

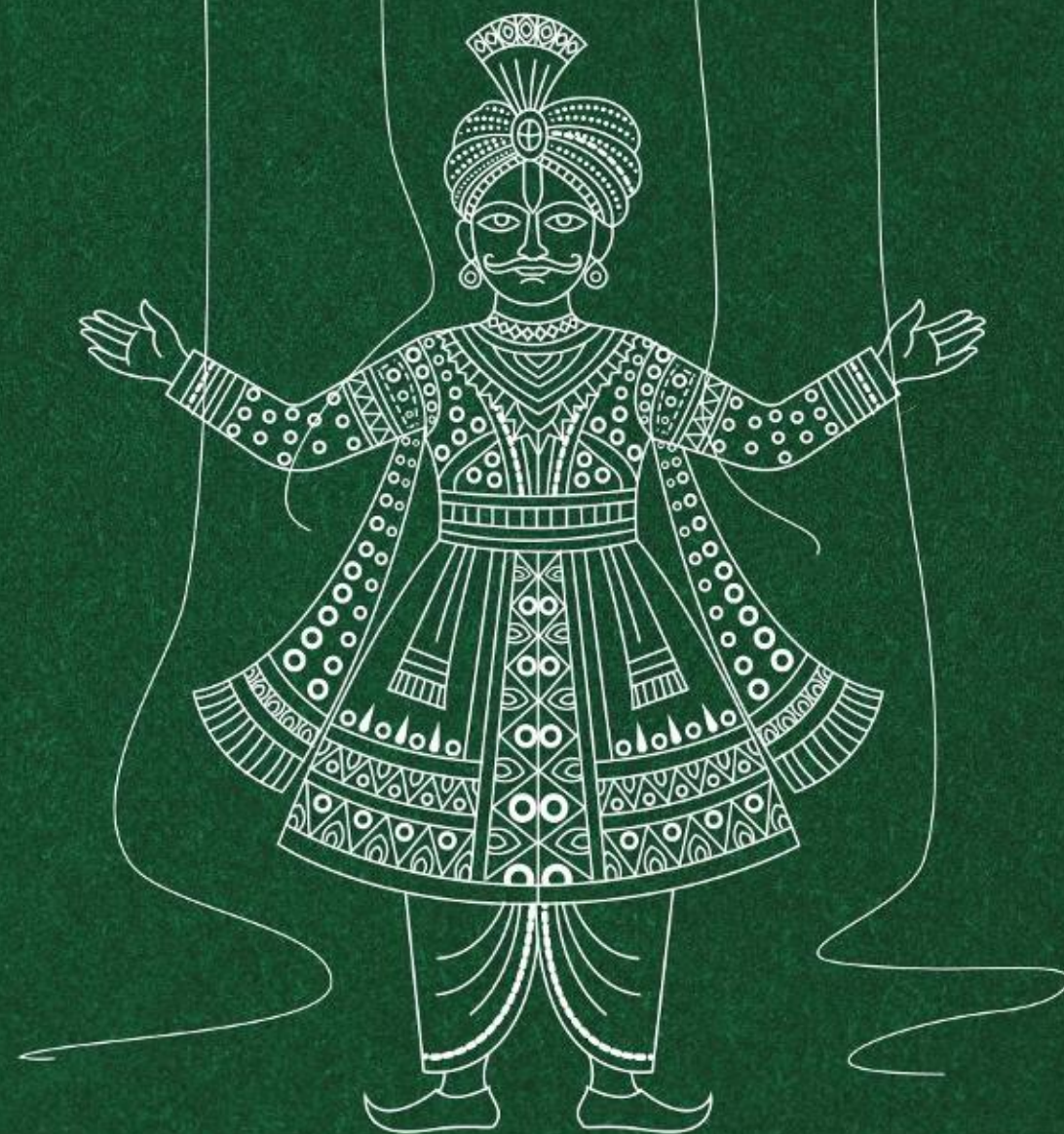


Where
every story
finds its roots



anaya

મહાલક્ષ્મી નગર - ૫૧



Every *Land* holds a *story*

Before stories found their way into books, they lived
in the hands of storytellers.

