

SANGINI EPITOME

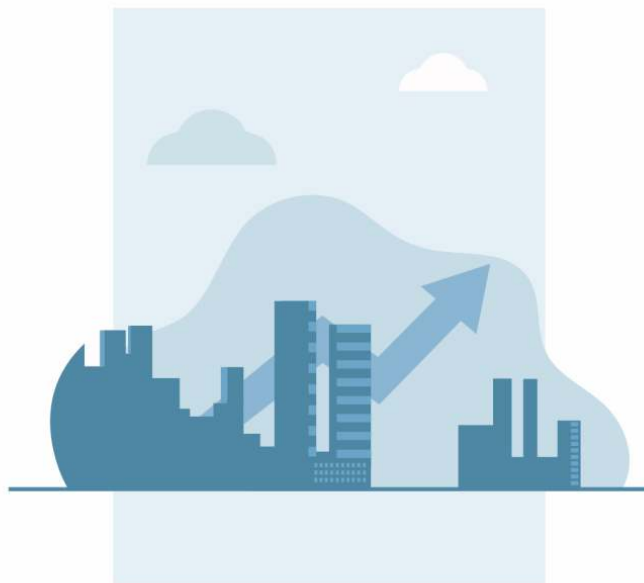
3 & 4 BHK JOYOUS LIVING



CREATING A JOYFUL LIFE FOR ALL, IN MULTIPLE WAYS

Joy is a profound and positive emotion that is deeply rooted in happiness and delight. A well-planned residential scheme can indeed provide and ensure joy for all family members through its location, design, amenities, and more.

Sangini Epitome is conceived to help you find such a world of refined living, where every detail has been meticulously crafted to offer you an unparalleled lifestyle. A testament to sophistication and opulence, with a focus on elegant landscaping, breathtaking design, and an array of extraordinary amenities.



JOYFUL LOCATION

Connectivity and convenience go hand in hand. Enjoy easy access to schools, healthcare facilities, markets, and more, making your daily life stress-free.



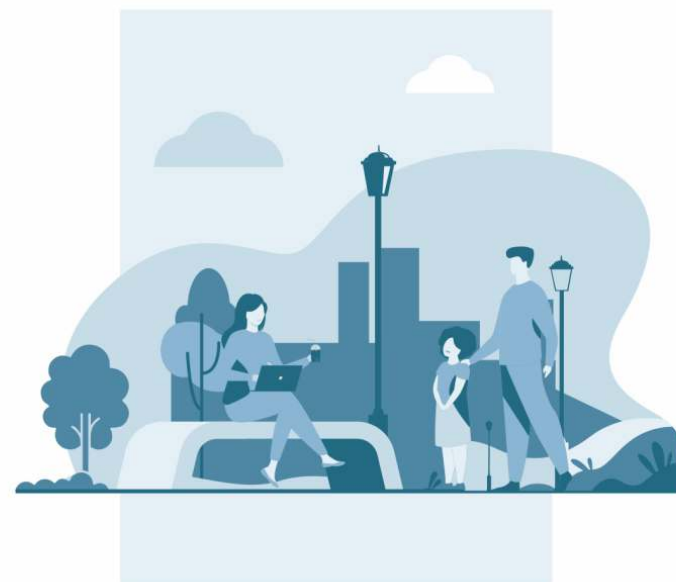
JOYFUL AMENITIES

Delight in safe, well-maintained premises with an array of amenities that not just augment but uplift your lifestyle.

40+

JOYFUL DESIGN

Bask in the beauty of green spaces and thoughtful planning, offering ample space for activities, relaxation, and quality family time.



JOYFUL DEALINGS

As a leading real estate developer, we have a solid track record of delivering high-quality projects, earning your trust and confidence. For us, you're more than just residents; you're family.

40 years



EXPERIENCE THE
ELEVATED LIFE AT ITS
FULLEST

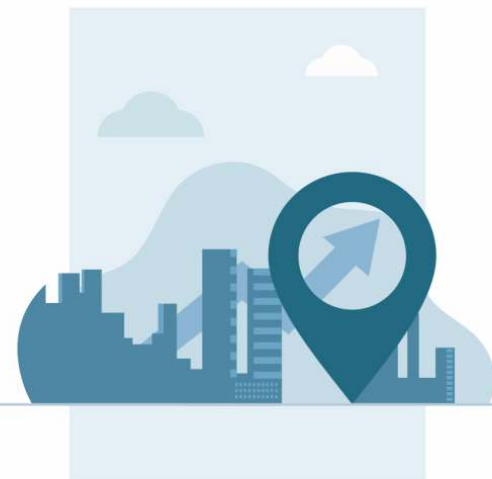
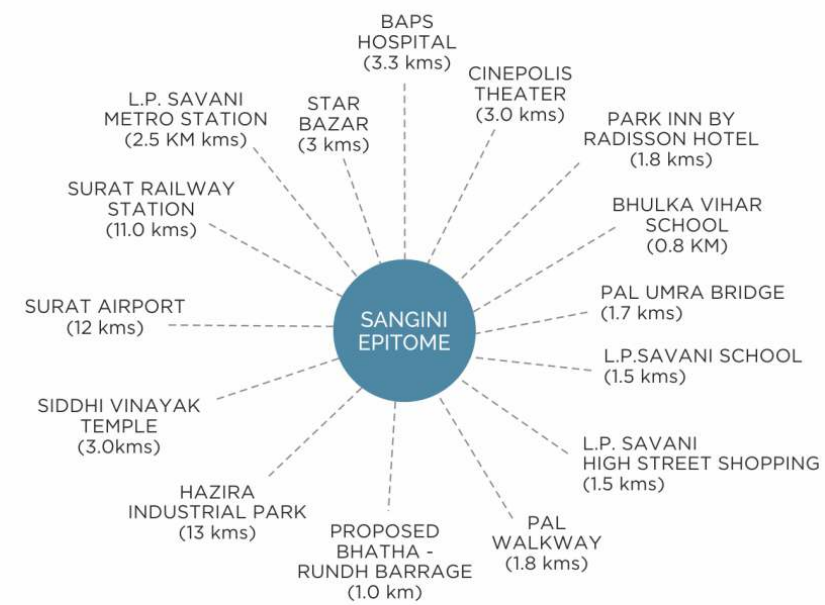
12 STORIES - 8 BUILDINGS
13 STORIES - 2 BUILDINGS



