



**Confidential
Investment
Opportunity**

INVESTMENT OPPORTUNITY

KONKAN AGRO FARM ESTATE

PROPRIETARY INVESTMENT
MEMORANDUM | DAPOLI,
MAHARASHTRA, INDIA

**PREMIUM
ALPHONSO
MANGO
ORCHARD &
AGRI-LIFESTYLE
ESTATE**

100 Acres | 20 Exclusive 5-Acre Plots

4 Acres Alphonso Orchard Per Plot

500 sq. ft. Farmhouse Included

10–15 km from Konkan Beaches

M&A ADVISORY SERVICES PROVIDED
BY:

**CA Dhiraj Ostwal &
Co.**

YOUR VISION, OUR EXPERTISE —
SEAMLESS M&A SOLUTIONS.

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CONFIDENTIAL**

**NOT AN OFFER
FOR SALE**

Project Overview

Konkan Agro Farm Estate is a rare 100-acre integrated agri-lifestyle development near Dapoli, Maharashtra — combining premium Alphonso mango cultivation, sustainable mixed farming, and weekend-home ownership on the Konkan coast. Designed for investors who want more than capital appreciation, each plot is a living asset that generates seasonal income, provides a private farmhouse retreat, and carries the legacy of the Konkan's world-famous agricultural heritage.

Core Project Profile

LOCATION

Near Dapoli, Konkan, Maharashtra

TOTAL ESTATE SIZE

100 Acres

TOTAL PLOTS

20 Exclusive Plots

PLOT SIZE

5 Acres Each

PRIMARY CROP

GI-Tagged Alphonso (Hapus) Mango

BEACH PROXIMITY

Murud & Anjarle Beach — 10–15 km

Each 5-Acre Plot Includes

 Plot Composition

Alphonso Mango Orchard 4 Acres

Mixed Plantation (Coconut, Cashew, Arecanut) 1 Acre

Farmhouse 500 sq. ft.

Drip Irrigation System Installed

 Estate Infrastructure

Gated Perimeter & 24×7 Security ✓ Included

All-Weather Internal Roads ✓ Installed

Dam-Fed Water Pipeline ✓ Dedicated

Professional
Farm Management **Ongoing**

Grid Electricity & Utilities **✓ Provisioned**

On-Site Agronomist & Caretaker Team **✓ Ongoing**

Deal Structure & Investment Options

Flexible Participation Options

PLOT SIZE
**5
Acres**

TOTAL PLOTS AVAILABLE
**20
Plots**

INVESTMENT STRUCTURES
**4
Options**

Investment Structure

Participation is open via direct plot purchase, equity stake in the estate development entity, joint venture arrangement, or project-level partnership — suited to individual HNI buyers, NRI agricultural investors, institutional agro-

funds, and lifestyle-wellness investors seeking passive income with land ownership.

Multiple Investment Entry Points

 Direct
Plot
Purchase

**Buy 1 or
More
Plots**

 Equity
Stake

**Estate-Level
Equity**

 Joint
Venture

**Development
Partnership**

 Project
Partnership

**Revenue-
Share
Model**

Income & Return Streams

ALPHONSO HARVEST INCOME

Seasonal — Annual Mango Revenue

MIXED PLANTATION INCOME

Coconut, Cashew & Arecanut Year-Round

LAND APPRECIATION

Konkan Coast — Consistent Value Growth

AGRO-TOURISM & STAY INCOME

Farmhouse Short-Stay / Weekend Rental

Cultivation Portfolio

The Konkan's Finest Agricultural Produce

Four premium crops across every plot — managed professionally with an established supply chain delivering domestic and export-grade produce



Alphonso Mango

The GI-tagged Hapus variety, globally prized. 4 acres per plot — the primary income driver with strong seasonal demand from domestic and export markets.



Coconut

Year-round yield from the mixed plantation acre. Ideal for direct sale and downstream processing in the Konkan region.



Arecanut

A high-value Konkan staple. Arecanut commands consistent prices and is deeply integrated into regional supply chains with guaranteed offtake.



Cashew

Maharashtra is one of India's leading cashew producers. The Konkan microclimate makes this a reliable secondary income crop on every plot.

Why Alphonso Mango?

GEOGRAPHICAL INDICATION

**GI-Tagged
— Only
Grown in
Konkan**

EXPORT MARKETS

**Europe,
Middle
East, USA,
UAE**

PREMIUM PRICING

**Significant
Premium
over Other
Varieties**

DOMESTIC DEMAND

**Mumbai &
Pune —
Tier-1
Markets**

ORCHARD LONGEVITY

**40–60
Year
Productive
Lifespan**

HARVEST SEASON

**March–
June
(Annual
Cycle)**

Estate Infrastructure & Development

The 100-acre estate is developed as a fully serviced, managed agri-community — with all core infrastructure pre-built so every plot owner enjoys passive income from day one without operational burden.

Gated Development

Perimeter fencing, controlled entry, and 24×7 security personnel across the full 100-acre

Internal Road Network

All-weather roads connecting every plot — designed for farm

Dam-Fed Water Supply

Dedicated pipeline from a nearby water source ensures reliable irrigation

estate — protecting both crops and farmhouse assets.

vehicles, harvest logistics, and comfortable personal access year-round.

independent of seasonal rainfall variability.

Drip Irrigation Network

Plot-level precision drip systems minimise water waste, maximise orchard productivity, and ensure consistent mango quality across all 4 acres.

Electricity & Utilities

Full grid connection and utility infrastructure provisioned across the entire development, supporting both agricultural operations and farmhouse living.

