



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

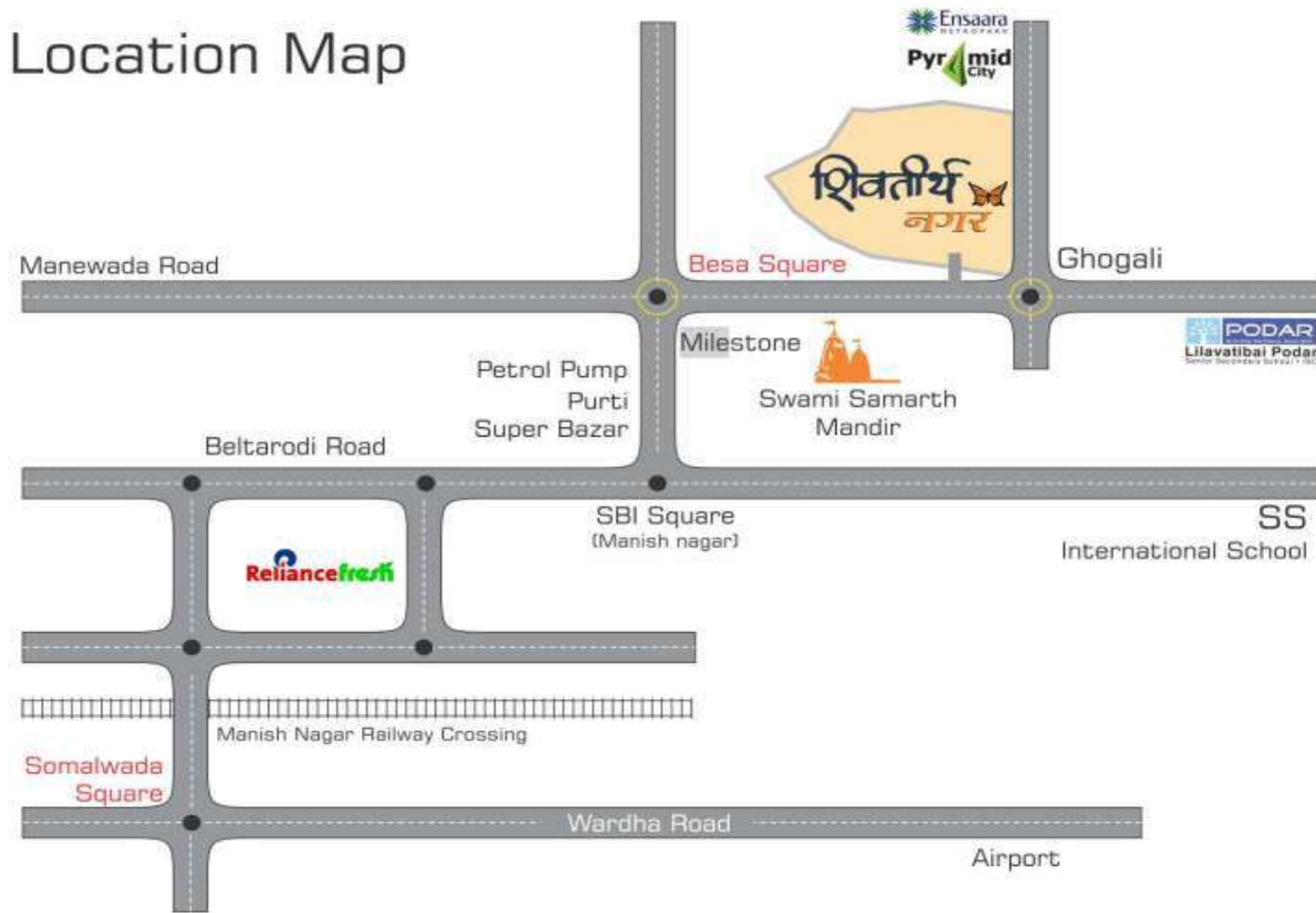
Why should you invest in land?

