



SIGARAM[®]
G R O U P

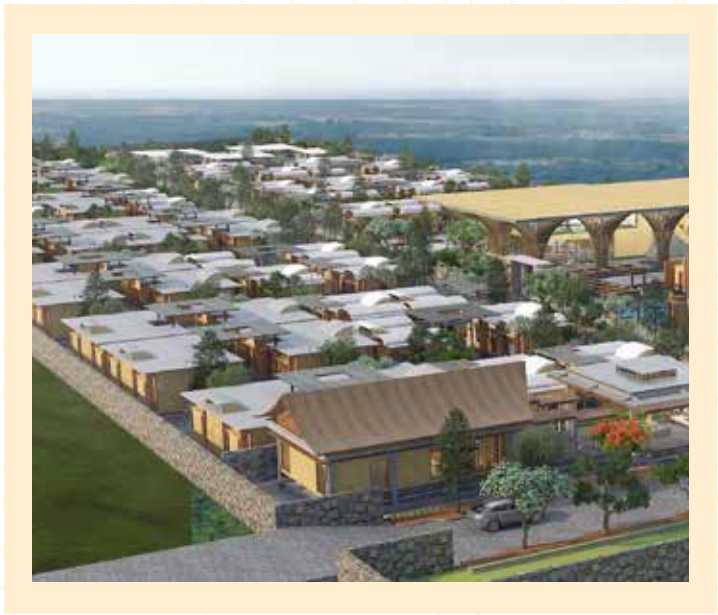
INVEST WITH
PURPOSE

CS
Wellspring
Wellness Resorts

INVESTMENT
OPPORTUNITY
LIKE NO OTHER

JOIN INDIA'S FLOURISHING
WELLNESS TOURISM





MARKET SIZE

The wellness tourism market in India is estimated to be worth over \$11 billion, with a projected annual growth rate of 12%.

RISING AWARENESS

Increasing awareness about the importance of holistic health and wellbeing is driving the demand for wellness retreats and resorts.

DOMESTIC AND INTERNATIONAL TOURISTS

Both domestic and international tourists are seeking wellness-focused experiences, contributing to the growth of this sector.

GOVERNMENT SUPPORT

Initiatives such as the Swadesh Darshan and PRASAD schemes by the Government of India promote wellness tourism, further fueling demand.

DIVERSE OFFERINGS

India offers a diverse range of wellness retreats, including Nature cure, Ayurveda, yoga, meditation, and spa therapies, catering to various preferences and needs.