SANGINI EPITOME

3 & 4 BHK JOYOUS LIVING

Site Address : Opp. Green City, Bhatha,
Surat, Gujarat 395009



WELCOMING LOCATION

Perched in the coveted area of the city,
with the added advantage of
reasonable rates and sound investment
prospects.



Scan For Location



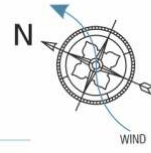
HEART-WARMING DESIGN

Sangini Epitome offers a diverse range of options, accommodating families of all sizes and needs, and ensuring a harmonious neighbourhood.

Smart Planning
for optimized indoor sunlight

**No buildings in
Surrounding**
allows uninterrupted sunlight

TYPICAL FLOOR PLAN



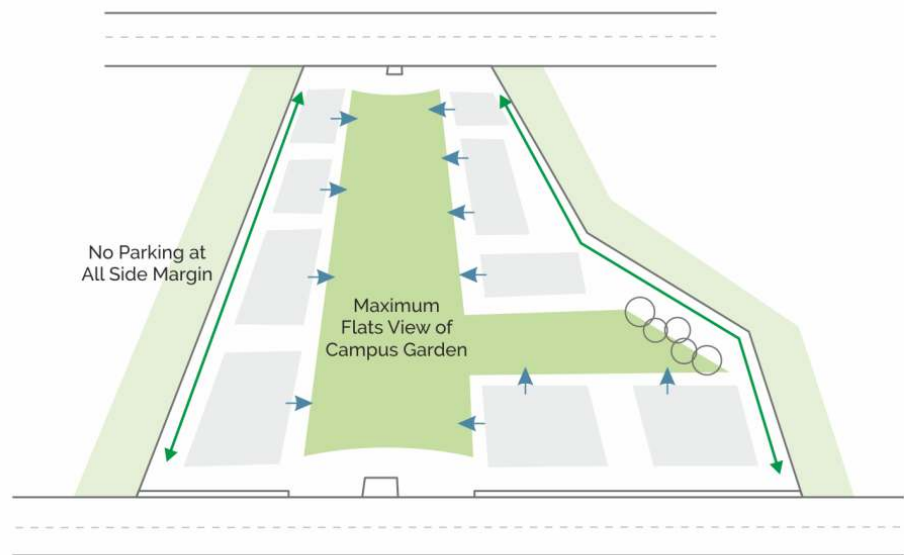
24.00 MT. WIDE ROAD



18.00 MT. WIDE ROAD

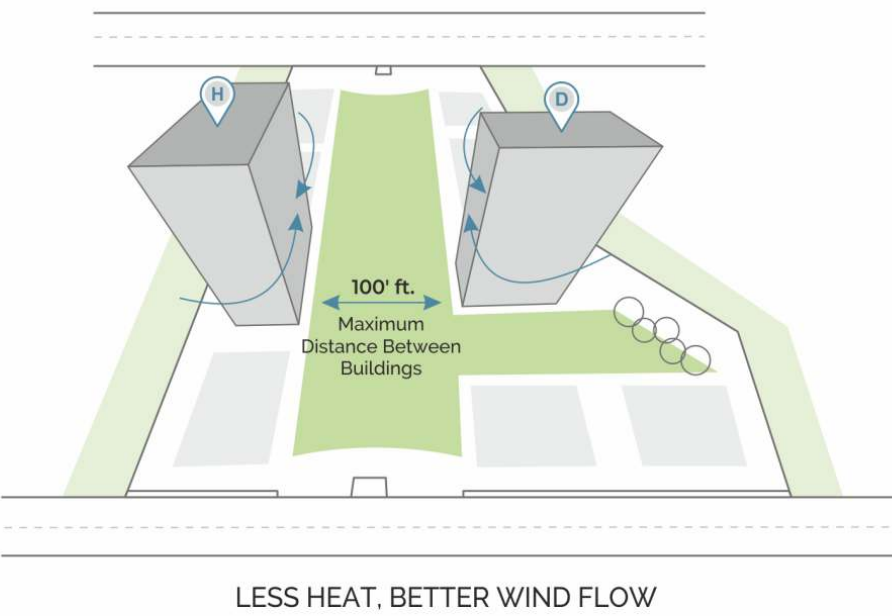
INTELLIGENT PLANNING

Embrace serenity, cleanliness, and picturesque views as integral elements of your living experience. We've curated a space that enhances your internal surroundings by eliminating noise pollution. With no parking along the side margins, our internal roads remain pristine, offering a beautiful view of the campus landscape from nearly every unit.



