



Austine Rolls
India Pvt Ltd

HONEY BEE PARADISE

BY AUSTINE ROLLS



Since 2009



MANAGED FARM-PLOTS

CONTACT US

AUSTINE ROLLS INDIA Pvt. Ltd. is a venture driven by a strong commitment to deliver optimal returns and foster community development. With extensive experience in real estate, farming, and agriculture, Austine Rolls provides individuals with the chance to realize their dreams of owning a slice of nature. This initiative promotes sustainable living in the great outdoors while actively supporting environmental conservation.

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**LIMITED 24 PLOTS
5 ACRES**

**PRE - LAUNCH OFFER
STARTS FROM 45 LAKHS***



Austine Rolls India
Private Limited
ISO 9001 : 2015

AUSTINE ROLLS INDIA PVT LTD

LUXURIOUS LIVING SURROUNDED BY NATURE



**READY FOR
REGISTRATION**

**SAVOR NATURAL HONEY FOR YOUR FAMILY WHILE
EMBRACING THE JOYS OF BEE FARMING.**



SMALL CONTRIBUTION TO THE MOTHER EARTH

BY SUPPORTING BEE FARMING, YOU'RE NOT ONLY INDULGING IN THE PURE SWEETNESS OF HONEY BUT ALSO PLAYING A CRUCIAL ROLE IN SUPPORTING BIODIVERSITY. BEES ARE ESSENTIAL POLLINATORS, HELPING TO MAINTAIN THE BALANCE OF OUR ECOSYSTEMS AND ENSURING THE HEALTH OF OUR CROPS AND WILD PLANTS. EMBRACING THIS SUSTAINABLE PRACTICE ALLOWS YOU TO CONNECT WITH NATURE, LEARN MORE ABOUT THE FASCINATING WORLD OF BEES, AND CONTRIBUTE TO A HEALTHIER PLANET. WHETHER YOU'RE A SEASONED BEEKEEPER OR JUST STARTING OUT, EACH HIVE YOU NURTURE IS A STEP TOWARDS A GREENER FUTURE. PLUS, THE HONEY YOU HARVEST COMES WITH THE SATISFACTION OF KNOWING IT'S PRODUCED WITH LOVE AND CARE.



ABOUT US

we are dedicated to creating vibrant, sustainable communities that embrace the beauty and bounty of nature. Our mission is to transform landscapes into thriving agricultural hubs that not only provide fresh, organic produce but also enhance the quality of life for our residents.



Commitment to Sustainability



Proximity to urban amenities



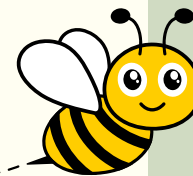
Real estate growth potential



Sensibly Priced & ECO development

Fresh farming begins right in your garden.

MEET OUR FARMERS



ORGANIC AND FRESH

Imagine waking up to the delightful aroma of ripe tomatoes, or the crisp snap of lettuce freshly picked from your garden. Whether you're an experienced gardener or just starting out, we provide the resources and support to help you nurture a flourishing garden. Our community offers workshops and events to share tips and tricks, ensuring that your gardening journey is both enjoyable and successful.





Honey Bee Paradise
Premium Farm Plots
By Austine Rolls
@ off kanakapura road

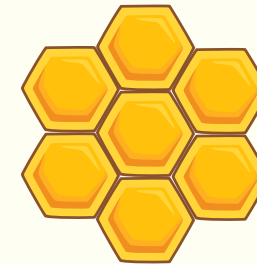


Arial View of Honey Bee Paradise

- Project 5 Acres
- 24 Plots
- 6000 Sft Each
- type - Managed Farm Plots

Special Features

- Natural lake coracle, swimming, fishing
- Joggers park amidst nature
- Treehouse and camping
- Pet Park
- Cricket net
- Archery
- Trampoline
- Badminton court
- Table tennis
- Rock climbing
- Outdoor chess
- Kids Play arena
- Club House
- Cafetria
- 24*7 Security
- CC Tv surveillance



