

W E L C O M E



GROVING SOIL

ROYALE ORCHARDS

BY **GROVING SOIL**



A LEGACY IN GREEN INVESTMENTS
BHARATH GROUP OF COMPANIES



OVERVIEW

Founder
Mr. Lalit Tayal

Headquarters Bengaluru, India

Core Focus:
Sustainable agriculture and high-value
crop cultivation (sandalwood)

INTRODUCTION



Groving Soil is a subsidiary of **The Bharath Group of Companies**, established in **Bengaluru, India**.

The company specializes in developing gated community farmland projects, focusing on sustainable agricultural investments, particularly in **sandalwood cultivation**.

Groving Soil is part of Bharath Group, which has been operational since 1984 and manages over 1000 acres of land across various Indian states.



Airport

Business Park / IT Park

Tech Company / Aerospace

Manufacturing / Industrial

SEZ

Solar Park

Tourist / Heritage

Educational Institute

Temple / Spiritual

Landmark

Irrigation Canal / River

Main Highway

Connector Road

Regional / Nearby Link

GROWING SOIL
ROYALE ORCHARDS
PENUKONDA

ONGC
(Regional Operations)
(Outside mapped corridor)

Penukonda Industrial Park
(Proposed)

Kai India
Manufacturing Plant
(Erramanchi)

Penukonda

NH
44

Palasamudram

NH
44

Lepakshi

Hindupur

Chikkaballapur

Nandi Hills

Devanahalli

KEMPEGOWDA
INTERNATIONAL AIRPORT
(BENGALURU)

MAJOR INDUSTRIAL & LOGISTICS PARKS
(near Bengaluru & along corridor)

- Obadenahalli Industrial Area
- Malur Industrial Area
- Nelamangala Industrial Area
- Hoskote Industrial Area
- Doddaballapur Industrial Area

Pavagada Solar Park
(Shakti Sthala)
(Pavagada Taluk, Tumakuru District)
(Regional Node)

Apparel Park SEZ
(Thumkunta & Gollapuram)
(Hindupur)

Berger Paints
(APIIC Industrial Park)
(Gollapuram / Hindupur)

Gowribidanur Industrial Area
(Phase 1 & Phase 2)
(Regional Node)

BigBasket
(Hoskote Distribution Centre
(Bengaluru Region)

ISKCON Temple
(Hare Krishna Hill,
Rajajinagar – Bengaluru)

BEL
(Jalahalli)
(Bengaluru)

NACIN PALASAMUDRAM (Campus Facilities)

- Academic Block
- Administrative Block
- Auditorium
- Field Training Center
- Integrated Command & Control Center (ICCC)
- Computer Labs / Library
- Sports Complex
- Hostel Accommodation
- Benishan Huts (Guest House)

- Open Gym
- Volleyball Court
- Bicycle Tracks
- Meditation Zone "Nejore"
- Physical Training for Narcotics, Wildlife, Marine Customs, BIS, Green Customs & IPR
- AR/VR Training Facility
- Advanced Shooting Simulator

Lepakshi Knowledge Hub SEZ

- Biotechnology
- Aerospace & Precision Engineering
- Free Trade Warehousing Zone (Chilamathur / Gorantla)

Puttaparthi

- Sri Sathya Sai Ashram
- Sri Sathya Sai Airport (Puttaparthi)

Sri Sathya Sai Institute of Higher Learning (Nandigiri Campus) (Mudenahalli)

SJC Institute of Technology (BB Road)

Nandi Medical College & Research Institute (Aroor / Peresandra)

Adiyogi / Sadhguru Sannidhi (Chikkaballapur)

KIADB HI-TECH, DEFENCE & AEROSPACE PARK (Devanahalli)

