

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

Why you should 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"

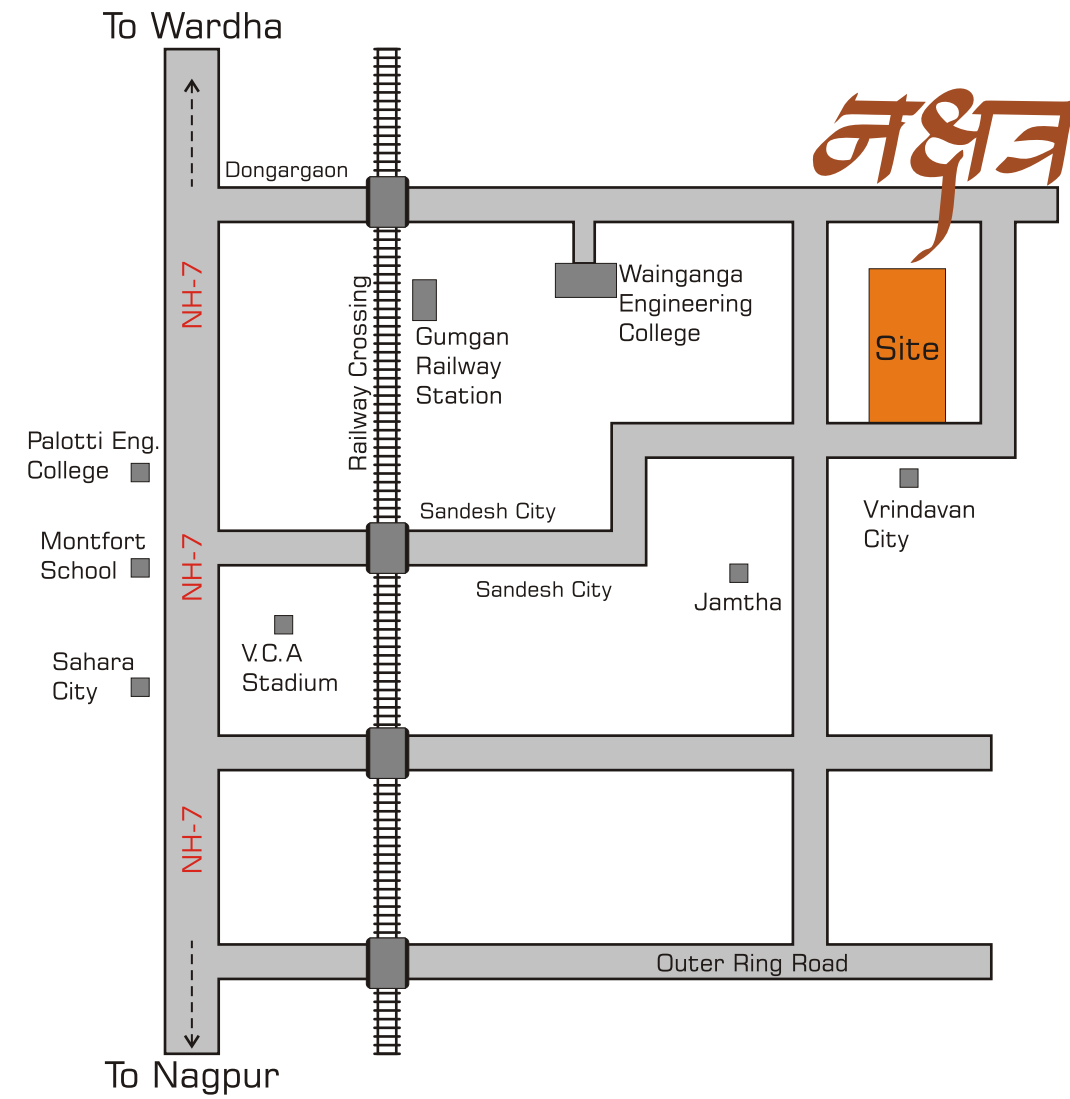
Salient features

- 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

Land of plenty , Land of Opportunity...