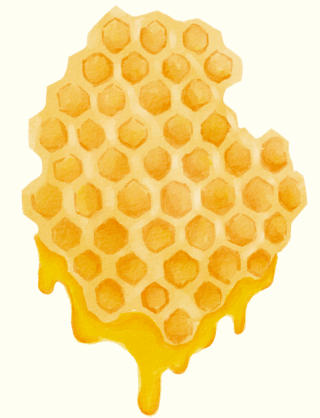
AMENITIES ABUNDANT IN FEATURES

IT'S NOT MERELY FARMLAND; IT'S A VIBRANT
COMMUNITY THAT OFFERS A LUXURIOUS LIFESTYLE
ALONG WITH A WEALTH OF AMENITIES.



CLUB HOUSE WITH

- GYM
- PARTY HALL
- CAFETERIA
- BILLIARDS
- AYUR CENTER
- SPA
- SAUNA
- JACUZZI
- INDOOR
BADMINTON



TAKE ADVANTAGE OF THE CLASS AMENITIES.



- **30 MINS TO ART OF LIVING METRO STATION**
- **15 MINS TO DAYAYANANDA SAGAR MULTI SPECIALITY HOSPITAL**
- **1 HR 30 MINS TO MAJESTIC**
- **30 MINS HAROHALLI INDUSTRIAL TOWN**

THIS HONEY BEE PARADISE FARMLAND OFFERS NOT ONLY A SERENE AND NATURAL ENVIRONMENT BUT ALSO THE CONVENIENCE OF URBAN AMENITIES. THE PROXIMITY TO EDUCATIONAL INSTITUTIONS AND HEALTHCARE FACILITIES ENSURES THAT ALL ESSENTIAL NEEDS ARE MET, MAKING IT AN IDEAL LOCATION FOR FAMILIES AND PROFESSIONALS ALIKE. WITH THE ADDED ADVANTAGE OF EASY ACCESS TO MAJOR TRANSPORTATION HUBS, THIS AREA IS POISED FOR GROWTH AND DEVELOPMENT, PROMISING A HARMONIOUS BLEND OF RURAL CHARM AND MODERN CONVENIENCE. WHETHER YOU ARE LOOKING TO INVEST, SETTLE, OR SIMPLY EXPLORE, THIS LOCATION OFFERS A PROMISING FUTURE FILLED WITH POTENTIAL AND OPPORTUNITY.





CULTIVATE YOUR OWN

Committed to principle and ethics, our team of dedicated farmers strives to cultivate the land with care and responsibility. Each day, they work tirelessly to ensure that their practices not only meet the highest standards of quality but also respect the delicate balance of nature. By prioritizing sustainable methods, they help preserve the environment for future generations while providing fresh, organic produce to our community. These passionate individuals are the heart of our operation, and their unwavering commitment to ethical farming is what sets us apart.

YOGA: A RETREAT FOR YOUR SOUL

SURROUNDED BY THE GENTLE RUSTLE OF LEAVES AND THE SOOTHING SOUNDS OF NATURE, YOU CAN EXPLORE VARIOUS ASANAS THAT HELP RELEASE TENSION AND FOSTER A SENSE OF BALANCE. EACH BREATH BECOMES A MEDITATION, GUIDING YOU TOWARD A DEEPER UNDERSTANDING OF YOUR SPIRIT AND THE PEACE THAT RESIDES WITHIN. WHETHER YOU'RE A SEASONED YOGI OR A NEWCOMER, THIS RETREAT PROMISES A REJUVENATING EXPERIENCE THAT NOURISHES BOTH BODY AND SOUL.





ALLOW YOUR CHILD TO REVEL IN THE TRANQUILITY OF NATURE.