Boeing India Engineering & Technology Center

Wipro Aerospace

Collins Aerospace / Goodrich

Safran / HAL

Dynamic Technologies

Centum Electronics

Wistron

Tyco

ThyssenKrupp Aerospace

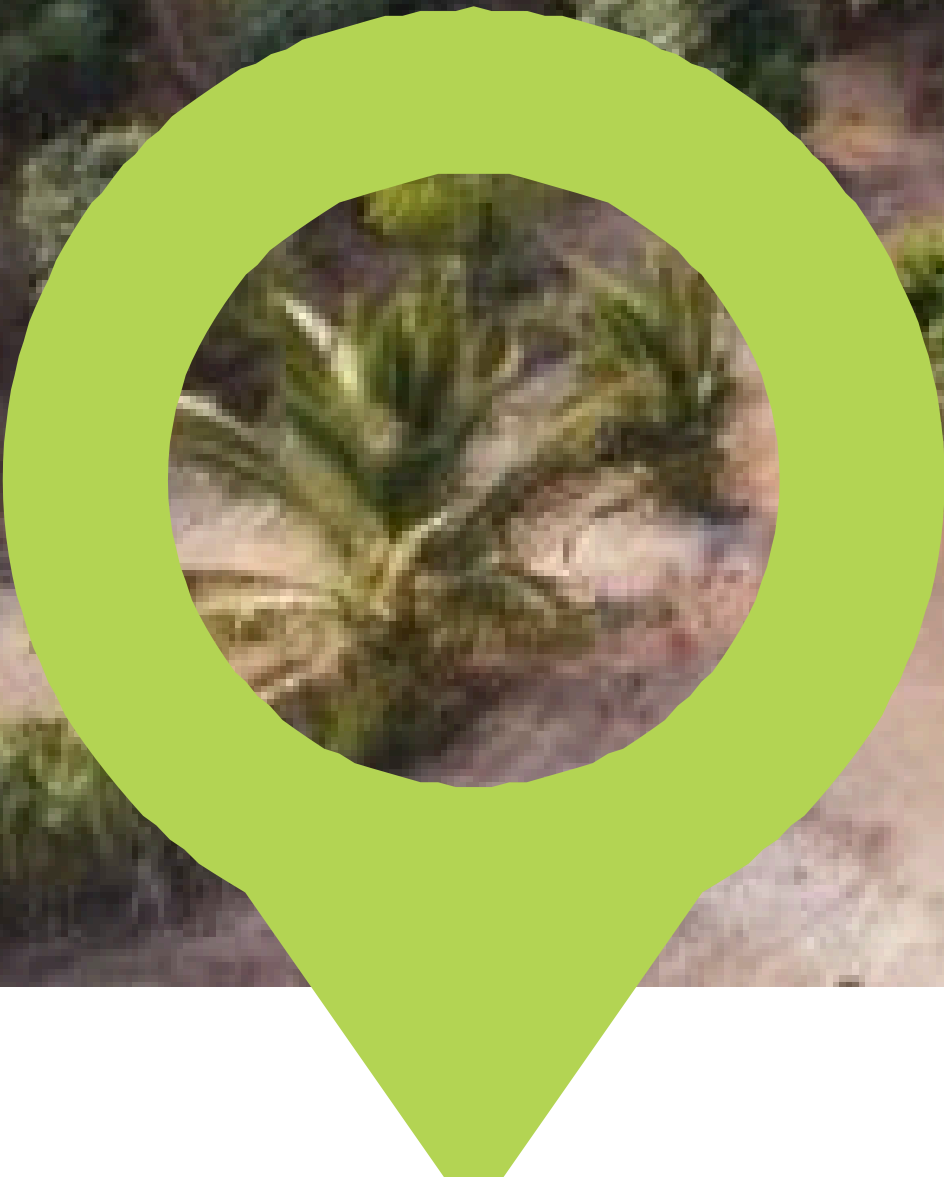
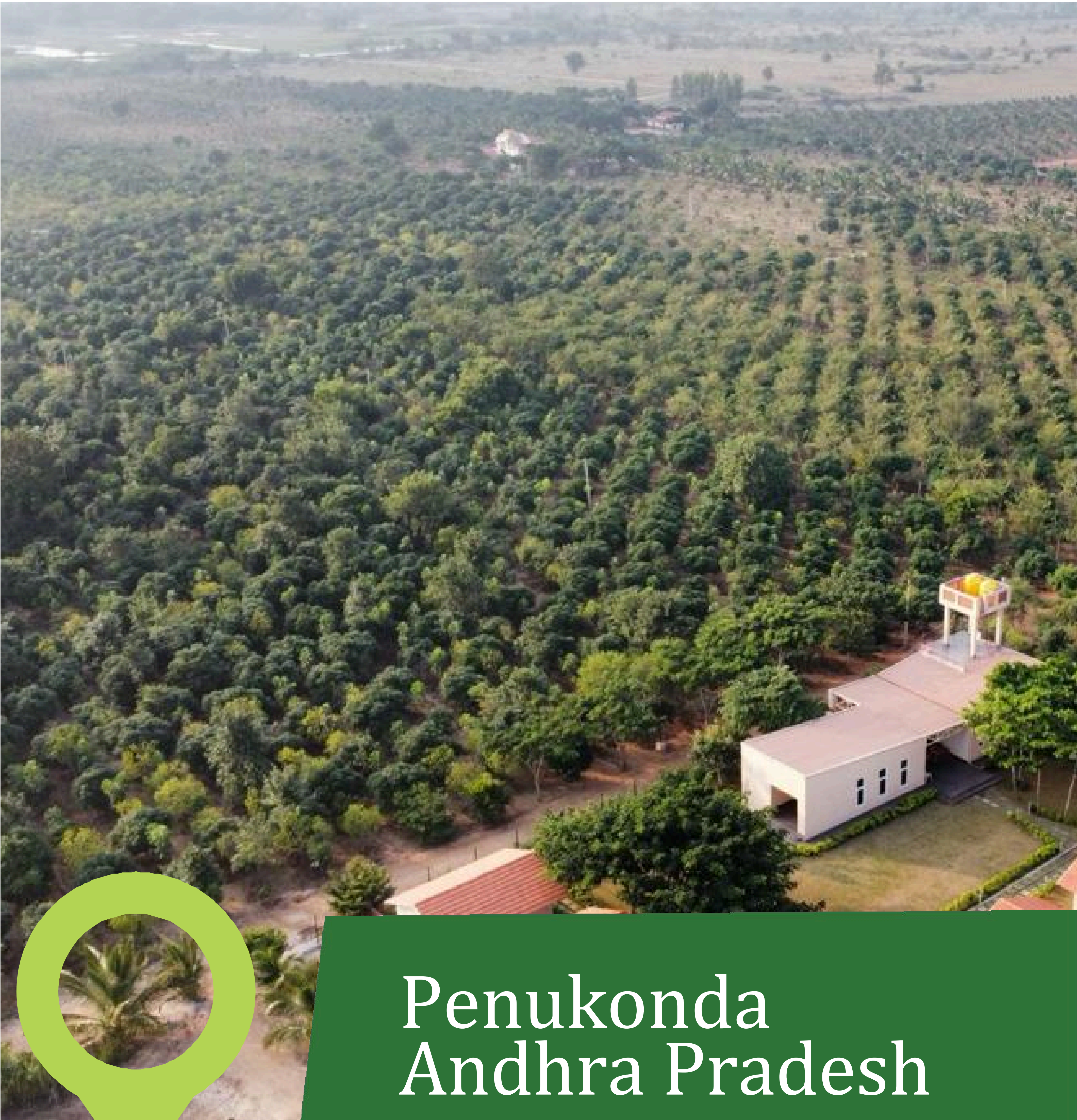
Starag India

