



3 & 4 BHK PEACEFUL LIVING

DISCOVER



THE SOULFUL **RESIDENCES**

These elite homes are created to lift your spirits
and enhance your senses with vibrant energy;
where the flow of good fortune brings peace and
happiness, surrounding you with positivity.



OUR HISTORY IS WITNESSING OUR PRESENT



85 LAKH
SQ. FT. OF
LIFE SPACES



65
LANDMARKS



4900+
HAPPY
FAMILIES



1900
COMMERCIAL
UNITS

"LANDMARKS BUILT ON TRUST"

We have successfully completed 65 projects since 1984 with total constructed space of 85 lakh sq.ft. These projects comprise of 4900 residential units & 1900 commercial units. Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.

OUR ACCOLADES



SANGINI GROUP
Awarded as "The Most Promising
Developer Luxury Residential in Gujarat"
by Worldwide Achievers & IBN 7



SANGINI GROUP
Awarded as
"Developer of the Year - Luxury"
by DNA & CMO Asia



SANGINI GROUP
Awarded as "The Best Construction Group
Overall" by Hon'ble CM Shri Vijaybhai
Rupani in Real Icon event by Divya Bhaskar



SANGINI GROUP
Awarded as
"Excellence in Customer Service"
by The Economic Times



SWAAR SANGINI
Awarded as "The Best Residential
Project Under Luxury Segment" in Surat
by CNBC Bazaar



SANGINI SOLITAIRE
Received 6-Star Ratings by CRISIL
(After Project Completion)



SANGINI TERRAZA
Awarded as "The Best Residential
Project-Theme Based"
by The Economic Times



SANGINI ARISE
Awarded as "Ultra Luxury-lifestyle
Project of the Year-Surat
by CRISIL & PROPREALTY



SANGINI SIDDHANTA
Awarded as
"The Best Residential Project-High End"
by The Economics Times



SANGINI ARISE



SANGINI SWARAJ



SANGINI GARDENIA



SHUBH SANGINI



SANGINI SOLITAIRE



KRISHNA COMPLEX



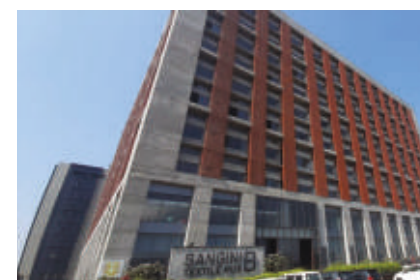
SHALIBHADRA



SANGINI MAGNUS



BHULABHAI PARK



SANGINI TEXTILE HUB B



SANGINI TERRAZA



SANGINI TEXTILE HUB A



SIDDH SANGINI



SANGINI ASPIRE



MADHAV RESIDENCY



AN AURA OF ELEGANCE

Space

Spacious bedrooms, an extended balcony, 70% open campus, a 12000 sq. ft. open podium garden and ample and hassle free parking. What more can one ask for!

Sunlight & Wind

Feel the vivacious energy that directs sunlight and wind to each unit with 67 feet distance between the buildings and open surroundings to each unit.

Greenery

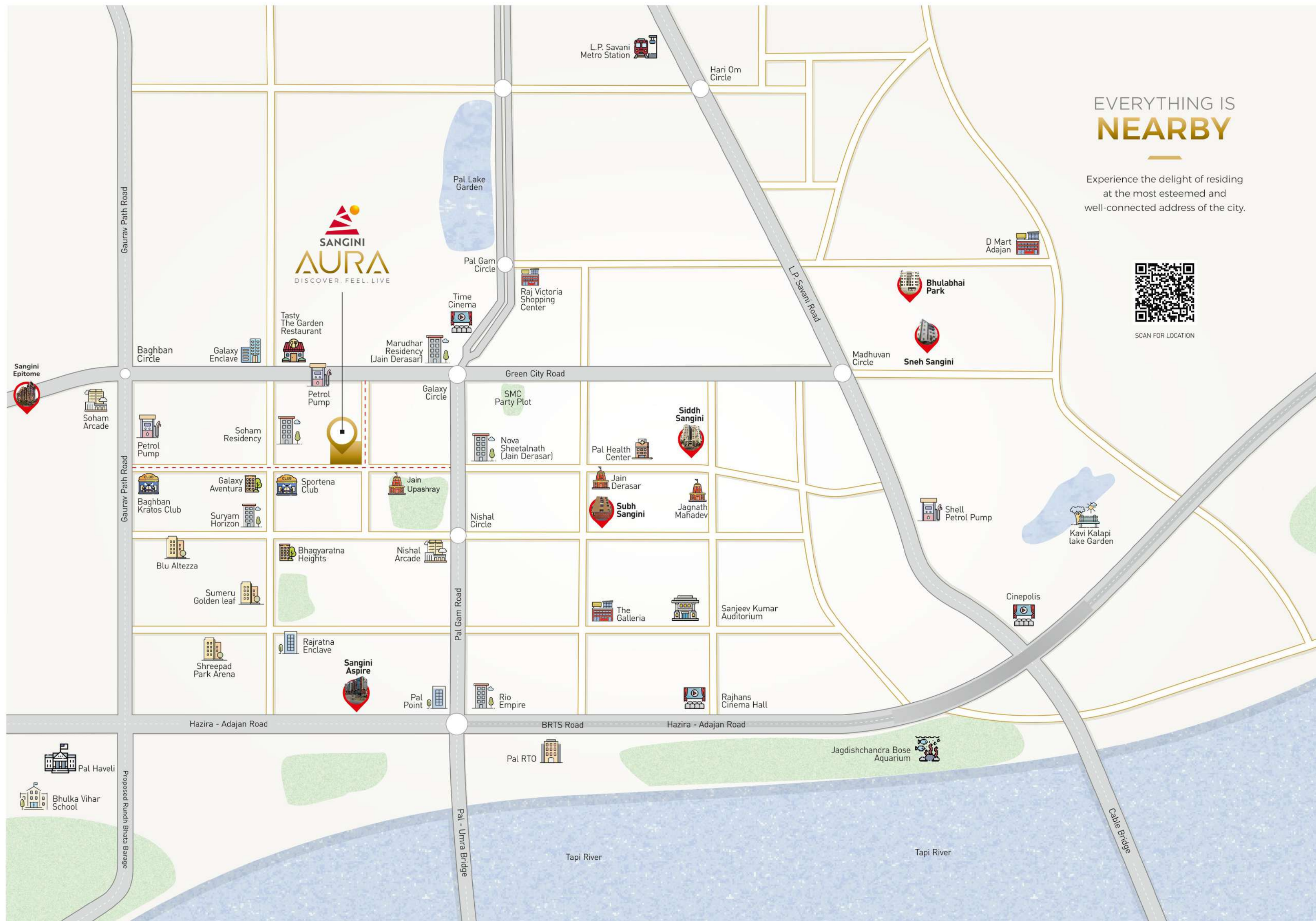
Embrace the greenery of Pal area as the pleasant gazebos, exquisite sit-outs, walkways adorned with trees and lush garden come together to create a heavenly ambiance.

