



# 1000 ACRES FARM LAND

**OWN NATURE. BUILD WEALTH. CREATE LEGACY.**

Don't just buy land. Own a future that grows every year.

SATTVA ORGANIC FARMS — THE KARNATAKA-TELANGANA BORDER GROWTH CORRIDOR

# THE ASSET REALLOCATION MATRIX

## THE URBAN TRAP



HIGH EMIs &  
MAINTENANCE



STAGNANT  
APARTMENT PRICES



HIGH POLLUTION  
& STRESS



FUNDAMENTALLY A  
DEPRECIATING ASSET

## THE LEGACY ASSET



TANGIBLE, UNENCUMBERED  
LAND ASSETS



AGGRESSIVE LONG-TERM  
APPRECIATION



ZERO-POLLUTION  
WEEKEND RETREAT



GENERATIONAL  
WEALTH CREATION

**YOU CAN PRINT APARTMENTS. YOU CANNOT CREATE MORE LAND.**

# The next real estate growth is moving **beyond cities.**



- **TARGET ZONE:**  
NIDUGUNDA & CHINCHOLI,  
KARNATAKA
- **STRATEGIC DISTANCES:**  
15–16 KM from Sedam |  
22–24 KM from Chincholi
- **CONTEXT:**  
Positioned strategically close  
to Tandur & Vikarabad to  
capture the immediate spillover  
of Hyderabad's outward  
expansion.

**SMART CAPITAL IS SECURING LAND IN THE KARNATAKA-TELANGANA BORDER BELTS BEFORE THE BROADER MARKET ARRIVES.**

# The veins of growth driving the Karnataka Pricing Advantage.



This strategic positioning captures the heavy economic influence of Hyderabad while securing the highly attractive entry pricing of Karnataka land.

# Land around **industry** never stops growing

## The Appreciation Engine

### Industrial Anchor



South India's Cement  
& Industrial Belt  
(ACC & UltraTech)

### Ecosystem Creation



Drives massive  
Logistics Demand &  
Labour Movement

### The Squeeze



Creates secondary  
Rental & Housing  
Demand

### The Result



**Unstoppable  
Long-Term Land  
Appreciation**

Industry never sleeps. Land scarcity in industrial corridors is a mathematical certainty.

# Backed by the absolute strength of productive soil.



## Water Security

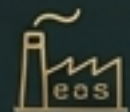


Fed by the Bennetora river belt ensuring strong year-round groundwater availability.

## Agricultural Economy



Anchored by the robust Chincholi sugarcane belt, supported by NSL Sugars.



## The Balanced Growth Equation



Agriculture + Industry = Ultimate Financial Safety.  
Stable farmer income guarantees a resilient local rural economy.

Productive land carries an exponentially higher future value.

## Yield Dashboard



### Sandalwood

High-yield commercial crop



### Mango

Premium seasonal revenue



### Coconut

Consistent baseline yield



### Multi-crop farming

Risk-diversified soil management

We do not just bank land. We engineer fertile, revenue-generating ecosystems from day one.

# Sattva Organic Farms is a managed ecosystem, not just plot selling.

## Layer 3 (The Vision)

Future Eco-living & Lifestyle Infrastructure.

## Layer 2 (The Engine)

Fully Managed Organic Plantation Model.

## Layer 1 (The Foundation)

Strategically Acquired Raw Land in the Growth Corridor.



Investors gain the massive appreciation of raw land without the operational friction of managing it.

We handle the growth.

