

BROCHURE

Liasioning Architect  
Shilp Architects

Architect  
TDS Architects

RCC Structural Engineer  
M/s. Frames,  
(Mr. Mohd Furkhan Ibrahim Pettiwala)

Chartered Account (CA)  
C.A. Deepesh Patel

Advocate  
Adv. Kajal Dehhia

RERA No.  
PR1180002500339

Disclaimer: The plans, specifications, images and other details depicted herein are only indicative and the Promoter reserves the right to change any or all of these in the interest of the development as per applicable rules and regulations.

**Site Address :** D. N. NAGAR SWATI CHS LTD , Building No.01 , M.I.G. Colony, J.P. Road, Andheri (West) , Mumbai -400053. | **Contact :** +91 99670 89898



*Elegant Style  
Luxury Living...*



**ATHENA**

1 BHK | 2 BHK | 3 BHK FLATS



**SAR REAL ESTATE** is the result of one man's dream. First generation entrepreneur, Mr. Sevantilal Sanghavi dedicated his whole life and channelized his efforts to create the company. His sole driving force was to be able to deliver dreams to one and all.

**SAR REAL ESTATE Pvt. Ltd.** saw an incline in 2006 with Mr. Shreyansh, Mr. Amit and Mr. Abhay Sanghavi taking over the company and charting a new course. The company has grown, prospered and made its presence felt in two states, across 8 cities.

#### THE SAR NETWORK

- SURAT
- AHMEDABAD
- PALANPUR
- DHOLERA
- NAVSARI
- DEESA
- DAHEJ
- NAVI MUMBAI

#### 63 years of Excellence

With an experience of over 50 years of building and moulding the real estate scenario of Gujarat and pioneering constructions, the Sar Group has successfully expanded its reach to optimum growth corridors in the state of Gujarat and Maharashtra.

With an extremely distinguished clientele which in itself stands as a testimony to the repute and quality of the group, Sar builds to impress. With an expansive portfolio of expertly executed Joint Venture projects with other reputed builders such as Iscon and Paras to name a few, the **SAR Group** garners national fame in all facets of constructions.

#### COMPLETED PROJECTS :

Sar Plaza - Mumbai  
Sar Heights - Mumbai  
Sar Park view - Mumbai  
Mahavir Ankley - Mumbai  
Aagam Apartment - Surat  
Ratnakartho Apartment - Surat  
Sanghavi Tower - Surat  
Sanghavi Complex - Surat  
Mahavir Nagar - Surat  
Mahavir Palace - Navsari  
Sakri Dham - Ahmedabad

#### ::: CURRENT PROJECTS :::

##### VELENTINA - SURAT



##### SAR SOLITAIRE - LONAVALA





Laxmi Diamond  
Since 1972

At **Laxmi Developers**, we not only shape structures but innovate and build iconic residential and commercial solutions that add value to life. That's why we say, Laxmi Developers create everything Brick-by-Brick as we ensure endless focus on precise detail and planning to develop original, uncompromised infrastructures.

The value culture of delivering excellence is an extension of our core group company-Laxmi Diamond, one of the leading diamond manufacturing brands in the world. Laxmi Group embarked on its journey in 1997 with a desire to demonstrate economic self-sufficiency and excellence in the community. Laxmi Group has taken firm steps in the field of education with reputed institutions working under its umbrella. On its roadmap to make a difference through innovation and sustainability, Laxmi Developers was formed to offer world-class, future-focused properties that meet the changing needs and expectations of people in Surat and beyond.

Within decade-plus years of functioning, Laxmi Developers has carved a niche for itself in the real estate sector and made its name synonymous with innovation, transparency, and customer satisfaction.

#### 50 years of Excellence

For over five decades, **Laxmi Group** has been instrumental in shaping the real estate landscape of Gujarat through its innovative and high-quality construction work. Its journey of consistent growth has led to successful expansion across key development zones in Gujarat and Maharashtra.

