

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



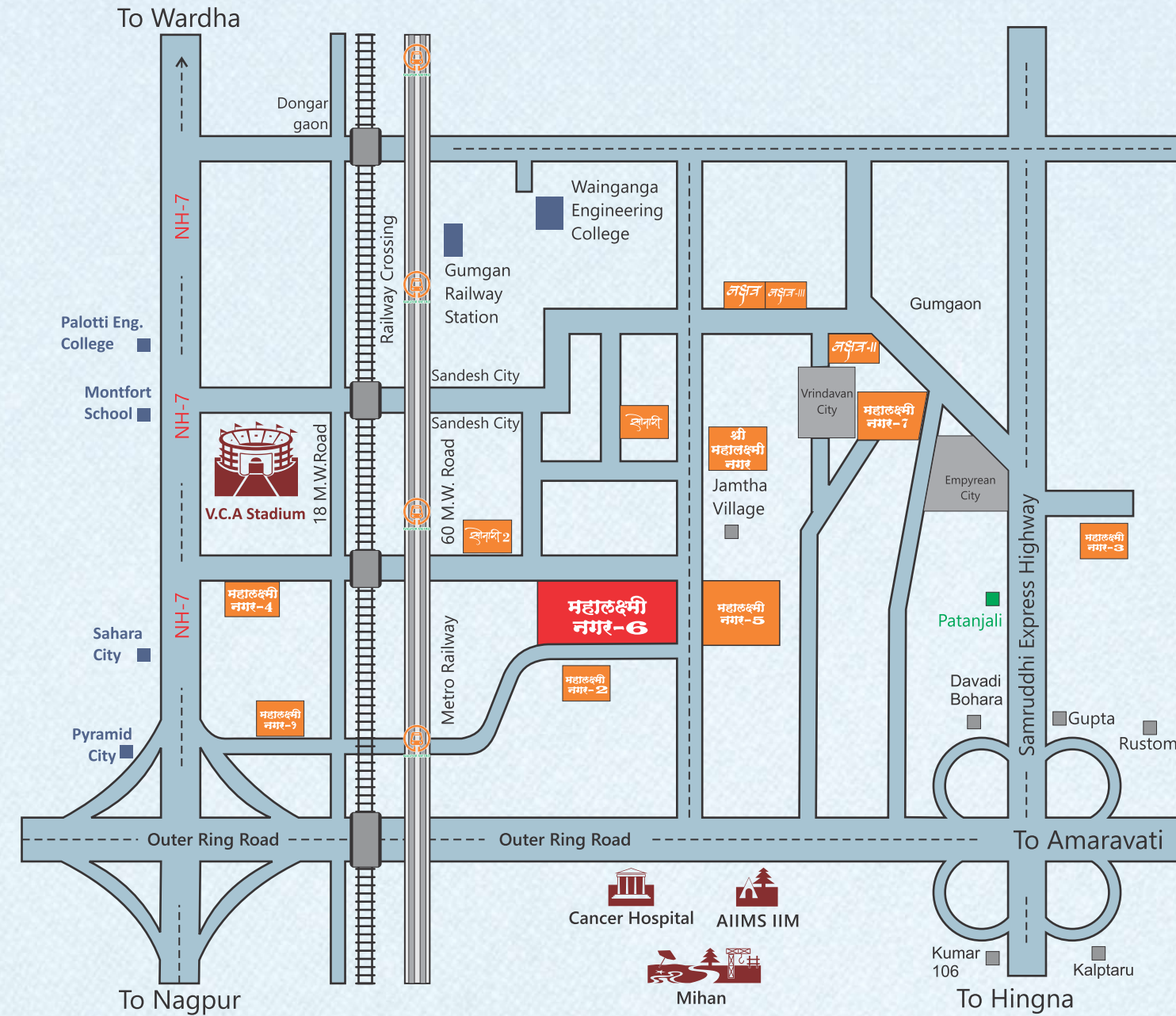
महालक्ष्मी नगर-6

Land of plenty Land of Opportunity...!



