

ZENORA RETREAT

INDIA's First Luxury
Getaway POD Resort Chain.

INVESTOR PITCH DECK · 2026

60L-6 Cr

Franchise Investment
Range (INR)

9+ Models

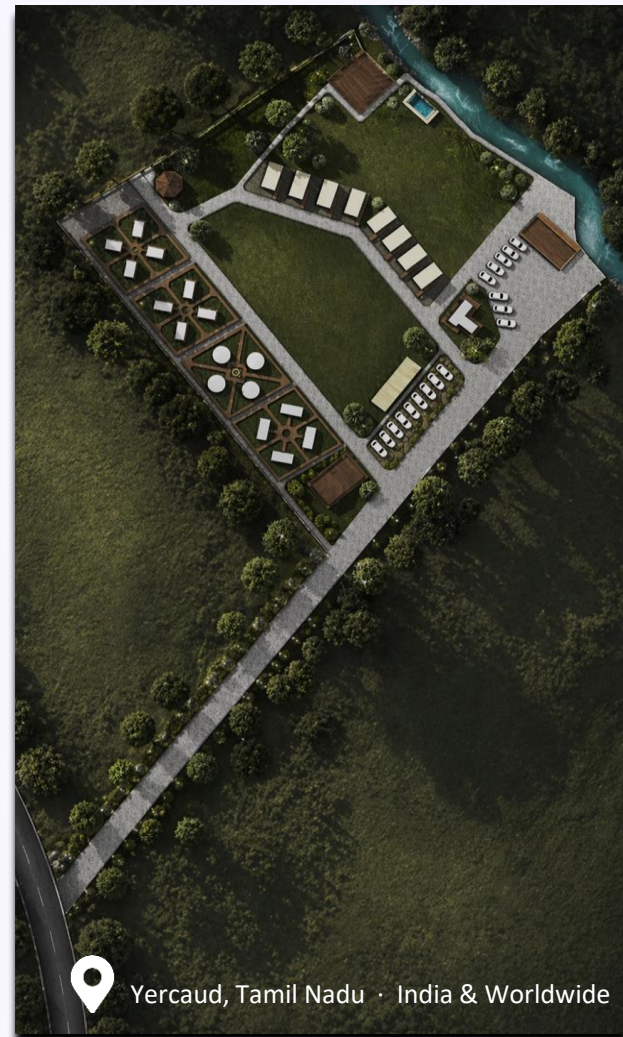
Pod Types

30%+

Projected Annual
ROI for Partners

28%

CAGR — Alternative
Accommodation India



Yercaud, Tamil Nadu · India & Worldwide

ABOUT US

ZENORA RETREAT

Luxury Getaway POD Resort
of International Standard

30+ years of experience in advanced, eco-friendly modular construction.

+91 9994048360

Advanced Technology

German engineering, CNC precision, automated assembly

Eco-Friendly Design

Off-grid solar, energy-efficient, zero-footprint pods

International Standards

Fire-resistant, weatherproof, insulated sandwich panels

FOCO Model

Franchise Owned, Company Operated — zero ops hassle

VISION & MISSION

VISION

To become a pioneer in building & operating a global chain of Luxury Getaway POD Resorts — redefining the future of experiential stays worldwide.

MISSION

To build & operate a world-class chain of Luxury Getaway Pod Resorts powered by advanced German technology — delivered across India and worldwide.



INNOVATION

German technology & modular precision

SUSTAINABILITY

Eco-friendly, off-grid ready systems

SCALABILITY

Add pods anytime, scale fast

RETURNS

Quick deployment, vibrant ROI

MARKET OPPORTUNITY



Booming Eco-Tourism

India's eco-tourism market growing at 15%+ CAGR. Millennials and Gen-Z prioritize unique, Instagrammable stays over conventional hotels.



Hill Station Demand Gap

Peak weekend overflow at Yercaud, Ooty & Coorg with no organized luxury boutique supply — a massive unmet demand.



Sustainable Hospitality

Post-COVID travelers demand green, off-grid experiences. Pod resorts uniquely combine sustainability with premium comfort.



