

# InWest

Experience Prosperity



Own Your Farm Estates  
In the Western Ghats

# Welcome to InWest. Welcome to the future of Prosperity.

The images displayed are for reference purposes only to enhance visualization and may not depict the actual location.

We are delighted to welcome you to the **InWest Farm Estates**, a **one-of-a-kind** opportunity that seamlessly blends **land investment**, **agricultural income**, and an **exclusive retreat experience**. Nestled in the breathtaking **Western Ghats**, just a short distance from **Goa**, InWest is more than just a farm estate—it's a gateway to **experiential prosperity**.

Spanning **2,000 acres**, InWest offers the perfect balance of nature, sustainability, and **long-term wealth creation**. With **rich soil**, **abundant water sources**, **excellent road connectivity**, and **lush green landscapes**, it is an estate designed for both **investment and lifestyle**. The name 'InWest' reflects its prime location "in the West," making it a strategic and **prestigious choice**.

Join **India's First Managed Farm Estates Community** – Own premium agricultural **land at a value-driven price**, with world-class **development worth over ₹10 lakh per acre**. Enjoy **zero maintenance costs from the yielding stage**, benefit from **expert farm management**, and experience **hassle-free ownership with high-value returns**.

# Overview

InWest is built on extensive research and strategic land selection, ensuring climate resilience, agricultural potential, and regulatory compliance. We've chosen land protected by natural valleys and stable sea levels, ensuring fertile soil and consistent water supply. Our collective farming model aligns with legal guidelines and modern agricultural practices, allowing estate owners to benefit from efficient management, shared resources, and sustainable productivity.

InWest Farm Estates represents a forward-thinking model in modern agriculture.

## Vision

To establish world-class, nature-centric farm estates that seamlessly integrate sustainability, economic prosperity, and environmental responsibility. InWest is committed to becoming one of the world's most prestigious farm estate models, where nature and wealth thrive together, creating a lasting legacy of responsible land ownership, biodiversity conservation, and sustainable agricultural excellence.

## Mission

To unite nature and agricultural enthusiasts, and responsible investors in a shared vision of sustainable growth and opportunity. InWest cultivates a cohesive community of like-minded individuals, committed to ethical land management, conservation practices, and the economic well-being of all stakeholders. Through the integration of regenerative farming techniques, advanced agricultural methods, and state-of-the-art infrastructure, we ensure that investors experience prosperity while nurturing nature's balance for future generations.

## Values

At InWest Farm Estates, our values guide everything we do. We believe in Transparency, Accountability, and Integrity, ensuring trust and responsibility in all aspects of land ownership and management. Our focus on Sustainability drives us to use regenerative farming, protect biodiversity, and manage land responsibly. Through Innovation, we use modern technology to improve productivity and long-term growth. We build a strong Community, encouraging teamwork and shared success. With Resilience, we adapt to changes in the environment and market, ensuring steady progress. Ultimately, we aim to create a Legacy of farm estates that balance nature, prosperity, and sustainable growth.

InWest is more than an investment—it is an opportunity to experience prosperity through sustainable, responsible, and forward-thinking agricultural development.



# Location Highlights

InWest Farm Estates has been carefully curated to bring together the best of both worlds—combining a lush, natural environment with modern-day comforts, alongside offering unique investment opportunities.

## Proximity

InWest Farm Estates is conveniently located just 58 km from Goa's Mopa Airport and Sindhudurg Airport and 100 km from Dabolim Airport, providing seamless connectivity for both domestic and international travelers. This close proximity to a major airport ensures that estate owners can travel to and from the estate with ease.

## Accessibility

Surrounded by two national highways and two state highways, ensuring exceptional connectivity. The upcoming Shaktipeeth Expressway, passing through Survey no. 34, guarantees exceptional road connectivity. Additionally, State Highway 190, which connects Sankeswar, Kolhapur, and Sawantwadi, runs through Survey 28, further enhancing access to the estate.

## Spectacular Surroundings

Nestled 700 meters above sea level, the estate offers an ideal climate for cultivating diverse crops and ensuring comfortable living conditions. The Therekol River flows through the project, providing a reliable water source, while cascading waterfalls add to the estate's picturesque landscape.

## Rainfall

InWest enjoys an average annual rainfall of 5,000 mm, with consistent showers from June to October. This reliable rainfall ensures a dependable water supply for both agricultural activities and overall estate operations.

