

Why should you invest in land?

A survey recently reported that land prices have 762% over the last 20 years.

The advantages of real estate investments are:-
Land is real.

Unlike shares land is tangible - it can be visited, seen and walked on. There is a limited supply of land.

It is easy to understand and seen as a solid investment.

Land is not open to accounting scandals and it is clear when property prices are going up (or down) and the reason for this movement.

It is a cheap way to invest in property.

"The greatest Investment on earth is earth"

The advantages of investing in land...

*Higher profits - Annual Return on Investment (ROI) Analysis

*Superior financing terms

*Great flexibility for maximizing value

*Simple investment management



Location Map (not to scale)



Site Address: Kh. No. 16/1, Ph.No.42, Mouza-Gawsi Manapur. Tah.-Nagpur(Rural)-Dist. Nagpur.

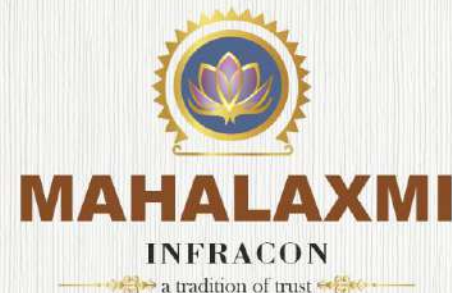
Salient features

- Cement Concrete Road
- Paver Block
- Sewage Treatment Plant
- Open Space Compound Wall
- Sewage Line
- Storm Water Drainage
- Common Gate
- Under Ground Electric Network with Transformer
- Public Utility
- Rain Harvesting Chamber
- Water Pipe Line
- Street Light



महालक्ष्मी नगर-२२

Land of plenty Land of Opportunity...!



Office : - N-103, 104, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha Road,
Somalwada, Nagpur-440025.

Email : mahalaxmidevelopers14@gmail.com

Website : www.mahalaxmidevelopers.com

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit.

