

## 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”

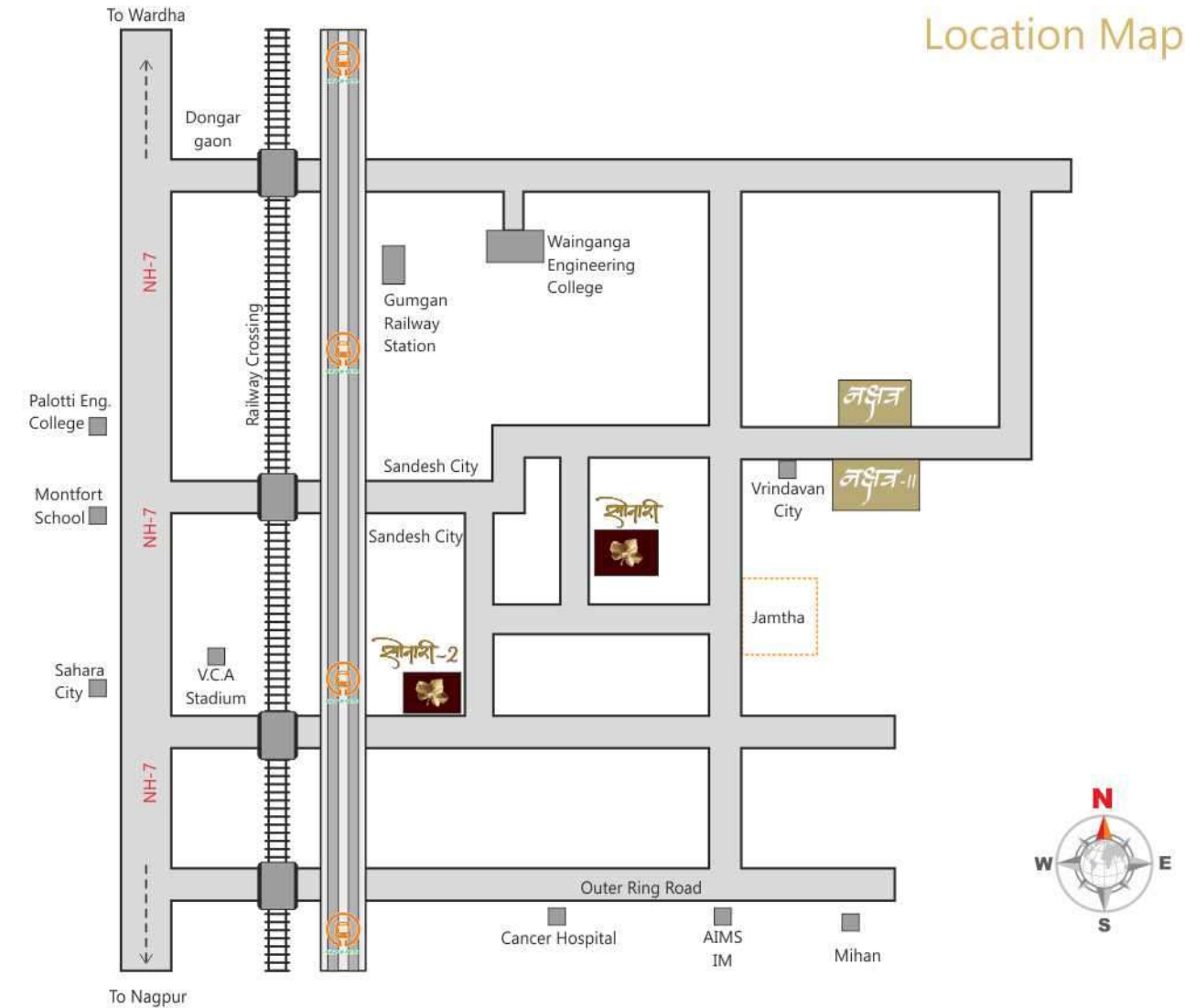
## The advantages of investing in land...

\*Higher profits - Annual Return on Investment (ROI Analysis)

\*Superior financing terms

\*Great flexibility for maximizing value

\*Simple investment management



Site Address: KH. NO. - 218(Part), P.H. No. 42, Mouza-Jamtha Tal. Nagpur(Gramin). Dist-Nagpur

**Mahalaxmi**  
DEVELOPERS

# श्रीमती

“ जेवढं अनुभवाल, तेवढं मजेत गुणगुणाल...”

