

MOGG'STM

ESTATES

A Managed Farmland, which gives you
Luxury, Legacy, Lifestyle!



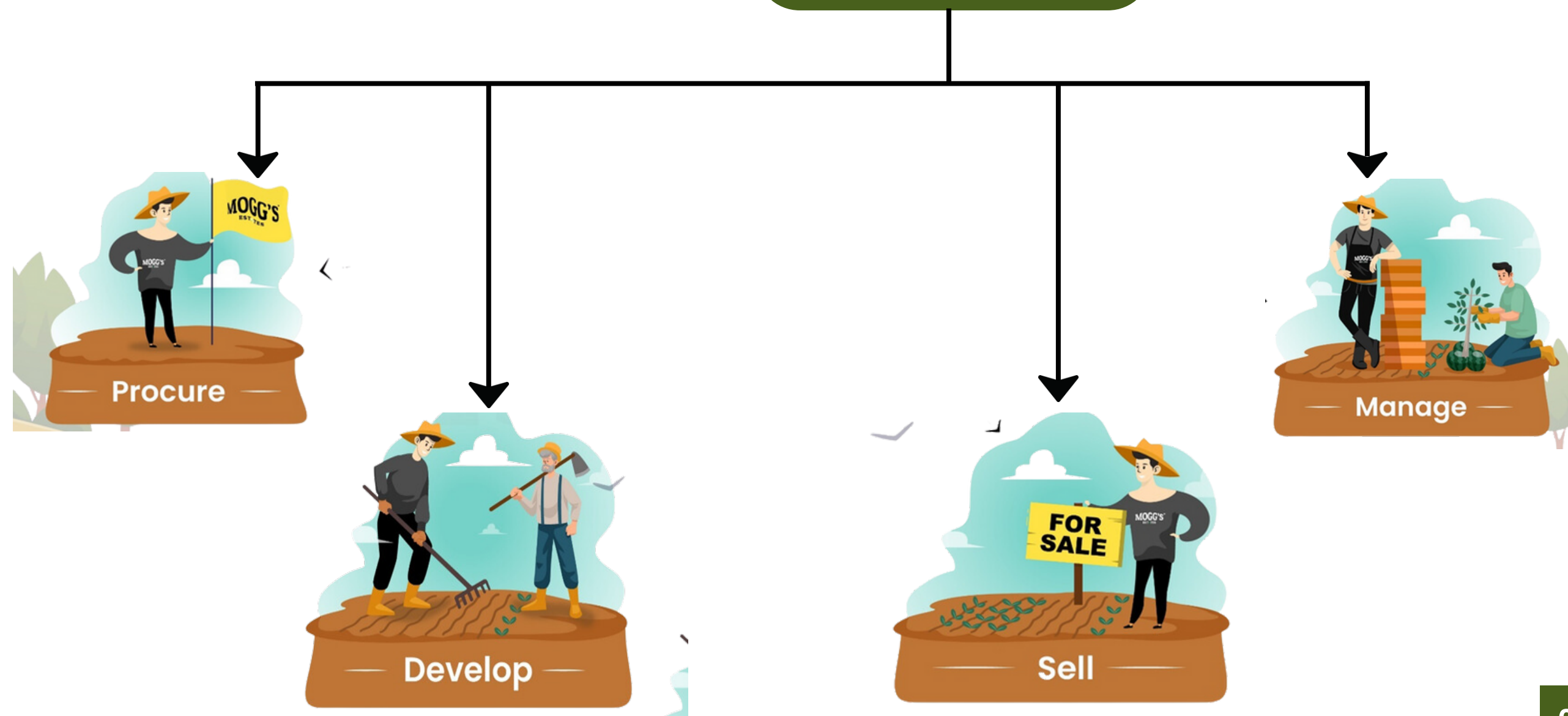
ABOUT US

Mogg's Estates is an agricultural asset management company with a vision to build sustainable and eco-friendly farmlands.