# Nature is no longer a luxury. It is the future.



## The Vision

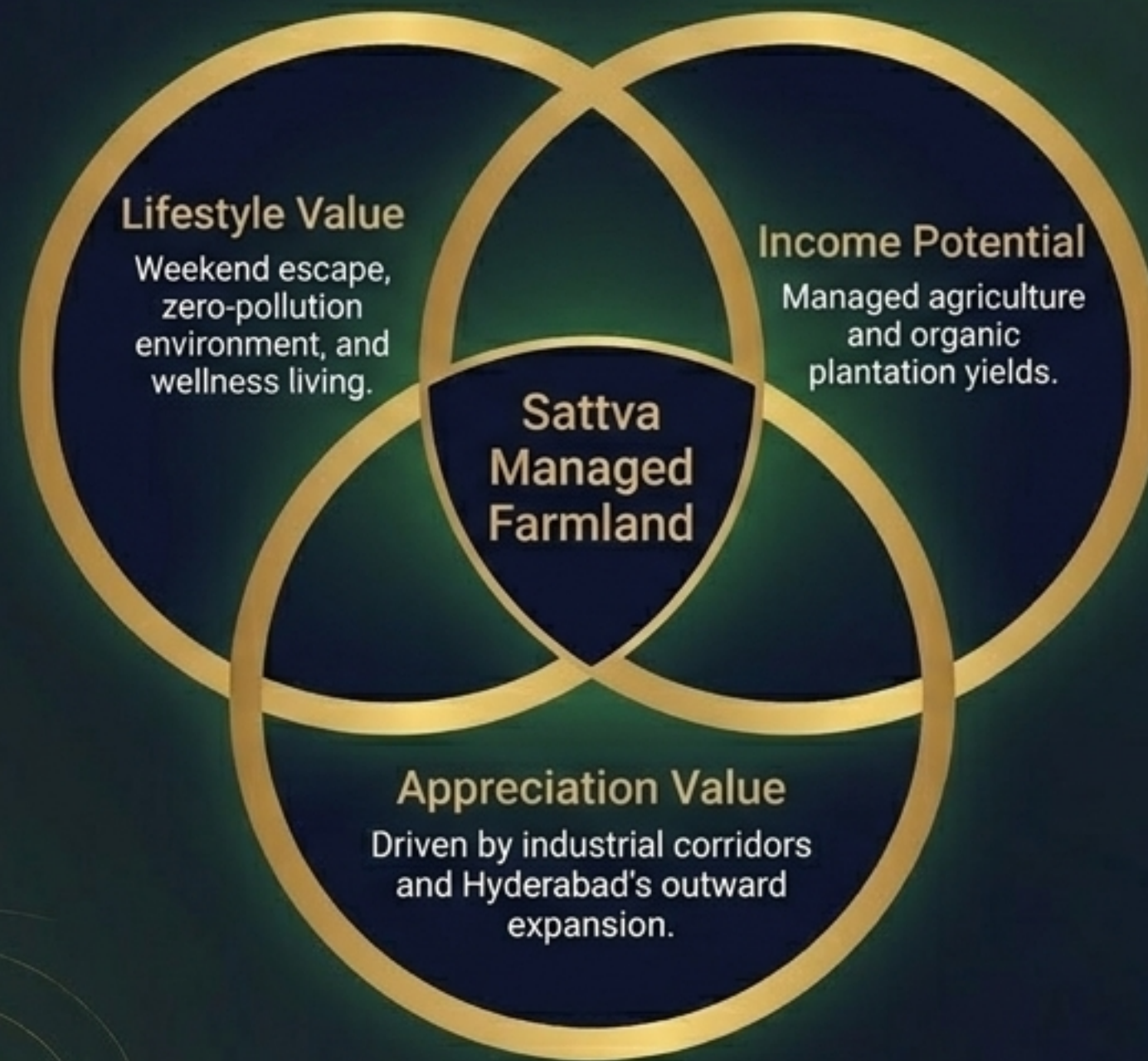
Your private escape from urban stress. A pollution-free retreat designed for family legacy and wellness.

## Proximity to Nature

Minutes away from the pristine Chincholi Wildlife Sanctuary and the Chandrampalli Dam.