Amada India Technical Center

Towards
Tadipatri →

Towards
Bengaluru City →

↓
Towards
Bengaluru City



Penukonda Andhra Pradesh

Near the upcoming industrial zones and just a short drive from Bengaluru International Airport,

- Fully developed farm plots within a secure gated community.
- Proximity to industrial hubs such as KIA Motors and major infrastructure.
- Amenities include 24/7 security, CCTV surveillance, and year-round maintenance.

REGIONAL OVERVIEW

GROVING SOIL

(PENUKONDA REGION)

Automotive & Manufacturing:

KIA Motors (19 km)	Berger Paints (12 km)	Bharat Electronics Ltd. (BEL) (15 km)
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Page Industries (14 km)	Wipro and Tata Advanced Systems (40 km)
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Andhra Pradesh Aerospace & Defense Electronics Park
40 km from Penukonda

Medical College 90 km	Nandi Medical College AIIMS 87 km
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Bangalore Airport 137 km	Devenhalli KIDAB Area 131 km
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Mall Of Asia (150 km)

Recent Industrial Developments:

IndoSpace Industrial Park (139 km)	Anantapur Industrial Hub Expansion (34 km)
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Big Bay (80km)

Historical & Cultural Landmarks:

Penukonda Fort (14 km) **Lepakshi Temple (42 km)**

Isha Foundation (102 km) | Nandi Hills (116 km)

Puttaparthi (Prasanthi Nilayam) (48 km)

Venkagirikote Kere Lake (120km)