## Fertile Soil

The untouched virgin soils at InWest are highly fertile and ideal for sustainable agriculture. This rich soil enables estate owners to cultivate a variety of crops, including high-value spices, fruits, and medicinal plants, contributing to a thriving agricultural environment.

## Nature Trails

Situated within the Sahyadri Hills, estate owners have easy access to nearby trekking trails, wildlife sanctuaries, and bird-watching opportunities, immersing themselves in the region's natural beauty. The Sindhudurg tourism district boasts cultural attractions such as forts, temples, and traditional festivals, enriching the overall experience with the region's heritage.

# Development Activities

InWest offers a seamless, turnkey agricultural investment opportunity, combining land acquisition, development, operation, and maintenance into a single, cohesive process. We take care of every aspect of the development journey, ensuring world-class infrastructure, sustainable farming practices, and responsible management.

Here's how we approach the development:

## 1. Land Selection & Acquisition

At InWest, land selection is a critical first step in our development process. Our expert team carefully identifies areas that are ideal for specific crops, considering essential factors such as soil type, topography, and climate. We ensure that the land is well-connected to infrastructure, including roads, water sources, and power supply.

We perform thorough legal checks to ensure clean titles, regulatory compliance, and resolve any potential disputes. Our team is also skilled at navigating environmental regulations and conducting environmental impact assessments (EIA) to ensure the development doesn't harm the ecosystem.

Acquiring large tracts of land, such as 2,000 acres, is no easy feat. It involves extensive coordination with farmers, their families, and mediators to manage various complexities. With our expertise, we simplify this process, ensuring smooth negotiations and legal compliance throughout. We then initiate the legal process for land acquisition, negotiating terms based on location, size, and costs.

## 2. Land Preparation & Water Management

Once the land is secured, we focus on preparing it to support sustainable farming practices. We conduct detailed grading and leveling to ensure proper water distribution, addressing any uneven terrain with terraces or embankments to manage water runoff effectively.

Our approach to water management is comprehensive. We develop efficient irrigation systems, such as drip, sprinkler, or flood irrigation, tailored to specific crop needs. In addition, we set up rainwater harvesting systems and farm ponds, with a total storage capacity of 20 crore liters, ensuring a steady water supply. Borewells are also constructed to further support irrigation needs.

Our commitment to soil health begins with comprehensive soil testing, which guides our crop selection and farming techniques. We create tailored crop plans that optimize yield and maximize investment returns. We also implement soil conservation measures to prevent erosion and maintain fertility.

## 3. Infrastructure Development

Building world-class infrastructure is a cornerstone of InWest's development approach. We establish reliable power lines for lighting, pumps, and machinery, with a focus on integrating renewable energy solutions, such as solar power. Our team also constructs durable access roads, ensuring that farm machinery tools, workers, and products can move freely, regardless of weather conditions.

To secure the estate and protect it from wildlife and unauthorized access, we install fencing around the property and implement advanced security systems, including cameras and alarms.

## 4. Sustainable Farming Practices

Sustainability is at the heart of InWest's farming practices. We develop and adhere to a robust environmental policy, ensuring that all operations align with eco-friendly standards. We employ organic pest and disease management strategies to maintain crop health and integrate fertigation techniques and bio-digesters for efficient nutrient delivery and waste management.

Our long-term soil management plan ensures ongoing fertility and productivity. We also employ crop rotation strategies to preserve soil health and prevent nutrient depletion.

## **5. Plant Care & Maintenance**

InWest takes great care in the planting and ongoing maintenance of crops. We use high-quality seeds or seedlings, following proper planting techniques to ensure healthy growth. Our earthing-up methods, staking, and training systems help plants thrive and achieve optimal productivity.

Regular pruning, thinning, and tip cutting techniques ensure that crops grow efficiently and yield high-quality produce. Our commitment to plant care also extends to managing young plants before they are planted in the fields, ensuring a strong start for every crop.

## **6. Pest & Weed Management**

Effective pest and weed management is essential for healthy crop development. We implement sustainable strategies to minimize competition from weeds and protect crops from insect infestations. Our comprehensive pest management plan is tailored to each crop, ensuring optimal health and maximum yield.

