



AGRIYAL (VILLAGE), KONDURG (MANDAL)

TODAY INVESTMENT TOMORROW'S **BIG RETURNS**



155 Acres
GATED COMMUNITY
FARM LANDS

DEVELOPED BY



PROJECT HIGHLIGHTS:

- ✓ 55 Acres Gated Community Venture.
- ✓ 300 meters inside from Agriyal main road.
- ✓ Come and fall in love with Nature, where you will feel to fly as surrounded by beautiful peacocks, and other exotic birds.
- ✓ Avail the Golden opportunity and buy your dream land and enjoy your weekends in a pollution free and fresh air environment and make it your dream destination.
- ✓ Fastest growing area as near by well developed iconic ventures.
- ✓ Average plots size 242 square yards (2 Guntas).
- ✓ Very Competitive and Special prices if purchased in Acres.
- ✓ Sandal Wood Global Demand is 7,000 metric tons, present Global production is only 2,000 metric tons.
- ✓ Very High Returns on investment in terms of Sandal Wood trees and very high land value appreciation.
- ✓ Developer providing free maintenance services for 15 years.
- ✓ Present Sandal Wood Market rate is Appx Rs 20,000 per Kg.
- ✓ Each Tree After 15 years is expected to yield Appx 25 Kgs.
- ✓ 242 Square Yards (2 Guntas) will have 15 Sandal wood tress.
- ✓ 60% Owner and developers 40% of the Sandalwood tress after 15 years
- ✓ On Each Acre expected forecast of fully developed mature trees after 15 years will be 200 plus.
- ✓ DEVELOPER HAVING REFERENCE of professionally developing Iconic EDEN GARDEN 50 Acres Sandal Wood project at CHINCHODE @ 12 Kms from Shahdnagar, having Lush Green six years old Sandal Wood Tress - SEEING IS BELIEVING.
- ✓ It's a right place for family entertainment as the developer is providing: •Camel Ride •Horse Cart Ride •Farm Cottages •Swimming Pool •Bullock Cart Ride •Miniature Train •Water Games •Big Pond and Boating.
- ✓ It's a lush organic farmland with Seasonal fruits to buyers on their visit to the ventures as per availability.
- ✓ Systematic Agriculture Farming - 8 lakhs liter capacity water tank with 24 hours water supply.
- ✓ Drip Irrigation system, 4 ltr per hour per tree,
- ✓ Gir Breed Cows - For Natural Farming
- ✓ Roads 35 feet and 25 feet.
- ✓ Five Layer of Security system
- ✓ Inside wire fencing.
- ✓ Bamboo Trees
- ✓ Professional Security Guards
- ✓ CCTV Cameras covering all the Gated community Veture.
- ✓ Trained Ferocious Dogs for security.



