa ownership appeal.	Offer exclusive, high-value villa ownership vs. generic memberships.

K9 Advantage

- **Integrated Ecosystem – Villas + Resort + Adventure Park**
- **Early ROI – Villa sales start generating cash before resort launch**
- **Diversified Revenue – Multiple income streams reduce dependency**
- **Unique Positioning – Only project in Corbett combining luxury ownership & adventure**

STRENGTHS

- Prime location near Jim Corbett National Park (high tourist footfall).
- Unique blend of luxury resort + villas + adventure park.
- Multiple revenue streams (villa sales, resort, F&B, adventure activities).
- Backed by strong government support for tourism.

OPPORTUNITIES

- Growing luxury tourism market in India with rising disposable incomes.
- Rising demand for experiential and eco-friendly tourism.
- Untapped segment: luxury + adventure combination in Corbett region.
- Potential for future expansion into chain of signature destinations.

WEAKNESSES

- High upfront capital investment.
- Dependence on seasonal tourist flow.
- Need for continuous marketing to maintain brand visibility.

THREATS

- Competition from existing resorts and adventure providers.
- Regulatory/environmental clearance risks.
- Changing tourist trends or global economic slowdowns.
- Natural calamities impacting operations in hill regions.



SWOT Analysis

Business Model Canvas – K9 Adventure Resort

1. Key Partners

- Land developers
- Architects & contractors
- Hospitality suppliers
- OTAs (MakeMyTrip, Booking.com)
- Govt. & tourism boards

4. Customer Relationships

- Personalized hospitality
- Loyalty & digital booking
- Events & retreats
- After-sales (villa buyers)

7. Channels

- Direct villa sales
- OTAs & travel aggregators
- Resort website/app
- Social media & influencers
- Corporate tie-ups

2. Key Activities

- Villa sales
- Resort & F&B ops
- Adventure park ops
- Marketing & branding
- Events & guest experience

5. Customer Segments

- HNWIs (villa buyers)
- Luxury tourists (domestic + intl.)
- Families & adventure seekers
- Corporates & event planners

8. Cost Structure

- Land & construction
- Equipment & furnishing
- Marketing campaigns
- Staff & training
- Maintenance & utilities

3. Value Proposition

- Luxury + adventure + nature
- Multi-revenue streams
- Eco-sustainable model
- High ROI potential
- Exclusive Corbett destination

6. Key Resources

- 15 acres prime land
- Resort (70 rooms) + 70 villas
- Adventure park infra
- Skilled hospitality team
- Strong investor backing

9. Revenue Streams

- Villa sales (early driver)
- Resort stays (rooms, dining, spa)
- Adventure tickets & rentals
- Weddings & corporate events
- Bar and restaurant

Why this project has more profitability?

The background of the slide features a scenic view of a mountain range with lush green vegetation. Two hot air balloons are floating in the sky. The balloon on the left is orange with a red top section. The balloon on the right is blue with a white top section and a red bottom section. The sky is a clear, light blue.

OUR MULTIPLE REVENUE STREAM CREATE THIS PROJECT MORE PROFITABLE

- Revenue from selling the villas.
- Revenue from adventure park.
- Revenue from bar and restaurants.
- Revenue from events we booked for resort like wedding, corporate events, personal events group parties and cultural events.
- Revenue from booking the resort and villas

OUR UNIQUE BUSINESS APPROACH GIVES THIS PROJECT 7 STARTS

- All activities together like resort, adventure and nature
- Air adventure on this location makes us better from others because its totally new to the location which is very better for us.
- We gives two way revenue to the individual investors for property, who are buying the villas they can earn too with us.

Marketing Strategy



Digital First

- Aggressive online presence via OTAs (Booking.com, MakeMyTrip), Google Ads & social media targeting Delhi-NCR & Tier-1 cities.
- Influencer & travel blogger collaborations to position K9 as “The Corbett Luxury Adventure Hub.”



Local & Global Outreach

- Focused campaigns in Delhi, Lucknow, Chandigarh (drive-to markets).
- Targeted international travelers via eco-luxury & adventure tourism channels.



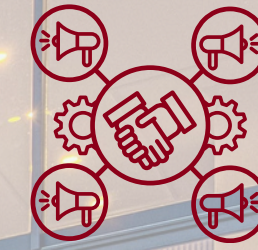
Experience-Led Branding

- “Stay + Adventure” bundled packages to capture families, HNIs & corporates.
- Signature events (music festivals, wellness retreats, adventure marathons) to drive seasonal buzz.



Revenue-Boosting Promotions

- Villa ownership promotions with investment benefits.
- Membership/loyalty programs for repeat tourists.
- Early bird resort packages & annual adventure passes.



Strategic Partnerships

- Tie-ups with corporates for retreats & offsites.
- Collaborations with wedding planners & event agencies for destination weddings.
- Partnerships with leading travel operators & luxury villa rental platforms.

Exit Strategy

1. Villa Sales & Asset Appreciation

- Early exit option through villa sales (70 pool villas) providing upfront liquidity.
- Investors can recover capital within 2–3 years via phased villa sale revenues.

2. Operational Cash Flow Buyback

- K9 Developers to offer structured investor buyback from resort & adventure park revenues after stabilization (3–5 years).

3. Strategic Sale / Acquisition

- Exit via sale to large hospitality players (Taj, Oberoi, ITC, Club Mahindra, etc.) looking to expand in Corbett/Uttarakhand.
- Strong potential for acquisition due to unique integrated model.

4. Franchise / Brand Expansion

- Investors can exit partially by converting equity into franchise rights as K9 expands into other tourist hubs (Mussoorie, Rishikesh, Goa).


5. IPO / REIT Potential (Long-Term)

- Pool of luxury resorts & villas across India can be bundled into a Hospitality REIT or IPO, offering lucrative long-term exit.



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Thank-you