Leepakshi Temple - 42 KM



ISHA Foundation - 102 KM



KIA National Power Plant - 19 KM



Berger Paints - 12 KM



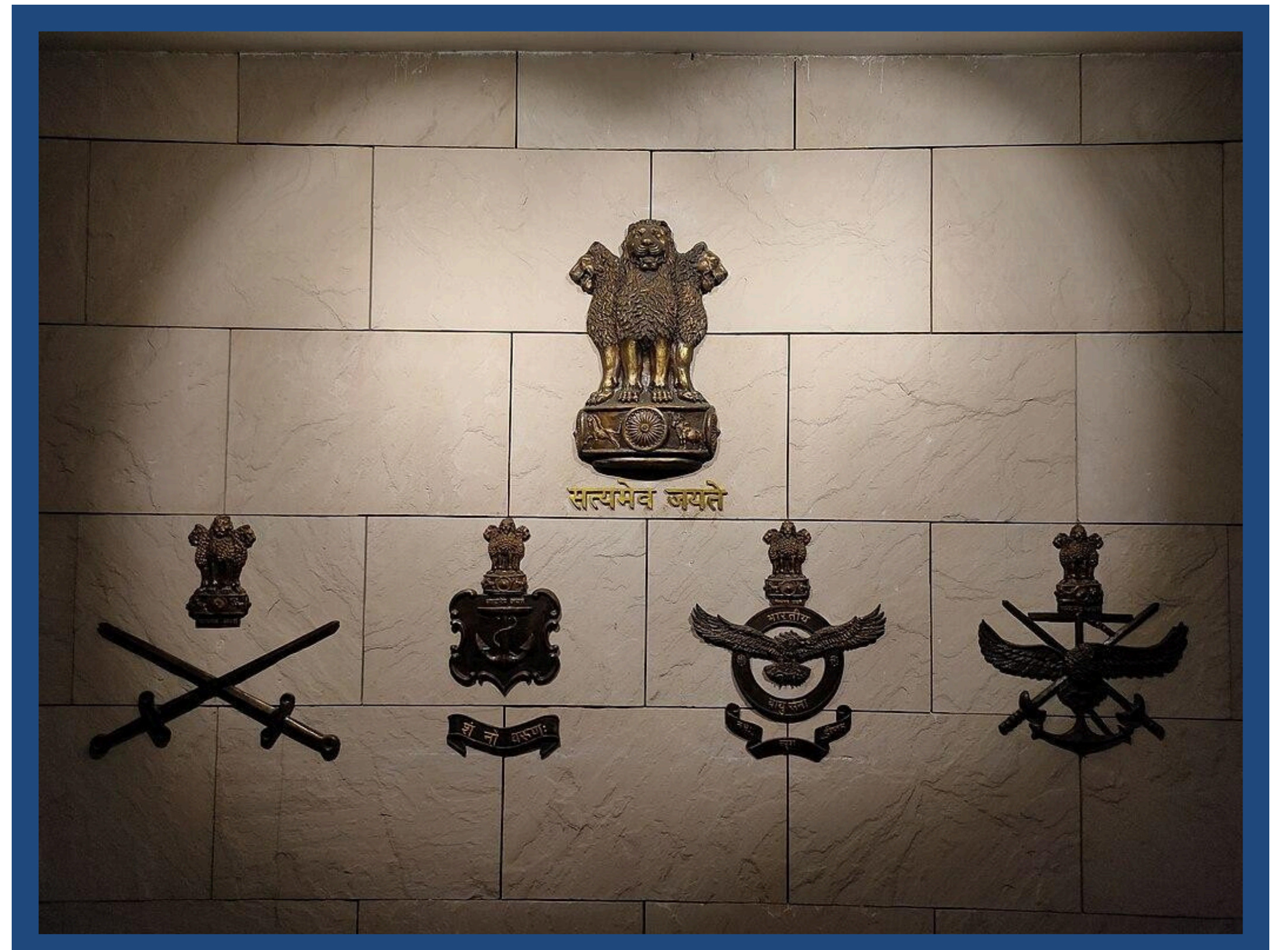
Bharat Electricals - 15 KM



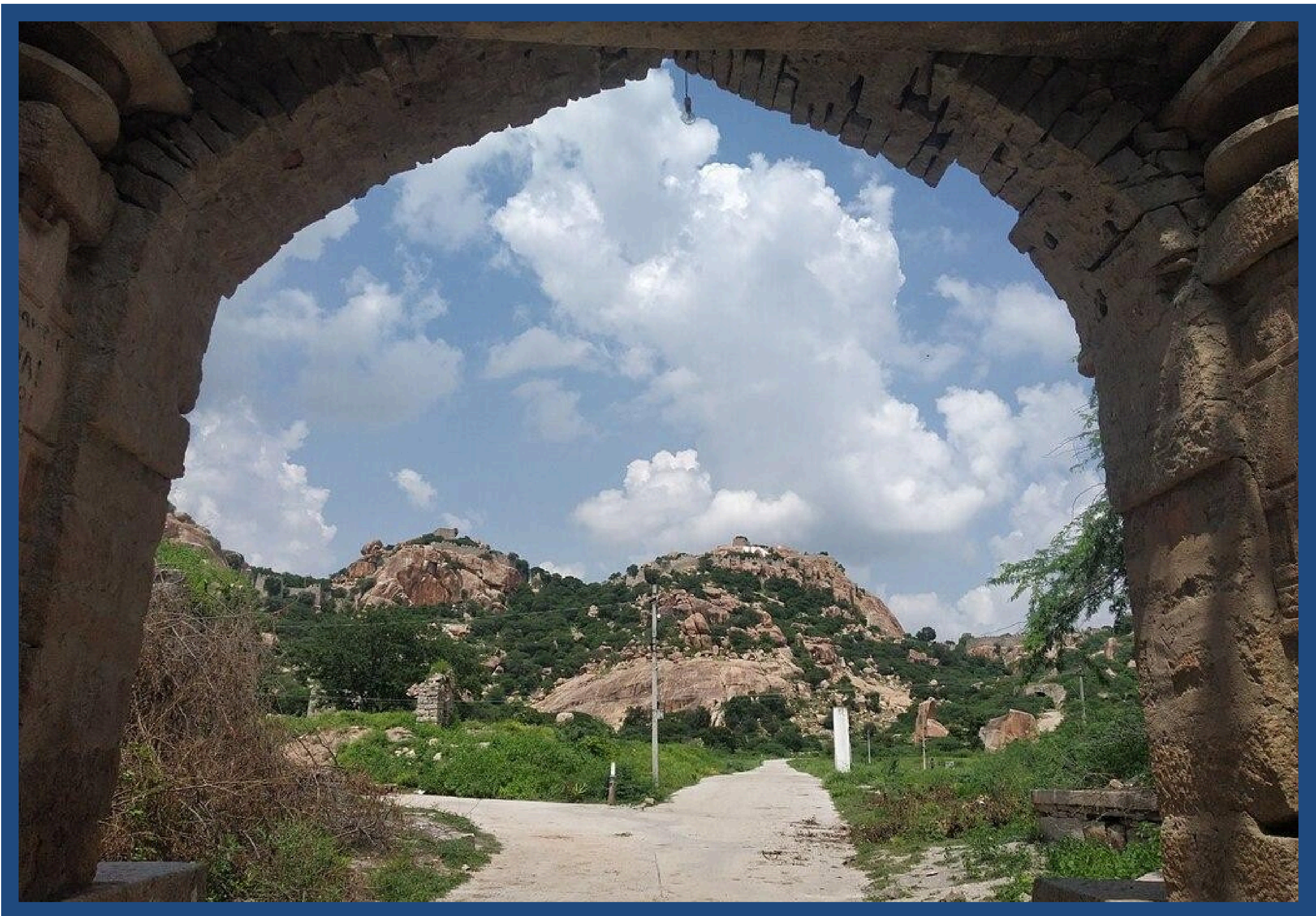
TATA Systems - 40 KM



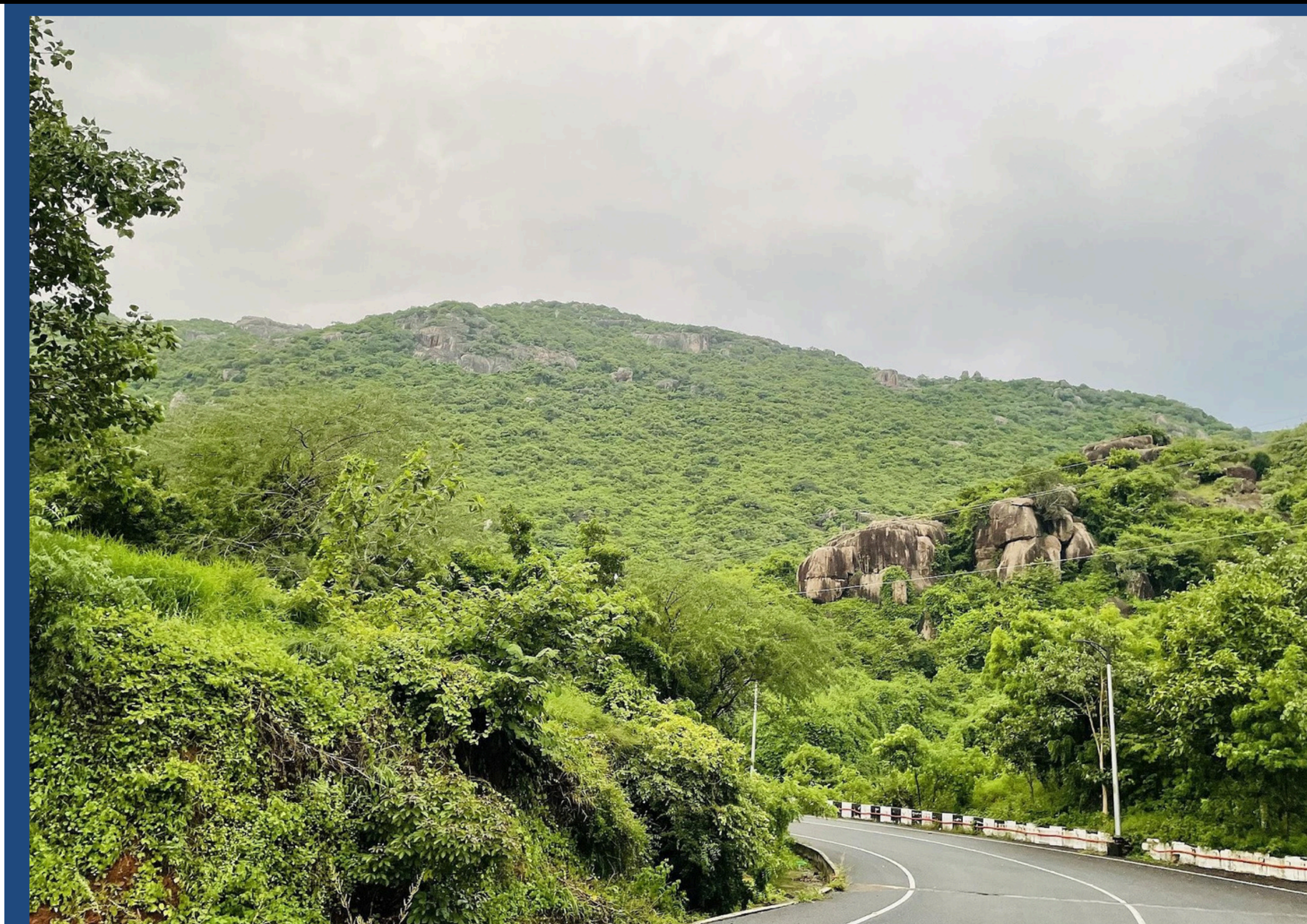
WIPRO Systems - 40 KM



Nandi AIIMS - 87 KM Defence Corridor 40KM



Penukonda Fort - 20 KM



Nandi Hills - 116 KM



Aerospace Park- 40KM



Bangalore Inter National Airport - 137 KM



Bullet Train - 42 KM



WHY INVEST IN
SANDALWOOD
FARMLAND?



**HIGH-VALUE
RETURNS**



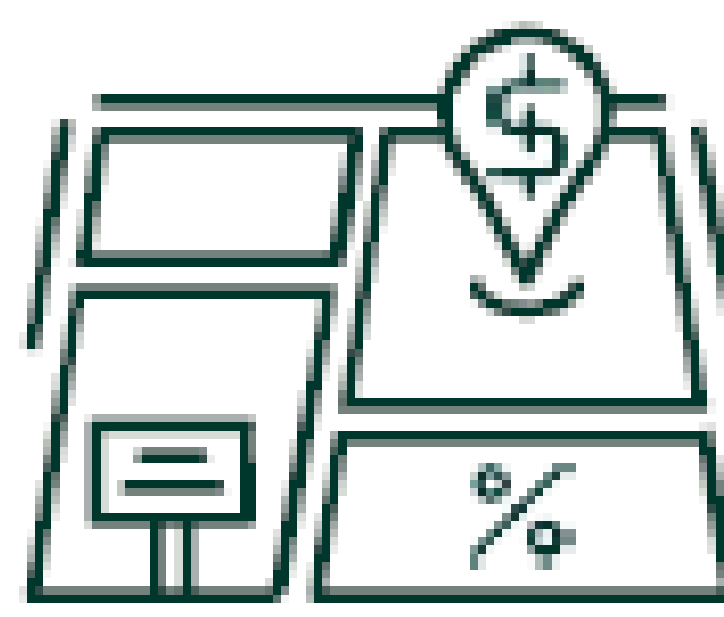
**REDUCED
RISK**



**STABLE
GROWTH**



**SUSTAINABLE
INVESTMENT**



**GUARANTEED
LAND INVESTMENT**

Site layout

