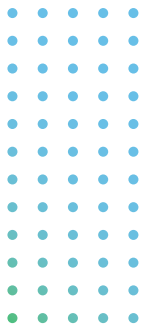


Lagoons in India

Revolutionizing
Real Estate with
Sustainable Technology



Partner with us &
Join the revolution



Introducing
India's First Technology-Driven
Sustainable Lagoons.



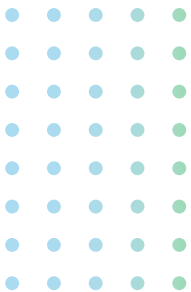


Champion Infratech Redefining Real Estate with Crystal Lagoons partnership

Champion Infratech, an innovative player in real estate, brings this iconic opportunity through a master agreement franchise alongside Crystal Lagoons for India. This pioneering partnership ushers in a new era of luxury living, offering endless possibilities for innovative and sustainable developments nationwide. This collaboration is poised to revolutionize the real estate and tourism driving unprecedented growth and innovation in the industry.

Champion Infratech, founded by Subhakar Rao Surapaneni, with decades of experience, has successfully developed numerous residential and commercial properties, as well as eco-resorts, some solely and others through joint ventures.

Crystal Lagoons, founded by Fernando Fischmann, is a U.S. company with offices and locations worldwide. It has developed and patented state-of-the-art technology that allows crystalline lagoons of unlimited sizes to be built and maintained at low costs, offering an idyllic beach lifestyle anywhere in the world.

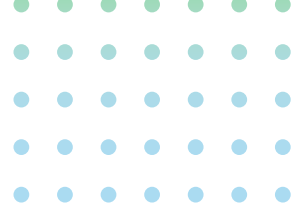




Champion Lagoons

Transforming Landscapes, Enhancing Luxury Communities

Lagoons are cutting-edge artificial water bodies, meticulously crafted to replicate the charm of pristine beaches and waters anywhere. They feature crystal-clear waters, sandy beaches, and picturesque landscapes, offering an unparalleled beach experience. Lagoons transform landscapes into luxurious waterfront destinations, elevating the quality of life for surrounding communities and destinations. Operated with advanced technology, these lagoons thrive as sustainable ecosystems, contributing to economic growth and community well-being.



The lagoons are constructed in various settings and offer a distinctive amenity to residential communities, amusement and tourism places and mixed-use developments.



Master-planned
Communities



Commercial Developments –
Malls, Retails and Repurposed
Sites



Mixed-Use
Developments



Elite Club, Golf Courses,
Race Tracks



Hotels and Resorts



Lagoon-Centric Developments Unmatched Advantages

A) Sustainable Technology: Environmental Harmony



Versatile Water Sources: Utilizing any water type—sea, fresh, or brackish, lagoons maximize sustainability and flexibility.



Rainwater Harvesting: Direct rainwater capture ensures efficient water management, enhancing environmental stewardship.



Minimal Water Consumption: With up to **30 times** less water usage than a golf course and **50% less** than a similar-sized park, lagoons redefine water efficiency in recreational spaces.



Energy Efficiency: Operating on only **2%** of the energy required by conventional swimming pool filtration systems, lagoons prioritize eco-consciousness without sacrificing performance.



Chemical Reduction: Using up to **100 times** fewer chemicals than traditional swimming pools, lagoons promote a healthier environment for visitors and ecosystems.



**B) Repurposing Land:
Elevate and Add Value**

Reconditioning sites unsuitable for traditional development, lagoons breathe new life into underutilized lands, revitalizing surrounding areas.



**C) Safe Family Environment
Inclusive Havens**

Providing a safe environment for families, lagoons offer diverse activities suitable for all ages, fostering lasting bonds and memorable experiences.



**D) Versatile Recreation Amenities:
Unlimited Possibilities**

With one amenity, lagoons offer myriad activities, catering to diverse interests and preferences, paving the way for dynamic recreational pursuits.



Unleashing Revenue Potential:

The Impact of Lagoons on India's Economy



Real Estate: Lagoons enhance property values, attracting high-end buyers and bolstering sales volumes for developers.



Tourism: Lagoons become key tourist attractions, increasing hotel occupancy rates and overall tourism revenue.



Hospitality: Hotels and resorts featuring lagoon access enjoy heightened guest interest, leading to improved occupancy rates and higher revenues.



Entertainment: Lagoon-based entertainment complexes draw large crowds, generating substantial income from ticket sales and concessions.



Diverse Revenue Streams: Lagoons offer various income avenues, including membership programs, event hosting, retail, and dining establishments.



Economic Growth: Lagoons represent lucrative investments, playing a significant role in driving growth within India's tourism and real estate sectors.