First Mover Advantage

No organized luxury pod resort chain in India. Zenora enters as category creator with IP, design & operational expertise.



FOCO Franchise Model

De-risks investor capital entirely. Zenora handles all operations, branding & technology. Partners bring land and capital only.



Multi-Location Pipeline

Yercaud flagship underway. Active pipeline across Tamil Nadu, Kerala, Himachal Pradesh and international locations.

MARKET OPPORTUNITY

India's Alternative Accommodation & Glamping Sector — 2024–2030



28%

CAGR 2022–2027
(Alt. Accommodation)

₹2,100 Cr

Market Size by 2027
(India Glamping)

65%

Millennials & Gen-Z
prefer experiential stays

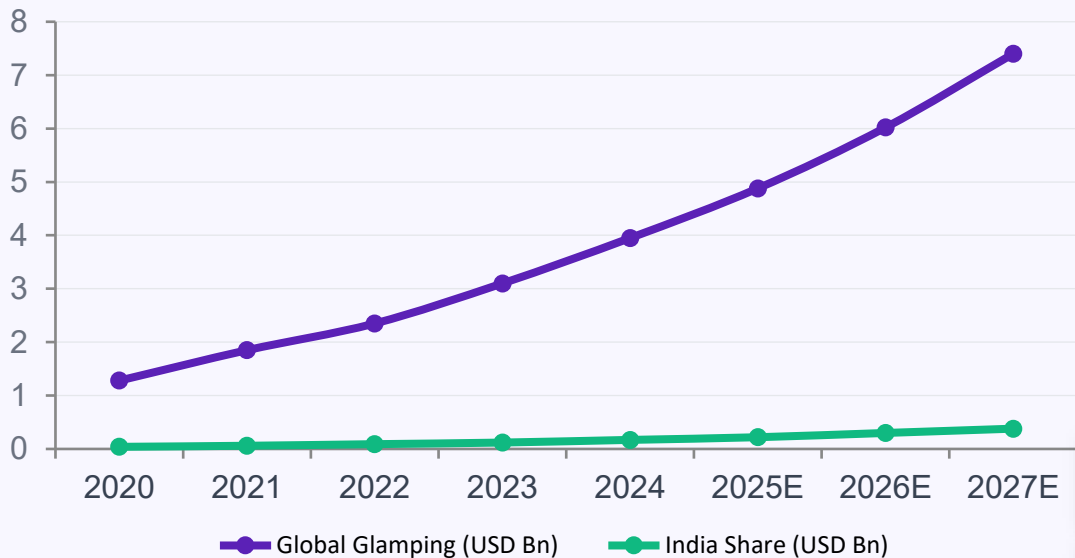
3.2×

Pod resort revenue vs
traditional hotel

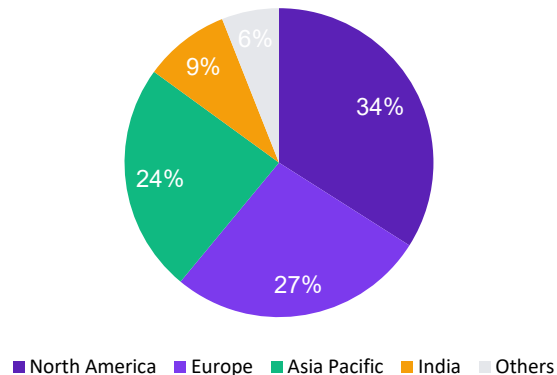
GLOBAL MARKET RESEARCH

Worldwide Pod & Glamping Industry — Comparative Analysis

Global vs India Pod/Glamping Market (USD Bn)



Market Share by Region (2024)



Asia Pacific is fastest-growing at 35% CAGR — India leads new entrants

Pod hotel segment growing 3x faster than traditional budget hospitality

80% of pod resort guests are repeat bookers within 12 months

ZENORA - GLANCE AT YERCAUD



9+ Pod Stay Models

Dome · Tunnel · Orange ·
Apple · Capsule · Villa ·
Presidential · Sleeping ·
Dormitory



