

## 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"

## महालक्ष्मी नगर-२

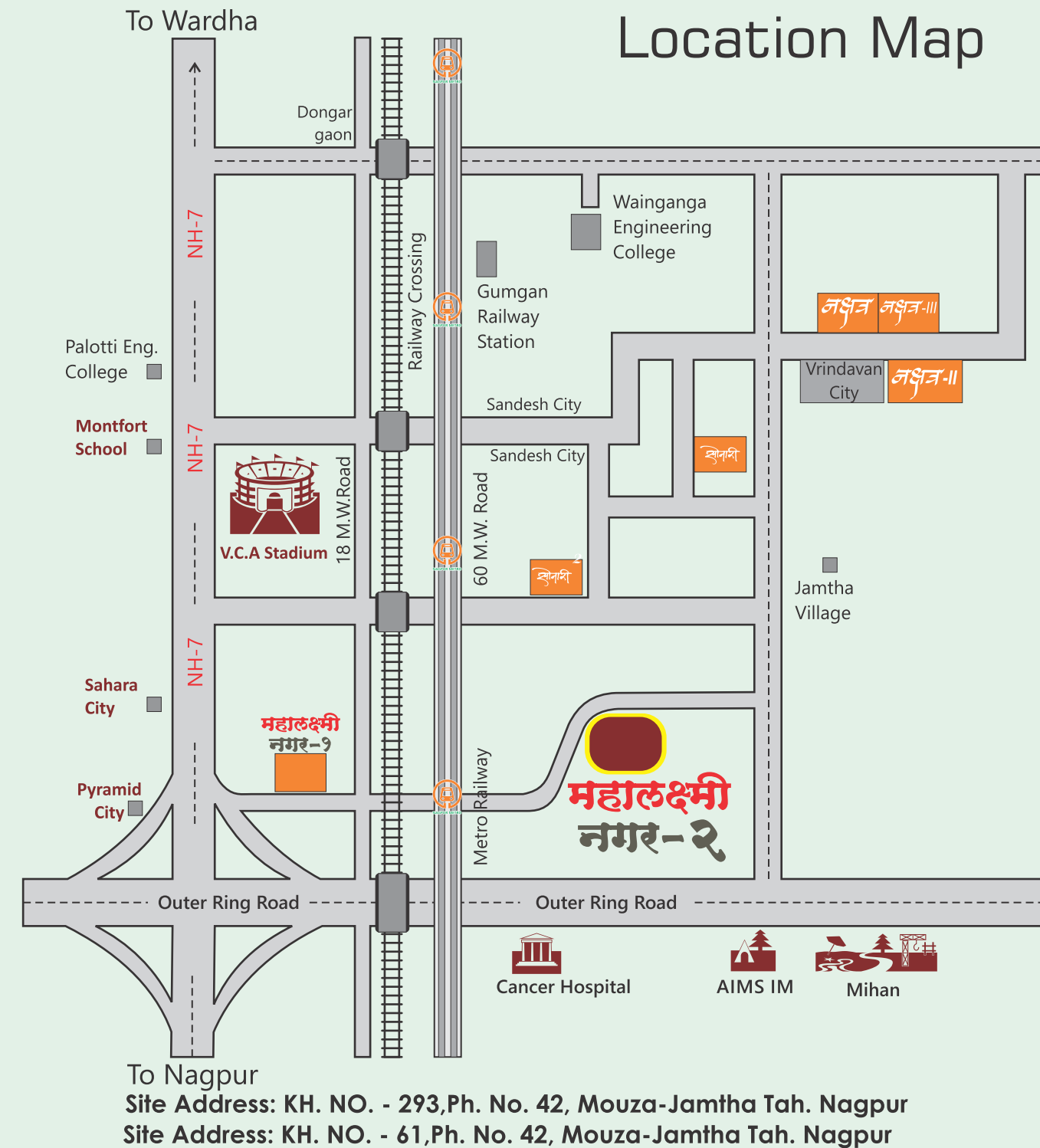
LAND OF PLENTY LAND OF OPPORTUNITY...!

## Salient features

- S.D.B.C. Roads
- Sewage Line
- Strom Water Drainage
- Common Fencing
- Common Gate
- Electric Network With Transformer
- Open Space Public Utility
- Water Pipe Line

## 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




**Mahalaxmi**  
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## महालक्ष्मी नगर-२

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Design @ Helix design studio- 9730921314