PRINCIPLES

of Mogg's Estates

P D S M



LEGALITIES:

- In order to provide you with the greatest agricultural lands that are safe and secure, we do a thorough background check
- The site is chosen based on water availability and soil conditions.
- We conduct a thorough background check on the seller for the first 60 years of ownership.
- We thoroughly examine documents like Khata, Pani, encumbrance, as well as past sale deeds and family trees.
- We do not purchase government-owned lands, kharaab lands, or SC & ST lands as per PTCL Act.
- We do Hadbast-It offers crucial details about the start and end of land boundaries in a rural habitation.
- As per Karnataka Land Revenue Act, you are permitted to build a house on 10% of the property.
- We have an in-house civil and architecture team that can assist you
- You are always welcome to consult with your lawyers for any type of cross-verification; we will provide you with all land-related documentation.
- We provide you entire ownership.
- We do not purchase commercial land because it cannot be turned into agricultural land.

OUR PROJECTS

Completed project

On Going project

MOGG'sTM
SAGWAN
Farms

MOGG'sTM
ARECANUT
Farms

MOGG'sTM
ASHWA
FARMS

MOGG'sTM
AIRA
PHASE I

MOGG'sTM
AIRA
PHASE II

MOGG'sTM
SADHVANA
FARMS

MOGG'sTM
TERRA HILL
FARMS

Plantation Planning



Price Covers



Instalments Option

MOGG'S[™] ASHWA FARMS

This beautiful 12-acre farmland is located just 70 kilometres from Bangalore and is surrounded by lush greenery. The soil here is perfect for the growth of dragon fruit, sapota, butter fruit, guava and lemon and is 10 kilometers away from the upcoming Makedatu dam project. Invest today and live a lasting impression for generations to come with high land appreciation, you can expect ROI from the 1st year onwards as we provide our clients with the best facilities. You can enjoy horse riding, swimming, trekking, kitchen and much more by being a part of this community.







TOTAL PLOTS - 17

MOGG'STM AIRA PHASE I

The Aira farms is a cultivated and productive land with various fruit and forest bearing trees that would add to immediate revenues on a 20 acre land area. The region is around 50 kilometres from Bangalore and boasts a green ambiance with a stunning hill vista right in front of it. To secure a pleasant stay at the farm, we have set up a variety of facilities including fencing, lighting, restrooms, and a security house. The location is ideal for you and your family to spend time in nature and gain from nature's assets.

