

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

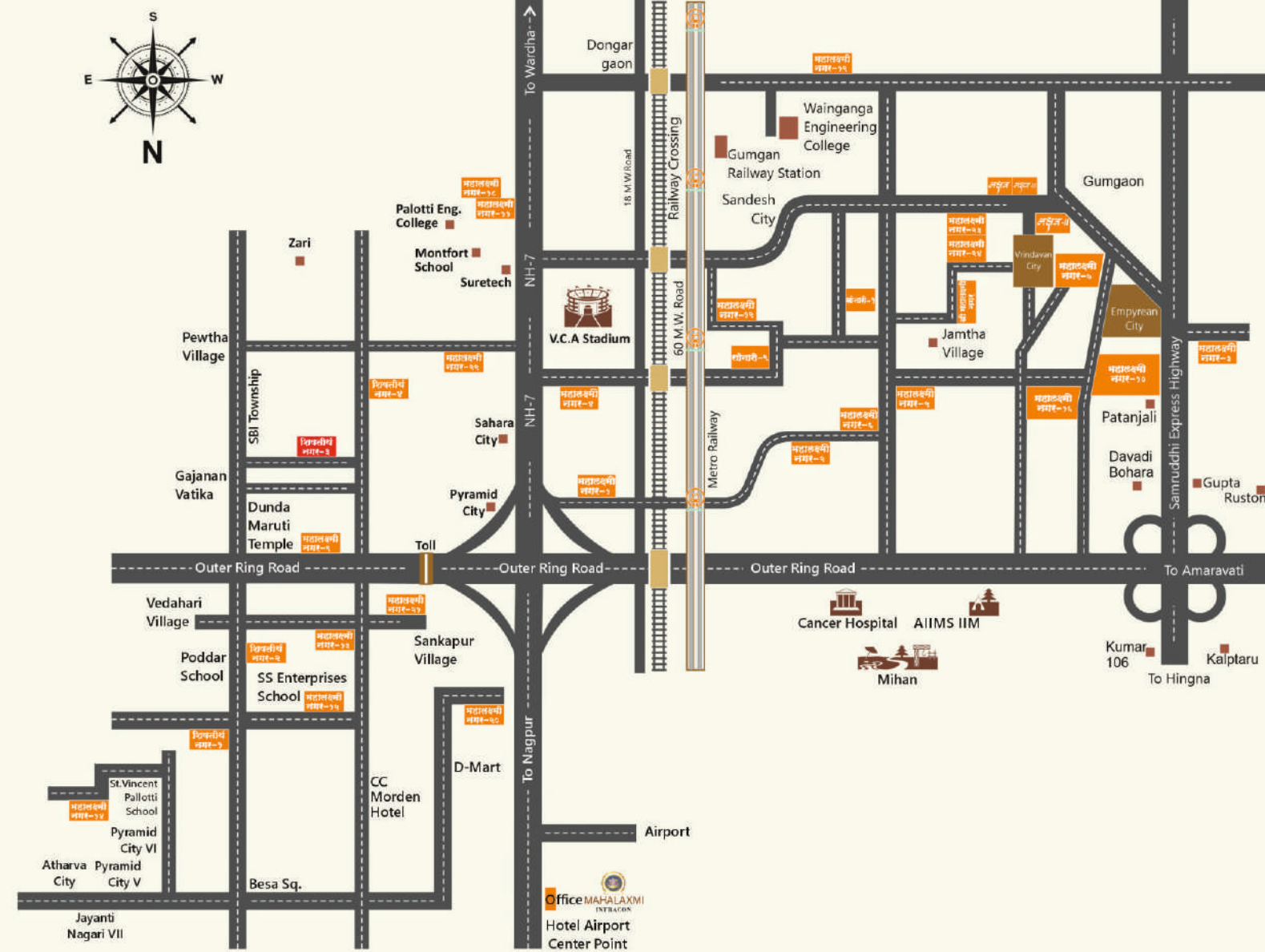


Salient features

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



Location Map (not to scale)



