

MOGG'S™
AIRA
FARMS

Powered by



MANAGED FARMLAND

Your gateway to a successful
Investment Opportunity



Innovation Synced Farm Experiences

Our life revolves around the nucleus of innovation and technology, therefore Mogg's Estates has designed its workings gravitating towards current trends.

With the help of the latest technology we work towards safeguarding your farmland from unfortunate events such as forest fire, theft and drought.



You can also access all the on- going activities through our mobile application and keep a track of your assets (Work in Progress).



ABOUT US

Mogg's Estates is a managed farmland company that straddles to meet your eminently cherished farmland experience.

The 3 tiers of Mogg's

Financial Assistance, Real Estate and Agriculture Sector work in conjunction to offer you a lucrative investment juncture.



Financial Assistance



Real Estate



Agriculture Sector

We work on PDSM (Procure, Develop, Sell, and Manage) principle of Managed Farmland to bestow you with an overall nature's healing experience without undergoing the nuisance of legal formalities and undertaking farm related affairs.

Procure

Develop

PDSM

Sell

Manage

The brief - Invigorate your revitalising spirit in your own Eden.

The **3S** policy of **AIRA**



Success

Relish excessive returns
on investments with zero
risks



Serenity

Pause your prosaic life to
savour the breeze of
refreshment.



Security

Earn a lion's share without
the menace of risks
involved.



Create an Astounding Experience with Mogg's

REVIVING URBAN HEALTH

At Mogg's we strive to connect back to the elements of nature and brace your health amongst the tragedies of urbanization with freshness of plantations grown at our farms.



CREATING A DE-STRESS EPISODE

With all the hectic schedule and running around the clock, come unfurl in your home built amongst nature with access to plethora of amenities such as clubhouse, badminton court, temple, swimming pool, kids play area, etc.

KEEPING UP WITH TECHNOLOGY

Owing to the ease of development of technology, Mogg's team of professsinals tracks and keeps you updated on all the events of your farmland through our mobile-based applications, so you do not feel distant from your own land.



OPPORTUNE REGISTRATION & MAINTENANCE

Mogg's Estate is your best friend if you are looking for managed farmland solutions. We offer unabridged services from the lengthy legal mechanisms to sustaining your farms, so it yields both harvest and profits.





Agricultural Lands:

A Pathway to a Golden Future

- Availability of infinite environmental and financial wealth
- Enhanced value at re - sale
- A home designed in harmony with nature
- An effective inflation hedge
- Non-taxable source of income

Managed Farmlands:

A Blessing for a Better Tomorrow

- Affirm a perpetual increase in earnings
- Fuss-free accession of land
- A team of professionals always geared at your aid
- Conferring in reducing carbon emissions and deforestation
- Strengthen your impact in the organic farming sector
- Opulent resorts amidst the nature