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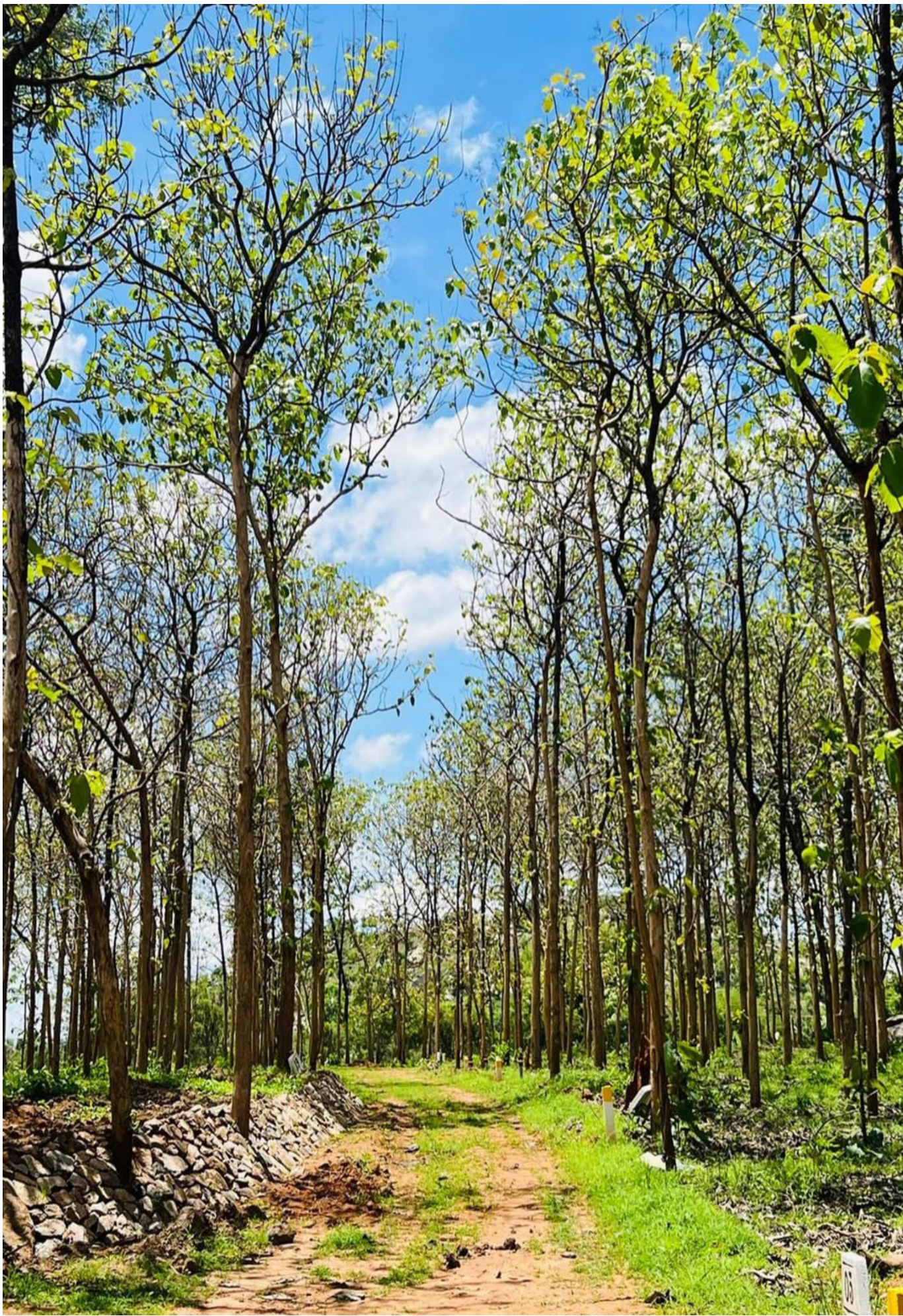
TOTAL PLOTS - 62

MOGG'S™ **AIRA** PHASE II

Welcome to Aira Phase 2, a stunning 10-acre of land nestled adjacent the bountiful Aira Farms. This verdant haven is a tapestry of lush forests and bountiful fruit-bearing trees, where the very air seems to hum with tranquility. Located just 50 kilometers from the bustling heart of Bangalore, a mere 10-minute drive from Kanakapura, it's a sanctuary tailor-made for those who cherish nature's embrace. Here, you can truly unwind and revel in the boundless gifts that nature has to offer.