Peace

Located in pure residential area, away from the commercial area of Pal which eliminates noise and air pollution and gives you a sense of peace.

Safety

Podium level landscape build securely for kids, CCTV surveillance, security cabin, video door phone, fire safety and 100% covered parking to ensure the utmost safety of all the residents.



EVERYTHING IS NEARBY

Experience the delight of residing
at the most esteemed and
well-connected address of the city.



SCAN FOR LOCATION

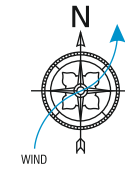


JOY OF SPACIOUS LIVING

Lavish apartments set against the backdrop of gorgeous open spaces is truly a dream come true. The sense of freedom you feel here is simply exhilarating.



***TYPICAL**
FLOOR PLAN (3rd,5th,7th & 9th)





Landscaped
Garden



Gazebo



Sit-outs
Area

& much more



ELEVATED GARDEN FOR **YOU TO ENJOY**

Exotic greenery on the podium level embedded with lifestyle amenities in the most spectacular way makes staying outdoors a sheer pleasure.



BREATHE IN
BLISS

A charming balcony makes for the perfect spot to spend some quality time with yourself and your dear ones.



WHERE YOU FEEL
PROTECTED

The state-of-the-art security features let you live in a peace without ever having to worry about the safety of your family and precious possessions.



Security Cabin



CCTV Camera



Video Door Phone

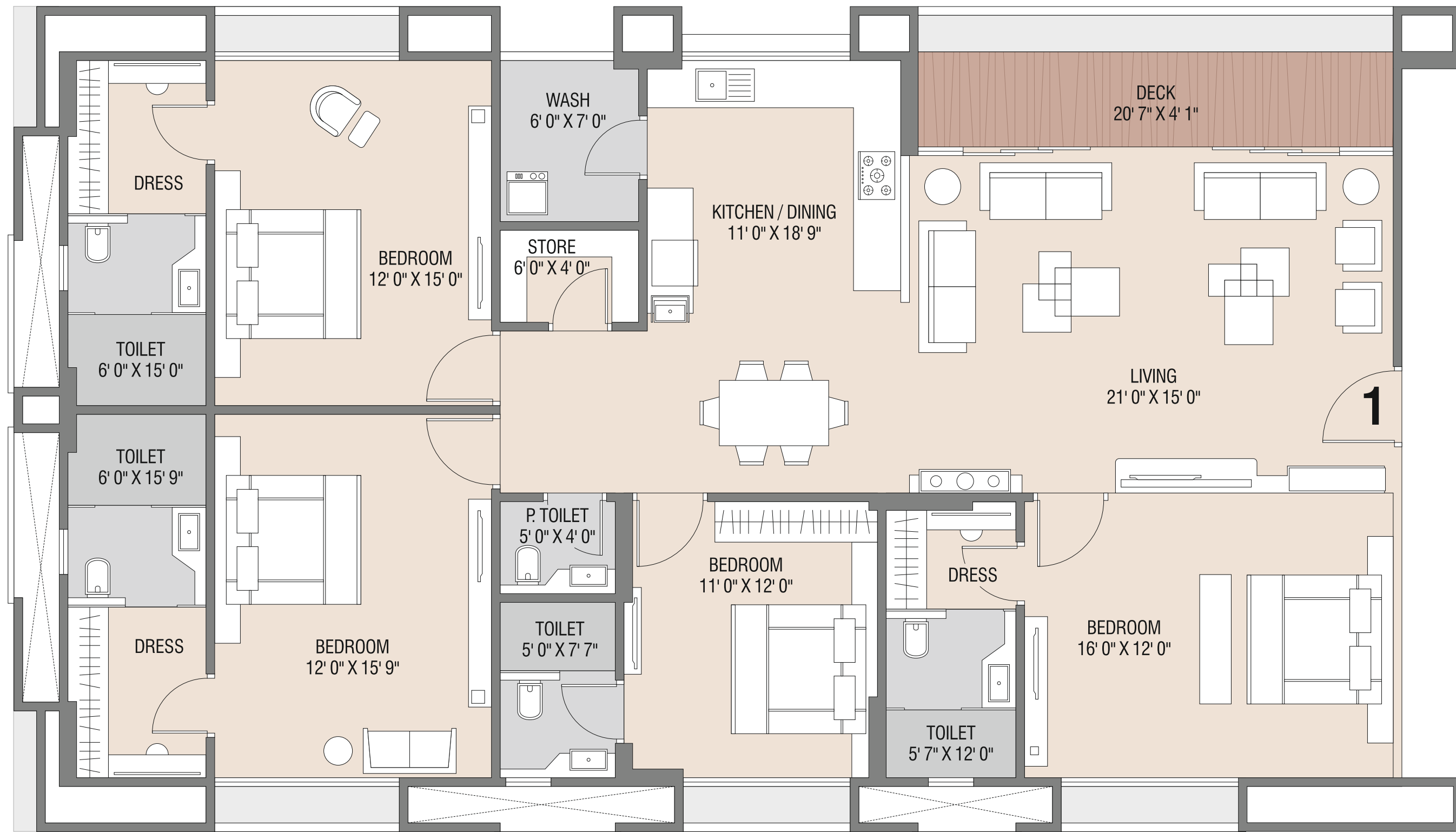
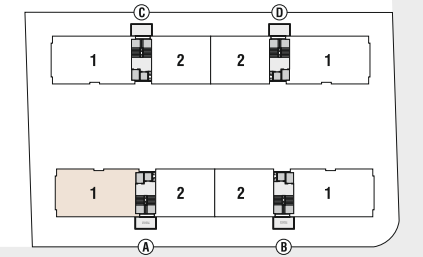
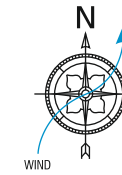




