SANGINI

TERRAZA

skydeck apartments

SANGINI GROUP

SANGINI GROUP

Our history is witnessing our present
"Landmarks built on trust"

We have successfully completed more than 51 projects with total constructed space of 4.3 million sq. ft. so far. These projects comprise of 3800 residential units & 800 commercial units. Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.

Our approach is simple
"Best materials, best techniques & the best outcome"

'What's important for our customers' is the foundation of everything we do. Their joy and positive emotional response, after experiencing our products and services are our greatest achievements.

Our Accolades :

CRISIL REAL ESTATE STAR RATINGS

Sangini- Solitaire received 6-star rating by CRISIL

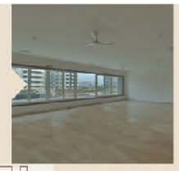


Swaar Sangini awarded as "The best residential project under luxury segment" in Surat by CNBC Bazaar

OUR PLANNING TAKES CARE OF

Our planning principle mainly addresses the social bonding, hassle free and healthy lifestyle that you can experience in our homes.

Maximum use of air ventilation and natural light



Building our landmark projects with elegant facade which looks great forever



Ample parking space



Maximum open obtainable space at ground level blended with lush green landscape.



Optimum utilizable space





Usage of durable and best quality building materials

SANGINI GROUP®
Building Trust. Building Landmarks.

SANGINI ARCHIVES



Sangini Solitaire @Vesu



Shyam Sangini @Vesu



Swaar Sangini @Vesu



Swapna Sangini @Vesu



Sangini Residency@Citylight



Prasiddhi @ Piplod



Pratishtha @ Piplod



Subh Sangini @Pal



Prayag @ Parle Point



Sangini Gardenia@Jahangirabad



Sneh Sangini @Pal



Madhav Residency @ Adajan



Shyam Sangini Textile Market @ Kumbharia



Shalibhadra Residency @Adajan



Shreeji Arcade@Adajan

FOR THOSE WHO AIM FOR THE SKY

You've aimed high and you've got there. Now all you need is an address that suits your status. Presenting Sangini Terraza where every element has been put together to fulfill your desires. A residence so luxurious, so stylish, it clearly signals your absolute success to the world.



4 BHK

Exclusive apartments with double heighted skydeck

There's nothing in the world better than space of your own. When it comes to optimal usage, we've literally left no corner untouched. At Sangini Terraza, you get generous space to accommodate your larger than life desires.





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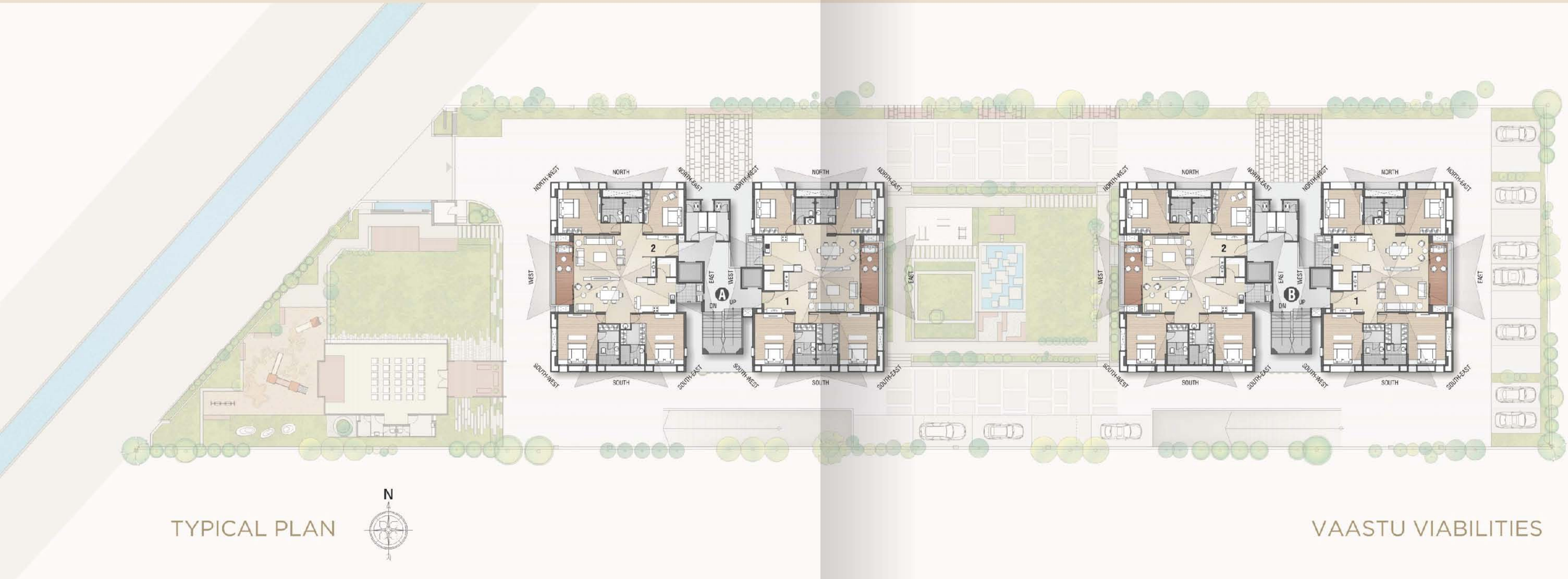
LAYOUT PLAN

