



MYTAN SIRI

MANAGED FARMLANDS

ABOUT COMPANY

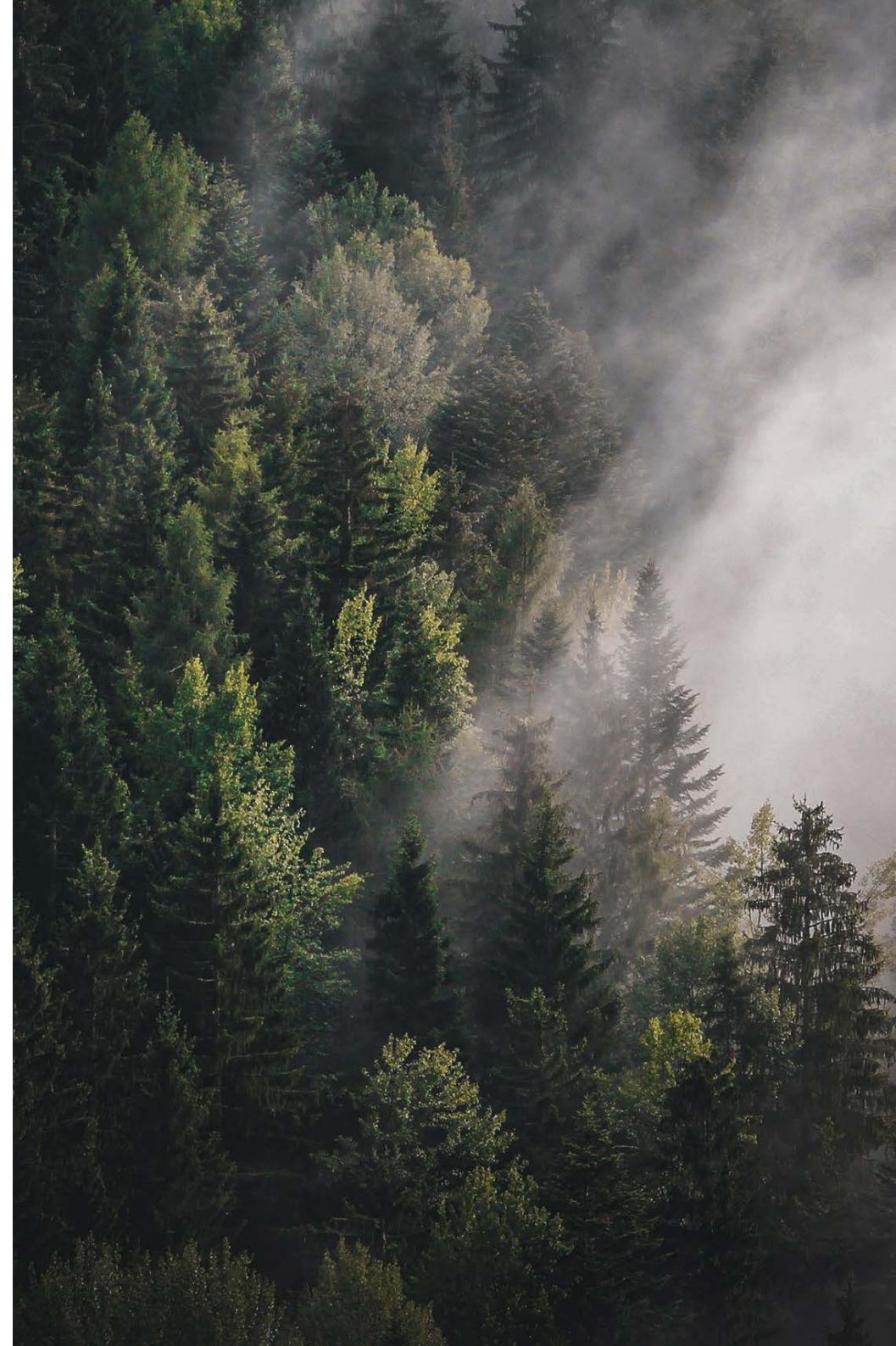


Mytanfarma is a corporate agro realty company, passionately working towards procuring and development of finest farm lands for its clients, with all kinds of support systems in place backed by an expert team. The company is head-quartered in Bangalore.

