

Presenting
Patwardhan Brothers'
Kokanwadi
N.A. bungalow Plots



*Now live your dream of a Bungalow in Kokan with
evergreen mango garden of your own...*



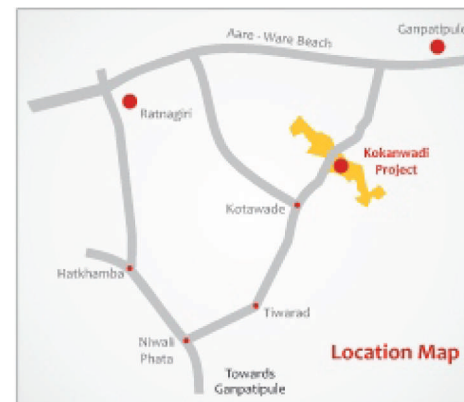
Discover Konkan & Kokanwadi...

Tall Coconut Groves, Evergreen Mango Trees, Creeks, Harbors, Caves, Temples

...A nature's Paradise on earth

Patwardhan Brothers' Kokanwadi

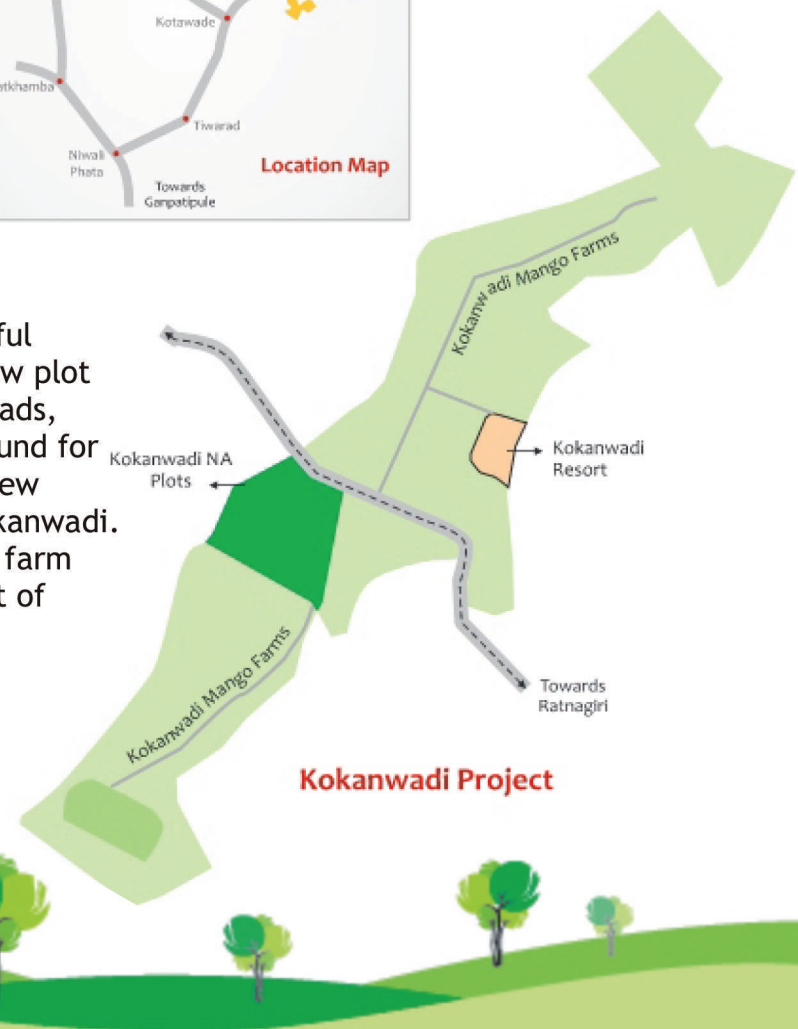
is a little piece of heaven situated just 20 km from Ratnagiri on Ratnagiri Ganpatipule Road on a hilltop with a magnificent 180-degree view of Aare-Ware beach. The Kokanwadi is a result of a passion demonstrated by two brothers Shashikant and Prakash Patwardhan. It consists over 100 acres development of mango farm plots of 1 acre each; N. A. Bungalow Plots spread over 30 acres (Phase 1 - 10 acres in operation. Phase 2 under planning) and a cozy resort called "Kokanwadi Resort" that offers 7 AC Deluxe Rooms, 1 AC Family Room and 4 AC Cottages.



After the successful completion of mango farm plots development Patwardhan brothers also developed the N. A. Bungalow plots with all required amenities and facilities.

