



-A PROJECT BY-
TRIEARTH JAMBHE REALTORS LLP.
BY TRIEARTH PROPERTIES.

**PROUDLY
PRESENTING
OUR FLAGSHIP
PROJECT**

A NEXT-GENERATION FARMLAND MODEL

**AN ENTERPRISE OF SIDDHIVINAYAK MARKETING
& DEVELOPERS, PUNE (SINCE 1995)**

SAHYADRI HILLS

**FARMLAND OWNERSHIP & MANAGED
AGRICULTURAL YIELDS**

**AN ENTERPRISE OF SIDDHIVINAYAK
MARKETING & DEVELOPERS, PUNE (SINCE 1995)**

**AN AGRO REAL ESTATE OPPORTUNITY
LIKE NEVER BEFORE.**

TRIEARTH VENTURE PVT. LTD. IS AN ENTERPRISE ROOTED IN THE LEGACY OF SIDDHIVINAYAK MARKETING & DEVELOPERS (ESTD. 1995).

With 30+ years of excellence across Maharashtra , India & globally! Today, Triearth Venture Pvt. Ltd. stands as a powerhouse multi-sector enterprise with proven strength across Agro-Farming, Industrial & Logistics Parks, Luxury Resorts, Amusement Parks, Property Management, and Financial Services. When you invest in “ Sahyadri Hills- Farmland Ownership & Managed Agricultural Yields at Jambhe , Satara “ they are backed by an established corporate ecosystem that offers the land, manages the farming, and is backed by registered land security.

**TAX-EXEMPT
AGRO INCOME**

**BACKED BY 100%
LEGAL SAFETY**

**100% HANDS-
FREE FARMING**





JAMBHE , SATARA

WELCOME TO MAHABALESHWAR ANNEXE

Located in the breathtaking Sahyadri mountain range, Jambhe (Satara) is rapidly transforming into Maharashtra's top eco-tourism and high-growth land corridor. Surrounded by lush hills, rich water reservoirs, and iconic tourist hubs, it offers the perfect mix of high land appreciation and fertile agricultural yields!

Experience the cool weather, misty valleys, and green mountains of Sayadri hills at a fraction of the cost !

The Smartest Way to Own Land & Earn Agro lease Income.



8 KM TO
WATERFALLS



19 KM TO SAJJANGAD



LOCATED NEAR TO
THOSEGHAR WATERFALLS &
URMODI DAM.



NATIONAL HIGHWAY 4 : 35 KM
SATARA : 31 KM



Plot Ownership in Managed Agro-Estate

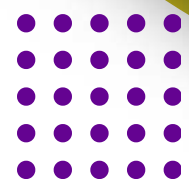
Harvest high-yield Earn Agricultural Lease Yields from your own land—100% hands-free. Choose from 3 unique investment models tailored to your financial goals . Become a part of 150 acre Eco System.

**Smart Investment
Starts at just ₹99,000/-**

NEXT



Choose the model that fits your
goal & budget





2 MODELS TO CHOOSE FROM



11,000 SQ. FT. PLOT FOR ₹10.98 LAKHS

OUTRIGHT PURCHASE

100% LAND OWNERSHIP + ESCALATING YIELDS

**TAX EXEMPTED ANNUAL INCOME STARTS AT
11% (₹1.09L/YR), ESCALATING +0.5% YEARLY
UP TO 17% YEAR 13(END OF LEASE)**

**100% LAND OWNERSHIP
RETAINED AT EXIT.**



1,000 SQ. FT. PLOT FOR ₹99,000

**LOWEST INVESTMENT +
SHARE CERTIFICATE +**

**TAX EXEMPTED ANNUAL INCOME ₹9000
YEARLY INCOME FOR 13 YEARS LEASE
PERIOD.**

**+ ONE-TIME REFERRAL BONUS
EXCLUSIVELY FOR INDIVIDUAL REFERRALS**

100% LAND VALUE AT EXIT.

