

**Sandalwood Nature Farming Grower**

Office: Plot No. 04, Flat No. 01, Riddhidata Homes, Laxmi Nagar, Nagpur -440022.

**Contact No. 9175128662**

E-Mail: [shrigandhamfarms@gmail.com](mailto:shrigandhamfarms@gmail.com)

Web: [shrigandhamfarms.com](http://shrigandhamfarms.com)

9975128662  
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*Sandalwood Farming, Farm Villa, Resort & Club House*



## **RURAL LAND - OVERVIEW**

Differential prices between Rural (Agricultural) land and Urban (City) land is very high due to Regulatory restrictions on purchase of rural land.

Eg: Land prices in the mid of city areas varies between Rs. 10000 PSF to Rs. 15000 PSF. Whereas land prices at 50-60 kms (just 1 hour drive) from this areas varies from Rs. 200 to Rs. 300 PSF.

## **REGULATORY RESTRICTIONS:**

- Foreigners are not allowed to buy agricultural land in India.
- NRI / PIO are not allowed to buy agricultural land in India.
- Law of Land in Maharashtra allows only farmers to buy agricultural land.
- Agricultural Land Ceiling Act and Urban Land Ceiling Act are applicable in Maharashtra (about 50 acres per entity).

## **•INVESTMENT PHILOSOPHY**

### **Zone Change Benefits:**

- Conversation of Agricultural Land into "Development Zone" through a special permission from the Development Authorities allow us to hold the land legally.
- We can either passively wait for the city to expand naturally or force development by setting up a township/Resorts/SEZ etc.
- By default all land outside the City limits are "Agricultural" land.
- As the city expands more of this land is bought into the fold of "Development Zone".
- Change in zoning over 5-7 years will help capture profits. City expansion will result in change in FSI limits, adding to profits further.

## **RETURN ON INVESTMENT**

- In India, most of the farm houses investment happens purely for the purpose of weekend getaways, relaxation & rejuvenation.
- But when it come to investment, few Indian expects monitory returns, when they search for Farm House Projects.
- Major Farm House Projects do not guarantee any returns on their investment. Neither they have any aggressive appreciation potential in future. These projects are purely for self use.
- Those projects who claim to give regular returns on their investments, have either failed miserably or have closed down their projects completely, leaving investors / buyers in hassle.

Sandalwood Plant is semi root parasite, it need host for growth. World has 16 varieties of Sandalwood. Indian variety is known as "Santalum Album". It has highest commercial value than any other variety. Santalum Album is known as Queen of Sandalwood. India and Australia are the leading producers of sandal wood in the world. The current production across the world accounts for only one fourth of the global market demand. Sandalwood trees are found in Andhra Pradesh, Assam, Bihar, Himachal Pradesh, Gujarat, Karnataka, Kerala, Madhya Pradesh, Maharashtra, Manipur, Orissa, Punjab, Tamilnadu, Telengana and Uttarakhand In India. However, majority of it is found confined to state plantations in Karnataka, Kerala and Tamilnadu. There is a very high demand for sandal wood across the World. Naturally Grown Sandalwood takes 30 years to be ready for harvesting, whereas intensive cultivation. Australia today is the only significant global producer of sandalwood, with 18,000 ha of plantation. Although its native variety, Santalum spicatum, is facing a decline, the country took up plantation of the Indian variety Santalum album. The commercial value of Santalum Album and its essential oil is very high due to its use in cosmetics, pharmaceuticals, chewing scented Tabaco, mouth freshener, aroma therapy, soap industries & perfumery. Indian Sandalwood has about 90% Aromatic value while Australian has about 30%

No Perfume is complete without fixing its fragrance. Sandalwood Oil is used as fixative. Sandal Oil is used in Cancer Treatment. Sandalwood has DNA-destroying abilities against breast cancer. In 2018 Heartwood of Sandalwood was sold at Rs. 11,000/- per kg in an Auction conducted by Government of Kerala". One can Check present rates online.







