



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

Location Map



Design @ Helix design studio- 9730921314



We are **Upgrading!**

Mahalaxmi
DEVELOPERS

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
DEVELOPERS

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Bank Finance Available
 Contact For Enquiry



AREA STATEMENT



नक्षत्र-II

PLOT NO A	PLOT SIZE				PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E	NA/A X F	NET PLOT AREA FOR FS/(SQ.M.) G	NO OF PLOTS H	NET AREA IN SQ.M. E	NET PLOT AREA FOR FS/(SQ.M.) J	ADDITIONAL FS/(SQ.M.) K=E*Y	TOTAL ADD.FSI L=H*K	NET AREA IN SQ.FT. E X 10.764
1	1/2 X 28.37 + 29.82	29.095 X 11.66	=	339.248	0	437.689	X 1.398	611.889	1	437.689	611.889	3.064	3.064	4711.28	
2	1/2 X 4.28 + 2.58	3.43 X 28.7	=	98.441	0	461.325	X 1.398	644.932	1	461.325	644.932	3.229	3.229	4965.70	
3	1/2 X 29.82 + 31.69	30.755 X 15.00	=	461.325	0	489.375	X 1.398	684.146	1	489.375	684.146	3.426	3.426	5267.63	
4	1/2 X 31.69 + 33.56	32.625 X 15.00	=	489.375	0	520.200	X 1.398	727.240	1	520.200	727.240	3.641	3.641	5599.43	
5	1/2 X 33.56 + 35.8	34.68 X 15.00	=	520.200	0	520.200	X 1.398	727.240	1	520.200	727.240	3.641	3.641	5599.43	
6	1/2 X 21.8 + 24.49	23.145 X 18.00	=	416.610	30.857	385.753	X 1.398	539.283	1	385.753	539.283	2.700	2.700	4152.24	
7	1/2 X 20.29 + 22.98	21.635 X 18.00	=	389.430	30.857	358.573	X 1.398	501.285	1	358.573	501.285	2.510	2.510	3859.67	
8	1/2 X 22.98 + 26.15	24.565 X 21.20	=	520.778	0	520.778	X 1.398	728.048	1	520.778	728.048	3.645	3.645	5605.65	
9	1/2 X 21.2 + 20.86	21.03 X 14.64	=	307.879	0	574.560	X 1.398	803.236	1	574.560	803.236	4.022	4.022	6184.56	
10	1/2 X 15.40 + 15.63	15.515 X 10.00	=	155.150	0	155.150	X 1.398	216.900	1	155.150	216.900	1.086	1.086	1670.03	
11	1/2 X 15.63 + 15.86	15.745 X 10.00	=	157.450	0	157.450	X 1.398	220.115	1	157.450	220.115	1.102	1.102	1694.79	
12	1/2 X 15.86 + 16.22	16.04 X 10.00	=	160.400	0	160.400	X 1.398	224.239	1	160.400	224.239	1.123	1.123	1726.54	
13	1/2 X 16.22 + 16.64	16.43 X 10.00	=	164.300	7.72	156.580	X 1.398	218.899	1	156.580	218.899	1.096	1.096	1685.42	
14	1/2 X 17.02 + 16.98	17.00 X 10.00	=	170.000	7.72	162.280	X 1.398	226.867	1	162.280	226.867	1.136	1.136	1746.78	
15	1/2 X 16.98 + 16.94	16.96 X 9.00	=	152.640	0	152.640	X 1.398	213.391	1	152.640	213.391	1.068	1.068	1643.01	
16	1/2 X 16.94 + 16.91	16.925 X 9.00	=	152.325	0	152.325	X 1.398	212.950	1	152.325	212.950	1.066	1.066	1639.62	
17	1/2 X 16.85 + 16.91	16.88 X 9.00	=	151.920	0	151.920	X 1.398	212.384	1	151.920	212.384	1.063	1.063	1635.26	
18	1/2 X 16.85 + 16.76	16.805 X 9.00	=	151.245	0	151.245	X 1.398	211.441	1	151.245	211.441	1.059	1.059	1628.00	
19	1/2 X 16.76 + 16.68	16.72 X 9.00	=	150.480	0	150.480	X 1.398	210.371	1	150.480	210.371	1.053	1.053	1619.76	
20	1/2 X 16.68 + 16.59	16.635 X 9.10	=	151.379	0	151.379	X 1.398	211.627	1	151.379	211.627	1.060	1.060	1629.41	
21	1/2 X 16.59 + 16.51	16.55 X 9.10	=	150.605	0	150.605	X 1.398	210.546	1	150.605	210.546	1.054	1.054	1621.11	
22	1/2 X 16.51 + 16.43	16.47 X 9.14	=	150.536	0	150.536	X 1.398	210.449	1	150.536	210.449	1.054	1.054	1620.36	
23	1/2 X 16.43 + 16.37	16.4 X 9.15	=	150.060	0	150.060	X 1.398	209.784	1	150.060	209.784	1.050	1.050	1615.24	
24	1/2 X 16.33 + 16.35	16.34 X 9.20	=	150.420	0	150.420	X 1.398	210.287	1	150.420	210.287	1.053	1.053	1619.12	
25	1/2 X 16.29 + 16.33	16.31 X 9.20	=	150.052	0	150.052	X 1.398	209.773	1	150.052	209.773	1.050	1.050	1615.15	
26	1/2 X 16.29 + 16.27	16.28 X 3.31	=	53.887	0	150.895	X 1.398	210.951	1	150.895	210.951	1.056	1.056	1624.23	
	1/2 X 16.27 + 16.67	16.47 X 5.89	=	97.008											