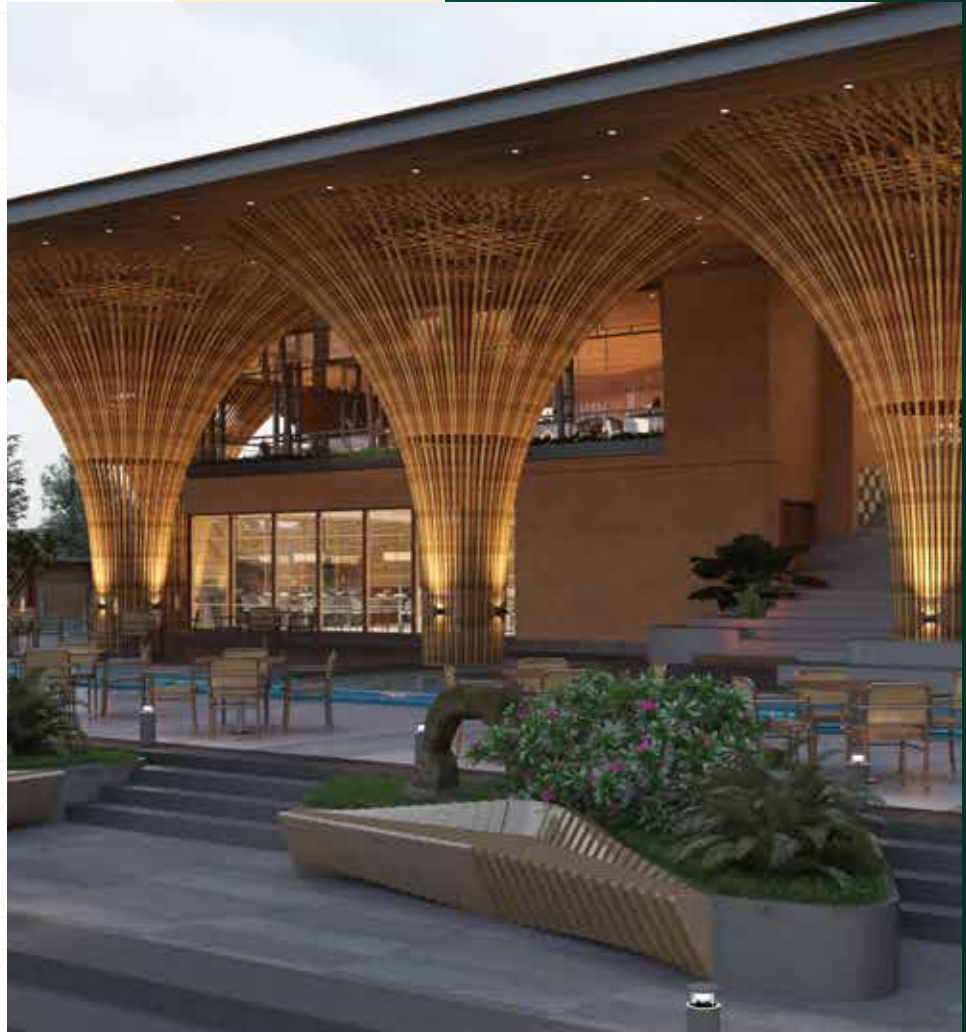
STRATEGIC LOCATIONS

India's rich cultural heritage and natural beauty make it an attractive destination for wellness tourism, with locations such as Kerala, Rishikesh, Goa, and Tamil Nadu being popular choices.

DISCOVER ONE-OF-A-KIND LUXURY AT CS WELLSRING

CS Wellspring is a paradigm-shifting health and wellness venture, first-of-its-kind in Tamil Nadu. It is a destination for families to heal, recover, rejuvenate, relax and rest. It is a health and wellness-focused, uber-luxurious eco-resort that offers top-notch hospitality and a serene, tranquil environment to break out of the rut.

Our state-of-the-art infrastructure and modern facilities not only meet NABH standards but also hold DTCP & RERA approval, and adhere to the Clinical Establishment Act. Offering luxurious amenities and a world-class ambiance, our wellness retreat stands apart from others in Tamil Nadu, as well as our competitors in Kerala and Karnataka. Our treatments seamlessly blend Western and native approaches, meticulously tailored to meet the unique goals and needs of each client.





embodies a distinctive vision, focusing on holistic wellness in every aspect. It's more than just an investment – it's a rare opportunity to own a resort while enjoying handsome returns.



It is the perfect spot for the entire family, including children, to unwind, relax, rejuvenate, and refresh themselves, strengthening varied dimensions of their health.



This one-of-a-kind, uber-luxurious wellness retreat offers a broad range of treatments and therapies covering diverse dimensions of health and wellness. Combining native and Western medicine, we offer holistic, scientifically backed, and safe wellness programs, tailored to each individual's needs.



TAMIL NADU'S PREMIER RESORT DEDICATED TO HOLISTIC WELLBEING













Specialized treatments for post-surgical rehabilitation, chronic & lifestyle disease management & preventive healthcare to age management, detox, skin health & rejuvenation.



Our in-house team of experienced healthcare professionals from the AYUSH specialties like Naturopathy, Yoga and Ayurveda, along with Traditional healers and Physical therapist specialized in pain management, rehabilitation and fitness promotion, dieticians, and more offer both consultations & comprehensive plans for wellness stays.



OUR INFRASTRUCTURE DETAILS

	50,000 SQ. FT WELLNESS CENTER		RESTAURANTS AND COFFEE SHOPS		LUXURY ECO RESORT
	30 PRIVATE VILLAS		70 LUXURY STUDIOS		5 VIP VILLAS
	SWIMMING POOL AND JACUZZIS		HERBAL GARDEN		RIVERSIDE & CENTRAL THEME PARK
	GYM, GAMES & SPORTS ARENA		YOGA STUDIOS		1000+ CAPACITY OPEN LAWN