The company's team has good experience in procuring land in Karnataka and Andhra Pradesh. The company ardently identifies fertile agricultural land with easy access from Bengaluru, meticulously checks the legal clarity of the land, procures it and develops it into a holistic, economically viable and profitable agricultural venture and also a weekend holiday destination farmhouse.

Mr. Harish Babu M.L-founder director of Mytanfarma, has more than 22 years of experience as a Research Scientist & Head-Project Management in global roles in different pharmaceutical MNCs. He is inspired by the quote "Money should work for us, we should not work for money", a critical thinker and careful investor in realty market since 2003. Passion towards agriculture & planet made him to study farming from the last 8 years. After meeting, learning and working with more than 20 eminent farmers in Karnataka, Andhra Pradesh & Tamilnadu and combining his experience as an alumni of IIM Bangalore, he founded Mytanfarma to provide agro-realty services which is a concept of **3Ps Profits, Passion & Planet**. His professionalism and challenging attitude helps to make the work environment exceptional and gives an outstanding benefit to our client.

We, at Mytanfarma, are committed to fulfill our client's dreams of owning a farm land which results in maximised returns, where they can enjoy nature and spend quality time with family and friends.



ABOUT MANAGED FARM LAND

Client Benifits for being a part of Mytanfarma Community:

3PS-PROFIT, PASSION AND PLANET.

Profit to client on the day of purchase: Our prices are 60%-80% lesser than prevailing market rates in the neighborhood.

Higher rate of returns, appreciation in the value of land is very high + tax free agriculture income. We choose plantation crops so as to ensure continuous returns.



TIMBER - ASSET CREATION ON A LONGER TIME-SCALE
HORTICULTURAL CROPS- SEASONAL/ANNUAL RETURNS
ORGANIC GREENS & VEGGIES- AT PERIODIC INTERVALS

PASSION FULFILLMENT

Many of us, though passionate about agriculture, remain helpless in practicing it. Urban lifestyles make it impossible for us to get in touch with nature. Managed farms, by Mytanfarma are the best and innovative solution for people to balance professional lives with their passion for farming & weekend holiday at farmhouse. Harvesting and consumption of organically grown veggies, fruits. greens/ pulses at periodic intervals round the year builds a healthy life style.

PLANET

Agriculture with proper farming practices is a major way of taking care of Mother Earth and giving back to the society. We will be planting approx. 250 trees/acre which will help in improving ecosystem.

"You own the farm - We manage it - You reap the benefits"

THE MYTANFARMA ADVANTAGE

Mytanfarma offers clear solutions for all the challenges generally faced in owning a farm land.

Hottest Investment Destinations: We identify and procure lands in zones of fast economic developments. Near Hindupur/KIA Motors - ref. Business Line / Economic Times. Just 45mins drive from Bangalore International Airport.

Legal Compliance: Working to bring professionalism in farming, our projects are 100% legally compliant with clear titles.

Scientific & Organic Farming: We work with expert-guidance and consultation from agriculture professionals scientists to adopt good cultivational practices & best rain water harvesting practices. Farming will be supported by desi cows / live stock, using dung and ganjala as organic manure.

Farm House: Mytanfarma fulfills your dream of enjoying a farm house (common use farm house). Mytanfarma also helps you to build your own farmhouse at reasonable cost as per required dimensions.

Affordable Pricing: Our prices are 60%-80% lesser than prevailing market rates in the neighborhood. "Minimum Cost-Maximum Benefits, our team has an efficiency in developing farm land with minimal cost to get a maximum benefit to customer. We provide opportunity for purchase of fertile farm plots in parcels of quarter acre/half acre/multiples of an acre.

Hassle Free Maintenance : We develop land in terms of land cleaning and leveling, tilling soil health, fencing, water supply, electricity supply, drip irrigation, plantation and care of the trees, security, CCTV surveillance and weekend guesthouse with nominal/actual maintenance cost.