ENCOURAGE THEM TO EMBRACE THE FRESH AIR, FEEL THE EARTH BENEATH THEIR FEET, AND LET THEIR IMAGINATION RUN WILD. WHETHER IT'S BUILDING A FORT FROM FALLEN BRANCHES, COLLECTING COLORFUL LEAVES, OR SIMPLY LYING ON THE GRASS TO WATCH THE CLOUDS DRIFT BY, THERE'S SOMETHING MAGICAL ABOUT A DAY SPENT IN NATURE. THESE MOMENTS NURTURE A SENSE OF WONDER AND CURIOSITY, FOSTERING A DEEP APPRECIATION FOR THE WORLD AROUND THEM.



LIVING IN PARADISE



WHERE EVERY DAY FEELS LIKE A DREAM COME TRUE. THE GENTLE RUSTLE OF PALM LEAVES SWAYING IN THE WARM BREEZE, THE SWEET SCENT OF BLOOMING FLOWERS, AND THE VIBRANT COLORS OF THE SUNSET PAINTING THE SKY ALL BLEND TOGETHER TO CREATE A SERENE OASIS. HERE, TIME SEEMS TO SLOW DOWN, ALLOWING YOU TO SAVOR EACH MOMENT AND APPRECIATE THE BEAUTY THAT SURROUNDS YOU. IT'S A PLACE WHERE WORRIES FADE AWAY, REPLACED BY THE SIMPLE JOYS OF LIFE—WHETHER IT'S ENJOYING A REFRESHING DRINK BY THE POOL, EXPLORING HIDDEN TRAILS, OR SIMPLY LOUNGING IN A HAMMOCK,



**A SECURE INVESTMENT THAT OFFERS
A HIGH RETURN ON INVESTMENT
(ROI).**



WITH PLANTATION OF TEAK KNOWN FOR ITS DURABILITY AND RESISTANCE TO PESTS AND DECAY, IS A HIGHLY SOUGHT-AFTER MATERIAL IN THE FURNITURE AND CONSTRUCTION INDUSTRIES. BY INVESTING IN TEAK PLANTATIONS, YOU'RE NOT ONLY CONTRIBUTING TO THE SUSTAINABLE MANAGEMENT OF NATURAL RESOURCES BUT ALSO POSITIONING YOURSELF TO REAP SUBSTANTIAL FINANCIAL REWARDS. ADDITIONALLY, AS THE GLOBAL DEMAND FOR ECO-FRIENDLY AND HIGH-QUALITY TIMBER CONTINUES TO RISE, YOUR INVESTMENT IN TEAK WOOD BECOMES INCREASINGLY VALUABLE. THIS OPPORTUNITY OFFERS NOT JUST FINANCIAL GROWTH, BUT ALSO A CHANCE TO BE PART OF AN ENVIRONMENTALLY CONSCIOUS INITIATIVE, ENSURING A GREENER FUTURE FOR GENERATIONS TO COME.

INVEST IN AUSTINE ROLLS HONEY BEE HOMES AND OWN A LUXURY GETAWAY NEAR BANGALORE.



OWNING A FARMLAND IS SATISFYING AND REWARDING AT THE SAME TIME. AND THE TIMES WHEN THE REAL ESTATE MARKET IS REALLY VOLATILE, OPTING FOR OPTIONS THAT COULD YIELD YOU RETURNS FOR GENERATIONS IS THE ULTIMATE NEED. AT AUSTINE ROLLS HONEY BEE HOMES, WE STRIVE TO DELIVER FERTILE LAND WITH HEALTHY WATER AVAILABILITY THROUGH BOREWELLS TO CREATE OVERALL SATISFACTION FOR THE CUSTOMER WITH BEAUTIFUL AND SOOTHING PRESENT AND LONG TERM WEALTH CREATION OPPORTUNITIES. HERE YOU CONNECT WITH NATURE PEACEFULLY. AUSTINE ROLLS HONEY BEE HOMES, NOT ONLY OFFERS MANAGED FARMLANDS NEAR BANGALORE BUT

