



SRI ATLURI PROJECTS PVT LTD

INTRODUCTION:

Name of the company :
Sri Atluri projects Pvt Ltd
Location of the company: Flat no. 302, Gayathree fortune , street no: 1, C-Zech colony, Sanath Nagar , Hyderabad.

Project Details :

Total Area :
90 Acres
Per acre : 100 cents - 88cents for land area and 12cents for road access along with 400 Commercial plants .
Over-all 36000 commercial plants.
Plot Sizes:
11, 22, 44 Cents



About Company :

- **Sri Atluri Projects Pvt. Ltd.** is a dynamic and emerging real estate development company committed to delivering high-quality, value-driven investment opportunities. The company specializes in plotting and development ventures, farm villa projects, and commercial wood plantation initiatives, catering to both investors and end-users seeking secure and sustainable assets.
- Backed by 10+ years of industry experience, the company is led by seasoned directors who bring deep expertise in land development, project execution, and customer-centric planning. All projects are strategically developed and directly managed by the leadership team, ensuring transparency, quality control, and long-term value creation.



Our Active Projects :

Eco - City



- Plotting & Development Well-planned residential layouts with clear titles, road access, and high appreciation potential.

Eco Farm Villas Retreat



- Farm Villas with Landscaping Peaceful farm villas with lush greenery and modern amenities for a relaxing lifestyle.

Sri Atluri Farms



- Commercial Plantation Projects High-value plantation projects offering long-term returns and sustainable income

Sri Atluri farms – Commercial wood investment Plan .

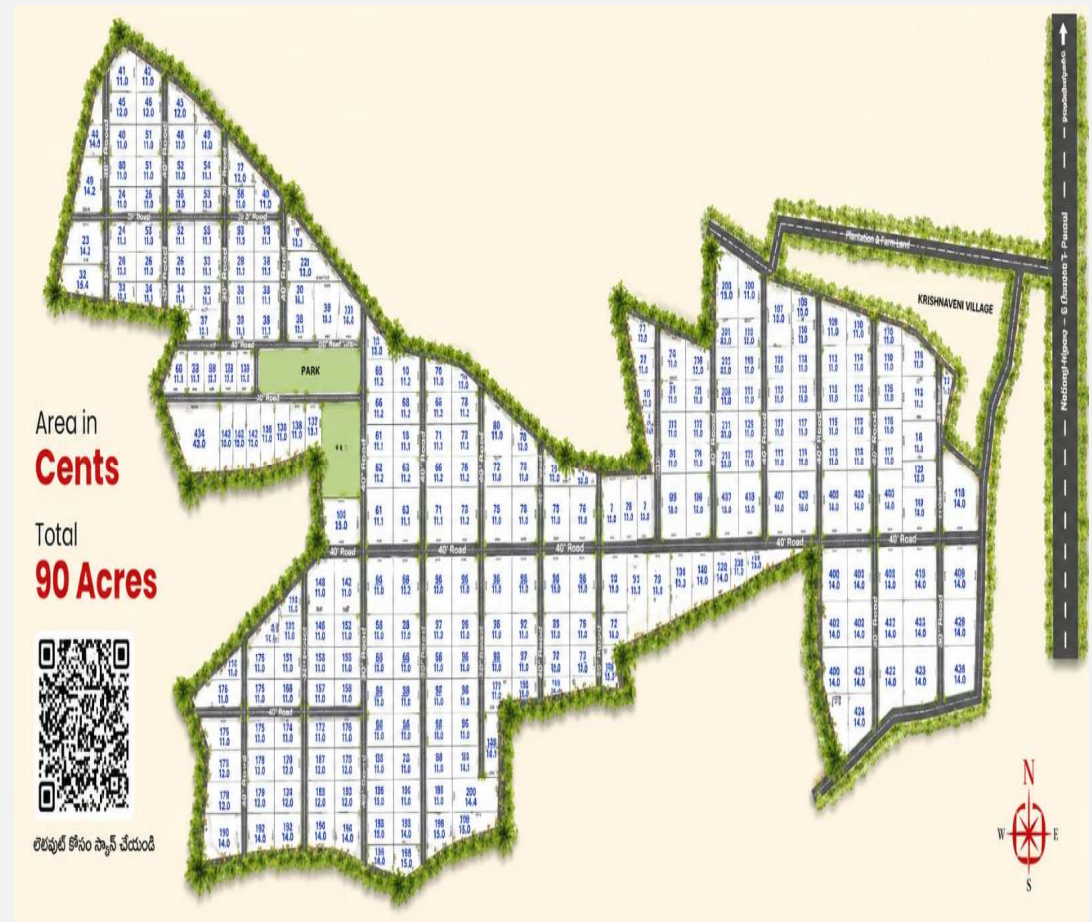
- **Sri Atluri Farms** is an exclusive commercial wood investment venture is developed by **Sri Atluri Projects Pvt Ltd.** thoughtfully designed to blend strategic land ownership with high-value commercial wood plantation, offering investors a secure, sustainable, and future-ready asset with exceptional long-term growth potential.



