

SAPPHIRE

VELARIS

LIMITED

GROWTH MEETS
LUXURY

PARTNER PROSPECTUS · 5-STAR RESORT DEVELOPMENT

Sapphire **Partner Prospectus**

INVESTMENT

BDT **12** Lakh

PARTNER PRIVILEGE

50%

PROJECT

5-Star Resort Development

LOCATION

Rupganj, Narayanganj

EXPECTED HANDOVER

December 2035

VELARIS LIMITED

INVEST WHERE GROWTH MEETS LUXURY

01



CREATING WORLD-CLASS DESTINATIONS

Velaris Limited is a Bangladesh-based hospitality development and investment company focused on creating world-class destinations.

We identify prime locations, conduct comprehensive feasibility studies, and secure strategic land for high-quality tourism and hospitality developments. Velaris Limited began its journey with the vision of developing high-quality resort and leisure destinations.

With our prime location already finalized in Modern Jamider City, Dhaka, Velaris is strategically positioned to become a landmark destination for luxury hospitality and tourism.

Through strategic planning and professional management, Velaris Limited aims to develop modern resorts and tourism destinations that attract both local and international visitors. Our goal is to create strong investment opportunities for our partners while contributing to the growth of Bangladesh's tourism industry.

INVEST WHERE GROWTH MEETS LUXURY.



A MODERN FIVE-STAR RESORT

Our upcoming project is a modern five-star resort designed with premium facilities and more than 40 lifestyle amenities, where expectation is going to meet reality.

- | | | | |
|----|----------------------------|----|-------------------------|
| 01 | Luxury Suites | 02 | Wellness Spa |
| 03 | Swimming Pool | 04 | Gymnasium |
| 05 | Conference & Banquet Halls | 06 | Fine Dining Restaurants |
| 07 | Indoor Recreation Zones | 08 | Modern Cinema Hall |
| 09 | Rooftop BBQ Area | 10 | Landscaped Gardens |
| 11 | Ample Parking | 12 | 40+ Lifestyle Amenities |



03 · PROJECT SPECIFICATION

THE PROJECT AT A GLANCE

03

PROJECT NAME

VELARIS Ltd

CATEGORY

5-Star Hotel Development

DEVELOPER

Velaris Limited

TOTAL LAND AREA

172 Katha

TOTAL SHARES

10,000

4,900 offered to partners (49%)

EXPECTED HANDOVER

December 2035

PROJECT LOCATION

Swarna Khali Bridge, Sonpara Road, Bholabo Union, Rupganj, Narayanganj

OFFICE

House No # 2542, 100 Feet Road, Madani Avenue, Notunbazar, Vatara, Dhaka-1212

LOCATION

RUPGANJ, NARAYANGANJ

Swarna Khali Bridge, Sonpara Road, Bholabo Union. Prime location finalized in Modern Jamider City, Dhaka.

DEVELOPMENT ROADMAP



PHASE 01

Land Purchase



PHASE 02

Boundary & Operational Office



PHASE 03

Water Park Construction



PHASE 04

Hotel Construction



PHASE 05

Handover **Dec 2035**

SAPPHIRE PARTNER

INVESTMENT

BDT **12** Lakh

50%

Privilege on room reservations (on MRP), banquet and celebration hall bookings

ALSO INCLUDED

Complimentary stay

4 Nights / 5 Days per year

Estimated annual return

18% – 25% on investment

Lifetime access

World-class fitness facilities & luxury swimming pool

Ownership

Transferable and resalable anytime, as per terms

Plus every benefit of ownership on the next page.

PARTNERSHIP TIERS

SIGNATURE

BDT 5 Lakh

35% privilege

SAPPHIRE · YOUR TIER

BDT 12 Lakh

50% privilege

ROYAL

BDT 50 Lakh +

80% privilege

Returns are estimates and not guaranteed. All terms as per agreement.



05

05 · BENEFITS OF OWNERSHIP

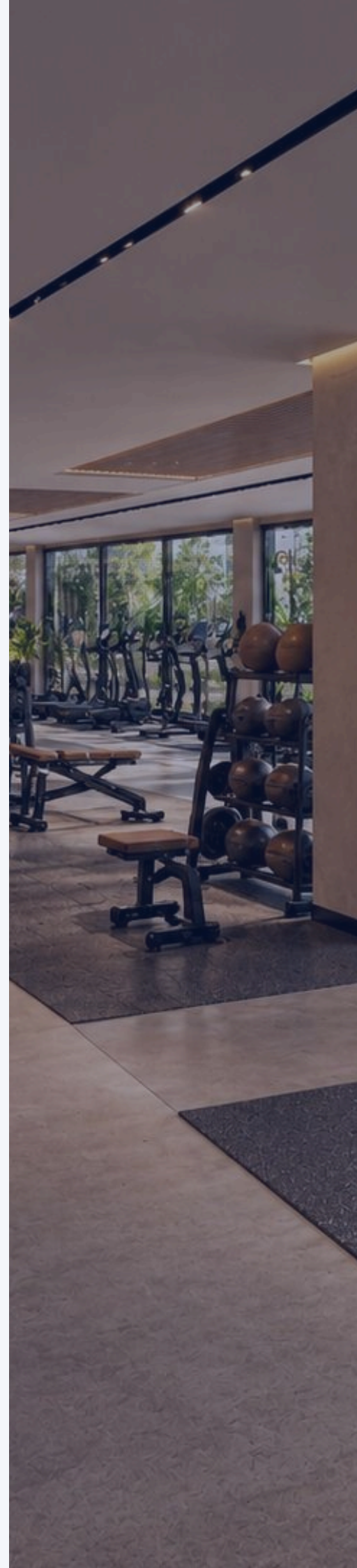
WHAT EVERY PARTNER RECEIVES

- 01 Legal documentation and secure registration process
- 02 Estimated annual return on investment: 18% – 25%
- 03 Long-term passive income opportunity
- 04 Exclusive investor membership privileges
- 05 Complimentary stay facilities (4 Nights / 5 Days per year)
- 06 Capital appreciation potential
- 07 Opportunity to be part of a premium resort community
- 08 Exclusive lifetime access to world-class fitness facilities
- 09 Privileged lifetime access to luxury swimming pool
- 10 Transferable and resalable ownership rights anytime as per terms

50%

SAPPHIRE PARTNER PRIVILEGE
privilege on room reservations (on MRP),
banquet and celebration hall bookings

Returns are estimates and not guaranteed. All terms as per agreement.



06 · HOW TO BECOME A PARTNER

FOUR SIMPLE STEPS

06

01

Contact us

Call our hotline or email us to express your interest.

02

Site visit & meeting

Meet our team and visit the project location.

03

Documentation & registration

Complete the legal documentation and secure registration process.

04

Partnership confirmed

Welcome to Velaris as a valued partner.

WE LOOK FORWARD TO
WELCOMING YOU AS A
VALUED PARTNER.

Velaris Limited remains committed to transparency, professional management, and sustainable growth in the hospitality sector. Thank you for your time and consideration.

HOTLINE

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EMAIL

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OFFICE

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VELARIS

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