With a portfolio that reflects trust and excellence, the Group has earned a reputation for working with prestigious clients. Its impressive range of Joint Venture collaborations with well-known names like Iscon and Paras highlights its national presence and credibility in the construction industry.

#### :: COMPLETED PROJECTS ::

##### Millennium Markets



Making Dreams For You...



Laxmi Diamond  
Since 1972



**About :**

Armed with an experience of constructing and developing over 10 million sq.ft. of breathtaking infra-modules, the company has now emerged as one of the prime developers who truly believe in " Making Dreams For You."

Today SAR & LAXMI GROUP stands tall on the foundation of its values of delivering quality and excellent real estate spaces, ensuring customer satisfaction and redefining the lifestyle of people.

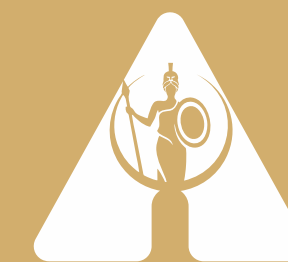
**VISION :**

- Achieve satisfaction through quality products and service.
- Create growth opportunities and maximize shareholder value.
- Be a respected world class corporation and the leader in real estate business with superior quality.
- Productivity and customer satisfaction.

**MISSION :**

- Making Dreams for You.
- Repeat massive performance gains through satisfying customer.
- Reap & cultivate innovations that believer again and again.
- Improve the quality of life of the communities we serve.
- We imagine your new luxury home and help you live in a natural environment.

The SAR & LAXMI GROUP, with an eye on the rapidly developing horizon of the industry dedicatedly adheres to safe, proven and sustainable technologies of construction.