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 cheap to invest in property
It indeed is "The greatest investment on earth is earth"

Salient Features

- Cement Concrete Roads
- Underground Electric Network, Transformer With Street Light
- Storm Water Drainage
- Sewage Line
- Water Pipeline
- Open Space Public Utility
- Entrance Gate Common Fencing
- Paved Footpath

Location Map



Proximity to Landmarks
 Manewada Square - 3 Km
 Somalwada Square - 5 Km
 Airport - 7 Km

Site Address : Shiv Teerth Nagar, Kh.no. 5, Manewada-Besa-Ghogali Road, Nagpur



**Mahalaxmi
Developers**

Office : N-103, Laxmivihar Apartment,
 Besides Hotel Airport Center Point,
 Wardha Road, Somalwada, Nagpur-440025.
 Contact : 9850540601; 9503829655

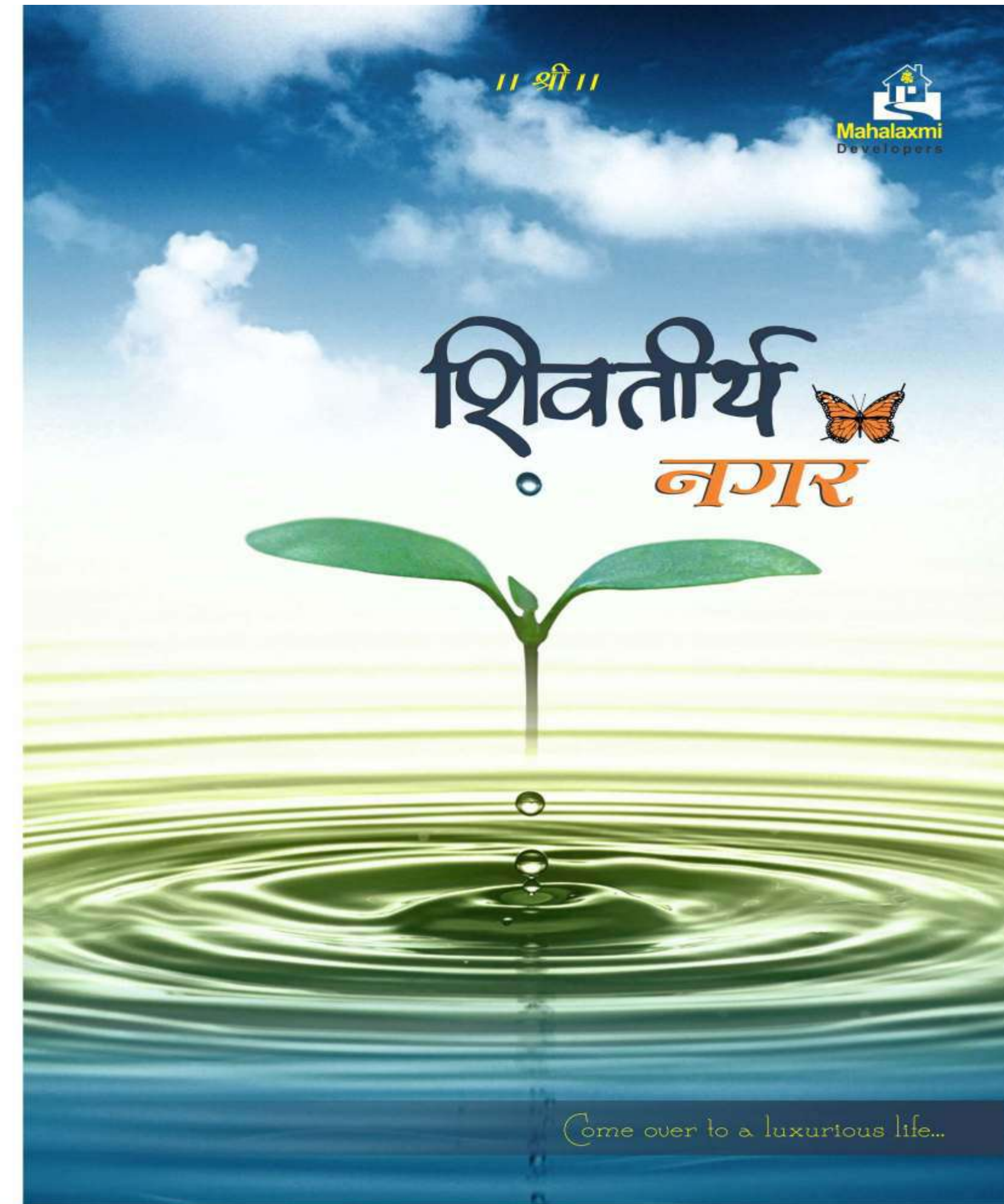
Project Consultant Engg.
 Pawan R.Gupta - 9923432949