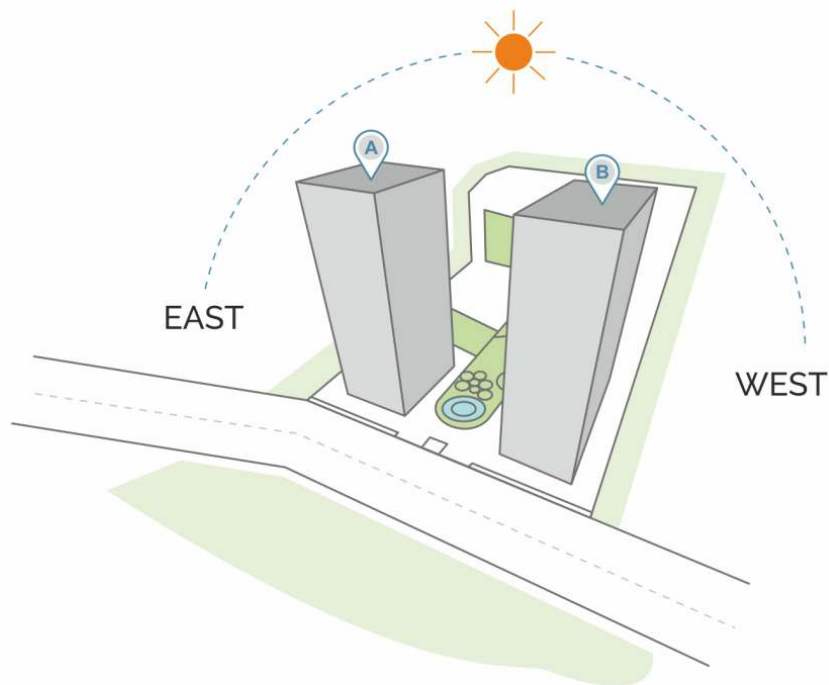
COOLER HOMES

When the cool, pristine breeze constantly flows across your home, throughout the day, the temperature of your home is bound to come down creating a cool space. Cavity wall helps in reducing heat transfer, lowers energy consumption, prevents moisture issues & increases building's lifespan.



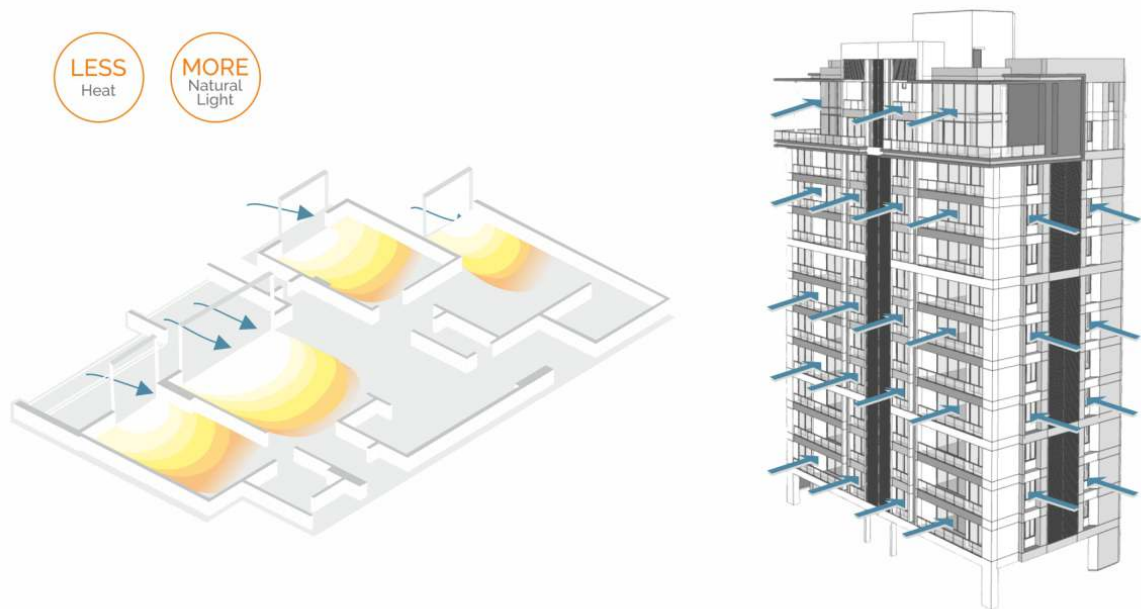
BUILDING ORIENTATION

The towers are planned thoughtfully and situated brilliantly in such a way that it elevates the quality of life of its residents to a new heights. Majority of flats having east / west opening.



AMPLE SUNLIGHT

Full length sliding windows along with openness all around ensures not only breath-taking views but also ample sunlight and reduction in electricity consumption.



SANGINI EPITOME

3 & 4 BHK JOYOUS LIVING

Openings in all rooms for
Natural illumination
& Air Circulation

Spacious balcony & full length
sliding windows for
better air flow

Multiple Premium
Leisure Amenities at
Ground level

11th & 12th floor 5BHK
Duplex Penthouse

Living Room
Floor Height 22' 0"

1st & 10th floor 4BHK
Apartments
Floor Height 11' 0"

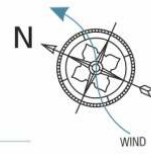




A PLACE WHERE
SPLENDOR MEETS
SERENITY

Step into a serene oasis that soothes the soul and delights the senses. Sangini Epitome a sanctuary of artistry, lush greenery, and tranquillity. Your 30' ft. margin marks the entrance to a home where every detail embodies elevated living.