In Maharashtra, **Kalasutri Bahulya** brought tales to life
through delicate threads, while the ancient art form
Chitrakathi gave them colour and form.

Like every enduring lore, life too is shaped by what
binds us—dreams to reality, people to places, and roots
to the future.

Because every great story begins with one
foundation—land.



The *tale* of



anaya

महालक्ष्मी नगर-५१

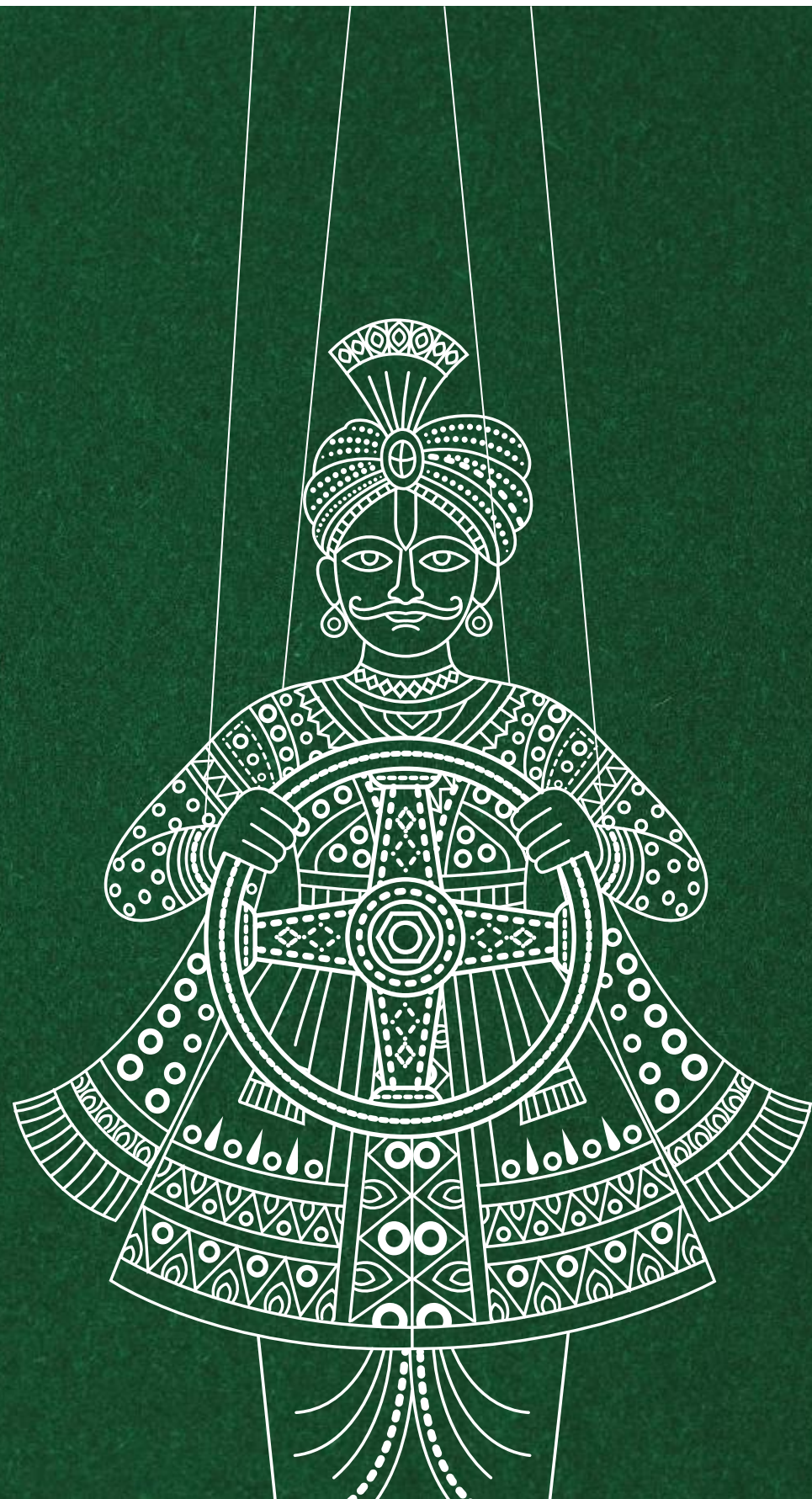
For generations, stories have connected hearts
and lives. Allow me to take you through the tale
of a land, woven amidst greenery—Anaya.



