

— SANGINI —
SHIVANTA
—

2 & 3 BHK APARTMENTS | SHOPS



SURAT'S LANGUAGE OF TRUST, PROGRESS AND HAPPINESS

SINCE 1984

OUR HISTORY IS WITNESSING OUR PRESENT

"Landmarks Built on Trust"

- We have successfully completed **62** projects since **1984** with total constructed spaces of **73 lakh sq. ft.** These projects comprise of **4600** residential units and **1800** commercial units.
- Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.


73 Lakh
Sq. Ft. of Life Spaces


62
Landmarks


1800
Commercial Units


4600
Happy Families

OUR ACCOLANDS



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
of The Industry" by
News 18 Gujarati



SANGINI GROUP
Awarded as "The Best
Construction Group - Overall" by
Divya Bhaskar



SANGINI GROUP
Awarded with
"Building Gujarat - 2018"
by My FM 94.3



SANGINI ARISE
Awarded as "ULTRA LUXURY -
Lifestyle Project of The Year -
Surat" by
PROPREALTY & CRISIL



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



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



SANGINI GARDENIA
Awarded as "Outstanding Concrete
Structure in Surat" Under Multi - Dwelling
Residential Unit Category
by ICEA (Surat) & Ultratech



A R C H I V E S

SANGINI
TERRAZA



SWAPNA
SANGINI



SANGINI
TEXTILE
HUB A



SWAAR
SANGINI



SANGINI
SOLITAIRE



SANGINI
MAGNUS



SHYAM
SANGINI
TEXTILE
MARKET



SHYAM
SANGINI



SANGINI
ASPIRE



SANGINI
TEXTILE
HUB B



SANGINI
GARDENIA



SANGINI
SWARAJ



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GROUND LAYOUT PLAN 

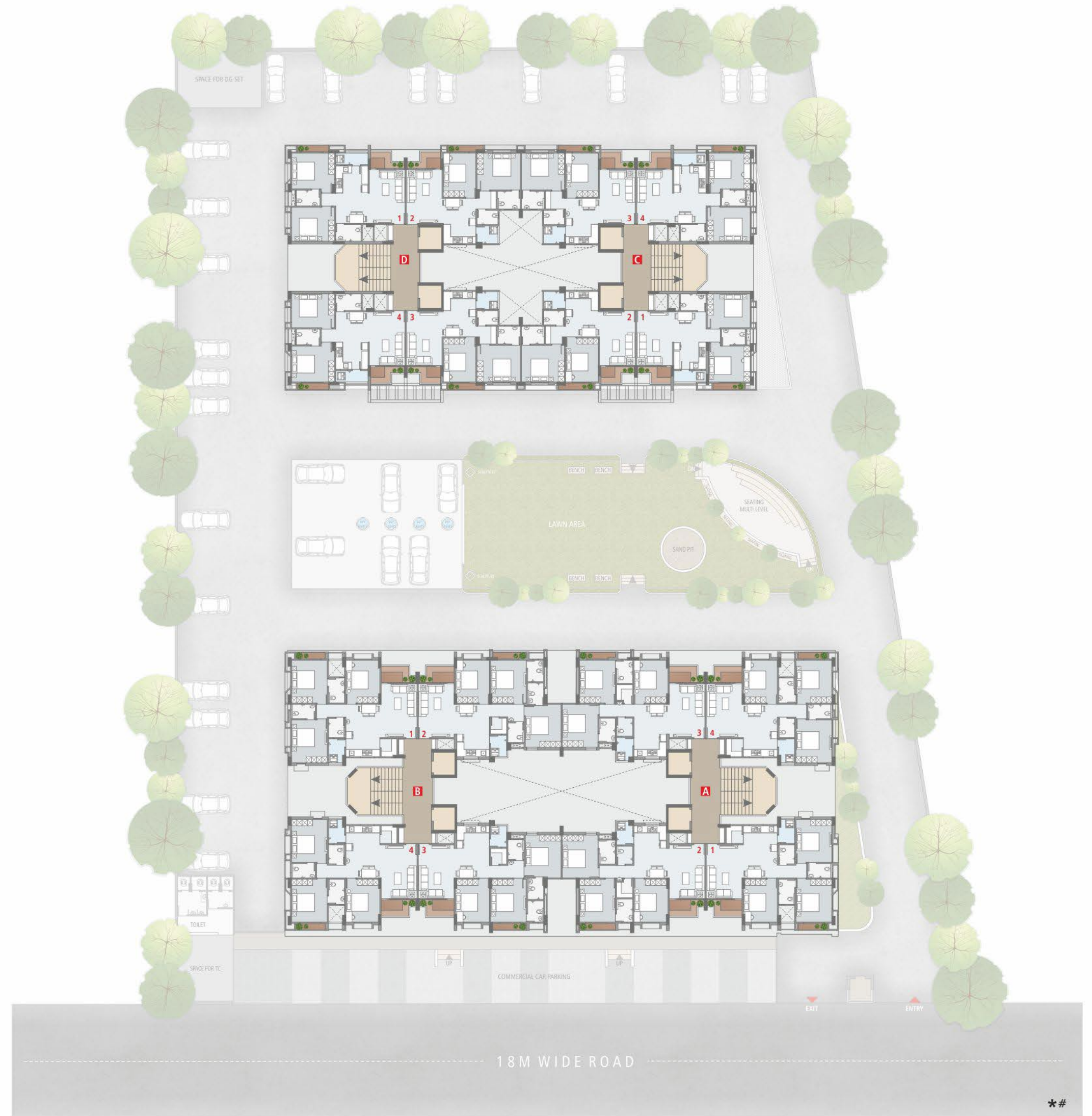


Note: According to GDCR 50% of COP approved can be used for parking space)

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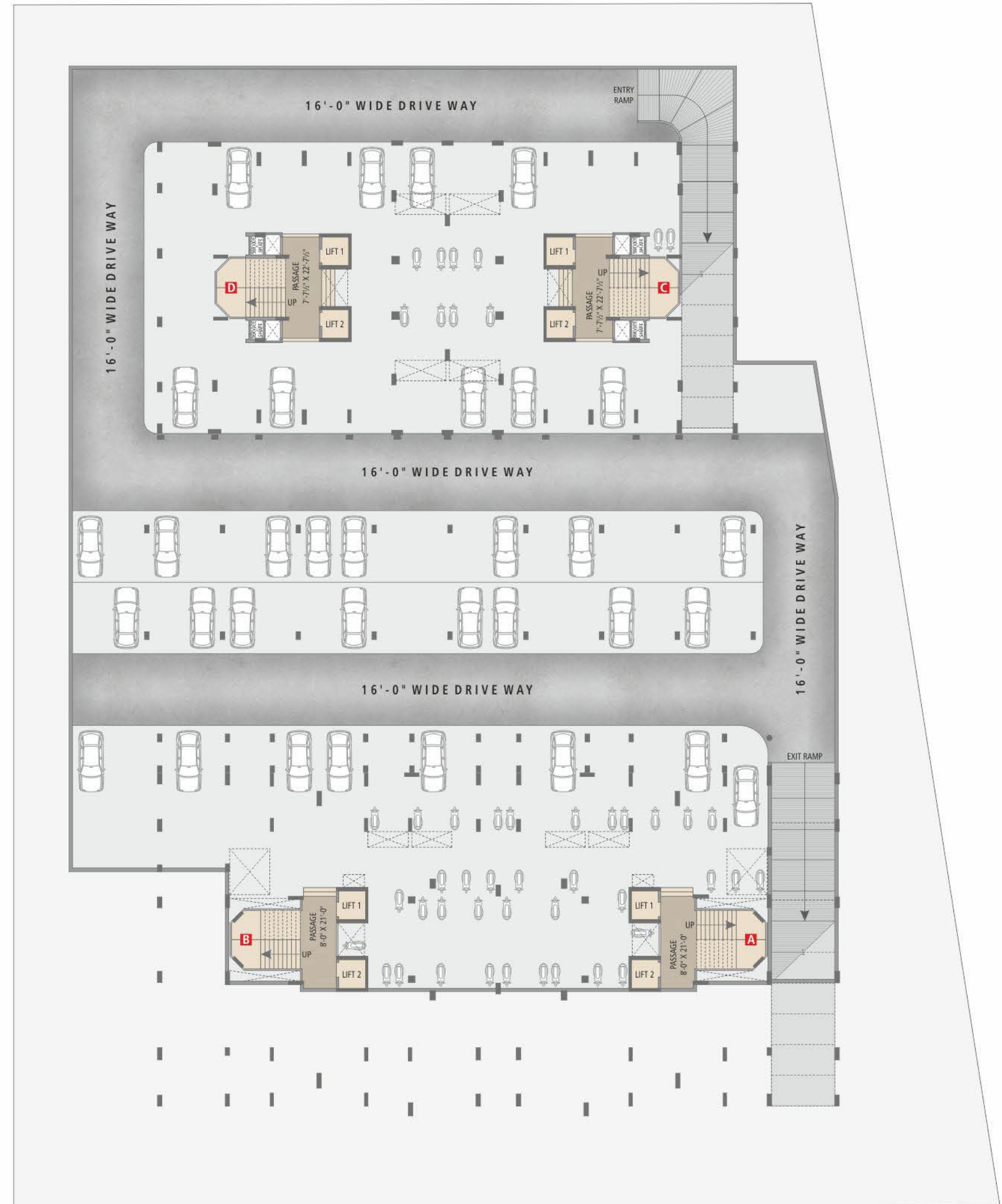
TYPICAL LAYOUT PLAN 