TOTAL PLOTS - 47

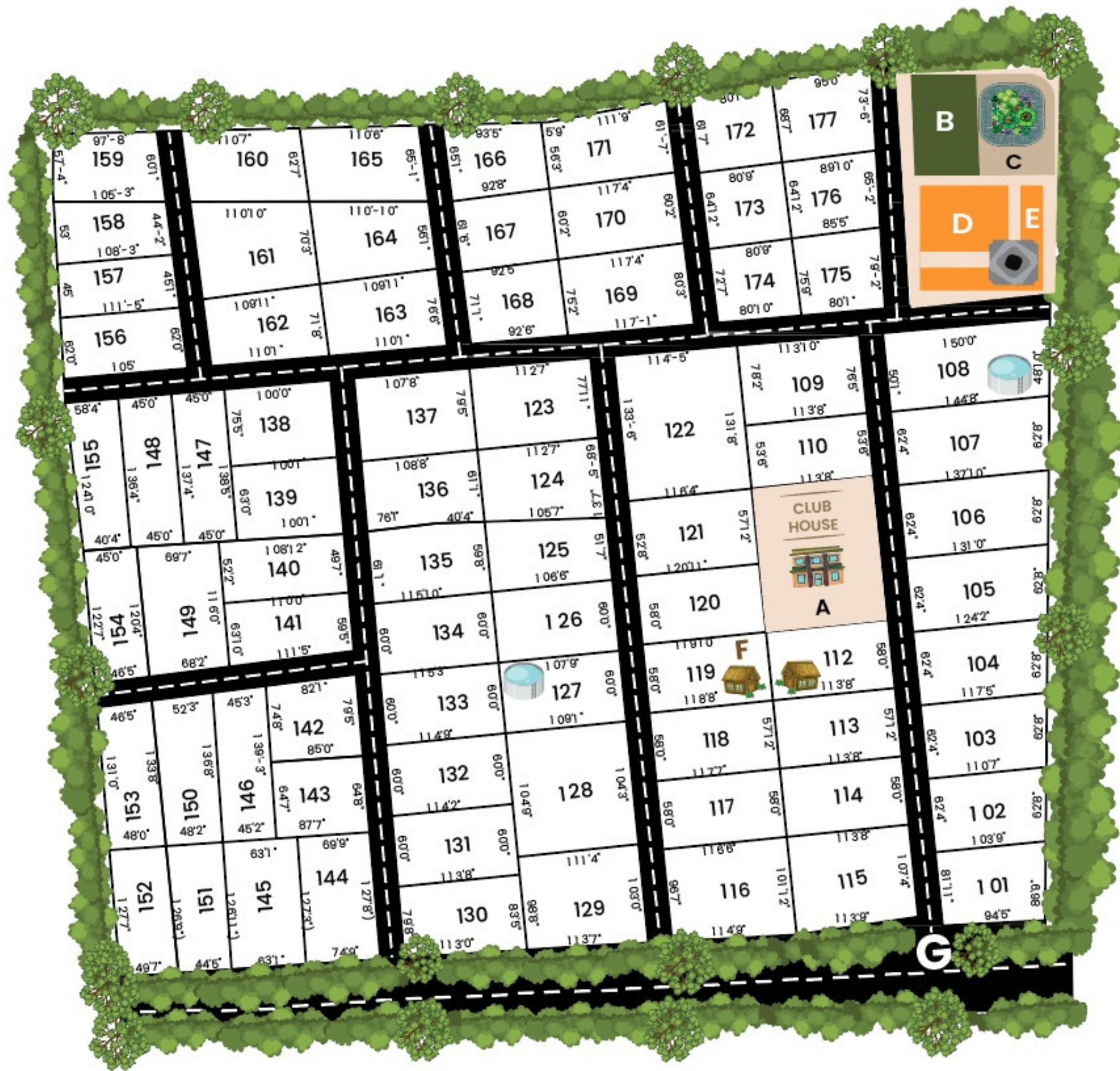
MOGG'S[™] **SADHVANA** FARMS

Mogg's Sadhvana Farms, spanning 15 acres and nestled near Channapatna, showcases a breathtaking tapestry of natural wonders. It serves as an idyllic haven where urbanites can retreat from their busy lives and immerse themselves in the serenity of farm living. Positioned conveniently near the Bengaluru Mysore expressway, Sadhvana enjoys the tranquil outskirts of Mandya, a mere 45-minute drive from Bengaluru, offering a sun-drenched sanctuary.









TOTAL PLOTS - 77

MOGG'S™ Terrahill Farms

Mogg's Terra Hill, just 45 minutes from Nelamangala near the Bengaluru-Mangaluru Expressway, is a 40-acre managed farmland in Kunigal. With over 100 plots, a 4-acre water stream, and amenities like a clubhouse, pool, and temple, it offers the perfect blend of nature, luxury, and sustainable growth. Surrounded by lush mountains and plantations, it's ideal for investment or peaceful living. Experience a serene retreat that promises both growth and tranquility.