This cluster of 55 plots is surrounded by mango farms with a beautiful view and backdrop of Arre-Ware beach. Each of these N. A. bungalow plot is fully developed with compound walls and entry gates, internal roads, rainwater drainage and plantation of trees. Walking tracks, playground for children, club house with indoor games, temple, chawadi etc. are few common amenities which are getting developed for members of Kokanwadi. A unique shoppe will be developed for essential goods and Konkan's farm products grown especially from Patwardhan brother's farm as a part of this cluster.

Konkanwadi is the place where you can have your dream abode as holiday destination to get rejuvenated from your demanding and hectic city life.





Actual Site Photograph



Invest in Harvest



Cultivate profits



Live the farmhouse life



Explore the best of nature

Actual Site Photographs





Features

- Plot Area – Min 4,036 Sq. ft to Max -11,442 Sq. ft
- NA Bungalow Plot Scheme with Approved Layout
- 40 ft broad inside roads with 15 ft tar road
- Plantation of Trees on both the sides on the road
- Solar Lights throughout the road
- Water connection to every plot
- Electricity connection for every plot
- 3 ft. height compound for every plot
- Every Plot with entry gate



Amenities & Recreational Facilities

Common Facilities with Monthly Maintenance

- 24 hrs. Security with dog squad
- Maintenance of Internal roads, Lights & green trees
- Generator Maintenance
- Maintenance of Garden, Temple & Community hall

Facilities & Services for Members with extra charges

- Assistance for building of a Bungalow of your choice
- Gardener for the garden around your Bungalow & in the plot
- Maintenance, repairing & supervision of your Bungalow
- Care Taker, Attendant, Mess & Medical help for Senior Citizens
- Intercom, Fax, Internet, Computer & Courier services
- Shuttle Bus Services

Amenities

- Shuttle bus service between Ratnagiri to Ganapati Pule
- Children Play park with toys in open space
- Temple & Community Hall
- Grocery & General Stores
- Alphonso mango tree plantation as per your Plot Area
- Water Purifier for every house

Layout Plan



Have your own Abode of Peace

You can select the plot as per your choice. The plot sizes are ranging from 4,036 sq.ft to 11,442 sq.ft. Every Plot comes with 3 ft height compound, entry gate, water connection, plantation of mango trees and electricity connection for every plot. The plots are fully developed and ready to move in.

You can build your Bungalow of your choice or we can help you with our architect’s designs along with expert guidelines. We can also assist you with construction processes and supervision of the same. All such services will be rendered as per projected costing along with design options.

Area Statement

Plot No.	Areas in Sq.M.	Area in Sq.Ft.
1	601.00	6469.16
2	545.00	5866.38
3	450.00	4843.80
4	450.00	4843.80
5	450.00	4843.80
6	510.00	5489.64
7	632.00	6802.85
8	482.00	5188.25
9	480.00	5166.72
10	480.00	5166.72
11	480.00	5166.72
12	516.00	5554.22
13	539.00	5801.80
14	384.00	4133.38
15	384.00	4133.38
16	480.00	5166.72
17	480.00	5166.72
18	480.00	5166.72
19	480.00	5166.72
20	480.00	5166.72
21	480.00	5166.72
22	480.00	5166.72
23	480.00	5166.72
24	480.00	5166.72
25	480.00	5166.72
26	480.00	5166.72
27	660.00	7104.24

Plot No.	Areas in Sq.M.	Area in Sq.Ft.
28	435.00	4682.34
29	375.00	4036.50
30	450.00	4843.80
31	446.00	4800.74
32	448.00	4822.27
33	450.00	4843.80
34	450.00	4843.80
35	450.00	4843.80
36	450.00	4843.80
37	450.00	4843.80
38	566.00	6092.42
39	595.00	6404.58
40	533.00	5737.21
41	482.00	5188.25
42	558.00	6006.31
43	532.00	5726.45
44	532.00	5726.45
45	598.00	6436.87
46	720.00	7750.08
47	1006.00	10828.58
48	1063.00	11442.13
49	938.00	10096.63
50	375.00	4036.50
51	375.00	4036.50
52	425.00	4574.70
53	425.00	4574.70
54	375.00	4036.50
55	410.00	4413.24

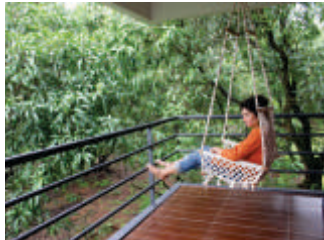


	Areas in Sq.M.	Area in Sq.Ft.
Total	28235.00	303921.54
Open space	4506.00	48502.58
Amenity Space	2257.00	24294.35
Private road	1243.00	13379.65
Strip	391.00	4208.72
Service Road	1371.00	14757.44
Existing road	2596.00	27943.34
Road widening	6101.00	65671.16
Total	46700.00	502678.80



Revenue Earning Opportunities

As a part of **Kokanwadi Agro Tourism** you can offer your Bungalow on rent for tourists and earn revenue. Also you can fulfill your dream of having your own mango farm and enjoy mangos grown by you and also earn revenue by selling the mangos.



