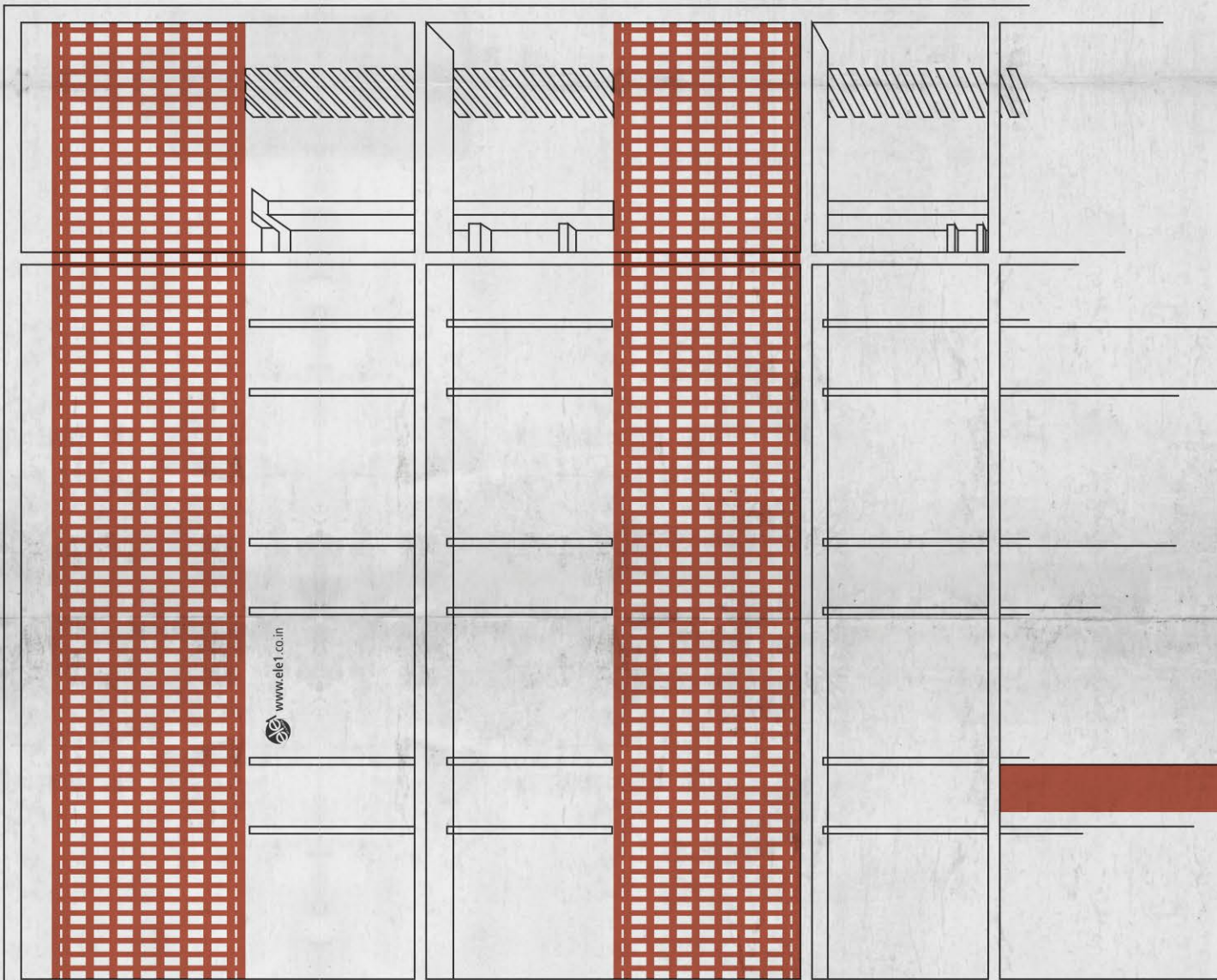




SANGINI Aspire

BUSINESS DESTINATION

SHOWROOMS | SHOPS | OFFICES



www.elet.co.in



SANGINI Aspire

BUSINESS DESTINATION

CONNECTIVITY

RTO: 0.8 Km.

Cable Stayed Bridge: 2 Km.

Railway Station/ Bus Station: 9 Km.

Airport: 12.6 Km.

Gaurav Path: 0.4 Km.

Pal-Umra Bridge (Proposed): 0.3 Km.