Support/Network: We work with our partners for marketing avenues horticultural produce as well as timber, at the right time through our network.

EXCELLENT PRELAUNCH OFFERS AVAILABLE

The touch of soil, the feel of tender leaves and the joy of nurturing a plant can reveal a new dimension of happiness and health. When this comes as a package, along with excellent financial returns, what more can we ask for?



POTENTIAL RETURNS

Our choice of plantation crops is highly suited to ensure 3Ps: Profit, Passion & Planet.

3 layer farming or Dragon fruit farming.(1.5L/quarter acre to pay extra for high-density dragon farms).

Real-estate appreciation about 40-50% in 2 years, upto 80-100% in 4 years.

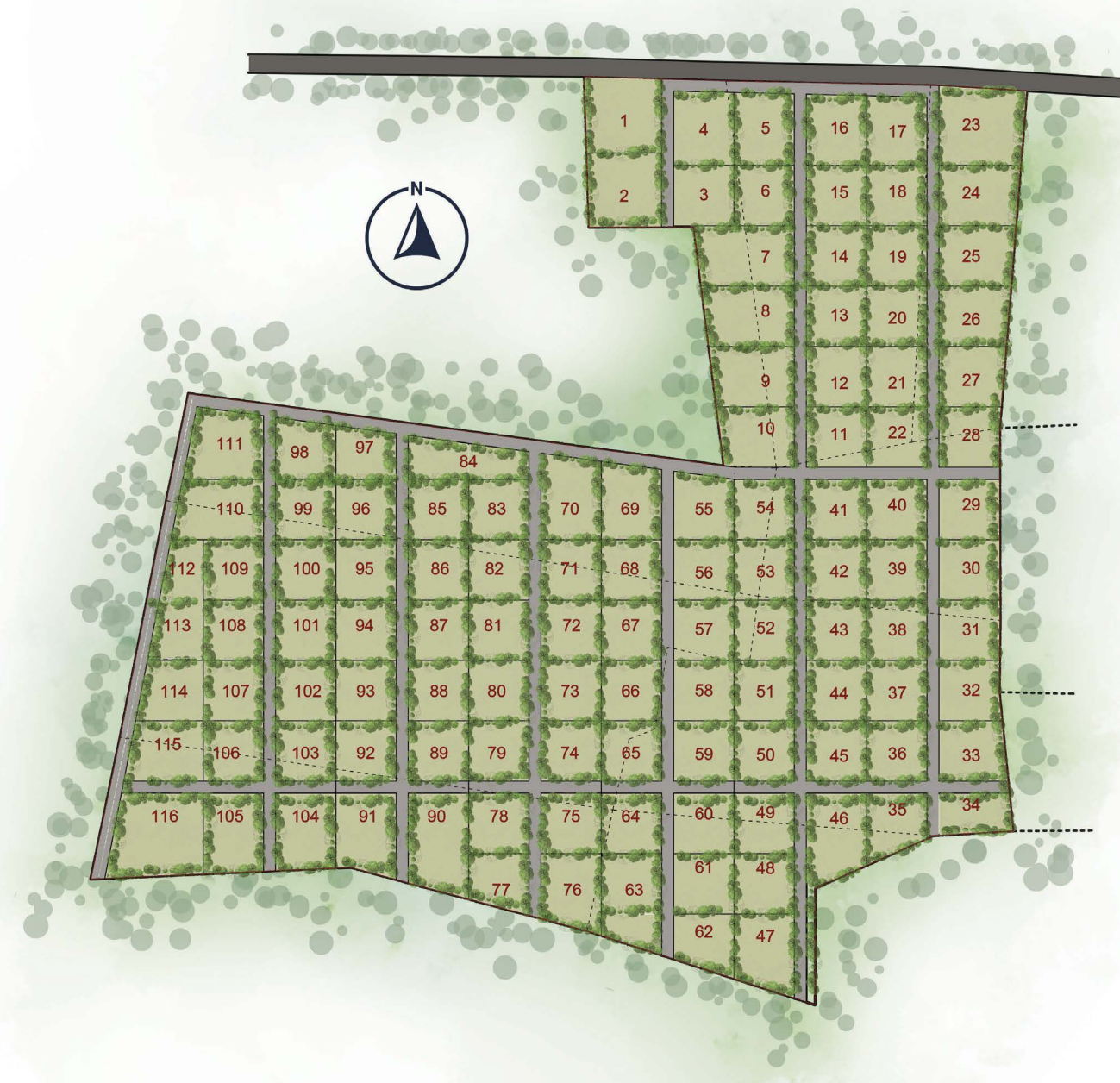
Agricultural Returns -
Three layer - 15-20L/ acre after 15 years.
Dragonfruit - 2-4L /acre yearly returns after 4 years .upto 25yrs