DISCLAIMER: ALL PAYOUTS ARE SUBJECT TO EXECUTED LEASE AGREEMENTS AND ACTUAL LEASE AGRICULTURAL YIELDS. LAND TRANSFER IS SUBJECT TO LOCAL MAHARASHTRA LAND REVENUE LAWS.

13-Year Financial Projections (Growth & Revenue) - Detailed Data

YEAR	 GROWTH PERCENTAGE	 PROJECTED REVENUE (₹)
1	11.00%	₹1,09,890
2	11.50%	₹1,14,885
3	12.00%	₹1,19,880
4	12.50%	₹1,24,875
5	13.00%	₹1,29,870
6	13.50%	₹1,34,865
7	14.00%	₹1,39,860
8	14.50%	₹1,44,855
9	15.00%	₹1,49,850
10	15.50%	₹1,54,845
11	16.00%	₹1,59,840
12	16.50%	₹1,64,835
13	17.00%	₹1,69,830

MODEL 2

✓ Model 1 : Ownership & Referral



Ownership & Referral

- Plot Area: 1000 sq ft
- Plot Cost: ₹99,000
- Total Plot Purchaser Outlay ₹99,000 (all inclusive)

₹9,000/year fixed agricultural lease income for 13 years lease period.

Total Rs 1,17,000/- (End of 13 Yrs)

Exit Share Breakdown: Plot Owner Gets 100% Land Sale Value .

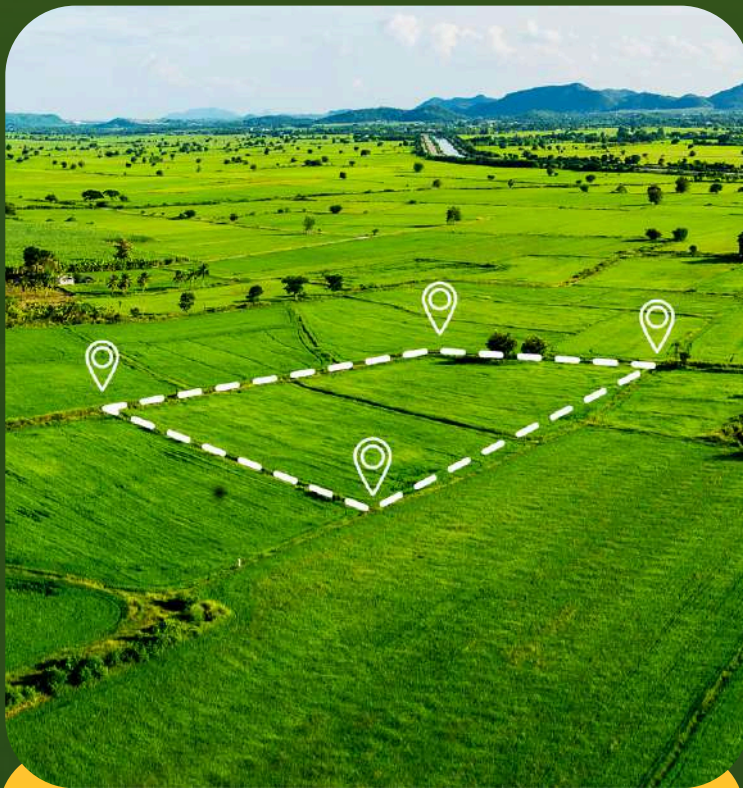
● How Referral works :

- 3 Referrals (Within 90 Days): Receive the full one-time ₹99,000 (100% initial outlay recovery).
- Direct Referral Earnings: Earn ₹10,000 per qualifying referral.
- Referrals (4th Onward): Continue earning ₹10,000 direct commission per referral .