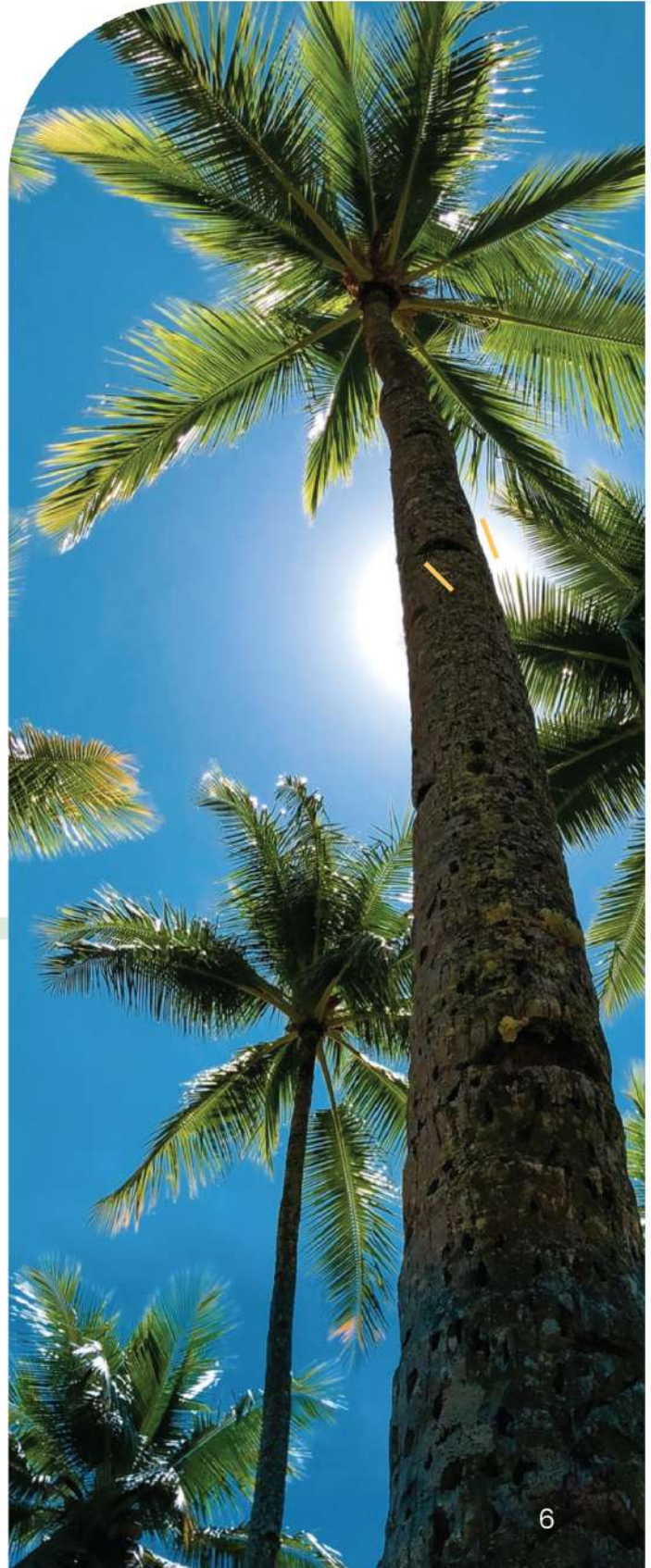


Managed Acreage / Farmlands: An Exemplary Investment

It is quite unnerving to engage your hard-earned money in a field where you are promised positive returns given the market inflation. But owning a managed acreage is constantly exposed to increased gains. These managed lands also generate tax - free earnings. Finally, you have a network of qualified and experienced experts that manage your property and endeavor to protect your investment: both financial and emotional



Advancing The
Standards Of Living



AIRA

— FARMS —

| Your Own Home In The Heart Of Nature |

The Aira farms is a cultivated and productive land with various fruit and forest bearing trees that would add to immediate revenues on a 20 acre land area. The region is around 50 kilometers from Bangalore and boasts a green ambiance with a stunning hill vista right in front of it. To secure pleasant stay at the farm, we have set up a variety of facilities including fencing, lighting, restrooms, and a security house. The location is ideal for you and your family to spend time in nature and gain from nature's assets.

Investment Highlights

- ✦ Plot sizes start at 6500 square feet.
- ✦ Mogg's Estates will oversee the farm's management, freeing you from all the concerns.
- ✦ In within three months of investing, you can anticipate a return.
- ✦ All additional perks and amenities, including fencing, fruit-flower and forest-bearing trees, electricity, a swimming pool, a club house, a parking lot, a security house, and many more, are included in the investment.
- ✦ Due to its prime location, lush terrain, and numerous fruit trees, there is a high demand for land and a high rate of land appreciation.

Know your farm

Imposing Attentions

Enjoy a quintessential range of relaxing amenities at your very own home built in the heart of nature. We have a place designated for all seniors, youth, and children at AIRA. The location has a serene ambiance and a temple that gives a sense of solemnity to the farm. Moving on, we have a club house, swimming pool, dining room, kids play room, cowshed, and many other attractions.

Thriving Plantations

This site comprises a fertile environment that bestows you with natural treasures. The Aira Farms features a diverse range of plantations, including coconut, mango, lemon, custard apple, chikoo, jackfruit, tomato, and arecanut. Not only do you have accessibility to these fruits, but also to the goodness of nature.

Gratifying Panorama

The picturesque land on the outskirts of Bangalore (about 50 kilometers away) will delight your eyes with its liveliness and tranquility. The hill view of the farm complements the lush plantings and eye-catching amenities. These lovely brown distant hills amplify the overall image of the farm.