Architect



Structure
Consultants



Sai Consultant
Er. Hiren G. Desai

Site Address: Sangini Aspire, Beside Sanskruti Township, Near Pal RTO, Pal - Hajira Road, Pal - 394510, Surat.

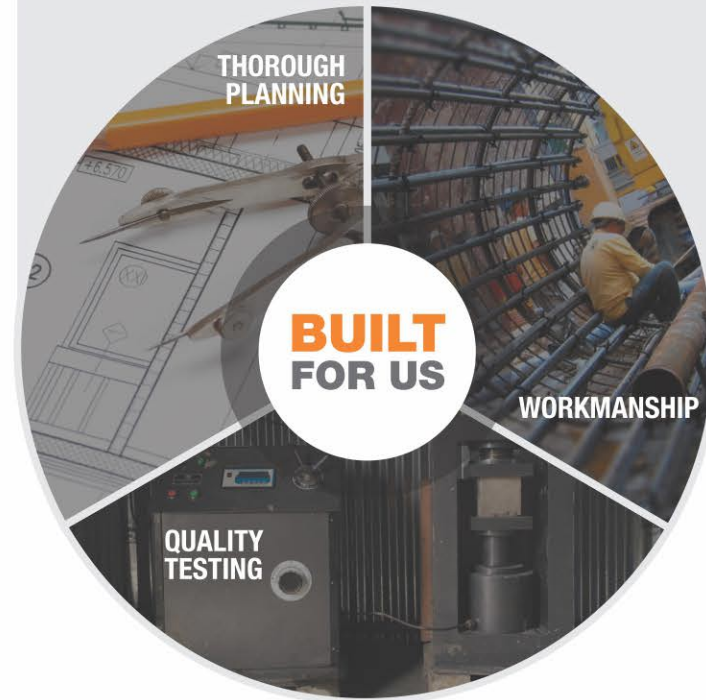
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Committed to SUPERIOR QUALITY and CUSTOMERS SATISFACTION.