Project location :

Sri Atluri Farms is strategically located at @Yendrapalli, Prakasam District, Andhra Pradesh, approximately 180 away the from Hyderabad.

The location offers a peaceful natural environment, excellent plantation suitability, and strong long-term growth potential while remaining accessible through major road connectivity.



Introduction :

Sri Atluri farms is an innovative land investment project that combines strategic farmland ownership with commercial plantation development , offering investors a sustainable and future – oriented assets.

Objective :

To provide investors with affordable access to premium agriculture land while creating opportunities capital appreciation and plantation-based value enhancement.

Vision :

To establish ourselves as a trusted leader in sustainable land and plantation investment , creating long – term value for investors .



Mission :

To deliver secure, transparent ,and high – potential land investment solution through professionally developed plantation projects.

Concept :

A Unique investment model integrating land ownership with managed commercial plantation , designed to generate dual benefit through land appreciation and green asset development .

About The Commercial Plants

Sri Atluri Farms features a premium selection of high-value commercial wood species including **White Sandalwood, Red Sandalwood, Malabar neem, Mahogany, Rosewood, Agarwood, and Blackwood.** These species are chosen for their strong market demand, premium commercial value, and long-term appreciation potential. Carefully aligned with the region's soil and climate conditions, the plantations are professionally managed to support healthy growth and maximize long-term asset value for investors. 🌿 📈

THE GREEN BUSINESS IDEAS



ABOUT SRI ATLURI FARMS

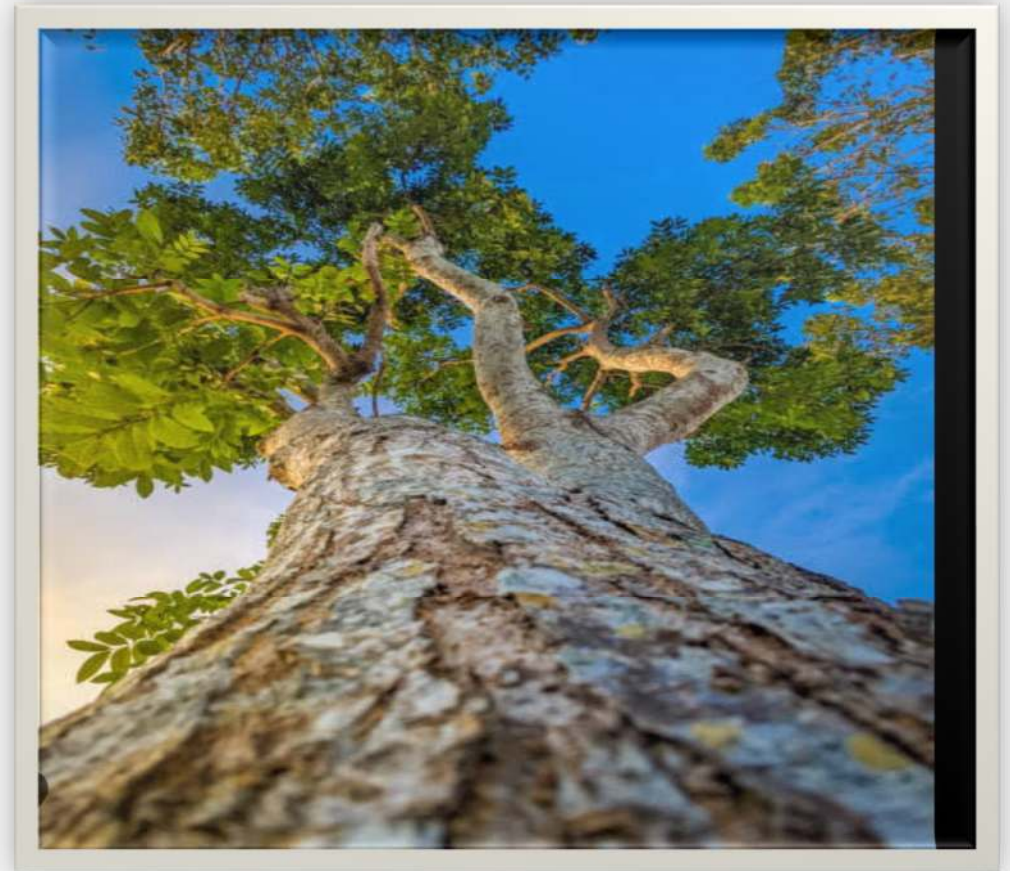
Sri Atluri Farms is dedicated to promote sustainable farming practices and eco-friendly agriculture.