Guardian of Welfare

# ATHENA

1 BHK | 2 BHK | 3 BHK FLATS



LOCATION



1ST, 2ND, 4TH, 5TH, 9TH, 10TH & 11TH PLAN

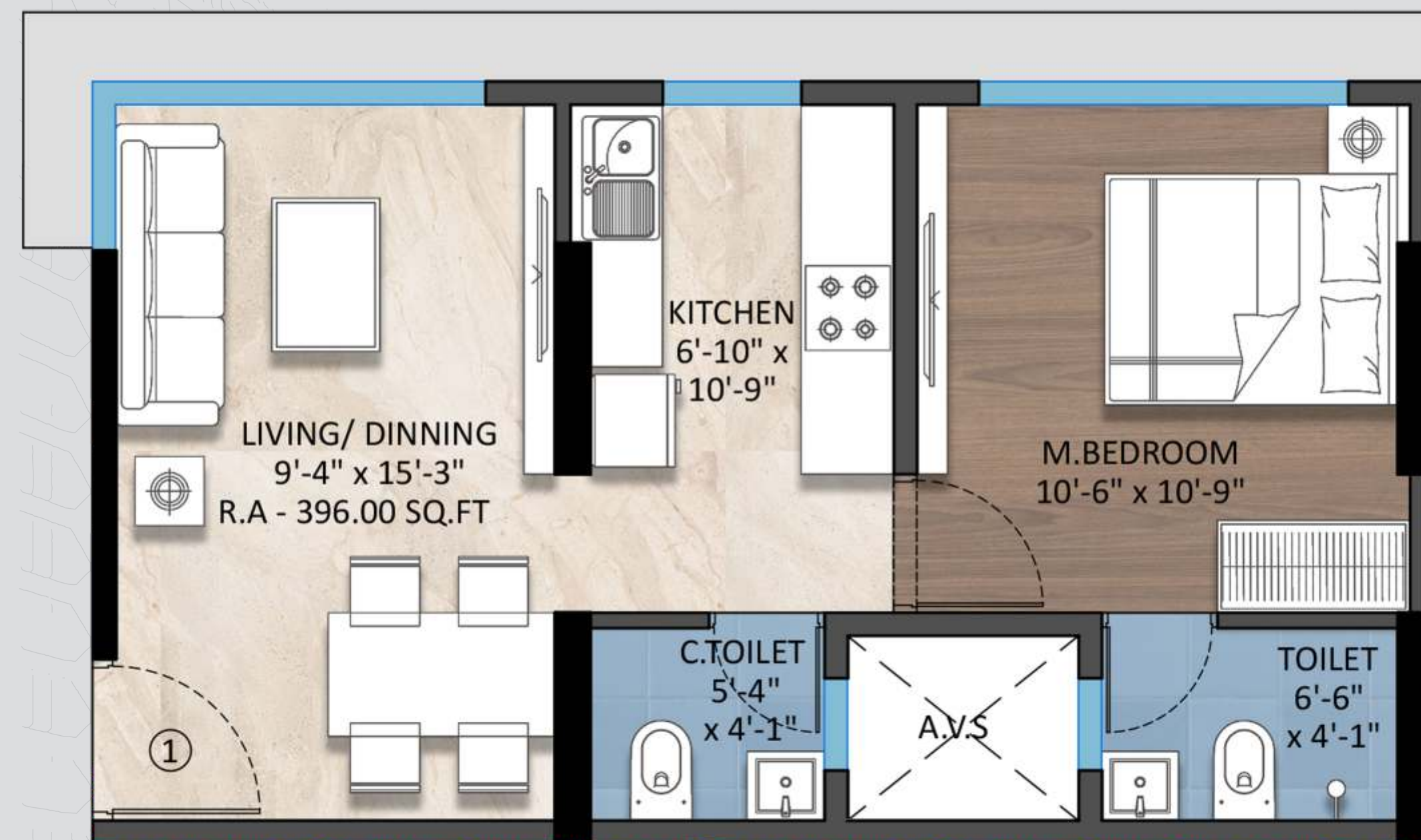


3RD, 6TH, 7TH, 12TH TO 15TH 3D VIEW



1BHK PLAN

396 sq. ft.