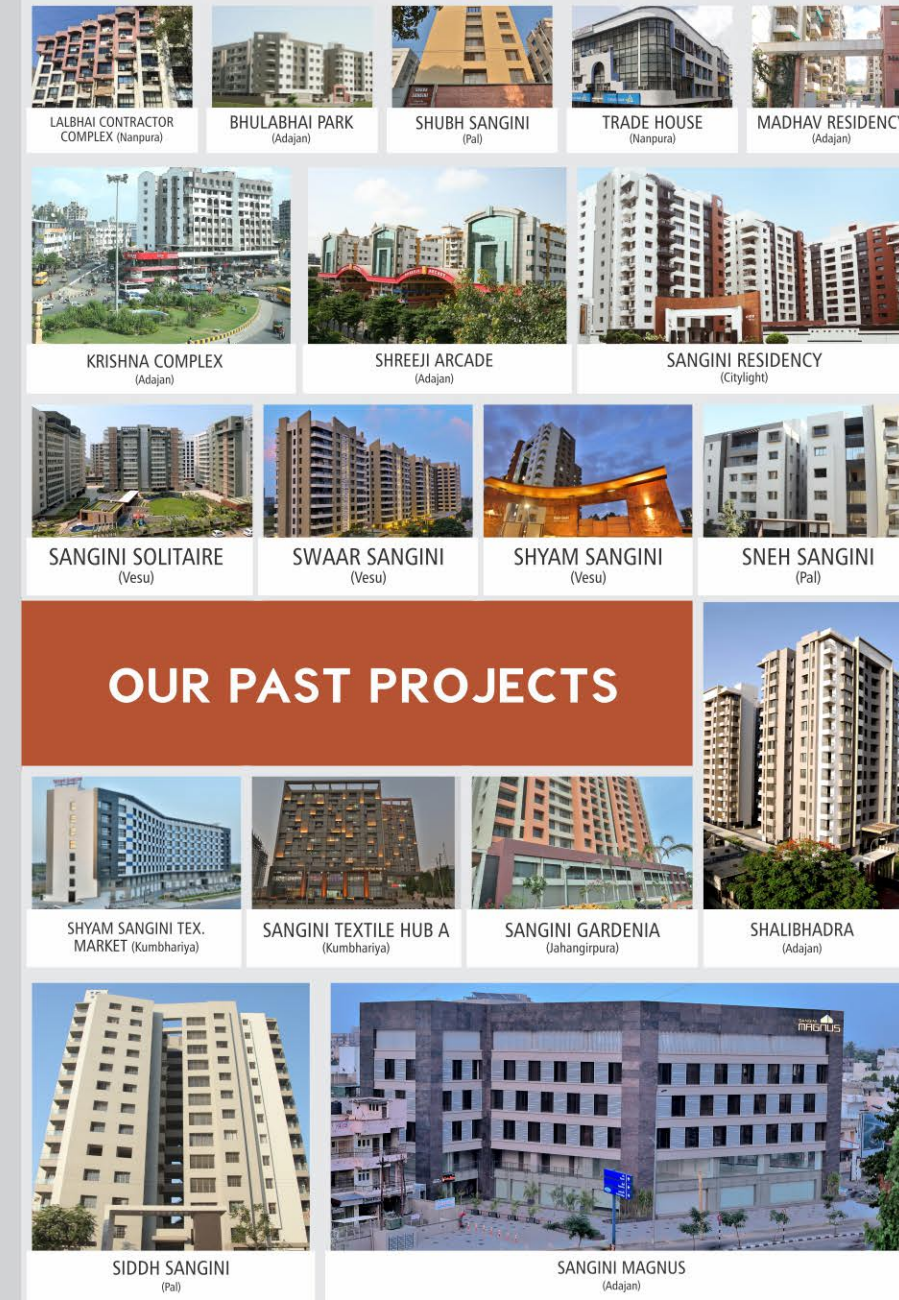
SURAT'S LANGUAGE OF TRUST, PROGRESS AND HAPPINESS SINCE 1984

57.5 lac
sq ft of life spaces

56
landmarks

1150
commercial units

4300
happy families



OUR ACCOLADES





ATTRACTIVE LOCATION &
EASY CONNECTIVITY WITH
CABLE STAYED BRIDGE,
PAL-UMRA BRIDGE (PROPOSED)
GAURAV PATH, L.P. SAVANI ROAD



IN VICINITY OF PAL,
ADAJAN & HAJIRA.



ALL OFFICES AND SHOPS WILL
HAVE ROAD VIEW.

32

LIMITED NUMBER OF UNITS
(32 UNITS) IN BUILDING.

ASANGINI
Aspire
BUSINESS DESTINATION



SEPARATE ENTRANCE FOR
ALL THE OFFICES & SEPARATE
ACCESS FOR FIRST FLOOR.



ARCHITECTURALLY UNIQUE BUILDING
ELEVATION HAVING EXPOSED RCC &
BRICK/OTHER SIMILAR FINISH.





THE PERFECT ATMOSPHERE, WHICH GIVES YOUR BUSINESS A PERFECT SHAPE.



PROJECT SPECIFICATIONS

■ External Elevation :

Elegant External Elevation of Exposed RCC & Brick / Other Similar Material.

■ Parking:

Parking Space at Ground Floor Level & in Basement.

■ Floor Height:

Ground Floor Height 12 Feet, First Floor Height 11 Feet & Typical Floor Height 10 Feet.

■ Elevators

Standard Quality Lift of Johnson, Kone & Thyssen Krupp or Equivalent Make.

■ Generators

Diesel Generators of Sufficient Capacity For Power Backup To Sufficient Points In Individual Units, And Also To Keep Common Building Utilities Running.

■ Security:

C.C.T.V Camera For Passages And Parking Areas

■ Fire Safety:

Fire Safety Provisions As Per SMC & Fire Guidelines.

■ Flooring:

Good Quality Vitrified Tiles.

■ Internal Wall:

Single Coat Finished Plaster with Wall Putty

■ External Wall:

Double Coat Mala/Tari/Exposed Finished Plaster And Good Architectural Elevation.

■ Windows And Shutters :

G.I. Rolling Shutter For Shop And Aluminium Anodized Section Window with Glass For Office.

■ Water Tank:

Overhead And Underground Water Tank of Sufficient Capacity.

■ HVAC:

Provision For Copper Piping & Drainage Line For AC in Each Unit.

