

KONKANTM
ESTATES
A Tathastu Global Venture



Tathastu Global VenturesTM
Enduring Growth



TATHASTU
MANGO VALLEY

Discover TATHASTU MANGO VALLEY, a 38-acre managed mango farm project in India's world renowned mango capital, Ratnagiri. Own a ready, fruit-bearing orchard surrounded by lush greenery and scenic valley views. Perfect for investors and nature lovers alike, it offers the ideal mix of farmland ownership, passive income, and serene living.



PROJECT OVERVIEW

- PROJECT: TATHASTU MANGO VALLEY
- DEVELOPED BY: KONKAN ESTATES
- FARM MANAGEMENT COMPANY: KONKAN AGRONOMICS PVT. LTD.
- HARVEST BUY-BACK PARTNER: FANTASTIC MANGOES
- PROJECT TYPE: MANAGED MANGO FARMS
- TOTAL SITE AREA: 38 ACRES
- LOCATION: NARBE, RATNAGIRI, MAHARASHTRA

LOCATION ADVANTAGE

- ONLY 25 MINS FROM GANPATIPULE TEMPLE & BEACH
- 30 MINS – RATNAGIRI CITY (HOSPITALS, MARKETS, F&B, ETC.)
- 20 MINS – UPCOMING RATNAGIRI AIRPORT (PASSENGER TERMINAL OPENING APRIL 2026)
- 10 MINS – NEARBY GROCERY STORES AND DAILY ESSENTIALS
- MIN. 3X LAND APPRECIATION IN NEXT 5 YEARS.



INVESTMENT HIGHLIGHTS

- TANGIBLE ASSET: OWNERSHIP OF MANGO FARMLAND WITH MATURE, PRODUCTIVE TREES
- ECO-LUXURY + UTILITY: EACH FARM PLOT ALLOWS CONSTRUCTION OF A VILLA/FARMHOUSE UP TO 4,000 SQ. FT.
- UTILITIES: FARMS COME WITH ELECTRICITY AND WATER CONNECTIONS AND DEVELOPMENT OF INTERNAL ROADS TO EACH FARM.
- PASSIVE INCOME: HANDS-OFF OWNERSHIP WITH ANNUAL RETURNS FROM MANAGED PRODUCE
- LEGACY INVESTMENT: AN APPRECIATING, GENERATIONAL ASSET WITH RECURRING INCOME



FARM MANAGEMENT (OPTIONAL)

- MANAGED BY KONKAN AGRONOMICS, KONKAN ESTATES' PROFESSIONAL FARM MANAGEMENT DIVISION
- CHOICE OF SELF-MANAGEMENT OR FULLY MANAGED SERVICES (MAINTENANCE, IRRIGATION, PEST CONTROL, HARVESTING)
- OPTIONAL PRODUCE BUY-BACK PROGRAM OFFERING 12% ANNUAL ROI UNDER THE MANAGED YIELD MODEL
- USE OF ECO-FRIENDLY, HIGH-EFFICIENCY AGRICULTURAL PRACTICES FOR CONSISTENT OUTPUT



ON SITE PHOTOS



FARMHOUSE CONSTRUCTION ON THE MANGO FARM



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Usage of Red Laterite Rock

The Konkan belt of Maharashtra is rich in red laterite rock, a regionally sourced material ideal for robust yet eco-sensitive construction. It's commonly employed for foundations, retaining walls, and flooring. Construction cost of standalone villa/bungalow ranges from ₹2,500–₹4,500 per sq.ft and depends on construction quality and materials used.

The buyer is allowed to construct a farmhouse of maximum 4,000sq.ft comprising of ground floor and one upper level (G+1) on 1 acre of agricultural land. Buyers are allowed to construct 10% of total net plot area of their farm (4,000sq.ft). As it is a mango farmland with 40 trees per acre, the construction of the farmhouse may require cutting down of 1-2 trees to create space for the desired construction of the farmhouse. An access road of 12-15 ft. from the entrance of the property will be provided to the buyer to ensure easy access to his plot.