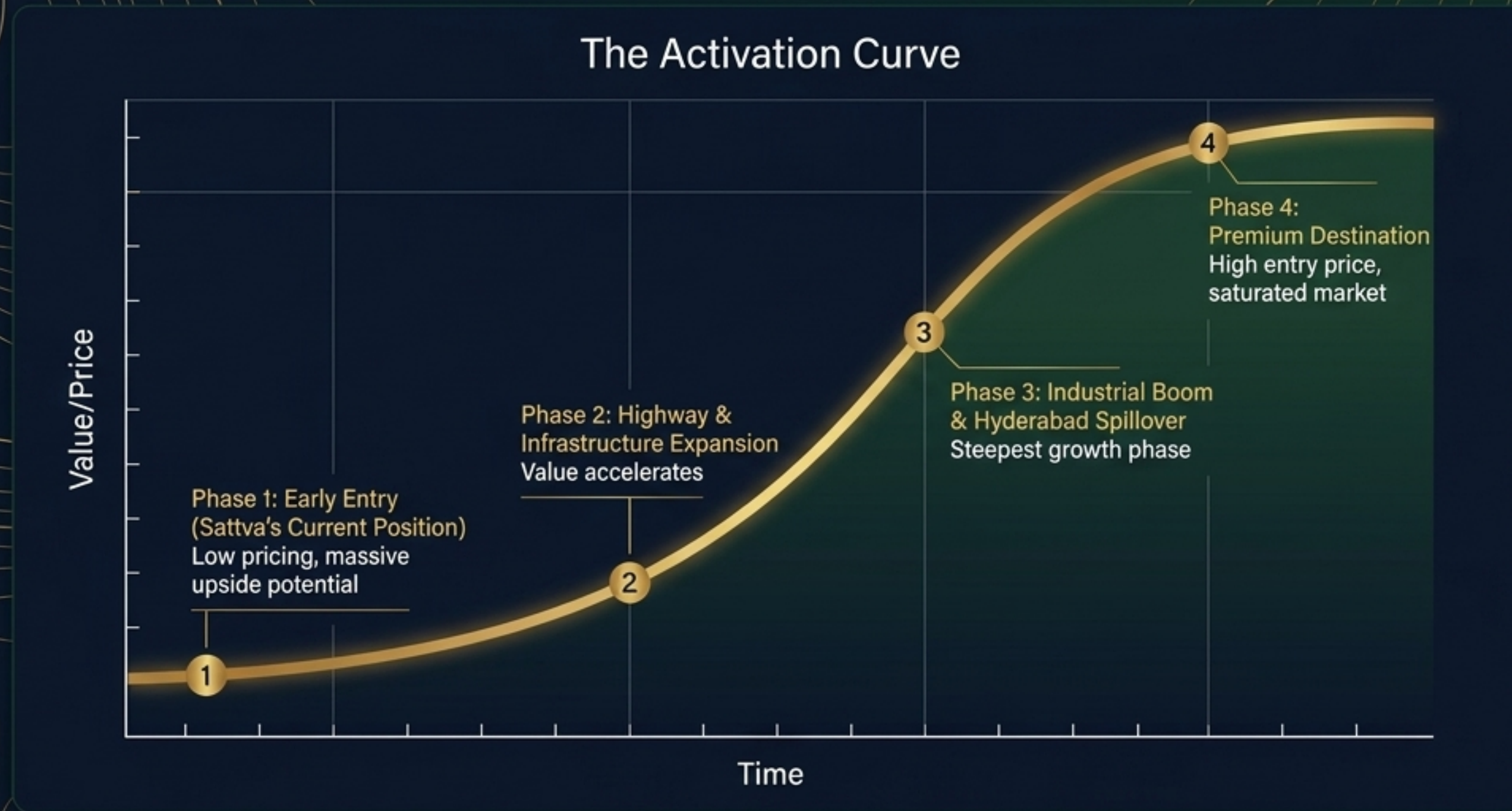
Peace is the new premium asset class.

# One strategic investment. Three compounding benefits.



Most traditional assets force you to choose one benefit. Strategically located managed farmland provides all three simultaneously.

Wealth is created by entering early. Not by entering late.



The best time to buy growth land is before the crowd arrives.  
Today's farmland is tomorrow's premium destination.

# Apartments Depreciate. Land Appreciates.

You are not just buying land. You are securing tangible wealth, a nature-connected lifestyle, and a multi-generational family legacy.

Tailored for NRIs, Business Owners, and Long-Term Wealth Builders

Secure your place in tomorrow's growth corridor. Book your exclusive site visit today.



Unnati



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NotebookLM