



AROGYA VANA

Managed By Saptha Ventures

Arogya Vana

Your Gateway to Sustainable Investment



Project Overview

Arogya Vana by Saptha Ventures is a unique real estate investment opportunity in Chagaluru, Andhra Pradesh. Combining the benefits of sustainable farming and long-term income generation, Arogya Vana offers Farm-plots managed with a Lifelong farming and maintenance plan. With innovative three-layer farming, we ensure consistent returns and ecological harmony.

Plot Sizes and Maintenance

- Plot Sizes Available: 5,000 sq. ft and 10,000 sq. ft
- Offer Price ₹249 per sq. ft
- Annual Maintenance Fee: ₹2.50 per sq. ft





CUSTOMIZE YOUR PLANTATIONS

Choose from a wide range

T&C APPLY

Layer I

Timber : Sandalwood & Mahogany



Layer III

Vegitables

- Tomato
- Brinjal
- Carrot
- Beetroot
- Radish
- Groundnuts
- Leafy greens

Layer II

Fruits:

- Mango
- Guava
- Custard Apple
- Chikoo
- Pomegranate
- Butter Fruit





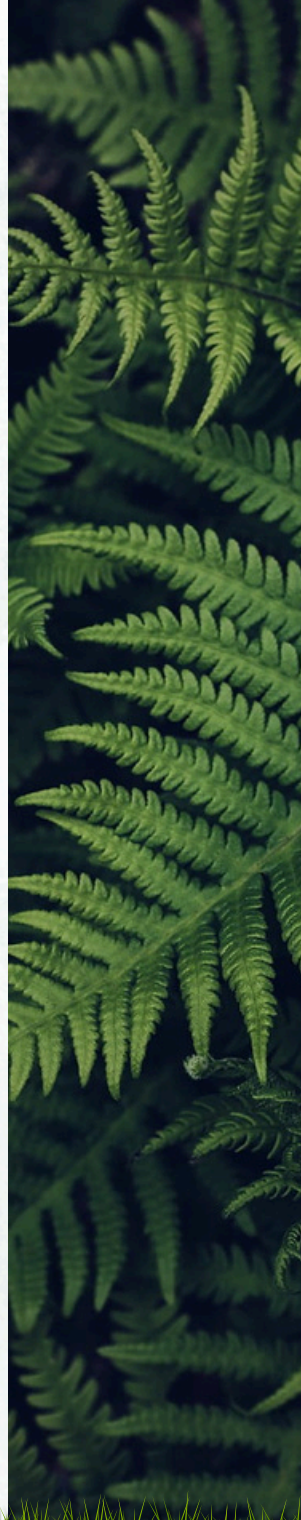
REVENUE MODEL

Three-Layer Farming Approach

1. **First Layer: Mahogany and Sandalwood**
 - High-value timber with substantial returns at maturity.
2. **Second Layer: Seasonal Fruits**
 - Mango, guava, Pomegranate and similar crops for consistent mid-term income.
3. **Third Layer: Vegetables**
 - Annual yield from leafy greens, vegetables, and more.

Irrigation and Water Management Systems:

State-of-the-art systems ensure efficient water usage and minimal waste.



Projected Returns (Per Plot Size)

5,000 sq. ft Plot

Year	Vegetables	Fruits	Trees (Maturity)	Total Returns*
Year 1-2	₹12K - ₹18K	₹0	₹0	₹12K - ₹18K
Year 3-10	₹12K - ₹18K	₹15K - ₹24K	₹0	₹27K - ₹42K annually
Year 11+	₹12K - ₹18K	₹15K - ₹24K	₹25L - ₹30L	₹25.27L - ₹30.42L

10,000 sq. ft Plot

Year	Vegetables	Fruits	Trees (Maturity)	Total Returns*
Year 1-2	₹24K - ₹36K	₹0	₹0	₹24K - ₹36K
Year 3-10	₹24K - ₹36K	₹30K - ₹48K	₹0	₹54K - ₹84K annually
Year 11+	₹24K - ₹36K	₹30K - ₹48K	₹50L - ₹60L	₹50.54L - ₹60.84L