Sandalwood Farming

Phase II

Garden Gazebo

Villa

Cottage

Resort &  
Club House

Farm Villas

POND

Parking

Lawn





**BOOK PROFIT  
WITHOUT SELLING  
YOUR ASSETS\***

**100% REFUND  
ON YOUR PROPERTY  
INVESTMENT\***

## SANDALWOOD ECONOMICS

Income From ONE Sandalwood Tree

One Sandalwood Tree produce Heartwood between  
**15KG to 30KG**

The Government Value of which is between  
**Rs. 6000 TO Rs. 12000 Per KG.**

If we take Average:

Heartwood: 20 KG  
X

Rate Per KG: Rs. 10000

Income Per Tree: = **Rs. 2,00,000/- (Two Lakhs)**



Bark and Phloem

Sapwood

Transition zone

Heartwood



## **IMPORTANT POINTS**

As willingness for buying a second home is increasing, people are looking for new options like sustain ability and investment returns, while also allowing them to enjoy a holiday in their own homes. Indian holiday home's demand is as much a part of the nation's overall economic growth as any other residential property market. Many who purchase farmhouses in India prefer to buy them in nearby hill stations or other open areas with welcoming surroundings. In addition to the Indian second home market criteria, locations should be within a few hours of driving distance from the parent towns.

**IN NUTSHELL, DISTANCE, PROJECT SURROUNDINGS, AMENITIES & RETURN ON INVESTMENTS** plays an important role in buying **FARM HOUSE/PLOT**

**\* T & C Apply.**





- Buy Farm Plot of 5445, 10890 Sq.Ft from us.
- Execute the Sale Deed/Registry and become the owner of the farm plot.
- We will plant Sandalwood Trees on your Farm Plot.
- Right from Raising Plantation, Soil Working, Diseases & Pests Management, Infrastructure Development, Water Drip System, Maintenance, Fencing & Security System, till permission from Government to cut trees and sell them at competitive rate, all will be taken care by us.
- 70% of the income generated from harvesting these trees will be shared with you.
- This income will be TAX FREE in your hands.
- Returns generated from Sandalwood harvesting will be much more than your investment in farm plot. Thus your Farm Plot gets FREE after 12-14 years.
- In addition to the income generated, ownership of Farm Plot remains with you.
- In 12 years your farm plot would appreciate minimum 2 times on a very conservative side.

**CUSTOMERS BENEFITS ON FARM PLOT INVESTMENT**  
**TENTATIVE CALCULATION ON INCOME FROM SANDALWOOD**

Plot Area	Sandalwood Plantation	Heartwood Yield Per Tree	Total Heartwood Yield	Rate	Total Sandalwood Income	Customers Share
(In Sq.Ft.)	No. of. Tree	(In KG)	(In KG)	(Per KG)	(In NRI)	(70%)
10890	50	20	100	10000	10000000	7000000
16335	75	20	1500	10000	15000000	10500000
21780	100	20	2000	10000	20000000	14000000



- Buy Farm Plot of 10890 Sq.Ft. from us.
- Execute the Sale Deed/Registry and become the owner of the farm plot.
- We can help to construct Villa & develop Garden/lawn for you at a reasonable price.
- As our esteemed customer, we will plant 30 Sandalwood trees for you at our additional land for sandalwood farming.
- 80% of the income generated from harvesting these trees will be shared with you.
- Returns generated from Sandalwood harvesting will enough to cover your investment in Farm Plot & Villa. Thus your Farm Plot & Villa gets FREE after 12-14 years.
- In addition to the income generated, ownership of Farm Plot & Villa remains with you.
- In 12 years your farm plot & Villa would appreciate minimum 2 times on a very conservative side.

**CUSTOMERS BENEFITS ON FARM PLOT & VILLA INVESTMENT**  
**TENTATIVE CALCULATION ON INCOME FROM SANDALWOOD**

Sandalwood Plantation	Heartwood Yield Per Tree	Total Heartwood Yield	Rate	Total Sandalwood Income	Customers Share
No. of. Tree	(In KG)	(In KG)	(Per KG)	(In NRI)	(80%)
30	20	600	10000	6000000	4800000

