

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...!



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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



MAHALAXMI
INFRACON

a tradition of trust

महालक्ष्मी नगर-२२

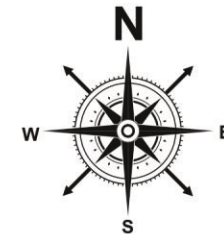
Land of plenty Land of Opportunity...!



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Layout Plan



Area Calculation

PLOT NO	PLOT SIZE						PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.	PRO-RATA F.S.I. FACTOR	B/UP AREA ON 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.
	A	B	C	D	E	F												
1	1/2 X	2.578	+	2.945	2.762	X	26.117	=	72.122									
	1/2 X	25.988	+	26.454	26.221	X	5.777	=	151.479		0.000		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									
2	1/2 X	26.519	+	26.335	26.427	X	12.392	=	327.483		0.000		1.100	771.441	1	449.846	701.310	4842.14
	1/2 X	26.335	+	26.204	26.270	X	4.658	=	122.363									
	1/2 X	26.204	+	26.188	26.196	X	3.942	=	103.265		18.260		1.100	776.262	1	452.658	705.693	4872.41
	1/2 X	26.188	+	26.447	26.318	X	12.424	=	326.969									
	1/2 X	26.447	+	26.631	26.539	X	1.533	=	40.684									
3	1/2 X	23.023	+	24.751	23.887	X	7.888	=	188.421		18.260		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									
4																		
5																		
6 TO 9																		
10	1/2 X	9.031	+	10.525	9.778	X	18.000	=	153.000		0.000		1.100	262.380	4	612.000	954.108	1646.89
11	1/2 X	13.856	+	14.870	14.363	X	10.988	=	157.821		7.720		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		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		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		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		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		1.100	281.557	1	164.183	255.961	1767.26
17	1/2 X	18.646	+	19.464	19.055	X	9.000	=	171.495		0.000		1.100	294.097	1	171.495	267.361	1845.97
18	1/2 X	19.464	+	20.397	19.931	X	10.000	=	199.305		0.000		1.100	341.788	1	199.305	310.716	2145.31
19	1/2 X	20.397	+	21.331	20.864	X	10.000	=	208.640		0.000		1.100	325.270	1	208.640	325.270	2245.80
20	1/2 X	21.331	+	22.265	21.798	X	10.000	=	217.980		0.000		1.100	373.814	1	217.980	339.831	2346.33
21	1/2 X	11.132	+	12.721	11.927	X	17.012	=	202.894		0.000		1.100	347.942	1	202.894	316.311	2183.95
22																		
23																		
24 TO 33																		
34																		
35																		
36 TO 45																		
46																		
47																		
48																		
49																		
50 & 51																		
52	1/2 X	12.702	+	8.981	10.842	X	17.000	=	184.306		0.000		1.100	316.066	1	184.306	287.332	1983.86
53	1/2 X	11.102	+	7.488	9.295	X	15.547	=	144.509		0.000		1.100	247.819	1	144.509	225.290	1555.49
54	1/2 X	15.547	+	15.575	15.561	X	9.000	=	140.049		0.000		1.100	240.170	1	140.049	218.336	1507.48
55 to 56																		
57	1/2 X	15.575	+	15.585	15.580	X	9.500	=	148.010		0.000		1.100	253.822	1	148.010	230.748	1593.17
58	1/2 X	15.585	+	15.595	15.590	X	9.500	=	148.105		0.000		1.100	253.985	1	148.105	230.896	1594.20
59	1/2 X																	
	1/2 X	15.595	+	15.603	15.599	X	7.472	=	116.556		0.000		1.100	331.483	1	193.296	301.348	2080.63
60 TO 67																		
68																		
69																		
70 TO 78																		
79	1/2 X	9.116	+	10.313	9.715	X	13.000	=	126.289		0.000		1.100	216.572	1	126.289	196.884	1359.37
80	1/2 X	9.641	+	10.069	9.855	X	4.655	=	45.875		0.000		1.100	221.637	1	129.242	201.488	1391.16
	1/2 X	6.134	+	6.505	6.320	X	13.192	=	83.367									
81	1/2 X	13.178	+	13.292	13.235	X	7.250	=	95.954		0.000		1.100	164.551	1	95.954	149.592	1032.84
82	1/2 X	13.292	+	13.407	13.350	X	7.250	=	96.784		0.000		1.100	165.975	1	96.784	150.886	1041.78
83	1/2 X	13.407	+	13.521	13.464	X	7.250	=	97.614		0.000		1.100	167.398	1	97.614	152.180	1050.71
84	1/2 X	13.521	+	13.635	13.578	X	7.250	=	98.441		0.000		1.100	168.816	1	98.441	153.469	1059.61
85	1/2 X	13.635	+	13.754	13.695	X	7.500	=	102.709		0.000		1.100	176.135	1	102.709	160.123	1105.55
86	1/2 X	13.754	+	13.872	13.813	X	7.500	=	103.598		0.000		1.100	177.659	1	103.598	161.509	1115.12
87	1/2 X	13.872	+	13.990	13.931	X	7.500	=	104.483		0.000		1.100	179.177	1	104.483	162.888	1124.65
88	1/2 X	13.990	+	14.109	14.050	X	7.500	=	105.371		0.000		1.100	180.701	1	105.371	164.274	1134.21
89	1/2 X	14.109	+	14.227	14.168	X	7.500	=	106.260		0.000		1.100	182.225	1	106.260	165.659	1143.78
90	1/2 X	14.227	+	14.345	14.286	X	7.500	=	107.145		0.000		1.100	183.743	1	107.145	167.039	1153.30
91	1/2 X	14.345	+	14.503	14.424	X	10.000	=	144.240		7.720		1.100	234.118	1	136.520	212.835	1469.50
92	1/2 X	9.635	+	9.839	9.737	X	12.950	=	126.094		0.000		1.100	216.239	1	126.094	196.581	1357.27
93																		
94 to 96																		
97																		