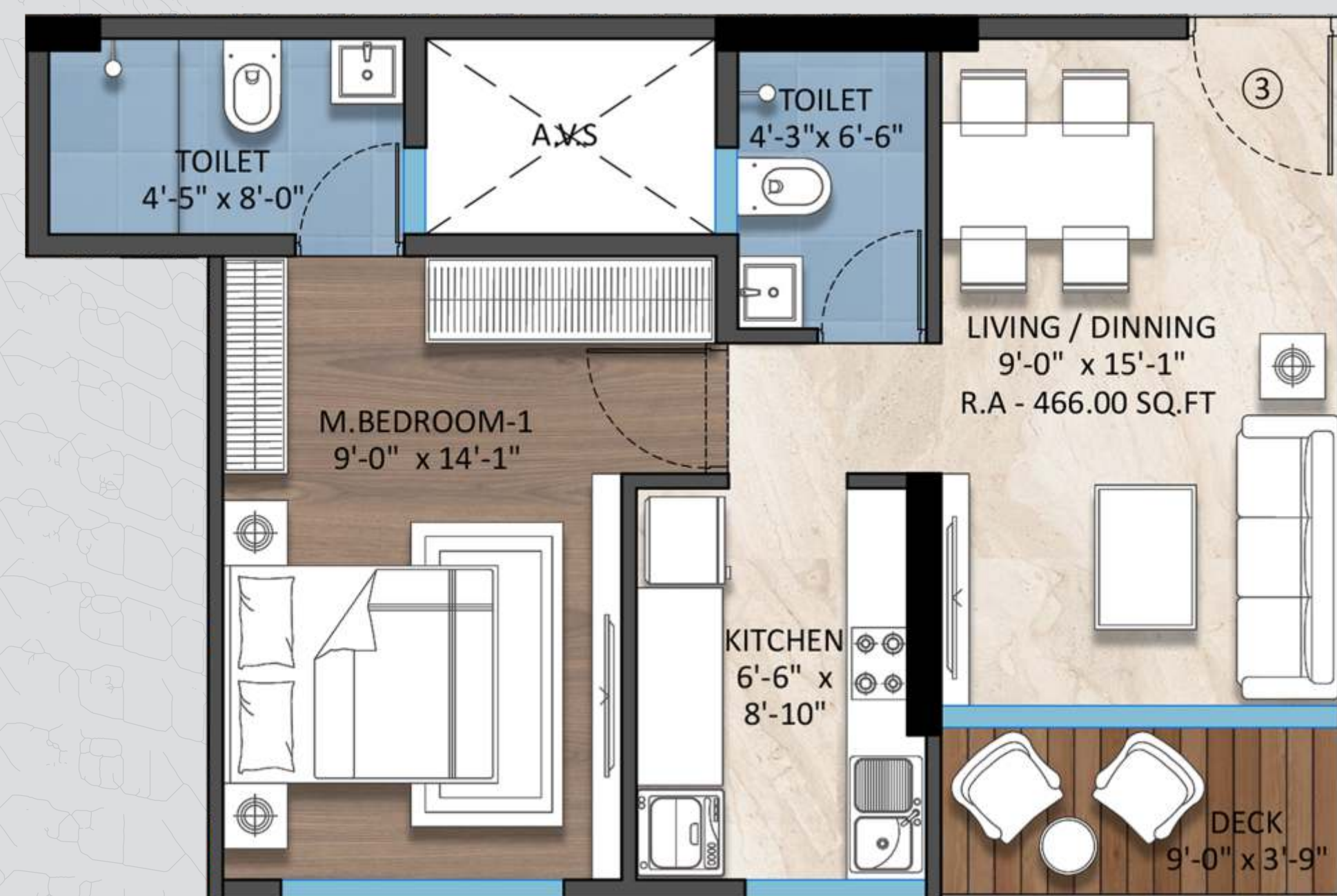
1BHK 3D VIEW

396 sq. ft.



1BHK PLAN

466 sq. ft.



