



vaastuacres

Presents

KRISHI

TURN TO AGRIPRENEURS WITH VAASTUACRES

INTRODUCTION

KRISHI is a unique project conceived with “Community Farming” and “Rurbun Living”.
Invest with us and reap the benefits of community farming with the yearly appreciation of your land.

PROJECT OVERVIEW

- Located in ever growing Chikkaballapur City
- 25 kms from Bangalore International Airport (KIAL)
- 20 kms from KIADB (12000 acres SEZ)
- 5 kms from Chikkaballapur Industrial Area
- 4.5 kms from DC office of Chikkaballapur Taluk
- 5 kms from NH7 (BLR-HYD highway)
- 2.5 kms from the SH69 connecting to NH75 (Mulbagal)
- Loan Facility from Federal Bank (Approved and Verified project)





PROJECT HIGHLIGHTS

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- 40 acres of fertile farm land in free zone
- Adjacent to 600 acres of reserve forest
- Options to buy ½ acre & 1 acre of farm land
- Smooth transition of ownership of the land
- Clear Legal land title (Project approved by bank)
- Owned by the customer – Managed by the team
- 50:50 ratio on the yearly harvest

PROJECT BENEFITS

- Passive Tax Efficient Income
- High appreciation of the land
- Weekend Getaway – Build your own Farmhouse
- Risk free investment

PROJECT AMENITIES

- 30 ft road access to and across the project
- 24 hours Security & Surveillance
- Provision of Water & Electricity
- 5 Acres Eco Retreat Resort



