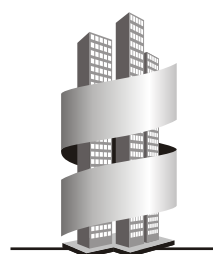


Developer



SANGINI GROUP

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

Excellent things are rare





a precious possession for lifetime...

welcome to

Sangini
Solitaire





*The Ensemble of
EXCELLENCE & RARITY*

THE ENSEMBLE OF EXCELLENCE & RARITY

Solitaire is rare. Solitaire is unique. Solitaire is extraordinarily different

And then.... There is SANGINI SOLITAIRE. Rare. Unique. Extraordinarily different

presenting...

*Sangini
Solitaire*







Because it's just not about luxuriance

It's about unrivaled spaces, in a distinctive setting for a solitary lifestyle. Created with flawless planning & astounding interiors every private paradise in Sangini Solitaire is excellent in feel and rare in search. It's indeed an unusual possession for a top of the world experience!!



Amenities



Children Play Area



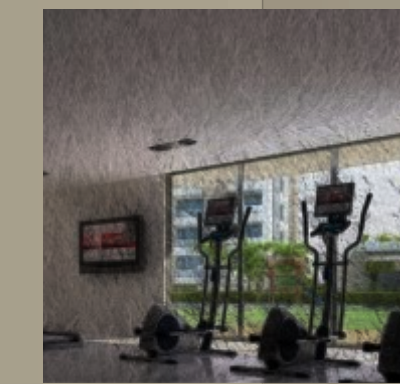
Soothing Water Body



Senior Citizen Sit-out



Landscaped Garden



*Well Developed Club House
with Gymnasium & Yoga*



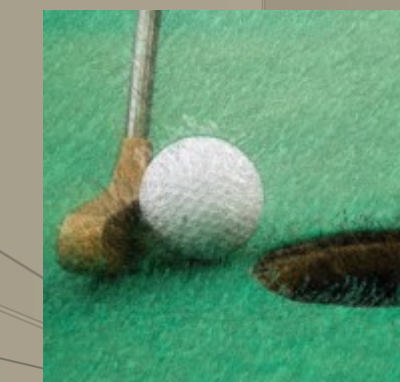
Jogging Track



School Bus Pick-up Zone



*Ample Parking
4 Car Parking & Visitor's Parking*



*Mini Golf Area
Single Hole*



*Indoor Games Room
Chess, Table Tennis, Carrom*



Layout Plan





Home Theater Room Jacuzzi & Steam Personal Gymnasium

Lifestyle Room

24 Carat Living

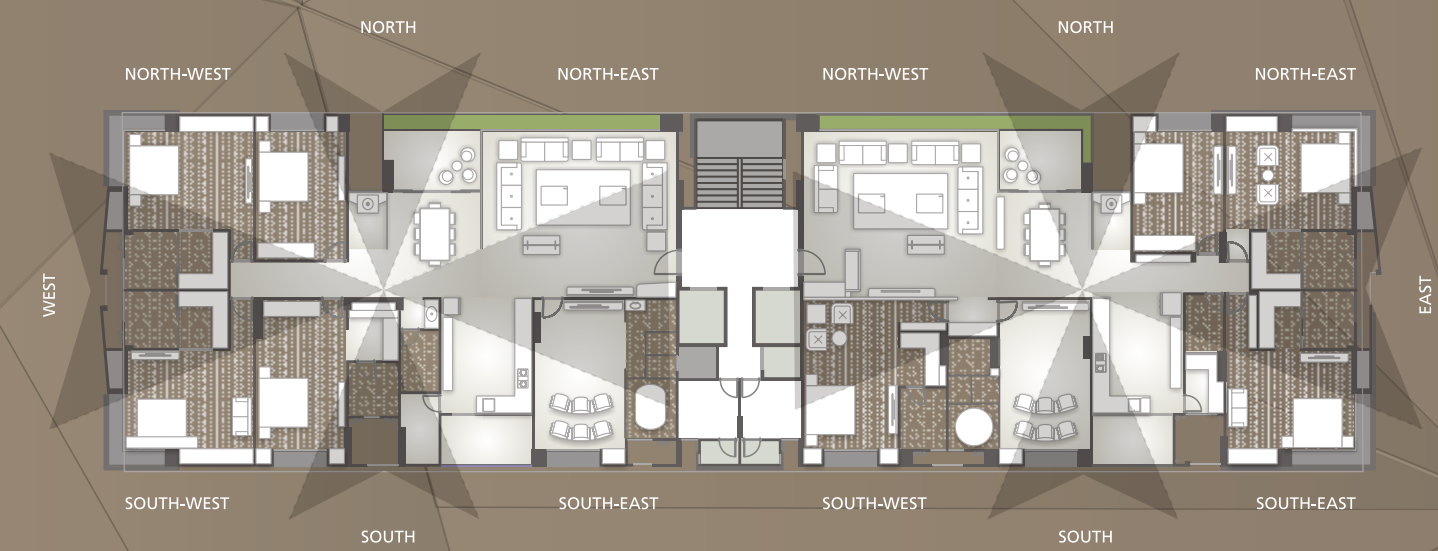
At Sanigini Solitaire your existence is accorded with urbane lifestyle. The ultra peerless hallmark of this project is the inclusion of a massive multipurpose room in every unit. An array of affluent amenities like Steam, Gymnasium Workout Zone, Jacuzzi, Home Theater et al can be encompassed in this colossal mutli purpose room.

