
Shondik Living
Land, Lifestyle and Legacy
NH-44
FARMS
An Eco-Friendly Resort
& Wellness Centre
132+ Acres | Near NH 44, BEL & NACIN
Palasamudram, AP.
A Sustainable Premium Managed Farmland & Farmhouse Community

About HaraNimbus

Building Sustainable Opportunities for a Better Tomorrow

Haranimbus Projects LLP is a Bangalore-based business established with a vision to create value through innovative managed farmland & farmhouse project development, real estate opportunities, and infrastructure-related activities. The company aims to identify promising opportunities, build strategic partnerships, and deliver sustainable, quality-driven solutions that contribute to long-term growth.

Our Business Focus

Our proposed business profile encompasses the following areas, subject to the company's actual operations:

Real Estate Development:
Exploring property development and real estate opportunities.

Project Management:
Coordinating project planning, execution, and delivery.

Infrastructure & Construction:
Exploring construction and infrastructure- related projects.

Strategic Partnerships:
Collaborating with landowners, investors, developers, and business partners to pursue growth opportunities.

Our Vision

To become a trusted and progressive enterprise recognised for integrity, innovation, quality, and sustainable business development.

Our Mission

To create long-term value through responsible project execution, strategic collaborations, customer-focused solutions, and a commitment to professional excellence.

Our Core Values

- Integrity and transparency
- Quality and reliability
- Innovation and growth
- Customer satisfaction
- Long-term value creation

Our Business Focus

At Haranimbus Projects LLP, our focus is on building strong relationships, exploring emerging opportunities, and developing a foundation for sustainable business.

About Shondik Living

A New Way of Living. A New Way of Investing.

Shondik Living creates thoughtfully planned destinations where Land, Lifestyle, Nature and Long-term value come together.

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.

From Managed Farmland and Private Retreats to Hospitality and Wellness-led Communities, our vision is not limited to developing land — we create secure, meaningful, and future-ready lifestyle destinations designed for **long-term value** and elevated living experiences.

We are a diversified business group with a strong presence across four key industry verticals—**Technology, IT Enabled Services (ITeS), Hospitality, and Real Estate**—supported by a dedicated workforce of over 2,500 professionals. Through innovation, operational excellence, and customer-centric solutions, we are committed to creating sustainable value and driving long-term growth across all our business segments.

Shondik Living

Land. Lifestyle. and Legacy

Introducing NH–44 Farms

More Than Farmland. A Destination to Own.

Spread across **132+ acres** in Palasamudram, near **NH 44, BEL & NACIN.** NH-44 Farms is envisioned as a premium managed farmland and farmhouse community designed around sustainable agriculture, nature, wellness, and hospitality. Set amidst open landscapes, panoramic hill views and scenic lake surroundings, the development offers a rare combination:

Productive Land. Natural Living. Resort-Style Experiences.

The project is planned to integrate:

- **Managed Plantations • Farmhouse Living • Eco-Resort & Wellness Experiences**
- **Hospitality Opportunities • Recreational Amenities • Nature-inspired Community Spaces**

A destination designed not merely for ownership — but for living, unwinding, and creating long-term value.





More Green, More Life, More Memories.

The Location

At the Intersection of Connectivity & Growth.

Palasamudram, Gorantla Mandal, Sri Sathya Sai District, Andhra Pradesh
Located close to **NH 44, near BEL & NACIN.** NH-44 Farms benefits from connectivity across the Bangalore-Hyderabad growth corridor while retaining the tranquillity of the countryside.

Location Advantages





Well Connected. Naturally Distanced. Strategically Positioned

Why Palasamudram Near BEL, NACIN ?

A Growth Corridor with a Natural Advantage

Palasamudram is evolving from a quiet rural destination into an emerging **industrial, institutional and lifestyle corridor.**

NH-44 Growth Corridor

Strategic connectivity to Bengaluru, Hyderabad, Anantapur, Kurnool, Penukonda and Hindupur.

