



Things have gradually started happening in MIHAN

YOJANA REALITIES promoted by **ESSAR** group are setting up 5 star hotel and convention / exhibition centre on 10 acre land abutting to NH 7 (Wardha road). The proposed hotel and convention centre in MIHAN will attract a large no of investors and accelerate the growth of Nagpur as well as entire Vidarbha.

TAL manufacturing solutions a wholly owned subsidiary of **TATA MOTORS** will build floor beam for **BOEING787** dreamliner at MIHAN SEZ. This is one of the most prestigious projects at MIHAN SEZ.

Construction activity at Sahara City situated just 1.5 km from **GREEN HEAVEN NIGHTINGALE** is at full swing with possession starting from Feb. 2010. With such posh townships in the vicinity and end users coming in this area will attract further land investments in the region.

DLF the biggest real estated major of India has started construction of IT Park in MIHAN. **Genpact** the worlds largest BPO company will start its operation within a year.

Many prominent builders of international repute such as **SAHARA**, **MAYTAS** infrastructure, **Raheja** group, **SOHUM** developers, **Kalpataru** group have already covered large land for developing world class townships around MIHAN. A large ultra modern cricket stadium with state of art club house has already been constructed. And last but not the least such prime location of tremendous profit potentials is currently offered at rock bottom price.

Welcome to green heaven
We will show you safe and reliable investment avenue. We suggest that it is better to invest in Nagpur real state today. Real Estate prices in all other metro cities have reached saturation level but for Nagpur its just the beginning. This is the right time to invest in Nagpur.

Our dealings are clear, legal and above board. Firm commitment is the hallmark of Green heaven. We neither spare efforts nor money to meet our commitments. That's how during part 5 years we have earned confidence of over 1200 happy customers. Our customers trust us completely and we treasure their trust.

Needless to say we shall be more happy to add your name to our List. Do write to us, talk to us... or better still, meet us. We shall be too happy to multiply your money to secure your future.

Strategic central location of Nagpur

Nagpur, the second capital of Maharashtra with population of about 3.0 million has a strategic place along the international aviation routes .Its unique central location in Indian sub continent makes it an ideal passenger and cargo hub on the air routes between **SOUTHEAST ASIA** and **Middle East Asia/Europe.**



Three National highways and three state highways, 75 passenger trains and 60 goods trains connect Nagpur to various parts of the country. Spread over an area of 228 sq km with surrounding areas rich in minerals, fertile lands and natural resources. The region has 45 engineering colleges and over 12 medical colleges and excellent law and order. Developing of an interface between rail cargo and road cargo makes Nagpur the most promising location for developing facility of Multimodel international hub airport.

Nagpur, the next IT HUB

Nagpur is increasingly becoming a hot spot for I T Companies. As the city is home to over 45 Engineering Colleges, availability of 24 x 7 power supply, low land cost, low salaries and low cost of living had aroused serious interest for IT Majors, who do not want to expand in

already congested and over priced metro cities. MIHAN SEZ offers world class infrastructure for IT Companies and that too at a competitive rate. The tax benefits attached to SEZ scheme is another hidden advantage, that no IT Company can neglect. It is no secret that IT Industry has been the main drawing force for property price rise in Banglore, Pune, Hyderabad and Gurgaon. And now its Nagpur's turn.

Nagpur, the next HEALTH destination

A state of art **HEALTH CITY** is being planned in 125 acre in MIHAN. CARE group of hospitals from Hyderabad along with John Hopkins Institute from USA have been finalized for setting up of 2500 bed and 1 super speciality hospital. This shall be accompanied by various support facilities like common diagnostic centre, waste disposal facilities, hotel for relatives and nurses training school. This health city is envisaged to be a preferred destination for health tourists all over the world. It shall offer world class health care facilities in different areas of specialization and super specialization like Neurology, Orthopaedics, Cardiology, Ophthalmology, Paediatrics, Organ transplantation etc. The project consultant is Ernst & Young Pvt ltd.



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1 sq. ft



1 sq. ft



1 sq. ft



Depreciation of 1sq. Ft.
Versus **Appreciation of 1sq. Ft.**



Any consumable entity compared with land at 'Green Heaven Realities Pvt. Ltd.' Who do you think would win ?



Nightingale





Green Heaven Realities Private Limited is a real estate organization of repute, engaged in real estate business since last 5 years. As of now we have sold approximately 150 acre land of prime property in and around Nagpur. Lush green well maintained garden with beautiful landscaping, smiling red roses even at 48°C reflects the commitment of our company. All our layouts are completely safe with barbed wire fencing and security round the clock.

