

PHASE 3 · NEW LAUNCH · NOW REGISTERING INTEREST

Arogya Vana

Live naturally. Invest wisely. Grow together.

An Arogya Vana project by Saptha Ventures · Premium managed farmland near the Karnataka – Andhra Pradesh border

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75% Sold
Phase 2 · Limited plots left

4400 sq.ft
Plot sizes start from

₹25 Lakh
Total plan per plot

~2 hrs
From Bengaluru · 15 min to NH44

OVERVIEW

Health, nature & long-term wealth

Arogya Vana is a premium managed farmland project designed for those who value health, nature, and long-term wealth. Own your land, we take care of everything – you enjoy the returns.



Why invest in Arogya Vana?

- Premium Integrated Farmland Project
- We manage everything for you
- High appreciation potential due to proposed SEZ
- White Sandalwood Plantation with long-term high returns
- Peaceful weekend destination for your family
- Seasonal fruits and vegetables for additional income
- Ideal for weekend homes, retirement living, and future wealth

OUR PROJECTS

Three phases. One growing community.

SOLD OUT

Phase 1

5 acres · 2,000+ trees · Successfully completed.

100% sold

LIMITED PLOTS LEFT

Phase 2

13 acres · 5,000+ trees planned.

75% sold · Limited plots left

NEW LAUNCH

Phase 3

Now registering interest. Be among the first to choose your plot.

Register interest today



What's included

- 100% land ownership
- Professional farm management
- Drip irrigation & water management
- Sandalwood & Casuarina · Fruits & vegetables
- 24/7 security · CCTV · Solar fencing
- 2 years free maintenance*

INVESTMENT PLAN

One plot. One clear plan.

Our current offer: each 4400 sq.ft plot is offered as a ₹25 lakh plan — land plus a managed investment component.

PART 1 · LAND

Your 4400 sq.ft plot

₹15 Lakh

Plot size	4400 sq.ft
Land value	₹15,00,000

PART 2 · INVESTMENT

3% monthly returns · 30 months

₹10 Lakh

Invested amount	₹10,00,000
3% of ₹10,00,000	₹30,000 /mo
₹30,000 × 30 months	₹9,00,000 total

Total per plot
₹15L land + ₹10L investment

₹25,00,000

> Returns are as per the agreement. Terms apply.

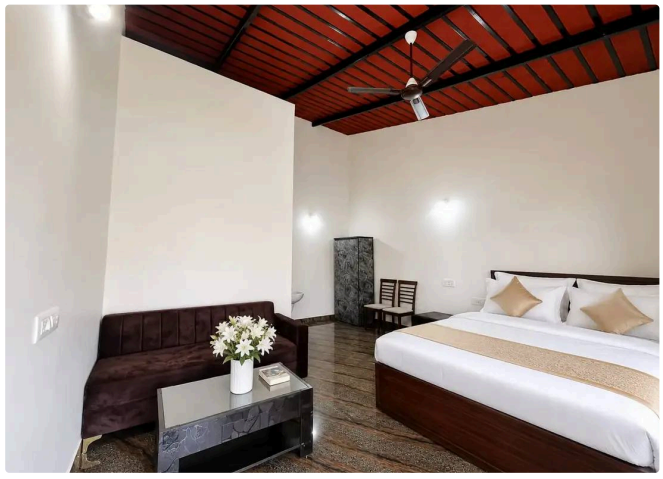
PROFIT SHARING

70%
Profit share from Sandalwood to customers

100%
Seasonal fruits & vegetables income to customers

2 Yrs*
Free maintenance





RESORT-STYLE LIVING

World-class amenities

- Club House & Cottages
- Swimming Pool*
- Yoga Deck*
- Children's Play Area*
- Landscaped Gardens, Gazebo & Jogging Trail
- Club Membership
- Equipped Gym
- CCTV Surveillance
- Rainwater Harvesting
- 24/7 Security
- Solar Fencing
- EV Charging Point
- Kitchen
- Work Station
- Drivers Lounge







LOCATION

Strategically connected

Near the Karnataka–Andhra Pradesh border, close to Bagepalli. Easy access via NH & SH. Nearby: Greenfield Highway, proposed SEZ, Lepakshi Temple, Kia Motors.

120 min	15 min	NH & SH	Well-connected
Bengaluru	NH44	Access	Major cities

BOOK A SITE VISIT

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We're open

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Online

arogyavana.com · www.sapthaventures.com

*Terms apply. Returns are as per the agreement. Some amenity images and items marked * (pool, yoga deck, play area) are illustrative. Farmhouse construction depends on land classification, local planning regulations and required permissions. Arogya Vana – Managed by Saptha Ventures. © 2026 Saptha Ventures.