GROUND FLOOR PLAN



LEGEND

- | | | |
|---|--|-----------------------------|
| 01 ENTRY TO GARDEN | 12 INFANT PLAY AREA | 23 SCREEN WALL |
| 02 WATER BODY WITH SCULPTURE | 13 SEATING AREA | 24 KIDS POOL |
| 03 JOGGING / WALKING TRACK | 14 MULTIPURPOSE LAWN | 25 POOL DECK |
| 04 INTERNAL PATHWAY | 15 KIDS PLAY AREA | 26 DECK PERGOLA |
| 05 ENTRANCE FOYER | 16 REFLEXOLOGY PATH | 27 WATER BODY WITH BUBBLERS |
| 06 PLUMERIA COURT WITH SEATING PLAZA | 17 FLOWER AND SCULPTURE GARDEN | 28 SWIMMING POOL |
| 07 YOGA LAWN | 18 VOLLEYBALL + BADMINTON + ROCK CLIMBING WALL | 29 JACUZZI |
| 08 GAZEBO | 19 AMPHITHEATER SEATING | 30 DROP OFF |
| 09 SWING AREA | 20 FLOOR GAMES | 31 FEATURE WALL |
| 10 BASKETBALL HALF COURT + SKATING RING | 21 PARTY / MULTIPURPOSE LAWN | 32 NET CRICKET |
| 11 PLAY LAWN | 22 STAGE | 33 WATCHMAN CABIN |
| | | 34 ENTRANCE AND EXIT GATE |



24.00 MT. WIDE ROAD

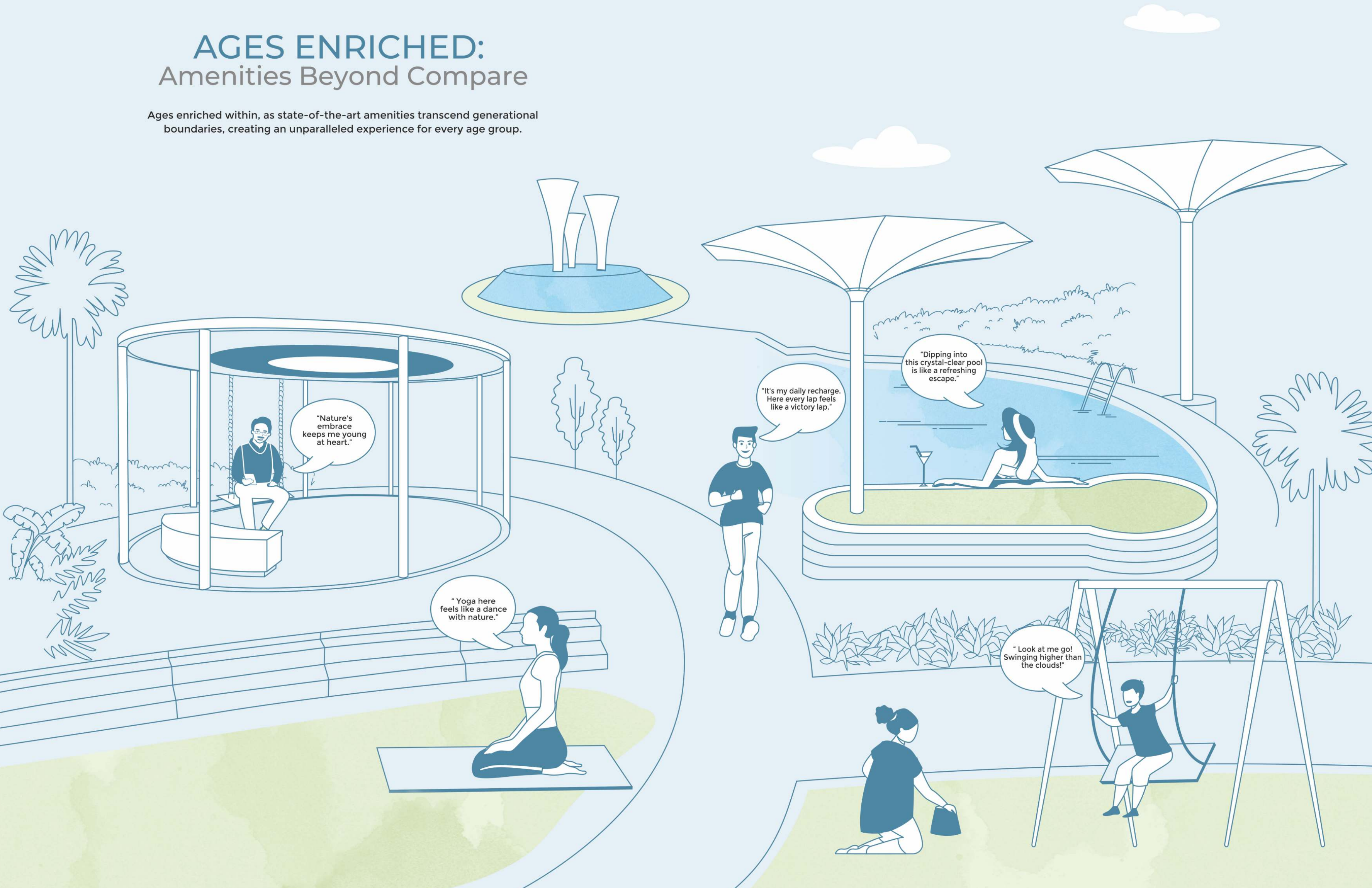
18.00 MT. WIDE ROAD



GREEN DELIGHT FOR
EVERY AGE

AGES ENRICHED: Amenities Beyond Compare

Ages enriched within, as state-of-the-art amenities transcend generational boundaries, creating an unparalleled experience for every age group.