Rules: 3 new qualified clients (excluding themselves)

****The ₹99,000 rebate is granted ONLY ONCE upon reaching the 3 referral milestone within 90 days.**

SECURE LAND OWNERSHIP + 13 YEARS AGRO LEASE + 3 MODELS TO CHOOSE FROM



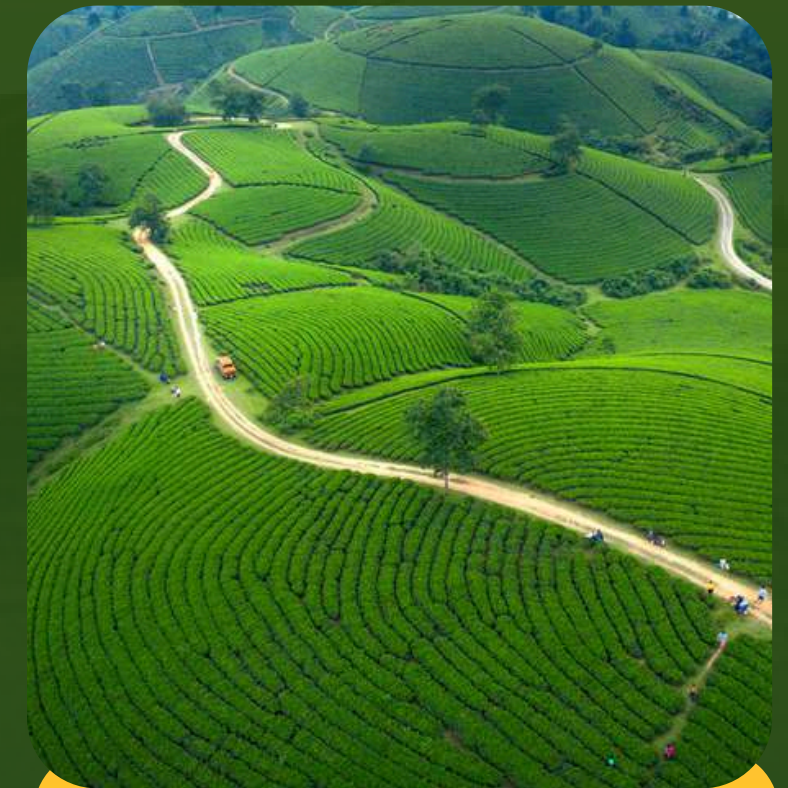
**BUY MANAGED
FARMLAND 100%
HANDS-FREE,
FARMING
HANDLED
BY LEASE DEED**



**GET REGISTERED
SALE DEED WITH