LEGENDS

01)	ENTRANCE GATE	08)	PARTY LAWN	15)	SWING COURT	22)	TREE LINED AVENUE
02)	SECURITY CABIN	09)	ENTRANCE FOYER	16)	YOGA DECK	23)	LINEAR GARDEN SIT-OUTS
03)	WATER FEATURE	10)	JACUZZI	17)	REFLEXOLOGY COURT	24)	KIDS ZONE
04)	GARDEN DECK	11)	LOCKER	18)	CENTRAL LAWN	25)	ELECTRIC METER ROOM
05)	BANQUET ENTRY	12)	STEAM	19)	WALKWAY	26)	PARKING
06)	BANQUET HALL	13)	GYM	20)	INTERACTIVE WATER FEATURES		
07)	CHILDREN PLAY AREA	14)	RAMP	21)	FEATURE WALL		



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TYPICAL PLAN

VAASTU VIABILITIES

SANGINI TERRAZA
skydeck apartments

Iconic in design and magnificent in scale, Sangini Terraza places at your disposal every possible facet of a great lifestyle. These luxury residences with thoughtful design and the finest amenities fulfill every dream of yours.

WELCOME TO THE LIFE OF YOUR DREAMS...

[SPACE]

Strategically planned to offer ample natural light and air-ventilation



Freedom

Private sky view double heighted deck for each flat



Smile

20 exclusive amenities covering 15000 sq. ft. area for 50 residences only



LOCATION

Premium location where comfort confluence with connectivity





[SPACE]



Your home at Sangini Terraza will invite ample natural light, air ventilation and spectacular view of scenic greens. A luxurious, classy and comfortable space crafted to relish joyful moments.



Freedom

Private sky view double heighted deck for each flat

DOUBLE HEIGHTED DECK

SHINE IN THE COMPANY OF STARS

Enjoy the company of pristine blue sky, twinkling stars and cool breeze. The magnificent deck offers breathtaking views for you and your family to cherish.

Freedom

MAJESTIC INSIDE...

MAGNIFICENT OUTSIDE



AMENITIES

Gym with Modern Equipments, Steam, Shower & Lockers | Indoor Games with All Standards Make Equipments (Table-Tennis, Pool Table, Carom, Chess etc.) | Kids Zone for Toddlers (Indoor) | Arrival Plaza & Water Feature | Gate House & Security Portal | Tree Lined Avenue | Linear Garden Sit-out | Outdoor Children Play Area | Central Garden | Swing Court | Jogging Track with Music System | Interactive Water Feature | Reflexology Court | Yoga Deck with Garden Pavilion | A.C. Banquet Hall with Wash Area & Toilet Units | Party Lawn | Garden Deck | Double Heighted Entrance Foyer | 2 Car Parking for Each Apartment & 4 Car Parking for Each Penthouse | Apartment Floor Height - 10' 7"