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

Location Map (not to scale)



Site Address: KH No. 52,53,54/2, P.H. No. 42, Mouza Jamtha, Tah. Nagpur, Dist. Nagpur



Office : - N-103,104, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha Road,
Somalwada, Nagpur-440025.
Contact : 0712-2295794 : 9850540601 : 9503829655
Email : mahalaxmidewelopers14@gmail.com
Website : www.mahalaxmidewelopers.net

Bank Finance Available

Contact For Enquiry



Design @ Helix design studio- 9730921314

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Land of plenty Land of Opportunity...!

Layout Plan



Area Calculation

PLOT. NO	PLOT SIZE				PLOT AREA SQ.M.	TAN D	NET AREA IN SQ.M.	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD.FSI L=H*K	NET AREA IN SQ.FT
	A	B	C	D											
1	1/2 X	27.89 + 26.77	27.33 X	15.64 =	427.441	0	1097.507	1.542	1692.355	1	1097.507	1692.355	25.243	25.243	11813.56
2	1/2 X	49.02 + 46.36	47.69 X	23.06 =	1099.731	0	1099.731	1.542	1695.786	1	1099.731	1695.786	25.294	25.294	11837.50
3	1/2 X	15.35 + 17.19	16.27 X	16.00 =	260.320	0	260.320	1.542	401.413	1	260.320	401.413	5.987	5.987	2802.08
4	1/2 X	17.19 + 18.84	18.015 X	14.00 =	252.210	0	252.210	1.542	388.908	1	252.210	388.908	5.801	5.801	2714.78
5	1/2 X	18.84 + 20.62	19.73 X	13.00 =	256.490	0	256.490	1.542	395.508	1	256.490	395.508	5.899	5.899	2760.85
6	1/2 X	20.62 + 22.4	21.51 X	13.00 =	279.630	0	279.630	1.542	431.189	1	279.630	431.189	6.431	6.431	3009.93
7	1/2 X	22.4 + 24.18	23.29 X	13.00 =	302.770	0	302.770	1.542	466.871	1	302.770	466.871	6.964	6.964	3259.01
8	1/2 X	24.18 + 25.95	25.065 X	13.00 =	325.845	0	325.845	1.542	502.453	1	325.845	502.453	7.494	7.494	3507.39
9	1/2 X	25.95 + 27.83	26.89 X	14.00 =	376.460	11.77	364.690	1.542	562.352	1	364.690	562.352	8.388	8.388	3925.52
10 TO 16	X		18.00 X	10.00 =	180.000	0	180.000	1.542	277.560	7	1260.000	1942.920	4.140	28.980	1937.52
17	1/2 X	14.43 + 12.95	13.69 X	18.00 =	246.420	7.72	238.700	1.542	368.075	1	238.700	368.075	5.490	5.490	2569.36
18	1/2 X	12.95 + 11.72	12.335 X	15.00 =	185.025	7.72	177.305	1.542	273.404	1	177.305	273.404	4.078	4.078	1908.51
19 TO 26	X		15.00 X	10.00 =	150.000	0	150.000	1.542	231.300	1	150.000	231.300	3.450	3.450	1614.6
27	X		15.00 X	10.00 =	150.000	7.72	142.280	1.542	219.396	1	142.280	219.396	3.272	3.272	1531.50
28	X		15.00 X	10.00 =	150.000	7.72	142.280	1.542	219.396	1	142.280	219.396	3.272	3.272	1531.50
29 TO 35	X		15.00 X	7.50 =	112.500	0	112.500	1.542	173.475	7	787.500	1214.325	2.588	18.113	1210.95
36	1/2 X	13 + 11.54	12.27 X	15.00 =	184.050	7.72	176.330	1.542	271.901	1	176.330	271.901	4.056	4.056	1898.01
37	1/2 X	14.46 + 13	13.73 X	15.00 =	205.950	7.72	198.230	1.542	305.671	1	198.230	305.671	4.559	4.559	2133.74
38 TO 44	X		15.00 X	7.50 =	112.500	0	112.500	1.542	173.475	7	787.500	1214.325	2.588	18.113	1210.95
45	X		15.00 X	10.00 =	150.000	7.72	142.280	1.542	219.396	1	142.280	219.396	3.272	3.272	1531.50
46	X		15.00 X	9.00 =	135.000	0	135.000	1.542	208.170	1	135.000	208.170	3.105	3.105	1453.14
47 TO 51	X		15.00 X	7.50 =	112.500	0	112.500	1.542	173.475	5	562.500	867.375	2.588	12.938	1210.95
52 TO 54	X		15.00 X	9.50 =	142.500	0	142.500	1.542	219.735	3	427.500	659.205	3.278	9.833	1533.87
55	1/2 X	13.56 + 14.6	14.08 X	15.00 =	211.200	7.72	203.480	1.542	313.766	1	203.480	313.766	4.680	4.680	2190.25
56	1/2 X	14.6 + 15.09	14.845 X	7.00 =	103.915	0	103.915	1.542	160.237	1	103.915	160.237	2.390	2.390	1118.54
57	1/2 X	15.09 + 15.58	15.335 X	7.00 =	107.345	0	107.345	1.542	165.526	1	107.345	165.526	2.469	2.469	1155.46