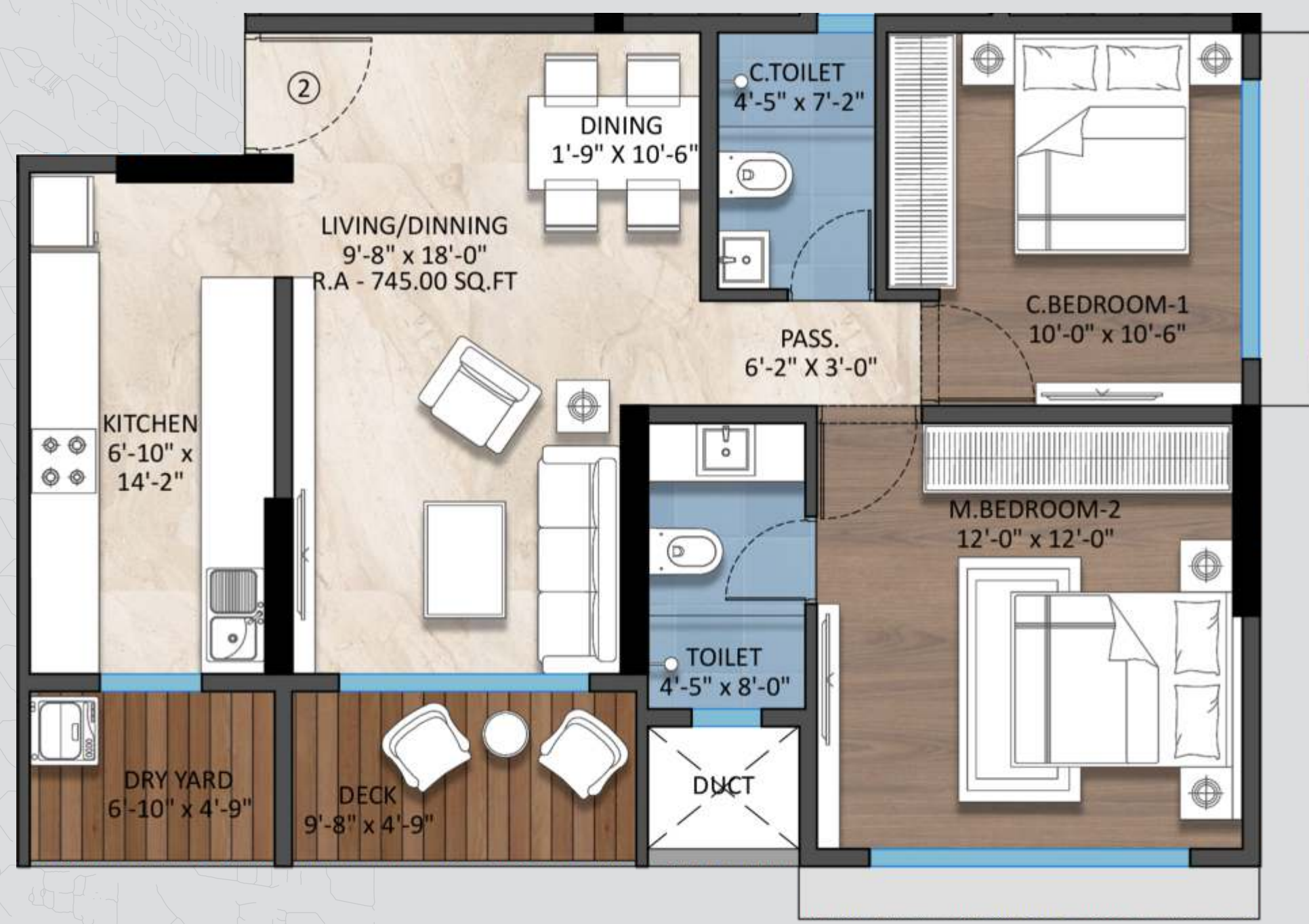
1BHK 3D VIEW

466 sq. ft.



2BHK PLAN

745 sq. ft.



2BHK 3D VIEW

745 sq. ft.



3BHK PLAN

971 sq. ft.



3BHK 3D VIEW

971 sq. ft.



3BHK PLAN

971 sq. ft.



3BHK 3D VIEW

971 sq. ft.



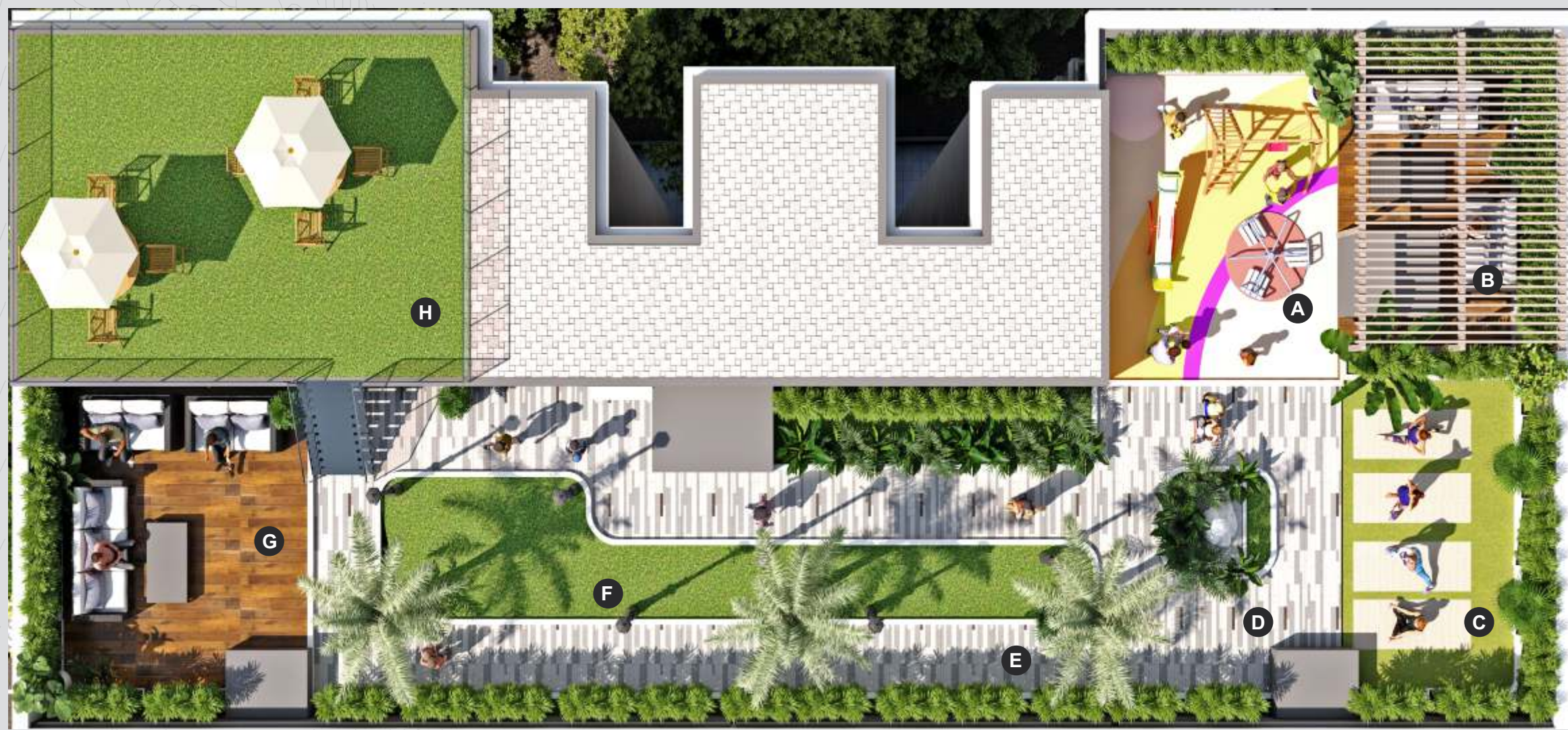
1ST, 2ND, 4TH, 5TH, 9TH, 10TH & 11TH PLAN 3D VIEW



