

Why should you invest in land?

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

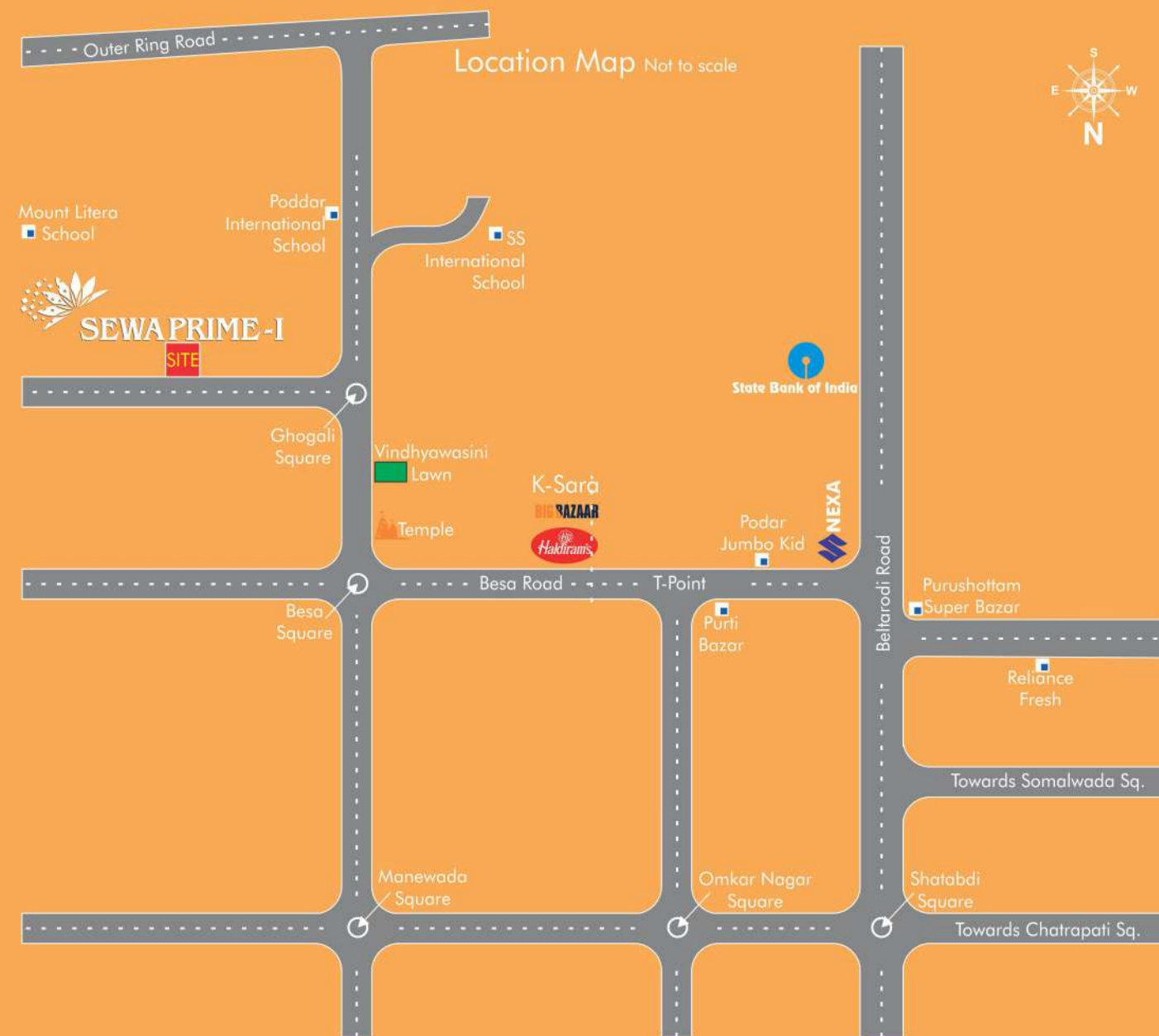


SEWA PRIME - I

Everyone Deserves the Opportunity of Home

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: Ph. No. 38, Kh. No. 28/4, Mouza Ghogali, Nagpur.



SEWA INFRASTRUCTURE Sewa Association

Pipla Phata Square, Hudkeshwar Road, Nagpur.