About The Mahogany Plant

Mahogany is a high-value commercial hardwood tree known for its strong, durable timber, attractive grain, and premium market demand. It is widely cultivated for commercial plantation because of its long-term economic value and extensive use in furniture, interior design, and luxury wood products. 🌳

Sourced : Plant seeds are sourced from Institute Of wood Science & Technology @Bangalore for the growth period of 10 – 12 years .

Dimensions : Approx 50 – 80feets of length and 2 - 3feets of width .



Features Of Mahogany Plant

1. **Long Time Durability** (even in salt water the wood span will be 90-100 years).
2. **Light In Weight** (most of the use in boats and ships).
3. **Less Amount Of Moisturizer Capture.**
4. **Mahogany Leaves Are Used In Ayurvedic Powder.**
5. **The Sky Fruits Are Used In Medicine Like Diabetics And Cancer.**
6. **Easy Marketable Compare To Other Wood.**
7. **Benefit Of Getting High Return On Investment.**
8. **Over All Global Demand.**



Project Highlights & Amenities .

- Entire project is surrounded by diamond fencing with granite poles.
- 2. Internal roads for easy access.
- 3. Water facility with drip irrigation system.
- 4. 24/7 CCTV surveillance & Security.
- 5. Entrance Arch with Gate for the project.
- 6. Managed plantation support.
- 7. Boundary line marking for each plot.
- 8. Green and well-maintained environment.



The Poola Subbaiah Veligonda Project :

Introduction

The Poola Subbaiah Veligonda Project is one of the major irrigation and drinking water projects developed by the Government of Andhra Pradesh.

The project aims to utilize Krishna River flood waters to support agriculture, drinking water supply, and sustainable rural development.

Project Overview

- Also known as Poola Subbaiah Veligonda Project
- Located near the Nalla-mala forest region
- Designed to divert Krishna River water through tunnels
- Benefits Prakasam, Nellore, and Kadapa districts
- **The approximate distance from Veligonda Project to Yandrapalli is around 35-50 KM, depending on the exact route and project access point. Travel time is approximately 1 to 1.5 hours by road.**



Nagarjuna Sagar Dam :

The approximate distance from Nagarjuna Sagar Dam to Yendrapalli is around 70 KM by road, depending on the route. Travel time is approximately 1 to 1.5 hours.

Benefits & Marketing Advantage

Regional Water Development Importance

Nagarjuna Sagar Dam is one of India's major irrigation and water resource projects, supporting agriculture and regional development across Telugu states.