CLEAR TITLE
AND INDIVIDUAL
7/12 EXTRACT.**



**SIGN LEASE DEED,
EARN 100% TAX-
EXEMPTED
AGRICULTURAL
LEASE INCOME
ANNUALLY.**



**BE A PART OF 150
ACRE ECO SYSTEM
SCENIC PLOT
COMMUNITY
FEATURING AN 18-
ACRE RESORT.**

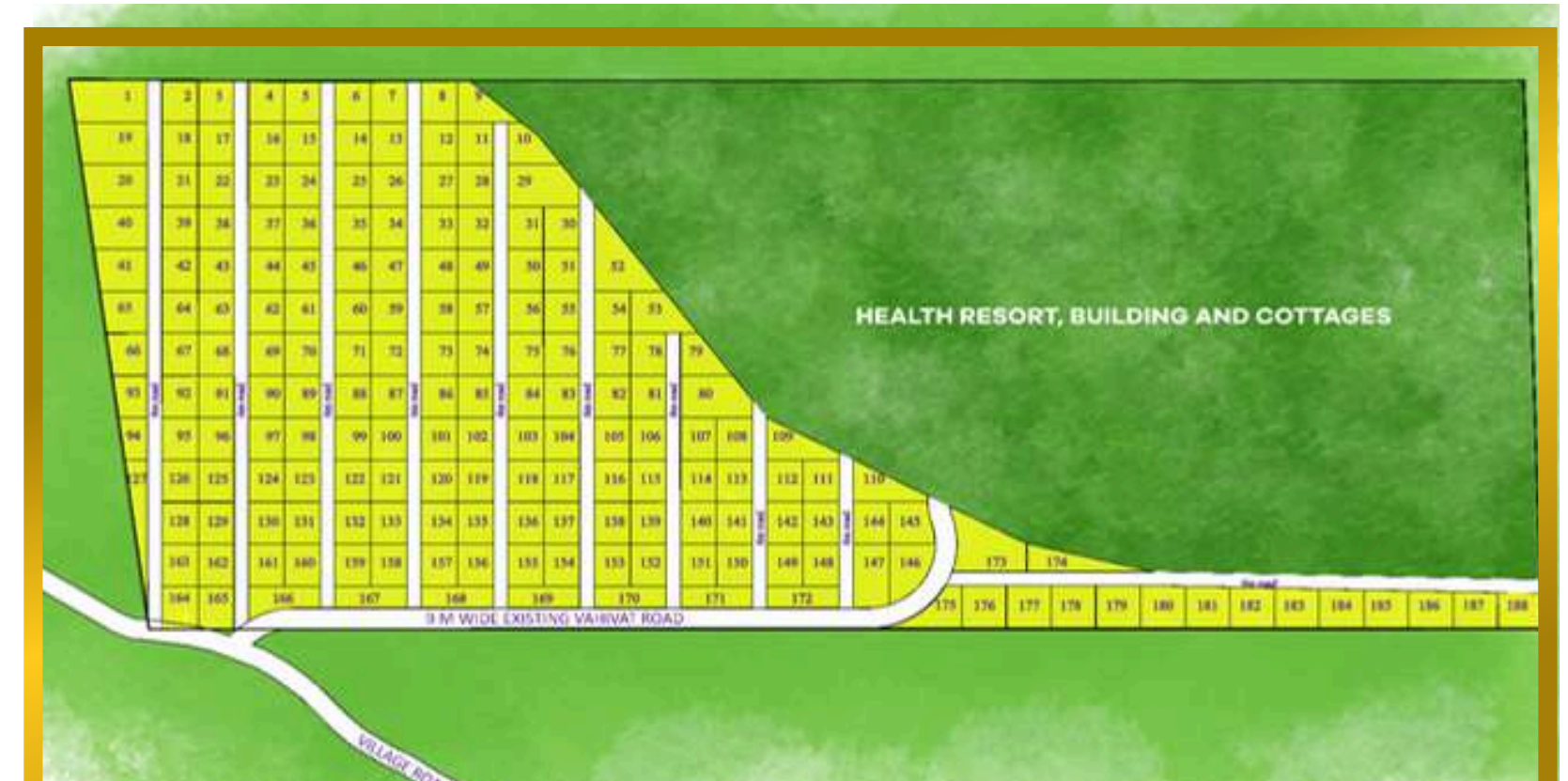
SAHYADRI HILLS

PLOT OWNERSHIP OPTIONS : 1,000 SQ.FT, 10,000 SQ.FT, 11,000 SQ. FT.



