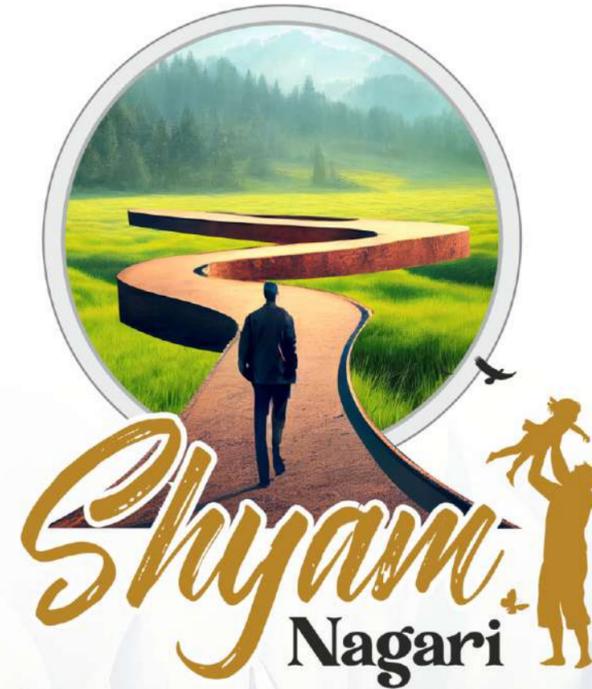


UNLOCK  
the door to financial freedom with  
*Real Estate*



"Pioneering Landscapes for a Better Tomorrow."



**MAHALAXMI  
GROUP**

— a tradition of trust —

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

Email : mahalaxmidevelopers14@gmail.com Website : www.mahalaxmidevelopers.com



MAHARERA  
Registration No.  
P50500053128  
P50500053169  
P50500053049



maharera.mahaonline.gov.in



# Shyam Nagari



"Pioneering Landscapes for a Better Tomorrow."

Shyam Nagari is pushing the boundaries and redefining the private community living sprawling across 20 Acres at Mouza Pipla, Nagpur. Shyam Nagari is the brainchild of extensive research on community-living, conceived keeping in mind all the elements needed for joyful, peaceful and sustainable living. With abundant greenery, that make you feel like royalty, variety of parks for all age groups and interests, wellness and recreational facilities, extensive luxurious amenities and state-of-the-art infrastructure, you will feel at home immediately at Shyam Nagari. It is a place for your kids, loved ones and family to blossom into their best, and to cherish life with an everlasting feeling of togetherness with hundreds of community members. Let your imagination expand its horizon with endless possibilities at Mahalaxmi Nagar 31.

A Step Towards  
Abundance  
And Peaceful Living:



THE *Gate Way*  
FOR FINANCIAL FREEDOM



Everyone Deserves the

*Opportunity* of Home.

# Layout Plan



Kh. No. 128 & 129  
Sector-3



Kh. No. 133/3  
Sector-2

Kh. No. 133/2  
Sector-1



## SECTOR 1 Kh. No. 133/2

Plot No.	Remaining Plot Area (Sq.m.)	Plot Area (Sq.ft.)
1	179.953	1937.01
2	120.811	1300.40
3	121.278	1305.43
4	121.763	1310.65
5	122.239	1315.78
6	122.715	1320.90
7	152.175	1638.01
8	153.226	1649.32
9	102.820	1106.75
10	103.166	1110.48
11	103.488	1113.94
12	104.810	1128.17
13	140.136	1508.42
14	140.130	1508.36
15	149.769	1612.11
16 TO 19	104.000	1119.46
20	135.275	1456.10
21	129.152	1390.19
22 TO 27	104.000	1119.46
28	126.100	1357.34
29	127.500	1372.41
30 TO 36	108.000	1162.51
37	132.210	1423.11
38	142.275	1531.45
39 TO 43	105.000	1130.22
44	126.030	1356.59