Indirect Development Advantage

Large irrigation infrastructure projects in Andhra Pradesh and Telangana help:

Improve agricultural ecosystems

Increase regional development

Strengthen water management awareness

Enhance nearby land demand over time



Macharla Railway Station:

Macharla Railway Station is a regional rail terminus located in Macharla, Andhra Pradesh, India. It serves as the endpoint of the Guntur Macharla branch line under the South - Central Railway zone. The station connects Macharla and surrounding rural areas with major towns in Guntur district, supporting local travel and economic activity.

Key facts

Station code: MCLA

Railway zone: South Central Railway

Division: Guntur railway division

Line: Guntur-Macharla branch line

Address: FCCQ+6H3, Macharla Rural, Andhra Pradesh 522426, India

Location and Connectivity

The station lies in Macharla, a municipality in Palnadu district of Andhra Pradesh, near the Nagarjuna Sagar region. It provides vital connectivity for passengers and freight, linking agricultural and industrial outputs from the area to markets in Guntur, Vijayawada, and beyond. Road access connects the station to Macharla town center and regional bus routes.



Revenue Analysis :



Mode Of Payments :

Two Modes –

- 1 .Spot Payment - One Time Payment(45 Days Duration).
2. Flexible Payment - EMI benefit.

Packages :

6 lakhs – EMI
11 cent, 4.4 guntas,
50 plants.

11 Lakhs - EMI
22 cents, 8.8 guntas,
100 plants.

Per Plant Analysis :

Approx. 60 feet
plant = 188.5 Cubic
Feet
Avg market price =
1300

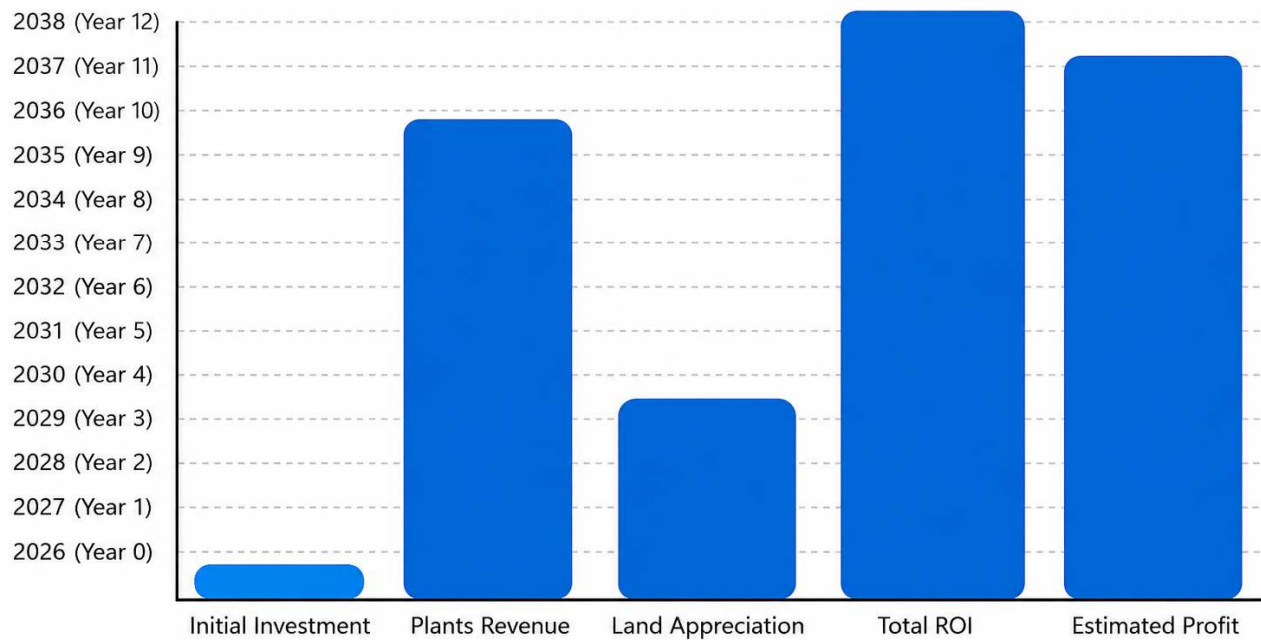
Calculation :

Per plant =
 $188.5 * 1300 = 2,45,050$
for 10 – 12 years.
So total 50 plants =
approx. 1,22,52,500 for
12 years.
50% - 50% Share by
company and investors.