Organic Farming/ Kitchen Garden: For those who would like to get their hands muddy and enjoy a sense of growing something, Mytanfarms offers farming and harvesting of organic veggies, fruits, greens and pulses at periodic intervals, round the year. Monthly some organic products to Bangalore for consumption ex. Millets, fruits, veggies, groundnut, etc., (Natural and cow based farming.)

Approximately 280-320 trees (as a single crop) and about 150-180 trees (as a mixed crop) can be planted in an acre. This timber harvest can fetch about 10 lakhs to 18 lakhs per acre depending upon yield and number of trees. India is one of the largest consumer of timber with almost 60% of the timber being imported. Wood/ Wood product imports are at \$5-7 billion USD - this shows a clear domestic demand.

***Disclaimer:** There is no promise or representation that you will make a certain amount of money, or any money, or not lose money, as a result of growing the trees, Any earnings, revenue or Income statements are based on actual individual results and/or estimates as may be stated. And images shown are only for representation purpose.

SITE LAYOUT



AMENITIES

We make sure Mytanfarma customers enjoy every moment of owning a farmland.

Amenities at our farms include:

- PLANTATION AND MAINTENANCE OF SANDALWOOD : HIGH YEILDING TIMBER CROP / DRAGONNFRUIT / OTHER SUITABLE CROPS.

-KITCHEN GARDEN : ADDITIONAL BENEFIT OF ORGANIC FRESH VEGGIES AT REGULAR INTERVALS.

-HASSLE-FREE MAINTENANCE OF ALL DAY-TO-DAY ACTIVITIES ON THE FARM WITH NOMINAL MAINTENANCE CHARGES.

