

## 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



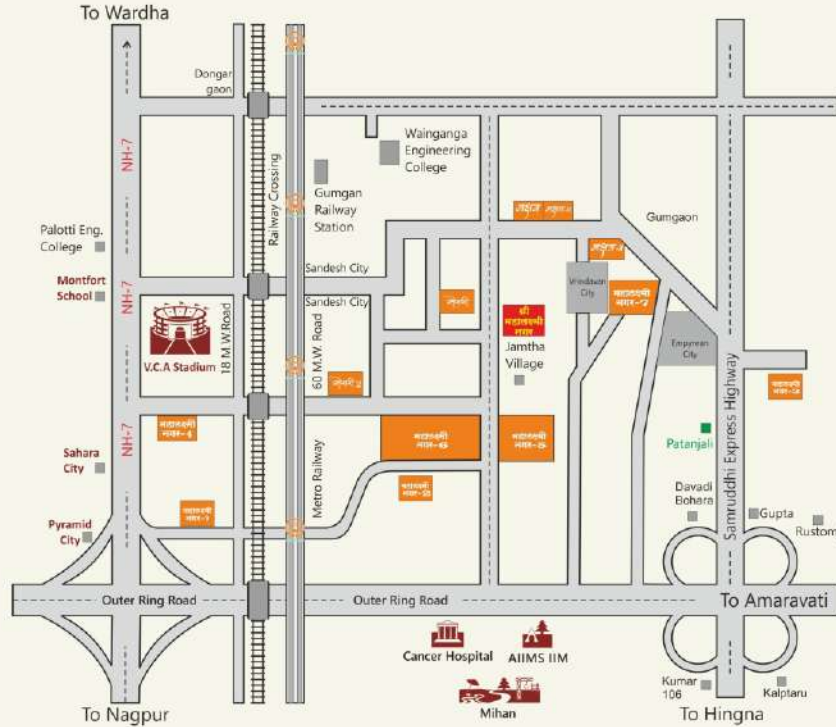
## श्री महालक्ष्मी नगर



### 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 (not to scale)



Site Address: KH No. 278/2, (SOUTH PART), PH. No. 42, Mouza Jamtha, Tah. Nagpur, Dist. Nagpur



Office : - N-103,104, Laxmivihar Apartment,  
Beside Hotel Airport Center Point, Wardha Road,  
Somalwada, Nagpur-440025.  
Contact : 0712-2295794 : 9850540601 : 9503829655  
Email : mahalaxmidvelopers14@gmail.com  
Website : www.mahalaxmidvelopers.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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“अपनी ज़मी अपना आसमां  
घर बनाने का सपना, सच होगा यहां”



## श्री महालक्ष्मी नगर

Land of plenty Land of Opportunity...