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27	1/2 X 16.67 + 17.26	16.965 X 9.00	=	152.685	0	152.685	X 1.398	213.454	1	152.685	213.454	1.069	1.069	1643.50	
28	1/2 X 17.26 + 17.85	17.555 X 9.00	=	157.995	0	157.995	X 1.398	220.877	1	157.995	220.877	1.106	1.106	1700.65	
29	1/2 X 17.85 + 18.45	18.15 X 9.00	=	163.350	0	163.350	X 1.398	228.363	1	163.350	228.363	1.143	1.143	1758.29	
30	1/2 X 18.45 + 19.1	18.775 X 9.00	=	168.975	0	168.975	X 1.398	236.227	1	168.975	236.227	1.183	1.183	1818.84	
31	1/2 X 19.1 + 19.79	19.445 X 9.00	=	175.005	0	175.005	X 1.398	244.657	1	175.005	244.657	1.225	1.225	1883.75	
32	1/2 X 19.79 + 20.45	20.12 X 10.00	=	201.200	0	201.200	X 1.398	281.278	1	201.200	281.278	1.408	1.408	2165.71	
33	1/2 X 20.45 + 21.01	20.73 X 10.00	=	207.300	0	207.300	X 1.398	289.805	1	207.300	289.805	1.451	1.451	2231.37	
34	1/2 X 21.01 + 21.57	21.29 X 10.00	=	212.900	0	212.900	X 1.398	297.634	1	212.900	297.634	1.490	1.490	2291.65	
35	1/2 X 21.57 + 22.17	21.87 X 10.00	=	218.700	0	218.700	X 1.398	305.743	1	218.700	305.743	1.531	1.531	2354.08	
36	1/2 X 10.17 + 11.85	11.01 X 14.15	=	155.792	0	155.792	X 1.398	217.797	1	155.792	217.797	1.091	1.091	1676.94	
37	X +	12.00 X 14.15	=	169.800	17.35	152.450	X 1.398	213.125	1	152.450	213.125	1.067	1.067	1640.97	
38	X +	13.00 X 18.00	=	234.000	17.35	216.650	X 1.398	302.877	1	216.650	302.877	1.517	1.517	2332.02	
39To42	X +	10.00 X 18.00	=	180.000	0	180.000	X 1.398	251.640	4	720.000	1006.560	1.260	5.040	1937.52	
43	X +	13.00 X 18.00	=	234.000	17.35	216.650	X 1.398	302.877	1	216.650	302.877	1.517	1.517	2332.02	
44	X +	12.56 X 18.00	=	226.080	17.35	208.730	X 1.398	291.805	1	208.730	291.805	1.461	1.461	2246.76	
45	X +	12.56 X 18.00	=	226.080	0	226.080	X 1.398	316.060	1	226.080	316.060	1.583	1.583	2433.52	
46To55	X +	9.00 X 18.00	=	162.000	0	162.000	X 1.398	226.476	10	1620.000	2264.760	1.134	11.340	1743.76	
56	X +	12.56 X 18.00	=	226.080	0	226.080	X 1.398	316.060	1	226.080	316.060	1.583	1.583	2433.52	
57	X +	12.56 X 18.00	=	226.080	7.72	218.360	X 1.398	305.267	1	218.360	305.267	1.529	1.529	2350.42	
58	X +	10.00 X 18.00	=	180.000	7.72	172.280	X 1.398	240.847	1	172.280	240.847	1.206	1.206	1854.42	
59To64	X +	10.00 X 18.00	=	180.000	0	180.000	X 1.398	251.640	6	1080.000	1509.840	1.260	7.560	1937.52	
65	X +	10.00 X 18.00	=	180.000	17.35	162.650	X 1.398	227.385	1	162.650	227.385	1.139	1.139	1750.76	
