Why Clients Trust Shondik Living!

Choosing therightinvestmentisnotonlyaboutreturns—itisabouttrustingthe people behind the vision.

At **Shondik Living**, we believe an investment should not only grow financially — it should create pride, comfort, security, and a legacy for generations to come.

Our Vision is not just limited to developing land — we create secure, meaningful, and future-ready lifestyle destinations designed for long-term value and elevated living experiences.

Shondik Living

Key Benefits for Shondik Living Investors:

Let's explore some of our USPs that we are known for:-

1. Backed by a Strong & Diversified ITeS Business Group

Shondik Living is backed by a professionally established business group with strong operational foundations and diverse expertise in the IT industry.

- Presence across industries, including IT, Advertising & Communication, and BPO sectors for more than **18 years**.
- Workforce strength of **over 2,000 employees** across India.
- Built by experienced **IT professionals** and visionary investors.
- Trusted organization led by committed and experienced founders.

2. From Commitment to Development

Ourvisionis notlimitedto sellingplots — we focuson creatingwell-planned, naturally enriched environments that continue to grow in value over time.

- Recognized for quality-driven development in the region
- Proven success through multiple sold and developed projects (Eg:- **Nandi Farm Phase1, Nandi Farm Phase 2 & Sandalwood Vista Farms**).
- Planned plantation across the entire project from the beginning, unlike conventional phased developments.
- **Zero maintenance**, zero hassle, and a completely peaceful experience.

3.Hospitality Experiences Across India

Webelievelandshould notonly appreciateinvaluebutalsocreatememorable experiences for families, investors, and guests.

- Presence across multiple projects in more than **seven (7) states.**
- Complimentary stay and premium amenities across **Pan India projects**.
- Every destination is designed with a unique theme and experience.
- Curated staycation experiences focused on comfort, nature, and relaxation.

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4. CSR Initiatives – SHONDIK FOUNDATION

Throughthe **SHONDIKFOUNDATION**,weactivelycontributetowardscommunity welfare and sustainable initiatives.

- Successfully donated **7 RO water dispensary units** in **Parigi Mandal Villages, Sri Satya Sai District, Andhra Pradesh.**
- Contributions exceeding **₹26.65 Lacs** towards community welfare.
- Active initiatives in **Gaushala development** and organic farming.
- Upcoming projects include an **100 Beds Orphanage and an old-age home**.
- Organizing online and offline **“Farm Talks”** to educate farmers and investors.

5. Clear Land Title & Hassle-Free Ownership

We understand thatland ownership is an emotional aswellas financial decision, which is why we ensure every detail is transparent and legally secure. Here we offer:-

- Litigation-free private land ownership.
- 100% Land legally registered under the company's name.
- Registration-ready plots for smooth ownership transfer.
- More than **100 years of documented land records** available.
- 100% registered plot ownership with clear legal documentation.

6. The Managed Farmland Model

Nature-driveninvestment opportunityand professionallyplanned plantations combining productivity, security, and lifestyle benefits

- End-to-end maintenance, including soil preparation, sapling care, irrigation, and long-term maintenance monitoring under the supervision of an **IWST Scientist**.
- Complete plantation management handled by a team of experts, led by qualified agronomists.
- Gated farmland community with **24/7 security** and monitored access.
- **CCTV surveillance** and strategically placed watchtowers for enhanced safety.
- High-value agroforestry model focused on sustainable growth and long-term appreciation.

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7. Strategic Growth Location

Thesurroundingecosystemisfurtherstrengthenedby proximity to key tourism and cultural destinations.

- Located near **Lepakshi Temple** with excellent connectivity to Bengaluru within 80–90 minutes.
- Positioned near the Bangalore–Hyderabad industrial corridor.
- Surrounded by major developments, including **Kia, Bharat Electronics Limited, and the National Academy of Customs, Indirect Taxes, and Narcotics.**

Strong future appreciation potential driven by industrial and tourism growth.

8. Farm to Palm Living & Community Amenities

The project is thoughtfully designed to create a perfect balance between sustainable living, wellness, and long-term investment value.

- Eco-conscious development with **mud houses, eco cottages**, and natural construction materials.
- Meditation & yoga decks for holistic wellness.
- **Goshala** and **community kitchen garden** promoting sustainable living.
- Outdoor games, kids' play areas, and butterfly gardens for recreation.
- Wi-Fi-enabled workstations for remote working convenience.
- **Solar power backup** for modern convenience.

9. Tax Benefits & Profit Sharing

Long-termagroforestry model designedto createsustainable and productive land value

- Agricultural income may qualify as "**Green Money**" for **tax-efficient benefits** as per applicable government regulations.
- Profit sharing after uprooting of Sandalwood Trees will be in a 70-30 ratio, **70% belongs to the client and 30% to the Company.**
- Potential dual benefit of land appreciation along with cultivation-based returns.
- Long-term agroforestry model designed to create sustainable and productive land value.

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The Shondik Living Promise

SecureInvestments.LuxuryExperiences.LastingTrust.

At **Shondik Living**, we aim to create destinations where **nature, investment, hospitality**, and experiences come together seamlessly.

<u>Our commitment is simple:</u>

- *Transparent ownership*
- *Premium development*
- *Long-term value creation*
- *Hassle-free experiences*
- *A trusted relationship with every client*

***B*ecause for us, it's not just about land — it's about building a legacy people feel proud to be part of.**

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