Smile 20

AMENITIES

Central Garden



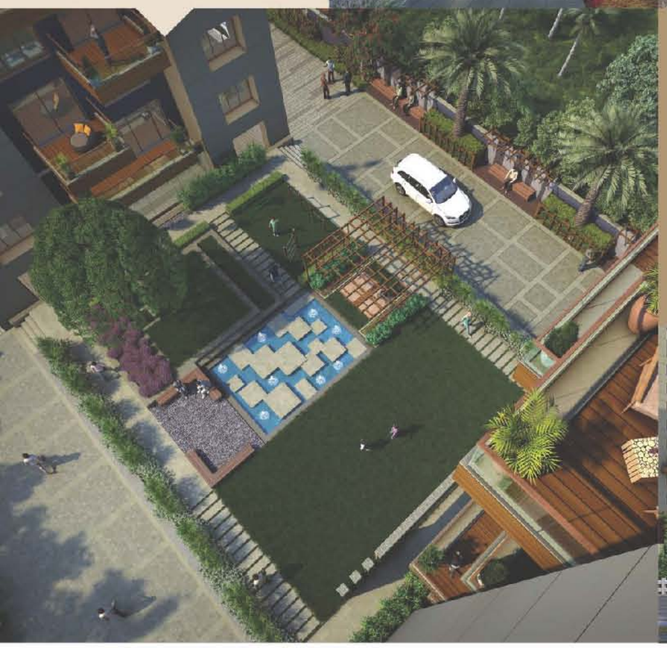


Linear Garden Sit-Out



Swing Court





Outdoor Children Play Area







Grand Banquet Hall





Double Heighted Entrance Foyer

Smile 20

PICTURESQUE BACKDROP

The beautiful colors of nature surrounding you soothe your soul. Let the tension melt away as you reach nirvana through yoga & meditation, all practiced in an expansive lush open space.

JOGGING TRACK | CENTRAL GARDEN | SWING COURT | FEATURE WALL

YOGA DECK | REFLEXOLOGY COURT | INTERACTIVE WATER FEATURES



EXQUISITE
CELEBRATION AVENUE

BANQUET HALL | CHILDREN PLAY AREA | GARDEN DECK

STEPPED GARDEN ENTRY | PARTY LAWN

Smile 20

Smile 20

JOY & COMFORT
AT EVERY CORNER

Friends, freedom and memorable experiences... Sangini Terraza gives your children active and carefree childhood you've always wanted for them. While the fitness enthusiasts can walk, jog or exercise amidst the beautiful green and serene surroundings and maintain a healthy routine.



KIDS ZONE FOR TODDLERS

INDOOR GAMES

FULLY EQUIPPED GYM

APARTMENT SPECIFICATIONS

Floor Finish
- Italian marble flooring in entrance foyer, living room, kitchen, dining space & two bedrooms
- Wooden flooring in rest of two bedrooms

Skydeck
- Skydeck with designer rustic tiles in floor
- S.S/M.S & Glass safety railing

Kitchen
- Granite kitchen platform with sink of FRANKE / eq. make.
- High quality vitrified tile dado up to lintel level
- Gas connection on platform & provision for R.O. water purifier

Wash & Utility
- Leather finished granite in flooring and vitrified tiles on dado with adequate electrical and plumbing points

Hot Water System
- Dedicated instant gas geyser of 16 ltr. capacity with centralized plumbing system and gas connection in each apartment

Store
- Adequate kota stone / granite shelves with satin finish glazed tile dado

Air-conditioning
- Installation of split air-conditioning unit in each bedroom, living room & dining room of Toshiba / DAIKIN/ eq. make

Toilets
- Decorative high-quality vitrified tiles up to lintel level with standard quality sanitary ware of CERA / KOHLER / eq. make and C.P. fittings of JAQUAR / KOHLER or similar brands in all toilets

Doors & Windows
- Designer main door with wooden frame provided with premium make lock and fittings
- Internal door openings provided to benefit future aesthetics of interior design requirement
- All window openings provided with granite stone frame with good quality aluminum anodized sections and glass
- Well designed S.S & glass safety railing/M.S. grill for each window

Wall Surface
- Putty on all plastered wall and ceiling

Electrical
- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- Modular switches of Legrand/ MK / eq. make
- 3 phase meter
- Adequate power backup of single phase 15amp (6 fan, 6 tube-light, 2 ACs, 1 fridge, 1 TV, 2 computers) for each apartment

Television, Internet & Telephone
- Convenient provision of internet, telephone & television points in each apartment

BUILDING SPECIFICATION

Entrance Foyer & Lobby
- Well designed entrance foyer, waiting area with air conditioning and elegantly designed lobby at all floor levels