It begins here

महालक्ष्मी
नगर-११





Follow
me a little further...

As I lead you to Anaya, a location where everyday life opens into opportunities. Cradled along the Samruddhi Highway, Anaya places you close to Nagpur's emerging centres of opportunity.

Location



Distance Chart

MIHAN	Approx. 11 Mins
Khapri Metro Station	Approx. 15 Mins
Infosys	Approx. 14 Mins
AIIMS	Approx. 16 Mins
VCA Stadium	Approx. 16 Mins

Improved Connectivity

The Nagpur–Mumbai Expressway is strengthening connectivity and unlocking new growth corridors.

Logistics Growth

Warehouses, logistics parks, and corporate hubs driving land demand.

Smart Townships

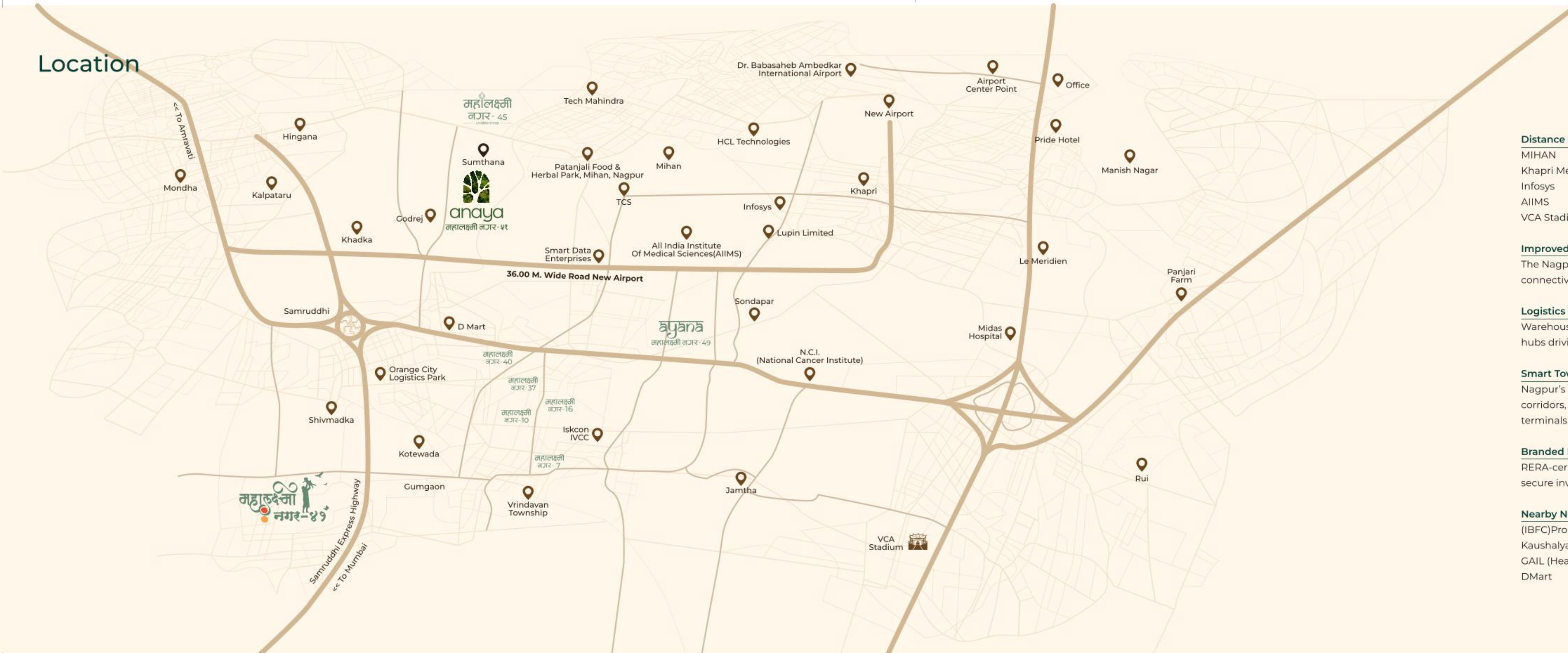
Nagpur's 1,710-acre Master Plan, upcoming xpressway corridors, and NMRDA-backed Ring Road & multimodal terminals.