Bank Finance Available

Contact For Enquiry

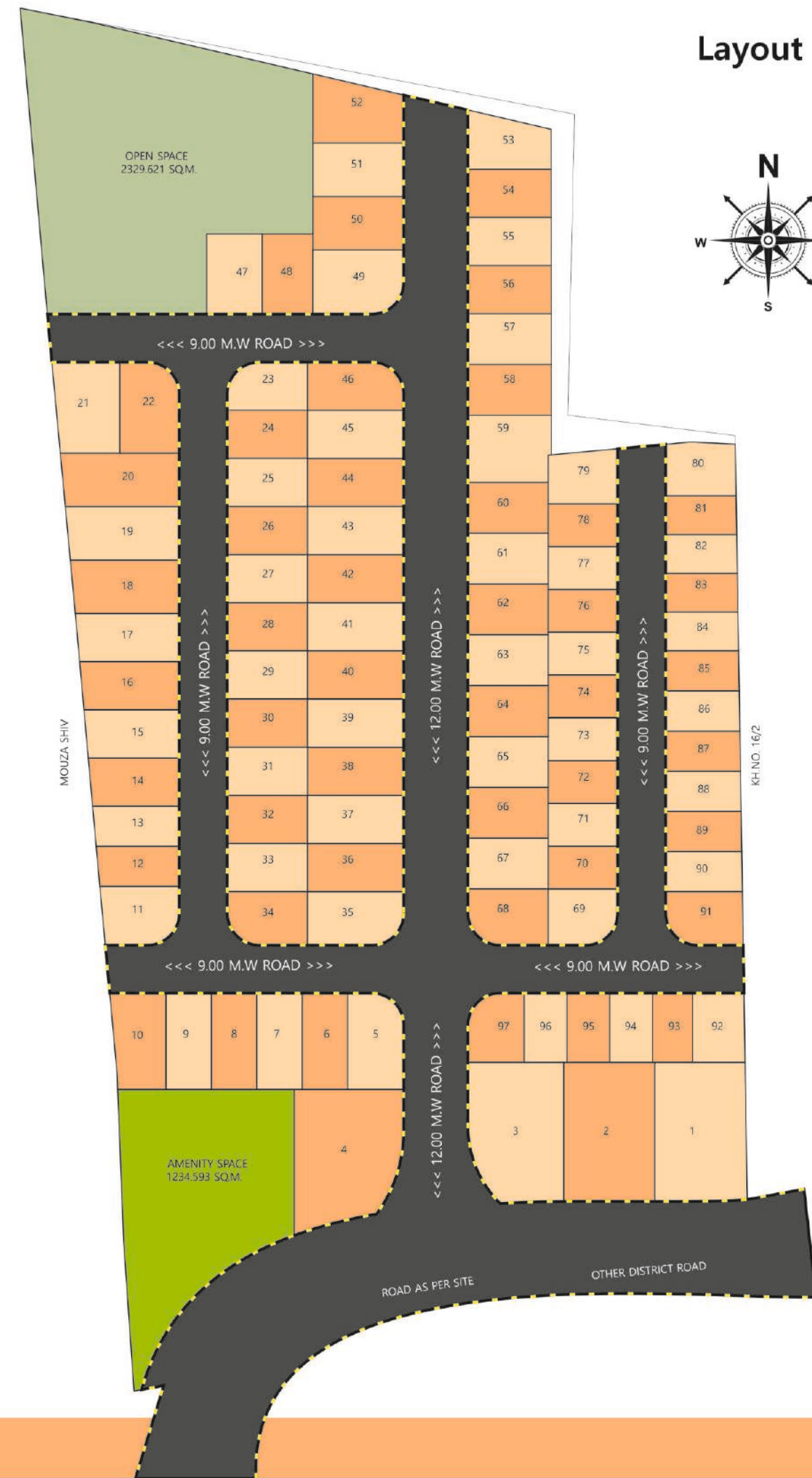


महालक्ष्मी नगर-२२

Land of plenty Land of Opportunity...!



P50500032406



PLOT.		PLOT SIZE								PLOT AREA		CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO- RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	AREA IN SQ.FT.
NO	A									SQ.M.	C		D	E									
1		1/2	X	2.578	+	2.945	2.762	X	26.117	=	72.122												
1		1/2	X	25.988	+	26.454	26.221	X	5.777	=	151.479	0.000	449.584	X	1.559	700.901	30.00/9.00	1.100	770.991	1	449.584	700.901	4839.32
		1/2	X	26.454	+	26.519	26.487	X	8.532	=	225.983												
		1/2	X	26.519	+	26.335	26.427	X	12.392	=	327.483												
2		1/2	X	26.335	+	26.204	26.270	X	4.658	=	122.363	0.000	449.846	X	1.559	701.310	30.00/9.00	1.100	771.441	1	449.846	701.310	4842.14
		1/2	X	26.204	+	26.188	26.196	X	3.942	=	103.265												
3		1/2	X	26.188	+	26.447	26.318	X	12.424	=	326.969	18.260	452.658	X	1.559	705.693	30.00/9.00	1.100	776.262	1	452.658	705.693	4872.41
		1/2	X	26.447	+	26.631	26.539	X	1.533	=	40.684												
4		1/2	X	23.023	+	24.751	23.887	X	7.888	=	188.421	18.260	501.291	X	1.559	781.513	30.00/9.00	1.100	859.664	1	501.291	781.513	5395.89
		1/2	X	24.751	+	26.117	25.434	X	6.140	=	156.165												
		1/2	X	26.117	+	28.203	27.160	X	6.442	=	174.965												
5		X		+		10.500	X	18.000	=	189.000	7.720	181.280	X	1.559	282.616	12.00/9.00	1.100	310.877	1	181.280	282.616	1951.29	
6 TO 9		X		+		8.500	X	18.000	=	153.000	0.000	153.000	X	1.559	238.527	9.000	1.100	262.380	4	612.000	954.108	1646.89	
10	1/2	X	9.031	+	10.525	9.778	X	18.000	=	176.004	0.000	176.004	X	1.559	274.390	9.000	1.100	301.829	1	176.004	274.390	1894.50	
11	1/2	X	13.856	+	14.870	14.363	X	10.988	=	157.821	7.720	150.101	X	1.559	234.007	9.000	1.100	257.408	1	150.101	234.007	1615.68	
12	1/2	X	14.870	+	15.554	15.212	X	7.500	=	114.090	0.000	114.090	X	1.559	177.866	9.000	1.100	195.653	1	114.090	177.866	1228.06	
13	1/2	X	15.554	+	16.226	15.890	X	7.500	=	119.175	0.000	119.175	X	1.559	185.794	9.000	1.100	204.373	1	119.175	185.794	1282.79	
14	1/2	X	16.226	+	17.032	16.629	X	9.000	=	149.661	0.000	149.661	X	1.559	233.321	9.000	1.100	256.654	1	149.661	233.321	1610.95	
15	1/2	X	17.032	+	17.839	17.436	X	9.000	=	156.920	0.000	156.920	X	1.559	244.638	9.000	1.100	269.101	1	156.920	244.638	1689.08	
16	1/2	X	17.839	+	18.646	18.243	X	9.000	=	164.183	0.000	164.183	X	1.559	255.961	9.000	1.100	281.557	1	164.183	255		