

Lagoon Project Implementation Steps



REGIONAL MASTER AGREEMENT

Between Champion Infratech Pvt Ltd and Crystal Lagoons®

'Champion Infratech (A Real Estate Division of Champions Group) is now the Official partner of Crystal Lagoons® in India, and we provide a lucrative opportunity to Real Estate Developers to implement India's iconic lagoon projects.'



About the Company

Crystal Lagoons® is a U.S. company with offices and locations around the world that has developed and patented state-of-the-art technology that allows crystalline lagoons of unlimited sizes, offering an **idyllic beach lifestyle anywhere in the world.**

Founded by **Fernando Fischmann**, today they have offices in five continents with a portfolio of over **2,000 patents in 190 countries** around the world. Crystal Lagoons have over 1000 projects –in different stages of negotiation and development– in **60 different countries** worldwide.

Champions Group, a leading business conglomerate has a diverse portfolio that covers real estate, lifestyle & leisure, media; cloud computing, marketing & data services, & many more. Founded in 1990 by the **Subhakar Rao** family, head quartered in Bengaluru. In more than over a decade since inception Champions group has grown to be **India's most trusted business enterprise.** Champion Infratech, Our Real Estate Division

Started on late 2017, we have evolved as a **Fastest growing Real Estate Business vertical** through our gaining experience and expertise through delivering sales for our own share of Residential Projects in Bengaluru. Our Customer centric approach brought edge and process driven business model has ensured that we are able to deliver better and faster. We are delivering successfully on our **JV and Group Projects Bren Champions Square, Poorvi Champions Height, Champions LG Green County, and Champions Ranch** (Gearing up to launch 75 acres of Nature themed Residential Mix development).

Step by Step Process

Operations

Phase 1

- Site Visit
- Consult with Architect
- Due diligence

Phase 2

- Feasibility study jointly by Crystal Lagoons® & Champions Infratech Architects
- Soil Testing
- Suggesting ideas on design
- Approval of design and costs

Phase 3

Start the project after TSLA signed and Fees received

Phase 4

- Completion on 18 months
- Start Lagoon Operation

Phase 5

Ongoing Maintenance

Agreements

Phase 1

TSLA agreement to include

- Technical document/ Equipment and Bill of material
- PAL or a Territory project
- Funded or Non funded
- Commercials - Cost/Revenue share
- Maintenance schedules

Phase 2

Sign off on TSLA and MDA

Phase 3

Set up Accounts
Receive TSLA Fees

Commercials – Guidelines

With Investment and without Investment

Licence Fee

- One Time payment
- Rs 3 Cr
- To be paid in full on sign up of TSLA

Public Access Lagoon (PAL)

- **Recurring Fees**
 - % of Entrance, Membership Revenue and Daily Passes
 - % of Commercial Activities at the Project
 - % of Naming Rights and Advertising

Maintenance Fees

- \$7500 / Month
- Purchase equipment
- Team Visits quarterly

Territory

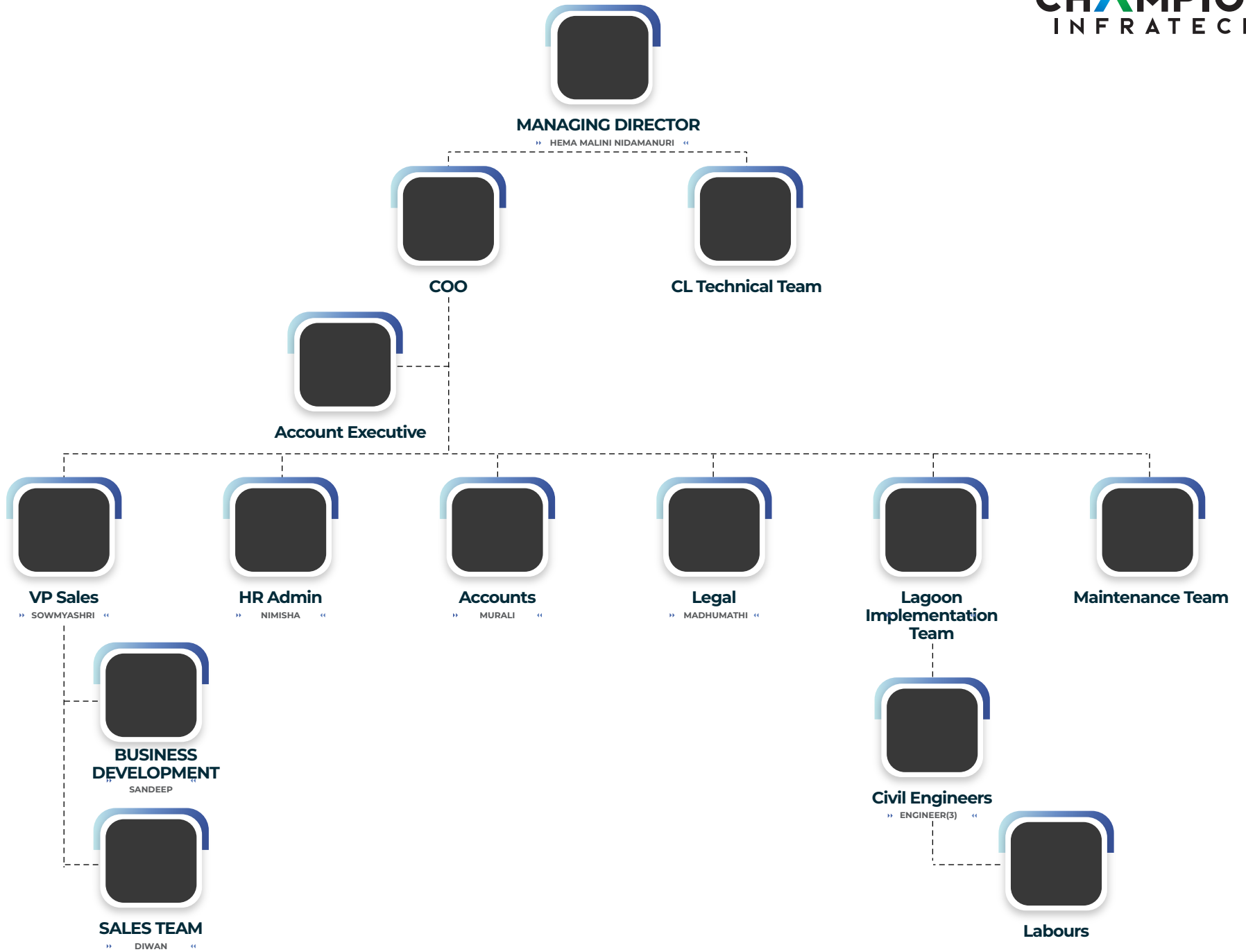
1. One time fees

- % of Lagoon Real Estate Units
- % of Single Family Lots
- % of Rental of Office Spaces
- % of Unimproved Tracts of Land and Macro lots

2. Discounted Price of above if paid as a lumpsum

3. Accommodation Fees.

- \$ per Guests at a Hotel
- % of F&B revenue
- % of Rentals, Leases and Timeshares





Thank You

Reach Us for More Details

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