Branded Land Investments

RERA-certified luxury plots offering secure investment opportunities.

Nearby New Nagpur

(IBFC) Proposed 3rd Phase Metro Mahila Vikas
Kaushalya Kendra (RSS Head Office)
GAIL (Head Office)
DMart





Clock Tower

Nearby Developments



Roads

- Central Circle-Samruddhi Expressway
- Outer Ring-Road
- Wardha Road
- Amravati Road
- Hingna Road
- Nagpur-Mumbai Expressway



Transport

- Nagpur International Airport
- Metro Station
- City Bus
- Gumgaon Railway Station



Hospitals

- All India Institute of Medical Sciences (AIIMS)
- National Cancer Institute
- Proposed Indo-UK Insititute of Health (IUIH)
- Midas Hospital
- Suretech Hospital
- Swami Vivekanand Hospital
- Suraj Eye Institute



Schools and colleges

- Indian Institute of Management (IIM-Nagpur)
- National Law University (NLU)
- Indian Institute of Information Technology (IIIT-Nagpur)
- Wainganga College of Engineering & Management
- St. Vincent Pallotti College of Engineering & Technology
- D.Y. Patil School
- Government College of Engineering
- Bhavan's Bhagwandas Purohit Vidya Mandir (BVM)
- Narayana Vidyalayam
- Delhi Public School (DPS)
- Mundle Public School
- Montfort School
- IRA International School



Logistics hub

- XSIO Logistics Park
- Orange City Logistics Park
- TCL
- CONCOR Multimodal Logistics Park
- Patanjali Logistics Park



Big companies

- TCS
- HCL Infosys
- Tech Mahindra
- Global Logic
- L&T
- Persistent Systems
- Lupin Limited
- Hexaware Technologies
- Dassault Aviation
- Air India MRO
- smart Data Enterprises
- INFOCEPTS Technologies
- Patanjali Mega Food Park





A haven among the greens

Clock Tower



Feel the breeze,
brush your face



01. 15m wide road
02. 12m wide road
03. 9m wide road
04. Walking track
05. Park entrance
06. Court pergola
07. Jogging track
08. Multipurpose court
09. Seating cabanas
10. Pickleball court
11. Amphitheatre
12. Street lights
13. Lawn area
14. Seating area
15. Tree grove
16. Toilets / washrooms