Aerospace & Defence Growth

The wider region continues to attract aerospace, defence and precision-engineering investments.

KIA Industrial Hub

The nearby KIA manufacturing ecosystem has accelerated industrial and infrastructure development around Penukonda.

NACIN

The presence of the National Academy of Customs, Indirect Taxes & Narcotics adds significant institutional importance.

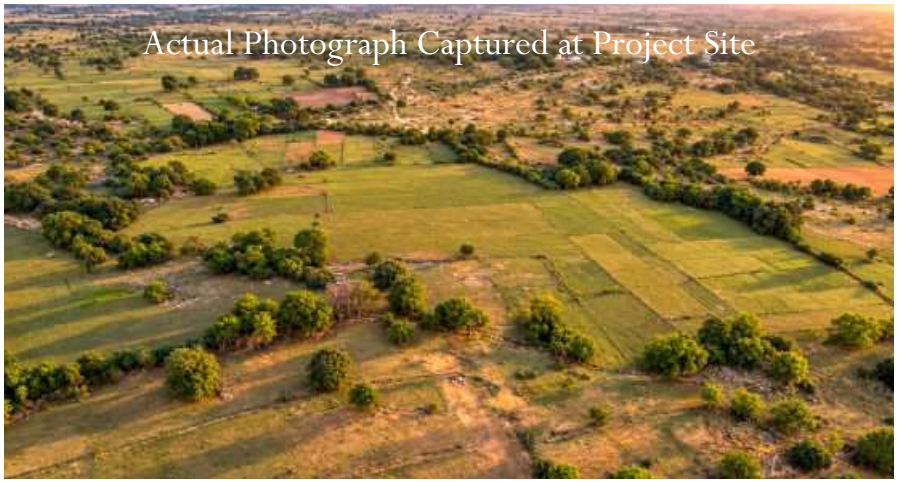
BEL Defence Ecosystem

A major defence systems integration and missile manufacturing complex is being developed in the region.

Lepakshi Knowledge Hub

Historic attractions, spiritual destinations and emerging tourism infrastructure add another dimension to the region.





Nature's Address

Between Hills, Lakes & Open Skies

Some destinations are developed around nature. **NH-44 Farms** is designed to live within it.

The project enjoys a distinctive natural setting with:



Located between natural water bodies, the setting creates an environment suited for **Farmhouse Living, Wellness Retreats, Weekend Escapes And Nature-led Experiences.**



A place to slow down without moving away From growth.

The Wellness Destination

An Eco-Resort & Wellness Destination

More than **4+ acres** are planned for an eco-friendly resort and wellness centre. Designed around nature, wellness and sustainable hospitality, the destination is envisioned to offer experiences such as:



- Naturopathy
- Ayurveda
- Yoga & Meditation
- Nature-based Healing
- Wellness Retreats



- Eco-friendly Cottages
- Multi-cuisine Restaurant
- Lake View Café
- Gazebos
- Hospitality Spaces