## **7. Monitoring & Maintenance**

Continuous monitoring is integral to InWest's farming approach. We closely track growth patterns, pest infestations, and soil health to ensure crops are flourishing. We also monitor environmental factors, such as rainfall and temperature, to anticipate any potential issues.

Our team ensures that all systems, from irrigation to machinery, are properly maintained. Routine checks on equipment and infrastructure ensure that everything remains in optimal working condition throughout the development process.

## **8. Harvesting**

Timing is crucial when it comes to harvesting. At InWest, we determine the best time to harvest based on crop maturity, market demand, and yield potential. Our harvesting techniques, whether using machinery or manual labor, are designed to minimize damage and maximize the quality of the final product.

## **9. Post-Harvest Management**

Once the crops are harvested, InWest ensures proper processing and storage. We will set up state-of-the-art storage facilities such as warehouses to preserve the quality of the produce.

Our dedicated marketing strategy ensures that harvested crops reach wholesalers, retailers, and direct consumers. We also establish partnerships with agricultural cooperatives and marketplaces to expand our reach and enhance the visibility of our products.

## **10. Ongoing Evaluation & Sustainability**

At InWest, we conduct regular financial monitoring to track production costs, revenue, and profit margins. This allows us to make data-driven adjustments to ensure the farm remains economically viable.

Sustainability is not just a goal, but a continuous process. We maintain sustainable farming practices such as organic farming, agroforestry, and water conservation. Additionally, we aim for certifications like organic, fair trade, and sustainability labels to access premium markets and appeal to environmentally-conscious consumers.

## **Turnkey Model**

This turnkey agricultural investment project covers everything—from land acquisition and development to operations and maintenance. Estate owners are only responsible for annual maintenance charges of ₹50,000 per acre during the first four years, ensuring a hassle-free, low-maintenance investment experience.

We allocate up to ₹10 lakh per acre for the development of world-class infrastructure, including advanced irrigation systems, bridges for connectivity, and contours for efficient water management.



# YOUR EXCLUSIVE ECO-RETREAT

InWest Farm Estates offers an exclusive opportunity to own a piece of paradise, nestled in a serene green zone. This privileged location, surrounded by thousands of acres of permanent forest cover and lush vegetation, is designed for those seeking a peaceful escape, far from the ordinary. Here, construction is permitted only on land with a slope below 30 meters and must be eco-friendly, preserving the natural beauty of the environment. With river and waterfall viewpoints nearby, you'll enjoy a calm, scenic, and serene life.

Located just 58 km from Goa's Mopa Airport, InWest Farm Estates offers convenient access to your private retreat. Imagine stepping off the plane and arriving at your sanctuary in under 90 Minutes, a stark contrast to the bustling tourist spots of Goa. While Goa's lively beaches and nightlife are always nearby, InWest Farm Estates provides a more refined, serene alternative for those who prefer peace and nature over crowds.

- Estate owners can purchase up to 500 square meters of land within the area dedicated for constructing a Farm house. For every 5 acres you own, you gain access to this exclusive opportunity.
- To maintain a cohesive and aesthetically pleasing resort experience, all farm houses must be designed by our in-house architect. This ensures that every structure blends seamlessly with the pre-defined architectural theme.
- Your farm house is yours to enjoy at your leisure, with the peace of mind that comes with having a dedicated hospitality team handle all maintenance and upkeep for a separate fee as per occupancy. Relax without worrying about the details.

As a landowner, you also gain membership to the exclusive Farm Estates clubhouse, a vibrant space offering amenities like a swimming pool, adventure games, a party venue, and meeting spaces.

# Estate Owner Journey Flow

## 1. Initial Land Requirement & Project Overview

- Minimum of 5 acres to a maximum of 50 acres can be held by an individual.
- Location: Shirshinghe Village, Sawantwadi Taluk, Sindhudurg District, Maharashtra.
- Total Extent: 2,000 acres available for allocation, with different options ranging from 5 acres to 50 acres per family.

## 2. Booking Process

- Must be an Indian Citizen: Only Indian citizens are eligible to buy and register this land.
- In case the buyer is unavailable at the time of registration or any other process, a Power of Attorney (PoA) must be issued to authorize another individual to act on their behalf.
- The individual must have a Farmer's Book anywhere in India and a Farmers certificate issued & duly signed by the MRO & 1B certificate.
- If the customer does not currently own any land in their name, a Certificate of Landless Ownership must be obtained from the PRANTH office.
- Certificate Cost: ₹40,000 per acre.
- This certificate is mandatory to ensure proper compliance with regional land laws.