PLOT NO.	PLOT AREA IN SQ. M.	PLOT AREA IN SQ. FT.	PLOT NO.	PLOT AREA IN SQ. M.	PLOT AREA IN SQ. FT.	PLOT NO.	PLOT AREA IN SQ. M.	PLOT AREA IN SQ. FT.	PLOT NO.	PLOT AREA IN SQ. M.	PLOT AREA IN SQ. FT.
1	218.994	2357.253	138	142.401	1532.802	265 to 273	115.500	1243.242	408 to 412	112.500	1210.950
2	136.200	1466.057	139	165.735	1783.966	274	142.274	1531.437	413 to 417	132.335	1424.454
3	136.768	1472.175	140	124.000	1334.736	275	152.416	1640.606	418 to 422	156.782	1687.604
4	137.694	1482.140	141	178.523	1921.622	276 to 286	142.500	1533.870	415 to 421	105.000	1130.220
5	138.902	1495.136	142	139.524	1501.836	287 & 288	215.356	2318.092	422 & 423	135.000	1453.140
6	140.110	1508.144	143 & 144	116.250	1251.315	289 to 299	142.500	1533.870	424 to 429	112.500	1210.950
7	141.310	1521.061	145	133.203	1433.798	300	152.416	1640.606	430 & 431	134.774	1450.707
8	141.457	1522.643	146	137.146	1476.236	301	142.274	1531.437	432 to 437	112.500	1210.950
9	140.965	1517.345	147 & 148	139.500	1501.578	302 to 311	107.250	1154.439	438 & 439	135.000	1453.140
10	151.008	1625.452	149	147.274	1585.257	312	141.091	1509.016	440 to 446	105.000	1130.220
11	153.313	1650.265	150	131.774	1418.415	313 & 315	136.300	1467.133	447	145.175	1562.666
12 to 18	157.500	1695.330	151 to 153	116.250	1251.315	314 & 315	128.000	1377.792	448	149.104	1604.953
19	216.902	2334.728	154	130.955	1409.598	316	188.582	2029.897	449 to 454	112.500	1210.950
20	227.743	2451.420	155	156.106	1680.325	317	231.072	2487.259	455 & 456	150.000	1614.600
21 to 27	157.500	1695.330	156 & 157	176.250	1897.155	318 to 320	136.000	1463.904	457 to 462	112.500	1210.950
28	168.458	1770.226	158	187.665	2020.026	321	152.274	1639.077	463	142.274	1531.437
29	132.901	1430.544	159	134.774	1450.707	322	152.274	1639.077	464 to 481	180.000	1937.520
30 to 37	122.850	1322.357	160 to 163	112.500	1210.950	323 to 326	136.000	1463.904	482	151.574	1631.543
38	201.343	2167.256	164	166.583	1793.904	327	230.938	2485.817	483	159.300	1714.705
39	201.606	2170.087	165	197.400	2124.814	328	144.674	1557.271	484	199.800	2150.647
40 to 47	122.850	1322.357	166	353.313	3803.061	329 to 338	124.500	1340.118	485 to 495	171.000	1840.644
48	141.185	1519.715	167	195.318	2102.403	339 & 340	135.000	1453.140	496	163.274	1757.481
49	157.758	1698.103	168	112.500	1210.950	341 to 350	124.500	1340.118	497	338.609	3644.788
50 to 57	160.000	1722.240	169 & 170	164.774	1773.627	351	144.674	1557.271	499	274.396	2952.840
58 & 59	214.356	2307.328	171	112.500	1210.950	352	159.914	1721.314	500	278.914	3002.232
60 to 67	160.000	1722.240	172	218.590	2352.903	353 to 362	136.950	1474.130	501	284.117	3058.235
68	173.717	1869.890	173	224.564	2417.202	363	148.500	1598.454	502	295.943	3185.530
69	178.493	1921.299	174 to 180	117.600	1265.846	364	234.405	2523			



Clubhouse

Exclusive



Commercial
& IT Hubs

Close to



Come, *explore*
the *amenities*

Let me take you through the amenities that bring joy,
laughter, and togetherness to life.

Club House (Open Space No. 5)

Wellness & Fitness

01. Fully Equipped Gymnasium
02. Yoga & Meditation Room
03. Swimming Pool
04. Kids' Pool

Children & Learning

05. Outdoor Kids' Play Area
06. Indoor Kids' Play Area
07. Crèche
08. Library & Card Room

Recreation & Indoor Leisure

09. Indoor Games Zone
10. Pergola Seating Area
11. Landscaped Seating Areas

Socialising & Celebrations

12. Banquet Hall (Approx. 2,000 Sq. Ft.)
13. Party Lawn
14. Cafeteria
15. Modern Kitchen

Nature & Outdoor Spaces

16. Grand Central Lawn
17. Beautiful Landscaped Gardens
18. Island

Community & Convenience

19. Dedicated Reception
20. Administrative Office
21. Dedicated Parking Area

Sports Ground (Open Space No. 4)

01. Basketball Court
02. Football Turf
03. Cricket Turf
04. Sports Changing Rooms
05. Jogging Track
06. Seating Lawn Area
07. Pickleball Court
08. Court Pergola
09. Amphitheatre

(Open Space No. 9)

01. Green Gym
02. Volleyball Court
03. Senior Citizens' Garden
04. Walking Track









*Ready
to slow down?*

Court Pergola



Cabana Seating



A place to
pause

There's a little nook I'd love to show you,
here you can slow down, settle in, and simply be.