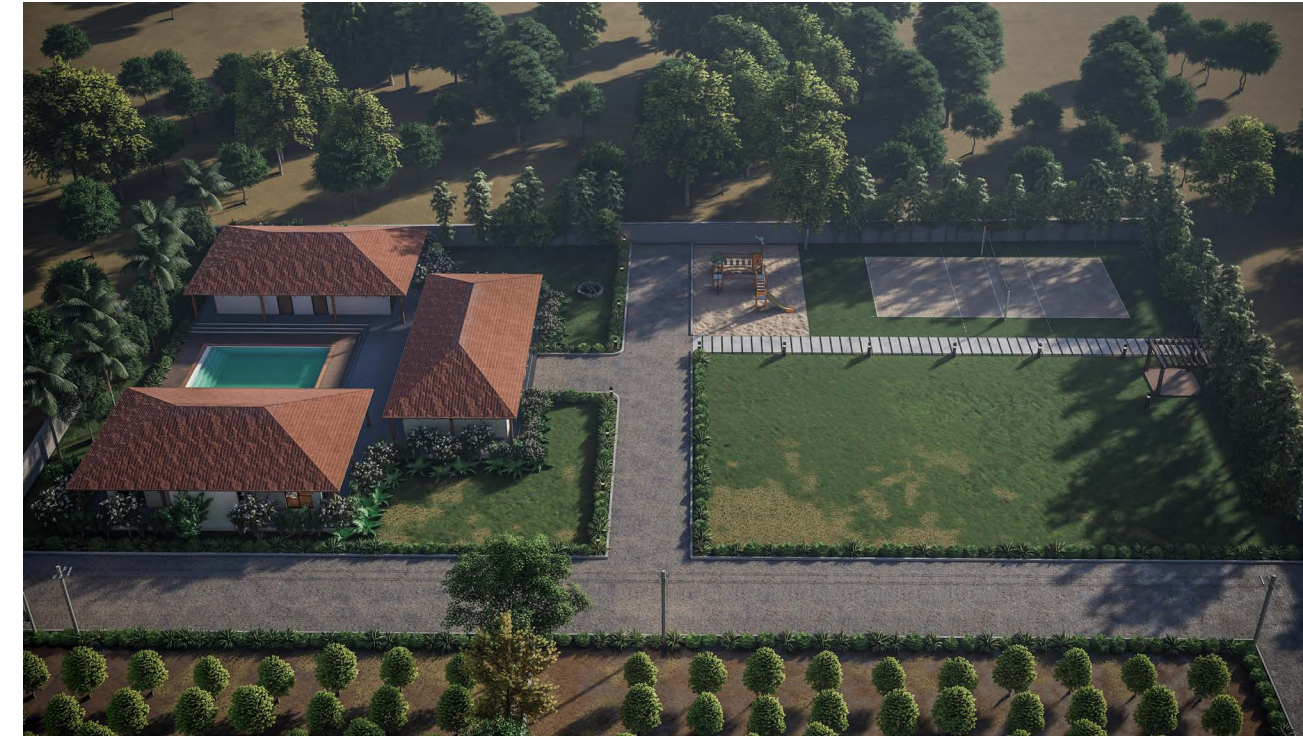
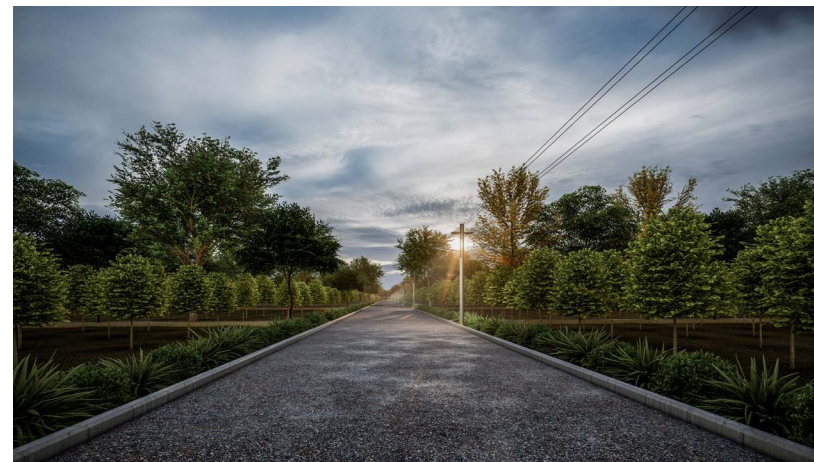
- INTERNAL FARM ROADS WITH LIGHTS.
- SEGREGATION OF EACH FARM PLOT WITH NAME PLATES.

-GUEST HOUSE / FARM HOUSE FOR WEEKEND GETAWAYS AND TO RECONNECT WITH NATURE (COMMON USE FARMHOUSE).

-CHILDREN'S PLAY AREA,ORGANIZED FAMILY GET-TOGETHERS, FRUIT PICKING TRIPS AND TO SPEND QUALITY TIME WITH FAMILY AND FRIENDS.

- 24X7 SECURITY WITH CCTV SURVEILLANCE. RAIN WATER HARVESTING, BORE WELL AND DRIP IRRIGATION SYSTEM.

-HASSLE FREE MAINTENANCE FROM MYTANFARMS FOR NEXT 20YRS WITH NOMINAL CHARGES OF 12000/-/YEAR/QUARTER ACRE FOR FIRST 4 YEARS



Club area - (1.5 acres)

Vernacular architecture plan, 10 studio rooms. Swimming pool, Herbal garden, Barbeque area, Butterfly garden, Volleyball court, Play area. and many more.



