



go green

Sahya Farms
your gateway to prosperity

Salient features:

Every agri-plot comprising of 10 acres will be having the following facilities...bio fencing with choukka, 500 no's of teak plants (min.), independent road access, 500 sq. ft. farm house with electricity, phone connection, crop consisting of a mixture of high yielding varieties of mango, sapota, coconut, njaval, amla. 100% drip irrigation, supervision by experienced staff, support from National Horticultural Board and Tamil Nadu Agricultural University.

Not to mention the common facilities viz..

A guest house facility with at least 5 bed rooms, swimming pool, kids playground, recreational facilities, small amusement park, organic kitchen garden, small dairy farm, vermicompost plant and horticultural garden.

Each plot will be cultivated with a mixture of coconut, mango, sapota and amla. The land will be supplemented by at least 500 teaks trees, 100 njaval trees, 10000 choukka.

Moreover, this location serves as a gateway to tourist places like Kodaikanal, Madurai, Thekkady and Munnar all within 100 km.

Pricing Details:

Extend of the project	158 acres
No. of Plots for sale	13
Extend / plot	10 acre
Cost / plot	35 lakhs
Booking amount	10% of Total cost
1st Installment, at the time of registration	40% of Total, at the time of registration of land in investors name
2nd Installment	15% of Total, at the time of planting
3rd Installment	15% of Total, on 12th month
4th Installment	10% of Total, on 18th month
5th Installment	10% of Total, on 24th month
Projected net agricultural income in 10 years 90.22 lakhs	

Note:

The pricing is subject to change without notice.. The price includes all expenses including land cost, planting, manuring and maintenance for the first 3 years.. A service charge will be implemented for the maintenance of the plot after 3 years.. The current charge is 20% of the net income per plot. buyers will have the liberty to run the farm on their own after 3 years...



Summary of Project

		Planting Details				
Total Extend / plot	10 acre	Coconut with sapota as intercrop	4 acres	Teak on the boundary		500 nos
Total Cost / plot	30 lakhs	Mango	3 acres	Choukka as wind belt		10000 nos
		Amla	3 acres	Njaval-seedless		100 nos
		Total	10 acres			

Projected Income / Expense per plot

Agri-Info regarding output/tree	Spacing	Plants/acre	3rd Year	4th Year	5th year	6th year	7th year	8th year	9th year	10th year	Above 25years
Mango (Alphonso, Himampasanth.)	6 mt * 6 mt	110 nos		30 kg	60 kg	80 kg	80 kg	110 kg	110 kg	110 kg	
Amla- (DSR-1, NE-7)	6 mt * 6 mt	110 nos		20 kg	50 kg	80 kg					
Coconut	8 mt * 8 mt	64 nos		105 nos	126 nos	140 nos	175 nos	245 nos	245 nos	245 nos	
Sapota	8 mt * 8 mt	64 nos		20 kg	40 kg	50 kg	70 kg	70 kg	70 kg	70 kg	
Njaval Seedless	boundary	100/plot			40 kg	100 kg	120 kg	200 kg	200 kg	200 kg	
Choukka tree	fencing	10000/plot	Rs 30/tree								
Teak (Nilambur, Konni,..)	boundary	500/plot									1 lakh/tree

note :

costs and returns could vary, depending on the prevailing market prices of land, inputs and products.



Income per plot

(value in thousands)

Agri-Item	Total Plants	Current Rate	3rd Year	4th Year	5th year	6th year	7th year	8th year	9th year	10th year	Total years
Mango	330	15		149	297	396	396	545	545	545	
Amla	330	12		79	198	317	317	317	317	317	
Coconut	256	4		108	129	143	179	251	251	251	
sapota	256	10		51	102	128	179	179	179	179	
NjavaI-seedless	100	20			80	200	240	400	400	400	
Choukka	10000	30	300			300			300		
Teak	500	1 lakhs									5 crore - 25 years
Total Income			300.00	386.42	806.42	1484.16	1311.20	1691.38	1991.38	1691.38	
Average Expense/acre for maintainence	8.00										
Net Expense per plot			80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	
Net Income/plot			220.00	306.42	726.42	1404.16	1231.20	1611.38	1911.38	1611.38	

