



WELCOME TO TOMORROW'S FUTURE LAND

ADJOINING NORTH GOA

SHIRWAL LAKE , DODAMARG, SINDHUDURG, MAHARASHTRA

ABOUT US

We have brought for you a best 2nd home, which is surrounded by mountains and forest , you can earn monthly rental income . Get a opportunity to live with your family in pure air where there is 0 % pollution. we have brough farm land resort at Adjoining North Goa.

Situated at lush green farmhouse, land & resource that spreads over 800 acres beckons you! Located in the village shirwal, sindhudurg, Maharashtra, surrounded with breathtakingly picturesque landscape, be prepared to be mesmerized.

The First phase would acquisition of the 100 acres of land for agriculture income purpose will be under the Fractional Ownership Platfom with 100 share or Unit divided within 100 propective customers.



What Is Fractional Ownership ?

Fractional Ownership is when an investor purchases a percentage or share of an asset instead of paying the full price. This enables those with less access to capital or looking to diversify over several kinds of assets to get a stake in areas like real estate.

KEY TAKEAWAYS

Fractional ownership is when the cost of asset or property is split among individuals, each getting a share. All the shareholder may split the benefits of the asset pro rata, such as income sharing , reduced rates, and usage rights.

This type of split is common in the purchase of expensive assets, such as income sharing , reduced rates, and usage rights.

This type of split is common in the purchase of expensive assets , such farm land

Role of management Company (Co Working Network LLP)

1. Primary legal & technical information.
2. Presentation the total portfolio of the proposal .
3. Pre information of the project.
4. Breakup of the shares & percentage with the analysis of the future income for the proposed property for the FO Company.
5. Getting the platform ready for the prospective Share Holder with all type of pro & cos.
6. Finalizing all the team & condition required after FO Company is formed.



FARM LAND , (1st Phase)

Income Source

you can get profit gaining from
Cashew & Supari trees.

Extra Part Time Income

Spice garden and host plant.

Land With Lake

The Total land is 800 acres ,with a lake in the
middle ,the forest is surrounded by hills.

Included

- 4047 sq.mtr.Land
- Water Supply
- Electricity
- Farm Land Fencing
- Main Gate
- Solar Lamp



FARM HOUSE RESORTS SUITE (2ND Phase)

- **Land**
Construction area upto 1250 sqft.
- **Income Source**
You can get profit gaining from Cashew & Supari trees.
- **Extra Part Time Income**
Spice garden and host plant.
- **Houes with Lake**
Fully furnished jungle family suites with pre fabrication.

- **Specifications**

Fully Furnished suits with kind size Bed with Mattress, Bunk Bed with Mattress, Sofa, Chair, and Table, Air Conditioner, Fans, Lights, Refrigerator, Wall Clock, Wallpapr, Texture Paint, Floor Mat, Geyser n Washroom, Jacuzzi, Modular Kitchen, Wardrobe, Led TV, Electric Induction, Electric Cattle.

Included

- | | |
|--|--|
| <ul style="list-style-type: none">• Club Membership• 4047 sq.mtr. Land• Water Supply• Electricity | <ul style="list-style-type: none">• Farm Land Fencing• Main Gate• Solar Lamp• Fully Furnished |
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Meditation is a practice that involves focusing or clearing your mind using a combination of mental and physical techniques. Depending on the type of meditation you choose, you can meditate to relax, reduce anxiety and stress, and more.

The emotional and physical benefits of meditation can include:

- 1. Giving you a new way to look at things that cause stress.**
- 2. Building skills to manage your stress.**
- 3. Making you more self-aware.**
- 4. Focusing on the present.**
- 5. Reducing negative feelings.**
- 6. Helping you be more creative.**
- 7. Helping you be more patient.**



Adventures Sports

Water Sports



**COME, EXPLORE INVEST &
LIVE THE WONDER OF NATURE**





CORPORATE EVENTS

Meetings & Events, While integral to a corporation's work culture, are often sidelined when a travel managements that its inclusion can garner up savings of as much as 20 percent for a coporation, ensure safety of delegates..



DESTINATION WEDDING

Elaborate & vibrant wedding extravaganza deserves to be perfect in every sense so we at farms present before you an array of world class venues where your dream wedding turns into reality.



LOCATION

-  20 Minutes
Mopa International Airport
-  40 Minutes
Main Beach Goa
-  40 Minutes
Casino World
-  23 Minutes
AIIA, Goa
-  20 Minutes
Thivim Railway Station
-  25 Minutes
Dodamarg

The map illustrates a route through North Goa, starting from the coast and moving inland. Key locations marked include Vengurl Beach, Shiroda, Tiracol Fort, Mandrem Beach, Mojrim Beach, Chapora Fort, Ozran Beach, Arjuna Beach, Baga Beach, Calangute Beach, Candolim Beach, Panaji, Mapusa, Pernem, Sonurli, Banda, Mopa Airport, AIIA, Thivim Railway Station, Dodamarg, Kasinath Temple, Bicholim, Sanquelim, Valpoi, Chorao Island, Dr. Salim Ali Bird Sanctuary, and Kegad. A red location pin is placed near Pargad, and a small inset map shows the location of the route within the state of Goa.



GOA Night Life





PAYMENT PLAN

Total Land 100 Acres, 1 acre land price - Rs 50lac

Other Charges

Registry Charges - 5%

Fancing Charges - 1%

Brokrage Charges - 0.5%

Mutation Charges - 1%

Legal Charges - 0.5%

Maintenance Charges 1% Annual Charges

EOI - Rs 25000/-

Opening Date : 10 july 2024 10% of Basic Price

End Date : 31 October 2024 90% of Basic Price

& Other Charges



Co Working Network LLP

Address ; B - 404 Stellar Jeevan,

*Sector -1 Greater Noida West **201306***

