



**ECOWEALTH**

by VANADURGI AGRICULTURE TECHNOLOGY CAPITAL

*Prakruthi*  
Living Estate   
*Backwater front homes*

*Living in nature is a luxury which few can afford.*



# The Project

*Embrace an active, nature-inspired life at Prakruthi Living Estate, with 80% greenery.*

Prakruthi Living Estate offers diverse benefits: plantation plots, homes, income opportunities, cottages, rentals and retreat vacations. Located in Western Ghats, facing Hemavathi Reservoir backwaters, creating a serene environment with the river and plantations.

Though tucked away from the noise and congestion of city life, Prakruthi Living Estate enjoys excellent connectivity. It is located just 210 km from Bangalore — a comfortable 3.5-hour drive via the Bangalore-Mangalore National Highway's toll roads. The project is also easily accessible, being only 13 km from the National Highway and just 1 km from Kenchamma Hoskote town/State Highway, making it a perfect blend of accessibility and seclusion.

Spread across approximately 30 acres, the development features a total of 34 Plantation home plots and 5 cottage plots. The project also includes an eco-resort currently under construction on a land parcel located at the entrance of the estate, with its rear side facing the scenic backwaters.

Plantation home plots are available in sizes of 1 acre,  $\frac{3}{4}$  acre, and  $\frac{1}{2}$  acre, with 3,000 sq. ft. in each plot reserved exclusively for building a private residence. In addition, 5 half-acre plots designated for cottage construction are demarcated near the eco-resort's activity zone, offering direct views of the backwaters. Key amenities such as administrative infrastructure, a drying yard, a lake, and developer-reserved land areas are integral parts of the project.