A quiet corner where little moments linger
a little longer.



Moments of togetherness

CLUB
sūtrā

Some chapters are best experienced together.
Here's where our stories meet. At the heart of Anaya
lies a clubhouse where moments of togetherness
unfold into memories



Would you *like to belong?*



ananya
गङ्गाविक्रमी नगर-१९

Club Entrance



*Revel in
grandeur*



Club





Reception Entrance



And let *Leisure*
take over

Ready for a *friendly rivalry?*

Indoor Games Zone



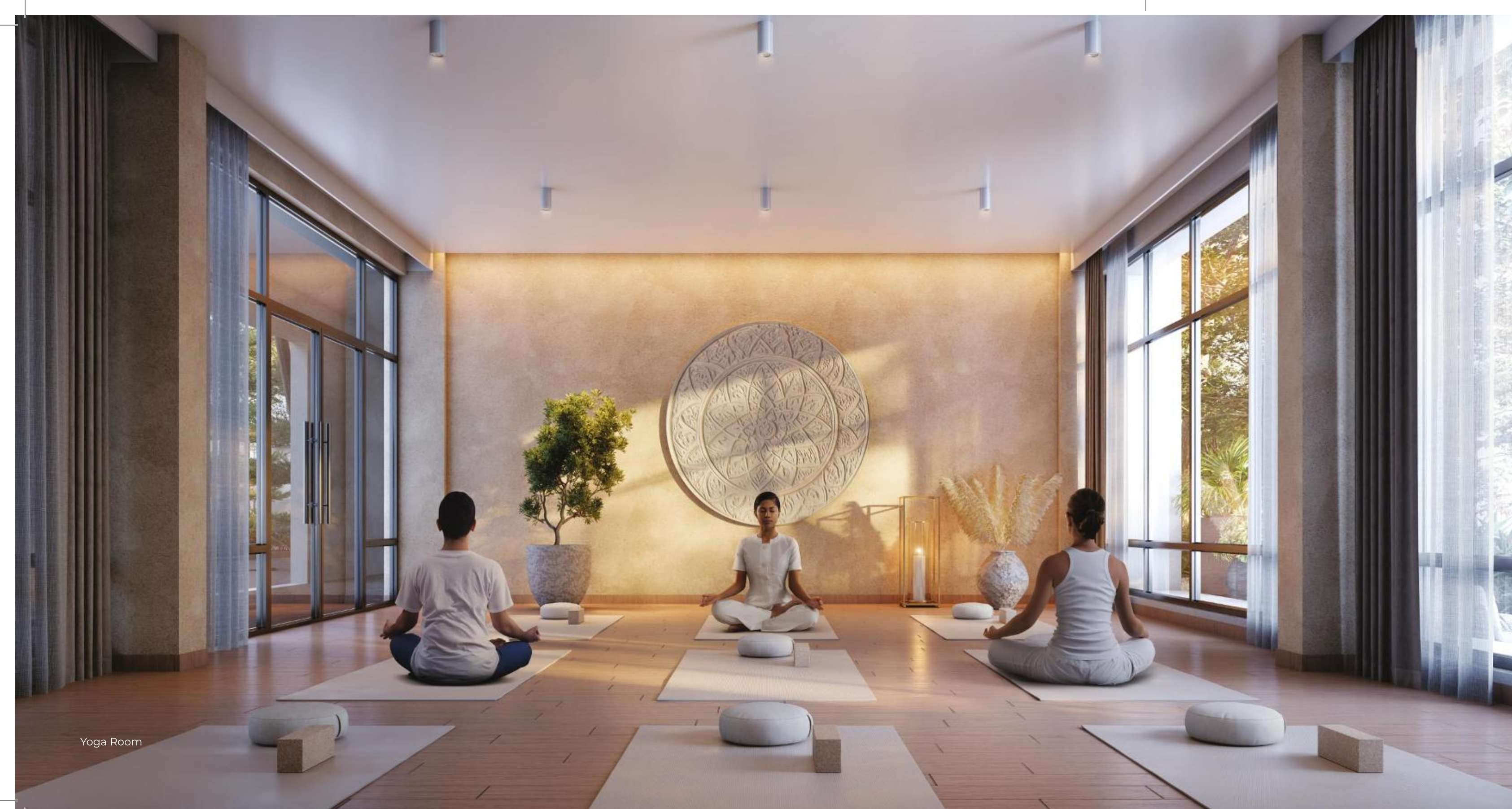


Your transformation,
starts here

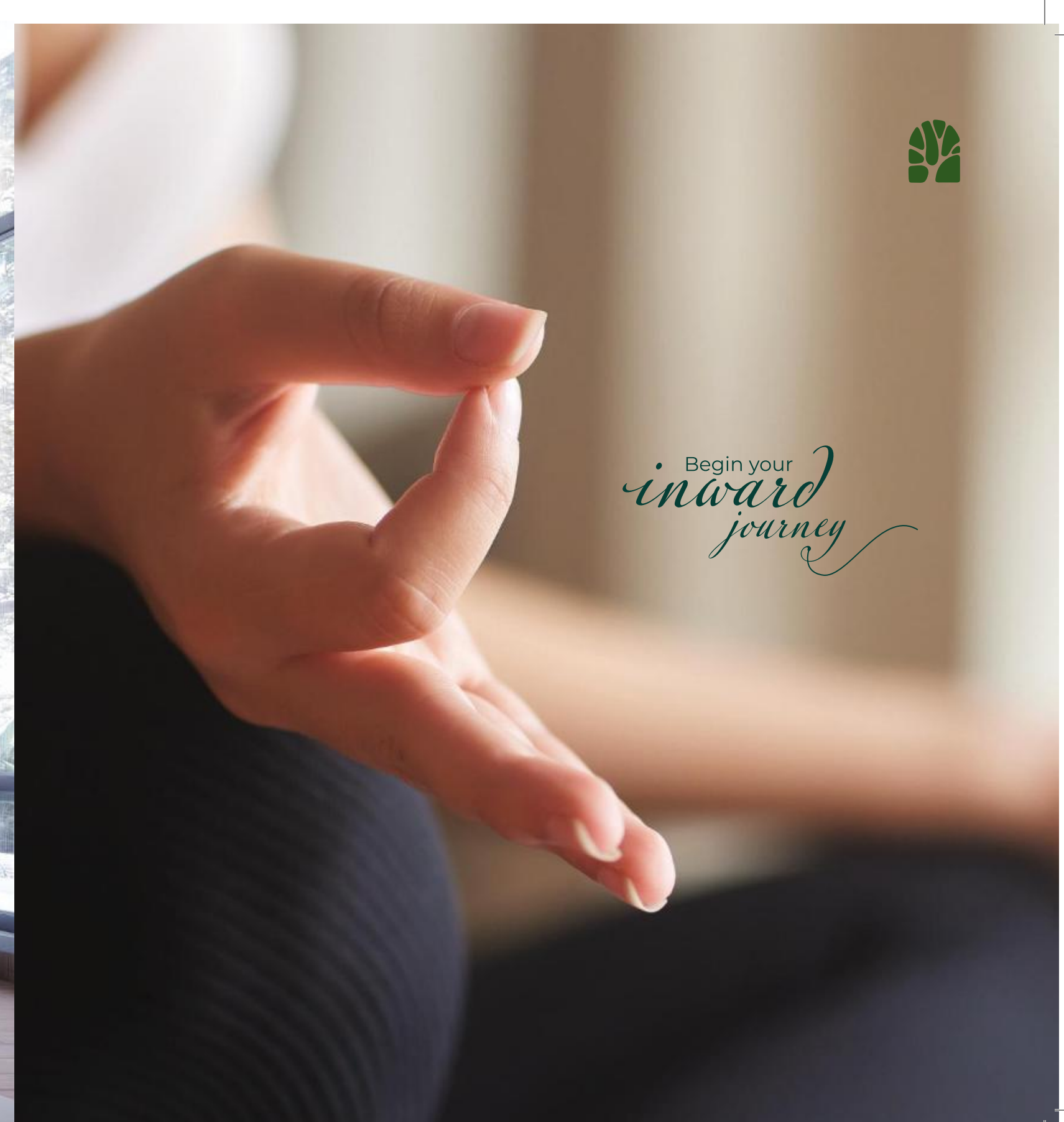
Gym

Somewhere between
games &
giggles





Yoga Room



Begin your
inward
journey





Where *life feels*
complete

Party Lawn





A setting for
stories, shared

Multipurpose Hall



An ode to serenity

Anaya is where the world feels a little farther away.
A place where you can step away from the bustle, find
privacy and let the day slow down.