## 3. Travel, Visit, and Accommodation Requirements

- Any travel, stay, or other facilities required during the process (such as visiting the site for registration formalities, etc.) will be at your expense.
- Customers are encouraged to visit the site to physically inspect the land before finalizing the registration.
- Signatures and Physical Presence may be required at different stages, including registration, mutation, and LLP formalities.

## 4. Registration Process

- Documents required for registration: Aadhar, PAN, Farmers book, Bank Account details, Farmers certificate issued & duly signed by the MRO.
- Registration of the land will be completed in the customer's name once all required documents and verification are in place.
- All link documents related to the title of the land will be provided to the buyer for reference.
- A legal opinion document will also be shared, which includes information regarding the legality of the transaction, title clearance, and related aspects.
- A 6% stamp duty shall be paid on the total cost.
- Document writer charges and mutation charges shall be applicable.

# Estate Owner Journey Flow

## 5. Mutation Process & Sub-Division

- After the registration, the project team will assist in completing the mutation process to ensure that the land is officially recorded in the customer's name in the government records.
- The subdivision will be in accordance with the registered share, ensuring that each buyer receives a demarcation reflecting their registered portion of the land.
- Individual demarcation charges shall be applicable.

## 6. Geo-Demarcation and Land Access

- For each landowner, a geo-coding link will be provided with proper land demarcations for easy accessibility and identification of the purchased land.
- The geo-coded maps will offer details on boundaries and access points to the land.
- Every 5-acre parcel will have direct road access to ensure that all landowners can conveniently reach their land.

## 7. Cluster Formation and LLP Structure

- The total land area will be divided into clusters of 300 acres each.
- Each 300-acre cluster will be managed under a separate Limited Liability Partnership (LLP).
- The LLP formed for each cluster will have a Memorandum of Understanding (MoU) with InWest Farms LLP.
- This MoU will outline responsibilities, rights, maintenance agreements, and any additional services provided by InWest to the landowners.
- A total of seven clusters of Limited Liability Partnerships (LLPs) will be established, with each LLP covering approximately 300 acres of land.
- This structure is designed for ease in identification of land, effective maintenance, and improved access to services, allowing for more streamlined operations within each cluster.
- Each of the seven clusters will have separate agreements with InWest for development activities and all agriculture-related functions, ensuring that each LLP operates within a clear framework and with defined responsibilities.

# Crop Plan

Crop	Scientific Name	Harvesting Period
Sandalwood	Santalum album	15-18 Years (one time harvest)
Agarwood	Aquilaria malaccensis	Once in every 7 years
Cocoa	Theobroma cacao	3-4 years (annually)
Nutmeg	Myristica fragrans	7-8 years (annually)
Black Pepper	Piper nigrum	2-3 years (annually)
Ram Ganga Coconut	Cocos nucifera	3-4 years (annually)
Areca Nut	Areca catechu	5-6 years (annually)

**Sandalwood and Agarwood will be replanted after harvest since each lease period extends up to 30 years. This practice ensures continual productivity of these valuable crops.**

We believe in fairness and transparency when it comes to profit sharing. Our model allocates 40% of profits to landowners after deducting all the expenses, 30% to the execution and maintenance partner for operational management, and 30% to InWest for ongoing support and development costs.

Once the LLPs are established, a 30-year contract will be signed between estate owners LLP and InWest Farm Estates LLP. This agreement will outline revenue from agricultural activities will be shared among estate owners, after deducting operational and maintenance expenses.

# Our Team

At InWest, we pride ourselves on a diverse team of experts who bring together decades of experience in agriculture, sustainable development, land management, and business strategy. Each member is dedicated to our mission of creating thriving farm estates that offer both ecological value and long-term financial returns.



Mr. SV Sridhar Raju, with over 20 years of real estate expertise, specializes in acquiring large agricultural land parcels across Karnataka, Rayalaseema, and Telangana. He has procured thousands of acres for various organizations and, as a multilingual landlord, ensures seamless negotiations. For the past decade, Sridhar has focused on land acquisition for lifestyle resorts, supported by a strong team skilled in pooling land from multiple individual owners.