The present layout "GREEN HEAVEN NIGHTINGALE" is one of the best investment destination and once in a life time opportunity for investors. Some of the few reasons to justify our claims for investment are -

- » Situated just 3km from National Highway and 6 Lane flyover entering MIHAN.
- » Just 3 km from 5 star Hotel Sun -N- Sand

and upcoming 5 star Hotel and convention centre of **ESSAR GROUP**.

- » 5 minutes drive from MIHAN SEZ
- » Situated just 1 km from 200 ft wide OUTER RING ROAD connecting Hyderabad – Nagpur – Calcutta.
- » Only 1 km from up coming Kamath Hotel
- » JUST 1.5 km from SAHARA city.
- » Located in close proximity of leading educational institutes like Mundle Public School, Royal Gondwana Public School, Montfort CBSE School, DY Patil International School in MIHAN, St Vincent Paloltti College of Engg and Green Heaven Institute of Management Studies.
- » Situated on First Parallel Road to Wardha road, connecting MIHAN SEZ with rest of new Nagpur.
- » 10 minute drive from existing international Airport.

Nightingale



Nightingale is a slim, brown bird a bit bigger and not so upright as the Robin with few distinguishing features, to the eye, apart from a warm rufous tail. It has fairly strong and quite long legs and spends most of its time on the ground or low in shrubs and bushes. It nests on the ground within or next to dense bushes. It is plain brown above except for the reddish tail. It is buff to white below. Sexes are similar. It is a migratory insectivorous species breeding in forest and scrub in Europe and south-west Asia, but is not found naturally in the Americas.

The Nightingale is the national bird of Iran. In popular traditions, the Nightingale announces

the coming of spring, and is a symbol of love.

The male Nightingale is known for his singing, to the extent that human singers are sometimes admiringly referred to as nightingales; the birdsong is loud, with an impressive range of whistles, trills and gurgles. Although it also sings during the day, the nightingale is unusual in singing late in the evening; its song is particularly noticeable at that time because few other birds are singing. Singing at dawn, during the hour before sunrise, is assumed to be important in defending the bird's territory. This is why its name (in several languages) includes "night".



Flamingo



AREA STATEMENT

1) TOTAL AREA UNDER KH.NO. 49/1,2 AS PER 7/12	: 27400.00 SQ.MT.
2) TOTAL AREA UNDER ' K ' PRAT IN KH.NO. 49/1,2	: 26500.00 SQ.MT.
3) TOTAL AREA UNDER LAYOUT DEMARCATION	: 26500.00 SQ.MT.
4) TOTAL AREA UNDER PLOT IN KH.NO. 49/1,2	: 14359.11 SQ.MT.
5) TOTAL AREA UNDER OPEN SPACE IN KH.NO. 49/1,2	: 2777.49 SQ.MT.
6) TOTAL AREA UNDER PUBLIC UTILITY IN KH.NO. 49/1,2	: 2803.75 SQ.MT.
7) TOTAL AREA UNDER ROAD IN KH.NO. 49/1,2	: 6559.65 SQ.MT.

Plot No	Area (Sq. ft)
1	7726.11
2	6318.40
3	6243.06
4	5952.43
5	5489.58
6	7028.50
7	1977.86
8 to 17	1614.58
18, 37 to 41 & 44 to 48	1695.31

Plot No	Area (Sq. ft)
19 & 42	1729.22
20	5683.66
21 to 22	1776.04
23	1984.43
24 & 25	2226.62
26	1897.02
27 to 29 & 32 to 34	1883.68
30	1869.79
31	1775.61

Plot No	Area (Sq. ft)
35	1978.18
36 & 49	1688.85
43	1648.49
50	1565.60
51 to 55	1506.94
56	1812.74
57	2124.25
58	1568.83
59	1332.03

Plot No	Area (Sq. ft)
60	1380.47
61	1416.85
62	1441.07
63	1604.14
64 & 65	3195.37
66	2549.53
67	2583.33
68	2744.79

"GREEN HEAVEN NIGHTINGALE" is located at RUI, which is going to be the Next Commercial Centre of New Nagpur. Looking at the huge opportunities, the hospitality and Educational Giants are flocking around main entrance of MIHAN. NIGHTINGALE has very strategic location advantage with major townships and hotel in and around. Banks, hotels, restaurants, shopping malls will soon rush to buy land around MIHAN entrance.