No. P50500017318



## Area Calculation

STATEMENT OF PLOTS AND DISTRIBUTION OF PFI ON EACH PLOT													
Plot No.	Size (M)	Plot Area (Sq.m.)	Remaining area of Road (sq.m.)	Remaining Plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic PFI	Permissible builtup area on Basic PFI (Sq.M.)	Total Built up area on Prorata basis (Sq. M.)	Remaining Area in (Sq.ft.)	
A	B	C	D	E=(C-D)	F=(E*1.9247)	G	H=G*G	I	J	K=K*J	L=F*G		
1	1/2(12.90*12.00)	273.87	11.77	262.10	398.6239	1	262.10	18.00	1.10	439.5868	399.6239	2821.24	
2	1/2(18.80*18.95)	151.00		151.00	230.2297	1	151.00	12.00	1.10	253.2527	230.2297	1629.36	
3	1/2(18.95*19.00)	151.80		151.80	231.4495	1	151.80	12.00	1.10	254.5944	231.4495	1633.97	
4	1/2(19.00*19.10)	152.40		152.40	232.3643	1	152.40	12.00	1.10	255.6007	232.3643	1640.43	
5	1/2(19.10*19.20)	153.20		153.20	233.5840	1	153.20	12.00	1.10	256.9424	233.5840	1649.04	
6	1/2(19.20*19.30)	153.80		153.80	234.8800	1	153.80	12.00	1.10	257.2779	234.8800	1651.19	
7	1/2(19.30*19.40)	154.00		154.00	235.2791	1	154.00	12.00	1.10	258.6070	235.2791	1646.89	
8	8.00 X 19.10	152.80		152.80	232.9742	1	152.80	12.00	1.10	256.2738	232.9742	1644.71	
9	9.50 X 19.10	181.45	2.72	178.73	264.8861	1	173.73	12.00	1.10	291.3747	264.8861	1870.02	
10	8.50 X 16.00	136.00	2.72	133.28	219.8837	1	144.28	12.00	1.10	241.9821	219.8837	1553.02	
11 TO 17	7.05 X 16.00	112.80		112.80	173.8862	7	789.60	9.00	1.10	189.1848	1209.9031	1214.17	
18	9.00 X 16.00	144.00		144.00	219.5568	1	144.00	9.00	1.10	241.5125	219.5568	1550.01	
19	1/2(18.55*15.80)	124.80	11.77	263.03	401.0418	1	263.03	18.00	1.10	441.3460	401.0418	2831.25	
20	1/2(18.55*17.70)	270.75	11.77	258.98	394.8668	1	258.98	18.00	1.10	434.3535	394.8668	2787.66	
21	1/2(18.85*17.15)	216.00		216.00	329.3352	1	216.00	9.00	1.10	362.2687	329.3352	2325.02	
22	1/2(17.15*19.35)	228.12		228.12	347.8146	1	228.12	9.00	1.10	382.5960	347.8146	2455.48	
23	1/2(19.35*21.30)	226.62		226.62	345.5275	1	226.62	9.00	1.10	380.0808	345.5275	2439.33	
24	1/2(21.30*23.15)	240.03		240.03	365.9737	1	240.03	9.00	1.10	402.5711	365.9737	2583.68	
25	1/2(19.00*21.80)	166.40	7.72	158.68	241.9304	1	158.68	12.00	1.10	266.1338	241.9304	1708.03	
26 TO 28	7.40 X 16.00	118.40		118.40	180.5245	3	355.20	12.00	1.10	198.5769	541.5734	1274.45	
29	10.00 X 16.00	160.00	7.72	152.28	232.1843	1	152.28	12.00	1.10	255.9994	232.1843	1699.14	
30 TO 35	8.80 X 18.00	158.40		158.40	242.5125	6	950.40	9.00	1.10	265.6637	1440.0740	1705.01	
36	1/2(15.55*15.80)	124.80	11.77	276.83	412.8445	1	276.83	18.00	1.10	454.2280	412.8445	2915.21	
37	1/2(17.00*17.40)	290.00	11.77	268.23	408.9703	1	268.23	18.00	1.10	449.8673	408.9703	2887.22	
38.53	9.50 X 16.00	152.00		152.00	231.7544	2	304.00	9.00	1.10	254.0298	463.5088	1636.12	
39 TO 44 47 TO 52	7.65 X 16.00	122.40		122.40	186.6233	12	1408.80	9.00	1.10	205.2856	2239.4794	1317.51	
45.46.63. 64.62.83	11.00 X 16.00	176.00	7.72	168.28	256.5765	6	1009.68	12.00	1.10	282.2342	1589.0591	1811.36	
54	1/2(15.80*17.40)	113.05	267.32	290.55	389.6371	1	253.55	18.00	1.10	428.6008	389.6371	2750.74	
55	1/2(17.15*19.35)	228.12	11.77	258.57	394.2437	1	258.57	18.00	1.10	433.6658	394.2437	2783.24	
56	9.00 X 16.00	144.00		144.00	219.5568	1	144.00	9.00	1.10	241.5125	219.5568	1550.01	
57 TO 62	7.30 X 16.00	116.80		116.80	178.0850	6	706.80	9.00	1.10	195.8935	1068.5098	1257.23	
65 TO 71	7.55 X 16.00	120.80		120.80	184.1838	7	845.60	9.00	1.10	202.6021	1289.2803	1300.29	
72	1/2(9.40*9.95)	191.08		191.08	291.3397	1	191.08	9.00	1.10	320.4736	291.3397	2056.78	
73	1/2(9.00*9.70)	169.60		169.60	228.0951	1	169.60	9.00	1.10	250.9046	228.0951	1610.29	
74 TO 81 84 TO 91	7.05 X 16.00	112.80		112.80	173.8862	16	1804.80	9.00	1.10	189.1848	2751.7786	1214.17	
92	1/2(19.70*19.40)	160.80		160.80	245.1718	1	160.80	9.00	1.10	269.6889	245.1718	1730.85	
93	1/2(10.95*11.80)	180.40		180.40	290.3029	1	180.40	9.00	1.10	319.3332	290.3029	2049.46	
94 TO 103	7.60 X 17.00	129.20		129.20	196.9932	10	1292.00	9.00	1.10	216.6994	1968.9124	1390.70	
104	1/2(13.35*10.50)	202.72	7.72	195.00	297.3165	1	195.00	12.00	1.10	327.0482	297.3165	2098.98	
105	10.50 X 17.00	178.50	7.72	170.78	260.3883	1	170.78	12.00	1.10	286.4271	260.3883	1838.27	
106.107	9.00 X 17.00	153.00		153.00	232.2791	2	306.00	12.00	1.10	256.0070	466.5582	1646.89	
108 TO 115	7.30 X 17.00	124.10		124.10	189.2153	8	992.80	9.00	1.10	198.1368	1513.7222	1335.81	
116	1/2(10.65*12.05)	192.95		192.95	294.1909	1	192.95	9.00	1.10	323.6100	294.1909	2076.91	
117	1/2(15.65*16.80)	131.45		131.45	203.17	1	131.45	12.00	1.10	407.8374	203.17	1467.48	
118 TO 126	9.30 X 18.00	167.40		167.40	255.2948	8	1339.20	12.00	1.10	280.7588	2041.8782	1801.89	
126	12.00 X 18.50	222.00	11.77	210.23	320.5377	1	210.23	12.00	1.10	352.5914	320.5377	2252.91	
TOTAL						126	1895.52				2853.5893	305187.271	