

## Why Should you invest in land?

A Survey recently report 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 according scandals and it is clear when peoperty prices are gong up ( or down ) and the reason for this movement.

it is a cheap way to invest in peoperty

“The Greatest Investment on earth is earth”

## Salient Features

S.D.B.C. Raods

Sewage Line

Strom Water Drainage

Common Gate

Electric Network with Transformer

Open Space Puplic Utility

Water Pipe Line

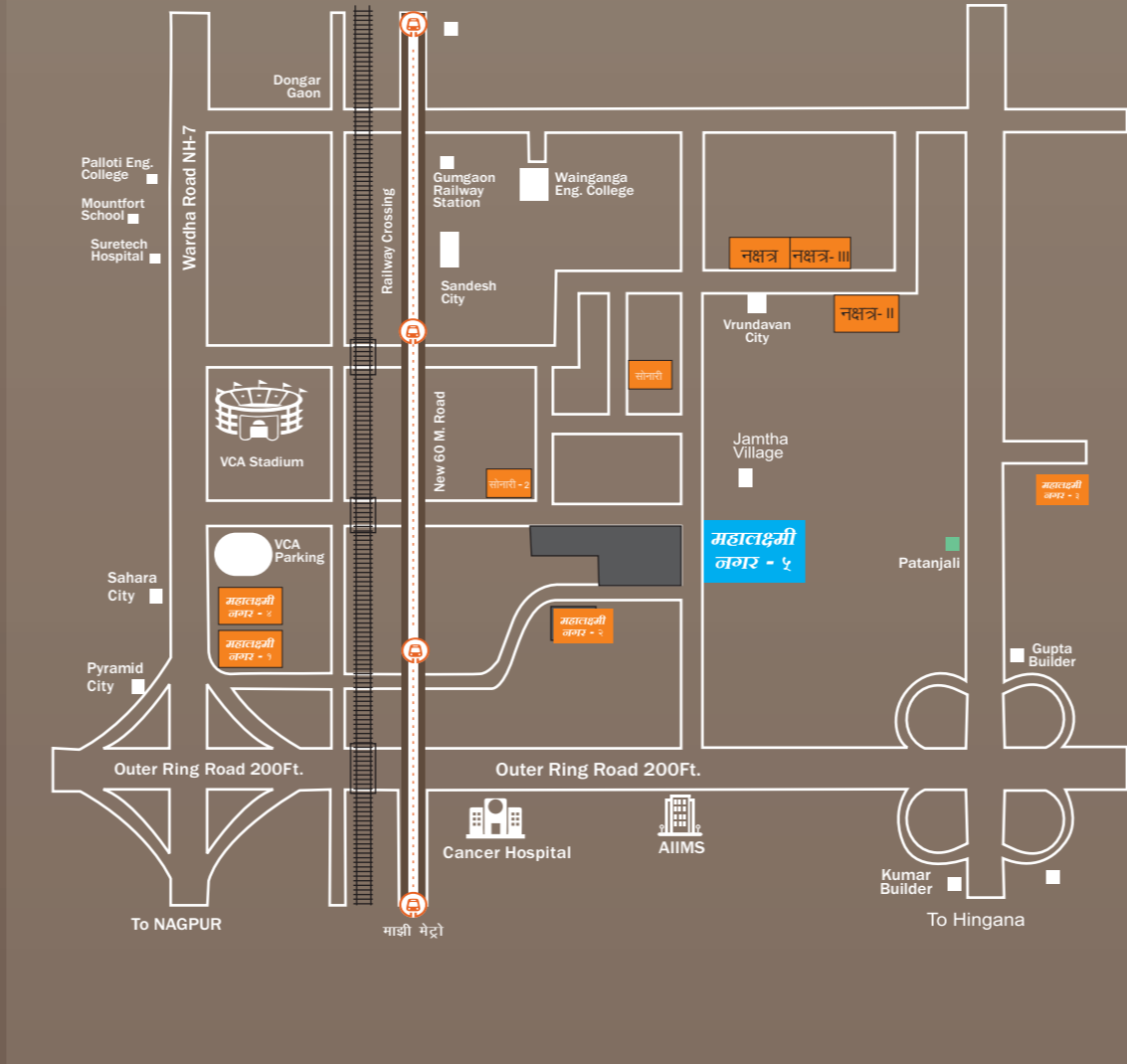
## The Advantages of Investing in Land....