Real Estate

Unlocking Value through Innovative Technology

Lagoons revolutionize real estate by offering idyllic beachfront settings with high-quality crystalline lagoons in any unimaginable locations. This technology yields unprecedented results, enhancing value across various dimensions.

Lagoon-centric developments accommodate diverse project types, allocating beachfront areas based on phasing, available land, and local market conditions.

Master Planned Communities

Lagoons serve as the centerpiece amenity in residential developments, creating an elite community that attracts first or second home buyers, providing a competitive advantage over neighboring developments.

Key Elements Include



Beach club house



Nautical sports



Fitness Beach Trail



Residential Units

EXCLUSIVITY

Private lagoon reserved for community members only.

MONETIZATION

Developers maximize premium sales with strategic project density & prioritizing on lagoon access.

REVENUE STREAMS

Community activities offer additional income opportunities, enriching the community experience.

Hospitality

Lagoons with its distinctive place-making features and breathtaking vistas, a crystalline lagoon can transform almost any site into a destination simultaneously boosting key rates and occupancy.



Key Elements Include

- **Amenity Center:** Featuring a lagoon, beach area.
- **Hotel Beach Club Memberships**
- **Nautical Activity Pavilion**
- **Hotel infrastructure**
- **Basic Real Estate Components.**
- **Conference/Event Venues**
- **Wedding bay**

Benefits: Hospitality

- **Enhanced Experience:** Hospitality focuses on guest satisfaction through personalized services.
- **Revenue Generation:** Hotels generate income from accommodations, dining, events, and amenities.
- **Loyalty and Reputation:** Exceptional service builds guest loyalty and a positive reputation.
- **Economic Impact:** Hospitality creates jobs, boosts local economies, and attracts tourists.
- **Seasonality Solution:** Year-round activities in hospitality address seasonal fluctuations, ensuring consistent engagement and revenue.



Public Access Lagoons(PAL)

Public Access Lagoons (PALs), designed for universal accessibility, represent the epitome of aquatic leisure – an unparalleled oasis of serenity and recreation. This marvel of modern engineering seamlessly merges the allure of pristine waters, inviting visitors of all ages to indulge in a myriad of activities year-round. PALs accommodate all, ensuring ample space for relaxation and a variety of leisure pursuits. Maintained through sustainable technologies, the lagoon’s pristine waters provide a safe and rejuvenating environment for all patrons. With affordable entry fees, PALs epitomize inclusivity, offering a sanctuary where everyone can bask in the beauty of aquatic bliss.



PALs have the potential to revolutionize leisure and recreation in Indian cities, offering numerous advantages.

- › Versatile Recreation
- › Family-Friendly Fun
- › Community Engagement
- › Sustainable Practices
- › Accessible recreation
- › Create Business Opportunities

Benefits: PAL

Destination Creation

- › Urban Escapes
- › Idyllic Beach Anywhere
- › Attracts High Number of Visitors
- › Suitable for all Ages
- › Revitalizes the whole sub Market

Revenue Generation

- › Generates Revenue through ticketed entrance
- › High value creation to existing land
- › Boost Retail & Commercial Foot traffic
- › Creates Profitable Business Enterprise



Commercial Developments

Imagine a vibrant township or development seamlessly blending residential, office, and commercial spaces. Now, envision the addition of a lagoon—a striking focal point and instant landmark, elevating the entire community. Welcome to a community where every aspect of life is meticulously curated for the enjoyment and convenience.

Key Elements Include

- Amenity Center: Featuring a lagoon, beach area.
- Beach Club Memberships
- Nautical Activity Pavilion
- Fitness Beach Trail
- Residential Units: Offering villas, condos, and apartments.
- Office Spaces- Premium Business Bays, Class A Workspaces
- Retail Promenade – Mall, Food court, Water front dining, etc. Pedestrian Piers.

BENEFITS: Real Estate

- Versatile Solutions: Elevates any project into a stunning development.
- Unmatched Amenity: Sets residential developments apart.
- Financial Advantages: Boosts property value by over 40% and accelerates sales by more than 30%.
- Competitive Edge: Balances project density while commanding premium prices, creating allure for the lagoon lifestyle.
- Luxury Segment Appeal: Intrigues the luxury segment, adding allure to the lagoon lifestyle.



ANNEXURE

Champion Lagoons : Manmade Lagoons with Advanced Sustainable Technology

Champion Lagoons epitomizes pioneering concepts and state-of-the-art technology powered by Crystal Lagoons, crafting unlimited-sized lagoons with exceptional water quality worldwide, while minimizing chemical and energy usage. This innovative technology ensures compliance with stringent bacteriological standards for direct contact purposes.