Residential Staff Space

Farmer Quarters
Security Quarters
Parking Area
Service Area
Storage for Farm Equipments
Agronomist House

Retreat and Hospitality

Club House
Swimming Pool
Outdoor Sitting
Badminton Court
24/7 Kitchen

Water Zone

Borewells
Drip Irrigation
Bore Recharge System
Over Head Tanks
Water Harvesting
Systems (Pond, Lake)
Motor House

Wild Zone

Living Fence
Nature Tradition
Forest Trekking
Cycling

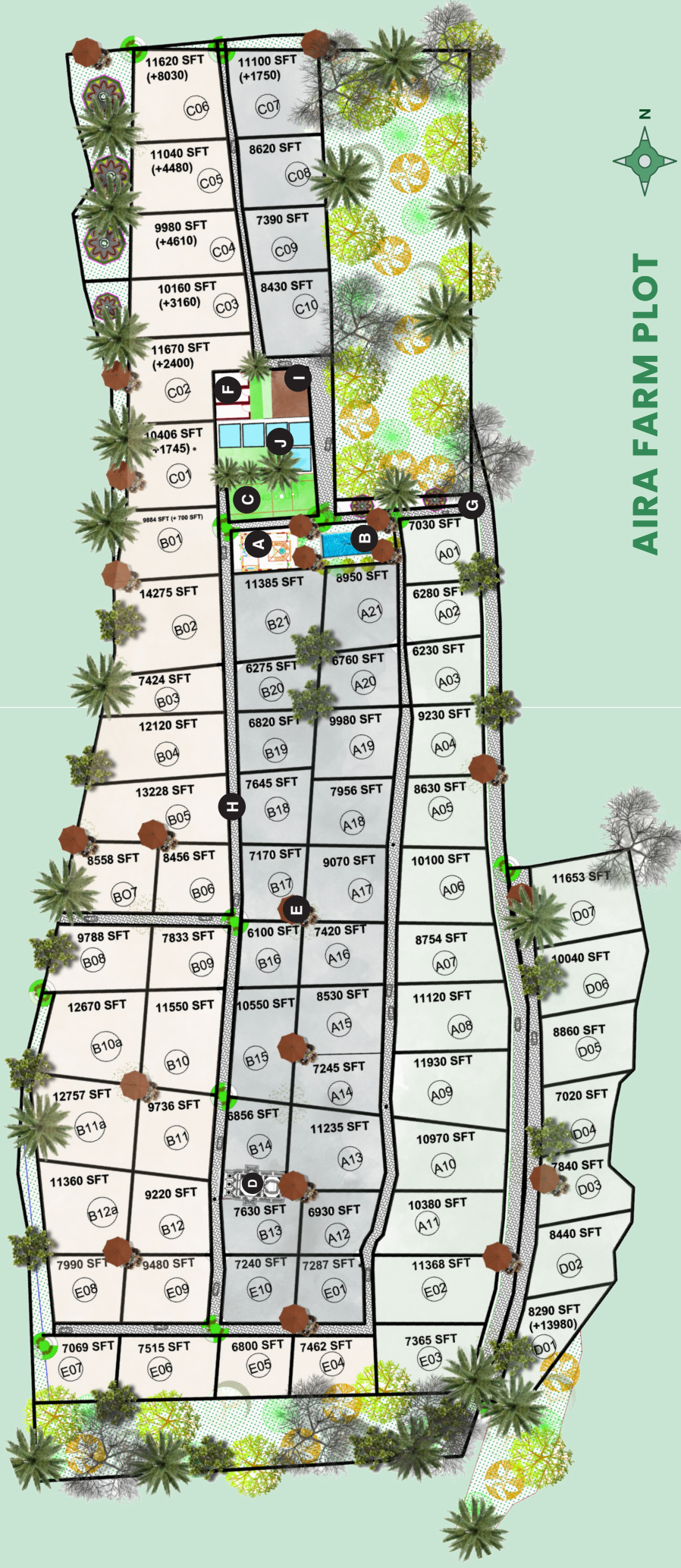
Farm Plots

Cottages
Outdoor Sitting
Forest Garden
Vegetables & Fruit Garden

Adventure & Nature Experience

Camping Sites
Trekking
Fire Camping
Kids Play Area
View Point





AIRA FARM PLOT

INDEX

- A** Clubhouse
- B** Swimming Pool
- C** Tennis Court
- D** Temple
- E** Gazebo
- F** Labour Colony
- G** Main Entrance
- H** Common Roads
- I** Cow Sheds
- J** Water Tanks