Site Address: KH No. 20, Mouza Peotha, Tah. Nagpur, Dist. Nagpur



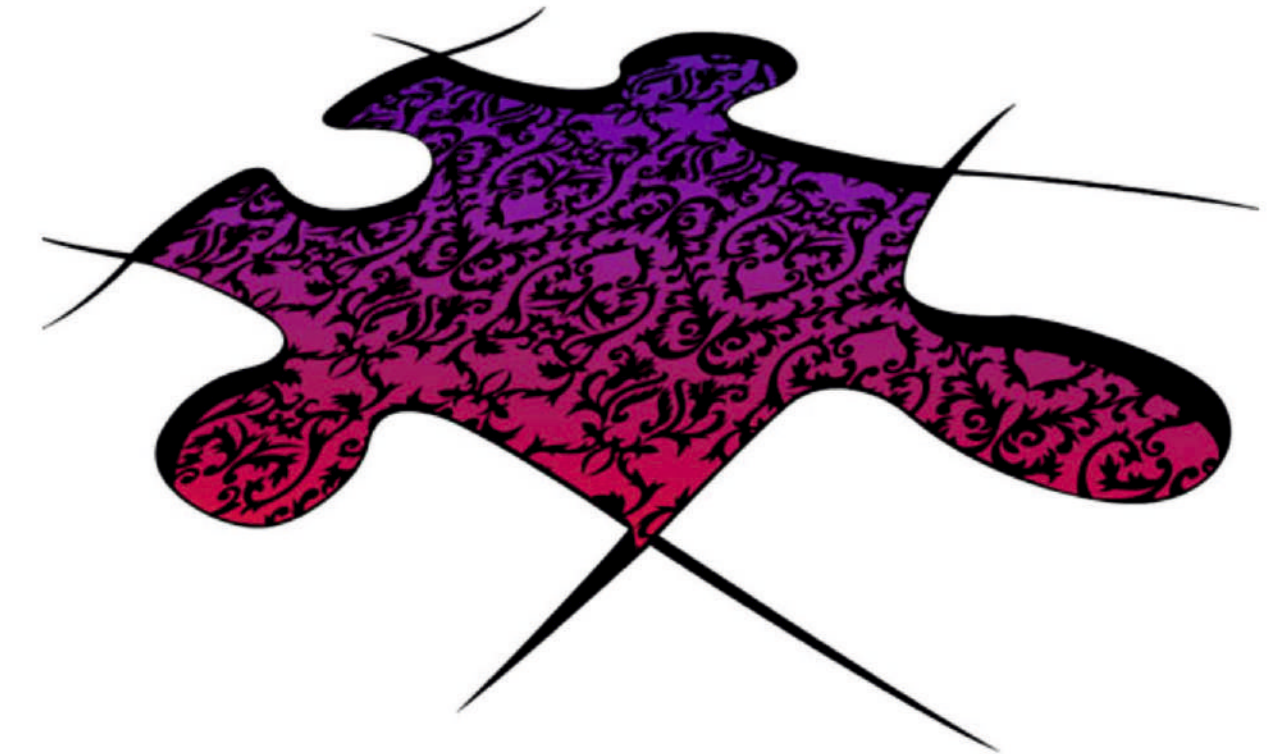
Marketing By
Office : - N-103,104, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha Road,
Somalwada, Nagpur-440025.
Contact : 0712-2295794 : 9850540601 : 9503829655
Email : mahalaxmidewelopers14@gmail.com
Website : www.mahalaxmidewelopers.net

Bank Finance Available

Contact For Enquiry



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.