*above values are approximate & actual returns might vary

*maintenance and profit sharing is not considered



HIGHLIGHTS

Sustainable Farming
3-Layer Farming Model
Buy-Back Policy
Lifelong Ownership
Investment Opportunities
Expert Management



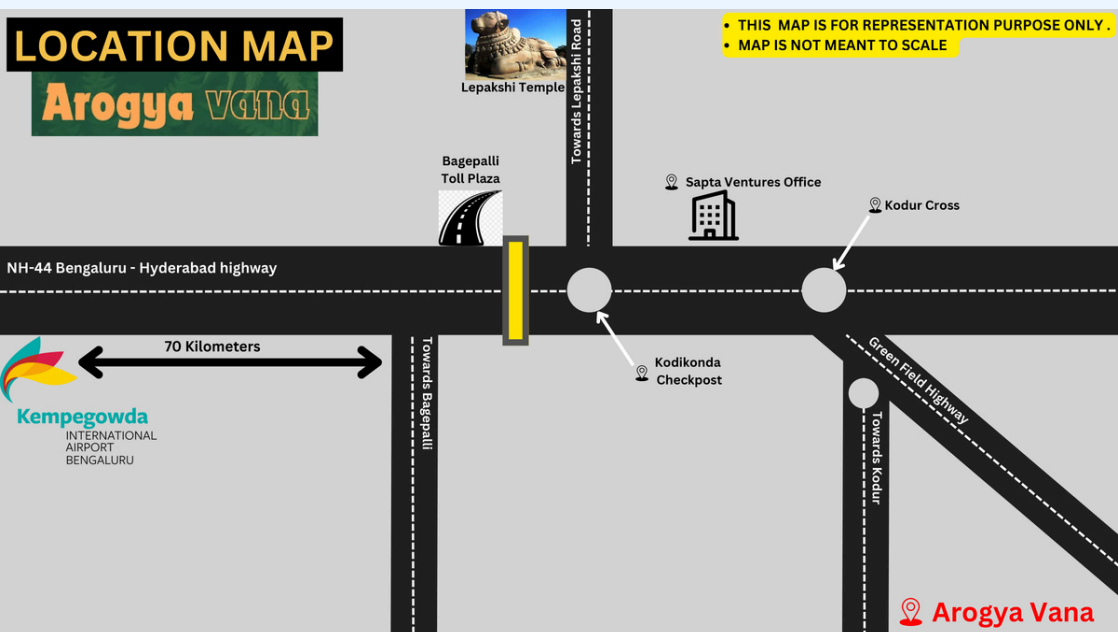
KEY BENIFITS :

- **Hassle-Free Management:** 15 years of Expert care & professional maintenance by Saptha Ventures.
- **Early and Consistent Returns:** Revenue starts as early as Year 1 with vegetables, and increases with fruits by Year 3.
- **High Maturity Value:** Significant returns from timber (mahogany and sandalwood) at 12-15 years.
- **Tax Free income:** As per section 10(1), agricultural income earned by the taxpayer in India is exempt from tax.
- **Sustainable and Eco-Friendly Investment:** Contribute to ecological balance while earning substantial returns.



Location Advantage

- **Project Location:** Chagaluru, Andhra Pradesh
- **Proximity to Nature:** Fertile soil and favorable climate ensure maximum yield.
- **Excellent Accessibility:** Located near well-connected highways and accessible from major cities in Andhra Pradesh and Karnataka.
- **Future Development Potential:** The region is witnessing infrastructure growth, enhancing long-term property value.
- **Ideal Climate:** Suitable for diverse crops and timber growth, ensuring high productivity.



Nearby Highlights

- **Greenfield Highway**
- **Proposed SEZ**
- **LEPAKSHI Temple**
- **Kia Motors**
- **Penakonda Fort**



Scan for Location

Get in Touch

+91 99000 92993

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