STATE-OF-THE-ART
FITNESS CENTRE



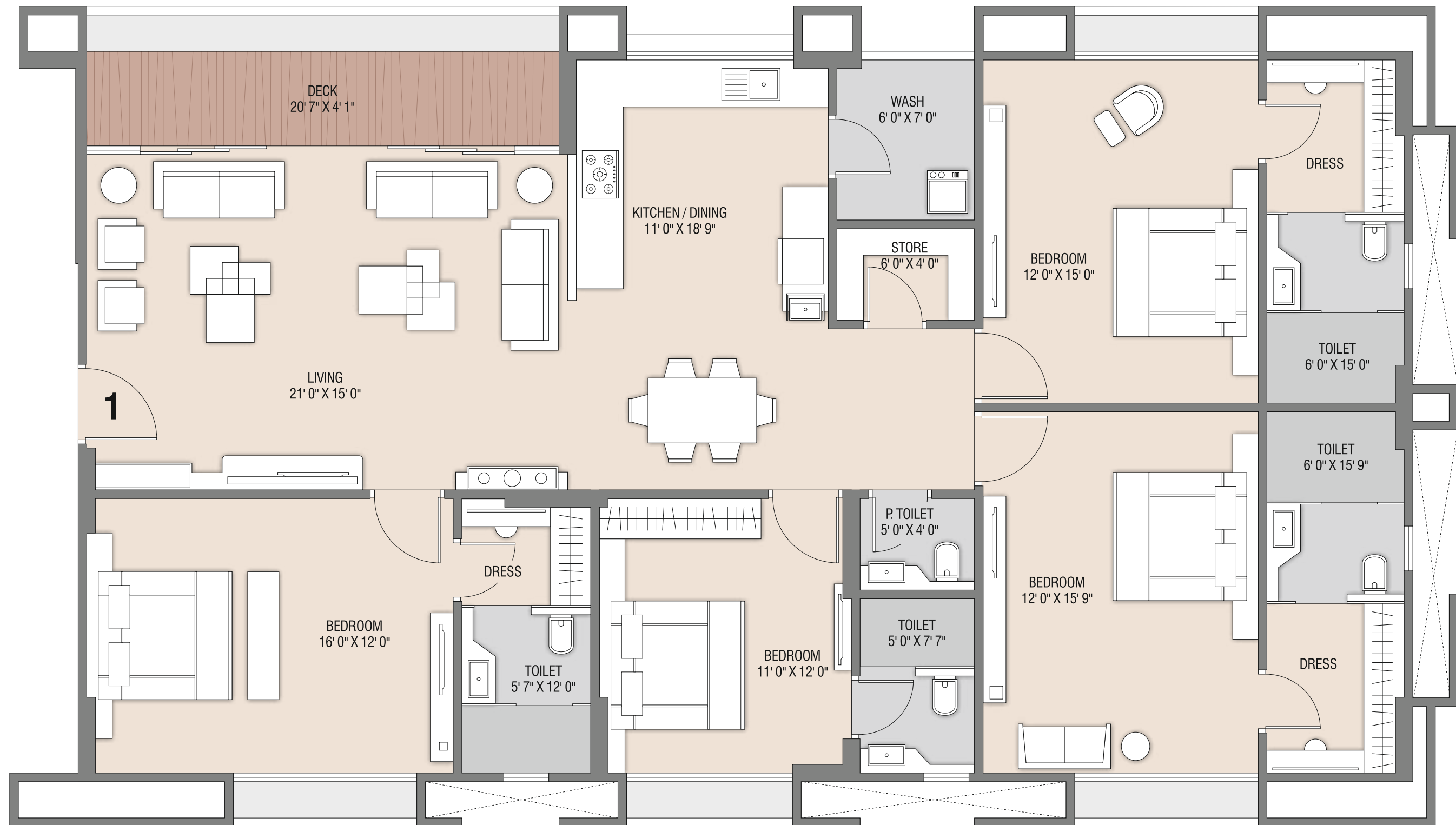
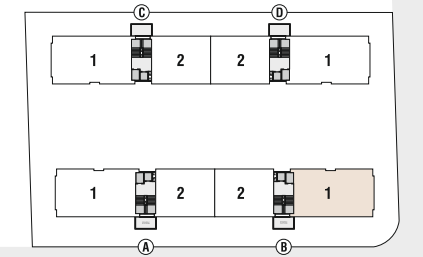
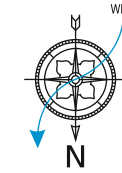
***A TOWER - 4 BHK**
TYPICAL UNIT PLAN