## SECTOR 2 Kh. No. 133/3

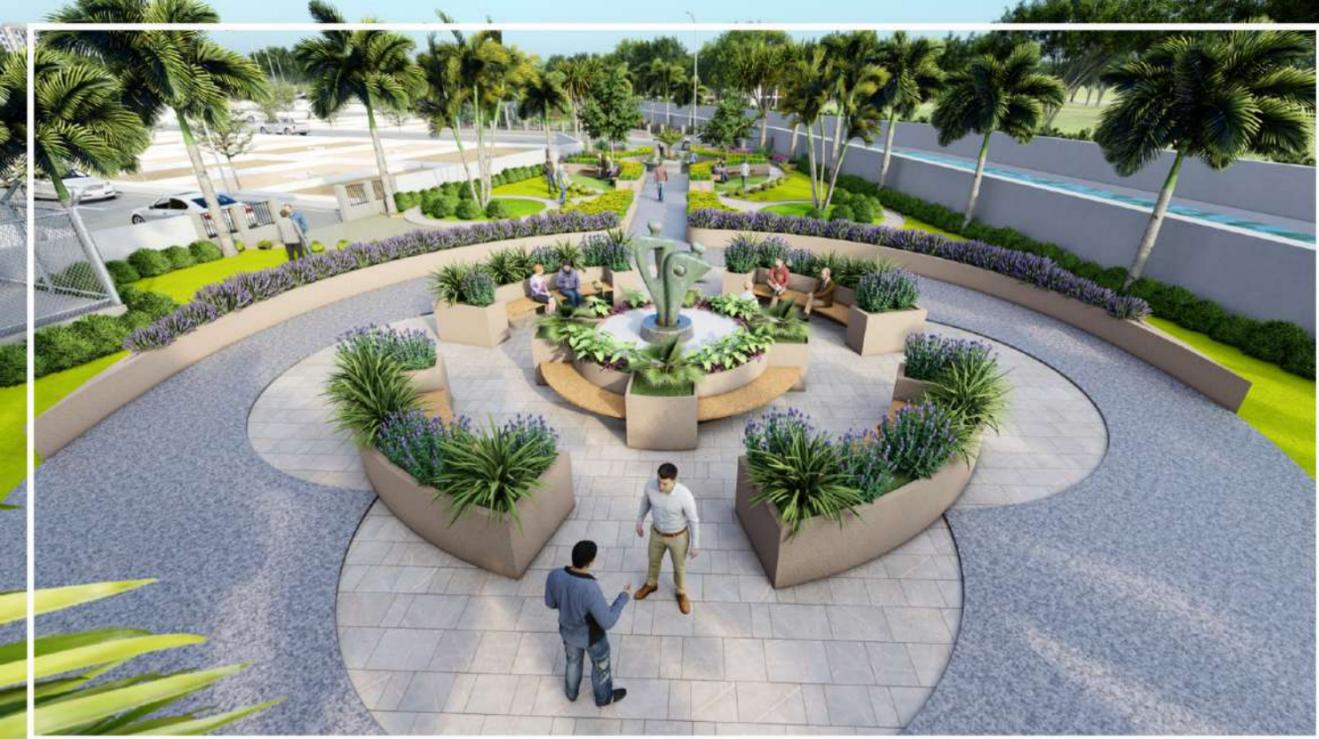
Plot No. A	Remaining Plot Area (Sq.m.)	Plot Area (Sq.ft.)
1	136.502	1469.31
2	192.085	2067.60
3	156.610	1685.75
4	153.000	1646.89
5	315.808	3399.36
6, 19	142.275	1531.45
7 TO 11 14 TO 18	128.000	1377.79
12	139.256	1498.95
13	161.776	1741.36
20	134.659	1449.47
21 TO 26	112.000	1205.57
27	137.696	1482.16
28	126.496	1361.60
29 TO 34	112.000	1205.57
35	126.467	1361.29
36	204.131	2197.27
37	105.000	1130.22
38	126.000	1356.26
39	158.415	1705.18
40, 41, 42	144.000	1550.02