# Layout Plan

Hemavathi Reservoir  
Back waters

Natural  
Pond

Swimming  
Pool

Indoor  
Amenities

A Frame  
Cottage

Multi Layer  
Solar Fence

Walking  
Path

Tar  
Road

Coorg State Highway



Plot  
Boundary

Outdoor  
Games

Kitchen  
and Store

Lobby and  
Dining area

Entrance

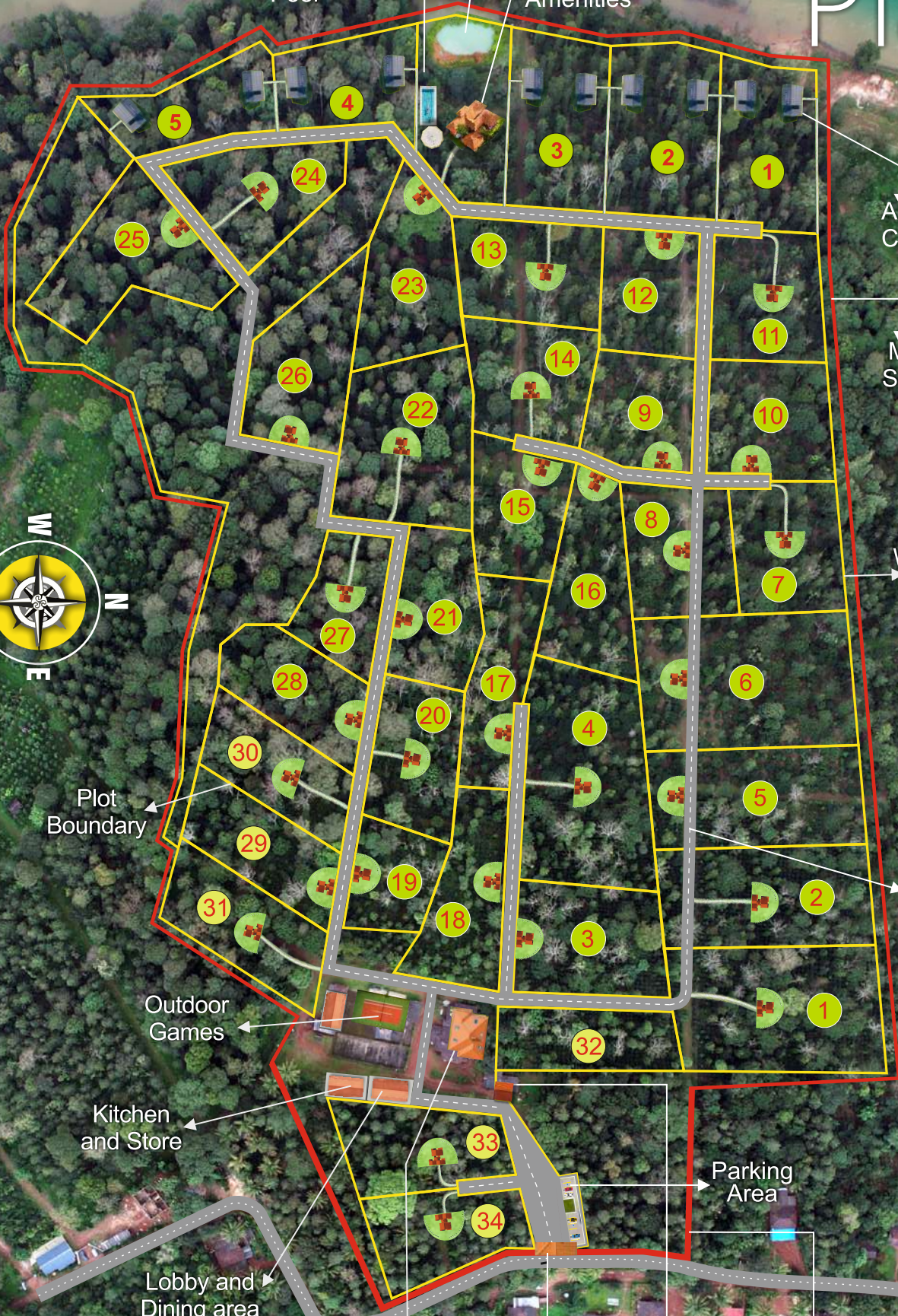
Administrative  
Area

Security

Boundary  
Wall

Parking  
Area

Actual drone image of the Project



# Specification

- The boundary of Prakruthi Living Estate encompasses a fertile parcel of gently sloping land, ideally situated in a moderate rainfall zone. The entire area has been surveyed as per government standards using GPS technology, and individual plots have been carefully demarcated, with space allocated for common facilities.
- The plots are thoughtfully arranged so that each one faces a front-access road. Every plot is clearly marked with poles placed according to the survey sketch, along with walking paths between them. A tar road will be laid, ensuring smooth access to all plots, facilities, and the entertainment zone.
- A compound wall with an entrance gate, a security room, and a parking area has already been established facing the public road. Additionally, a multi-stage solar-powered fence runs along the entire boundary, providing excellent security for the estate.
- The project benefits from reliable water sources, including a borewell, a pond, and proximity to a river. An underground pipeline network will be laid to supply water directly to the houses. Street lights will be installed along the roads, walking paths, and all common areas, ensuring safe and pleasant movement throughout the property.
- The village where the estate is situated does not fall under any environmentally restricted zones, ensuring clear and compliant property ownership.

## Plot Specification

•Plot area: 1/2 Acre .

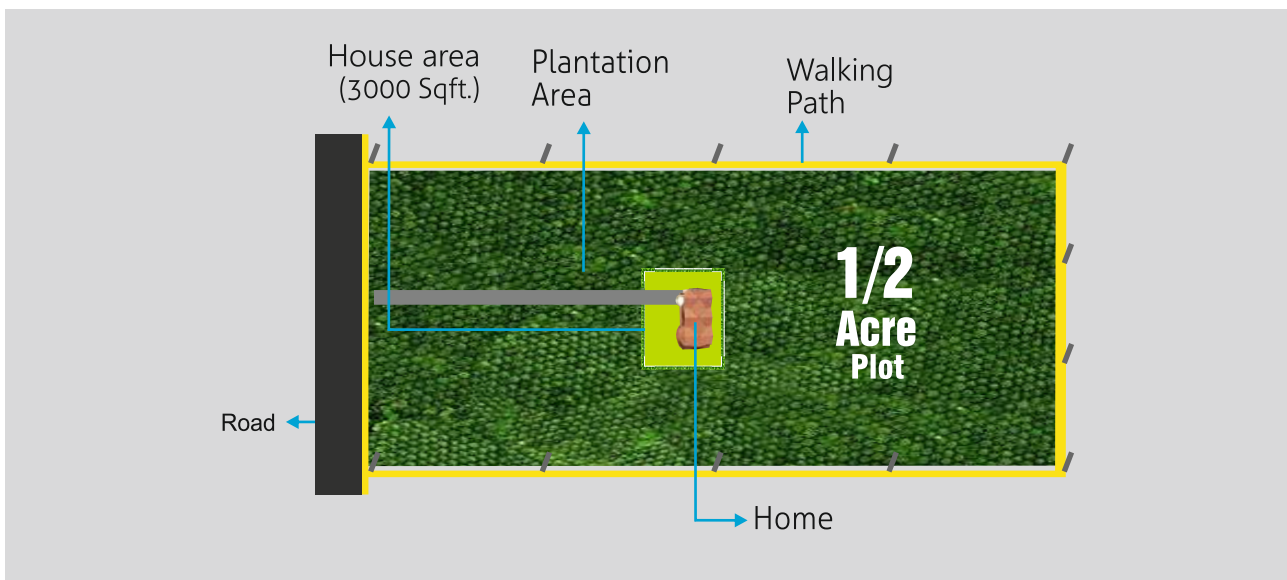
House area: 3,000 Sq.ft.