QR for Virtual Tour



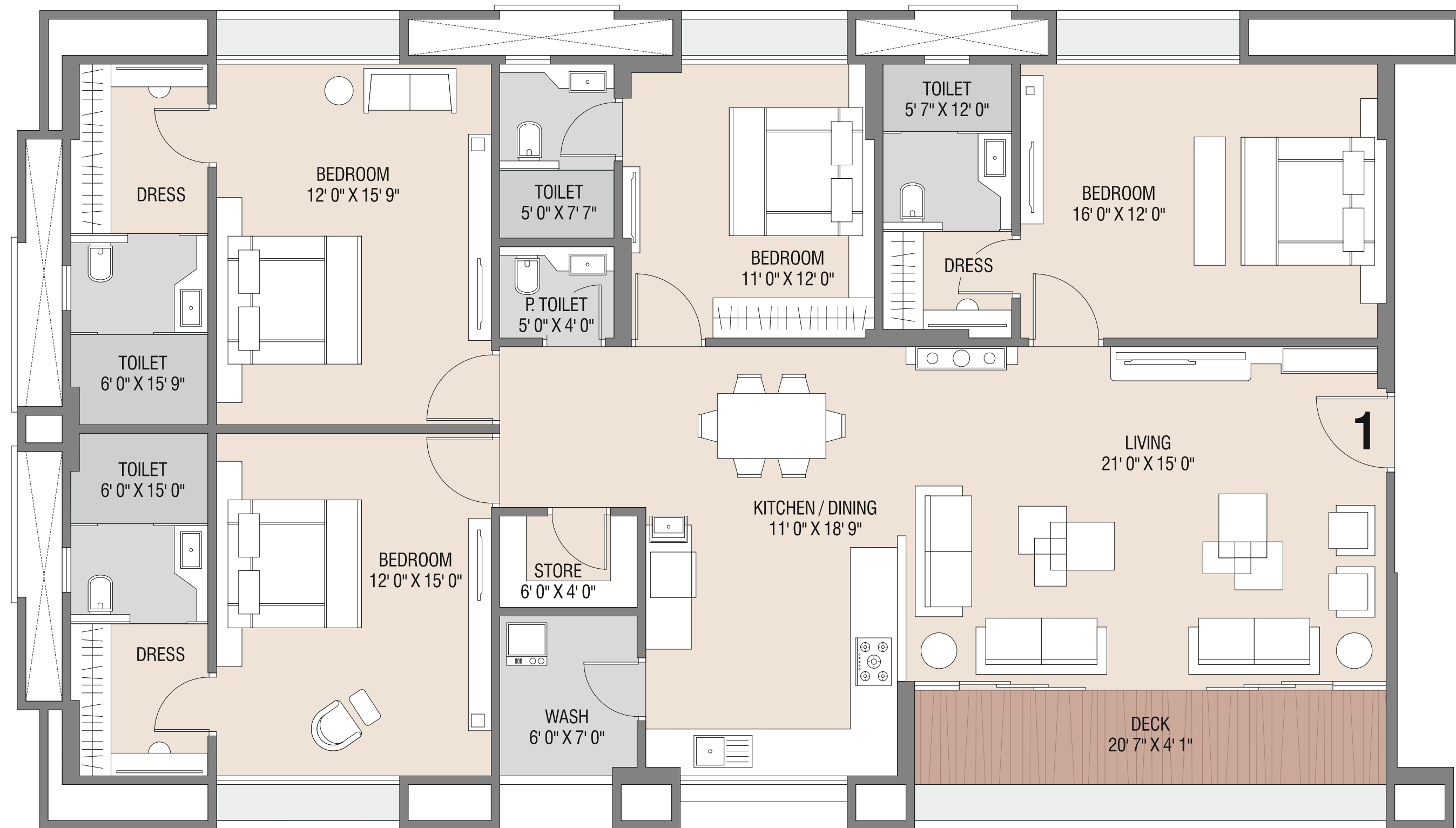
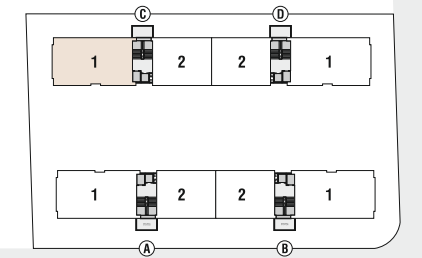
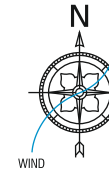
* **B TOWER - 4 BHK** TYPICAL UNIT PLAN



QR for Virtual Tour

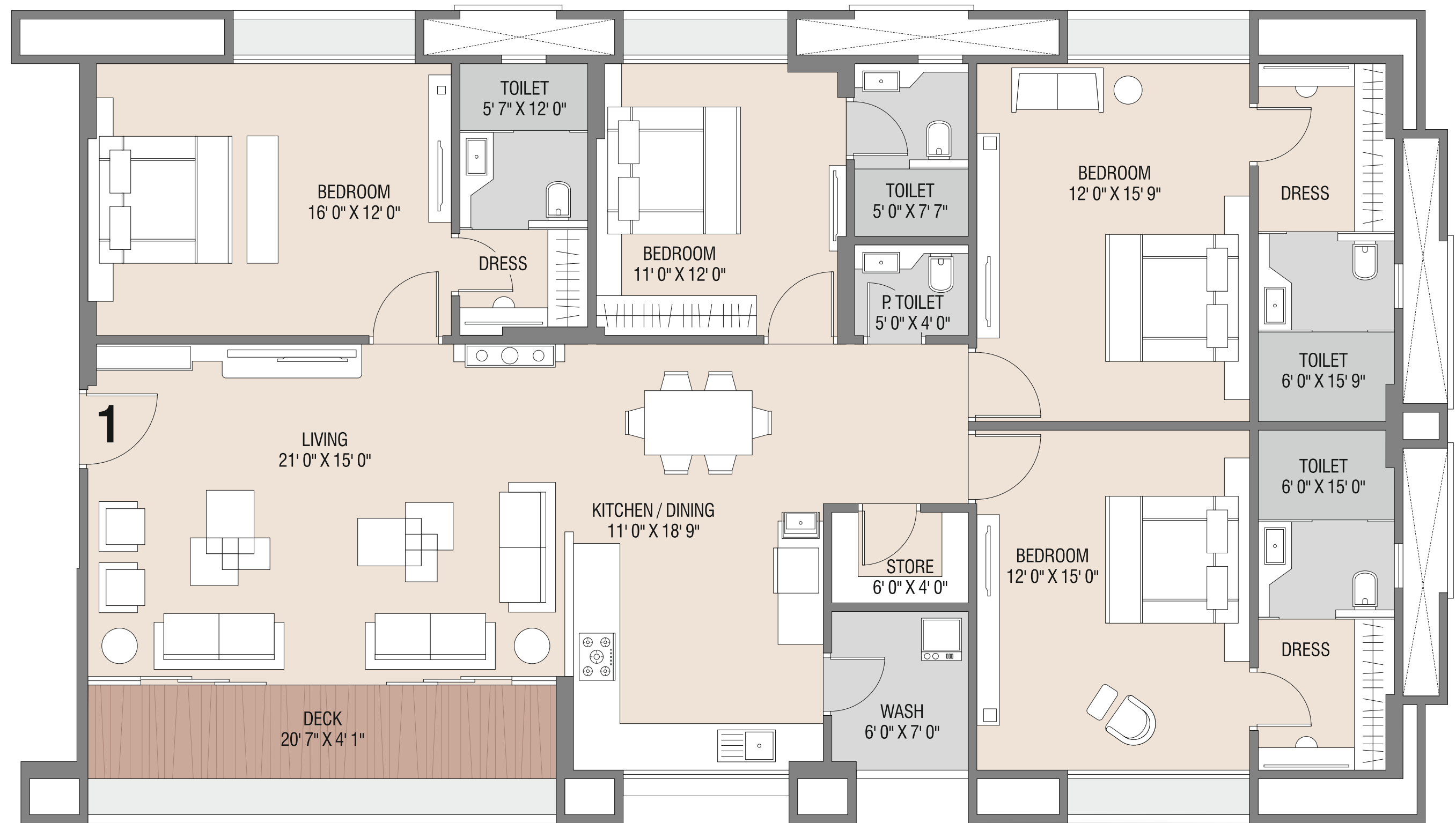
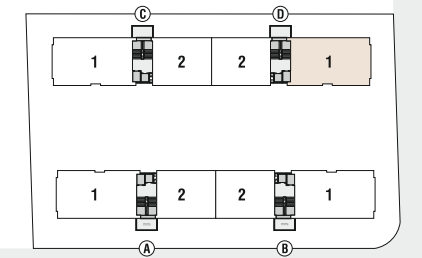
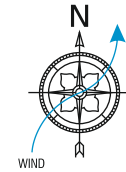