OUTDOORS THAT INDULGES ALL AGE GROUP

WORK / SOCIAL



PLAY LAWN



MULTIPURPOSE
LAWN WITH STAGE



AMPHITHEATRE
SEATING



BANQUET
HALL



LIBRARY



WORKSPACE



TUITION
CLASSES AREA



GAZEBO



JOGGING /
WALKING TRACK



YOGA LAWN



ROCK CLIMBING
WALL



GYMNASIUM



BADMINTON COURT/
VOLLEYBALL COURT



NET CRICKET



HALF
BASKETBALL COURT



SKATING RINK

PLAY



TRADITIONAL
FLOOR GAMES



TODDLERS
PLAY AREA



KIDS PLAY
AREA



INDOOR GAME



SWIMMING POOL



KID'S POOL



JACUZZI



REFLEXOLOGY
PATH

LIVE



WATER BODY WITH
SCULPTURE



SWING AREA
(JHULA SEATING)



PLUMERIA COURT WITH
SEATING PLAZA



FLOWER &
SCULPTURE
GARDEN



LANDSCAPE AREA



DOUBLE
BASEMENT PARKING



DROP OFF ZONE



ENTRANCE FOYER

DISCOVER EXCLUSIVE
LIVING IN LAVISH
ENVIRONMENT

At Sangini Epitome, each residence is a sanctuary of elegance, exuding grace, and style. From the grand entrance to the intimate interiors, every space has been thoughtfully designed to elevate your lifestyle.



70,000 Sq. Ft.
of enormous open area



Garden sit outs & Gazebo
for all age group

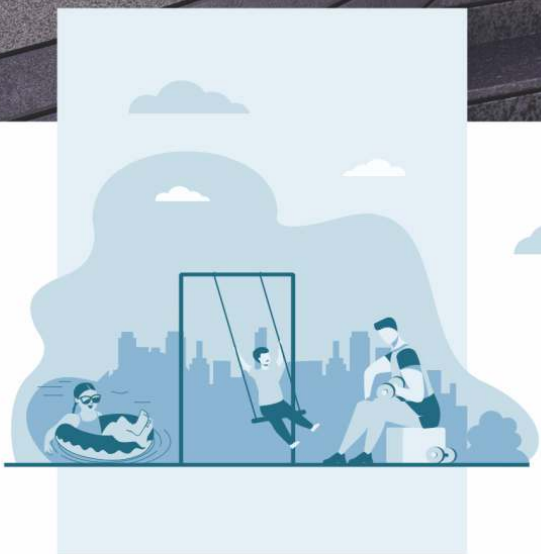
SAVOR THE ESSENCE OF SPLENDID LIFESTYLE

An architectural marvel that stands as a testament to timeless beauty and unparalleled design. The stunning facade, with its classic and modern elements, seamlessly blends into the natural surroundings.