Location Map



Site Address: KH. NO. - 57, Mouza-Wagdara Tal. Hingna. Dist-Nagpur

Bank Finance Available

Project By :



Mahalaxmi Developers

Office : B-4, Shivyatan Appt. Wardha Road, Somalwada, Nagpur-440025.
Contact : 9850540601; 9503829655
Email : mahalaxmidevelopers14@gmail.com
Website : www.mahalaxmidevelopers.net

Contact For Enquiry

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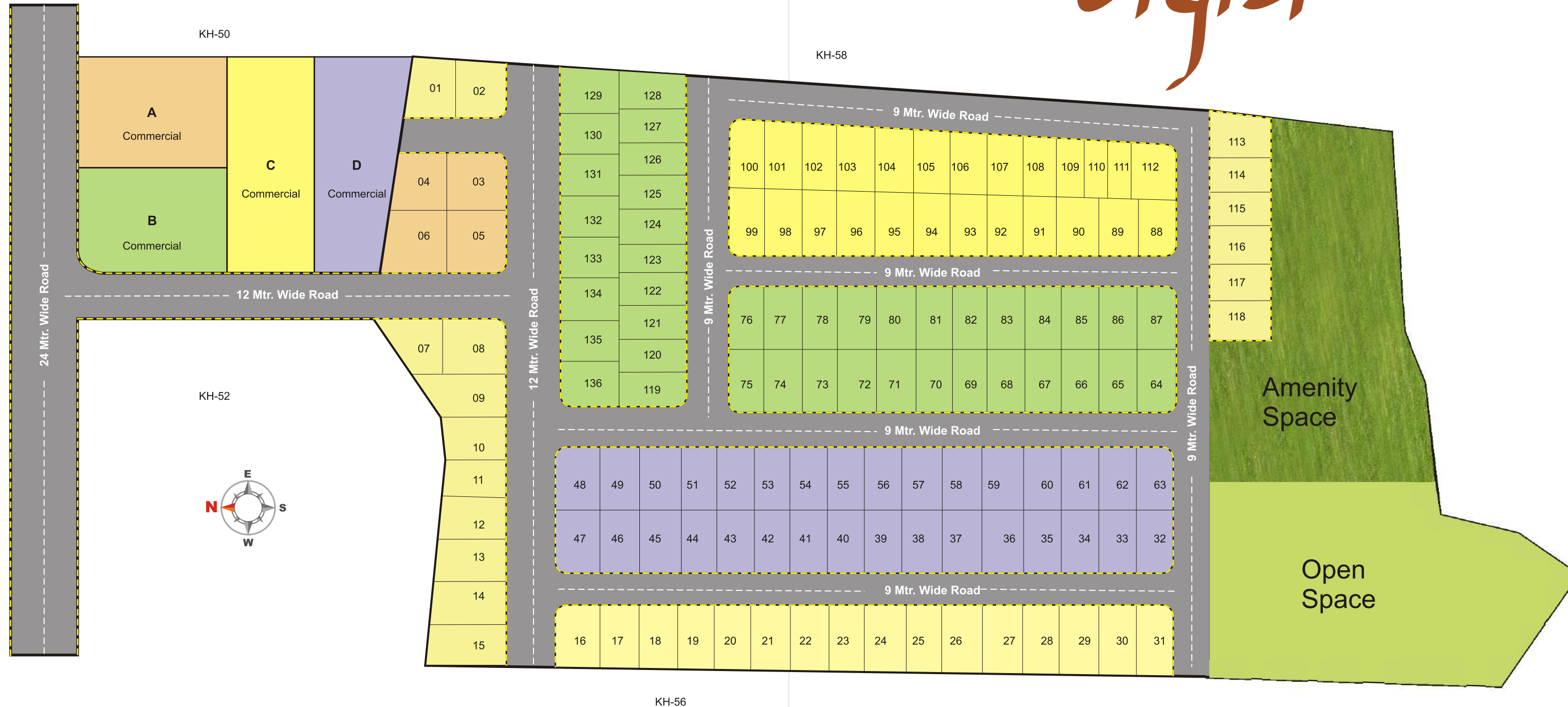


Project By :



