

## 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



## महालक्ष्मी नगर-14

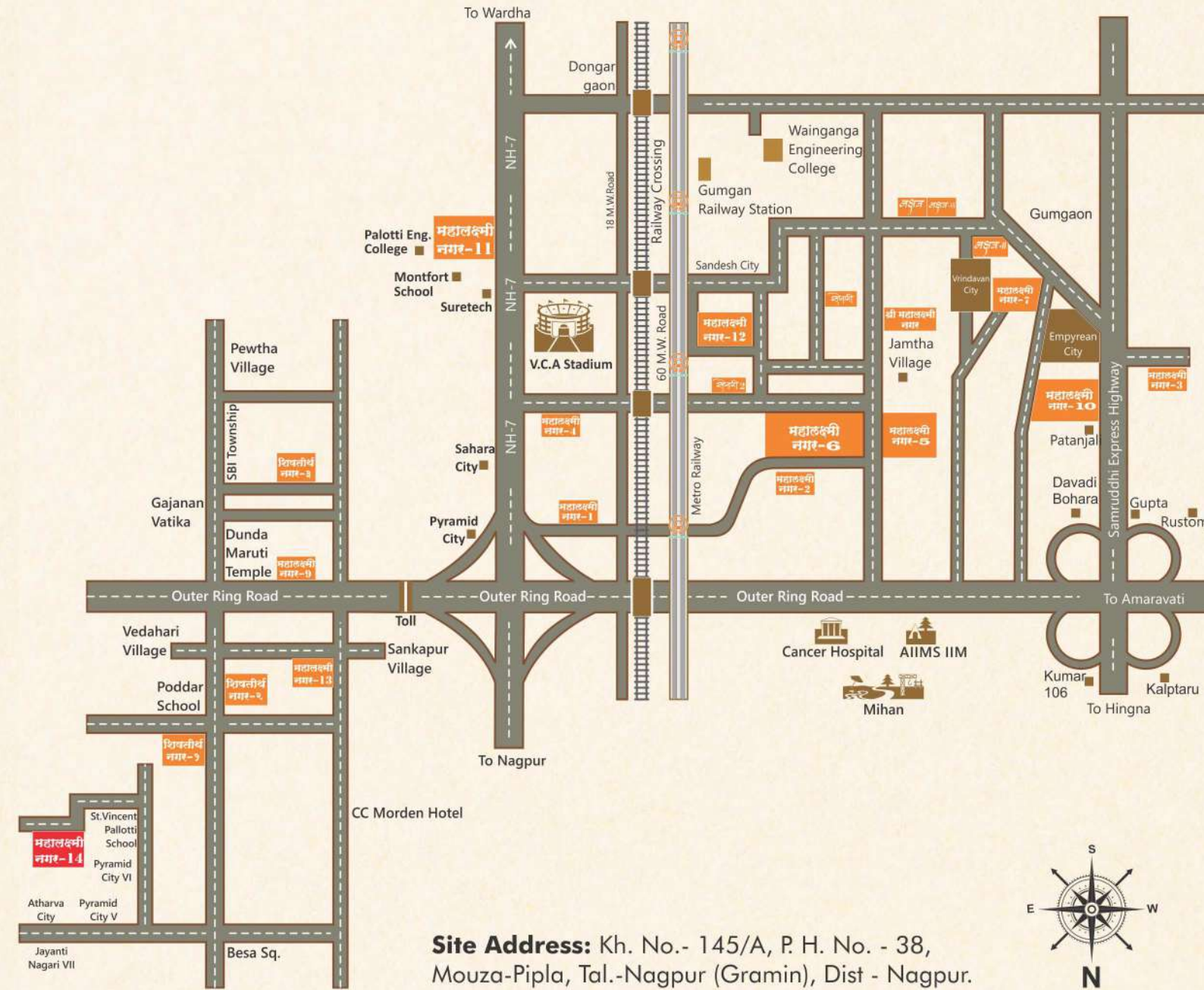
Land of plenty Land of Opportunity...!



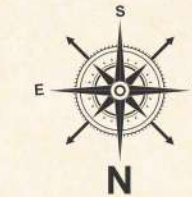
### Salient features

- Cement Concrete Road
- Paver Block
- Sewage Treatment Plant
- Open Space Compound Wall
- Sewage Line
- Storm Water Drainage
- Common Gate
- Under Ground Electric Network with Transformer
- Public Utility
- Rain Harvesting Chamber
- Water Pipe Line
- Street Light

### Location Map (not to scale)



Site Address: Kh. No.- 145/A, P. H. No. - 38,  
Mouza-Pipla, Tal.-Nagpur (Gramin), Dist - Nagpur.



Office : - N-103,104, Laxmivihar Apartment,  
Beside Hotel Airport Center Point, Wardha Road,  
Somalwada, Nagpur-440025.

Email : mahalaxmidvelopers14@gmail.com  
Website : www.mahalaxmidvelopers.net

### Bank Finance Available

Contact For Enquiry



Design @ Helix design studio- 9730921314

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No. P50500026360



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Your Gateway to a Richer Life

# Layout Plan



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Better ideas better investments more profits



## Area Calculation

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Loaded Prorata On Remaining Each 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 FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)	AREA IN (Sq.Ft.)
	A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H	
1	1	1/2(9.45 + 9.00) X 15.00	138.37	7.72	130.65	1.4159	184.9873	1	130.65	9.00	1.10	203.4861	184.9873	1406.31
2	2 TO 11	7.50 X 15.00	112.50		112.50	1.4159	159.2888	10	1125.00	9.00	1.10	175.2176	1592.8875	1210.95
3	12	1/2(8.40 + 11.20) X 15.00	147.00		147.00	1.4159	208.1373	1	147.00	9.00	1.10	228.9510	208.1373	1582.30
4	13	1/2(9.00 + 9.50) X 16.00	148.00	7.72	140.28	1.4159	198.6225	1	140.28	9.00	1.10	218.4847	198.6225	1509.97
5	14, 15, 16	7.50 X 16.00	120.00		120.00	1.4159	169.9080	3	360.00	9.00	1.10	186.8988	509.7240	1291.68
6	17	8.00 X 16.00	128.00		128.00	1.4159	181.2352	1	128.00	9.00	1.10	199.3587	181.2352	1377.79
7	18	1/2(22.15 + 26.30) X 54.55	1321.47		1321.47	1.8000	2378.6460	1	1321.47	9.00	1.10	2616.5106	2378.6460	14224.30
8	19	1/2(45.45 + 40.65) X 30.45	1310.87		1310.87	1.8000	2359.5660	1	1310.87	9.00	1.10	2595.5226	2359.5660	14110.20
9	20	8.35 X 15.00	125.25		125.25	1.4159	177.3415	1	125.25	9.00	1.10	195.0756	177.3415	1348.19
10	21 TO 26	7.50 X 15.00	112.50		112.50	1.4159	159.2888	6	675.00	9.00	1.10	175.2176	955.7325	1210.95
11	27	1/2(10.95 + 10.50) X 15.00	160.87	7.72	153.15	1.4159	216.8451	1	153.15	9.00	1.10	238.5296	216.8451	1648.50
12	28	1/2(10.05 + 10.50) X 15.50	159.26	7.72	151.54	1.4159	214.5655	1	151.54	9.00	1.10	236.0220	214.5655	1631.17
13	29 TO 34	7.50 X 15.50	116.25		116.25	1.4159	164.5984	6	697.50	9.00	1.10	181.0582	987.5903	1251.31
14	35	8.35 X 15.50	129.42		129.42	1.4159	183.2457	1	129.42	9.00	1.10	201.5703	183.2457	1393.07