58	1/2 X	15.58 + 16.07	15.825 X	7.00 =	110.775	0	110.775	1.542	170.815	1	110.775	170.815	2.548	2.548	1192.38
59	1/2 X	16.07 + 16.55	16.31 X	7.00 =	114.170	0	114.170	1.542	176.050	1	114.170	176.050	2.626	2.626	1228.92
60	1/2 X	16.55 + 17.14	16.845 X	8.45 =	142.340	0	142.340	1.542	219.489	1	142.340	219.489	3.274	3.274	1532.14
61	X		12.58 X	15.00 =	188.700	0	188.700	1.542	290.975	1	188.700	290.975	4.340	4.340	2031.16
62	1/2 X	11.32 + 12.44	11.88 X	18.00 =	213.840	0	213.840	1.542	329.741	1	213.840	329.741	4.918	4.918	2301.77
63	1/2 X	12.44 + 12.91	12.44 X	18.00 =	223.920	7.72	216.200	1.542	333.380	1	216.200	333.380	4.973	4.973	2327.17
64	X		12.44 X	10.51 =	130.274	0	130.274	1.542	200.806	1	130.274	200.806	2.846	2.846	1331.92
65	1/2 X	3.73 + 3.03	3.38 X	11.43 =	38.633	0	38.633	1.542	60.000	1	38.633	60.000	0.850	0.850	394.52
66	1/2 X	21.91 + 21.41	21.66 X	8.67 =	187.792	0	187.792	1.542	289.576	1	187.792	289.576	4.319	4.319	2021.39
67	1/2 X	10.13 + 6.61	8.37 X	23.70 =	198.369	0	198.369	1.542	305.885	1	198.369	305.885	4.562	4.562	2135.24
68	1/2 X	10.71 + 7.99	9.35 X	16.50 =	154.275	0	154.275	1.542	237.892	1	154.275	237.892	3.548	3.548	1660.61
69 TO 71	X		16.50 X	7.00 =	115.500	0	115.500	1.542	178.101	3	346.500	534.303	2.657	7.970	1243.24
72	X		16.50 X	11.42 =	188.430	7.72	180.710	1.542	278.655	1	180.710	278.655	4.156	4.156	1945.16
73	X		16.07 X	13.00 =	208.910	7.72	201.190	1.542	310.235	1	201.190	310.235	4.627	4.627	2165.60
74 & 75	X		16.07 X	9.00 =	144.630	0	144.630	1.542	223.019	2	289.260	446.039	3.326	6.653	1556.79
76	X		16.07 X	7.70 =	123.739	0	123.739	1.542	190.806	1	123.739	190.806	2.846	2.846	1331.92
77	1/2 X	16.07 + 15.83	15.95 X	7.72 =	123.134	0	123.134	1.542	189.873	1	123.134	189.873	2.832	2.832	1325.41
78	1/2 X	15.83 + 15.52	15.675 X	7.50 =	117.563	0	117.563	1.542	181.281	1	117.563	181.281	2.704	2.704	1265.44
79	1/2 X	15.52 + 15.22	15.37 X	7.50 =	115.275	0	115.275	1.542	177.754	1	115.275	177.754	2.651	2.651	1240.82
80	1/2 X	15.22 + 14.89	15.055 X	8.00 =	120.440	0	120.440	1.542	185.718	1	120.440	185.718	2.770	2.770	1296.41
81	1/2 X	14.89 + 14.56	14.725 X	8.00 =	117.800	0	117.800	1.542	181.648	1	117.800	181.648	2.709	2.709	1267.99
82	1/2 X	14.56 + 14.24	14.4 X	8.00 =	115.200	0	115.200	1.542	177.638	1	115.200	177.638	2.650	2.650	1240.01
83	1/2 X	14.24 + 13.91	14.075 X	8.00 =	112.600	0	112.600	1.542	173.629	1	112.600	173.629	2.590	2.590	1212.02
84	1/2 X	13.91 + 13.46	13.685 X	11.00 =	150.535	0	150.535	1.542	232.125	1	150.535	232.125	3.462	3.462	1620.35
85	X		15.00 X	10.00 =	150.000	0	150.000	1.542	231.300	1	150.000	231.300	3.450	3.450	1614.6
86 TO 90	X		15.00 X	7.00 =	105.000	0	105.000	1.542	161.910	5	525.000	809.550	2.415	12.075	1130.22
91 TO 96	X		15.00 X	7.50 =	112.500	0	112.500	1.542	173.475	6	675.000	1040.850	2.588	15.525	1210.95
97	1/2 X	14.18 + 12.87	13.525 X	15.00 =	202.875	7.72	195.155	1.542	300.929	1	195.155	300.929	4.489	4.489	2100.64
98	1/2 X	12.29 + 12.29	12.58 X	6.71 =	84.412	7.72	197.382	1.542	304.363	1	197.382	304.363	4.540	4.540	2124.61
99 TO 107	X		18.00 X	10.00 =	180.000	0	180.000	1.542	277.560	9	1620.000	2498.040	4.140	37.260	1937.52
108	1/2 X	19.23 + 20.91	20.07 X	14.00 =	280.980	11.77	269.210	1.542	415.122	1	269.210	415.122	6.192	6.192	2897.77
109	1/2 X	20.91 + 22.43	21.67 X	13.00 =	281.710	0	281.710	1.542	434.397	1	281.710	434.397	6.479	6.479	3032.32
110	1/2 X	22.43 + 22.82	22.625 X	3.29 =	74.436	0	74.436	1.542	114.657	1	74.436	114.657	1.122	1.122	519.52
111	1/2 X	22.82 + 26.41	24.615 X	9.71 =	239.012	0	239.012	1.542	368.337	1	239.012	368.337	5.209	5.209	2419.95

