

MARKETED BY

MAHESH
VENTURES

@omaYa

OMAYA
SUITES

OMAYA

SUITES

FULLY FURNISHED STUDIO SUITES

A managed hospitality investment.

KAMAL VIHAR · RAIPUR

RERA NO. — MAHESH VENTURES CGRERA260325A000856

RERA NO. — OMA YA SUITES PCGRERA140223001605

OWN THE SUITE. LET THE PROFESSIONALS RUN THE HOSPITALITY.

Fully furnished. Ready possession. Operated by a professional hotel team.

- 01

PROFESSIONALLY MANAGED HOTEL OPERATIONS

Front desk and guest handling are managed by the operating team.
- 02

HOUSEKEEPING & MAINTENANCE

Housekeeping services included. Maintenance handled by management, not by you.
- 03

MARKETING & GUEST ACQUISITION

Professional hotel marketing and guest acquisition, handled for the owner.
- 04

A MORE PASSIVE OWNERSHIP EXPERIENCE

A furnished, ready-to-operate asset with no day-to-day operational involvement.

FULLY FURNISHED · PREMIUM INTERIORS · READY POSSESSION · PRIME LOCATION



01 ARRIVAL

NOT JUST A SUITE.
A COMPLETE HOSPITALITY
EXPERIENCE.



02 CONCIERGE



03 HOUSEKEEPING



04 IN-SUITE DINING

Four steps. One managed asset.

The business model, in the time it takes to turn the page.

01

OWN THE SUITE

A fully furnished, ready-to-operate studio suite. Ready possession.

02

PROFESSIONALLY MANAGED

Professional hotel management from day one — front desk, housekeeping, maintenance and marketing.

03

GUESTS ARE SERVICED

Guests are hosted through hotel operations: valet, concierge, housekeeping and in-suite dining.

04

RENTAL INCOME POTENTIAL*

A structured revenue / lease arrangement*, with the fixed monthly rental for each suite listed in the inventory schedule (pages 09–10).

*Rental income, occupancy and returns depend on actual hotel performance, operating costs, applicable agreements and market conditions. This comparison is for marketing/information purposes and is not a guarantee of income or returns.

STUDIO SUITE
vs. RESIDENTIAL FLAT

FULLY MANAGED STUDIO SUITE	OWNING A RESIDENTIAL FLAT
01 Professionally managed hotel operations	Owner personally manages every rental
02 Front desk & guest handling managed	Owner handles all tenant queries directly
03 Housekeeping services included	Owner arranges own cleaning between tenants
04 Maintenance handled by management	Repairs & upkeep are owner's responsibility
05 Furnished, ready-to-operate asset	Furnishing cost & setup borne by owner
06 Marketing & guest acquisition handled	Owner must advertise & vet tenants
07 More passive ownership experience	Continuous owner involvement required

WHY IT MATTERS

A residential flat ties your return to one tenant and a fixed rent cheque. A managed studio suite is built to earn like a hotel room, with the operating team handling guests, cleaning and upkeep so ownership stays hands-off.

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STUDIO SUITE *vs.*
TRADITIONAL COMMERCIAL PROPERTY

HOSPITALITY-MANAGED SUITE

01 Professionally managed hospitality asset

02 Income spread across many guests*

03 Operator handles occupancy & turnover

04 Upkeep & compliance managed for owner

05 Hospitality-grade finishes maintained

06 Continuous guest-driven demand

07 Professional marketing to guests

TRADITIONAL COMMERCIAL UNIT

Owner responsible for commercial tenant management

Income concentrated in one or few tenants

Owner handles lease negotiation & renewal

Owner manages licenses, upkeep & compliance

Fit-out & refurbishment cost borne by owner

Vacancy risk if tenant exits or downsizes

Owner sources & negotiates with tenants

WHY IT MATTERS

A commercial property lives or dies with a single tenant's business. A hospitality-managed studio suite spreads its income across many guests every month, so no one tenant leaving ever means an empty unit and a stalled income stream.

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YOUR CORPORATE GUEST HOUSE.
WITHOUT RUNNING ONE.

FULLY SERVICE-MANAGED SUITE

01 Front desk and guest handling managed

02 Housekeeping services managed

03 Laundry services available

04 Food / room-service ecosystem

05 Maintenance handled by management

06 Valet / guest services

07 Professional hotel marketing

CORPORATE GUEST HOUSE HASSLES

Guest calls, complaints and coordination

Hiring, supervision and replacement of staff

Arranging laundry and managing recurring costs

Food arrangements and vendor coordination

Repairs, breakdowns and maintenance headaches

Parking and vehicle coordination

Owner must find and manage corporate clients

WHY IT MATTERS

Why take on the daily hassles of running a corporate guest house? A service-managed hospitality model is designed to simplify ownership while still delivering a professional, hotel-grade experience to every guest.

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DESIGNED AROUND
THE COMPLETE STAY.



FIFTH FLOOR — AMENITY LEVEL

- 01 Swimming pool & deck
- 02 Restaurants, incl. a terrace restaurant
- 03 Open terrace
- 04 Halls 01 · 02 · 03
- 05 Conference rooms 01 · 02
- 06 Courtyards
- 07 Changing room
- 08 Studio suites with balconies — third & fourth floors
- 09 Gym — third & fourth floors

Spaces as labelled on the supplied architectural plans and area schedule.

THE TERRACE





05 — OWN OMAVA

OWN THE SUITE.
LET THE PROFESSIONALS
RUN THE HOTEL.

ADDITIONAL CHARGES & MAINTENANCE TERMS

ANNUAL MAINTENANCE	20,000 × 12 months = 2,40,000 per year, payable annually.
ELECTRICITY CHARGES	Electricity charges will be payable separately as per actual consumption.
PLC CHARGES	500 extra.
REGISTRATION & TAXES	Registration charges, applicable taxes, and statutory charges will be payable separately by the purchaser.
CLUB DISCOUNT	Suite owners will be eligible for a 20% discount on food / beverages.

CONTACT MAHESH VENTURES
TO KNOW MORE



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