

Feel the luxury of  
independent home in  
an apartment.

SEWAKRAM  
**HERITAGE**  
— LUXURIOUS RESIDENTIAL APARTMENT —

Shivaganga Layout, Kusugal Road,  
Keshwapur, Hubli



# SEVAKRAM HERITAGE

- LUXURIOUS RESIDENTIAL APARTMENT -

Sewakram Realty are proud to introduce residential apartment "Sewakram Heritage" Located at Shivaganga Layout, Kusugal Road, Keshwapur area which is a hot property with Schools, Colleges, Banks, Commercial Establishments, Restaurants, Groceries, Gyms, etc in close vicinity.

The flats of Sewakram are uniquely designed to give you the luxury and privacy of individual bungalows with the added benefits and amenities of an apartment. Each floor houses a single apartment with 3 luxurious and spacious bedrooms with attached bathrooms, living room, kitchen, dining area and pooja room. For your peace of mind these apartments are designed as per basic vaastu principles and have excellent cross ventilation and natural light.

Sewakram's vision is to build stylish and modern homes in Hubli without any compromise in quality. We believe in setting a high standard by giving good quality, timely delivery and competence by employing the most qualified and experienced engineers, supervisors, architects and skilled labour. Our aim is to build your dream homes.



Super Built up Area	
Flat 001	1560 Sq Ft
Flat 002	1560 Sq Ft
Flat 003	1560 Sq Ft
Flat 004	1560 Sq Ft





## SPECIFICATIONS

### Salient Feature

- RCC frame structure
- Red Brick Masonry Walls
- Elegant entrance-lobbies in Vitrified / Granite
- Cladding of all floors / Lift lobby up to the ceiling
- Reserved car parking for each apartment.
- Corporation / Bore well water round the clock.

### Painting

- Plastic Emulsion paint for internal walls
- POP & texture paint for one wall in living room

### Toilet Fittings & Accessories

- Ceramic Glazed Tiles dado up to 7'0" height
- Solar Water Heater facility
- Sanitary ware of standard make.
- Bath fittings of standard make.

### Other Unique Features

- Fully furnished Flats.
- Elegant Elevation
- Maximum carpet area
- All flats are designed as per vastu principle
- Maximum cross Ventilation / Natural light to each Flat

### Kitchen

- Modular Kitchen with all modern amenities
- L-shaped / parallel black granite kitchen platform with stainless steel sink
- Lintel Level granite platform area of ceramic glazed tiles
- Loft for storage on either side wall in kitchen
- Separate utility & storage area connected to kitchen

### Lift

- Automatic Lift of standard make
- Elegant Lift lobbies with the cladding on lift side wall
- 24 Hours Lift facility

### Flooring

- Vitrified Flooring of premium quality

### Electrical

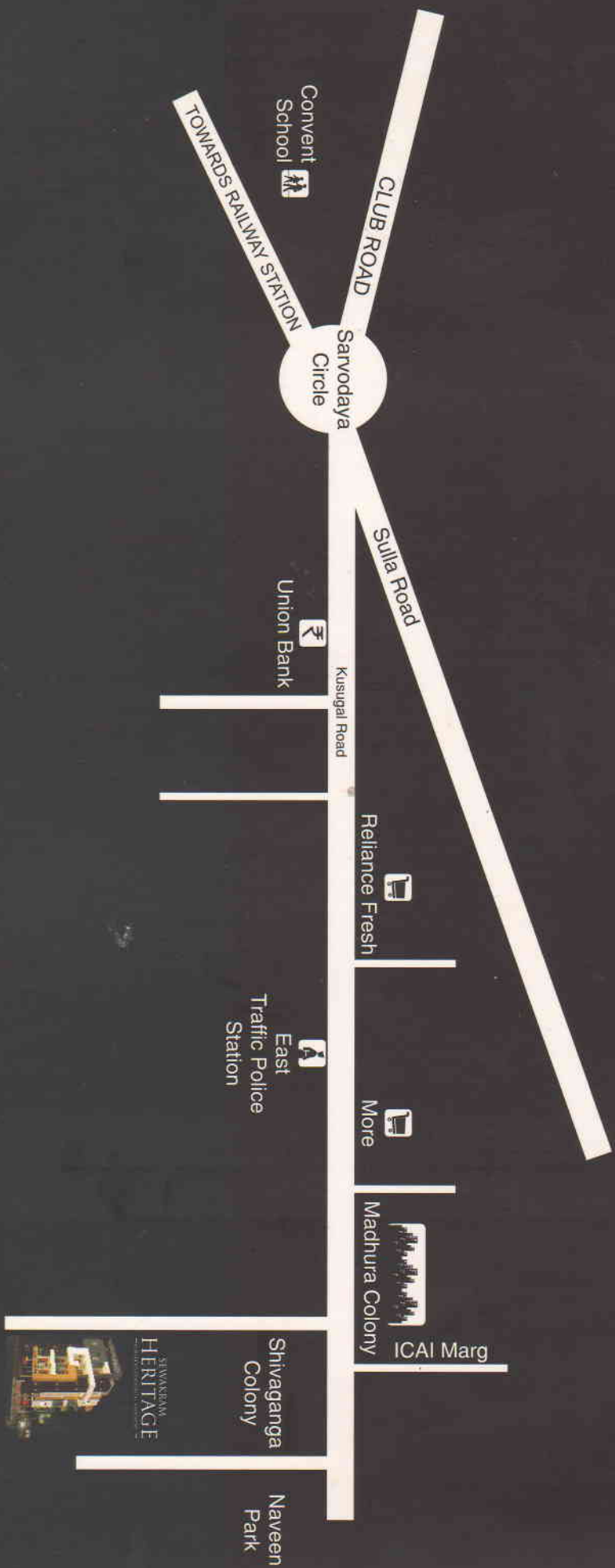
- Elegant Electrical Modular switches Anchor / Legrand or similar
- For safety, one earth leakage circuit breaker (MCB) is provided.
- AC point in master bedrooms.

### Doors & Windows

- Class "A" Burma Teak wood door shutters and frame with brass fitting.
- All other door frames in Hard wood
- All door shutters will be commercial flush door with laminated sheet
- All windows will be sliding made of aluminium.
- powder-coated (2/3 tracks) with safety grills & mosquito mesh.

### Miscellaneous

- Deposits and all levies will be additional
- All other Government Taxes and Levies where applicable are extra at actuals
- Registration & Stamp duty will be charged extra.



For Booking contact :

**Karan Agrawal, B.E. (CMI)**  
**Cell. : 9035222111**

Note : The contents of this brochure are purely conceptual and have no binding on us. The promoters reserve the right to amend the layout, number of floors, number of flats, size, elevation, colour scheme, specifications and amenities etc.



**Sewakram**  
**GROUP**

SERVING HAPPINESS

Promoter's

**SEWAKRAM REALTY**

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