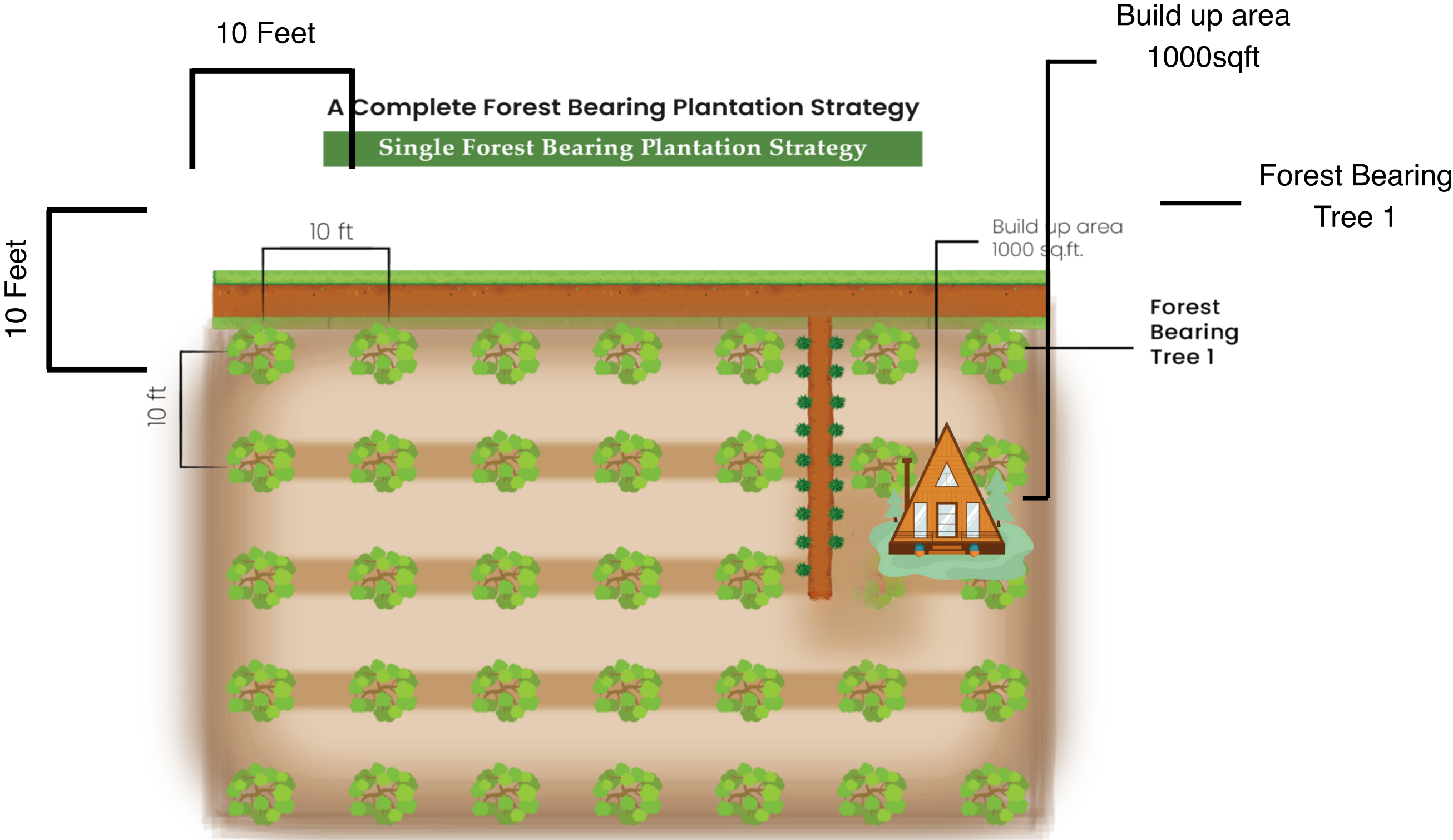
TOTAL PLOTS - 85

A Complete Forest Bearing Plantation Strategy

Single Forest Bearing Plantation Strategy



Plan A(1)



Customized Plantation Available

Forest Bearing

- Teak
- Mahogany

Vegetable Crops

- Guava
- Jamun
- Amla
- Mango
- Wood Apple
- Jack Fruit
- Custerd Apple
- Sapota
- Laxman phala
- Water apple
- Coconut
- Lemon
- Papaya

Fruit Bearing

- Drum stick
- Curry leaf
- Tomato
- Green Chilly
- Cabbage
- Ginger
- Pumpkin
- Ridge Gard



Note: It consist of **Reddish-brown lateritic soil**,
Can grow all types of trees and plants.

Annual Maintenance Charges

Maintenance Charges are inclusive of:



Re-working Fencing



Existing Saplings



Labour



Existing Plantation



Farmer Compensation



Drip Irrigation System



Manure Cost



Purchase and Operation of agriculture equipment's



Fertilizers Cost



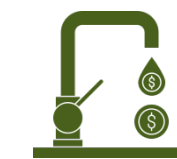
Agronomists Remuneration, Etc.