Location Map



Connectivity From **AIRA Farms**

6km from Kanakapura
48km from Banashankari
42km from Nice Road

Nearby Locations From **AIRA Farms**

Hogenakkal Falls
Chunchi Falls
Mekedatu Falls
Sangam Falls
Kabbalamma Temple

Simplified Investment In **AIRA** Farms

Plot Sizes

Starting from 6100 Sq. ft

Pricing

Rs. 23 Lakhs* Onwards

► Flexible Payments With Easy EMI* Options

AIRA Farms Investment Comprises

Land Cost

Facilities

24/7 Security
Borewell
Fencing
Drip Irrigation
Water Management
Electricity
Washrooms
Parking Space

Amenities

Club House
Swimming Pool
Badminton Court
Children Play Area
Temple
Kitchen
Cowshed

Staff

On-Sight Farmers
Agronomists
Support Staff

Activities

Cycling
Trekking
Camping
Farming Skills
Tent House Stay
Sapling & Planting



Scan for
AIRA farms

Disclaimer:

The facilities, surroundings, infrastructure, amenities, and characteristics that are displayed or stated are solely illustrative and promotional and may not correspond to the actual conditions. This is merely a proposal for an offer; it is not an official offer. This brochure's goal is to let clients know how many amenities and facilities might be included in the project based on the currently sanctioned plan. Prices could vary.

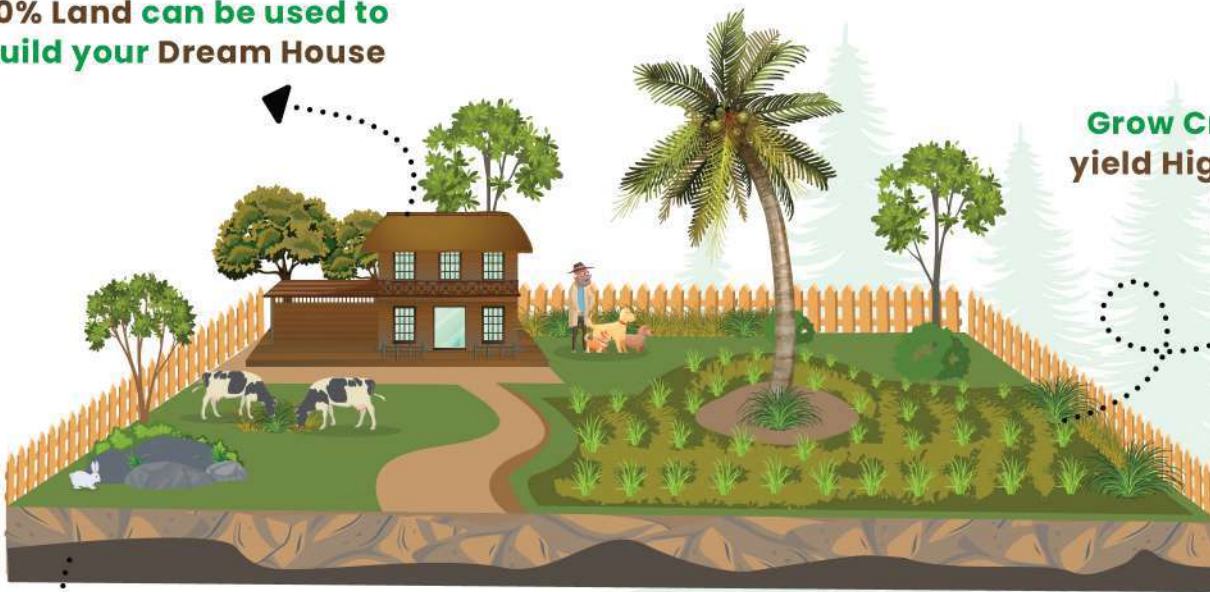
*terms & conditions applied.

MOGG's™
ESTATES

Buy your Dream Farmland
We Manage it for you!

**10% Land can be used to
build your Dream House**

**Grow Crops that
yield High Returns**



**Minimum Land available
to purchase 6500 Sq.Ft.**

CONTACT US

Mogg's Agritech Pvt. Ltd.,
Suraj Towers, Ground Floor,
27th Cross, 3rd Block Jayanagar,
Bengaluru 560011.

+91 9513655556 / 080 - 49780996

Scan &
Connect With
MOGG'S AIRA



+91 9513655556 / +91 9513708708

WWW.moggs.in

info@moggs.in