Return on investment :

12 Years Return On Investment (ROI)

Comparison of investment, plant revenue, land appreciation, total returns, and estimated profit for a ₹6 lakh investment.



Investment Summary :

- Required Investment : ₹6,00,000/-
- Returns on Plants : ₹61,26,250/-
- Land Appreciation : ₹18,00,000/-
- Total Return On Investment : ₹79,26,250/-
- Estimated Profit : ₹73,26,250/-
- Approximate ROI : 10 Times Growth in 12 Years



**SRI
ATLURI
FARMS**

@ Yendra Palle, Prakasam District



SPOT PAYMENT



11 CENTS - Rs.6,00,000/-

(4.4 Guntas) 528 Sq Yards



BOOKING AMOUNT

Rs.1,00,000/-



**SPOT REGISTRATION
(45 DAYS)**



**EV BIKE
FREE**



MAHAGONY PLANTATION
Project Name
SRI ATLURI FARMS

EMI PAYMENT



11 CENTS - Rs.6,00,000/-

(4.4 Guntas) 528 Sq Yards



BOOKING AMOUNT

Rs.1,00,000/-

**Rs.5000
P/M**



**3 LACS
PAYMENT**



**SPOT
REGISTRATION
(45 DAYS)**

**EV BIKE
BOOKING AMOUNT
SRI ATLURI FARMS**



**AGRICULTURE
LAND**



**CLEAR
DOCUMENTS**



**HIGH INVESTMENT
VALUE**



**GOOD WATER
FACILITY**



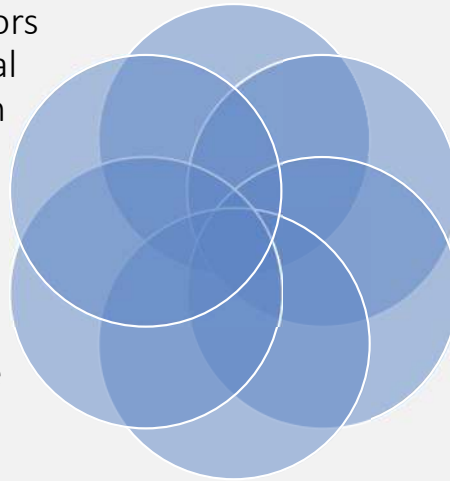
**FUTURE
GROWTH AREA**

Zero Risk Investment Analysis

Investing in Sri Atluri Farms,
developed by Sri Atluri Projects Pvt
Ltd, is considered a secure and stable
investment option.

High Wealth Creation : Investors
can benefit from both capital
appreciation and plantation
development.

Low Market Risk: Unlike stocks
or cryptocurrencies, land value
is not affected by daily market
fluctuations.



Physical Asset: Land is a
tangible asset that cannot
disappear like digital or
market-based investments.

Legal Security: Clear
documentation and proper land
registration provide safety to
investors.

Stable Growth: Agricultural
land generally increases in
value over time.

OUR SITE

Real Site . Real Progress . Real Value.



About Our Site

Building The Future , Together....
Our Project is located in prime area with excellent connectivity . Surrounded by essential amenities and natural beauty . We are committed to delivery a high-quality infrastructure development that offers independent land ownership along with return on investments on plant

Conclusion .

- 1.** Sri Atluri Farms, developed by Sri Atluri Projects Pvt Ltd, is a unique investment opportunity that combines land ownership with commercial plantation.
- 2.** It offers investors an affordable entry into farmland with the potential for strong future capital appreciation and long-term plantation benefits with high value return on investments.
- 3.** With its peaceful environment, strategic location, and sustainable concept, this project provides a secure, green, and profitable investment for the future , no other investments can beat our concept. 📈 🌱