***C TOWER - 4 BHK**
TYPICAL UNIT PLAN





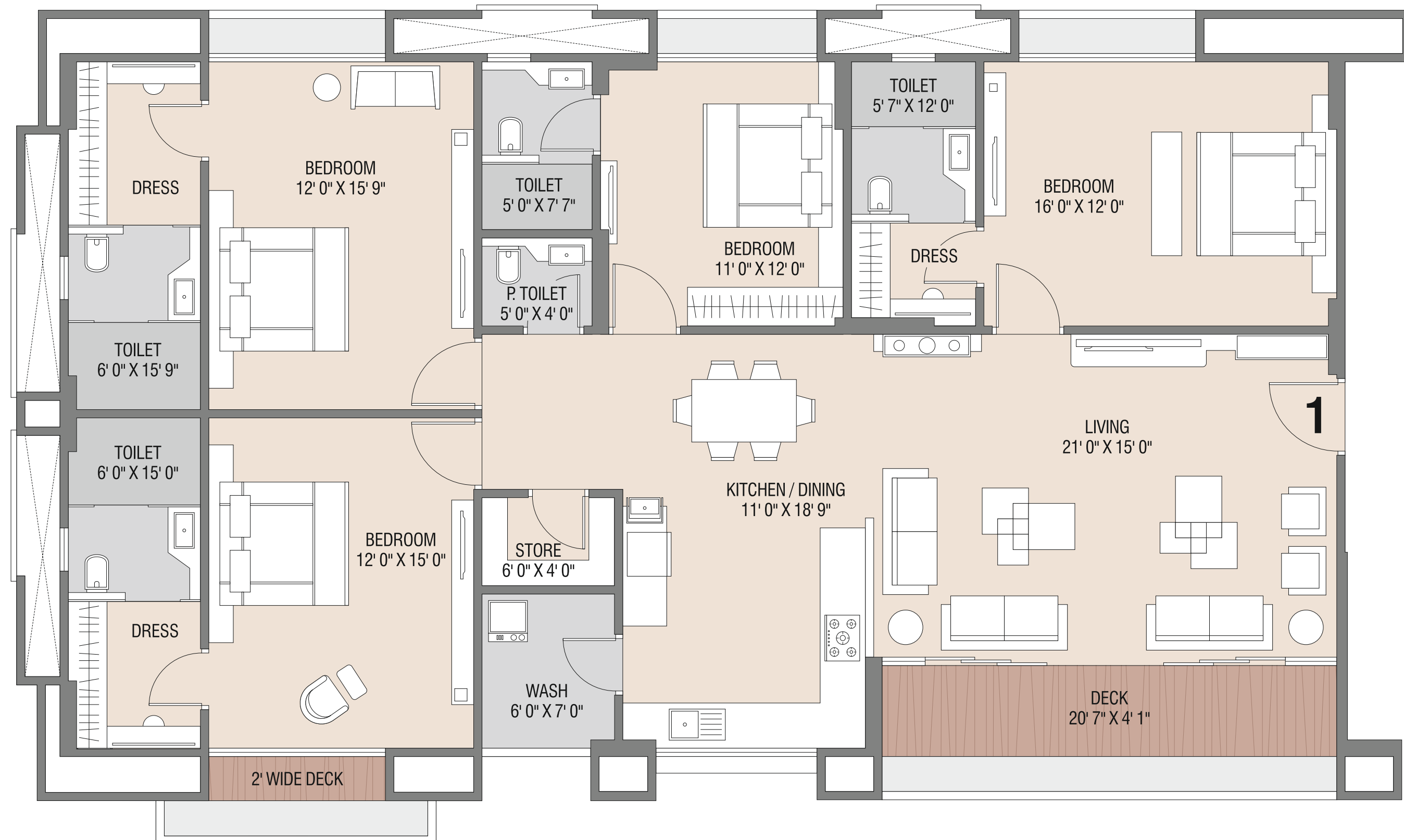
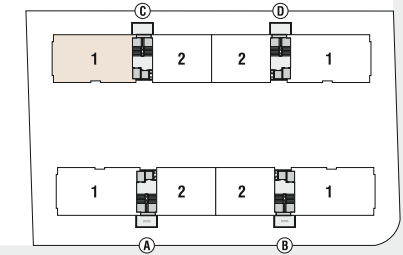
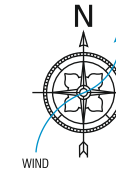
***D TOWER - 4 BHK**
TYPICAL UNIT PLAN