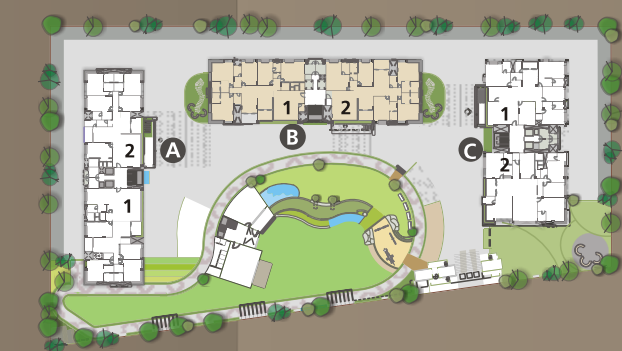
*Asides this, every palatial unit of Sangini Solitaire is abounded with voluminous space for that limitless living. Life here is **24 carat** enlivened!! Or Experience here **A 24 CARAT LIVING!!***

Unit Plan - A



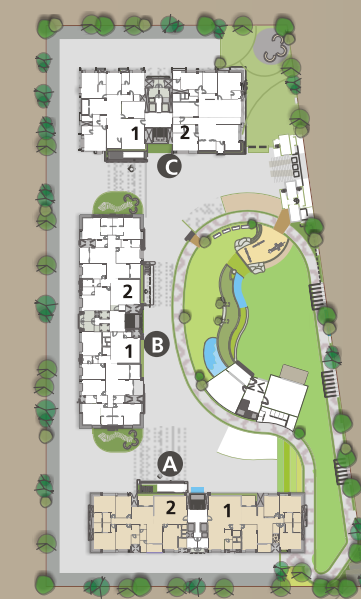
Vastu Viabilities



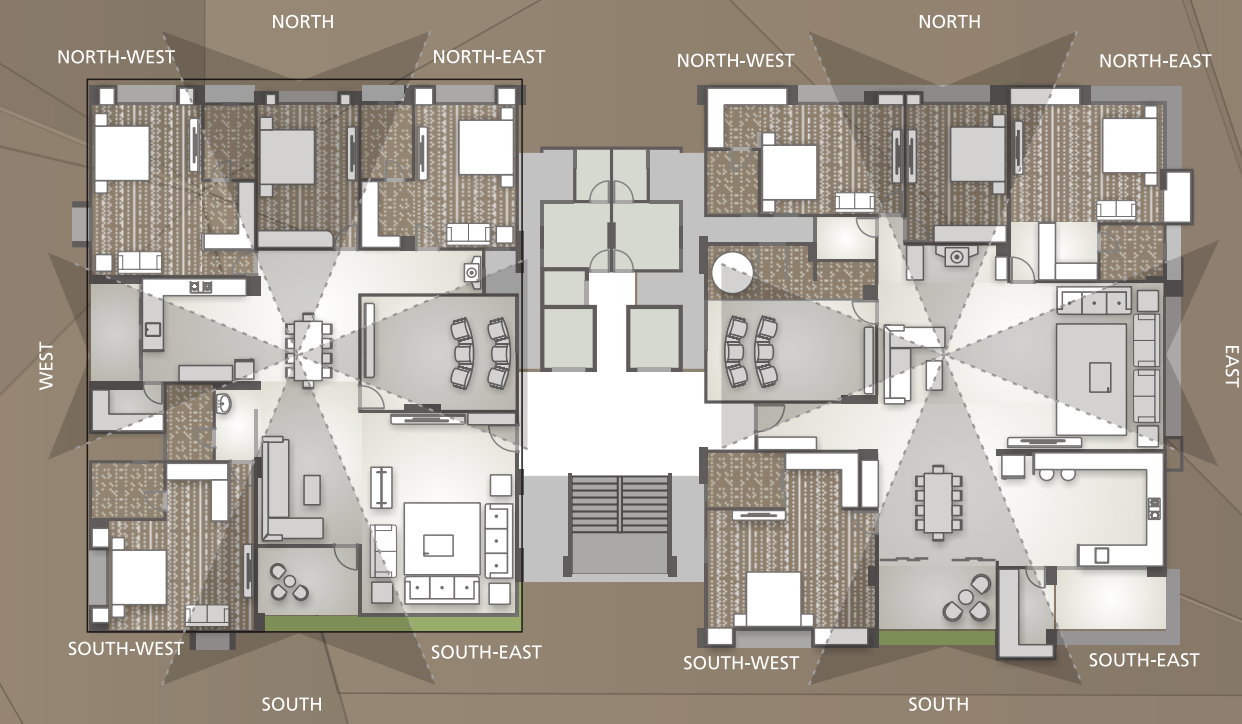




Unit Plan - C



Vastu Viabilities



Specifications

Unit finishes

Living Spaces

Italian marble flooring in entrance foyer, living, dining and one master bed-room Wooden flooring in secondary master bedroom. High quality vitrified tile flooring in other bedrooms

Life-style room

High quality vitrified tile flooring. Jacuzzi, Shower & Steam cubicle of standard make. Anti-skid roll-out carpet in passage adjoining wet areas.

Kitchen

Quartz Stone kitchen platform with a twin bowl sink of Carylil / Franke /equivalent make, Overhead chimney of Glen/Faber/Kaff/Equivalent make and gas connection. R.O. water Purifier of standard make, High quality vitrified tile flooring and dado up to lintel level.

Store

Adequate Kota stone shelves with satin finish glazed tile dado.

Wash & Utility

Fired granite/vitrified tile flooring-with adequate electrical and plumbing points.

Toilets

Two Master bed rooms toilets - designed with natural stone and high quality Vitrified tiles of RAK / equivalent make, and having all luxurious amenities – rain shower, jets, divertors and spouts. Third master bed room and common toilet designed with high quality vitrified tiles of RAK / equivalent make. Sanitary fittings of Kohler / Roca / American Standard / Duravit / equivalent make. Aesthetic C. P. fittings of Jaquar / Kohler / Grohe / equivalent make.