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.



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LAYOUT PLAN



शिवतीर्थ नगर



Way Towards Successful & Peaceful Life!

AREA CALCULATIONS

PLOT NO.	PLOT SIZE								PLOT AREA	TANG.	Total Plot	NA/A X'	Total Area Sq. Meters	Net Total Sq. Meters	Total Area Sq. Ft.
	A	B	C	D	E	F	G=E*F	H=J+H							
1	1/2 x	42.38 +	32.81	37.595 x	71.66 =	2694.057	0	2694.057	x	1.273	3429.535	3429.535	28998.83		
2	1/2 x	48.26 +	47.6	47.93 x	7.52 =	360.434	30.857	2656.287	x	1.273	3381.453	3381.453	28592.27		
3	1/2 x	47.6 +	48.11	47.855 x	48.62 =	2326.710			x						
4	1/2 x	48.24 +	48.65	48.445 x	39.06 =	1892.262	30.857	1861.405	x	1.273	2369.568	2369.568	20036.16		
5	1/2 x	26.08 +	31.82	28.95 x	61.94 =	1793.163	0	1793.163	x	1.273	2282.696	2282.696	19301.61		
6To9	1/2 x	11.5 +	14.41	12.955 x	18.00 =	233.190	0	233.190	x	1.273	296.851	296.851	2510.057		
10				11.5 x	18.00 =	207.000	0	207.000	x	1.273	263.511	1054.044	2228.15		
11				13.13 x	18.00 =	236.340	17.35	218.990	x	1.273	278.774	278.774	2357.21		
12To20				15.44 x	18.00 =	277.920	17.35	260.570	x	1.273	331.706	331.706	2804.78		
21				10 x	18.00 =	180.000	0	180.000	x	1.273	229.140	2062.260	1937.52		
22	1/2 x	11.61 +	8.5	10.06 x	18.00 =	180.990	0	180.990	x	1.273	230.400	230.400	1948.18		
23	1/2 x	22.6 +	22.64	22.62 x	0.22 =	4.976	17.35	248.566	x	1.273	316.425	316.425	2675.56		
24	1/2 x	22.64 +	20.85	21.745 x	12 =	260.940			x						
25	1/2 x	20.85 +	19.19	20.02 x	11.30 =	226.226	0	226.226	x	1.273	287.986	287.986	2435.097		
26To29				5.77 x	13.89 =	273.372	0	273.372	x	1.273	348.003	348.003	2942.58		
30				5.65 x	14.31 =	149.700	0	149.700	x	1.273	190.568	190.568	1611.37		
31				7.00 x	15.00 =	105.000	0	105.000	x	1.273	133.665	534.660	1130.22		
32To36				7.00 x	15.00 =	105.000	0	105.000	x	1.273	133.665	668.325	1130.22		
37				10.00 x	15.00 =	150.000	7.714	142.286	x	1.273	181.130	181.130	1531.57		
38	1/2 x	7.5 +	16.16	11.83 x	15.00 =	177.450	0	177.450	x	1.273	225.894	225.894	1910.072		
39	1/2 x	18.82 +	10.16	14.49 x	15.00 =	217.350	0	217.350	x	1.273	276.687	276.687	2339.56		
40To41				7.00 x	15.00 =	105.000	0	105.000	x	1.273	133.665	267.330	1130.22		
42To43				9.00 x	15.00 =	135.000	0	135.000	x	1.273	171.855	343.710	1453.14		