Konkan

A feast for the nature-lovers!!!

Konkan region, well-known for its natural beauty, is situated at the coastal line of western India, stretched from Raigad to Mangalore.

It has a 720 km long coastline. Maharashtra's Konkan area consists of Raigad, Ratnagiri, Sindhudurg and Thane districts. Konkan is a coastal strip of land bounded by the Sahyadri hills on the east and the Arabian Sea on the west. So you can experience the beauty of sea as well as of mountains.

The coastline is dotted with tall coconut groves, evergreen mango trees, creeks, harbours, hot water springs, caves, temples and the typical Konkani homes.

Along with the great natural beauty, Konkan region boasts of several places of geographical, cultural and architectural interest. There are a number of architectural wonders in the form of sea-forts such as Janjira, Vijaydurg, Suvarndurg, Gopalgad, Kulaba, Sindhudurga and many more...

Places Around Kokanwadi



Aareware Beach – 4 km



Ganpatipule – 12 km



Theba Palace Ratnagiri – 24 km



Pawas – 35 km

Konkani people and culture

Konkani people are generally peace loving, very simple and warm hearted. They are very helpful and friendly towards tourists. They depend mainly upon fishing and farming for their livelihood, but nowadays tourism is one of the upcoming businesses.

Famous in Konkani

Though Konkani is famous for its natural beauty and several places of geographical, cultural and architectural interest, there are some other things for which Konkani always comes



first in our mind. These are nothing but the fruits and fishes of Konkani like Hapus or "Alphonso" Mango, Fanas (jackfruit), Karvanda, Jambhul, Kokam, Cashew and variety of fish that are exported from Ratnagiri port.

Konkani being a coastal area, it has its own distinct way of cooking food. Coconut in various forms is liberally used in Konkani cuisine. Mainly fish dishes dominate the Konkani / Malvani cuisine. For non-vegetarians, Konkani is the best

place to taste a variety of fishes as well as seafood.

A lot of spices (masalas) are used in the Konkani cuisine, however not all of the cuisine is hot and spicy; The 'Konkanastha Brahmin' style of food is quite bland yet very tasty and vegetarian too.

Tourism in Konkani

Konkani is gifted with amazing natural beauty and is fast emerging as a favourite tourist destination.

Konkani's greenery, coconut, cashew, mango and jackfruit trees, beautiful virgin beaches, waterfalls, mountains, and lush green valley's definitely provide a rich and pleasant experience for the travelers. Not only beaches but Konkani also offers a huge choice of majestic forts, ancient caves and sacred temples. The best period to visit Konkani is from November to February as the atmosphere is pleasant with less humid conditions.

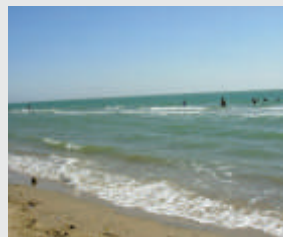
The entire region of Konkani is well-connected with roads. Rail-connectivity (Konkani Railway) and air-connectivity is also available, but limited to only a few destinations. Overall Konkani is an incredibly beautiful Coastal Paradise. Visit once to have a memory of lifetime.



Jaigad and Vijaygad Forts - 31 km



Ratnadurg Fort – 20 km



Mandavi Beach – 20 km



Prachin Kokan – 12 km
(Museum dedicated to Konkani)



Kokanwadi's Mango Farms

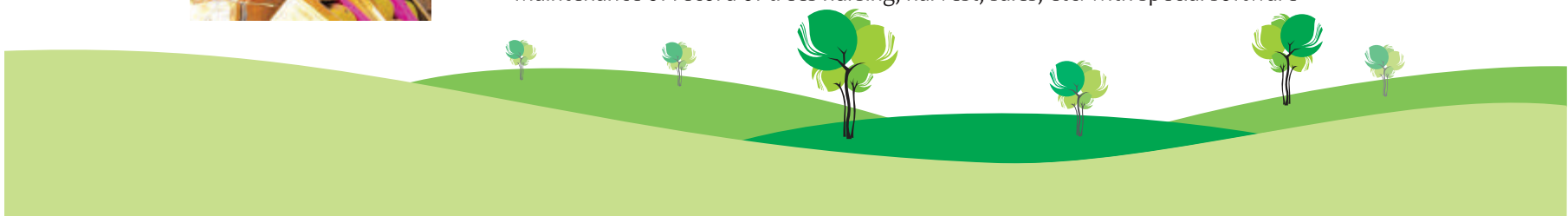
Kokanwadi's Mango Farms are the signature features of Kokanwadi cluster. It is a result of untiring efforts and passion demonstrated by Patwardhan Brothers. After developing the 40 acres of land initially with plantation of over 5000 Alphonso Mango trees successfully Patwardhan Brothers further developed another 65 acres of land on commercial basis. In all there are 65 plots under 'Kokanwadi Mango Farm Plots' mostly of one acre each. These plots have been developed and sold to people who love Kokan or have their roots in kokan. Patwardhan Brothers offered them a complete package of development, plantation and free maintenance for three years as hassle free investment option. As on today, the investors are enjoying the fruits of their investment.