UBER-LUXURIOUS ACCOMMODATION



SCIENTIFICALLY SAFE AND ADVANCED PROGRAMS THROUGH NATURE CURE, AYURVEDA, YOGA & MINDFUL MEDITATION



YOGA, FITNESS, AEROBICS, THERAPY, AND MEDITATION FOR HOLISTIC WELL-BEING



MEDICAL & POST-SURGICAL RECOVERY & REHABILITATION PROGRAMMES



WOMEN-FOCUSED PROGRAMMES INCLUDING POST- AND ANTE-NATAL CARE

OUR WELLNESS INFRASTRUCTURE FOCUSES ON

- Nature Cure & Ayurveda Therapies
- Hydro Therapy
- Colon-Hydro Therapy
- Mud & Clay Baths
- Herbal wraps
- Leaf & Fruit Therapies
- Yoga therapy & Meditation
- Zumba & Pilates
- Music therapy & Red Light Therapy
- IV Nutrition & Medical Ozone Therapies
- Steam & FIR Sauna
- Aesthetic Spa Therapies
- Satvic Restaraunt & Therapeutic Diet with traditional culinary Preparation
- Physiotherapy & Body sculpting Therapies

WELLNESS CONSULTATION

- Holistic Medical Consultation
- Lifestyle & Nutritional Assessment
- Ayurveda Prakruthi Analysis
- In-Body Composition Analysis
- Biochemical Analysis
- Ayurvedic Body Constitution Assessment

OUR TREATMENT & WELLNESS PROGRAMS ON BROADLINE

- Wellspring Detox Programs
- Wellspring Living - Lifestyle Nutrition Management
- Holistic & Graceful Aging Rejuvenation
- CS wellspring Spa Life
- Therapeutic Yoga (Advanced), Mindfulness & Mudras
- Trataka - Candle Light Meditation
- Aqua Yoga - Yoga in Water
- Normatec Leg Recovery
- Wellspring Healing & Rejuvenation Programs
- Muscle Building & Body Sculpting
- IV Journeys, Skin Glamour, Wellness Facials & Turkish Bath (Hamam Experience)
- Holistic Birthing Assistance Therapy
 - Ante Natal Care with yoga, Nutrition, Exercise, Mudra & Medical Guidance
 - Post Natal Care with Nutrition, Rehabilitation & Toning
 - Healthy Natural Birthing Guidances & Counseling Sessions
- Metabolic Health & Healthy Weight Loss Programs
- Enhances Brain Functions
- Sleep Hygiene, Stress Recouping, De-Stress Programs & Adaptations
- Cardiovascular Wellness
- Immune System Enhancement
- Lifestyle Disease Reversal & Management
- Wellspring Aesthetic Enhancement
- Wellspring Anti-Aging Programs
- Post Surgical Rehabilitation Programs
- Wellspring Energy Regain & Booster Programs and much more...

DISCOVER A PRIME INVESTMENT OPPORTUNITY WITH CS WELLSRING,

50 MINS

Get the privilege of owning a home in an uber luxurious health and wellness eco-resort, just 50 mins from Chennai.

10%

Enjoy all in-house facilities, therapies, and services while making earning handsome returns of upto 10% on your investment.

INVEST IN ONE OF OUR LUXURY VILLA OPTIONS:

STUDIO VILLA

&

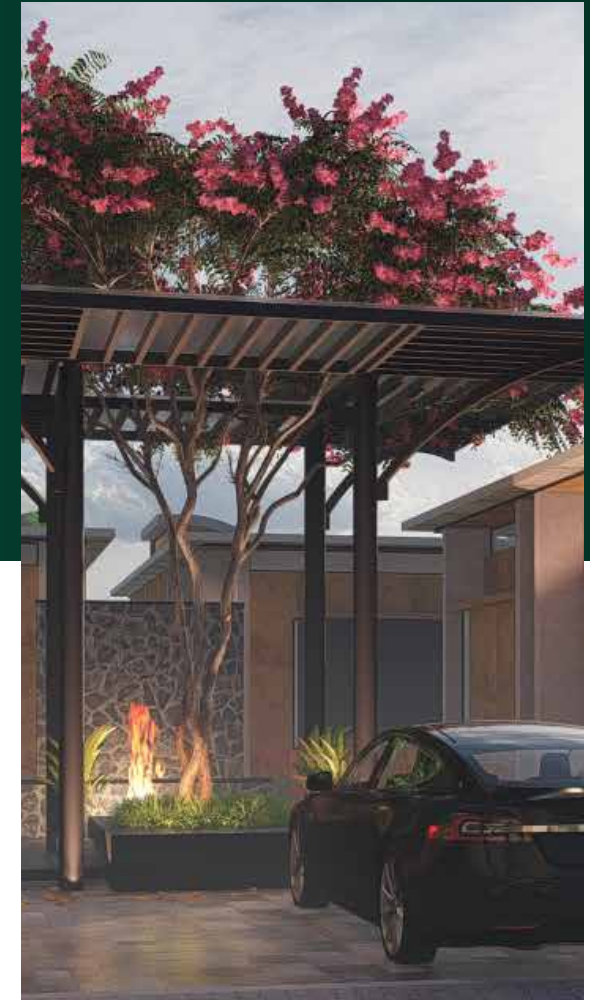
PRIVATE VILLA

CHOOSE AN INVESTMENT STRATEGY THAT WORKS FOR YOU:

FIXED RENTAL

&

REVENUE SHARING



VILLA OPTIONS

DISCOVER THE TWO LUXURY VILLA OPTIONS AND THE RETURNS WE OFFER

Studio Villa		
Cost	Fixed Rental	Revenue Sharing
Rs.35,00,000	Rs.15,000	Approx Rs.30,000

Private Villa		
Cost	Fixed Rental	Revenue Sharing
Rs.57,00,000	Rs.25,000	Approx Rs.50,000



REVENUE SHARING MODEL

A LOOK AT THE RETURNS YOU WILL MAKE BY CHOOSING THE REVENUE SHARING MODEL

	Rent/Day:	Average Booking (15 D/M):	Average Booking (20 D/M):
Studio Villa:	Rs.5,000	Rs.30,000	Rs.40,000
Private Villa:	Rs.8,000	Rs.48,000	Rs.64,000



*Based on bookings and tariff

VACATION STAY SAVINGS

Stay at your second home away from home, enjoying all the luxuries, amenities and facilities CS Wellspring has to offer.

FIXED RENTAL:

**07 DAYS
PER YEAR**

STAY FREE

REVENUE SHARING:

**07 DAYS
PER MONTH**

STAY FREE *Maintenance Charges Applicable



ASSET APPRECIATION:

It is not just a real estate investment with potential for exponential growth but offers rental incomes and recurring revenues.

EXPECT A REMARKABLE

30% TO 36%

ROI PER YEAR

GROWTH IN THE WELLNESS & MEDICAL TOURISM INDUSTRIES

The market is expected to reach

**USD 26.55B
BY 2029,**

growing at a

CAGR of 6.45%

during the forecast period
(2024-2029)

India is a preferred destination for
**MEDICAL VALUE
TRAVEL (MVT)**

where patients from
all over the globe come to

"HEAL IN INDIA"



NUMBER OF WELLNESS SPAS ACROSS INDIA HAS INCREASED AT A CAGR OF 15% IN THE PAST 5 YEARS

WHO CAN INVEST IN CS WELLSPRING

FAMILIES SEEKING RETREAT

Own a home in
a wellness retreat



INVESTORS SEEKING PASSIVE INCOME

Earn effortlessly
through rental returns



REAL ESTATE ENTHUSIASTS

Invest in prime real estate
in a booming destination.



WELLNESS ENTHUSIASTS

Access top-notch wellness
programs and hospitality.



RETURN-HUNGRY INVESTORS

Benefit from
promising returns in
a growing market



HOSPITALITY INVESTORS

Tap into the flourishing
hospitality sector.



TAILORED INVESTMENT OPTIONS

Choose from a variety
of villa types to suit
preferences.



RECURRING REVENUE SEEKERS

Enjoy steady streams of
income for the long term.



GATEWAY TO YOUR STRATEGIC INVESTMENT IN THE THRIVING WELLNESS RETREAT MARKET & UNPARALLELED ROI



Unmatched investment opportunities.

- Own a luxury villa at an uber luxurious wellness destination
- Tie-ups to bring medical and wellness tourists from India and abroad
- Apt location to attract weekend tourists



Lucrative returns on investment and diversification.

- Diversification guarantees revenues
- Real estate investment with an exponential value growth
- Rental incomes and revenue shares plus vacation stay savings



Prime location and most sought after

- Located right off ECR, 50 min from Chennai, 50 mins from Pondicherry & 20 mins from Mahabalipuram
- Most sought after wellness escape for tailored holistic treatments
- One-of-a-kind wellness center offering multidimensional health and rehabilitation therapies.



Unparalleled hospitality & luxurious stays

- Enjoy all our services, amenities & facilities during your stay
- Perfectly suited for the entire family including children
- Spa, restaurants, river bed walk, herbal garden, games & much more

THE EXCELLENCE BEHIND CS WELLSPRING

SIGARAM GROUP: INNOVATING FUTURE, ENRICHING LIVES



Sigaram Group stands as a distinguished business entity in India, dedicated to delivering top-tier services across various sectors including Real Estate, Hospitality, Education, Healthcare, and Media Services.