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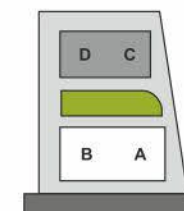
BASEMENT PLAN 





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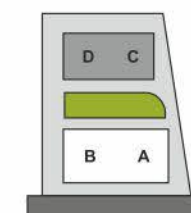


BUILDING A | B (1ST TO 10TH FLOOR)



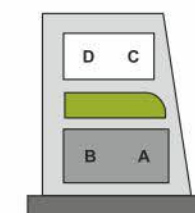
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SHIVANTA

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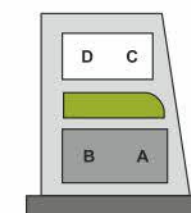
BUILDING A | B (11TH FLOOR)







*#

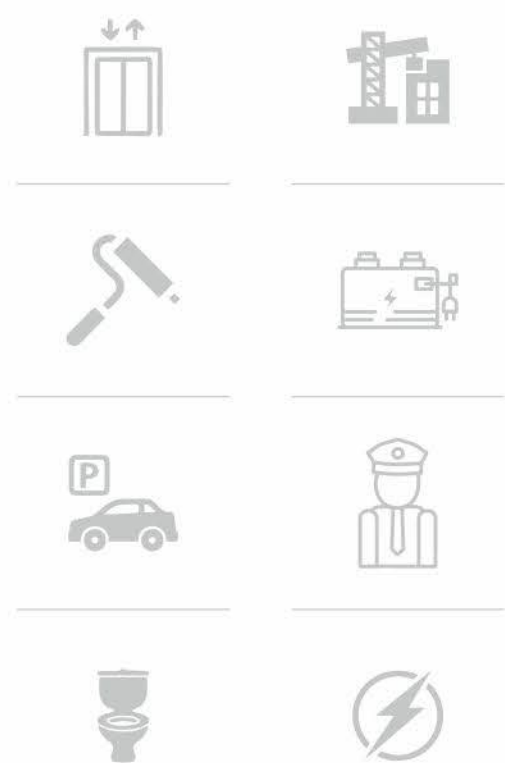




SANGINI SHIVANTA

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SPECIFICATIONS



FLOORING

- 24" X 24" vitrified flooring of standard make.
- Kota / natural stone at wash area.

KITCHEN / STORE

- Granite platform with S.S. sink and kitchen tile dado up to lintel level.
- Adequate natural stone shelves in store area.

BALCONY

- Balcony with rustic tile in flooring.
- MS safety railing designed in line with building elevation.

TOILET / PLUMBING

- Decorative tile dado up to lintel level in toilet.
- Sanitary ware and CP fittings of standard make.
- Centralized hot water line for toilet.

DOORS

- Attractive main door with laminated sheet and stone frame.
- Internal doors with laminated finish and stone frame.
- Good quality fixtures & fittings in all room.

WINDOWS

- All window openings provided with natural stone frame with good quality Aluminum anodized section and glass.

ELECTRIFICATION

- Sufficient points in concealed wiring and modular switches of standard make.
- T.V. point in living room & master bedroom.
- AC point provision in master Bedroom.
- Adequate generator power backup of 2 Amp in 2 BHK & 3 Amp in 3 BHK.

WALL FINISH

- Internal Wall: Standard make putty on all plastered wall and ceiling.

CAMPUS FACILITIES

- Attractive & spacious main entrance foyer.
- Well designed lush green landscape.
- Two automatic passenger elevators in each building.
- Silent generator backup of adequate capacity for lift and common facilities.
- Internal roads and parking with tri-mix, stone or paver block.
- SMC water and drainage connection.
- Underground and overhead water tank with fully glazed dado for SMC water storage.

SAFETY & SECURITY FEATURES

- Attractive main gate.
- Sufficient CCTV cameras in common areas.
- Emergency firefighting system as per SMC norms.
- Building designed as per IS Code.

PARKING

- Sufficient car and two wheeler parking at ground floor and basement.