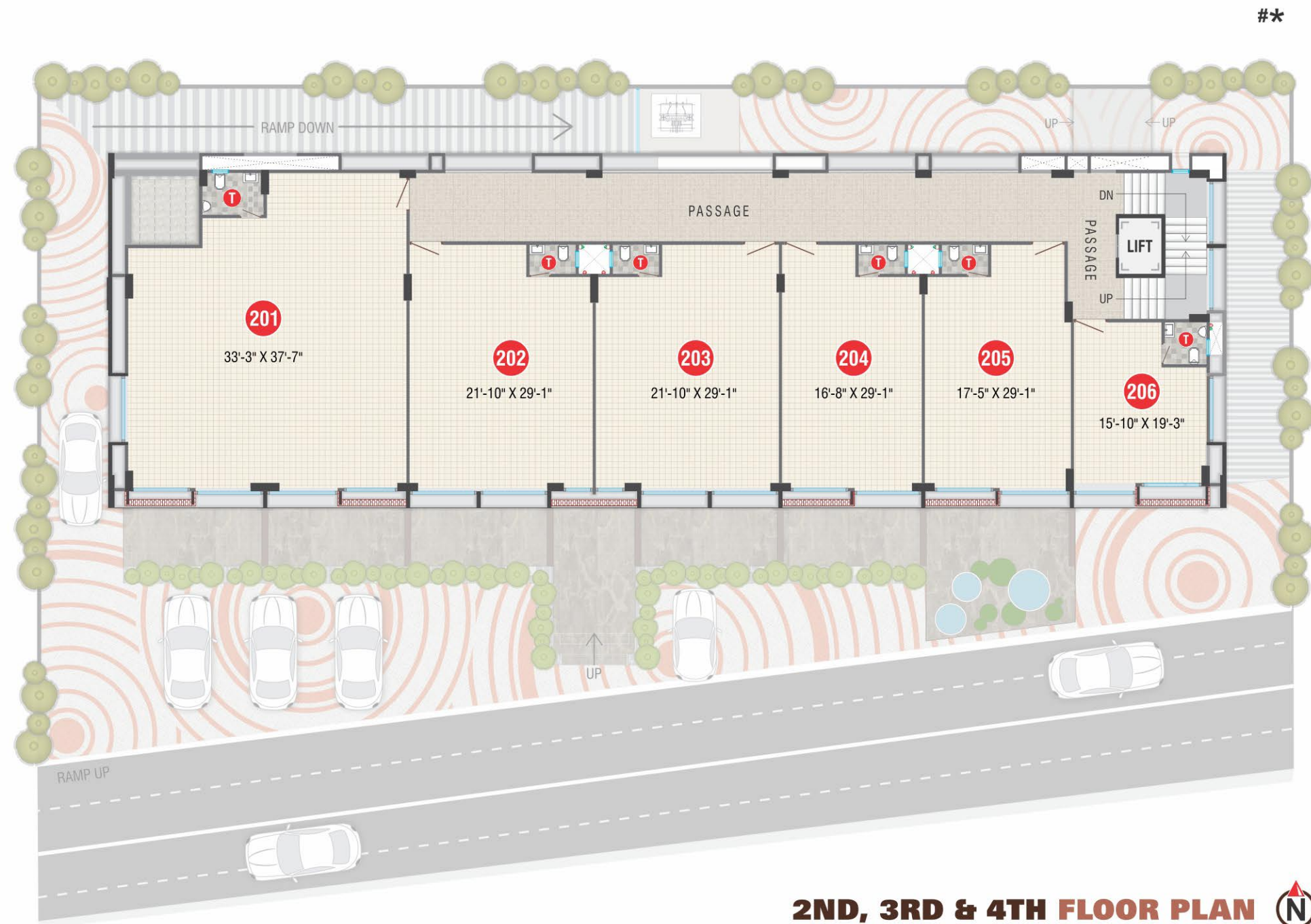
■ Electrification:

Modular Switches, Concealed Circuit Wiring, Sufficient Electric Points.

Provision of M.C.B, AC, TV, Telephone, Internet Wiring.