Electricity Bill



Maintenance of CCTV



Water Bill



Security

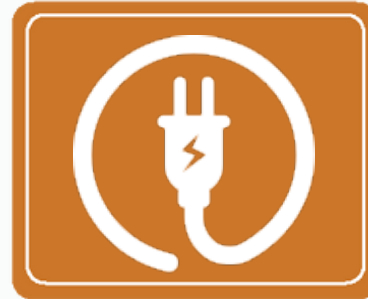
AMC - Rs. 4 per sq. ft.

Price Cover

FACILITIES & AMENITIES



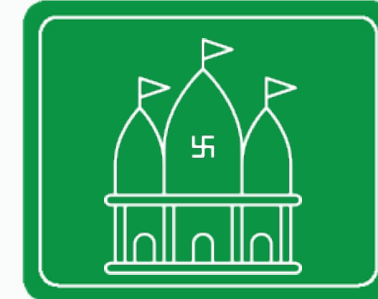
Installing
CCTV



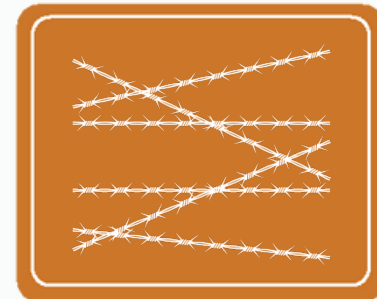
Electricity



Farm House



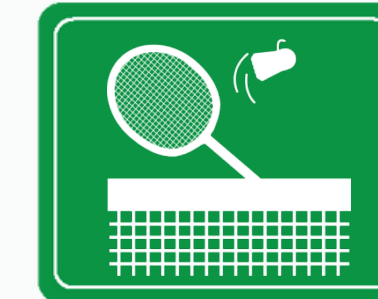