Mahalaxmi Developers

LAYOUT PLAN



AREA CALCULATION

Nos.	Plot No.	Size (M)	Area (Sq.Ft.)	Deduct Tangents Area (Sq.Ft.)	Net Area (Sq.Ft.)	Net Plot Area for FSI (Sq.M)	No. of Plots	Net Area in Sq.M	Net Area In Sq. Ft
	A	B	C	D	E(C-D)	I=F*G	G	H=E*G	
1	1	1/2(7.60+8.85)x17.85	146.81		146.81	218.63	1	146.81	1580.26
2	2	1/2(13.25+12.70)x12.35	160.24	7.72	152.52	227.13	1	152.52	1641.73
3	3	13.40x13.90	186.26	7.72	178.54	265.83	1	178.54	1921.80
4	4	1/2(13.85+11.85)x13.40	172.19		172.19	256.43	1	172.19	1853.45
5	5	1/2(13.85+16.15)x15.00	225.00		225.00	335.07	1	225.00	2421.90
6	6	15.00x13.90	208.50	7.72	200.78	299.00	1	200.78	2161.20
7	7	1/2(7.55+16.45)x13.00	156.00		156.00	232.32	1	156.00	1679.18
8	8	13.00x15.45	200.85	7.72	193.13	282.81	1	193.13	2078.85
9	9	1/2(16.10+23.00)x10.00	955.50		955.50	291.14	1	195.50	2104.36
10	10	1/2(15.00+16.10)x10.85	168.71		168.71	251.24	1	168.71	1815.99
11	11	1/2(16.25+15.25)x10.00	157.50		157.50	234.55	1	157.50	1695.33
12	12	1/2(16.25+17.30)x10.00	167.75		167.75	249.81	1	167.75	1805.66
13	13	1/2(18.30+17.30)x10.00	178.00		178.00	265.08	1	178.00	1915.99
14	14	1/2(18.30+19.35)x10.00	188.25		188.25	280.34	1	188.25	2026.32
15	15	1/2(20.35+19.35)x10.00	198.50		198.50	295.61	1	198.50	2136.65
16	16,47,48	15.00x10.70	160.50	7.72	100.50	717.05	3	458.34	1644.52
17	17 To 30 33 To 46 49 To 62	9.25x15.00	138.75		118.75	8678.31	42	5827.50	1493.50
18	18,32,63	9.80x15.00	147.00	7.72	100.28	622.25	3	417.84	1499.21
19	19,75,76 87,88,99	9.50x15.00	142.50	7.72	191.78	1204.29	6	808.68	1450.77
20	20 To 86 89 To 98	8.90x15.00	133.50		133.50	5964.25	30	4005.00	1436.99
21	21	1/2(17.55+17.20)x9.50	165.06	7.72	157.34	234.31	1	157.34	1693.61
22	22	1/2(17.20+16.80)x8.90	151.30		151.30	225.32	1	151.30	1628.59
23	23	1/2(16.80+16.45)x8.90	147.96		147.96	220.34	1	147.96	1592.64
24	24	1/2(16.45+16.10)x8.90	144.84		141.84	215.70	1	144.84	1559.06
25	25	1/2(16.10+15.75)x8.90	141.73		141.73	211.06	1	141.73	1525.58
26	26	1/2(15.75+15.40)x8.90	138.61		138.61	206.42	1	138.61	1492.00
27	27	1/2(15.40+15.05)x8.90	135.50		135.50	201.79	1	135.50	1458.52
28	28	1/2(15.05+14.70)x8.90	132.38		132.38	197.14	1	132.98	1424.84
29	29	1/2(14.70+14.35)x8.90	129.27		129.27	192.51	1	129.27	1391.46
30	30	1/2(14.35+14.05)x5.60	79.80		79.80	118.84	1	79.80	858.97
31	31	1/2(14.05+13.90)x5.60	78.54		78.54	116.96	1	78.54	845.40
32	32	1/2(13.70+13.90)x5.60	77.28		77.28	115.09	1	77.28	831.84
33	33	1/2(13.70+13.30)x10.50	141.75	7.72	134.30	199.60	1	134.03	1442.70
34	34	1/2(10.35+9.00)x15.00	145.12		145.12	216.11	1	145.12	1562.07
35	35	9.00x15.00	135.00		135.00	804.17	1	540.00	1453.14
36	36	9.25x15.00	138.75		137.75	206.63	1	138.75	1493.50
37	37	9.15x15.00	137.25	7.72	129.53	192.90	1	129.53	1394.26
38	38	8.00x15.00	120.00		120.00	1479.63	8	960.00	1291.68
39	39	1/2(8.70+8.00)x15.00	125.25		125.25	186.52	1	125.25	1348.19
40	40	1/2(10.70+10.10)x18.00	187.20		187.20	278.78	1	187.20	2015.02
41	41	130 To 135	180.00		180.00	1608.34	6	1080.00	1937.52
42	42	11.75x18.00	211.50	7.72	203.78	303.47	1	203.78	2193.49
Total						28857.58	136	19354.75	208334.52

AREA UNDER AMENITY SPACE

SR. NO	Plot NO.	SIZE (IN MTRS)	AREA (IN SQ. M.)	LESS TAN	NO.OF PLOT	TOTAL AREA (IN SQ. M.)	USER
01	Amenity Space	1/2x(55.75+52.05)x26.30 1/2x(37.05+32.50)x12.70 10.10x15.00 1/2x(27.50+23.65)x61.00	1,417.57+ 441.64+ 151.50+ 1,560.07 3,570.78		1	3,570.78	Amenity Space
01	Open Space	1/2x(35.70+39.90)x72.60 1/2x(7.95+15.65)x44.30 1/2x37.30x16.05	2,744.28 522.74 299.33 3,566.35		1	3,566.35	Open Space