Farm Management Services

A dedicated on-site caretaker and agronomist team manages cultivation, harvesting, pest control, and plot upkeep — enabling truly passive ownership.

Location — Dapoli, Konkan Coast

Maharashtra's Coastal Crown Jewel

Dapoli sits at the heart of the Konkan belt — lush, green, and blessed with a microclimate perfectly suited to Alphonso cultivation. Equidistant from Pune and Mumbai, it has emerged as the preferred coastal destination for HNI buyers.

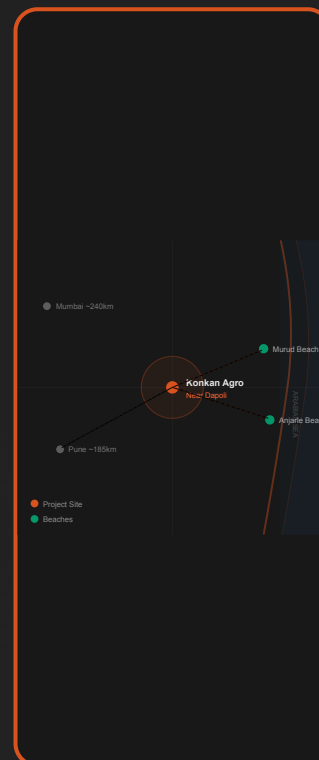
 Murud Beach **10–15** km

 Anjarle Beach **10–15** km

 Dapoli Town **Nearby**

 Pune **180–190** km

 Mumbai **~240** km



Why This Investment — Six Key Reasons

I



Recurring Agricultural Income

Alphonso mango orchards generate annual seasonal revenue from harvest, professionally managed so income accrues without active plot-owner involvement.

II



Konkan Land Appreciation

Konkan coastal land has delivered consistent appreciation driven by infrastructure improvements, connectivity upgrades, and growing HNI and NRI demand from metros.

III



Ready Farmhouse Ownership

A 500 sq. ft. farmhouse is included with each plot — a private weekend retreat on your own land, with the Alphonso orchard as your backdrop.

IV



Agro- Tourism Income Potential

Proximity to Murud and Anjarle beaches positions each farmhouse as a premium short-

V



Truly Passive Ownership

Farming operations, irrigation, security, and maintenance are handled by dedicated on-site

VI



Flexible Investment Structures

Participate via direct plot purchase, equity stake, joint venture, or project-level revenue-share

stay destination
— an additional
hospitality
income stream.

agronomist and
caretaker teams
— passive
income from day
one.

partnership —
suited to
individual and
institutional
investors alike.

SWOT Analysis

Strengths

- GI-tagged Alphonso — highest-value mango variety with global recognition
- Prime Konkan microclimate — irreplaceable agri-geography
- Four-crop diversification reduces single-crop dependency
- Fully managed passive ownership — no operational burden on investor
- Beachside lifestyle component expands potential buyer profile
- End-to-end infrastructure pre-built — irrigation,

Weaknesses

- Agricultural income is seasonal — concentrated around March–June harvest
- Orchard income typically begins from Year 4–5 for new plantings
- Management quality critical — dependent on on-site team retention
- Weather events (cyclones, unseasonal rain) can impact yield in specific years

roads, utilities,
security

Opportunities

- Rising Alphonso export demand — Middle East, Europe, USA markets growing
- Konkan connectivity upgrades (Expressway, coastal highway) accelerating land value
- Agro-tourism boom — premium farm-stay experiences commanding ₹8,000–15,000/night
- Organic certification potential — significant premium pricing opportunity
- Mumbai–Pune HNI buyer pool — growing appetite for second-home farmhouses
- NRI agricultural investment interest in Maharashtra rising post-pandemic

Threats

- Regulatory changes in agricultural land conversion policies
- Macro weather events impacting specific harvest seasons
- Competition from other managed farm-estate developers in the region
- Supply chain disruption in export logistics for premium mangoes

Target Investor Profile

Built for Discerning Investors

Konkan Agro Farm Estate is structured to serve multiple investor profiles — from lifestyle-driven HNI buyers to institutional agro-fund managers seeking real asset exposure

 High-Net-Worth Individuals (Mumbai & Pune)

 NRI Agricultural Investors

 Farmhouse & Weekend Home Buyers

 Agro-Investment Portfolio Managers

 Corporate Alternative Asset Buyers

 Lifestyle & Wellness Seekers

 Sustainable Investment Funds

 Family Offices & Trusts

Market Tailwinds

KONKAN CONNECTIVITY

Mumbai–Goa Expressway & Coastal Highway Accelerating Accessibility

WEEKEND HOME DEMAND

Post-Pandemic Surge in Mumbai & Pune Buyer Demand for Konkan Land

ALPHONSO EXPORT GROWTH

India's GI-Tagged Mango Exports Rising — UAE, UK, USA & EU Markets

AGRO-TOURISM REVENUE

Farm-Stay & Eco-Tourism at ₹8,000–15,000/Night — Premium Occupancy

OUR ADVISORY PROFILE

CA Dhiraj Ostwal & Co. specialises in comprehensive M&A and investment advisory services — helping businesses and investors unlock value through strategic acquisitions, equity transactions, agro-investments, and growth partnerships. With deep cross-sector expertise and commitment to seamless execution, we bridge the gap between vision and capital.

CA DHIRAJ OSTWAL & Co.

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Expertise — Seamless
M&A Solutions.**

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**CA Dhiraj
Ostwal & Co.
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