Tree & Plantations
in vast surrounding area

Huge Party Lawn
for your celebrations



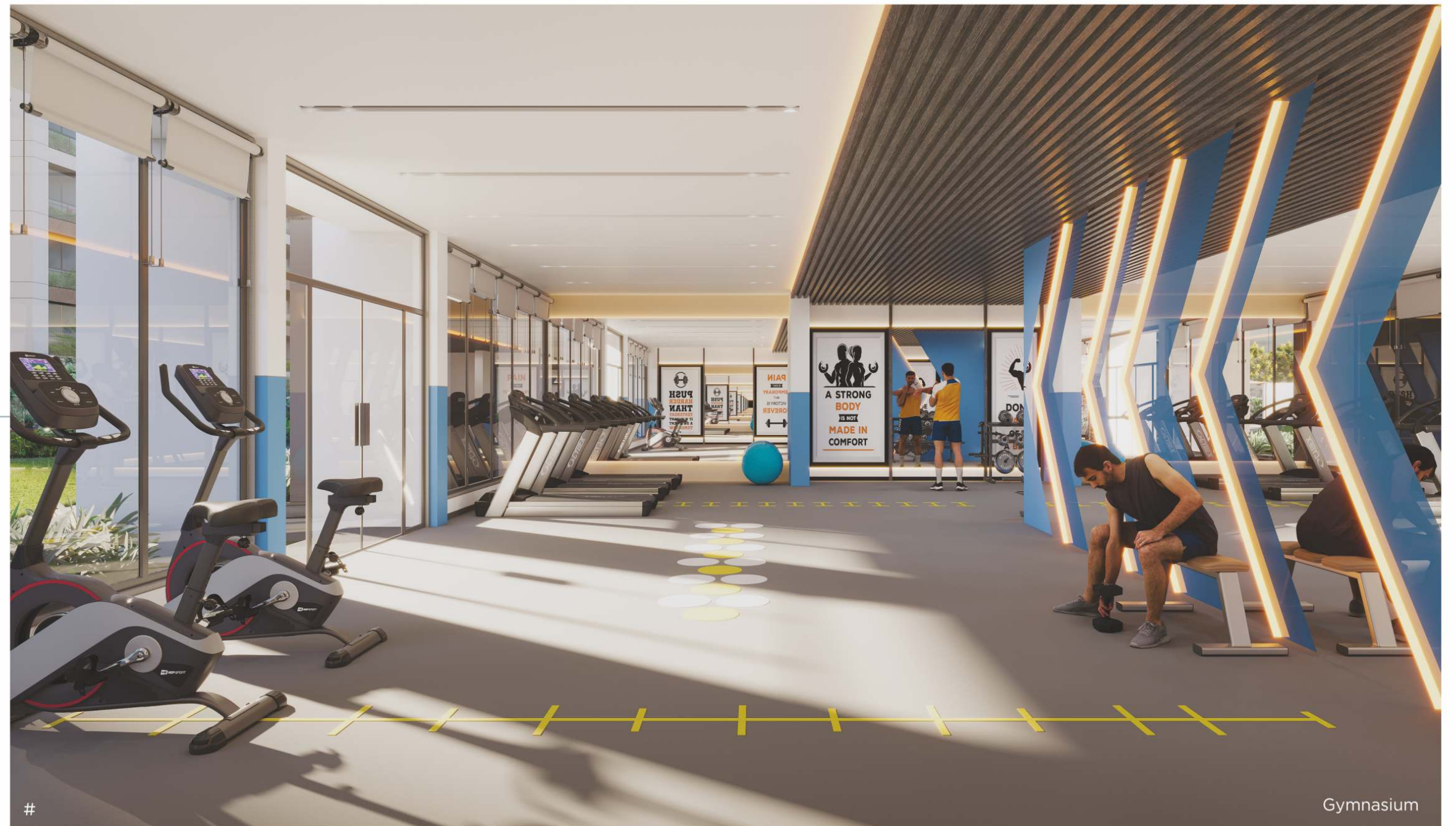


UNWIND IN
THE LAP OF LUXURY AND
COMFORT

Discover an array of amenities designed for ultimate relaxation and entertainment. Here, every whim and desire are catered to within the confines of luxury.

LUXURY REDEFINED: A GRANDEUR OF AMENITIES

Come, and experience a life that's simply extraordinary. It's where elegance, luxury, and inspiration converge to create a living experience like no other.



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Gymnasium



Toddler Zone

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Indoor Games



Reception

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Library

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Banquet Hall

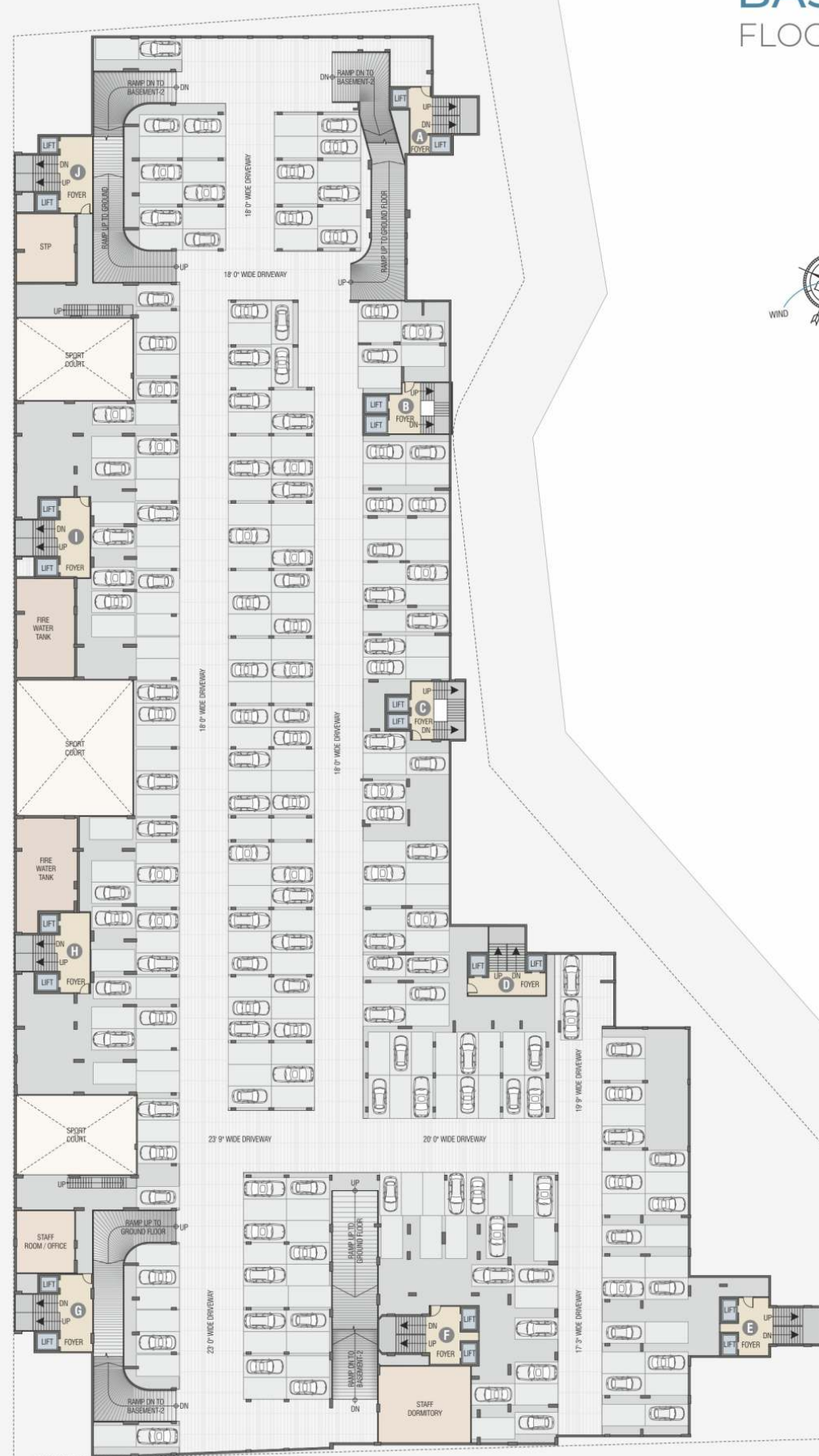
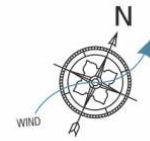
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ELEGANT LIVING, EXQUISITE LIFESTYLE