- ▶ Higher profits-Annual Return on Investment (ROL Analysis)
- ▶ Superior financing terms
- ▶ Greate Flexibility for maximizing value
- ▶ Simple Investment Management



Reach your  
Dream with us

## Location Map:



### Office Address

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

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### For Booking Contact



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# महालक्ष्मी नगर - ५

Helping You.... Make the right time to move.....

# महालक्ष्मी नगर - ५

## LAYOUT MAP



## Area Statement

Plot No.	Plot Size		Plot Area		Tan.	Total Plot	NA/A	Net Plot Area for FSI (Sq.M)	Net Plot Area in Sq. Ft.
A	B	C	D	E	F	G=E * F	H	I	
1	1/2 X	25.61 + 26.89	12.4 X 25.61 = 317.33	16.988	264.382	X 1.350	356.915	2845.80	
2	1/2 X	26.89 + 28.78	27.835 X 26.89 = 748.00	0.639	354.882	X 1.350	479.091	3819.94	
3	1/2 X	28.78 + 27.51	28.145 X 28.78 = 808.00	0	332.584	X 1.350	488.988	3579.93	
4	1/2 X	27.51 + 27.23	27.37 X 27.51 = 752.80	0	304.725	X 1.350	411.379	3280.05	
5	1/2 X	24.94 + 22.86	23.9 X 24.94 = 596.00	0	276.622	X 1.350	373.439	2977.55	
6	1/2 X	22.86 + 21.71	22.285 X 22.86 = 509.00	0	255.825	X 1.350	345.364	2753.70	
7	1/2 X	21.71 + 21.58	21.645 X 21.71 = 470.00	0	254.919	X 1.350	344.141	2743.94	
8	1/2 X	21.58 + 20.75	21.165 X 21.58 = 456.00	0	151.050	X 1.350	203.918	1625.90	
9 to 15	1/2 X	18.99 + 18.73	18.86 X 18.99 = 358.00	0	150.000	X 1.350	202.500	1614.6	
16	1/2 X	18.73 + 18.1	18.415 X 18.73 = 344.00	11.77	268.580	X 1.350	362.583	2890.99	
17	1/2 X	18.1 + 18.00	18.05 X 18.1 = 326.00	11.77	368.742	X 1.350	497.801	3969.13	
18	1/2 X	18.00 + 10.0	10.07 X 18.00 = 181.00	0	278.820	X 1.350	376.407	3001.21	
19	1/2 X	10.14 + 10.0	10.07 X 10.14 = 102.00	0	277.680	X 1.350	374.868	2988.94	
20	1/2 X	23.22 + 15.06	18.69 X 23.22 = 434.00	0	276.540	X 1.350	373.329	2976.67	
21	1/2 X	21.58 + 11.11	16.345 X 21.58 = 352.00	0	275.400	X 1.350	371.790	2964.40	
22	1/2 X	23.28 + 23.19	23.235 X 23.28 = 541.00	0	274.260	X 1.350	370.251	2952.13	
23	1/2 X	23.19 + 23.09	23.14 X 23.19 = 537.00	0	273.120	X 1.350	368.712	2939.86	
24	1/2 X	23.09 + 23.00	23.045 X 23.09 = 532.00	0	270.480	X 1.350	365.148	2911.44	
25	1/2 X	23.00 + 22.90	22.95 X 23.00 = 527.00	0	294.501	X 1.350	397.576	4246.40	
26	1/2 X	22.90 + 22.81	22.855 X 22.90 = 523.00	0	137.925	X 1.350	186.199	1484.62	
27 to 38	X	22.81 + 22.71	22.76 X 22.81 = 518.00	0	126.000	X 1.350	170.100	1356.26	
39	1/2 X	22.71 + 22.37	22.54 X 22.71 = 511.00	7.72	144.530	X 1.350	195.116	1555.72	