Farm plots, internal roads and shared spaces, laid out as drawn on the site plan.



Resort house
At the centre of the layout, on the main road



Premium sports & recreation
Cricket ground, pool, courts and amphitheatre



Resort cottages
Landscaped cottages on the eastern side

Amenities

- | | | | | |
|-------------------------|----------------|------------------|----------------|----------------------|
| ● Sandalwood plantation | ● Cycle tracks | ● Kids play area | ● Darts | ● Restaurant |
| ● Mango orchard | ● Amphitheatre | ● Cricket ground | ● ATV driving | ● Gym and recreation |
| ● Jogging tracks | ● Table tennis | ● Dining area | ● Indoor games | ● Wi-Fi |

3D view traced from the site plan. Buildings, trees and crops are illustrative; plot shapes are approximate.

FINANCIAL ARRANGEMENTS

PROFIT SHARING & HARVEST PROFITS

Financial Arrangements & Profit

- **Maintenance Costs:**
Investors has to pay fixed Paisa. 0.15 /- Per Sq.ft per annual maintenance.
- **Profit Sharing:**
Groving Soil covers all additional costs in exchange for a 30% revenue share profits.(Sandal wood only)

Harvest Profits & Exit Strategy

- **Harvest Profits**
At the end of the 15-year period, or on harvesting investors can expect to see substantial profits from the sandalwood harvest.
- **Exit Strategy**
Options include selling the land, continuing with new crops, or partnering with fragrance companies for sandalwood sales.
- **Flexibility**
Groving Soil provides flexible exit options to ensure that investors can maximize their returns based on market conditions.