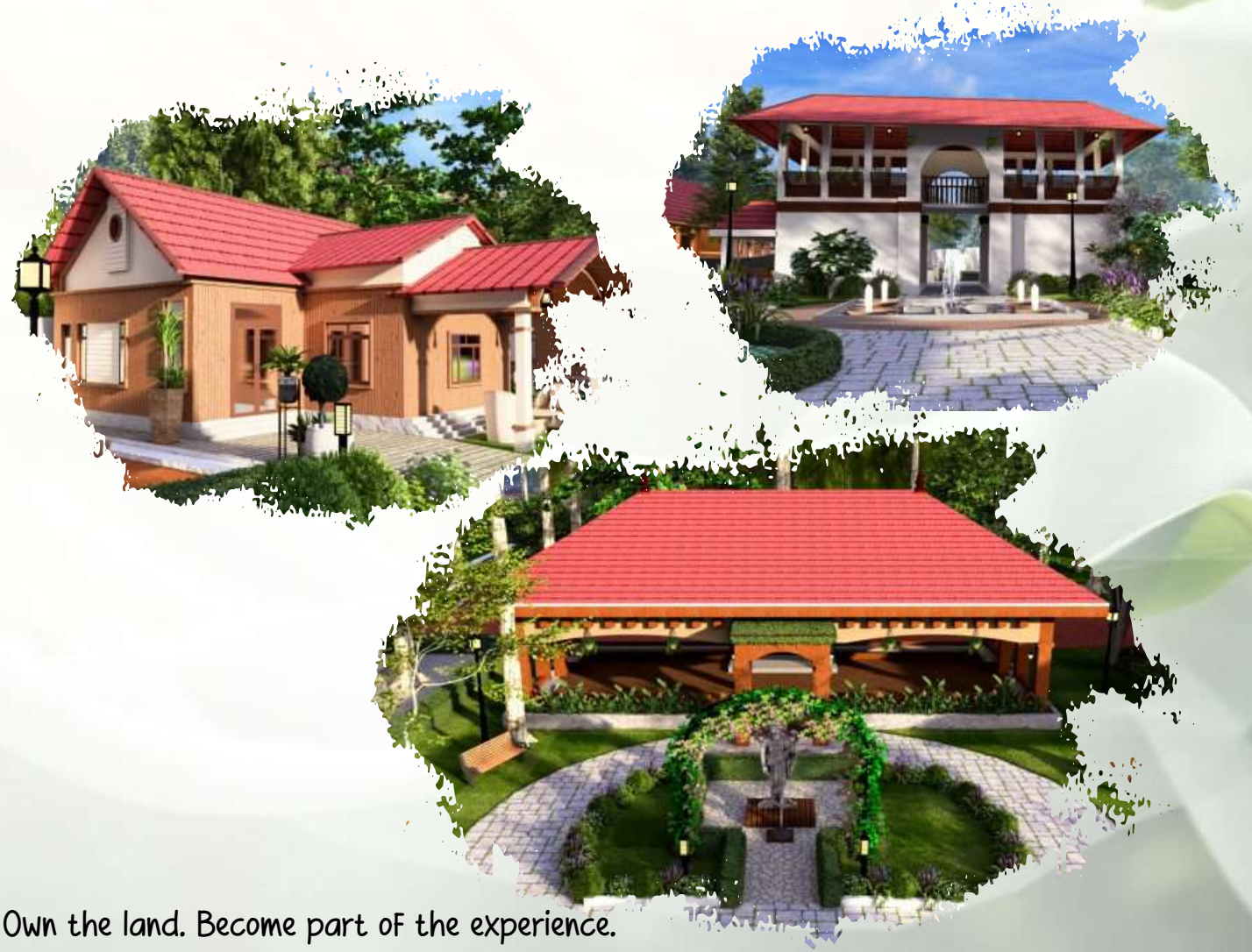
- Indoor Games
- Sports Court
- Green Turf
- Camping & Adventure
- Campfire Arena



- An Immersive Retreat Designed To Bring You Closer To Nature, Comfort, And Mindful Living.



- Nature Trails
- Community Kitchen Garden
- Gaushala
- Stargazing Zone
- Open Green Spaces



Own the land. Become part of the experience.

The Amenities

Designed for Living. Created for Experiences



Hospitality & Farmhouse Opportunity

Own a Farmhouse. Unlock Its Potential.

For owners who choose to participate, NH-44 Farms is planned to offer a professionally managed **farmhouse rental and hospitality programme.**

Potential avenues include:

- **Vacation Stays**
- **Airbnb-Style Rentals**
- **Wellness Retreats**
- **Corporate Stay**
- **Leisure Stays**





Adventures, Sports & Activities

Experience the Thrill, Embrace the Fun

All at Our NH-44 Farms













The Plantation

A Living, Growing Asset

NH-44 Farms follows a diversified plantation approach combining **long-term & mid-term plantation assets with commercial and fruit-bearing crops.**

Planned Plantation Portfolio













And more...