Premium Amenities

Swimming pool, café,
restaurant, banquet hall &
games lounge



Off-Grid Operation

Micro power station for
complete energy
independence



App-Based Management

Digital dashboard for
bookings, revenue & guest
services



Dining & Events

Restaurant, open lawn for
weddings and corporate
retreats



Full Infrastructure

Car parking, site office,
pathways — complete resort
setup

RESORT OVERVIEW



ZENORA RETREAT - YERCAUD

POD STAY MODELS

9 distinct pod categories serving every guest segment

1



Dome Pod

Iconic arched design, private timber deck

2



Tunnel Pod

Futuristic capsule with panoramic glass front

3



Orange Pod

Circular pod with signature round-bed interior

4



Apple Pod

Modern rectangular pod with louvred wooden facade

5



Capsule Pod

Sleek modular unit, stackable two-level option

6



Villa Pod

Two-storey luxury villa with full living spaces

SPECIAL STAY MODELS

Serving for group stays

PREMIUM

7



Presidential Pod

Elevated structure with private swimming pool and luxury modular interior.

SHORT STAY

8



Sleeping Pod

Compact short-stay pods for 2. Perfect for quick getaways and stopovers.

GROUP STAY

9



Dormitory Pod

Group stay module accommodating 4 persons with built-in storage systems.



Accommodation Pods

Dome · Tunnel · Orange
Apple · Capsule · Villa Pod



Hospitality & Dining

Café · Restaurant
Party Hall · Games Lounge



Leisure & Recreation

Swimming Pool
Open Lawn · Events Space



Operations

Site Office
Car Parking · Entry

WHAT ZENORA PROVIDES

Everything Managed For You



Turnkey Resort Design & Construction



International Standard Pod Units



Branding & Marketing Support



App-Based Operations Platform



Full Ongoing Resort Management



Vibrant ROI Framework & Reporting

WHAT WE OFFER

01

Custom Pod Design & Manufacturing

Luxury, modular pods engineered to international standards with premium finishes and German precision.

02

Turnkey Project Execution

End-to-end development — from land planning, pod installation to grand launch in 3–6 months.

03

Smart & Scalable Infrastructure

Climate-controlled, eco-friendly, and off-grid ready pod systems with solar micro-power stations.

04

Multi-Use Pod Solutions

Resorts · Farm Stays · Hill Stations · Beaches · Corporate Retreats · Weddings & Events

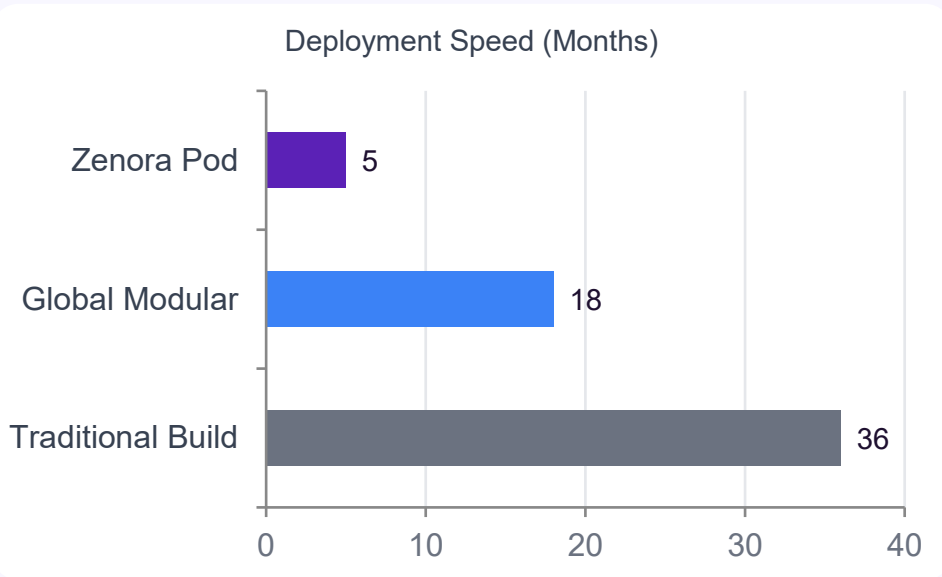
05

Global Delivery Capability

Deploy pods across India, Asia, Middle East & international markets with full logistics support.