- A RETREAT TO CONNECT WITH NATURE AND FAMILY
- OPPORTUNITY TO RETIRE IN PEACE AND SERENITY
- SAFE AND SECURE INVESTMENT
- ALLOWS TO GROW YOUR FOOD ORGANICALLY
- LAND APPRECIATION
- EACH PLOT HAS 2-3 OF THE FOLLOWING TREES: MAHOGANY, SANDALWOOD, TEAKWOOD, GUAVA, JAMOON, CHIKOO, JACKFRUIT, LEMON, COCONUT, BANANA, KADAMBA, BOUGAINVILLEA PLANTS AND MANY MORE. HENCE LONG TERM WEALTH CREATION FROM TIMBER CULTIVATION.



**IT'S TIME TO INVEST WITH
US FOR A SWEETER
FUTURE!**



INVEST IN THE GROWING CONCEPT OF MANAGED FARMLAND

JUST 30MINUTES FROM ART OF LIVING METRO, BANGALORE – PART OF GREATER BANGALORE— LIES AN EXCLUSIVE OPPORTUNITY BY AUSTINE ROLLS: A GATED FARMHOUSE COMMUNITY OFFERING A PRISTINE EXPERIENCE AND ATTRACTIVE RETURNS ON INVESTMENT.

WHY INVEST IN MANAGED FARMLAND?

ENJOY THE DUAL BENEFIT OF A HOME AWAY FROM HOME AND FINANCIAL GROWTH THROUGH:

1. LAND APPRECIATION

2. TAX-FREE PLANTATION INCOME

3. OPTIONAL RENTAL INCOME: EARN 8–10% PER ANNUM

PLUS, WE OFFER WHAT MONEY CAN'T BUY:

PURE, OXYGEN-RICH AIR (AQI BELOW 30)

MINIMAL NOISE, VIBRATION, AND HARSHNESS (NVH)

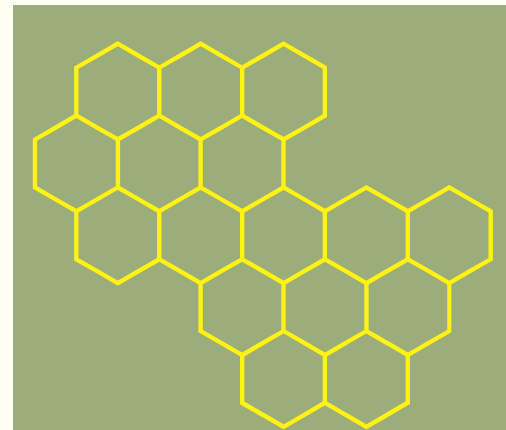
PEACEFUL SURROUNDINGS WITH NATURAL SOUNDS

ORGANIC FRUITS AND VEGETABLES FROM YOUR LAND

OUR UNIQUE ADVANTAGE:

WE PROVIDE WATER AND FARMERS—THE TWO ESSENTIALS TO SUSTAINING ANY SUCCESSFUL FARM.

BOOK YOUR PLOT NOW AND EXPERIENCE THE DIFFERENCE WITH AUSTINE ROLLS.



We take into account every facet of investment, ensuring that each detail is meticulously considered to provide you with the highest quality writing possible by Austine Rolls India Private Limited.

Own a Green Asset for Life!

Honey Bee Paradise – Pre-Launch Offer!

Looking for a smart, eco-friendly investment?

Here's your opportunity to own farmland with lifetime value!

Project Highlights:

- Total Area: 5 Acres
- Premium Amenities
- White Sandalwood Plantation

Your 5000 sqft Plot Includes:

- 40 White Sandalwood Trees or
- 40 Teak Trees
- Fruit Trees on the Boundaries
- Lifetime Free Maintenance

Price: ₹ 750 /sqft

Minimum Purchase: 6000 sqft

Book Now – Limited Plots Available!

Put your money to work while growing oxygen.