Balcony

Designed floor scape with patterned river wash granite/vitrified tile.

Flower beds

Flower beds with adequate water supply & drainage system.

Door-Window

All window openings provided with granite stone frame on four sides , with Fenesta / Hindalco alluminium / upvc window sections , glass of standard quality, well designed safety grill. Only door openings provided to benefit future aesthetic of interior design requirements.

Railings

Well designed S.S and glass railings in balcony.

Wall surfaces

Gypsum base plaster on internal surfaces.

Services

- Airconditioning : Installation of adequate sets of V.R.V Air condition system of Daikin/Toshiba/ equivalent make.
- Electrical : Sufficient points in concealed copper wiring of finolex / R.R. / equivalent make. Modular switches of Legrand / MK / Roma-Anchor/equivalent make. Common Earth Leakage Protector to be provided with 3-phase meter. Service points for washing machine / dryer / dishwasher in wash area. Adequate power back-up in each flat.
- Hot Water Sys. : Dedicated gas geyser of sufficient capacity with centralized plumbing system & gas connection in each flat.
- Water supply Municipal : Underground and overhead water tanks with adequate capacity, and separate tanks for water and bore water for each building, finished with fully glazed tiles.
- Plumbing & Drainage : Standard quality c.p.v.c/p.v.c. pipe of Astral/eq. make.
- Fire-fighting : System provided as per regulations.
- TV. &Telephone : DTH/TATA SKY/AIRTEL/equivalent make T.V. and Internet points in all flats. Telephone points in all rooms. Intercom facility in all rooms & servant room as well.