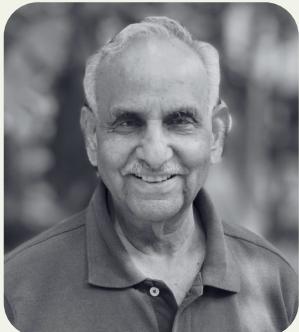


Mr. M. V. S. A. K. Durga Raju, with over 30 years of experience in land pooling, has successfully managed projects spanning thousands of acres for institutions, MNCs, and individuals. His expertise lies in ensuring legal clarity, conducting due diligence, and handling registrations and government records. Backed by a team of legal associates, he delivers hassle-free projects. As a landlord himself, Durga has spent the past decade focusing on land acquisition for lifestyle resorts, ensuring all technical and legal aspects of land transactions are expertly managed.

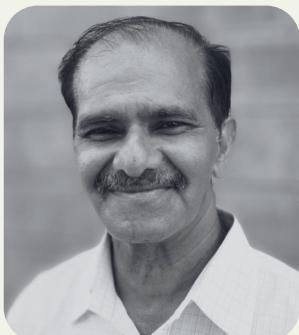


Mr. K. Srinivasa Rao, a visionary leader in sustainable agriculture and community empowerment. As Founder and CEO of InAcres AgroFarms LLP, he champions Community Supported Agriculture, oversees 3000-acre projects, and advocates for ecological sustainability globally. His journey is one of determination, compassion, and environmental stewardship.

# Our Technical Team



Meet Dr. H. S. Anantha Padmanabha, a forestry scientist with 40+ years of expertise in sandalwood cultivation. Former senior scientist at the Institute of Wood Science and Technology, Bangalore, he's a global consultant in forestry practices, Director of Karnataka Research Foundation, and an honorary advisor. His contributions include co-authored books and 150+ research articles, showcasing profound influence in the field.



Meet Mr. S.V.L. Prasad, our Principal Horticulture Specialist, with 40+ years of leadership in eco-friendly horticulture and sustainable agriculture. He transformed palace gardens for the Taj group and pioneered efforts in agro-forestry, rainwater harvesting, and bio-waste management. Mr. Prasad inspires positive change in agriculture, leaving a lasting legacy.

# Our Collaborations



InWest collaborates with industry leaders to ensure the highest standards in land development, infrastructure, and agricultural execution. One of our key strategic partners, InAcres, brings extensive expertise in transforming agricultural landscapes into productive and sustainable farm estates. Their deep understanding of land development and infrastructure enables us to create a world-class farming environment tailored for long-term success.



To further strengthen our operations and maintenance capabilities, we are establishing a strategic partnership with BVG Agrotech. Recognized as one of Maharashtra's most trusted brands, BVG Agrotech is known for its large-scale agricultural expertise and highly skilled workforce. This collaboration ensures seamless estate management, operational efficiency, and long-term sustainability.

# InAcres

InAcres is redefining the future of agriculture with a clear vision of sustainable land use and a deep commitment to ethical practices. As a leader in this space, InAcres transforms barren landscapes into thriving ecosystems, balancing economic growth with environmental preservation. The company's mission extends beyond profit, aiming to create healthy, self-sustaining farms that benefit both the land and the people who depend on it. With a focus on regenerative agriculture, InAcres combines traditional farming wisdom with modern techniques, fostering lasting legacies of productivity and community well-being.

## Flagship Projects

InAcres has successfully implemented several projects that showcase its innovative approach to farming:

- Shadnagar CSA (100 acres): A symbol of transformation from barren land to a flourishing farm, it highlights the potential of regenerative farming.
- Kothakota CSA (270 acres): The largest of InAcres' projects, blending farming with technology to maximize sustainability and yield.
- Maddur CSA (80 acres): A biodiversity haven, it demonstrates how farming can enhance ecological balance.
- Bhuthpur CSA (75 acres): A hub for agricultural innovation, showcasing cutting-edge precision farming techniques.

## Global Reach & Partnerships

In collaboration with Malaysia's Preunique, InAcres is co-developing a 600,000-acre oil palm plantation in Odisha, India, combining large-scale management with sustainable land development. InAcres is also expanding into Tanzania, focusing on sustainable farming practices that empower local communities and promote biodiversity.