## Salient features

S.D.B.C. Roads

Sewage Line

Strom Water Drainage

Common Fencing

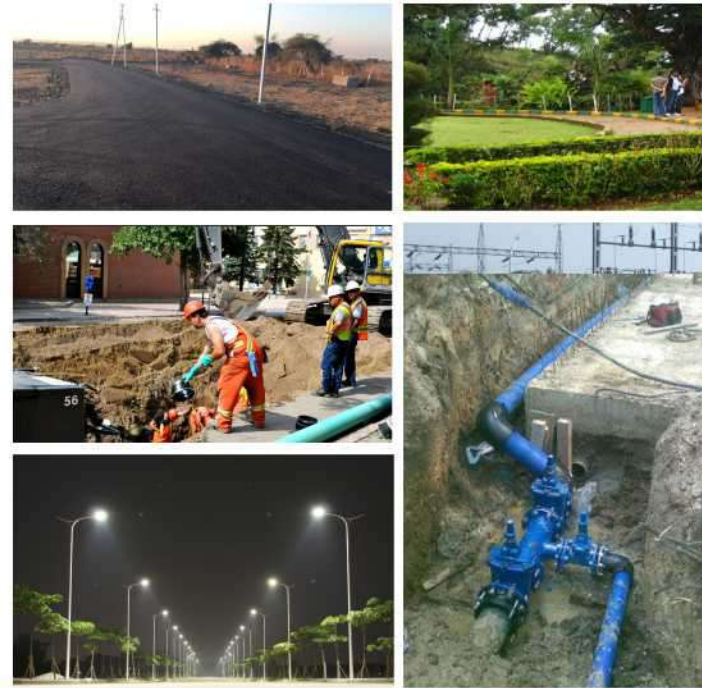
Common Gate

Electric Network With Transformer

Open Space Public Utility

Water Pipe Line

Sewage Treatment Plant



**Mahalaxmi**  
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Bank Finance Available  
Contact For Enquiry



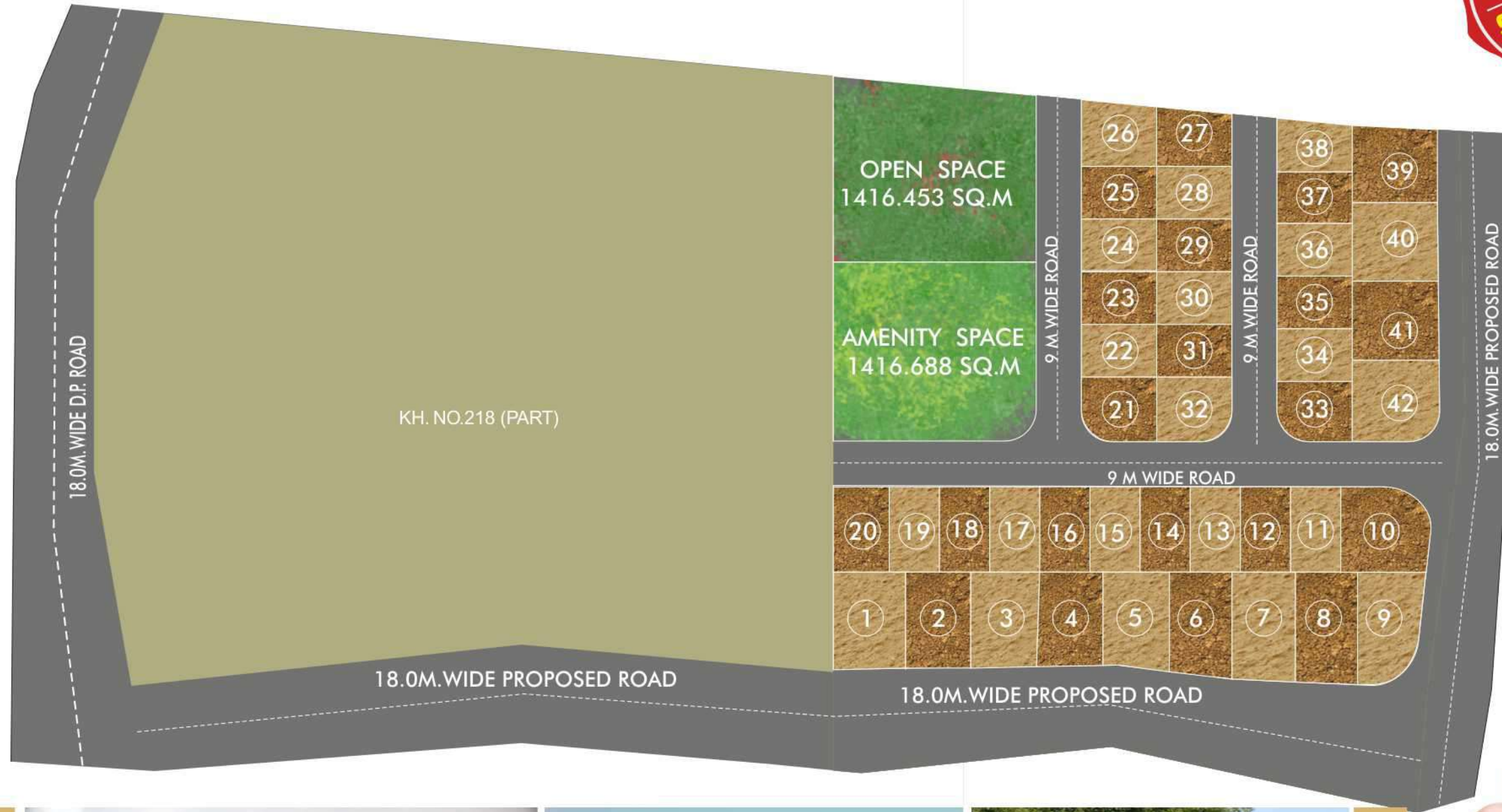
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# LAYOUT PLAN