The plantations are planned to be **professionally managed using modern agricultural practices,** subject to applicable agricultural and regulatory requirements.





Multiple Value Creation Opportunities

One Asset. Multiple Possibilities.

NH-44 Farms brings together several potential value drivers within one ecosystem.



SHORT TERM

Hospitality & Farmhouse

Participation in professionally managed farmhouse rentals and hospitality operations may create recurring income opportunities.



MID TERM

Agricultural & Horticultural Yield

Macadamia, Mango, Custard Apple, Bamboo and other commercial plantations may provide periodic agricultural opportunities.



LONG TERM

Timber & Plantation Assets

White Sandalwood, Mahogany Teakwood are planned as long-duration plantation assets.

PLANTATION REVENUE SHARING

70% | Land Owner

30% | Company

*Subject to plantation performance, applicable costs, agreements and programme terms.

Why NH–44 Farms?

Because the Future of Living is Changing.

Today's discerning buyer is looking beyond conventional property.

They seek:

- Nature
- Wellness
- Privacy
- Experiences
- Second Homes
- Sustainable Living
- Long-Term Assets



NH-44 Farms brings these aspirations together in one destination.

A rare combination of:

Land + Agriculture + Hospitality + Wellness + Nature + Connectivity

The Bigger Picture

Where Development Meets Nature

Unlike conventional farmland destinations, NH-44 Farms is positioned within a region influenced by multiple growth drivers



A destination positioned For both liFestyle and long–term potential.

The Shondik Community Club

Your Ownership Comes With a Lifestyle Membership.

Unlike conventional farmland destinations, **NH-44 Farms** is positioned within a region influenced by multiple growth drivers

Every **NH-44 Farms** owner can become part of the Shondik Community Club — a lifestyle and hospitality community created to extend the experience beyond your own property.