## SECTOR 3 Kh. No. 128 & 129

Plot No.	Remaining Plot Area (Sq.m.)	Plot Area (Sq.ft.)
1	797.631	8585.70
2	515.385	5547.61
3	494.272	5320.34
4	475.456	5117.81
5	437.041	4704.31
6	133.965	1442.00
7 TO 15 18 TO 25 28 TO 35 38 TO 45	105.000	1130.22
16	125.301	1348.74
17	175.530	1889.40
26, 27, 46	156.225	1681.61
36	157.620	1696.62
37	128.970	1388.23
47	1443.045	15532.94
48	176.635	1901.30
49, 50, 51	170.000	1829.88
52	179.120	1928.05
53	201.870	2172.93
54 TO 60	112.500	1210.95
61	152.955	1646.41
62	319.000	3433.72
63	331.074	3563.68
64	331.200	3565.04
65	331.320	3566.33
66	331.440	3567.62
67	331.566	3568.98
68	554.618	5969.90



Area Calculation



*Here landscaping takes the lead, and living and relaxing unite...*

**महालक्ष्मी नगर ३३**

"Pioneering Landscapes for a Better Tomorrow."





**MAHALAXMI**  
GROUP

*a tradition of trust*

The *Birds Way*  
for your busy Lifestyle

*Shyam*  
Nagari



"Pioneering Landscapes for a Better Tomorrow."

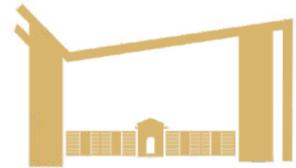
The beauty of Mahalaxmi Nagar 31  
begins right from the beginning





"Pioneering Landscapes for a Better Tomorrow."

## AMENITIES



Lavish 2 Entrance Gate



Jogger's Park



Kids Park



Yoga Park



Entrance Deck & Garden



Long Sports Park



Basket Ball



Valley Ball



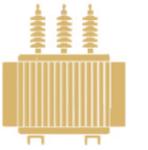
Street Light



High Mast Streetlight Pole



Open Space Compound Wall



Transformer



Drainage



Drinking Water Line



Underground Electric Network



Internal Cement Concrete Road



Paver Block



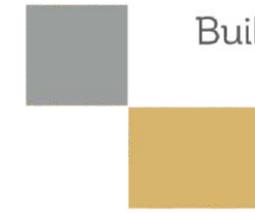
Pollution Control Sewage Treatment Plant



Rain Harvesting



Meditation Center



Built with

# Features

You'll fall in love with

Here landscaping takes the lead, and living and relaxing unite



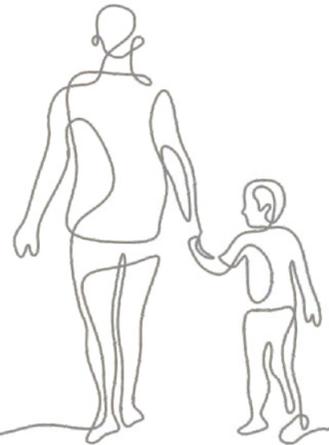
# Shyam Nagari



"Pioneering Landscapes for a Better Tomorrow."

## A Location With Seamless Connectivity

The lavish Plot of Shyam Nagari is located near Pipala Road, Nagpur affluent and private district. It is secure, exclusive, and ideally positioned to ensure that you experience the rich ambience of your home. Strategically situated, it brings you closer to important landmarks in the area, providing a variety of business and recreational opportunities.



### Nearest Proximity

-   
Daily Needs  
0.2 KM
-   
Hospital  
0.5 KM
-   
School / College  
0.5 KM
-   
Bus Stand  
0.8 KM
-   
Petrol Pump  
1.0 KM
-   
Shopping Mall  
1.2 KM
-   
Metro Station  
3.0 KM
-   
Airport  
4.0 KM

### Location Map (not to scale)



Site Address: Shyam Nagari, Kh. No. 128 & 129, 133/2, 133/3, Mouza-Pipla. Tah.-Nagpur(Rural)-Dist. Nagpur.