Coffee : 250 Plants

Agarwood : 150 Trees

Pepper : 50 Vines

Timber : 50 Trees



# Sustainable Living

## Plantation Home

Living in this scenic location is a luxury for few, a perfect second home for your family vacations.

A site of 3000 Sq. ft is earmarked within the plots as an option for the construction of your own home. Home size will vary based on your plan and budget. Construction of the home will be undertaken by our sister concern according to our standard design approved by the owners.



The project's proximity to town limits, the project offers high-speed internet access, ideal for remote professionals. This decision may prove wise during a pandemic or disaster.

Owners have the flexibility to build homes or cottages, either exclusively for personal use or as rental properties. The company will handle maintenance and manage rentals when the property is not in use, on a profit-sharing basis — offering a great opportunity for passive income.

# Eco Resort

## Club Eco-Trails

The Club eco-trail provides serene ambience, offering unique hospitality within a picturesque estate. The club provides a clean, comfortable and spacious accommodation, just right for those who want to get away from the humdrum of the city life, but not very far from the comforts of home.



The company will be constructing amenities in the designated area overlooking the backwaters and river. Cottages are also planned within adjacent plots to allow guests to enjoy their holidays.

An activity zone will be developed in the vicinity of this area. A reception area, dining hall, and kitchen will be located at the entrance of the project.

Plot owners with club membership can enjoy facilities, unlimited vacations, and permanent residence if they have built homes; others can rent available home or cottage.



# Project Amenities & Activities

The project offers a seamless blend of indoor and outdoor activities, providing guests with an exceptional experience. The facility will feature a coffee shop, swimming pool, exercise equipment, watchtower, children's play area, meditation and yoga zone, and more.

A variety of entertainment and sports activities will be available in the activity zone near the resort area, including indoor options like chess and table tennis, outdoor activities such as volleyball and cricket, and adventure activities like cycling and kayaking.

Guests can also enjoy plantation walks, birdwatching, and fishing, with high-speed internet for work.



Sakleshpur is a popular tourist spot known for its beauty, plantations, and attractions like hill stations, temples, forts, and waterfalls. Visitors can explore, trek, or relax with their family & friends.



# Coffee

Arabica and Robusta are the two main varieties of coffee cultivated across the coffee-growing districts of Karnataka State, covering over 500,000 acres by 170,000 growers.

Our estate spans 28 acres, where 15 to 20-year-old Robusta plants thrive across 18 acres, and an additional 10 acres are dedicated to intercropping Arabica and Robusta varieties aged 10–15 years.

Coffee is traditionally cultivated as a rainfed crop, we are enhancing productivity by implementing modern sprinkler irrigation systems. All plots are currently yielding coffee, with a few younger plants expected to reach optimal production within the next two years.



Renowned as the second-most traded commodity globally after crude oil, coffee continues to command strong international demand. Our estate's carefully cultivated Arabica and Robusta beans—nurtured through traditional practices, selective harvesting, and enhanced with modern irrigation—are positioned to deliver a premium, high-quality product that meets the expectations of discerning consumers and specialty coffee markets worldwide."