Although, all the plots are sold out, there are few plots available for resale from the plot owners. These plots can be arranged by Patwardhan Brothers being developers for interested investors.

Features & Development Support

- One acre Plots with government approved layout.
- Developed facilities like accessed road, electricity, water, street lights, etc.
- Plantation of 75 Alphonso Mango Trees per plot
- Guest house for plot owners who come to visit their farms
- 24 hours security of the plot with dog squad for protection from monkeys
- Complete Maintenance of trees on yearly basis with fix maintaining charges.
- Special assistance for mango sale after harvest on commercial basis
- Maintenance of record of trees nursing, harvest, sales, etc. with special software



Building Landmark Milestones

Kokanwadi Enterprises is the development firm of Kokanwadi projects owned by Patwardhan Brothers. Jointly Patwardhan brothers have got rich experience of handling large land development projects, construction projects and real estate projects. Kokanwadi Enterprise has successfully completed Kokanwadi Mango Farm Project comprising over 65 acres land.

Promoter's Profile

Shashikant Gangadhar Patwardhan

Mr. S. G. Patwardhan, Partner, Kokanwadi Enterprises has worked in banking sector for more than one & half decade with six years as Branch Manager and then started his own venture called '**Kokanwadi**'.

Mr. Shashikant was also engaged with his family owned civil construction company as Director, Admin & Finance for many specialized bridge construction projects. Since 2002 he has handled and successfully completed many residential complexes and N. A. Bungalow Plot projects in Pune & Ratnagiri.

Under his visionary guidelines and supervision Kokanwadi Enterprises has developed farm plots with over **10,000 trees of Mango tree plantation on 100+ acre land, N. A. Bungalow Plot's over 10 acres of land**, and a Resort with all modern amenities and water conservation for the entire Kokanwadi project. Currently, he & his team is also managing and supervising the mango production and sales management on behalf of the mango farm owners of Kokanwadi.



Prakash Gangadhar Patwardhan

Mr. P. G. Patwardhan, Partner, Kokanwadi Enterprises has worked in construction line for more than two and half decades and built many landmark bridges and flyovers. BRIDGES have always fascinated Mr. Prakash and that fascination turned in to passion and his career path.

Mr. Prakash has successfully executed various prestigious projects namely Kalyani Nagar Bridge, Garware College Bridge, Kharpada Bridge along with many more other landmark projects under the banner of family owned company 'Ameya Developers Pvt. Ltd.. He has also executed many construction projects of Commercial & Residential Complexes, Laboratory Building, Roads, Flyovers, Tunnels, Factory Buildings, etc.

He has supported and made a significant contribution in Kokanwadi development with his technical knowhow and rich experience. His passion for mango farm and tree plantation resulted.

He has supported and made a significant contribution in Kokanwadi development with his technical knowhow and rich experience. His passion for mango farm and tree plantation resulted **converting a barren land into lush green mango farms with 10,000+ mango trees over 100 acres at Kokanwadi**.





Welcome to our unique holiday destination

Kokanwadi Resort at Kokanwadi habitat is situated on a hill top just 20 kms from Ratnagiri at Ratnagiri-Ganpatipule Road. This scenic resort is surrounded by mango farms with a beautiful view and a backdrop of Aare-Ware Beach on one side and lush green valley on the other side.



Kokanwadi Resort offers 7 AC Deluxe Rooms, 1 AC Family Room and 4 AC Cottages. This is an ideal place to be with nature and experience those unforgettable moments like witnessing sunrise & sunset, rare bird sightings, taste of local food delicacies, peaceful and calm environs, vast sea beach, mango farms, quality time with your loved ones, etc.

Contact for Info & Booking:

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Pune Office: 020 24448148

Kokanwadi Resort is the place where you will surely get recharged with fresh energies to take on never-ending challenges of your demanding and hectic city life.

Kokanwadi Enterprises

Office Address: Office No. 201, Centre Point, Mitramandal Chowk, off. Laxminarayan Road, Parvati, Pune-411 009.

Site Address: Ganpatipule road, Kotavade, Dist. Ratnagiri