That is what serenity truly feels like.



Back Side Seating



Swimming Pool





Where *ripples*
soften the soul

Swimming Pool Full View



About Developer



Mahalaxmi Infra is one of Central India's leading names in sanctioned plotted development, headquartered in Nagpur, Maharashtra. Since our inception, we have been committed to transforming the region's real estate landscape through trust, quality, innovation, and a customer-first approach.

Our Journey

Our journey began in 2010, when we became one of the earliest companies to launch projects under the merged NATP–NIT scheme.

Over the years, we have continuously raised the standards of plotted development by introducing

modern infrastructure and customer-focused amenities. From underground electrification to developing one of Nagpur's largest clubhouses spanning over 35,000 sq. ft., our projects reflect our commitment to quality and innovation.

Our Foundation

Trust • Quality • Customer-first Ethos

These three principles form the foundation of everything we do.

Our Legacy

4 Million+ sq. ft. developed across Central India.

With years of experience and a growing portfolio of developments, Mahalaxmi Infra continues to create well-planned communities designed for comfortable living and long-term value.

Our Promise

Excellence that exceeds expectations, every time.

At Mahalaxmi Infra, we don't just develop plots.

We create opportunities, build communities, and deliver lasting value.

About Architect



Prashant Satpute is an experienced project architect who blends aesthetic vision with structural functionality to deliver impactful design and planning solutions. Known for his technical precision, he orchestrates comprehensive spatial planning, structural compliance, and modern design aesthetics to successfully drive urban and commercial infrastructure developments from concept to completion.

Landscape Design



Umesh Wakaley is a distinguished CEPT Ahmedabad alumnus and the Principal Designer of Studio Roots India. He seamlessly fuses vernacular architectural inspiration with modern technology to craft sustainable outdoor environments. Known for his intricate detailing, his designs focus on creating holistic, ecologically sound, and visually striking green spaces.

Marketing Strategy & Brand Communications



Mayabious Group is a MarTech and AdTech design studio that blends creativity with advanced technology to create immersive brand experiences. We specialize in 3D visualization & architectural rendering, AR/VR experiences, website & app design, audio-visual production, branded collaterals, marketing communications, prototypes & interactive installations, and experiential stall fabrication. Our multidisciplinary team transforms complex ideas into compelling visual stories, delivering end-to-end creative solutions that help brands communicate with clarity, impact, and innovation across digital and physical platforms.

Our Legacy



A Legacy Built on Trust. A Future Shaped by Excellence.

With a strong legacy of excellence and trust, Mahalaxmi Infra continues to shape Nagpur's real estate landscape through thoughtfully planned residential developments.

With 74+ completed projects and 13 ongoing projects, we remain committed to quality, transparency, and customer satisfaction.

Every project reflects our dedication to creating well-planned communities and valuable opportunities for generations to come.

As we look ahead to new developments, our vision remains the same building lasting relationships and a legacy that stands the test of time.

COMPLETED PROJECTS

74+

ONGOING PROJECTS

13

UPCOMING PROJECTS

- Mahalaxmi Nagar 48
- Mahalaxmi Nagar 50



Mahalaxmi Nagar 41



Mahalaxmi Nagar 45

A beautiful
beginning awaits

Club Aerial View



anaya

महालक्ष्मी नगर - ५१

*Come live your
fairytale*



Office address

PLOT NO. 5, MAHALAXMI CORPORATE HOUSE, UJWAL NAGAR,
WARDHA ROAD, NAGPUR - 440025

Site address

Mahalaxmi Nagar - 51 KH. NO. 88 AND 163, MOUZA - SUMTHANA,
TAH - HINGNA, DIST. - NAGPUR

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