**Single**  
**10890 sq.ft.**  
**Farm Plot**  
**With 1000 sq.ft.**  
**Villa Layout**





*Sandalwood Farming, Farm Villa, Resort & Club House*







Ground Floor Plan



First Floor Plan









AMENITIES- CLUBHOUSE & LUXURIES- Swimming Pool



Landscaped Gardens



Banquet Hall



Restro & Bar



AMENITIES- CLUBHOUSE & LUXURIES- Gym & Spa



AMENITIES- CLUBHOUSE & LUXURIES- Indoor & Outdoor Games



AMENITIES- CLUBHOUSE & LUXURIES- Adventure Activities







Office

Outdoor Game

Open Restaurant

Indoor Restaurant

Open Atrium

Reception/  
Waiting Area

Parking Area

Resorts Room

Swimming Pool

Fountain

Gym/Spa

Lawn

Water Body

Covered Sitting





Built with  
*Features*  
You'll fall in love with

Shrigandham Farm Villas-Furniture & Fixture List

GROUND FLOOR	FIRST FLOOR
<b>PORCH</b>	<b>FRONT TERRACE</b>
POP, Panel Light & Gate Light	One Coffee Table Small
<b>LIVING ROOM</b>	Two Chairs
8 Seater Sofa	Single Seated Hanging Swing Chair
Center table	<b>BEDROOM</b>
Curtains. (Four)	Double Bed with out Box 6'x6'
TV unit	Side tables
P.O.P.	Bed Back Decorative
Hanging Light, Panel Light.	Matress & Bed Sheets
Goti Lights Strips	Pillow & Pillow Cover
Wall Paper or Design Sheet	Split AC
LED TV.	Hanging Light Panel Light
Split AC	Goti Lights, Strips
Photo Frame with Light	Ornamental Fan
Carpet	TV unit.
Ornamental Fan	LED TV
Floor Mat	Wall Paper of Design Sheet
<b>KITCHEN</b>	Curtains (Two)
Modular kitchen, Trolley 6NO	Floor Mat
Fridge 180 Lit.	POP
Light fittings (Panel & Goti Lights)	<b>BATHROOM</b>
Ornamental Fan. 2	Shower
P.O.P.	Light Fittings
Exhaust Fan	Mirror
<b>BATHROOM</b>	Counter in M.S.
Shower	Soap tray near shower.
Light fittings	Toilet paper holder
Mirror,	Towel rack
Vanity Counter Unit in MS.	Water Heater 6Lit.
Soap tray near shower	<b>BACK SIDE TERRACE</b>
Toilet paper holder	One Coffee Table
Towel rack SS.	Two Chairs.
Water Heater. 6 lit	<b>DRESSING ROOM</b>
	Small Wardrobe 3'X7'
	Dressing Table with Cosmatic Racks.
	Chair/Sitting Table



### नागपुर का आधुनिक रोड इन्फ्रास्ट्रक्चर की ओर एक नया कदम

हमारी सरकार सुगम संपर्क, तेज विकास, बेहतर सुरक्षा और सबकी समृद्धि सुनिश्चित करने की प्रतिबद्धता के साथ नेक्स्ट जेनरेशन इन्फ्रास्ट्रक्चर के निर्माण के लिए लगातार कदम उठा रही है।

नरेन्द्र मोदी, प्रधानमंत्री

### कार्यारंभ

#### राष्ट्रीय राजमार्ग 353जे के नागपुर-काटोल खंड पर आउटर रिंग रोड से काटोल बाईपास के अंत तक चार लेन सड़क निर्माण (लंबाई 48.20 कि.मी., लागत-रु. 1184 करोड़)