Site Plan

**AGRICULTURAL
LAND OWNERSHIP
IN 150 ACRES
MANAGED AGRO-
ESTATE AT JAMBHE
SATARA.**



LOCATION MAP

NOT TO SCALE



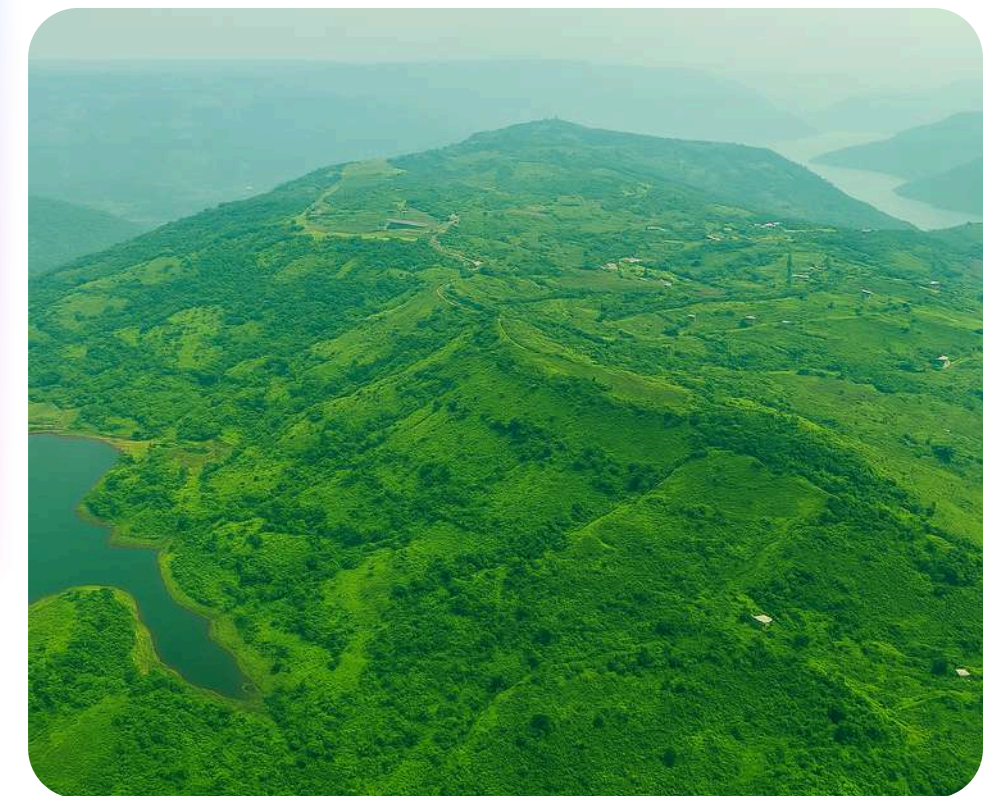
Key Attractions

- Kaas Plateau
- Ajinkyatara Fort
- Sajjangad Fort
- Thoseghar WaterFall
- Kalbhairavnath Temple
- Windmill Farm

Key Distances

- Thoseghar Waterfall- 8 KM
- Sajjangad Fort- 19 KM
- Kas Plateau- 50 KM
- Satara- 31 KM
- National Highway 4 - 35 KM

Actual Site Photos









**Actual
Site
Photo**



Actual Site Photo



Actual Site Photos





30+ YEARS

**OF PROVEN REAL ESTATE
TRACK RECORD**

**SECURE 7/12 LAND OWNERSHIP NEAR
MAHABALESHWAR ANNEXE TODAY!**



WHY INVEST NOW

IN TRIEARTH'S JAMBHE, SATARA ?

**BECAUSE IT IS MAHARASHTRA'S NEXT
GROWTH CORRIDOR**



LOCATION ADVANTAGE

Connectivity: 35 KM from NH 4 & 31 KM from Satara City

Attractions: Minutes from Thoseghar Waterfall (8 KM) & Sajjangad Fort (19 KM)



HIGH APPRECIATION

Positioned right in the **high-potential** New Mahabaleshwar tourism hub



RESORT LIFESTYLE

Spanning across 18-Acres SAHYADRI HILLS – Health Resort, Bungalows & Cottages: Right next to your farmland.



THE TOURISM CORRIDOR

Located directly in Satara's prime tourism circuit—**surrounded by UNESCO World Heritage sites** like Kaas Plateau (Valley of Flowers)

Don't just watch the Sahyadri hills—

Own it before best plots are gone



Secure your slice of paradise with high returns at Jambhe, Satara

WHERE INVESTMENT DREAMS TAKE ROOTS

Get In Touch With us



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