44To45				7.00 x	15.00 =	105.000	0	105.000	x	1.273	133.665	267.330	1130.22		
46To47				10.00 x	15.00 =	150.000	7.714	142.286	x	1.273	181.130	181.130	1531.57		
48To51				7.00 x	15.00 =	105.000	0	105.000	x	1.273	133.665	534.660	1130.22		
52To53				8.50 x	15.00 =	127.500	0	127.500	x	1.273	162.308	324.615	1372.41		
54To55				7.00 x	15.00 =	104.068	0	105.000	x	1.273	133.665	267.330	1130.22		
56				15.00 x	2.77 =	41.550	7.714	137.904	x	1.273	175.552	175.552	1484.40		
57	1/2 x	15.00 +	10.29	12.645 x	8.23 =	298.200			x						
58	1/2 x	11.04 +	21.41	16.23 x	18.05 =	180.000	25.064	267.797	x	1.273	340.906	340.906	2882.57		
59To65				24.85 x	12.00 =	298.200	0	298.200	x	1.273	379.609	379.609	3209.82		
66To67				10.00 x	18.00 =	180.000	0	180.000	x	1.273	229.140	1603.980	1937.52		
68To77				10.00 x	18.00 =	180.000	17.35	162.650	x	1.273	207.053	207.053	1750.76		
78				10.00 x	18.00 =	180.000	0	180.000	x	1.273	229.140	2291.400	1937.52		
79				12.07 x	18.00 =	217.260	0	217.260	x	1.273	276.572	276.572	2338.58		
80To85				9.04 x	15.00 =	135.600	0	170.641	x	1.273	217.225	217.225	1836.78		
86To87				12.81 x	2.52 =	35.041			x						
88To93				7.00 x	15.00 =	105.000	0	150.000	x	1.273	133.665	801.990	1130.22		
94				8.25 x	15.00 =	123.750	0	123.750	x	1.273	157.534	315.068	1332.045		
95	1/2 x	27.27 +	25.52	26.395 x	11.00 =	290.345	7.714	282.631	x	1.273	359.789	359.789	3042.24		
96	1/2 x	25.52 +	23.85	24.685 x	10.50 =	259.193	0	259.193	x	1.273	329.952	329.952	2789.95		
97	1/2 x	23.85 +	22.15	23.00 x	10.75 =	247.250	0	247.250	x	1.273	314.749	314.749	2661.40		
98	1/2 x	22.15 +	20.31	21.23 x	11.54 =	244.994	0	244.994	x	1.273	311.878	311.878	2637.12		
99	1/2 x	20.31 +	18.48	19.395 x	11.54 =	223.818	0	223.818	x	1.273	284.921	284.921	2409.18		
100	1/2 x	18.48 +	17.37	17.925 x	6.95 =	124.579	0	124.579	x	1.273	158.589	158.589	1340.97		
101	1/2 x	17.37 +	16.26	16.815 x	7.00 =	117.705	0	117.705	x	1.273	149.838	149.838	1266.98		
102	1/2 x	16.26 +	15.6	15.93 x	4.14 =	65.950	0	108.521	x	1.273	138.148	138.148	1168.12		
103	1/2 x	15.6 +	14.17	14.885 x	2.86 =	42.571			x						
				14.17 x	27.69 =	196.184	0	196.184	x	1.273	249.742	249.742	2111.72		



Manewada-Besa-Ghogali Road

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Ghogli Village