Environmental Advantages : Champion Lagoons' water treatment technology offers unparalleled environmental benefits, using water and energy resources rationally. In rain-intensive locations, lagoons can be refilled with rainwater, minimizing the need for makeup water. Additionally, the lagoon walls and structure are designed to withstand water overflow.

Patented Technology: Crystal Lagoons patented technology encompasses comprehensive systems for building and maintaining large-scale lagoons. From water quality management to efficient filtration and surface cleaning, every aspect is meticulously covered.

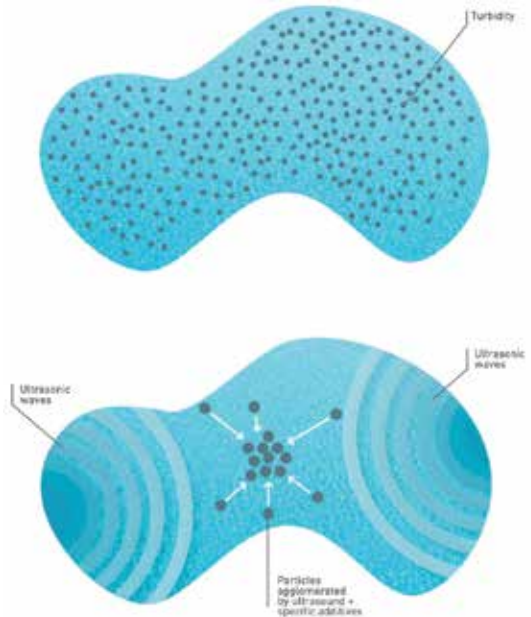
Water Quality Management: Champion Lagoons employs a pulse disinfection system, surpassing conventional methods in efficiency. Constant monitoring of key water quality parameters allows precise application of additives, reducing chemical usage by up to 100 times. Specific bathing zones can also be created with localized disinfection systems.

Efficient Filtration System

Our technology utilizes specific additives and ultrasonic waves to agglomerate contaminant particles, allowing them to settle at the bottom for easy removal. This highly efficient filtration system consumes up to 98% less energy compared to conventional swimming pool filtration techniques.

Surface and Bottom Cleaning

Automatic skimmers strategically located around the lagoon perimeter remove floating impurities, ensuring excellent aesthetic appearance. Specially designed vacuuming devices clean the basin bottom, maintaining an attractive coloration. The filtration system processes a small fraction of water volume, significantly reducing energy and installation requirements.



Specially Designed Liner

Champion Lagoons feature specially designed liners tailored to project specifications. Resistant to UV radiation and capable of withstanding intense cleaning, these liners play a crucial role in achieving and maintaining excellent water coloration.



In conclusion, Champion Lagoons powered by Crystal Lagoons' sustainable technology sets new standards in luxury living, providing environment friendly solutions for unparalleled lagoon experiences.

Roadmap for Lagoon Projects in India

Champion Infratech offers comprehensive services for Lagoon development projects, including



To initiate collaboration, Champion Infratech will establish a Technology License and Support Agreement (TLSA) with every client.

The Fee Structure*

- License Fee
- Brand Fee
- Revenue Sharing
- Maintenance Fee

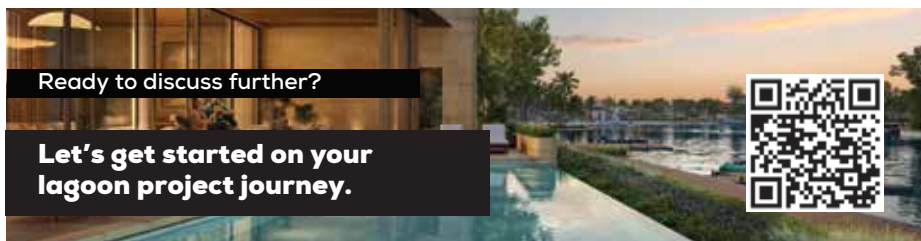
*Fee structure is based on the project variables it is customized based on the requirement

Minimum Land Requirements (We Recommend):

- 17 acres for Residential High-rise Mix Community
- 60 acres for Plotted Developments
- 30 acres for Villa Community
- 10 Acres for Hospitality Developments

To proceed, we require the following information from you

- Basic Information of the project
- Location
- Size of the Land
- Sellable Area
- Targeted Selling price
- Micro-market Price





DISCLAIMER:

The information contained in this handbook is for general informational purposes only. While we endeavor to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability with respect to the handbook or the information, products, services, or related graphics contained in the handbook for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event Champion Infratech be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this handbook.

080 4903 4567, +91 98443 44977

enquiry@championinfratech.com

www.championinfratech.com

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