FACADE TREATMENT

- Double coat plaster on exterior walls.
- Texture on selected elements on exterior walls.
- Good quality paint of weather-shield or equivalent.

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

WARRANTY CERTIFICATE (A.C.)



We at Sangini strongly believe that trust can only be developed through transparent and convenient legal process. Thus we provide clear documents and certificates in our legal file e.g. B.U. certificate, Airport NOC, Lift licence and deeds.

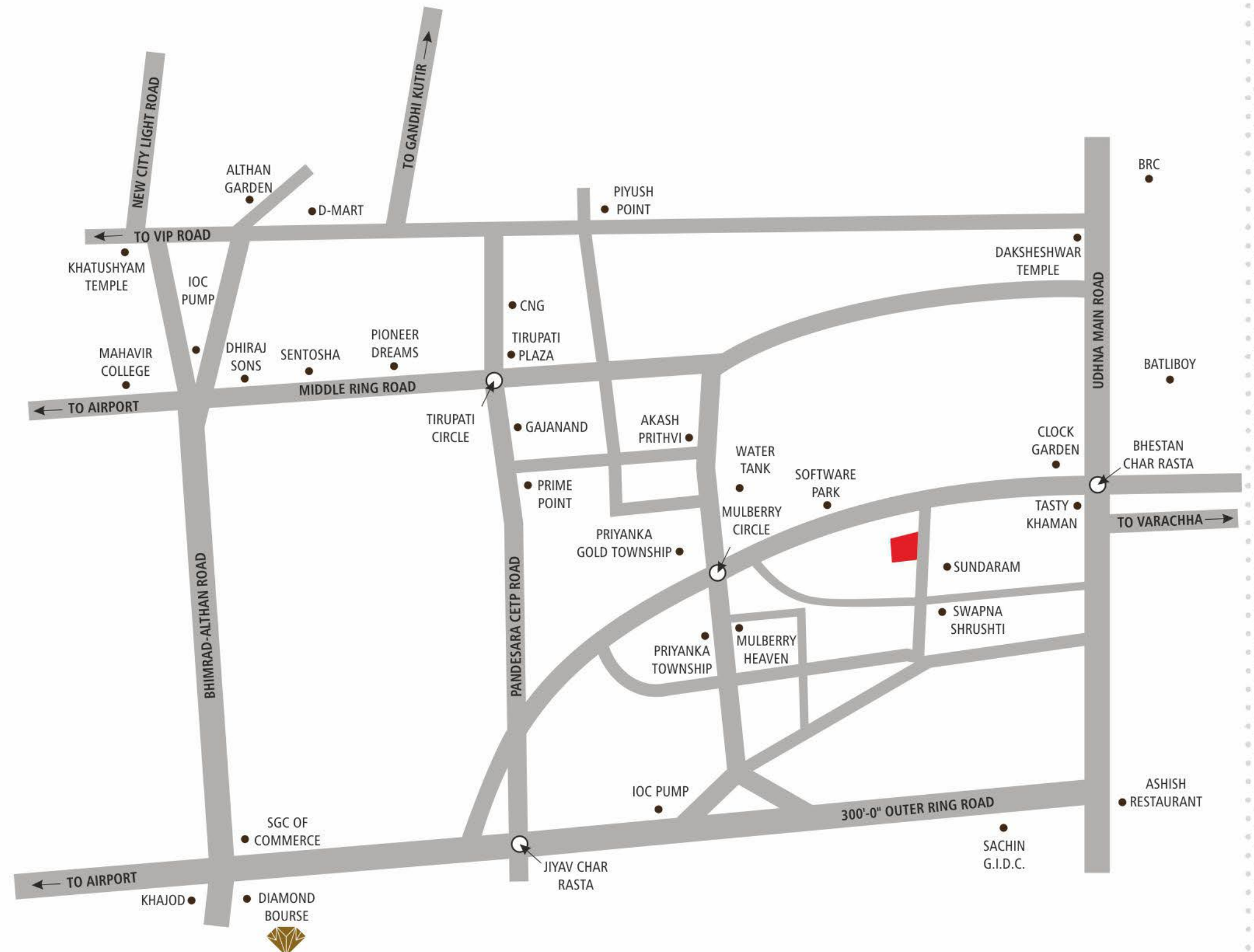
B.U.C.

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LOCATION MAP



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PROJECT DEVELOPED BY

VEE AAR LIFE SPACE LLP

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ARCHITECT



STRUCTURAL ENGINEER



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We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, 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 PERMITTED 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, T.V. 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 in such a way 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.

Legal Disclaimer

- * All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.