TECHNOLOGY ADVANTAGE

German Engineering · Advanced Manufacturing · Precision Automation



70% FASTER

than traditional construction

Facility Size: 50,000–1,00,000 sq.ft integrated unit

Technology: CNC cutting · Automated assembly · Smart panels

Materials: High-grade steel/aluminium · Insulated sandwich panels

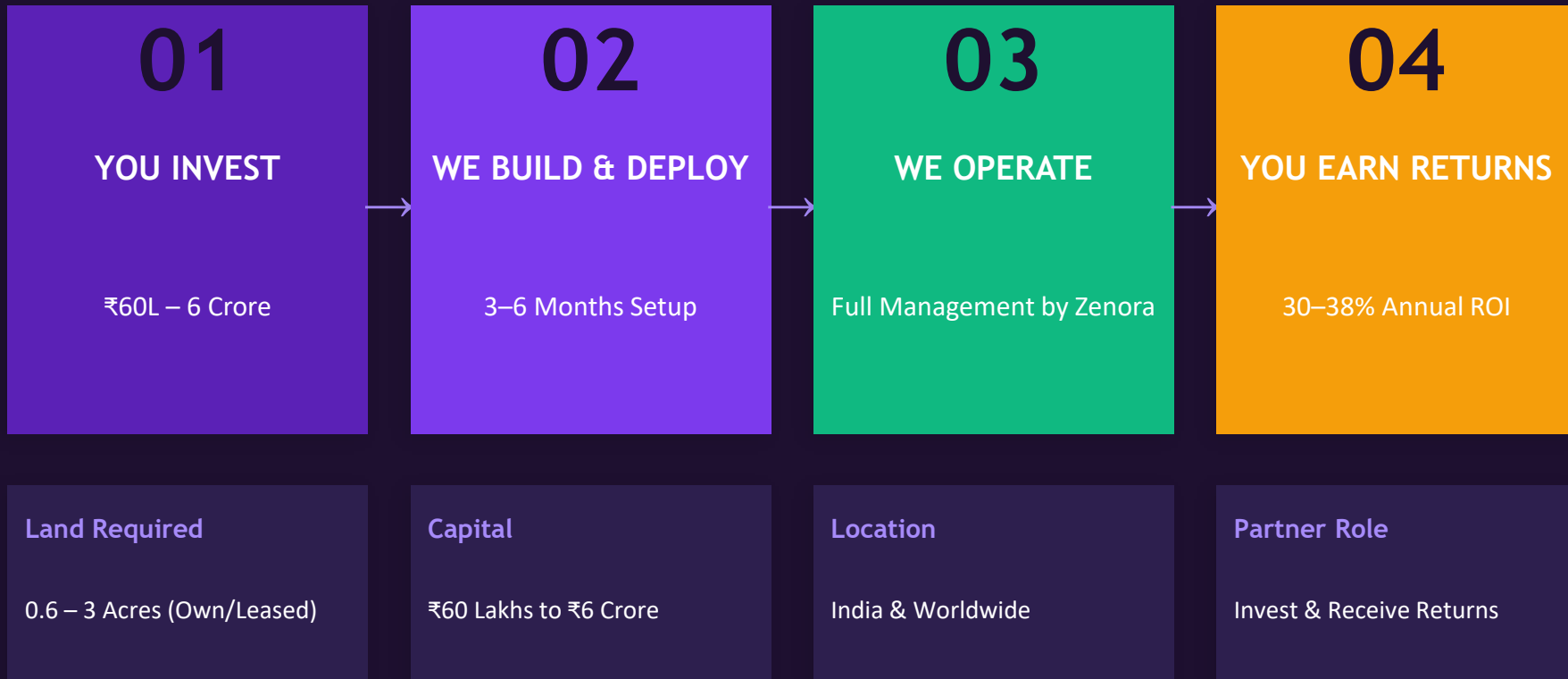
Fire Safety: Fire-resistant · Anti-corrosion coating technology

