

Frequently asked questions

1. Where is it located?

Situated at Melinahulavathi village, Jagara Hobali, Chikkamagaluru Taluk and District, Karnataka.

From MG Road Bangalore - 288 KMS

From NICE ROAD Bangalore - 274 KMS

From Bangalore Airport - 310 KMS

From Chickmanguluru Town - 30 KMS

2. What is Chickmanguluru Famous For?

Chikmagalur is a hill station in Karnataka, a state in southwest India. Chikmagalur is known for its stunning natural beauty. It is surrounded by lush green hills, coffee plantations, and waterfalls. Chikmagalur is home to several beautiful waterfalls, including the Hebbe Falls, Jhari Falls, and Kalhatti Falls. To the north is Baba Budangiri, a mountain range in the Western Ghats, with 3 large caves said to be holy. Trails through forests and grasslands lead up to Mullayanagiri Peak. The cascading Hebbe Falls lie in an area of coffee plantations. The forested Bhadra Wildlife Sanctuary, northwest of Chikmagalur, is home to elephants, tigers and leopards.

3. How many acres is the project?

The project is about 130 acres.

4. What is the Land Zoning of this Land.

This land is called as Plantation Land, Plantation agriculture is a type of commercial farming in which a single crop is grown for the entire year. This type of farming requires large amount of labour and capital. The crop production may be further processed on the farm itself where it is grown or in nearby factories or small scale industries.

Example-rubber, coffee, tea, cotton

5. Who will maintain the project?

Aranyakaa Farms will maintain the project for the first three years, post that association along with Aranyakaa farms will maintain the project.

6. What are the Estate sizes?

The Estate sized from 20,000 sft

However, we have Estates of half an acre to one acre and taken with multiples.

7. Is this a free hold property?

Yes, it is a freehold property, where boundaries are marked on all four sides for clear identification and is registered in the name of the customer.

8. Can we see the location?

Sure, we are happy to show you the project and guide you through the site visit.

9. What is the price of the land?

Estates starts from INR 175 per sft

10. What is 11E Sketch?

A 11 E sketch is the sketch of the portion of a property which is set for sale. This sketch is usually prepared by the surveyor manually after visiting the spot. Once the sketch is done, it is given a new survey number with a certificate that must be attested in the sale deed at the time of the transaction.

11. What are the other charges?

Other charges will be INR 2.5 per sft as Corpus for Maintenance, Stamp duty, Registration charges and RTC transfer charges

12. Are Bank loans available for Estates?

NO

13. What is the payment schedule?

1,00,000 Booking advance

50% Agreement within 30 days

25% 60 days from the date of agreement & applying 11 E Sketch

25% at the time of registration

14. What about the yield from Estate.

1. Yield from Coffee, every year during January to March the coffee harvest happens and at that time what ever the revenue earned by the yield is and the price of coffee during that year will be distributed among all the owners pro-rata basis.
2. We will also be planting Pepper and silver oak trees, pepper will generate returns post 2 years and silver oak post 15 years

15. Will my Estate have access via motorable roads?

All the Estate in the project will have clear road access.

16. Is there a power connection available?

We already have electric poles and a transformer right up to the entrance of the project.

17. Will there be a club house?

Yes, there will be a club house constructed in the project.

18. What are the amenities at the club house?

- 10 Rooms
- Restaurant
- Reception & Lobby
- Kids Play Area
- Kitchen Garden
- Indoor Games
- Pond
- Swimming Pool
- Private Lake

19. When will the club house construction start?

The Club plan is submitted for Approval from the Govt Authorities, once it is sanctioned, we shall commence the construction and complete it subject to weather conditions.

20. What is the other infrastructure at the project?

Along with Drip Irrigation and provision for water for plantation and future construction, the internal roads of the entire project will be made of murrum soil and jelly for smooth movement throughout the year.

21. What about the water for Cultivation?

The project has a canal nearby and multiple water storage bodies which is enough for cultivation of plantation.

22. Can we build a farmhouse?

Yes, you can, we already have a pre approved design for the Villa which can be constructed as per the standard specifications.

23. Can we let out the farmhouse that we constructed?

In this project, Aranyakaa will have a revenue share model where we will rent your cottage, maintain it and service it from the club house. Aranyakaa will sign a revenue share agreement and manage your cottage for you.

24. Are bank loans available to construct a cottage?

Yes, subject to individual financial compliance.

25. Tell me something about the coffee business in India?

India is 6th largest producer of coffee in the world with nearly 4 Lakh Metric Ton of coffee every year, 65% of which is grown in Karnataka (Madikeri, Chikkamagalurand Sakleshpur).

The bulk of India's coffee production is exported, and the domestic industry focuses much of its marketing effort on export promotion.

Of the total coffee produced in India, about 75 per cent is exported and 25 per cent is consumed domestically.

Italy is one of the largest importers of Indian coffee at 21.63%, which is followed by Germany (9%), Russian Federation 6.3% and Belgium (5.24%).

Globally, the coffee market has grown steadily by 2.5 to 3% year on year, but the growth rate is much faster in India. The India coffee market is growing 10.15% year on year. India's strong growth is due to weak fundamentals as the Indian coffee market is smaller than the rest of the world. During the Covid period, internal coffee consumption increased significantly around the world with the closure of cafes and hotels. Before Covid, household consumption accounted for 70%. This number has increased to about 90% during the Covid crisis..

26. Coffee Harvesting Process:



A coffee Plant takes about 4 years to be ready for harvesting, and the harvesting Season starts from December to March.