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Architect
 Nitinkumar Lokhande
 Nagpur

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 Adv. Sandeep Shastri
 Nagpur

Contact For Enquiry



Bank Finance Available

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Everyone Deserves the Opportunity of Home



No.P50500024697



AREA STATEMENT FOR PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Plot no.	Size(M)	Plot Area (Sq.m.)	Rounding Area of Road (Sq.m.)	Remaining 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.)	Total plot Area (Sq.ft.)
A	B	C	D	E = (C-D)	F=E*1.38	G	H=E*G	I	J	K=F*J	L=F*G	
01	1/2(35.65+38.65)*84.40	3135.46	17.36	3118.10	4302.98	1	3118.10	18.00	1.10	4733.28	4302.98	33562.949
02	1/2(37.05+35.95)*77.05	2812.33	17.36	2794.97	3857.05	1	2794.97	12.00	1.10	4242.76	3857.05	30084.806
03	1/2(11.60+12.15)*15.00	178.13	7.72	170.41	235.16	1	170.41	12.00	1.10	258.67	235.16	1834.277
04 TO 07	7.00 X 15.00	105.00		105.00	144.90	4	420.00	12.00	1.10	159.39	579.60	1130.210
08 TO 14	10.00 X 15.00	150.00		150.00	207.00	7	1050.00	12.00	1.10	227.70	1449.00	1614.586
15	1/2(20.60+22.05)*15.00	319.88	17.36	302.52	417.47	1	302.52	18.00	1.10	459.22	417.47	3256.298
16	1/2(10.40+12.65)*28.55	329.04	17.36	311.68	430.12	1	311.68	18.00	1.10	473.13	430.12	3354.895
17	1/2(24.50+24.20)*12.00	292.20		292.20	403.24	1	292.20	18.00	1.10	443.56	403.24	3145.214
18	1/2(24.20+23.90)*12.00	288.60		288.60	398.27	1	288.60	18.00	1.10	438.09	398.27	3106.464
19	1/2(23.90+23.60)*12.00	285.00		285.00	393.30	1	285.00	18.00	1.10	432.63	393.30	3067.714
20	1/2(23.60+23.30)*12.00	281.40		281.40	388.33	1	281.40	18.00	1.10	427.17	388.33	3028.964
21	1/2(23.30+23.00)*12.00	277.80		277.80	383.36	1	277.80	18.00	1.10	421.70	383.36	2990.214
22	1/2(23.00+22.70)*12.00	274.20		274.20	378.40	1	274.20	18.00	1.10	416.24	378.40	2951.464
23	1/2(22.70+22.40)*12.00	270.60		270.60	373.43	1	270.60	18.00	1.10	410.77	373.43	2912.714
24	1/2(12.15+9.90)*26.25	289.41		289.41	399.38	1	289.41	18.00	1.10	439.32	399.38	3115.183
25	1/2(13.70+12.00)*15.50	199.18		199.18	274.86	1	199.18	9.00	1.10	302.35	274.86	2143.955
26 TO 35	8.50 X 15.50	131.75		131.75	181.82	10	1317.50	9.00	1.10	200.00	1818.15	1418.145
36	1/2(11.85+13.60)*15.50	197.24	7.72	189.52	261.53	1	189.52	9.00	1.10	287.69	261.53	2039.976
37	1/2(13.15+13.75)*15.00	201.75	7.72	194.03	267.76	1	194.03	9.00	1.10	294.54	267.76	2088.521
38 TO 47	8.70 X 15.00	130.50		130.50	180.09	10	1305.00	9.00	1.10	198.10	1800.90	1404.690
48	1/2(9.85+9.30)*15.00	143.63		143.63	198.20	1	143.63	9.00	1.10	218.02	198.20	1546.020
49	1/2(9.65+9.00)*18.00	167.85		167.85	231.63	1	167.85	12.00	1.10	254.80	231.63	1806.722
50 TO 55	9.00 X 18.00	162.00		162.00	223.56	6	972.00	12.00	1.10	245.92	1341.36	1743.753
56	1/2(18.00+17.95)*9.00	161.78		161.78	223.25	1	161.78	12.00	1.10	245.57	223.25	1741.385
57,58,59	9.00 X 17.95	161.55		161.55	222.94	3	484.65	12.00	1.10	245.23	668.82	1738.909
60	1/2(8.80+9.40)*21.05	191.56	7.72	183.84	253.69	1	183.84	12.00	1.10	279.06	253.69	1978.837
			TOTAL				15745.83			16754.89	21729.24	