Government Authorised



Sandalwood Information System

Institute of Wood Science and Technology

(Indian Council of Forestry Research and Education) Ministry of Environment, Forest and Climate Change, Govt of India



सत्यमेव जयते

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Sandalwood Trade

National Trade

International Trade

Illegal Activities

National Trade

The price of Indian sandalwood of I class Heartwood at present is Rs.7,500 per kg and oil is around Rs. 1, 50,000 per kg as per the Government rate. In domestic market price of the sandalwood is Rs. 16,500 per kg. The price international market is about 15 to 20% higher than the domestic market. The annual augment of price is going at a premium if more than 25%.

International Trade

The sandalwood price in international market is about 15 to 20% higher than the domestic market. The annual augment of price is going at a premium if more than 25%.

Taxonomy

Scientific Classification

Vernacular Name

Morphology

Physiology

Habitat

Distribution

Tree Improvement

Seed Technology

Nursery Technology

Bio Technology

The price of Indian sandalwood of I class Heartwood is **Rs. 7,500 per Kg** at the Government rate. The price of sandalwood oil is around at the Rs. **1,50,000 per Kg** Government rate. The price of sandalwood in the domestic market is **Rs. 16,500 per kg**. The international market price is **15 to 20%** higher than the domestic market. The annual price augmentation is going at a premium of more than **25%**.

GROVING SOIL – SANDALWOOD & MANGO PLANTATION INVESTMENT

PLOT & COST DETAILS

 PLOT SIZE	 NET PLANTATION AREA	 COST PER SQ. FT.	 TOTAL INVESTMENT
10,000 sq.ft (SUPER)	10,000 sq.ft	₹225	₹22.5 LAKHS
40,000 sq.ft (SUPER)	40,000 sq.ft	₹225	₹90 LAKHS



SPACING: 8 ft × 14 ft (112 sq.ft/tree)



TREE MIX: 66.66% Sandalwood + 33.33% Mango (Host)



TREE COUNT:



10,000 sq.ft: 90 trees (60 Sandalwood + 30 Mango)



40,000 sq.ft: 360 trees (240 Sandalwood + 120 Mango)

Payment Plan

	
STAGE	PAYMENT / TIMELINE
 BOOKING AMOUNT	20% of Total Cost
 BALANCE PAYMENT (INCL. REGISTRATION)	80% within 30 working days
 TOTAL	100%

Banking Details
Account Name: GROVING SOIL PRIVATE LIMITED
Bank: Union Bank of India
Account Type: Current Account Account
No:353101010036738
IFSC Code: UBIN0535311
Branch Address: Gandhi Nagar, Bangalore - 560034



Bharath Group

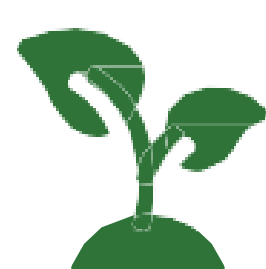
is involved in



**Real Estate &
Mining**



Agriculture



Sandalwood Farming



Mineral Trading



Education



Infrastructure

🛡️ Managed Farmland • Govt-Licensed Sandalwood

An Investment That Breathes

Own nature's most coveted asset class—sandalwood—within a fully managed, high-infrastructure orchard backed by government licensing.

Invest Now →

Own Your Parcel

📈 Dual Returns

🛡️ Government Licensed

🌿 Fully Managed



FROM **ROOTS** TO **RETURNS**

Groving Soil grows your wealth, naturally.





EVERYDAY YOU'RE EARNING VALUE FOR MONEY.

A smarter way to grow wealth —
one tree at a time.



Reduced Risk



Long-Term
Wealth Creation



Sustainable
& Natural Growth