

## 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



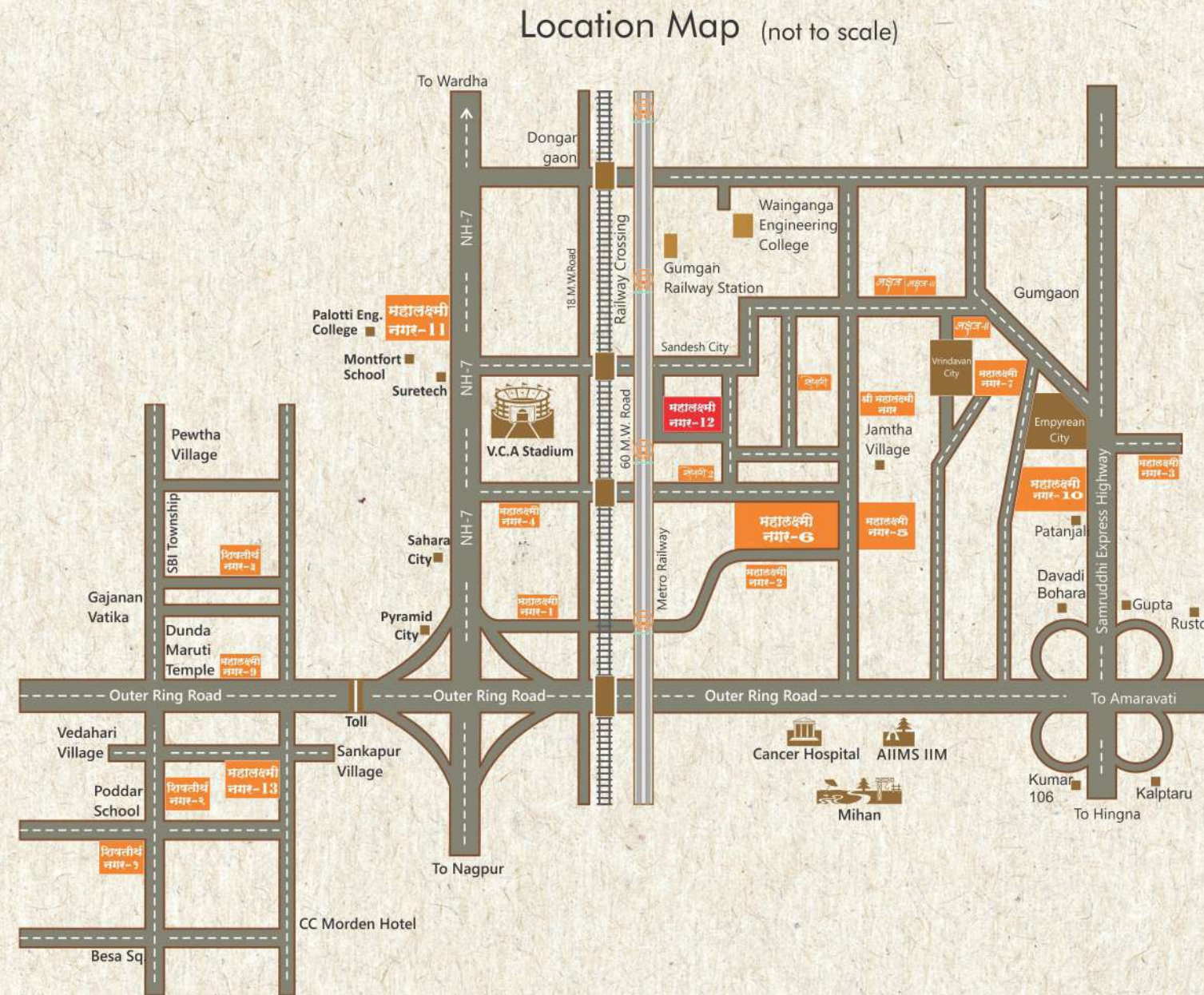
## महालक्ष्मी नगर-12

*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



Site Address: Kh.No. 198/2, Mouza-Jamtha. Tah.-Nagpur-Dist. Nagpur.



**MAHALAXMI BUILDCON**  
 a tradition of trust

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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.