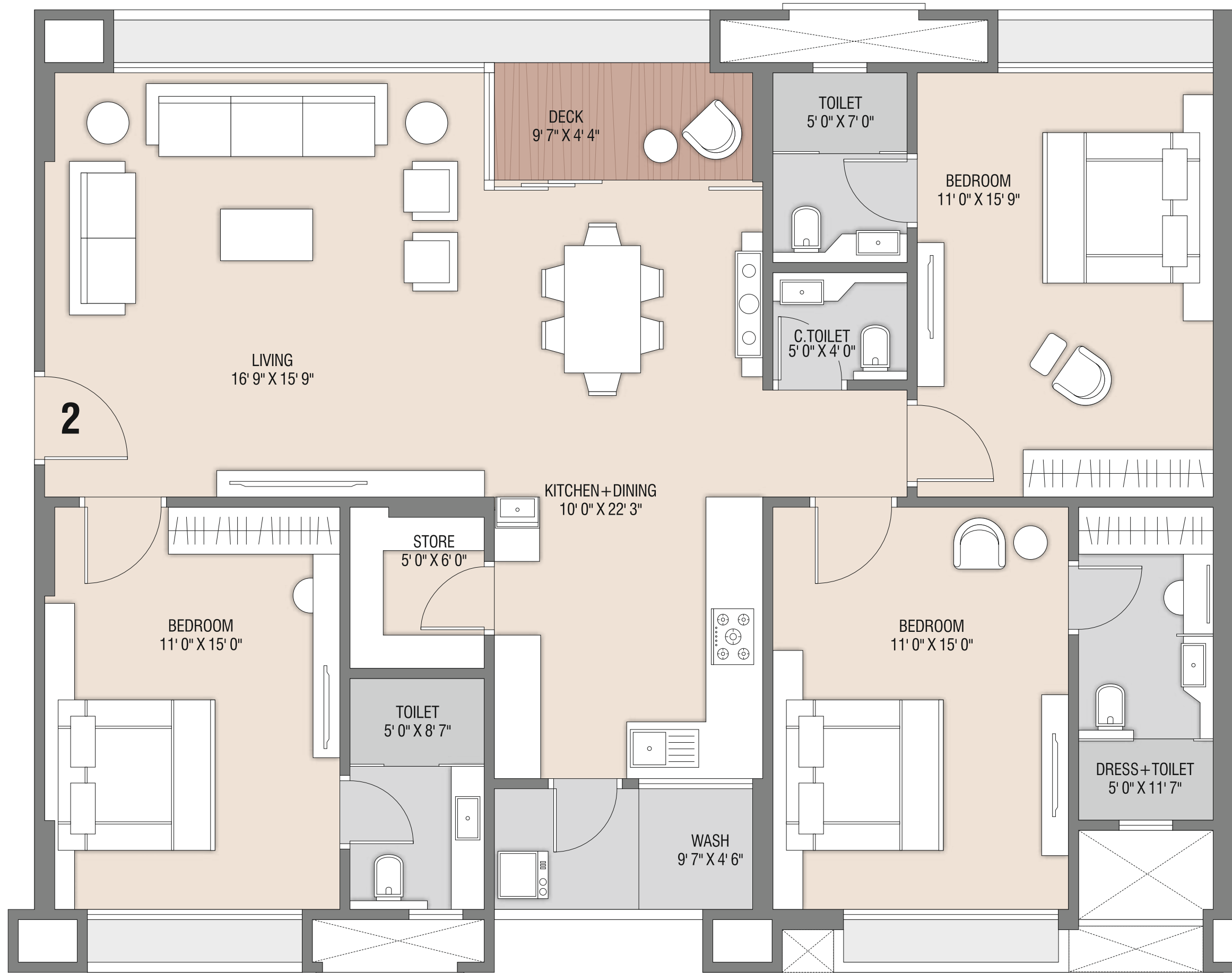
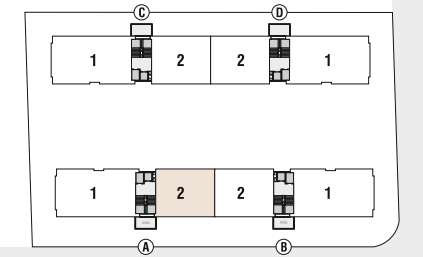
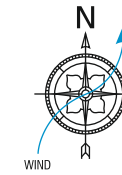
***C TOWER - 4 BHK**

2' FEET WIDE BALCONY ON
4TH, 6TH, 8TH FLOOR
TYPICAL UNIT PLAN





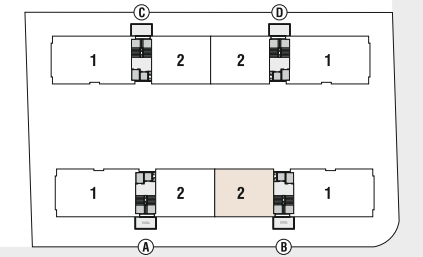
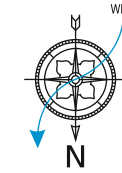
***A TOWER - 3 BHK**
TYPICAL UNIT PLAN