# AREA CALCULATION

Site Address: KH. NO. - 293, Ph. No. 42, Mouza-Jamtha Tah. Nagpur

PLOT NO	PLOT SIZE				PLOT AREA/TANGENT		TOTAL PLOT	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	TOTAL PLOT AREA SQ.FT.						
	A	B	C	D	E	F					G = E * F					
1	1/2	X	24.49	+	19.59	22.04	X	15.00	=	330.600	11.77	318.830	X	1.214	387.060	3431.88
2 to 13	X	+			9.00	X	15.00	=	135.000	0	135.000	X	1.214	163.890	1453.14	
14 to 16	X	+			8.50	X	15.00	=	127.500	0	127.500	X	1.214	154.785	1372.41	
17 to 18	X	+			7.50	X	15.00	=	112.500	0	112.500	X	1.214	136.575	1210.95	
19	1/2	X	8.29	+	10.1	9.195	X	15.00	=	137.925	0	137.925	X	1.214	167.441	1484.62
20	1/2	X	6.36	+	8.27	7.315	X	17.95	=	131.304	0	131.304	X	1.214	159.403	1413.35
21	1/2	X	14.96	+	15.92	15.44	X	8.50	=	131.240	0	131.240	X	1.214	159.325	1412.66
22	1/2	X	15.92	+	16.94	16.43	X	8.50	=	139.655	0	139.655	X	1.214	169.541	1503.24
23	1/2	X	16.94	+	18.02	17.48	X	9.00	=	157.320	0	157.320	X	1.214	190.986	1693.39
24	1/2	X	18.02	+	19.1	18.56	X	9.00	=	167.040	0	167.040	X	1.214	202.787	1798.01
25	1/2	X	19.1	+	20.18	19.64	X	9.00	=	176.760	0	176.760	X	1.214	214.587	1902.64
26	1/2	X	20.18	+	21.26	20.72	X	9.00	=	186.480	0	186.480	X	1.214	226.387	2007.27
27	1/2	X	21.26	+	22.32	21.79	X	9.00	=	196.110	0	196.110	X	1.214	238.078	2110.92
28	1/2	X	22.32	+	23.5	22.91	X	10.00	=	229.100	0	229.100	X	1.214	278.127	2466.03
29	1/2	X	23.5	+	24.68	24.09	X	10.00	=	240.900	0	240.900	X	1.214	292.453	2593.04
30	X	+			9.00	X	15.24	=	137.160	7.72	129.440	X	1.214	157.140	1393.29	
31 to 32	X	+			6.00	X	15.24	=	91.440	0	91.440	X	1.214	111.008	984.26	
33	1/2	X	7.42	+	9.21	8.315	X	15.24	=	126.721	0	126.721	X	1.214	153.839	1364.02
34	1/2	X	7.62	+	9.8	8.71	X	18.00	=	156.780	0	156.780	X	1.214	190.331	1687.57
35 to 36	X	+			8.00	X	18.00	=	144.000	0	144.000	X	1.214	174.816	1550.01	
37	X	+			8.00	X	18.00	=	144.000	7.72	136.280	X	1.214	165.444	1466.91	
38	1/2	X	14.23	+	19.27	16.75	X	19.61	=	328.468	11.77	316.698	X	1.214	384.471	3408.93
39	1/2	X	11.51	+	11.27	11.39	X	29.16	=	332.132	0	332.132	X	1.214	403.209	3575.06
<b>TOTAL AREA UNDER PLOTS</b>																

Open up to a prime location!



# LAYOUT PLAN



# AREA CALCULATION

Site Address: KH. NO. - 61, Ph. No. 42, Mouza-Jamtha Tah. Nagpur

PLOT NO	PLOT SIZE				PLOT AREA		TOTAL PLOT	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	TOTAL PLOT AREA SQ.FT.						
	A	B	C	D	E	F					G = E * F					
1	1/2	X	12.27	+	10.41	11.34	X	29.03	=	329.200	0	329.200	X	1.347	443.433	3543.50
2	1/2	X	24.66	+	24.23	24.445	X	12.00	=	293.340	0	293.340	X	1.347	395.129	3157.51
3	1/2	X	24.23	+	23.8	24.015	X	12.00	=	288.180	0	288.180	X	1.347	388.178	3101.96
4	1/2	X	23.37	+	23.8	23.585	X	12.00	=	283.020	0	283.020	X	1.347	381.228	3046.42
5	1/2	X	23.37	+	22.93	23.15	X	12.00	=	277.800	0	277.800	X	1.347	374.197	2990.23
6	1/2	X	22.93	+	22.4	22.665	X	14.85	=	336.575	0	336.575	X	1.347	366.357	3622.89
7 to 13	X	+			9.15	X	16.00	=	146.400	0	146.400	X	1.347	197.201	1575.84	
14	1/2	X	9.25	+	10.8	10.025	X	16.00	=	160.400	0	160.400	X	1.347	216.059	1726.54
15	1/2	X	11.11	+	9.64	10.375	X	15.00	=	155.625	0	155.625	X	1.347	209.627	1675.14
16 to 21	X	+			8.50	X	15.00	=	127.500	0	127.500	X	1.347	171.743	1372.41	
22	X	+			9.00	X	15.00	=	135.000	7.72	127.280	X	1.347	171.446	1370.04	
23	X	+			10.00	X	15.00	=	150.000	7.72	142.280	X	1.347	191.651	1531.50	
24 to 28	X	+			9.25	X	15.00	=	138.750	0	138.750	X	1.347	186.896	1493.50	
29	1/2	X	12.87	+	24.76	18.815	X	15.00	=	282.225	11.77	270.455	X	1.347	364.303	2911.17
30	1/2	X	11.86	+	23.46	17.66	X	15.00	=	264.900	11.77	253.130	X	1.347	340.966	2724.69
31 to 37	X	+			8.45	X	15.00	=	126.750	0	126.750	X	1.347	170.732	1364.33	
38	X	+			10.00	X	15.00	=	150.000	7.72	142.280	X	1.347	191.651	1531.50	
39	X	+			9.00	X	15.00	=	135.000	7.72	127.280	X	1.347	171.446	1370.04	
40 to 45	X	+			8.50	X	15.00	=	127.500	0	127.500	X	1.347	171.743	1372.41	
46	1/2	X	9.64	+	8.19	8.915	X	15.00	=	133.725	0	133.725	X	1.347	180.128	1439.41
47	1/2	X	8.1	+	9.55	8.825	X	15.00	=	132.375	0	132.375	X	1.347	178.309	1424.88
48 to 52	X	+			8.50	X	15.00	=	127.500	0	127.500	X	1.347	171.743	1372.41	
53 to 64	X	+			9.00	X	15.00	=	135.000	0	135.000	X	1.347	181.845	1453.14	
65	1/2	X	20.21	+	15.00	17.605	X	15.00	=	264.075	11.77	252.305	X	1.347	339.855	2715.81
<b>TOTAL AREA UNDER PLOTS</b>																

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