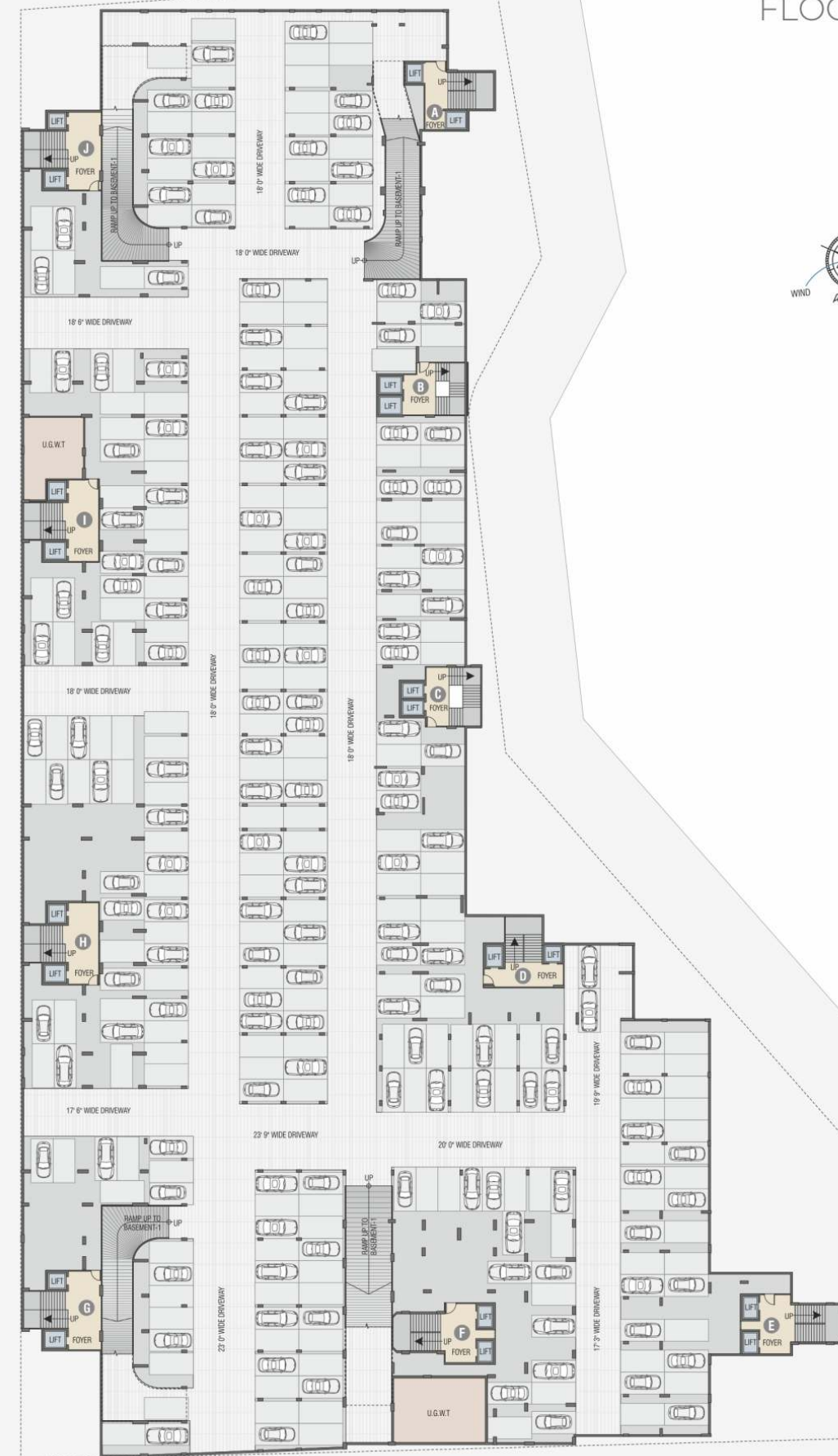
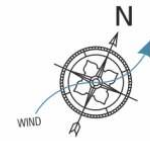
Your new home is not just a place to reside; it's an arena to celebrate life's grandeur. Entertain friends and family in grand style, in the charming clubhouse and banquet halls, designed to accommodate your most treasured moments.