Land of plenty, Land of Opportunity



No. P50500017018

LAYOUT PLAN



Area Calculation

PLOT. NO	PLOT SIZE				PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	NET AREA IN SQ.FT.
	A	B	C	D						
1	1/2 X	16.47	10	13.235	290.773	11.57	279.203	1	279.203	3005.34
2 TO 4	X				250.950	0	250.950	3	752.850	2701.22
5	1/2 X	20.51	21	20.755	254.249	0	254.249	1	254.249	2736.73
6	1/2 X	19.62	20.51	20.065	245.796	0	245.796	1	245.796	2645.74
7	1/2 X	18.63	19.62	19.125	255.319	0	255.319	1	255.319	2748.25
8	1/2 X	17.6	18.63	18.115	253.610	0	253.610	1	253.610	2729.85
9	1/2 X	16.5	17.6	17.05	252.170	0	252.170	1	252.170	2714.35
10	1/2 X	11.59	4.35	7.97	161.711	4.258	264.021	1	264.021	2841.92
11	1/2 X	19.79	19.82	19.805	237.660	0	237.660	1	237.660	2558.17
12	1/2 X	19.82	20.27	20.045	240.540	0	240.540	1	240.540	2589.17
13	1/2 X	20.71	20.27	20.49	245.880	0	245.880	1	245.880	2646.65
14	1/2 X	20.71	21	20.855	250.260	0	250.260	1	250.260	2693.79
15	1/2 X	18.4	14.32	16.36	343.560	11.57	331.990	1	331.990	3573.54
16	1/2 X	9	12.52	10.76	161.508	0	161.508	1	161.508	1738.47
17 TO 26	X				135.090	0	135.090	10	1350.900	1454.10
27	X				145.597	7.72	137.877	1	137.877	1484.10
28	X				189.585	7.72	181.865	1	181.865	1957.59
29 TO 31	X				16.50	7.50	123.750	3	371.250	3975.00
32 TO 39	X				16.50	9.00	148.500	8	1188.000	1273.44
40	1/2 X	8	11.22	9.61	158.565	0	158.565	1	158.565	1706.79
41	1/2 X	12.62	16.05	14.335	250.863	0	250.863	1	250.863	2700.28
42 TO 52	X				17.50	11.58	150.150	11	1651.650	1616.21
53	X				17.50	8.99	186.355	1	186.355	2005.92
54	X				17.00	13.61	231.370	1	231.370	2407.36
55 TO 66	X				17.00	9.00	153.000	12	1836.000	1846.89
67	X				17.00	10.00	170.000	1	170.000	1829.88
68	1/2 X	14.09	18.07	16.08	273.360	11.57	261.790	1	261.790	2817.90
69	1/2 X	18.07	21.58	19.825	297.375	11.57	285.805	1	285.805	3076.40
70	X				10.00	15.00	150.000	1	150.000	1614.06
71 TO 76	X				7.50	15.00	112.500	6	675.000	7120.95
77, 78	X				9.00	15.00	135.000	2	270.000	2853.14
79 TO 84	X				7.50	15.00	112.500	6	675.000	7120.95
85	X				13.61	15.00	204.150	1	196.430	2114.37
86	X				16.00	11.02	176.320	1	168.600	1814.81
87, 88	X				7.00	16.00	112.000	2	224.000	2375.56
89, 90	X				9.00	16.00	144.000	2	288.000	3060.11
91 TO 96	X				7.00	16.00	112.000	6	672.000	7120.56
97, 98	X				8.50	16.00	136.000	2	272.000	2883.90
99 TO 104	X				7.00	16.00	112.000	6	672.000	7120.56
105	X				9.62	16.00	153.920	1	146.200	1573.69
106	X				9.62	16.00	153.920	1	153.920	1656.79
107 TO 112	X				7.00	16.00	112.000	6	672.000	7120.56
113, 114	X				8.50	16.00	136.000	2	272.000	2883.90
115 TO 120	X				7.00	16.00	112.000	6	672.000	7120.56
121, 122	X				9.00	16.00	144.000	2	288.000	3060.11
123, 124	X				7.00	16.00	112.000	2	224.000	2375.56
125	X				11.02	16.00	176.320	1	168.600	1814.81
126	X				11.02	16.00	176.320	1	168.600	1814.81
127, 128	X				7.00	16.00	112.000	2	224.000	2375.56
129, 130	X				9.00	16.00	144.000	2	288.000	3060.11
131 TO 136	X				7.00	16.00	112.000	6	672.000	7120.56
137, 138	X				8.50	16.00	136.000	2	272.000	2883.90
139 TO 144	X				7.00	16.00	112.000	6	672.000	7120.56
145	1/2 X	10.24	10.67	10.455	167.280	0	167.280	1	167.280	1800.60
146	1/2 X	14.48	15.82	15.15	250.278	0	250.278	1	250.278	2693.99
147	1/2 X	15.82	17.06	16.44	250.710	0	250.710	1	250.710	2698.64
148	1/2 X	17.06	18.22	17.64	252.252	0	252.252	1	252.252	2715.24
149	1/2 X	18.22	19.32	18.77	253.395	0	253.395	1	253.395	2727.54
150	1/2 X	19.32	20.36	19.84	252.960	0	252.960	1	252.960	2722.86