Accuracy: mm-level precision manufacturing

Speed: 70% faster than traditional construction

FRANCHISE / FOCO MODEL

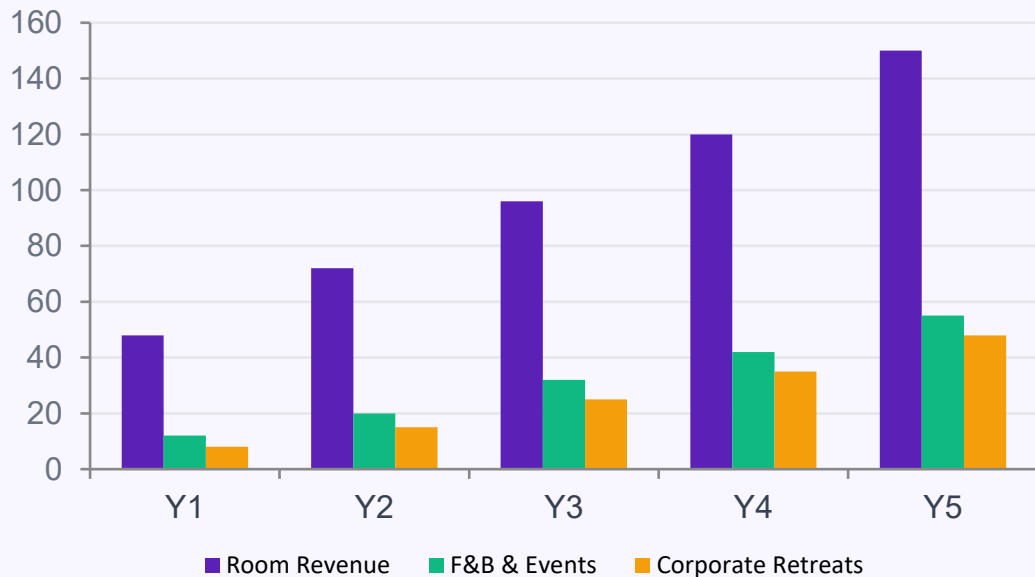
Franchise Owned · Company Operated — Own a Resort, Without Operating It



REVENUE MODEL

Multi-stream income for franchise partners — projected 5-year revenue

Projected Revenue by Stream (₹ Lakhs)



Avg. Nightly Rate

₹8,500

Avg. Occupancy Rate

72%

RevPAR (per pod)

₹6,120

Gross Revenue Y1

₹68 L

Gross Revenue Y3

₹1.53 Cr

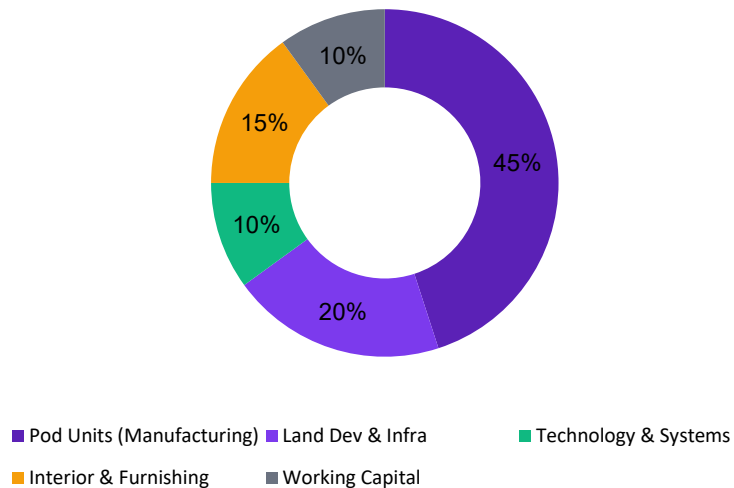
Gross Revenue Y5

₹2.53 Cr

FEASIBILITY STUDY

Financial viability analysis — Standard 20-pod resort on 1-acre site

Capital Expenditure Breakdown (%)



FINANCIAL METRICS — 20 POD RESORT (1 ACRE)