At the heart of Sigaram Group's success and leadership lies its fundamental philosophy: "Nurturing you and our world towards a brighter future," a guiding principle that underscores holistic development.



Renowned for its unwavering commitment to trustworthiness and excellence in business practices, Sigaram Group is a name trusted by countless families, reflecting its enduring legacy of integrity and reliability.

75000+

REGISTRATION
DONE

50000+

REALESTATE
CUSTOMERS

30000+

HOSPITALITY
CUSTOMERS ENTERTAINED
EVERY YEAR

7+

YEARS IN HOSPITALITY
SECTOR

20+

YEARS IN REAL
ESTATE BUSINESS

30+

YEARS IN REAL
BUSINESS FIELD

OUR CREDENTIAL PROMOTER:

DR. R. CHANDRASHEKAR, MBA

Founder & Chairman - Sigaram Group,



- The signature project CS Grand – a luxurious adventure park resort, a landmark project has been in operation for

7+ YEARS

- Has rich experience spanning

30+ YEARS

expertise across diverse business sectors including Real estate, Hospitality, Healthcare, Education, and Entertainment.

Our Promoter's Vision is to revolutionize wellness by prioritizing holistic well-being, where living life with harmony and health becomes the paramount focus. We aim to create a network of wellness resorts that redefine lifestyle & traditional paradigms, nurturing people's physical, mental, and spiritual well-being.

BOARD OF ADVISORS

Honourary Technical Advisor

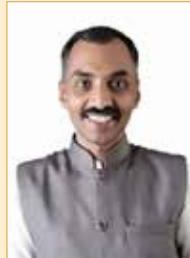


Dr. Saranyan Palanichamy

Chief Medical Officer at RK Natural cure Home, Coimbatore.

With 18+ years of professional experience and Ex-Principal St.Hirdaram Medical College of Naturopathy & Yogic Sciences.

Field Expert



Dr. Cijith Sreedhar

Chief Medical Officer at Prakriti Shakti - Clinic of Natural Medicine by CGH Earth.

With 15+ years of Holistic Healing Experience, Certified NLP Practitioner, & INYGMA National Executive member, he educates patients on Self-healing & Lifestyle Management.



Dr. Praveen Jacob

Chief Scientific Advisor, Atmantan Wellness Center

Adj. Professor, Ks Hegde Medical College
CEO-Alpha Natural Nutrition,
Chief Consultant, Nisargamane,
CMO-kaginele Integrated Medical Research Institute and International Trainer & Speaker.



Dr. Kushal

Wellness Doctor at Spa and Wellness at The Lodhi, New Delhi

With 15+ years of expertise in Health, Wellness, and Spa & in pre-opening, managing, and operating Wellness Retreats, Clubs, and Medi-Spa.



Dr. Narendra Chand

Holistic physician and alternative medicine consultant at The Palace of HRH Princess Lalla Hasna, Al Fatiha, Rabat 01, Morocco.

With over 12 years of experience, specializing in Lifestyle Consultation, Acupuncture, and Naturopathy.



Dr. Shweta Misra

Medical Officer; AYUSH, AIIMS, Rishikesh

With many years of expertise in the field, she specializes in Health and Wellness.



Dr. Vanitha R. Muralikumar

Former President, CCIM, Ministry of AYUSH, Govt. of India.

Chairwoman and Consultant, Dhanwantharalaya Ayurveda Speciality Hospital.



Dr. Arun K Tomson

Director of Spa & Naturopathy Physician, Four Seasons LG, Maldives

with over 17 years of experience in Spa and Wellness Management.



Dr. Neeraj Chauhan

Wellness & Spa Director at ITC Hotels & Resorts

With over 15 years of experience in Wellness & Spa Management.



Dr. R. Pasukkanna

With over 25+ years of professional experience as a Holistic healer, Pulse Diagnosis and Yoga Mudra Expert.



Dr. Mansi Sarma

Professional experience in top Indian organizations. Specializes in Traditional Chinese Medicine (TCM), Acupuncture, Moxibustion, Cupping Therapy, Gua Sha Therapy, and Psychology & Expertise in Tongue and Pulse Diagnosis.



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Wellspring
Wellness Resorts

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JOIN THE SOCIAL REVOLUTION IN WELLNESS
INVEST WITH PURPOSE