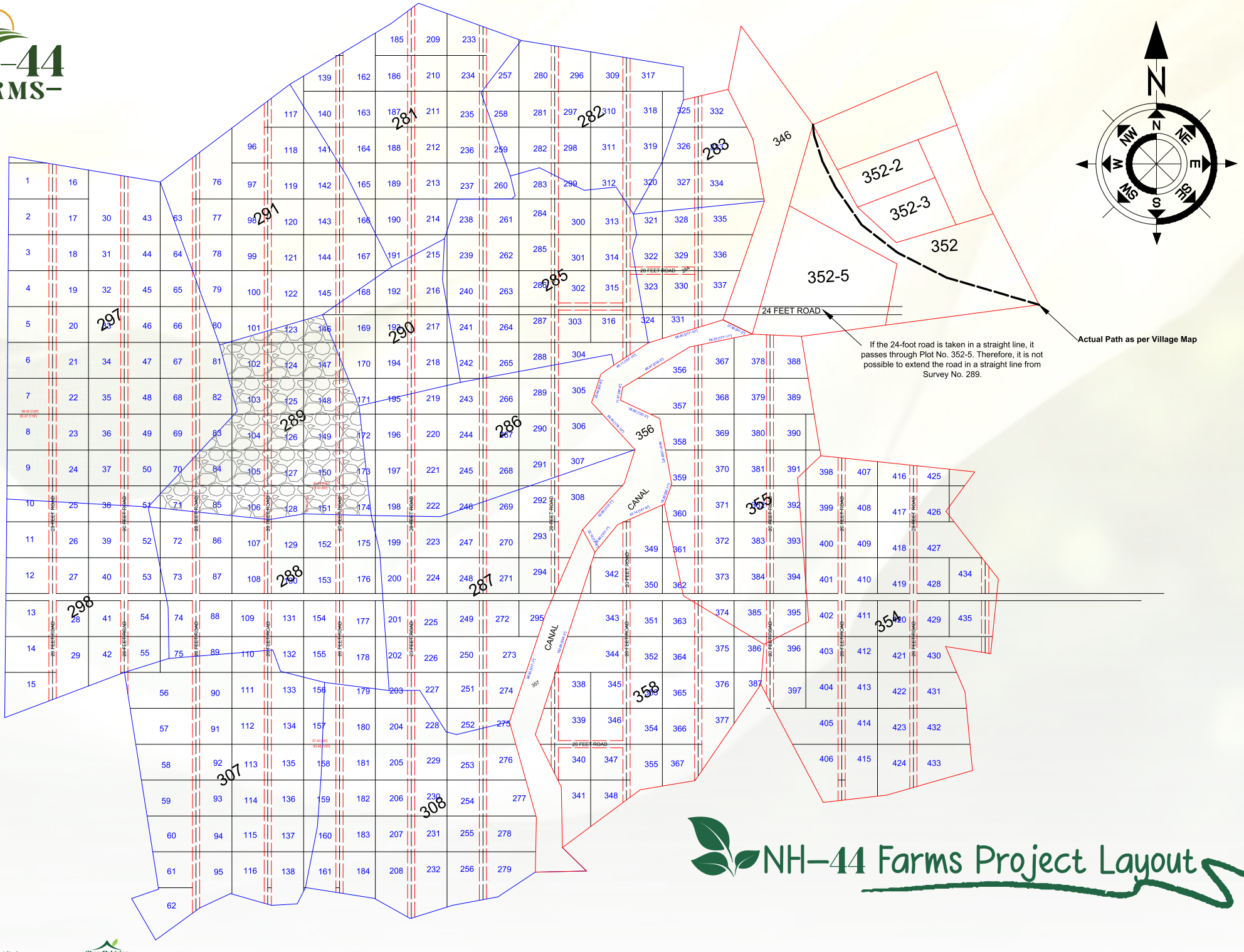






Own the land. Become part of the experience.

NH-44 FARMS



NH-44 Farms Project Layout

Developed By: NaraNimbus Projects LLP Marketed By: Shondik Living Land Lifestyle and Legacy

NH–44 Farms Location Route Map



NH–44 –FARMS–

SCAN & REACH AT PROJECT SITE

Palasamudram | NH 44, Near BEL & NACIN | Gorantla | Sri Sathya Sai District | AP.

132+ Acres | Managed Farmland & Farmhouse Living | Wellness | Hospitality

The People Behind The Vision

Experience. Enterprise. Purpose.

Dakoju Ravishankar

Founder & Managing Director,
Hara Housing & Land Development Company

A respected entrepreneur with over three decades of experience in real estate development, infrastructure projects, and community-focused initiatives

Leadership Highlights

- Real Estate Development • Land Development
- Housing Projects • Infrastructure Ventures
- Philanthropic Contributions through Rotary

THE VISION

To create sustainable assets that combine technology, hospitality, real estate, and nature–inspired living while delivering long–term value to customers and investors.

Sandeep Kumar Prasad

Founder & Managing Director, Nimbus Group & Shondik Living

Entrepreneur and business strategist
with over two decades of experience across:

Leadership Highlights

- Information Technology • IT Enabled Services
- Real Estate • Hospitality • Managed Farmland Development

Own a piece of nature. Experience a better way of living.
Create something that lasts.



NH–44 FARMS

Palasamudram | NH 44, Near BEL & NACIN | Gorantla | Sri Sathya Sai District | AP.

132+ Acres | Managed Farmland & Farmhouse Living | Wellness | Hospitality

Corporate Office:

Shondik Living

2nd Floor, No. 571, Sahakarnagar Main Rd, near RadhaKrishna Kalyana Mantapa,
A Block, Sahakar Nagar, Byatarayanapura, Bangalore, Karnataka 560092

Developed By: NaraNimbus Projects LLP

Marketed By: Shondik Living Land. Lifestyle and Legacy

COME DISCOVER THE POSSIBILITIES.
SCHEDULE A PRIVATE SITE VISIT
www.ShondikLiving.com +91 84485 89199

SCAN TO VISIT OUR WEBSITE