Metric	Value
Total CapEx (INR)	₹1.8 – 2.2 Crore
Land Required	0.6 – 1.5 Acres
Annual Revenue Y1	₹68 – 85 Lakhs
EBITDA Margin	38 – 45%
Net Annual Profit	₹25 – 35 Lakhs
Payback Period	4.5 – 6 Years
IRR (5 Years)	28 – 34%
ROI (Annual)	30 – 38%

EXPANSION ROADMAP

Geographic rollout strategy — Phase-wise franchise deployment across India & globally

PHASE 1 2026

Tamil Nadu Launch

- Yercaud
- Ooty
- Kodaikanal
- ECR Chennai

20-40 Pods

PHASE 2 2027

South India Scale

- Munnar
- Coorg
- Goa
- Hampi

80-150 Pods

PHASE 3 2028

Pan India Rollout

- Shimla
- Rishikesh
- Rajasthan
- NE India

200-400 Pods

PHASE 4 2029+

International

- UAE
- Thailand
- Bali
- Sri Lanka

500+ Pods

COMPETITIVE LANDSCAPE

Zenora vs Traditional Resorts & Global Pod Players

Feature	Traditional Resort	Global Pod Hotels	ZENORA RETREAT
Setup Cost	₹10–50 Cr+	₹5–20 Cr	₹60L – 6 Cr
Deployment Time	2–5 Years	12–24 Months	3–6 Months
Eco-Friendly	Limited	Partial	Full Off-Grid
FOCO Model	No	Rare	Yes
German Technology	No	Partial	Yes
Scalability	Fixed	Limited	Add pods anytime
Partner ROI	8–12% p.a.	15–20% p.a.	30–38% p.a.
Payback Period	8–15 Years	6–10 Years	4.5–6 Years

TARGET PARTNERS & CUSTOMERS

FRANCHISE PARTNERS

Land Owners

With 0.6–3 acre land seeking passive income

Resort Developers

Looking for faster ROI vs traditional builds

Investors

Seeking asset-backed 30%+ annual returns

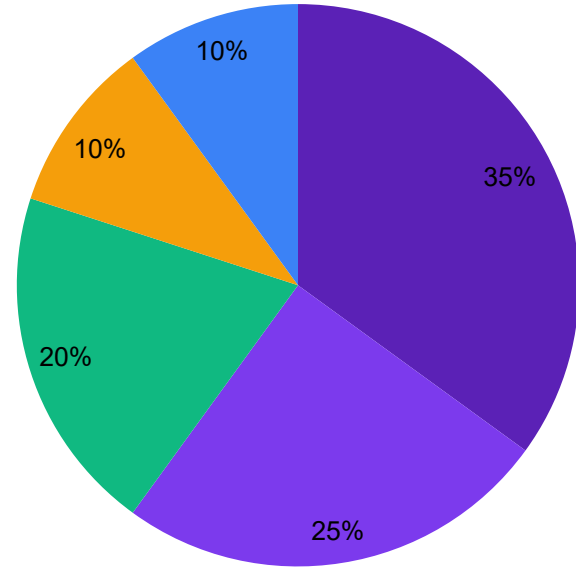
Hospitality Brands

Expanding via low-capex modular format

Govt Tourism Projects

State tourism board tie-ups & NABARD funding

GUEST SEGMENTS



- Couples & Honeymooners
- Family Getaways
- Corporate Retreats
- Solo Travellers
- Wedding & Events

INVESTOR BENEFITS

Why smart capital chooses Zenora Retreat



Passive Income Model

Revenue share deposited monthly. Zero active management needed from partner.



High Occupancy Potential

Unique product scarcity drives 70–90% peak-season occupancy rates.



Scalable Investment

Start with 5 pods. Add more pods anytime as returns grow — infinite ceiling.



No Operational Hassle

Zenora handles all operations: staff, bookings, maintenance, guest experience.



Asset Ownership

You own the pods & land. Tangible physical asset with strong resale value.



Revenue Share Model

70:30 split in partner's favour after management fee — transparent model.

**INVEST ONCE.
EARN CONTINUOUSLY.
SCALE LIMITLESSLY WITH ZENORA.**

JOIN THE ZENORA INNER CIRCLE

Call: +91 9994048360 · Build wealth through next-gen hospitality infrastructure