Weekend getaway- 10-12 days free stay at farmhouse per year. Works like time share - can stay in any of our projects.

LOCATION ADVANTAGE

Our project is located Just 9 kms to new 500 bed Penukonda hospital, 3.9kms from Penukonda - Madakasira statehighway (new NH has been sanctioned). Just 19kms to KIA motors and 50 KIA ancillary units. Near to Satharpalli.

Following are the industries in the vicinity:

- LEPAKSHI KNOWLEDGE HUB-AN SEZ OF 9,000 ACRES COMING UP SOON BEL FACTORY A PROJECT IN 950 ACRES WITH AN ESTIMATED COST OF 1500 CRORES AND AN EMPLOYMENT OPPORTUNITY FOR 500-1,000 PEOPLE.
- AP-ADE PARK-AEROSPACE & DEFENSE ELECTRONIC PARK 5,000 ACRES.
- NATIONAL ACADEMY OF CUSTOMS-300 ACRES.
- PROPOSED AIRBUS UNIT.
- PROPOSED FILPKART/WALMART-SOUTH INDIA'S BIGGEST WAREHOUSE.
- DSC INDIA OPERATIONAL KIA ANCILLIARY UNIT.
- SLAP INDIA PVT LTD-OPERATIONAL KIA ANCILLIARY UNIT.
- WOORYOUNG AUTOMOTIVE INDIA PVT LTD, OPERATIONAL INDUSTRY.
- DAEHA PLASTIC COMPOUNDS INDIA PVT LTD, OPERATIONAL INDUSTRY.
- PROPOSED/IDENTIFIED-TEXTILE INDUSTRY-5,000 ACRES .
- HYUNDAI MATERIALS INDIA PVT. LTD.
- RAXA ACADEMY GMR INFRA COMPANY-100 ACRES
- WIPRO, BERGER PAINTS. SUPER SPINNING MILL.
- HINDUPUR INDUSTRIAL PARK, EXISTING INDUSTRIES.
- GOWRIBIDANUR-PHASE 1 & 11 INDUSTRIAL AREA- KIADB-724 ACRES.
- KIA MOTORS PROJECT ON STATE HIGHWAY, JUST 90MINS DRIVE FROM BANGALORE AIRPORT.
- NEW 500 BED HOSPITAL & MEDICAL COLLEGE IS JUST 12 KMS FROM OUR PROJECT.
- HANDRINEVA WATER CANAL IS OPERATIONAL AND NEAR TO OUR PROJECT.
- PROPOSED TEXTILE PARK OF 1000 ACRES 7-8 KMS FROM OUR PROJECT.
- KIA ANCILLARY UNITS, AEROSPACE PARK MANY MORE R IN SURROUNDING 10-14KMS.



PENAKONDA FORT



LEPAKSHI



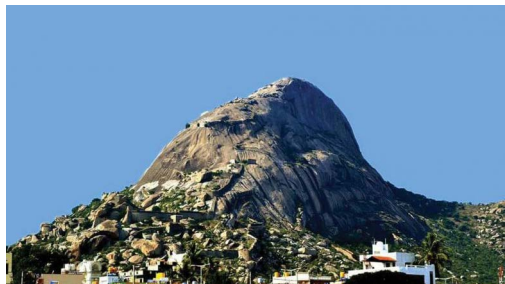
TADIPATRI



GANDIKOTA



NANDI HILLS



MADHUGIRI BETTA



KADIRI NARASIMHA SWAMY TEMPLE



THIMMAMMA MARRIMANU



MYTAN SIRI

MANAGED FARMLANDS

farm house for weekend getaways to reconnect with nature

FOR BOOKINGS

CALL: +91 8884666453 / 7618761415
/ 9632223315

EMAIL: mytanfarma@gmail.com



CALL FOR FREE SITE VISIT:
90089436611, 6363774902
(PICKUP FROM HEBBAL)

EMAIL: srkproperty1@gmail.com

www.mytanfarma.com

Office Address:

Mytanfarma Consultants Pvt. Ltd
Dr. Rajkumar Road, Rajajinagar, Bangalore- 560021