Facade Treatments
- Plaster: Roller finished double coated plaster on exterior wall
- Paint: Weather shield paint of ICI / standard make

Parking
- Site development: interlocking paver blocks / stone paving
- Allotment - 2 car parking for each apartment & 4 car parking for each pent house
- Sufficient two wheeler parking and visitor's parking

Elevators
- Two fully automatic passenger elevators of SCHINDLER / KONE / eq. make per building

Electrics & Power Backup
- Silent generator of adequate capacity for lifts, water pumps and common facilities
- Designer light fittings of standard make in common passages and campus

Security
- Video door phone and Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin
- CCTV camera coverage in campus, reception and basement area

TECHNICAL SPECIFICATION

- Earthquake resistant structural design as per IS Codes for RCC frame structure with isolated footings and in fill masonry walls
- Apartment unit floor height - 10'-7"

WE REQUEST

• Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser. • VAT, Service Tax, TDS & 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 scheme like SMC tax will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITED during or after the completion of the scheme. • Any RCC member (Beam, Column & Slab) must not be damaged during your interior work. • All external laying and drawing of low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder office. No wire/cables /conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

NOTE

• All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members. • B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose. • This brochure is for private circulation only. By no means, it will form part of any legal contract.

BUILDING CREDIBILITY THROUGH BEST BRANDS

ELECTRIC CABLE — RR KABEL, Finolex Cables Limited

ELECTRIC SWITCHES — MK, legrand

AIR CONDITIONING — TOSHIBA Leading Innovation, DAIKIN Air Conditioners

SANITARY WARE — KOHLER, CERA

SANITARY FITTINGS — Jaquar, KOHLER

PLUMBING FITTINGS — ashirvad, ASTRAL

TILE — Simpolo Ceramics, NITCO

ELEVATORS — KONE, Johnson

GAS GEYSER — NUPUR

SECURITY SYSTEM — ALBA urmet

PAINT — ICI Paints, asianpaints

SINK — FRANKE, CARYSIL

GENERATOR — Crompton Greaves, Kirloskar

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.

FILE INDEX


SANGINI GROUP
SANGINI SOLITAIRE
MASTER FILE CHECKLIST

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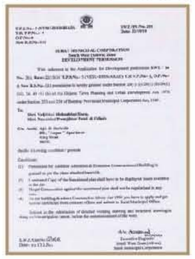
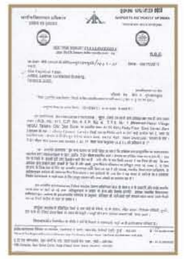
DEVELOPMENT PERMISSION



AIRPORT N.O.C



LIFT LICENCE



B.U.C



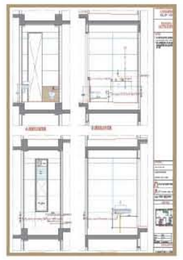
TECHNICAL FILE

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 certificates.

ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING

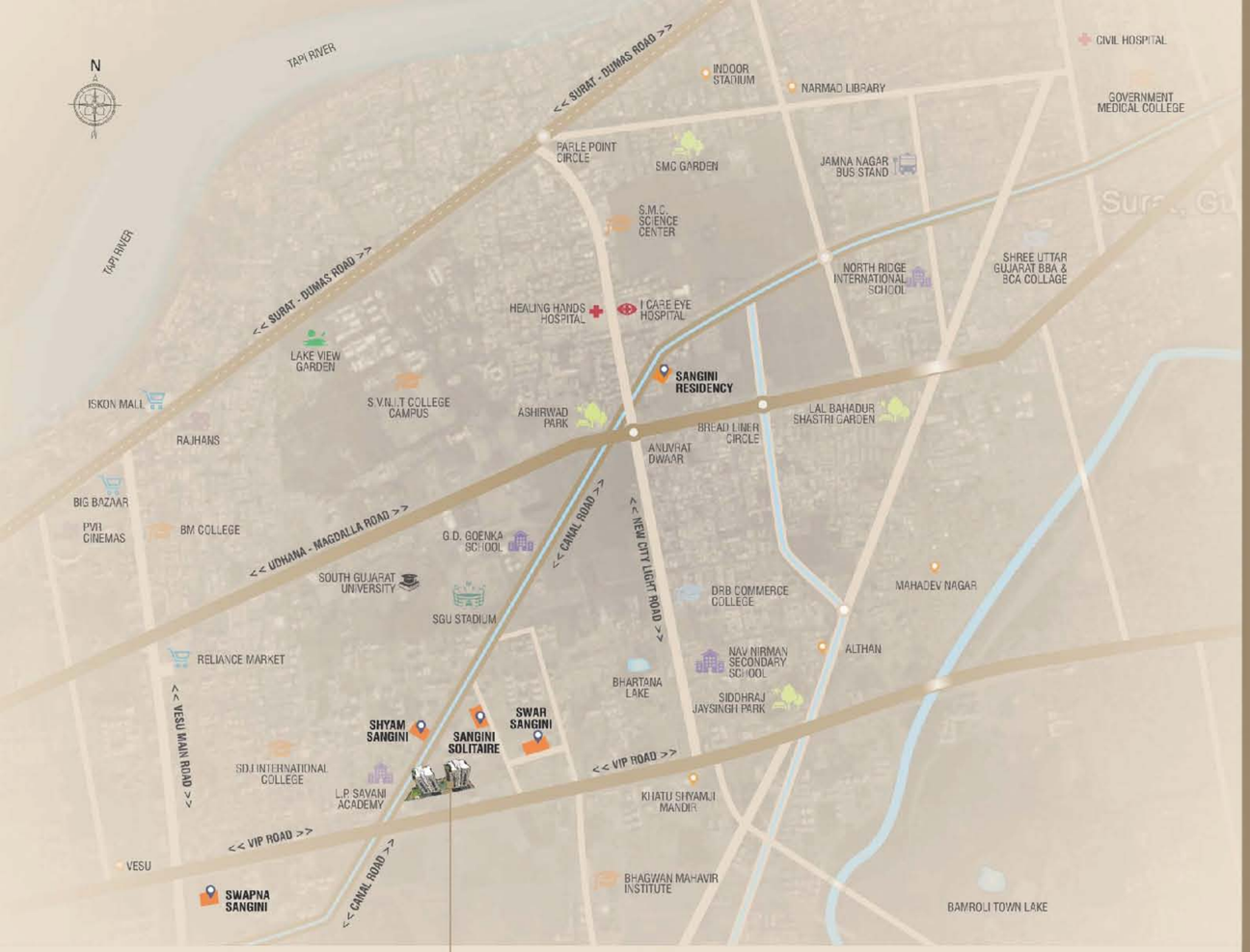


WARRANTY CERTIFICATE (GAS GEYSER)


Sirudeep Enterprise

WARRANTY CERTIFICATE (AC)


VIMER



SANGINI TERRAZA
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SITE ADDRESS
Opp. L.P. Savani Academy,
Canal Road, Vesu, Surat -395007

Mob : +91 99099 26355/53
E : sales@sanginigroup.com

LOCATION
closer to everything

NEAR BY LOCATION

- L. P. Savani Academy - 0 Km
- G. D. Goenka School - 1 Km
- BRTS Bus Station (Anuvrat Dwaar) - 2 Km
- Airport - 8 Km
- Super Market (Reliance Market) - 2.1 Km
- Guj. Gas Station (Udhna-Magdalla Road) - 2 Km
- Petrol Pump (Anuvrat Dwaar) - 2 Km
- Ankoor Hospital - 1.7 Km
- Satya Sai Seva Hospital - 1.8 Km
- Parle Point - 4 Km
- Khajod (Surat Diamond Bourse) - 5.6 Km

FACILITIES WITHIN 2 KM RADIUS

- Vegetable Market & Grocery Stores
- Shopping Centre
- Temple (Deraasar, Shyam Mandir, Sidhhi Vinayak Mandir)
- Restaurants
- Colleges (Bhagwan Mahavir Institute, S D Jain College, SVNIT)
- Party Plots & Banquets
- Gym
- Multiplex Cinemas
- Banks (SBI, ICICI, HDFC, BOB)

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www.eyecondesign.in

SANGINI TERRAZA
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Architects
Utopia DESIGNS

Structure
SAI CONSULTANTS
Hiren G. Desai

Landscape Consultant

SANGINI GROUP®

Building **Trust**. Building **Landmarks**.

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