40 to 42	X	14.33 + 12.00	13.165 X 14.33 = 188.00	0	135.000	X 1.350	182.250	1453.14	
43	1/2 X	8.4 + 9.99	9.195 X 8.4 = 77.00	7.72	132.005	X 1.350	178.207	1420.90	
44	1/2 X	8.40 X 15.00	126.000	0	160.580	X 1.350	216.783	1728.48	
45, 46	X	13.51 + 6.79	10.15 X 13.51 = 137.00	0	161.700	X 1.350	218.295	1740.53	
47	1/2 X	10.13 + 8.50	9.315 X 10.13 = 94.00	7.72	162.690	X 1.350	219.632	1751.19	
48	1/2 X	11.1 + 9.30	10.2 X 11.1 = 113.00	7.72	144.706	X 1.350	195.352	1558.19	
49, 50	1/2 X	9.88 + 10.74	9.86 X 9.88 = 97.00	0	137.365	X 1.350	185.443	1478.59	
51	1/2 X	8.98 + 10.74	9.86 X 8.98 = 88.00	7.72	162.690	X 1.350	219.632	1751.19	
52	1/2 X	8.42 + 10.00	9.21 X 8.42 = 77.00	7.72	144.706	X 1.350	195.352	1558.19	
53 to 60	1/2 X	8.40 X 15.00	126.000	0	137.365	X 1.350	185.443	1478.59	
61	1/2 X	6.85 + 11.58	9.215 X 6.85 = 63.00	7.72	126.819	X 1.350	171.206	1365.07	
62	1/2 X	12.30 + 6.96	9.63 X 12.30 = 118.00	0	151.657	X 1.350	204.736	1632.43	
63	1/2 X	6.85 + 11.58	9.215 X 6.85 = 63.00	7.72	126.819	X 1.350	171.206	1365.07	
64	1/2 X	8.75 X 14.60	127.500	0	127.750	X 1.350	172.463	1375.10	
65	1/2 X	9.50 X 14.60	138.700	7.72	130.980	X 1.350	176.823	1409.86	
66	1/2 X	14.63 + 14.74	14.885 X 14.63 = 217.00	7.72	131.788	X 1.350	177.913	1418.56	
67	1/2 X	14.74 + 14.84	14.79 X 14.74 = 217.00	0	133.110	X 1.350	179.699	1432.79	
68	1/2 X	14.84 + 14.95	14.895 X 14.84 = 221.00	0	134.055	X 1.350	180.974	1442.96	
69	1/2 X	14.95 + 15.05	15 X 14.95 = 224.00	0	135.000	X 1.350	182.250	1453.14	
70	1/2 X	15.05 + 15.15	15.1 X 15.05 = 227.00	0	135.900	X 1.350	183.465	1462.82	
71	1/2 X	15.15 + 15.08	15.115 X 15.15 = 229.00	0	136.035	X 1.350	183.647	1464.28	
72	1/2 X	15.08 + 15.01	15.045 X 15.08 = 227.00	0	135.405	X 1.350	182.797	1457.49	
73	1/2 X	15.01 + 14.93	14.97 X 15.01 = 224.00	0	134.730	X 1.350	181.886	1450.23	
74	1/2 X	14.93 + 14.84	14.885 X 14.93 = 222.00	0	133.965	X 1.350	180.853	1441.99	
75	1/2 X	14.84 + 14.75	14.795 X 14.84 = 219.00	0	133.155	X 1.350	179.759	1433.28	
76	1/2 X	14.75 + 14.65	14.7 X 14.75 = 216.00	0	133.300	X 1.350	178.605	1434.84	
77	1/2 X	14.65 + 14.56	14.605 X 14.65 = 214.00	0	131.445	X 1.350	177.451	1414.87	
	1/2 X	14.56 + 14.46	14.51 X 14.56 = 210.00	0	130.590	X 1.350	176.297	1405.67	
	1/2 X	14.46 + 14.37	14.415 X 14.46 = 208.00	0	129.735	X 1.350	175.142	1396.46	
	1/2 X	14.37 + 14.27	14.32 X 14.37 = 206.00	0	128.880	X 1.350	173.988	1387.26	
	1/2 X	8.50 + 9.85	99.175 X 8.50 = 842.00	0	130.927	X 1.350	176.752	1409.29	