RECREATION FACILITIES



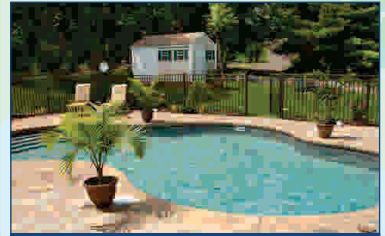
Camel Ride



Horse Cart Ride



Farm Cottages



Swimming Pool



Bullock Cart Ride



Miniature Train

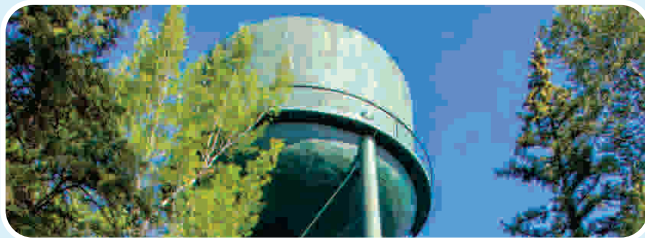


Water Games



Big Pond & Boating

Systematic Agriculture Farming



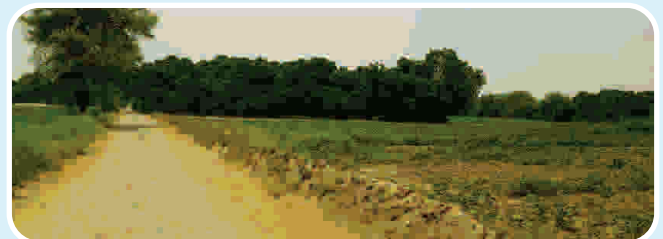
- **8 Lacs Ltr Capacity Water Tank**
- **24 Hours Water Supply**



- **Drip Irrigation System**
- **4Ltr Per Hour Per Tree**



- **Gir Breed Cows**
- **For natural Farming**



- **Roads 35 & 25 feet**



Five Layers of Security System

1

Inside Wire Fencing

2

Bamboo Trees

3

Professional Security

4

CC Cameras

5

Trained Dogs

BANANA

GOVA

POMEGRANATE

MANGO

SAPOTA

MOSAMBI

CUSTARD APPLE

PAPAYA

WATER MELON



AREA : 266509.04-Sq Yds-55-AC-02.4-GTS

POLT AREA : 197652.61 Sq.yds

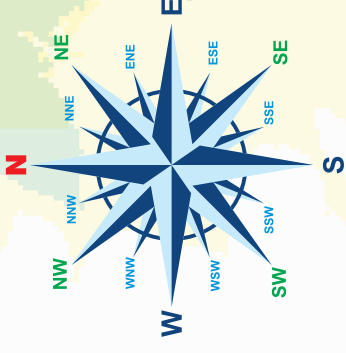
ROAD AREA : 68856.43 Sq- Yds

PLOT 36'X60'5"=242 Sq Yds

PLOT 54'X60'5"=363 Sq Yds

LAYOUT PLAN

Plan showing in Survey No. 234, 235, 236, 237, 238 & 239
 Situated @ Agiryal (Village), Kondurg (Mandal), Ranga Reddy (D), Telangana State.



SCALE 1' : 100'



Plan showing in Survey No. 234, 235, 236, 237, 238 & 239

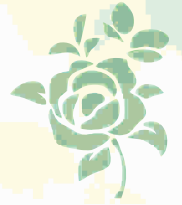
Situated @ Agiryal (Village), Kondurg (Mandal), Ranga Reddy (D), Telangana State.



**EDEN GARDEN INFRA DEVELOPER HAVING
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having Lush Green six years old Sandal Wood Tress**



SEEING IS BELIEVING



- ✓ Come and fall in love with Nature, where you will feel to fly as surrounded by beautiful peacocks, and other exotic birds.
- ✓ Fastest growing area as near by well developed iconic ventures.
- ✓ Satisfied customers who have purchased at Eden Garden 50 Acres project @ Chinchode six years back are very much satisfied as the developer has given what has been promised.
- ✓ Developer providing free maintenance services for 15 years at Eden Garden. 60% Owner and developers 40% of the Sandalwood tress after 15 years
- ✓ It's a right place for family entertainment as the developer is providing - •Camel Ride •Horse Cart Ride • Farm Cottages, • Swimming Pool • Bullock Cart Ride •Miniature Train •Water Games •Big Pond and Boating.
- ✓ It's a lush organic farmland with Seasonal fruits to buyers on their visit to the ventures as per availability.