66	X +	12.56 X 18.00	=	226.080	17.35	208.730	X 1.398	291.805	1	208.730	291.805	1.461	1.461	2246.76	
67	X +	12.56 X 18.00	=	226.080	0	226.080	X 1.398	316.060	1	226.080	316.060	1.583	1.583	2433.52	
68To77	X +	9.00 X 18.00	=	162.000	0	162.000	X 1.398	226.476	10	1620.000	2264.760	1.134	11.340	1743.76	
78	X +	12.56 X 18.00	=	226.080	0	226.080	X 1.398	316.060	1	226.080	316.060	1.583	1.583	2433.52	
79	X +	12.56 X 18.00	=	226.080	7.72	218.360	X 1.398	305.267	1	218.360	305.267	1.529	1.529	2350.42	
80	X +	13.00 X 18.00	=	234.000	7.72	226.280	X 1.398	316.339	1	226.280	316.339	1.584	1.584	2435.67	
81To84	X +	10.00 X 18.00	=	180.000	0	180.000	X 1.398	251.640	4	720.000	1006.560	1.260	5.040	1937.52	
85	X +	13.00 X 18.00	=	234.000	7.72	226.280	X 1.398	316.339	1	226.280	316.339	1.584	1.584	2435.67	
86	X +	15.00 X 15.00	=	225.000	7.72	217.280	X 1.398	303.757	1	217.280	303.757	1.521	1.521	2338.80	
87To92	X +	11.00 X 15.00	=	165.000	0	165.000	X 1.398	230.670	6	990.000	1384.020	1.155	6.930	1776.06	
93	1/2 X 15.00 + 14.61	15.055 X 15.00	=	225.825	0	225.825	X 1.398	315.703	1	225.825	315.703	1.581	1.581	2430.78	
94	1/2 X 14.61 + 13.73	14.17 X 15.00	=	212.550	0	212.550	X 1.398	297.145	1	212.550	297.145	1.488	1.488	2287.88	
95To100	X +	11.00 X 15.00	=	165.000	0	165.000	X 1.398	230.670	6	990.000	1384.020	1.155	6.930	1776.06	
101	X +	15.00 X 15.00	=	225.000	17.35	207.650	X 1.398	290.295	1	207.650	290.295	1.454	1.454	2235.14	
102	X +	15.00 X 15.00	=	225.000	17.35	207.650	X 1.398	290.295	1	207.650	290.295	1.454	1.454	2235.14	
103To108	X +	11.00 X 15.00	=	165.000	0	165.000	X 1.398	230.670	6	990.000	1384.020	1.155	6.930	1776.06	
109	1/2 X 13.20 + 12.31	12.755 X 15.00	=	191.325	0	191.325	X 1.398	267.472	1	191.325	267.472	1.339	1.339	2059.42	
110	1/2 X 11.43 + 11.87	11.87 X 15.00	=	178.050	0	178.050	X 1.398	248.914	1	178.050	248.914	1.246	1.246	1916.53	
111To116	X +	11.00 X 15.00	=	165.000	0	165.000	X 1.398	230.670	6	990.000	1384.020	1.155	6.930	1776.06	
117	X +	15.00 X 15.00	=	225.000	7.72	217.280	X 1.398	303.757	1	217.280	303.757	1.521	1.521	2338.80	
118	X +	12.21 X 16.50	=	201.465	7.72	193.745	X 1.398	270.856	1	193.745	270.856	1.356	1.356	2085.47	
119	X +	12.21 X 16.50	=	201.465	0	201.465	X 1.398	281.856	1	201.465	281.856	1.410	1.410	2168.56	
120To129	X +	9.14 X 16.50	=	150.810	0	150.810	X								