## InWest: A New Approach to Farmland Ownership

InAcres' latest venture, InWest Farm Estates, spans 2,000 acres and offers a luxurious, eco-friendly agricultural lifestyle. Estate owners benefit from a turnkey solution where sustainable, farming is handled by experts, while they enjoy the financial and environmental rewards. InWest reflects InAcres' philosophy of merging purpose-driven investment with sustainability.

By promoting shared ownership and farming practices, InAcres is not just cultivating land but shaping the future of global agriculture.

# BVG Agrotech

BVG India, headquartered in Pune, Maharashtra, has grown into one of India's largest integrated service enterprises. Founded in 1993 by Mr. Hanmantrao Gaikwad, it originally started as a non-profit initiative, Bharat Vikas Pratishtan, aimed at empowering rural youth by providing employment opportunities. Over the years, BVG expanded its vision, and today it employs over 90,000 trained professionals and manages more than 1,660 sites across 145+ cities .

## **Key Divisions of BVG India**

### **1. BVG Agrotech:**

BVG Agrotech is the agricultural arm of BVG India, specializing in sustainable agricultural practices, farming, and the production of herbal medicines. This division focuses on leveraging modern agronomy to boost farm productivity while prioritizing eco-friendly and sustainable farming techniques. BVG Agrotech also plays a significant role in assisting farmers with innovations and promoting farming practices, aligning with India's broader mission of sustainable agriculture .

### **2. BVG Nuclear:**

This division provides specialized services to the nuclear sector, ensuring safe and efficient management of operations in nuclear plants and research facilities. BVG Nuclear's services are designed to meet stringent regulatory and safety standards, crucial for the industry.

### **3. BVG Healthcare and Emergency Services:**

BVG India manages key emergency response services, including Maharashtra's 108 Ambulance service and Madhya Pradesh's Dial 100 emergency police response. Through these services, BVG plays a critical role in public safety and health, providing rapid response during emergencies and ensuring that both medical and law enforcement agencies can react promptly and effectively .

### **4. BVG Facility Management:**

This division provides a comprehensive range of facility management services across sectors like aviation, manufacturing, education, and hospitality. BVG Facility Management handles housekeeping, security, waste management, landscaping, and general upkeep of facilities, ensuring operational efficiency and cleanliness for hundreds of businesses and institutions.

### **5. BVG Renewable Energy and Waste Management:**

Dedicated to sustainability, this division promotes renewable energy solutions such as solar energy and effective waste management systems. The focus is on clean energy projects and environmentally responsible waste handling, supporting the government's initiatives like Swachh Bharat .

### **6. BVG Civil and Horticulture Services:**

BVG India's civil services focus on infrastructure maintenance, which includes services like leakage detection, road maintenance, and urban improvement initiatives. The horticulture services, on the other hand, provide landscaping and gardening services for both public and private spaces, contributing to the beautification and environmental health of cities .

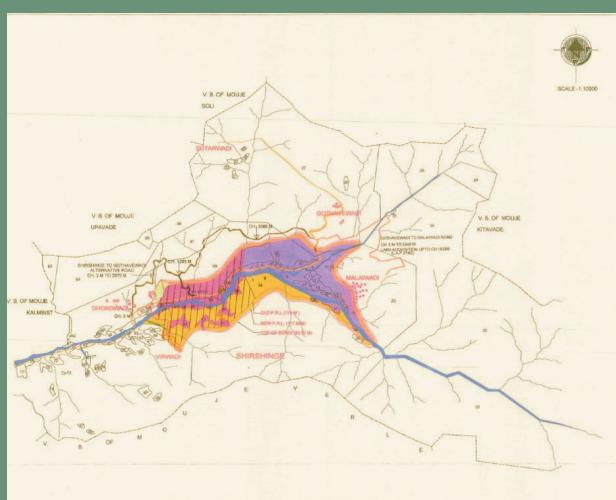
## **Impact**

BVG India's extensive operations serve more than 1,075 clients, including government agencies, private enterprises, and hospitals. With over 90,000 trained employees, BVG handles a range of services that impact millions of people across India every day. The company's massive workforce ensures seamless operations across sectors like healthcare, emergency services, agriculture, and infrastructure.

In addition to its core divisions, BVG India continuously explores new opportunities for growth, particularly in areas like food production and renewable energy, striving to enhance its contribution to India's sustainable development goals.

