



DOLCE BY WYNDHAM

Dolce Resort by Wyndham, Udaipur Kodyat

Kodyat, Udaipur — lake-country hills



STARTS AT ₹1,31,00,000	STARTING UNIT 700 sq.ft. studio	TOTAL UNITS 450
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Residences: 249 studios · 103 two-BHK villas · 74 junior suites · 24 presidential villas

Proptyo splits each suite at this resort into **2–4 individually registered shares**. You buy $\frac{1}{4}$ or $\frac{1}{2}$ online, pay it over **60 monthly instalments** — no lumpsum, no loan — and holiday here **from sign-up**. After your last instalment the resort pays you **8% of your share value every year**, for as long as you own it, with a written buyback at **+25%** whenever you want it.

The two ways in · units start at ₹1,31,00,000

YOUR PLAN	$\frac{1}{4}$ SHARE	$\frac{1}{2}$ SHARE
Ownership form	Registered agreement	Freehold registry
Share value — total you pay, ever	₹32,75,000	₹65,50,000
To begin (refundable 14 days)	₹11,000	₹11,000
Monthly instalment × 60	₹54,400	₹1,08,983
Resort nights, every year from sign-up	5 in India + 2 international (about ₹84,000/yr)	10 in India + 5 international (about ₹1,80,000/yr)
One-time complimentary wedding / event	25 rooms × 2 days + banquet hall (about ₹12,00,000)	50 rooms × 2 days + banquet hall (about ₹18,00,000)
Approx. benefits value over your plan	about ₹16.2L+	about ₹27L+
Annual profit share, year 6 onward	8% — ₹2,62,000/yr	8% — ₹5,24,000/yr
Written buyback (+25%, after payment period)	₹40,93,750	₹81,87,500
Maintenance, ever	₹0	₹0

YOU PAY TODAY ₹11,000 fully refundable for 14 days	THEN, MONTHLY ₹54,400 ($\frac{1}{4}$) · ₹1,08,983 ($\frac{1}{2}$) × 60 · no loan · no interest	FROM YEAR SIX 8% a year ₹2,62,000 on a $\frac{1}{4}$ · buyback stays open
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"The suite is real. The registry is real. The only thing we divided was the price."

Your money's whole story

TODAY

₹11,000

Refundable booking holds your exact share. Nights begin from sign-up.

MONTHS 1-60

₹54,400 (¼)

Sixty equal instalments. That is the entire cost of ownership.

MONTH 60

₹32,75,000 — paid

Your share is complete. You never pay another rupee toward it.

YEAR 6 ONWARD

8% a year

₹2,62,000 on a ¼ share, ₹5,24,000 on a ½ — for as long as you own it, per agreement.

After year five — three doors

DOOR ONE

Keep it, earn 8% a year

Stay an owner as long as you want — ₹2,62,000 a year on a ¼ share, plus nights and privileges.

DOOR TWO

Sell at +25%, in ink

Exercise the written buyback — ₹40,93,750 on a ¼ share — or sell on your own terms. No lock-in.

DOOR THREE

Climb to full ownership

Convert toward ½ or a whole unit; your paid value travels with you.

What's included

- ◆ **Registered ownership** — your name, no SPV, no club-card substitute
- ◆ **8% of your share value, every year** from the end of your payment period, for as long as you own
- ◆ **7 or 15 resort nights** every year, from sign-up
- ◆ **Club membership** and owner privileges
- ◆ **25% off** food & beverage at your resort
- ◆ **One complimentary wedding or event** — 25 rooms (¼) or 50 rooms (½) for two days, with one banquet hall
- ◆ **Zero maintenance** — the operating brand runs everything
- ◆ **Independent exit** — sell anytime; co-owners can't block you

Good to know

- ◆ **Not a timeshare.** A timeshare sells time; this registers property to you
- ◆ **The 8% is a profit share,** not interest — an assured share of resort profits, recorded in your agreement
- ◆ **Co-owner default can't touch you** — every share is independent
- ◆ **NRI-friendly** — passport KYC, NRE/NRO payments, remote registry
- ◆ **Buyback is not market risk** — the value is pre-agreed in your agreement
- ◆ **Operated by Dolce by Wyndham** at global brand standards

WRITE
info@fineacers.com

CALL / WHATSAPP
+91 93516 55155

EXPLORE
www.proptyo.com

Own it in about 30 minutes, online

5 MIN

Explore

Pick resort & share; see your plan live.

3 MIN

Reserve

₹11,000 refundable booking holds it.

8 MIN

Verify

PAN and ID, or passport for NRIs.

10 MIN

Sign

Plain-English agreement, OTP e-sign.

4 MIN

Mandate

One eNACH covers all 60 instalments.

DONE

Own

Documents & nights calendar go live.