INVEST IN HONEY BEE PARADISE Farms (6000 sq. ft.)



Tree Plantation Overview

40 Sandalwood Trees

40 Timber Trees

Sandalwood Returns

15 kg heartwood per tree

Market rate: ₹1,50,000/kg

Total yield: 40 × 15 kg = 600 kg

Estimated value: 600 × ₹1,50,000 = ₹9 Crores

Harvest period: 10–13 years

Future value: Potential 100% increase due to inflation

Teak Returns

₹1 lakh average return per tree

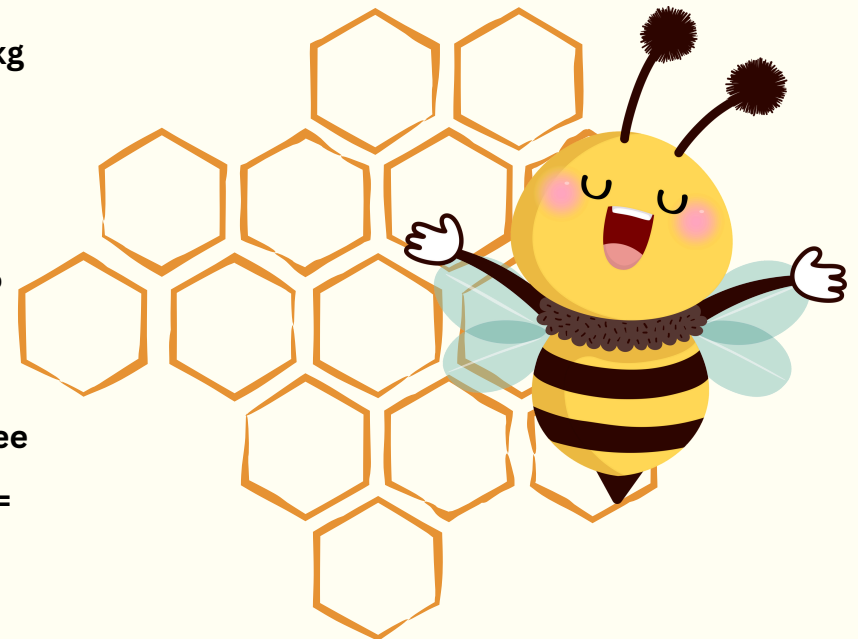
Total return: 40 × ₹1,00,000 = ₹4 Crores

Total returns: ₹13 Crores

You as an Investor: 70% and Company: 30%

Location Benefits

- Part of Greater Bangalore
- Just 30 mins from Art of Living Metro station
- 1 hour to Majestic
- Dayanand Sagar University campus 20 mins
- Close proximity to upcoming infrastructure corridor





INTEREST FREE

**FLEXIBLE PAYMENT
OPTION 3 EASY INSTALLMENTS
40-30-30**

CLEAR LEGAL TITLES

SENSIBLE PRICE

SINCE ITS FARM LAND BEST FOR YOUR INVESTMENT, IT OFFERS A UNIQUE OPPORTUNITY FOR GROWTH AND PROSPERITY. THE FERTILE SOIL AND FAVORABLE CLIMATE MAKE IT IDEAL FOR DIVERSE AGRICULTURAL VENTURES, ENSURING A SUSTAINABLE AND PROFITABLE FUTURE. WITH THE ADDED BENEFITS OF AN INTEREST-FREE PURCHASE PLAN AND A SENSIBLE PRICE, THIS INVESTMENT STANDS OUT AS A WISE CHOICE. MOREOVER, THE CLEAR LEGAL TITLES PROVIDE PEACE OF MIND, WHILE THE FLEXIBLE PAYMENT OPTIONS ACCOMMODATE VARIOUS FINANCIAL SITUATIONS, MAKING THE PROCESS SMOOTH AND ACCESSIBLE FOR ALL INVESTORS.

RESERVE YOURS NOW

THANK YOU