# Progressive developments around InWest

Layout of Dam adjacent to  
InWest Farm Estates



Survey Map of 2000 acres



State Highway 190

#### Route information

Maintained by [MSRDC](#)

Length 65 km (40 mi)

#### Major junctions

From [Malkapur](#)

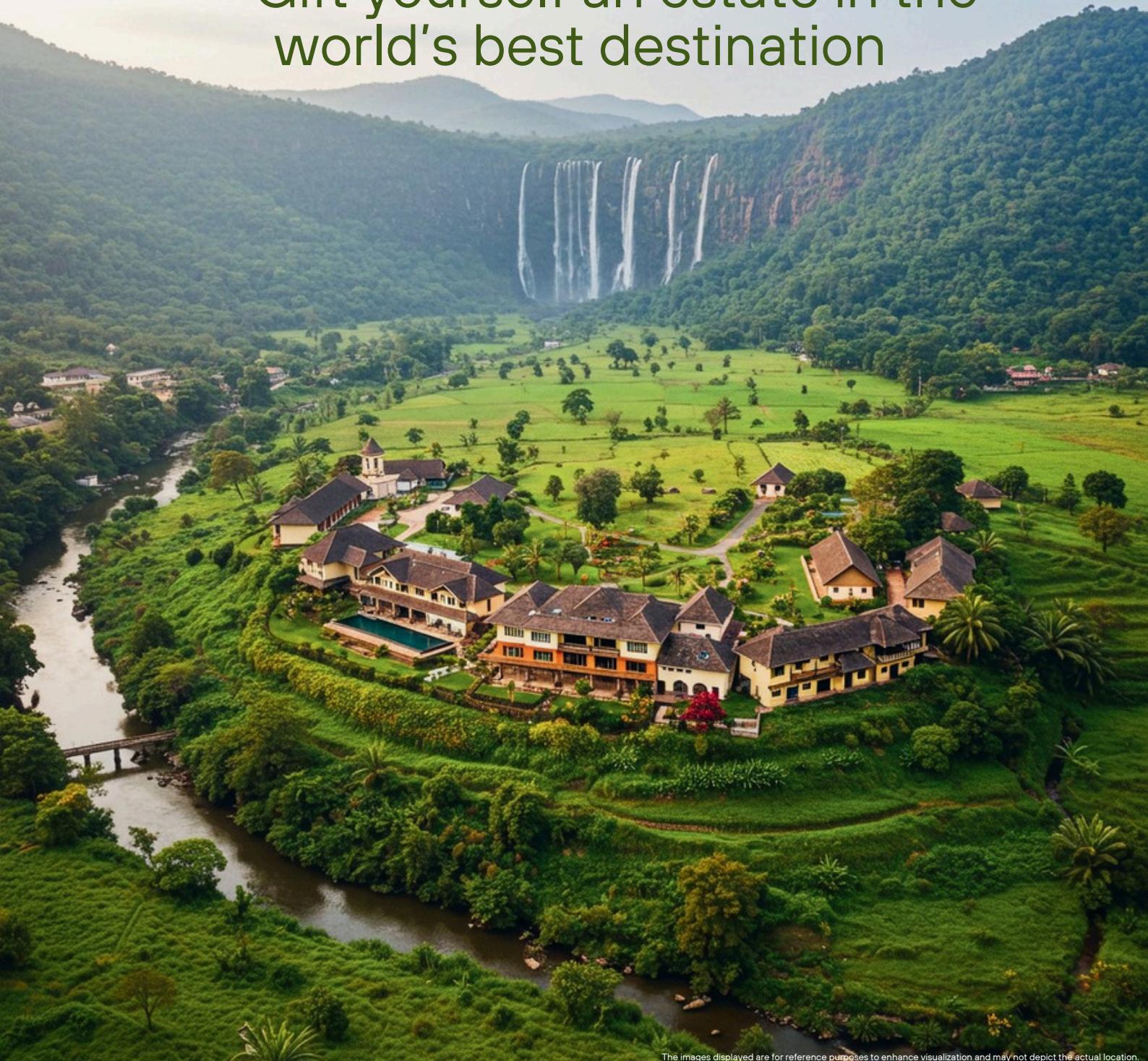
Via [Bodwad](#)

To [Nasirabad](#)

Shaktipeeth Expressway From Nagpur to Goa, passing through Survey No. 34

State Highway 190 via Sawantwadi passing through survey no.28

# Gift yourself an estate in the world's best destination



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## Contact

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