QR for Virtual Tour

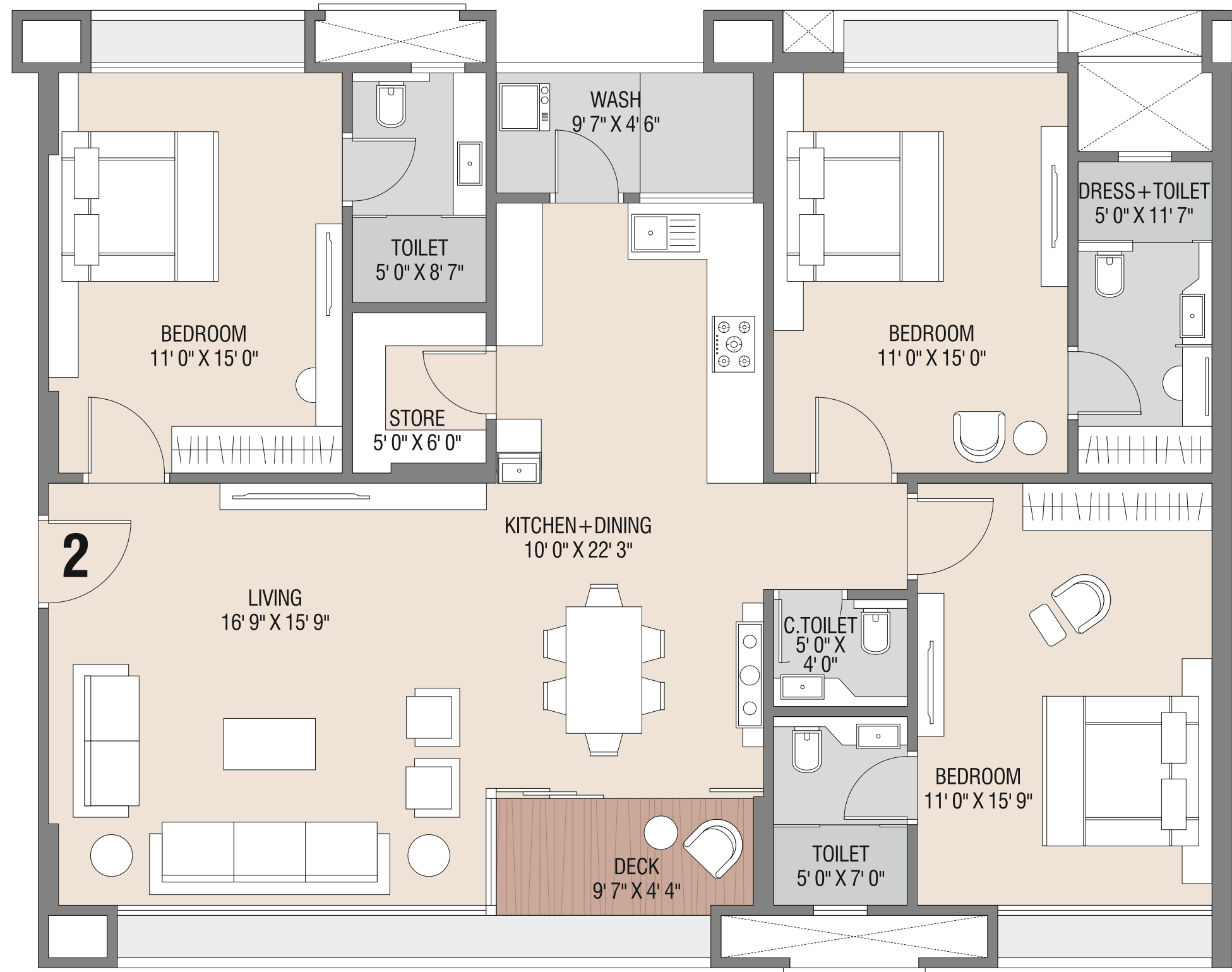
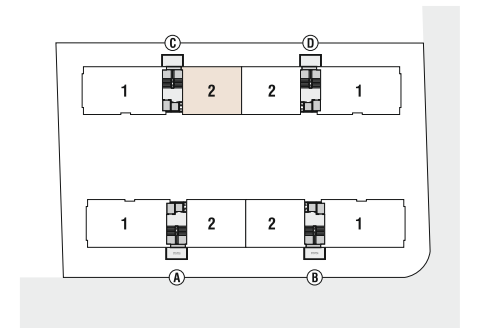
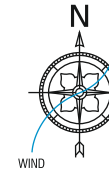


*** B TOWER - 3 BHK**
TYPICAL UNIT PLAN



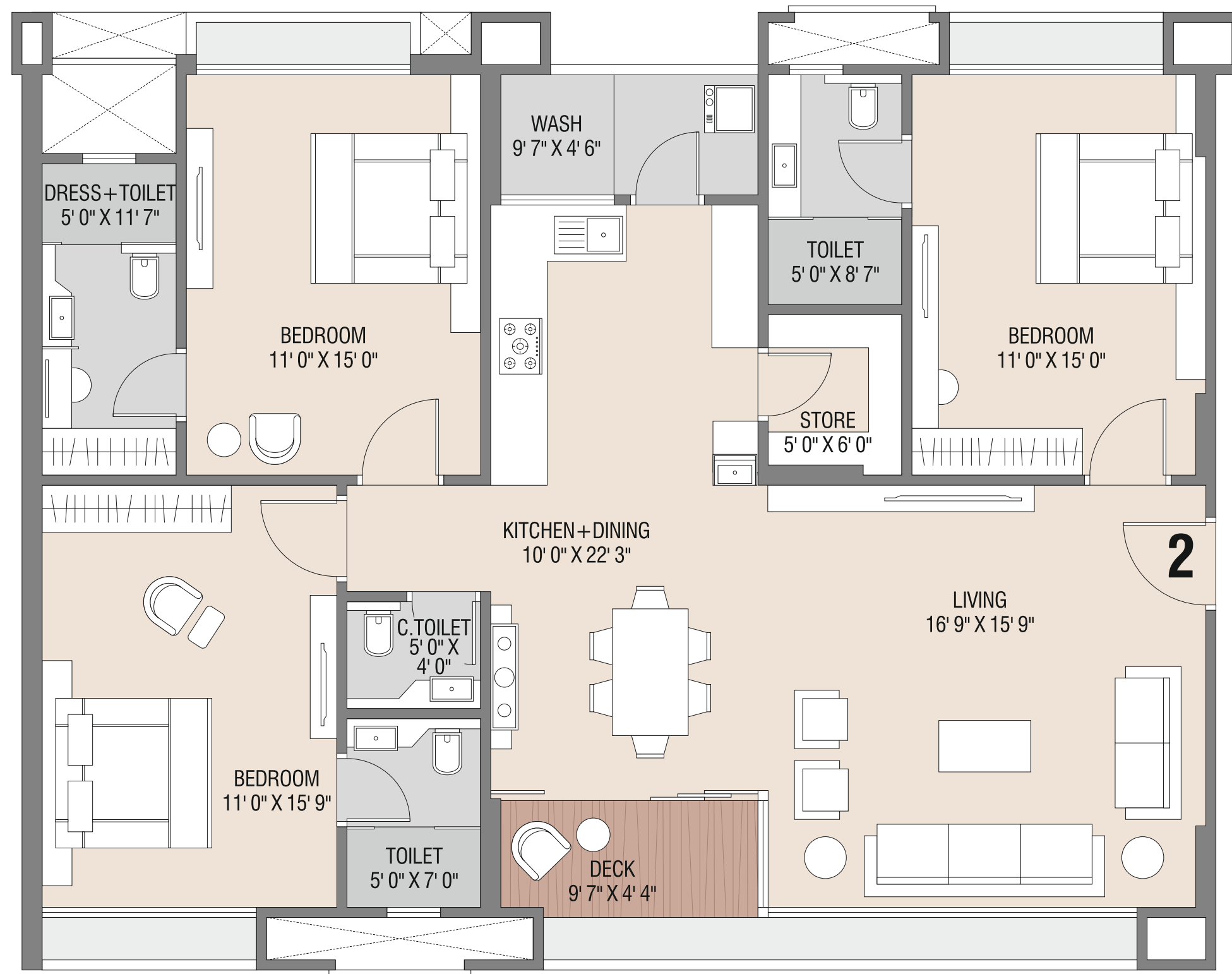
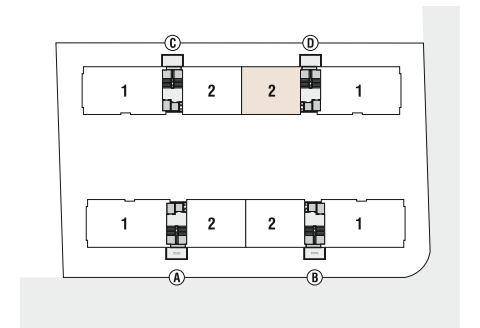
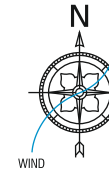