# Pepper



"Pepper, native to the Western Ghats of South India, thrives as an inter-crop across coffee and cardamom plantations in Karnataka.

At Prakruthi Living Estate, approximately 50 pepper vines are cultivated per half-acre. Of these, 20 to 25 vines are trained on Silver Oak trees, while the remainder utilize existing timber trees for support.

In areas with limited natural supports, temporary standards such as Dadap trees are introduced to facilitate vine growth. The majority of vines on the estate are already yielding, while newly planted vines typically begin production in their fourth year, with yields stabilizing by the seventh or eighth year.

Harvesting takes place in February, when the pepper berries reach full maturity and exhibit a yellowish-red hue—signifying optimal ripeness."

# Agarwood

Agarwood, often referred to as the "**Wood of the Gods**," is a rich, resinous heartwood produced by Agar trees.

At **Prakruthi Living Estate**, 150 Agarwood trees are planted in each half-acre plot. The trees will be inoculated once their girth reaches 20 to 25 inches and are typically harvested within 8 to 10 years. After the initial harvest, new suckers will sprout, allowing for a second and third harvest within 6 to 7 years.

**EcoWealth** leverages the expertise of its sister company, **Vanadurgi Agarwood India Ltd** — a pioneer in introducing Agarwood cultivation to South India — to offer comprehensive solutions for successful Agarwood farming. To learn more about Agarwood farming, please visit our website [www.indianagarwood.com](http://www.indianagarwood.com)

Agarwood (Oud) oil and chips are highly prized globally, with over 500 leading perfumery brands incorporating agar oil into their fragrances.

In the Middle East, Oud chips are traditionally burned, while in China and Japan, Agarwood is valued for its medicinal uses. Lower-grade Agarwood finds its way into incense production.

With around 80 countries importing Agarwood products annually, demand remains strong & historically significant.



**Nandhi, Mathi, Jack fruit, Mahogany & Rosewood**



## Timber Trees

At **Prakruthi Living Estate**, approximately **50 timber trees** will be maintained per half acre.

Currently, each half acre holds about 30 to 50 timber trees, with roughly half being Silver Oak and the rest consisting of various jungle trees.

Mahogany trees will be planted in all available open spaces. All these trees will provide good support for growing peppers and add value to the asset as well.

# Our Services

## Agriculture Management

When selling a property, we commit to its care over several years through a detailed agreement that covers agriculture management, maintenance, and agarwood solutions for transparent operations.



## Construction of Homes



The company will offer services related to the construction of your homes. The construction will be carried out by the sister concern of the company, following designs approved by both the clients and the company.

## Rental Income

When the owners are not using their house or cottage, they have the option to rent it out and earn a good return.

The Company will manage the maintenance through a profit-sharing model.



# About Us

## The Company

EcoWealth by Vanadurgi Agriculture Capital offers a wide range of farmland properties with various crops, homes, and holiday facilities with amenities. It is the owner and operator of a diverse range of commercial plantations, creating an alternative sustainable source of income for private individuals.

It is also engaged in infrastructure developments, construction, and add-on services. The company possesses the experience and expertise to make each project a landmark development.

## Vanadurgi Group

The Vanadurgi Group has third-generation experience in agriculture and owns large expanses of various plantations. Agricultural assets currently owned and managed on behalf of private clients exceed \$150 million.

The various companies within the Vanadurgi Group are engaged in a diversified portfolio, including real estate, retail, manufacturing, and more. Additionally, the company is a leading supplier of agricultural commodities, food, and cosmetic raw materials to global destinations.

## Pioneer in Agarwood

Agarwood cultivation is one of the key income generating factors in all the projects under EcoWealth. It has support and background of Vanadurgi Agro India Ltd., the organization that introduced Agarwood to South India and brings extensive experience with over 9,000 farms currently under its management.

## Sustainability

Vanadurgi Foundation is engaged in environmental conservation activities and social welfare programs. At EcoWealth, we are deeply committed to using sustainable materials for construction and planting trees, while creating jobs for the underprivileged. We are doing our part to build a better life for future generations.



Life in this zero-pollutant, cool, *Prakurthi* living Estate will be a refreshing alternative to stressful city life.



Actual Site Location Drone image

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