12' Height Banquet Hall
Banquet accommodate 300 people function






BASEMENT-1 FLOOR PLAN







BASEMENT-2 FLOOR PLAN









Apartment Specification

	Floor Finish	<ul style="list-style-type: none">• Living, dining, kitchen - 6' x 4' tile.• Bedroom - 32" x 64" tile.
	Deck	<ul style="list-style-type: none">• Good quality rustic tile.• M.S. / S.S. railing with glass.
	Kitchen	<ul style="list-style-type: none">• Granite kitchen platform with sink of standard make.• Good quality tile dado up to lintel level.
	Store	<ul style="list-style-type: none">• Adequate stone shelves with tile dado.
	Wash	<ul style="list-style-type: none">• Stone in flooring and good quality tile on dado with adequate electrical and plumbing points.

	Toilets	<ul style="list-style-type: none">• Good quality tile dado up to lintel level with standard quality sanitary ware make in all toilets.
	Doors & Windows	<ul style="list-style-type: none">• Attractive main door with wooden frame. Provision of plastered wall for internal door frame without shutter.• All window opening provided with stone frame with good quality aluminium section and glass.
	Wall Surface	<ul style="list-style-type: none">• Putty on all plastered wall.
	Electrical	<ul style="list-style-type: none">• Sufficient point in concealed copper wiring of standard make.• ISI approved modular switches of standard make.• Adequate power back up of 3 amps in each unit.• TV & internet provision in each unit.• 3 Phase meter.

Building Specification

	Entrance Foyer & Lobby	<ul style="list-style-type: none">• Well-designed entrance foyer, waiting area and lobby at all floor levels.
	Façade Treatments	<ul style="list-style-type: none">• Double coat plaster on exterior wall with rustic texture.• Weather shield paint of ICI or standard make.
	Elevator	<ul style="list-style-type: none">• Automatic passenger elevator of standard make.
	Parking	<ul style="list-style-type: none">• Adequate car parking in double basement.
	Security	<ul style="list-style-type: none">• Sufficient CCTV camera coverage in campus & basement area.

	Electrics and Power Back-up	<ul style="list-style-type: none">• Generator of adequate capacity for common facilities of the society campus.• Light fitting of standard make in common passages & campus.
	Fire Fighting	<ul style="list-style-type: none">• Emergency fire fighting system as per SMC norms.

Technical Specification

	Building designed as per IS Codes.	 <div>Floor Height : E & F Building - 3.12 mt. (slab to slab top) All Other Towers - 3.35 mt. (slab to slab top)</div>
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"LANDMARKS BUILT ON TRUST"

MOST TRUSTED DEVELOPER

We have successfully completed 70 projects since 1984 with total constructed space of 10 million sq.ft. These projects comprise of 5300 residential units & 2400 commercial units. Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.



10 Million
SQ. FT. OF
LIFE SPACES

70
LANDMARKS

5300+
HAPPY
FAMILIES

2400
COMMERCIAL
UNITS

OUR ACCOLADES



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 Construction Group
Overall" by Hon'ble CM Shri Vijaybhai
Rupani in Real Icon event by Divya Bhaskar



SANGINI GROUP
Awarded as
"Excellence in Customer Service"
by The Economic Times



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



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



SANGINI TERRAZA
Awarded as "The Best Residential
Project-Theme Based"
by The Economic Times



SANGINI ARISE
Awarded as "Ultra Luxury-lifestyle
Project of the Year-Surat"
by CRISIL & PROPREALTY



SANGINI SIDDHANTA
Awarded as
"The Best Residential Project-High
End" by The Economics Times



SANGINI EVOQ
Awarded as "Design Project of
the Year"
by Realty+ Conclave &
Excellence Awards



SANGINI GROUP
Awarded as "Developer of the
Year Residential"
by Realty+ Conclave & Excellence
Awards



SANGINI VEDANTA
Awarded as
"Luxury Project of the Year"
by Realty+ Conclave & Excellence
Awards

ARCHIVES



SANGINI ARISE



SANGINI EVOQ



SANGINI VEDANTA



SHUBH SANGINI



SANGINI SOLITAIRE



KRISHNA COMPLEX



SHALIBHADRA



SANGINI MAGNUS



BHULABHAI PARK



SANGINI GARDENIA



SANGINI TERRAZA



SANGINI SWARAJ



SIDDH SANGINI



SANGINI ASPIRE



MADHAV RESIDENCY

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.

LEGAL FILE INDEX

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 warranty certificates.

POSSESSION CHECKLIST

ACTUAL PLUMBING PHOTO

PLUMBING DRAWING

ELECTRIC DRAWING

WARRANTY CERTIFICATE (AC)

LEGAL DISCLAIMER:

TERMS AND CONDITIONS ARE APPLIED AS BELOW

- All dimensions are approximate, average and unfinished.
- All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.
- Elevation modified for better purpose.

NOTE:

- All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
- This brochure is for private circulation only. By no means it will form a part of any legal contract.

TERMS & CONDITIONS:

• Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • TDS, GST & 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 project like SMC tax, I.C. etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC member (beam, column & slab) must not be damaged during the interior work. • Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. • Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

RERA REG. NO.

PR/GJ/SURAT/SURAT CITY/SUDA/RAA13115/140324/301230



Project Developed By : SANGINI REAL ESTATE LLP
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat - 395007

Site Address : Sangini Epitome, Opp. Green City, Bhatha,
Surat, Gujarat 395009

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Architect : Utopia Designs



Structural Design



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