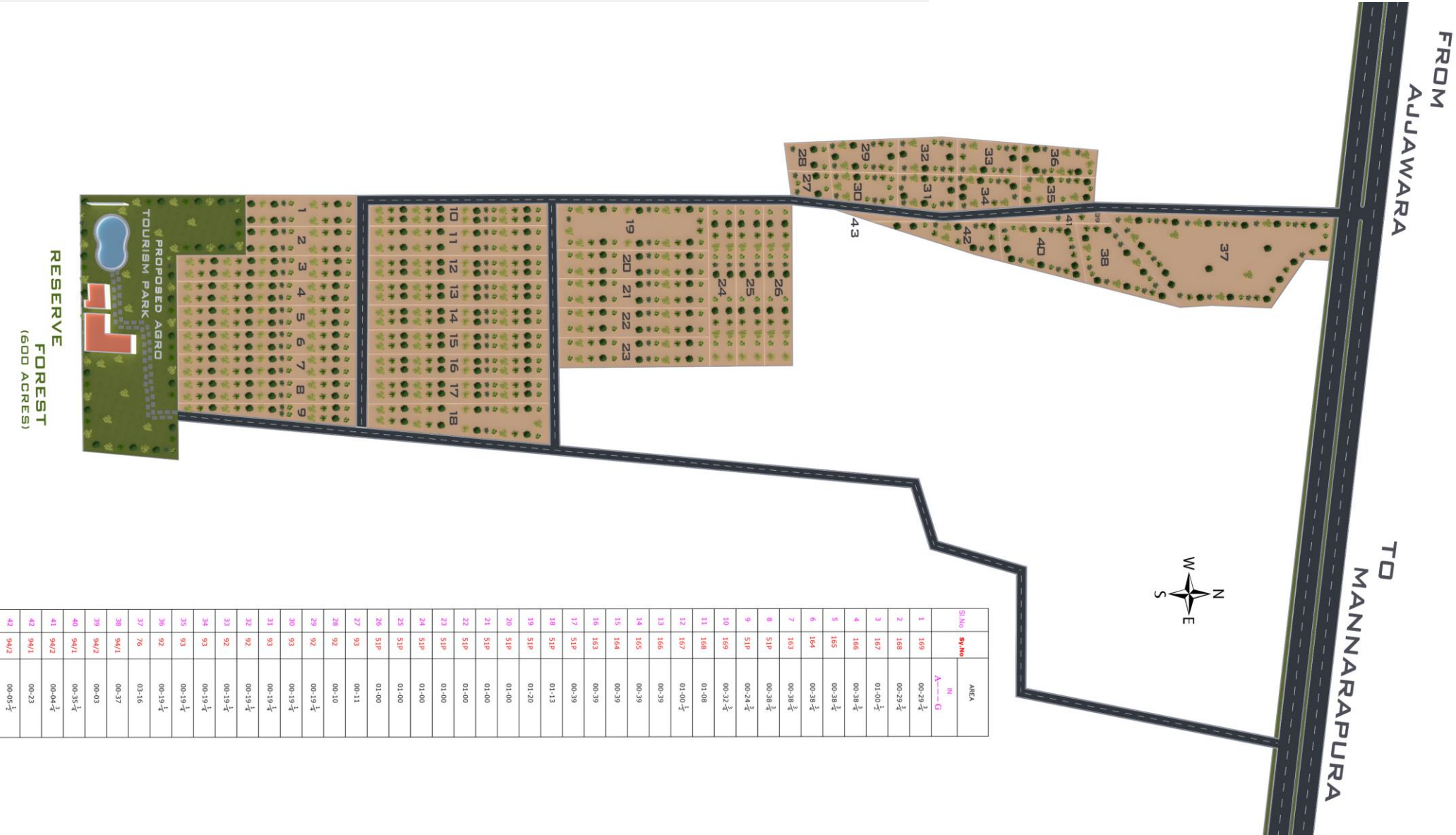
VILLAGE: NUGITHALLI

HOBLI: NANDHI

TALUK: CHIKKABALLAPURA

DISTRICT: CHIKKABALLAPURA

Layout Plan



ESTIMATED ROI ANALYSIS

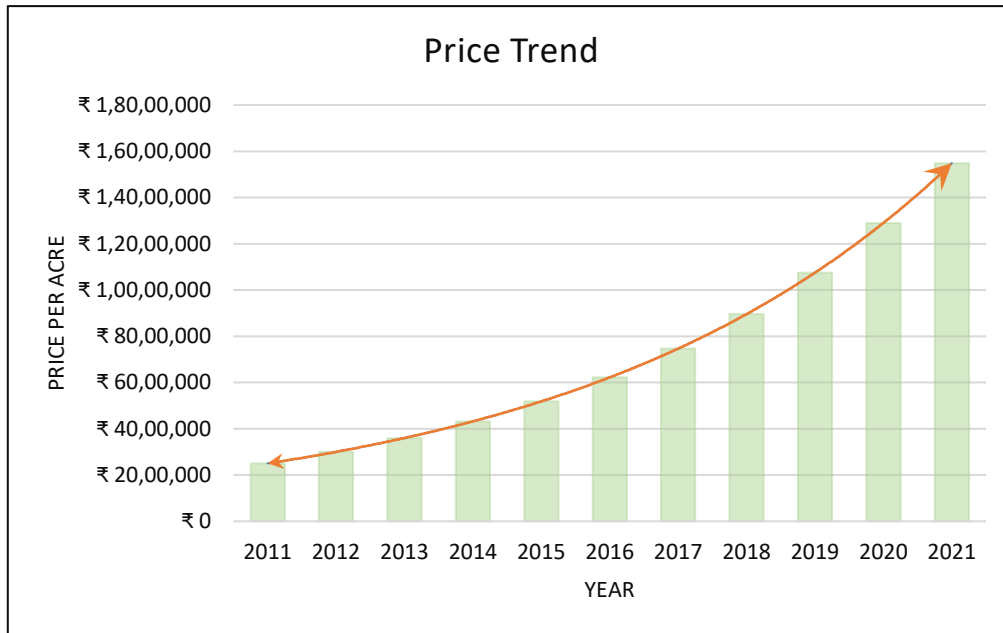
Crop Info/Acre							
	1st year	2nd year	3rd year	4th year	5th year	6th year	7th year
Plants/acre	450	450	450	450	450	450	450
Yield/plant	15	20	25	25	25	25	25
Selling Price /kg	₹ 100	₹ 110	₹ 120	₹ 125	₹ 130	₹ 135	₹ 140
Total Yield in kgs	6750	9000	10000	10000	10000	10000	10000
Total Amt /acre	₹ 6,75,000	₹ 9,90,000	₹ 12,00,000	₹ 12,50,000	₹ 13,00,000	₹ 13,50,000	₹ 14,00,000
Partner share @50%	₹ 3,37,500	₹ 4,95,000	₹ 6,00,000	₹ 6,25,000	₹ 6,50,000	₹ 6,75,000	₹ 7,00,000

PROFIT FROM FARMING



FACTS & PROPOSAL

Chikkaballapur Property Price Trend for last 10 years



**Above trend is as per market research & current development cited in the area*



8-10 years ROI on Plotted Development

ROI - Plotted Development Per Acre	
(A) Saleable Area post NA	24000 sq. ft
(B) NA & Development Cost /sft	₹ 450
(C) Sale Price /sft	₹ 1,500
(D) Profit /sft (C) - (B)	₹ 1,050
Total Profit/Acre (D) * (A)	₹ 2,52,00,000
50% share of Total Profit	₹ 1,26,00,000
Yield Income	₹ 50,00,000
Total ROI post 8-10 yrs	₹ 1,76,00,000

**Above figures are estimated as per current & future market predictions*



THANK YOU



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***ACTUAL SITE IMAGES**