3RD, 6TH, 7TH, 12TH TO 15TH 3D VIEW



TERRACE AMENITIES PLAN



A - KIDS PLAY | B - PERGOLA CEILING | C - YOGA DECK | D - BUDDHA STATUS  
E - JOGGING WALK WAY | F - GARDEN | G - ENTERTAINMENT AREA | H - SUN LOUNGERS



Terrace Roof Top Amenities

Kids Play Area

Relaxed Deck Seating

Recreational Area

Party Lawn & Party Deck

Gazebo

Yoga / Meditation Deck



  
**Salient Features**

- Attractive Main Gate and Compound Wall
- Nearest Jain Derasar
- Children Play Area
- Gym
- Grand Lobby
- Rooftop Terrace Garden
- Club House
- Party Area
- Title Clear / Loan Available





## SPECIFICATIONS

## CONSTRUCTION

- Earthquake resistance RCC frame structure

## COLOUR

- Internal wall with birla putty finish
- Exterior wall with waterproof colour

## ENTRY FOYER

- Vitrified flooring, professional designed ceiling, post box, reception table chair, LED TV, waiting lounge, name board

**LIFT**

- Standard quality auto door lift

## SECURITY

- Compound wall around campus and foyer
- 24 X 7 standard company CCTV camera facility

## PLASTER

- Double coat mala plaster

## PARKING

- Ground and double basement parking facility

## GENERATOR

- Auto generator for building common area

## FLOORING

- vitrified tiles flooring in living room, dining, kitchen and bedroom
- vitrified tiles flooring in toilet

## ELECTRIC

- Standard quality concealed wiring
- Standard quality modular switches

## KITCHEN

- Granite platform with SS sink
- Glaze tiles dado up to lintel level

**AC**

- Electric points for air conditioning in living room and bedrooms

## WINDOWS

- Aluminum section window with granite and pink marble frame

## PLUMBING

- UPVC / CPVC concealed plumbing fitting of standard quality

## STAIR

- Granite / artificial stone step of standard quality and vitrified tiles in riser

## FIRE SAFETY

- Emergency fire fighting system as per norms