■ Toilet:

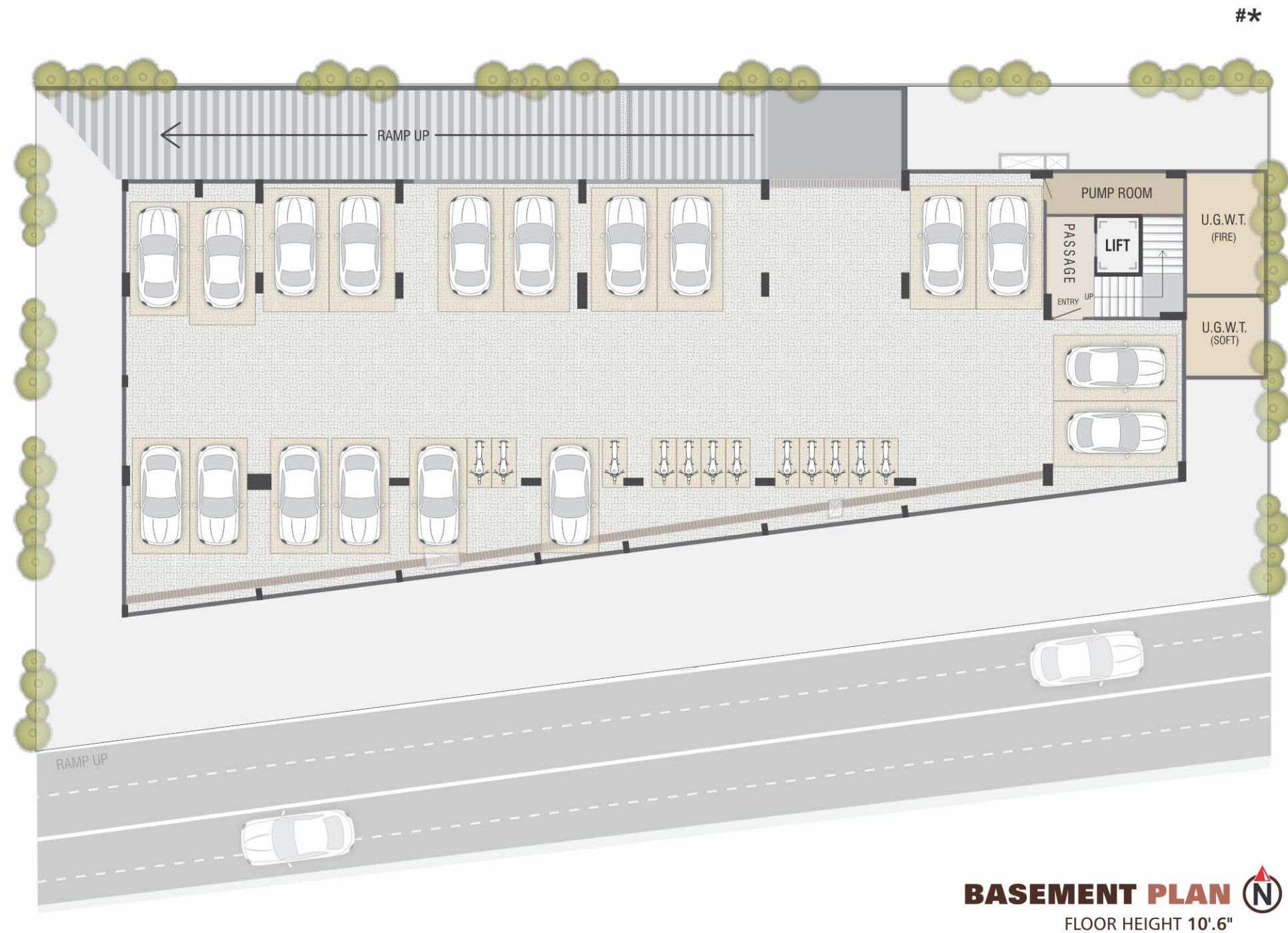
Attached Toilet Unit In Each Office & Shop.



2ND, 3RD & 4TH FLOOR PLAN 
FLOOR HEIGHT 10'



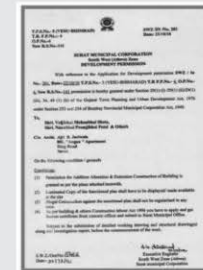
5TH FLOOR PLAN 



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DEVELOPMENT PERMISSION



AIRPORT N.O.C.

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. CERTIFICATE, FIRE N.O.C., LIFT LICENSE & DEEDS.

TECHNICAL FILE



ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING

FOR CONVENIENCE OF FLAT HOLDER WE PROVIDE ALL SET OF TECHNICAL PLAN, ACTUAL PHOTOS AND WARRANTY CERTIFICATES; E.G. PLUMBING DRAWING, ELECTRICAL DRAWING LAYOUT AND PRODUCT CERTIFICATES.

WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all 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 continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser 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 & lookout 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.
- 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 from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title 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 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 of our final products.