# AREA STATEMENT

PLOT. NO	PLOT SIZE				PLOT AREA TANGENTS		TOTAL PLOT	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	TOTAL (SQ.FT.)
A	B	C	D	E	F	G	F	G = E * F	G	
1	1/2 X 10.84 + 10.94	10.89 X 23.54	=	256.351	0	256.351	X 1.326	339.921	2759.36	
2	1/2 X 19.47 + 19.23	19.35 X 13.00	=	251.550	0	251.550	X 1.326	333.555	2707.68	
3	1/2 X 19.23 + 19.13	19.18 X 13.10	=	251.258	0	251.258	X 1.326	333.168	2704.54	
4	1/2 X 19.13 + 18.61	18.87 X 13.25	=	250.028	0	250.028	X 1.326	331.536	2691.30	
5	1/2 X 18.5 + 18.61	18.555 X 2.76	=	51.212	0	51.212	X 1.326	67.86	579.97	
	1/2 X 18.5 + 19.9	19.2 X 10.49	=	201.408	0	201.408	X 1.326	267.114	2281.17	
6	1/2 X 19.9 + 21.28	20.59 X 10.24	=	210.842	0	210.842	X 1.326	279.79	2388.11	
	1/2 X 21.28 + 21.33	21.305 X 2.26	=	48.149	0	48.149	X 1.326	63.83	543.62	
7	1/2 X 21.33 + 21.66	21.495 X 12.50	=	268.688	0	268.688	X 1.326	356.280	2892.16	
8	1/2 X 21.66 + 21.76	21.71 X 3.83	=	83.149	0	83.149	X 1.326	110.27	941.76	
	1/2 X 21.76 + 22.4	22.08 X 8.67	=	191.434	0	191.434	X 1.326	253.83	2175.59	
9	1/2 X 11.66 + 10.03	10.845 X 26.23	=	284.464	17.35	267.114	X 1.326	354.194	2875.22	
10	1/2 X 18.75 + 16.99	17.87 X 17.00	=	303.790	17.35	286.440	X 1.326	379.819	3083.24	
11 to 19	X	10.00 X 17.00	=	170.000	0	170.000	X 1.326	225.420	1829.88	
20	1/2 X 10.2 + 10.00	10.1 X 17.00	=	171.700	0	171.700	X 1.326	227.674	1848.18	
21	X	12.87 X 15.00	=	193.050	7.72	185.330	X 1.326	245.748	1994.89	
22 to 25	X	10.50 X 15.00	=	157.500	0	157.500	X 1.326	208.845	1695.33	
26	1/2 X 13.41 + 11.96	12.685 X 15.00	=	190.275	0	190.275	X 1.326	252.305	2048.12	
27	1/2 X 11.96 + 10.5	11.23 X 15.00	=	168.450	0	168.450	X 1.326	223.365	1813.20	
28 to 31	X	10.50 X 15.00	=	157.500	0	157.500	X 1.326	208.845	1695.33	
32	X	12.87 X 15.00	=	193.050	7.72	185.330	X 1.326	245.748	1994.89	
33	X	12.00 X 15.00	=	180.000	7.72	172.280	X 1.326	228.443	1854.42	
34 to 36	X	10.50 X 15.00	=	157.500	0	157.500	X 1.326	208.845	1695.33	
37	X	10.25 X 15.00	=	153.750	0	153.750	X 1.326	203.873	1654.96	
38	1/2 X 10.74 + 9.28	10.01 X 15.00	=	150.150	0	150.150	X 1.326	199.099	1616.21	
39	1/2 X 10.57 + 11.4	10.985 X 22.96	=	252.216	0	252.216	X 1.326	334.438	2714.85	
40	1/2 X 17.13 + 17.46	17.295 X 15.75	=	272.396	0	272.396	X 1.326	361.197	2932.07	
41	1/2 X 17.78 + 17.46	17.62 X 15.75	=	277.515	0	277.515	X 1.326	367.985	2987.17	
42	1/2 X 17.78 + 18	17.89 X 10.47	=	187.308	17.35	170.000	X 1.326	225.420	1829.88	
	1/2 X 18 + 17.4	17.7 X 5.78	=	102.306	17.35	153.000	X 1.326	202.71	1654.96	
<b>TOTAL AREA UNDER PLOTS</b>										



आमच्या हक्काच्या  
घरात कुणीही याव हक्कान...