PLOT. NO	PLOT SIZE				PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	NET AREA IN SQ.FT.
	A	B	C	D						
151	1/2 X	17.6	7.58	12.59	256.332	0	256.332	1	256.332	2759.15
152	1/2 X	14.98	10.18	12.58	382.935	0	382.935	1	382.935	4121.91
153	1/2 X	19.53	20.35	19.94	259.220	0	259.220	1	259.220	2790.24
154	1/2 X	20.35	21.14	20.745	253.089	0	253.089	1	253.089	2724.24
155	1/2 X	21.14	21.89	21.515	264.635	11.57	253.065	1	253.065	2723.99
156	X				9.75	15.00	146.250	1	138.530	1491.13
157 TO 162	X				7.50	15.00	112.500	6	675.000	7120.95
163	1/2 X	10.21	6.1	8.155	99.817	12.24	128.604	1	128.604	1384.29
164	1/2 X	10.21	10.65	10.43	2.76	28.787	0	156.240	1681.76	
165 TO 170	X				8.00	15.50	124.000	6	744.000	7944.00
171 & 172	X				10.00	15.50	155.000	2	294.560	3145.32
173 TO 178	X				8.00	15.50	124.000	6	744.000	7944.00
179	1/2 X	14.03	11.33	12.68	196.540	0	196.540	1	196.540	2115.55
180	1/2 X	12.46	9.59	11.025	183.566	0	183.566	1	183.566	1975.90
181 TO 186	X				9.00	16.65	149.850	6	899.100	9591.00
187	X				10.00	16.65	166.500	1	158.780	1709.10
188	X				10.32	14.29	147.473	1	139.753	1504.30
189	X				7.79	14.29	111.319	1	111.319	1196.23
190, 191	X				7.50	14.29	107.175	2	214.350	2275.83
192, 193	X				8.50	14.29	121.465	2	242.930	2590.44
194 TO 197	X				7.00	14.29	100.030	4	400.120	4247.72
198	X				10.00	14.29	142.900	1	135.180	1455.07
199	X				10.00	15.50	155.000	1	147.280	1585.32
200 TO 203	X				7.00	15.50	108.500	4	434.000	4576.89
204, 205	X				8.50	15.50	131.750	2	263.500	2805.15
206 TO 208	X				7.50	15.50	116.250	3	348.750	3691.31
209	X				10.61	15.50	164.455	1	156.735	1687.09
210	X				12.11	18.00	217.980	1	210.260	2263.23
211 TO 218	X				8.25	18.00	148.500	8	1188.000	1258.45
219	X				10.00	18.00	180.000	1	172.280	1854.42
220	X				9.00	18.50	166.500	1	158.780	1709.10
221 TO 223	X				9.00	18.50	166.500	3	499.500	5297.20
224	X				8.79	18.50	162.615	1	162.615	1750.38
225	1/2 X	7.64	7.39	7.515	2.83	21.267	0	151.328	1628.89	
226	X				8.3	15.67	130.061	1	141.030	1518.04
227, 228	X				9.00	15.67	141.030	2	282.060	2996.08
229	X				8.50	15.67	133.195	2	266.390	2833.71
230	1/2 X	9	7.64	8.32	141.440	0	141.440	1	141.440	1522.46
231	X				8.79	17.00	149.430	1	149.430	1608.46
232 TO 234	X				9.00	17.00	153.000	3	459.000	4896.89
235	X				9.00	17.00	153.000	1	145.280	1563.79
236	X				10.00	15.00	150.000	1	142.280	1531.50
237 TO 241	X				7.00	15.00	105.000	5	525.000	5593.22
242	1/2 X	10.72	9.53	10.125	151.875	0	151.875	1	151.875	1634.78
243	1/2 X	11.91	10.72	11.315	169.725	0	169.725	1	169.725	1826.91
244 TO 248	X				7.00	15.00	105.000	5	525.000	5593.22
249	X				10.00	15.00	150.000	1	142.280	1531.50
250	X				10.00	15.00	150.000	1	142.280	1531.50
251	X				7.25	15.00	108.750	1	108.750	1170.56
252	X				7.00	15.00	105.000	1	105.000	1130.22
253	X				9.00	15.00	135.000	1	127.280	1370.04
254, 255	X				8.00	14.50	116.000	2	232.000	2446.62
256, 257	X				8.00	18.75	150.000	2	300.000	3184.06
258	1/2 X	17.11	11.18	14.145	272.291	11.57	260.721	1	260.721	2808.40
259	1/2 X	17.11	21.45	19.28	269.920	0	269.920	1	269.920	2905.41
260	1/2 X	21.45	25.36	23.405	295.137	0	295.137	1	295.137	3176.85
261	1/2 X	17.09	12.42	14.755	429.223	0	429.223	1	429.223	4620.15
262	1/2 X	17.48	16.81	17.145	143.161	0	143.161	1	1	