

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...

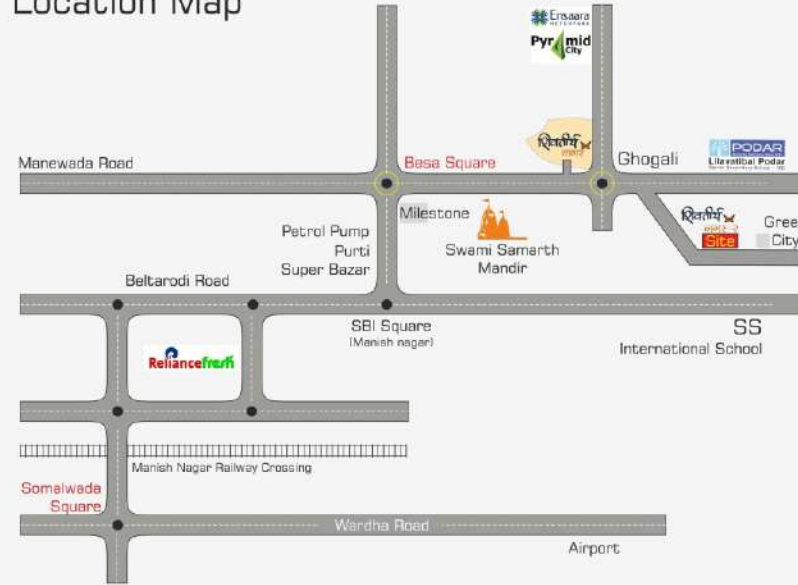
- *Higher profits - Annual Return on Investment (ROI) Analysis
- *Superior financing terms
- *Great flexibility for maximizing value
- *Simple investment management

शिवतीर्थ नगर-२

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



Site Address: KH. NO. - 91(Part), Ph. No. 42, Mouza-Jamtha Tah. Nagpur

Mahalaxmi
DEVELOPERS

Office : - N-103, 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.

Mahalaxmi
Developers

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Design @ Holly design studio- 974092 1314



LAND OF PLENTY LAND OF OPPORTUNITY...!