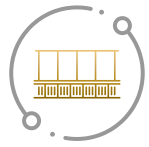
***C TOWER - 3 BHK**
TYPICAL UNIT PLAN





***D TOWER - 3 BHK**
TYPICAL UNIT PLAN





Extended
Balconies



Open Layout
Planning



Large Living
& Dining



LIKE A WARM **EMBRACE**

A surreal sanctuary for sleeping and relaxing combines opulence and warmth, making it a calm, soothing retreat of your own.



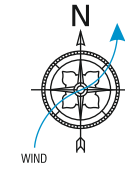
INSPIRED BY
BRILLIANCE

The regal living room is like the jewel set on a crown,
seeking your undivided attention and appreciation.
A spectacular work of art.



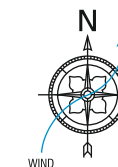


***GROUND**
FLOOR PLAN





*** BASEMENT**
PLAN





Apartment Specification

	Floor Finish	• Living, dining, kitchen - 8' x 4' tile. • Bedroom - 32" x 64" tile.
	Deck	• Good quality rustic tile. • M.S. / S.S. railing with glass.
	Kitchen	• Granite kitchen platform with sink of standard make. • Good quality tile dado up to lintel level.
	Store	• Adequate stone shelves with tile dado.
	Wash	• Stone in flooring and good quality tile on dado with adequate electrical and plumbing points.
	Toilets	• Good quality tile dado up to lintel level with standard quality sanitary ware of Jaquar / Cera or eq. make and C.P fitting of Jaquar or eq. make in all toilets.

	Hot Water Plumbing	• Centralized plumbing for hot water in each apartment.
	Doors & Windows	• Attractive main door & internal door with wooden / stone frame and decorated with laminated sheet. • All window opening provided with stone frame with good quality aluminium section and glass. • Well designed S.S. / M.S. / Glass safety railings.
	Wall Surface	• Putty on all plastered wall.
	Electrical	• Sufficient point in concealed copper wiring of standard make. • ISI approved modular switches of standard make. • Adequate power back up of 8 amps in each apartment (1AC, 1 Refrigerator, 1 TV, 3 Fans, 3 Lights). • TV & internet provision in each apartment. • 3 Phase meter.
	Security	• Video door phone connectivity with main door.

Building Specification

	Entrance Foyer & Lobby	• Well-designed entrance foyer, waiting area and lobby at all floor levels.
	Façade Treatments	• Double coat plaster on exterior wall with rustic texture. • Weather shield paint of ICI or standard make.
	Elevator	• Automatic passenger elevator of Johnson / Kone or eq. make.
	Parking	• Adequate and allotted car parking.
	EV Charging Point	• 1 charging point provision per apartment.

	Electrics and Power Back-up	• Generator of adequate capacity for lifts, water pumps and common facilitates. • Light fitting of standard make in common passages & campus.
	Security	• Sufficient CCTV camera coverage in campus & basement area.
	Fire Fighting	• Emergency fire fighting system as per SMC norms.

Technical Specification

	Building designed as per IS Codes.		Floor Height : 3.0 mt (slab to slab top)
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LEGAL FILE

We at Sangini strongly believe that trust can only be developed through transparent & convenient legal process. Thus we provide clear documents and certificates in our legal file; e.g. B.U.C certificates, Airport N.O.C, Lift licence and Deeds.

LEGAL FILE INDEX



DEVELOPMENT PERMISSION



AIRPORT N.O.C



LIFT LICENCE



B.U.C



TECHNICAL FILE

For convenience of flat holder we provide all set of technical plans, actual photos and warranty certificates; e.g. plumbing photos, electrical drawing layout and products warranty certificates.

POSSESSION CHECKLIST



ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING



WARRANTY CERTIFICATE (AC)



LEGAL DISCLAIMER:

- * All dimensions are approximate, average and unfinished.
- * All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- # All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.
- \$ Elevation modified for better purpose.

NOTE :: · All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
· This brochure is for private circulation only. By no means it will form a part of any legal contract.

TERMS & CONDITIONS:

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. · TDS, GST & other taxes levied in future will be borne by the purchaser. · Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser. · In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. · Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. · Any RCC member (beam, column & slab) must not be damaged during the interior work. · Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. · Common passages / landscaped areas are not allowed to be used for personal purpose. · Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. · Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. · SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. · Document registry is compulsory before possession. · If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.



Project Developed By : SANGINI ASSOCIATES
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat - 395007

sales@sanginigroup.com | www.sanginigroup.com

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Architect : Utopia Designs



Structural Design



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www.gujrera.gujarat.gov.in