No. P50500025462



**MAHALAXMI BUILDCON**  
 a tradition of trust

## महालक्ष्मी नगर-12

*Land of plenty Land of Opportunity...!*



*Dreams come true when you invest with us*

Design @ Helix design studio- 9730921314

### Bank Finance Available

Contact For Enquiry



## Layout Plan



## Area Calculation

PLOT. NO	PLOT SIZE							PLOT AREA		NET AREA IN SQ.M.	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)	AREA IN SQ.FT.		
	A	B			C	D	E	F	G								H	E
1	1/2 X	10.7	+	11.52	11.11	X	22.71	=	252.308	0	252.308	X	1.462	368.874	1	252.308	368.874	2715.84
2	1/2 X	18.55	+	19.59	19.07	X	13.20	=	251.724	0	251.724	X	1.462	368.020	1	251.724	368.020	2709.55
3	1/2 X	19.59	+	20.04	19.815	X	12.75	=	252.641	0	252.641	X	1.462	369.362	1	252.641	369.362	2719.42
4	1/2 X	20.04	+	20.27	20.155	X	12.75	=	256.976	0	256.976	X	1.462	375.699	1	256.976	375.699	2766.08
5	1/2 X	20.27	+	20.32	20.295	X	12.75	=	258.761	0	258.761	X	1.462	378.309	1	258.761	378.309	2785.30
6	1/2 X	20.32	+	20.37	20.345	X	12.75	=	259.399	0	259.399	X	1.462	379.241	1	259.399	379.241	2792.17
7	1/2 X	20.37	+	20.41	20.39	X	13.50	=	275.265	9.61	265.655	X	1.462	388.388	1	265.655	388.388	2859.51
8	X		+		12	X	16.00	=	192.000	7.72	184.280	X	1.462	269.417	1	184.280	269.417	1983.58
9 TO 17	X		+		7.5	X	16.00	=	120.000	0	120.000	X	1.462	175.440	9	1080.000	1578.960	1291.68
18	1/2 X	11.35	+	9.60	10.475	X	16.00	=	167.600	0	167.600	X	1.462	245.031	1	167.600	245.031	1804.04
19	1/2 X	12.65	+	10.87	11.76	X	16.00	=	188.160	0	188.160	X	1.462	275.090	1	188.160	275.090	2025.35
20 TO 23	X		+		7.5	X	16.00	=	120.000	0	120.000	X	1.462	175.440	4	480.000	701.760	1291.68
24	X		+		8.5	X	16.00	=	136.000	0	136.000	X	1.462	198.832	1	136.000	198.832	1463.90
25 TO 27	X		+		9	X	16.00	=	144.000	0	144.000	X	1.462	210.528	3	432.000	631.584	1550.01
28 & 29	X		+		10	X	16.00	=	160.000	7.72	152.280	X	1.462	222.633	2	304.560	445.267	1639.14
30 TO 32	X		+		9	X	16.00	=	144.000	0	144.000	X	1.462	210.528	3	432.000	631.584	1550.01
33	X		+		8.5	X	16.00	=	136.000	0	136.000	X	1.462	198.832	1	136.000	198.832	1463.90
34 TO 37	X		+		7.5	X	16.00	=	120.000	0	120.000	X	1.462	175.440	4	480.000	701.760	1291.68
38	1/2 X	9.02	+	10.87	9.945	X	16.00	=	159.120	0	159.120	X	1.462	232.633	1	159.120	232.633	1712.76
39	1/2 X	7.04	+	9.16	8.1	X	19.78	=	160.218	0	160.218	X	1.462	234.239	1	160.218	234.239	1724.58
40	1/2 X	17.65	+	17.13	17.39	X	8.50	=	147.815	0	147.815	X	1.462	216.106	1	147.815	216.106	1591.08
41	1/2 X	17.13	+	16.60	16.865	X	8.50	=	143.353	0	143.353	X	1.462	209.581	1	143.353	209.581	1543.05
42	1/2 X	16.6	+	16.13	16.365	X	7.50	=	122.738	0	122.738	X	1.462	179.442	1	122.738	179.442	1321.15
43	1/2 X	16.13	+	15.67	15.9	X	7.50	=	119.250	0	119.250	X	1.462	174.344	1	119.250	174.344	1283.60
44	1/2 X	15.67	+	15.20	15.435	X	7.50	=	115.763	0	115.763	X	1.462	169.245	1	115.763	169.245	1246.07
45	1/2 X	15.2	+	14.71	14.955	X	8.00	=	119.640	0	119.640	X	1.462	174.914	1	119.640	174.914	1287.80
46	1/2 X	14.71	+	14.21	14.46	X	8.00	=	115.680	0	115.680	X	1.462	169.124	1	115.680	169.124	1245.17
47	1/2 X	14.21	+	14.16	14.185	X	0.90	=	12.767	0	110.463	X	1.462	161.496	1	110.463	161.496	1189.02
48	1/2 X	14.16	+	13.36	13.76	X	7.10	=	97.696	0	110.463	X	1.462	161.496	1	110.463	161.496	1189.02
48	1/2 X	13.36	+	12.24	12.8	X	10.00	=	128.000	7.72	120.280	X	1.462	175.849	1	120.280	175.849	1294.69
49	1/2 X	13.966	+	13.923	13.945	X	28.281	=	394.364	9.61	384.754	X	1.462	562.511	1	384.754	562.511	4141.49
50	1/2 X	21.508	+	21.527	21.5175	X	5.108	=	109.911									
	1/2 X	10.34	+	7.309	8.8245	X	22.443	=	198.048									
	1/2 X		+		1.670	X	8.860	=	7.398	12.071	305.950	X	1.462	447.299	1	305.950	447.299	3293.24
	X		+		1.670	X	1.595	=	2.664									
51	X		+		13.709	X	18.700	=	256.358	0	256.358	X	1.462	374.796	1	256.358	374.796	2759.43
52 TO 55	X		+		13.600	X	18.700	=	254.320	0	254.320	X	1.462	371.816	4	1017.280	1487.263	2737.50
56	1/2 X	18.23	+	10.50	14.365	X	18.700	=	268.626	0	268.626	X	1.462	392.730	1	268.626	392.730	2891.49