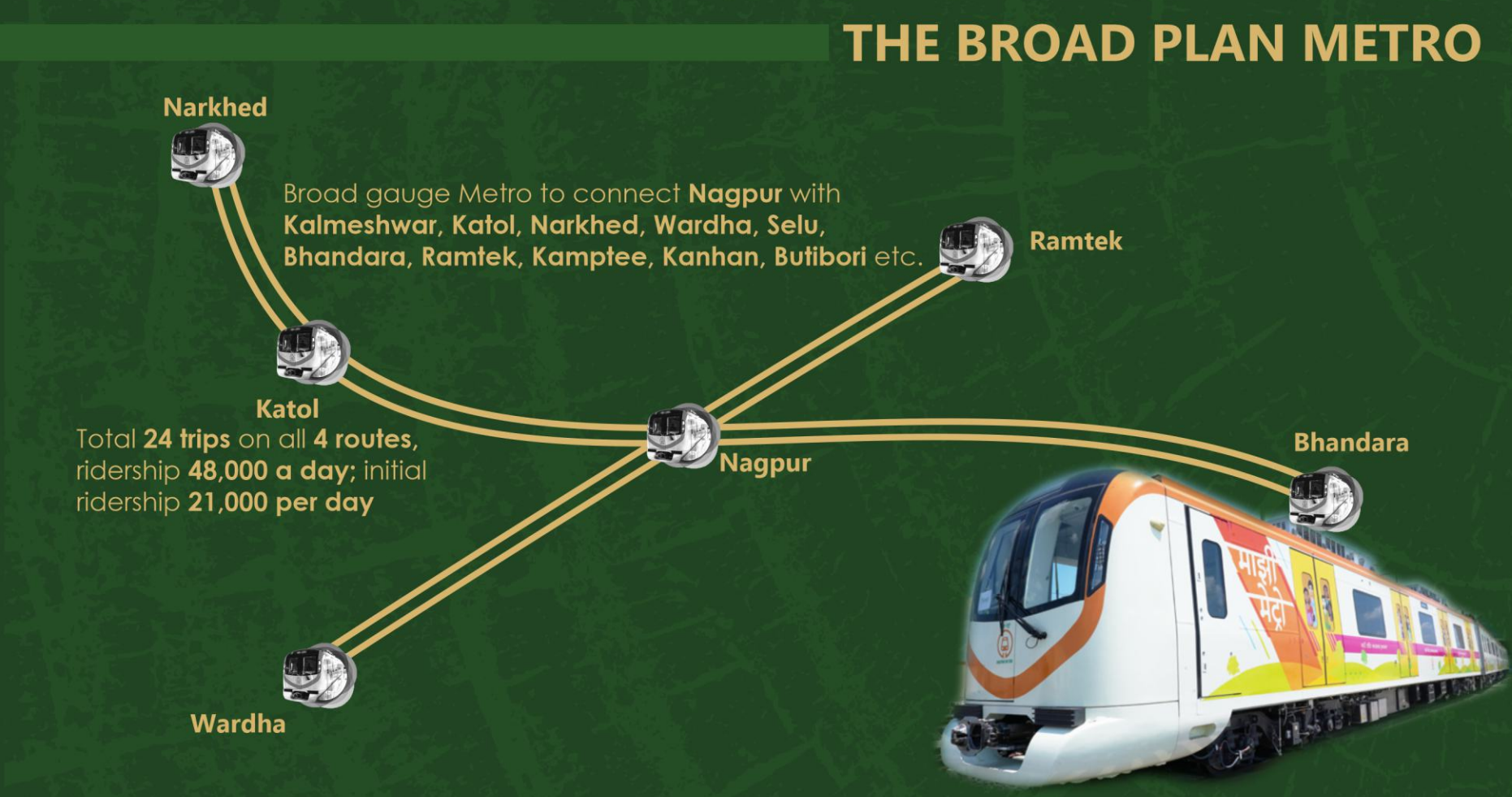
##### परियोजना के लाभ

नागपुर की काटोल एवं वरुड तालुका से बेहतर कनेक्टिविटी
39.58 कि.मी. सर्विस रोड के साथ सुगम यातायात
कृषी एवं स्थानीय उपज की बाजार तक सुगम यातायात
5 फ्लाईओवर एवं 13 वाहन अंडरपास द्वारा सुगम यातायात एवं सड़क सुरक्षा में बढ़ोतरी
रेलवे क्रॉसिंग से मुक्ति
समय और ईंधन की बचत एवं प्रदूषण में नियंत्रण

### श्रीगंधम

Sandalwood Farming, Farm Villa, Resort & Club House

### LUCKY DRAW CONTEST



### LUCKY DRAW CONTEST

1st 1 Car - 10 Lakh

2nd 2 Car - 5 Lakh Each

3rd 4 Bikes 1 Lakhs Each

4th 8 Gold Coin (1Tola) 50k Each

5th 16 LED TV 42" 25k Each

6th 32 Smart Phone 15k Each

7th 48 Microwave Oven

#### Free Resort Club Membership for 15 Years

Unit		Nights Per Year	Total Nights	Membership Worth	RANK
Plot	5445	5	75	Rs.150000	SILVER
Plot	10890	12	180	Rs.360000	GOLD
Villa		15	225	Rs.450000	PLATINUM