LAYOUT PLAN

AREA CALCULATION



PLOT NO	PLOT SIZE				PLOT AREA (ANGENT)		TOTAL PLOT AREA	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)	TOTAL PLOT AREA (SQ.FT.)				
	A	B	C	D	E	F								G = E * F	H	I = E * H	J = G * H
1	1/2 X	7.6	+ 8.12	7.86 X	17.37	=	136.528	7.72	128.808	X	1.519	195.659	1	128.808	195.659	1386.48	
2	1/2 X	14.29	+ 15.35	14.82 X	8.50	=	125.970	0	125.970	X	1.519	191.348	1	125.970	191.348	1355.94	
3	1/2 X	15.35	+ 16.41	15.88 X	8.50	=	134.980	0	134.980	X	1.519	205.035	1	134.980	205.035	1452.92	
4	1/2 X	16.41	+ 16.71	16.56 X	2.40	=	39.744	0	39.744	X	1.519	216.316	1	142.407	216.316	1532.86	
5	1/2 X	16.71	+ 16.95	16.83 X	6.10	=	102.663	0	102.663	X	1.519	228.779	1	150.612	228.779	1621.18	
6	1/2 X	16.95	+ 17.28	17.115 X	8.80	=	150.612	0	150.612	X	1.519	228.779	1	150.612	228.779	1621.18	
7	1/2 X	17.28	+ 17.48	17.38 X	5.16	=	89.681	0	89.681	X	1.519	224.359	1	147.702	224.359	1589.86	
8	X			3.64 X	15.94	=	58.022	0	58.022	X	1.519	213.073	1	140.272	213.073	1509.88	
9	X			8.80 X	15.94	=	140.272	7.72	132.552	X	1.519	201.346	1	132.552	201.346	1426.78	
10 to 15	X			8.80 X	15.94	=	140.272	7.72	132.552	X	1.519	201.346	1	132.552	201.346	1426.78	
16	1/2 X	8.00	+ 8.78	8.39 X	15.00	=	125.850	0	125.850	X	1.519	191.166	1	125.850	191.166	1354.64	
17	X			8.35 X	15.00	=	125.250	0	125.250	X	1.519	190.254	6	751.500	1141.524	1348.19	
18 to 21	X			8.85 X	15.00	=	132.750	7.72	125.030	X	1.519	189.920	1	125.030	189.920	1345.82	
22	X			9.11 X	15.00	=	136.650	7.72	128.930	X	1.519	195.844	1	128.930	195.844	1387.80	
23	X			9.00 X	15.00	=	135.000	0	135.000	X	1.519	205.065	4	540.000	820.260	1453.14	
24 to 27	X			8.27 + 9.00	8.635 X	15.00	=	129.525	0	129.525	X	1.519	196.748	1	129.525	196.748	1394.20
28	1/2 X	5.00	+ 4.67	4.835 X	3.84	=	18.566	0	18.566	X	1.519	192.891	1	126.986	192.891	1366.87	
29	1/2 X	9.99	+ 9.44	9.715 X	11.16	=	108.419	0	108.419	X	1.519	192.891	1	126.986	192.891	1366.87	
30 to 33	X			9.00 X	15.00	=	135.000	0	135.000	X	1.519	205.065	4	540.000	820.260	1435.14	
34	X			9.11 X	15.00	=	136.650	7.72	128.930	X	1.519	195.844	1	128.930	195.844	1387.80	
35	X			9.11 X	15.00	=	136.650	7.72	128.930	X	1.519	195.811	1	128.930	195.811	1387.80	
36 to 39	X			8.30 X	15.24	=	126.492	0	126.492	X	1.519	192.140	4	505.968	768.560	1361.55	
40	1/2 X	7.8	+ 9.01	8.405 X	15.24	=	128.092	0	128.092	X	1.519	194.570	1	128.092	194.570	1378.78	
41	1/2 X	8.94	+ 10.2	9.57 X	15.58	=	149.101	0	149.101	X	1.519	226.480	1	149.101	226.480	1604.92	
42	X			8.50 X	15.58	=	132.430	0	132.430	X	1.519	201.160	4	529.720	804.640	1425.47	
43	X			9.11 X	15.58	=	141.934	7.72	134.214	X	1.519	203.870	1	134.214	203.870	1444.67	
44	1/2 X	15.58	+ 15.42	15.5 X	9.11	=	141.205	7.72	133.485	X	1.519	202.760	1	133.485	202.760	1436.83	
45	1/2 X	15.42	+ 15.26	15.34 X	8.50	=	130.390	0	130.390	X	1.519	198.060	1	130.390	198.060	1403.51	
46	1/2 X	15.26	+ 15.11	15.185 X	8.50	=	129.073	0	129.073	X	1.519	196.061	1	129.073	196.061	1389.34	
47	1/2 X	15.11	+ 14.95	15.03 X	8.50	=	127.755	0	127.755	X	1.519	194.060	1	127.755	194.060	1375.15	
48	1/2 X	14.8	+ 14.95	14.875 X	8.50	=	126.438	0	126.438	X	1.519	192.059	1	126.438	192.059	1360.97	
49	1/2 X	9.1	+ 8.04	8.57 X	18.51	=	158.631	0	158.631	X	1.519	240.960	1	158.631	240.960	1707.50	
TOTAL AREA UNDER PLOTS										46	6081.850						



no	SIZE	AREA UNDER OPEN SPACE			TOTAL AREA IN SQ.M.				
		AREA IN SQ.M.	TANGENT	TOTAL AREA IN SQ.M.					
A	1/2 X	17.85	+ 19.60	18.725 X	54.83	=	1026.692	0	1026.692
TOTAL					1026.692				