PLOT. NO	PLOT SIZE				PLOT AREA SQ.M.	TAN D	NET AREA IN SQ.M.	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD.FSI L=H*K	NET AREA IN SQ.FT
	A	B	C	D											
1	1/2 X	0.87 + 0.98	0.925 X	7.24 =	3.349	7.72	354.666	1.772	628.469	1	354.666	628.469			3817.62
2	1/2 X	6.53 + 8.18	7.355 X	24.03 =	176.741	0	176.741	1.772	314.721	1	176.741	314.721			1533.87
3	1/2 X	2.62 + 12.04	7.33 X	24.87 =	182.297	0	182.297	1.772	328.837	1	182.297	328.837			1533.87
4	1/2 X	8.55 + 8.04	8.295 X	26.14 =	216.831	0	216.831	1.772	391.225	1	216.831	391.225			1833.87
5	1/2 X	24.49 + 24.54	24.515 X	1.83 =	44.862	0	44.862	1.772	80.000	1	44.862	80.000			370.00
6	1/2 X	24.54 + 24.86	24.7 X	11.75 =	290.225	0	290.225	1.772	514.279	1	290.225	514.279			2323.87
7	1/2 X	24.86 + 25.17	25.015 X	11.75 =	293.926	0	293.926	1.772	520.837	1	293.926	520.837			2373.87
8	1/2 X	25.17 + 25.49	25.33 X	11.75 =	297.628	0	297.628	1.772	527.396	1	297.628	527.396			2403.87
9	1/2 X	25.49 + 25.8	25.645 X	11.75											