Temple



Fencing



Plantation



Badminton
Court



Kids Play Area



Road



Drip Irrigation

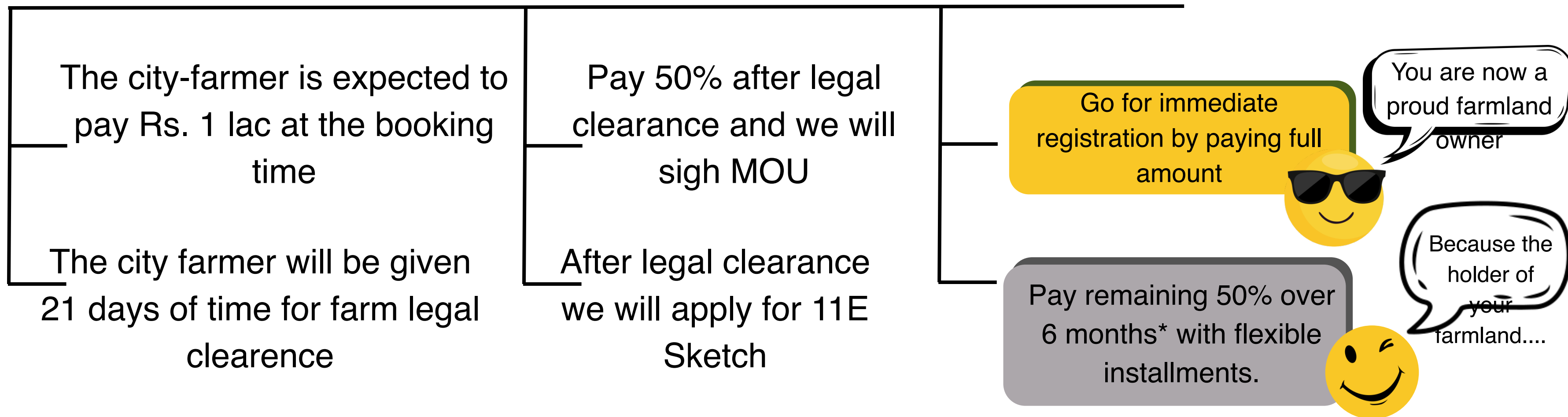


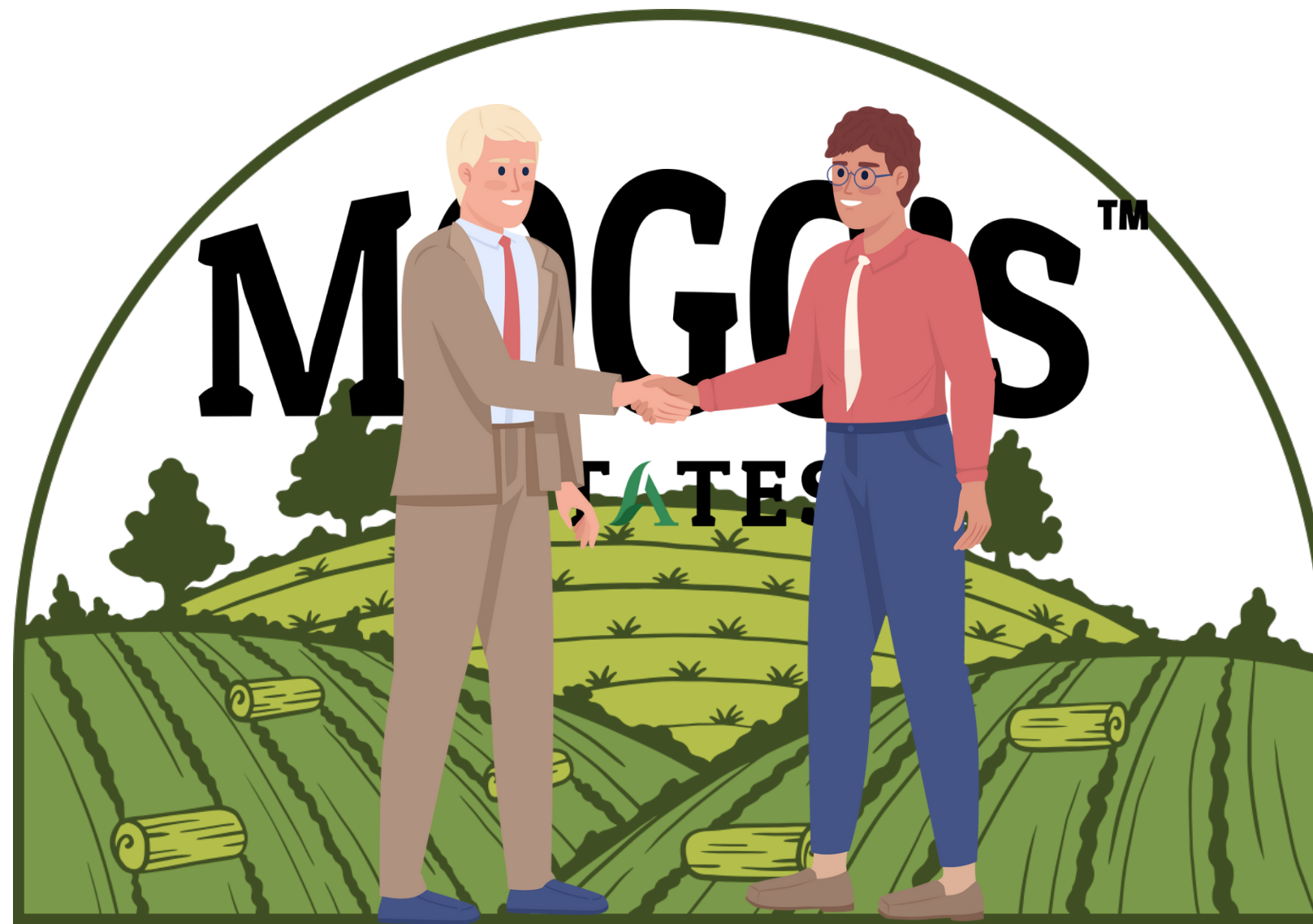
Gazebo



Cycling

Flexible Installment Blue Print





**“ Join the sustainable stride with Mogg’s Estates for a
Greener Tomorrow,**

Nurturing Earth’s Well- Being!”