Building credibility through best brands

Tile

Electric cable

Electric Switches

Air Conditioning

Elevators

Sanitary ware

Sanitary Fittings

Jacuzzi

Plumbing fittings

Paint

Wi-Fi System

Security System

Wooden Flooring

Sink

Chimney

Window section

Glass

Gas Geyser

Water Purifier

Anti Termite

* all above brands or equivalent will be used

Building finishes

- Façade treatment
- Plaster : Roller finished plaster with texture/adequate designed stone cladding with natural stone/ shon ceramic.
- Paint : Weather proof paint of ICI or standard make.
- Parking : Flooring of vitrified/natural stone. Site development: interlocking paver blocks of rubber mould and stone paving. Allotted four car parking slots for each flat. Sufficient two wheeler parking. Air Pump for filling air in cars and bikes in basement. Power point in parking area. Sufficient Visitor's parking.
- Elevators : Two fully automatic passenger elevators of Schindler/Kone/Equivalent make per building. One service Elevator of Recognized company per building.
- Ele.I & power Back-up : Generator of sufficient capacity, for each building with adequate power back up for lifts, water pumps and general lighting.
- Indoor Amenities : Foyer, Stair & Lobby : Aesthetic Entrance Foyer and Elegant designed Lobby at all floor levels with natural stone flooring and dado in vitrified tiles along with aesthetically designed railings, granite/vitrified tile flooring on stairs.
- Out Door Amenities : Children play area with safe Rubber matting and adequate Play Equipments. Jogging track. Senior citizen park. Children pick up stand. Magnificent water-body and waterfall. Single hole nano golf swing / drive practice area. Common Clubhouse with multipurpose hall and Gymnasium fully equipped with standard quality modern equipments. Outdoor music system creating a pleasant environment.
- Technical Specifications : Earthquake resistant Structural Design, for rcc frame structure with isolated footings and infill masonry walls. Only Three individual residential towers enveloping landscaped common open plot. Ground and basement level designated for parking purpose. Apartment Unit Floor ht: 11'-0" (3.35 mt.)

Consultants

Architect Ajit Jariwala Surat	Structure Designer Hiren Desai Surat
-------------------------------------	--



Key Plan

Sangini Solitaire

Site : Opp. Shyam sangini, Off. Canal Road, Vesu, Surat.

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 S.M.C. Rules, Clear Titles for Loan purpose
- This brochure is for private circulation only, by no means it shall form part of any legal contract.

We Request :

- Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges expense etc. shall be borne by the purchaser.
- VAT, Service tax, as & if applicable, 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, betterment / IC charge (deposit) 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 PERMITTED during or after the completion of the scheme.
- Internal conduiting and laying of all low voltage facility such as telephone, cable tv, dish tv and internet cables shall be provided for each flat, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per Consultants service drawings with prior consent of Developer / Builders office. No wires/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 & does not form part of the legal documents.



About Us

Established in 1984, **Sangini** has been involved in construction of residential and commercial complexes par excellence. It has so far successfully completed 45 projects with total constructed space of 3.5 mn sqft — developing about 3300 residential and 600 commercial units by the year 2009.

Sangini is equipped with incomparable technical excellence to create comfortable modern buildings with elegant designs. Its planning ensures that customers enjoy optimum space, natural light and ventilation, sufficient parking, long-lasting material and lush green landscape. All these speak volumes about its work.

Having a team of veteran architects, engineers and designers is a matter of pride for **Sangini**. The Group's vision is to become a leading developer with pan India presence.

We at **Sangini** believe that our customers and business acquaintances are our most valuable assets. Our client-centered approach along with honesty and integrity in trade practice puts the group on the summit. We understand people's changing needs and aspirations. Their joy and positive emotional response after experiencing our products and services are our great achievements.

Vision

“Our company's vision is to become leading developer with pan India presence.”

Mission

“To satisfy customers by developing the best quality unique projects with healthy living space that meets customer's needs through honesty and integrity in trade practices.”

Building Trust Building Landmarks

Archives



Swaar Sangini
Vesu



Shyam Sangini
Vesu



Swapna Sangini
Vesu



Siddh Sangini
Pal



Sneh Sangini
Adajan



Sangini Residency
Citylight



Shyam Sangini Logistic
Kumbharia



ShaliBhadra Residency
Adajan



Madhav Residency
Adajan



Bhulabhai Park
Adajan



Prayag
Parle Point



Krishna Complex
Adajan



Shreeji Arcade
Adajan



Prasiddhi
Piplod



Pratishtha
Piplod