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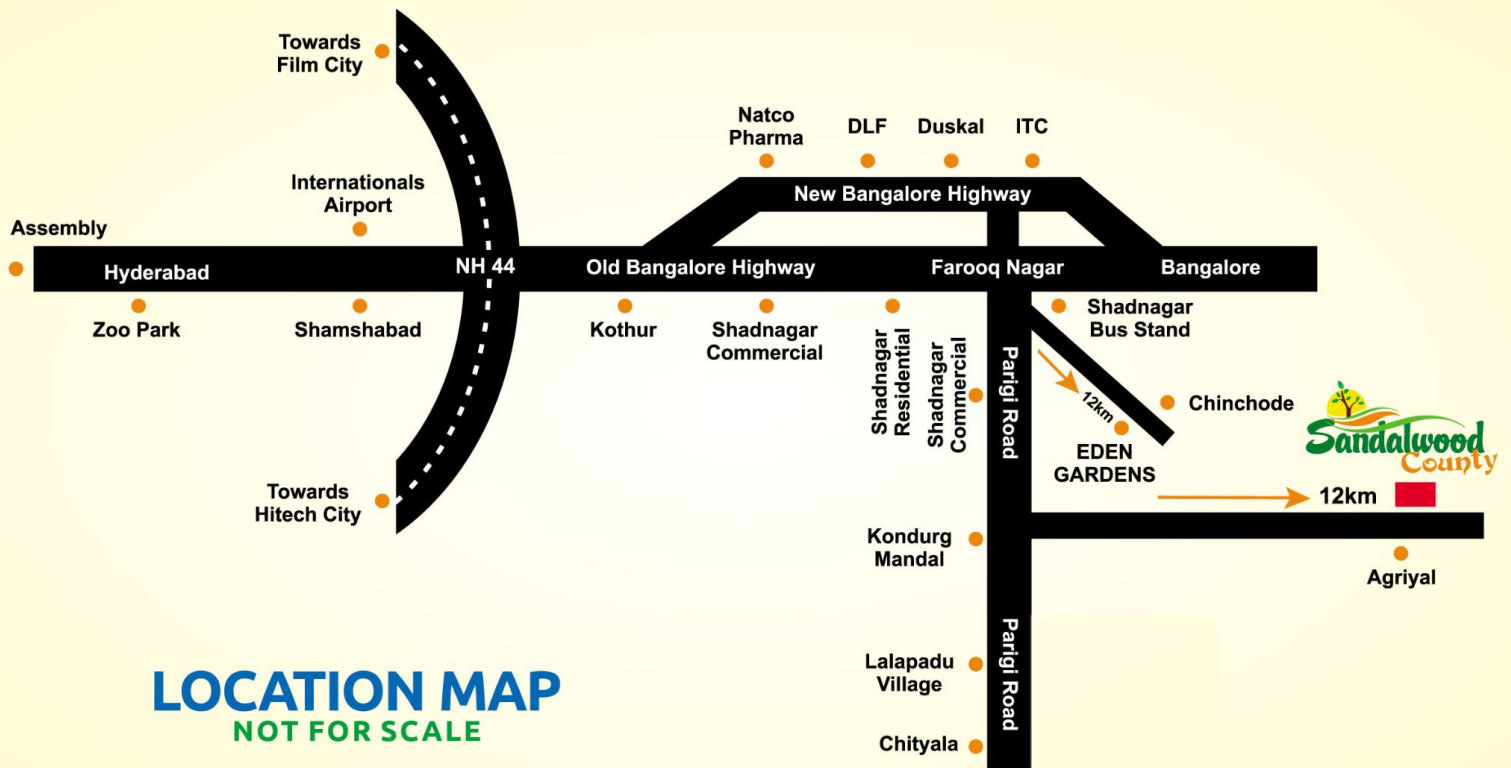


- v •Systematic Agriculture Farming •8 lakhs liter capacity water tank with 24 hours water supply. •Drip Irrigation system 4 ltr per hour per tree •Gir Breed Cows - For Natural Farming •Roads 35 feet and 25 feet.
- v Five Layer of Security system:- •Inside wire fencing •Bamboo Trees •Professional Security Guards •CCTV Cameras covering all the Gated community Venture •Trained Ferocious Dogs for security •Inside wire fencing •Bamboo Trees
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EDEN GARDENS AGRI & INFRA DEVELOPERS

Six years old developed venture @ Chinchode



DEVELOPED BY



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