



Showcasing Success...



Established in 1984, Sangini Group is a veteran real estate group and one of the top developers, involved in the development of impeccable residential and commercial projects. It has completed 51 successful projects comprising total construction space of 4.3 million square feet. Sangini showcases incomparable technical excellence to create comfortable modern buildings with elegant designs. With a team of veteran architects, designers and engineers, Sangini aims "to leverage its trusted brand to become a leading developer with pan India presence."

Our Award Winning Projects



Sangini Solitaire
Received 6-star
rating by CRISIL



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



SANGINI GROUP[®]
Building Trust. Building Landmarks.

THE SANGINI HERITAGE - COMMERCIAL PROJECTS



KRISHNA COMPLEX
@ Gujarat Gas Circle, Adajan



SHREEJI ARCADE
@ Anand Mahal Road, Adajan



LALBHAI CONTRACTOR COMPLEX
@ Nanpura



SHYAM SANGINI TEXTILE MARKET
@ Puna Kumbharia Road



TRADE HOUSE
@ Opp SBI, Nanpura



SANGINI MAGNUS

Sangini Magnus is a commercial project comprising of 34 shops and 57 offices encompassing the entire initiative. This project is the brainchild of the veteran Sangini Group, marked for its innovation and quality of construction. The entire edifice has "glass and fins" structure for light and ventilation, spacious floor space, wide corridors, and plush interiors. The project is touted to house restaurants, supermarkets, showrooms, retail outlets, banks, hospitals and corporate offices. Situated in the commercially viable region of Adajan, Sangini Magnus amplifies the strategic location advantage for several businesses simultaneously.

STRATEGIC ADVANTAGE

Sangini Group gives each of the initiatives with scope to perform & expand their business. With splendid organization of Shops, Showrooms, Offices and Hospitals, Sangini Magnus is the rare commercial edifice, which provides the companies with opportunity to grow.



Sangini Magnus is located at the heart of city, amidst the hustle and bustle of trade and commerce. Beset by residential avenues, the project is an important junction point for transport and accessibility. Buses, rickshaws and other means of transport throng in huge numbers owing to the GSRTC Bus Depot (to come up soon) and several connecting bridges. The already busy market helps in garnering increased footfalls at Sangini Magnus, which implies scintillating business for you!





SANGINI
MAGNUS

JACK N JONES

VAN HEUSEN

CROSSWORD

CROSSWORD

SNAZZY

CALVIN KLEIN

GLIMBER

LIGHT HOUSE

CAKES 'N' BAKES

Located in the heart of the city,
Sangini Magnus is well connected
to the most important places,
for commercial activity.





AMENITIES



External Elevation

Elegant external elevation comprised of glass and fins, which provide natural light, air, and ventilation to each unit.



Landscaping

Architecturally designed landscaping in open areas.



Parking

Ample parking space and a two-level mechanical stacker facility in the basement.



Floor Height

Ground Floor and First Floor height 10'10". Typical Floor Height 10'8".



Elevator / Lift

Standard quality passenger lift & goods/stretchers lift for shops, offices & hospitals.



Generator

Diesel generator 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 passage and parking area.



Fire Safety

Fire safety provisions as per SMC guidelines.

GROUND FLOOR PLAN
SHOPS



FIRST FLOOR PLAN
SHOPS





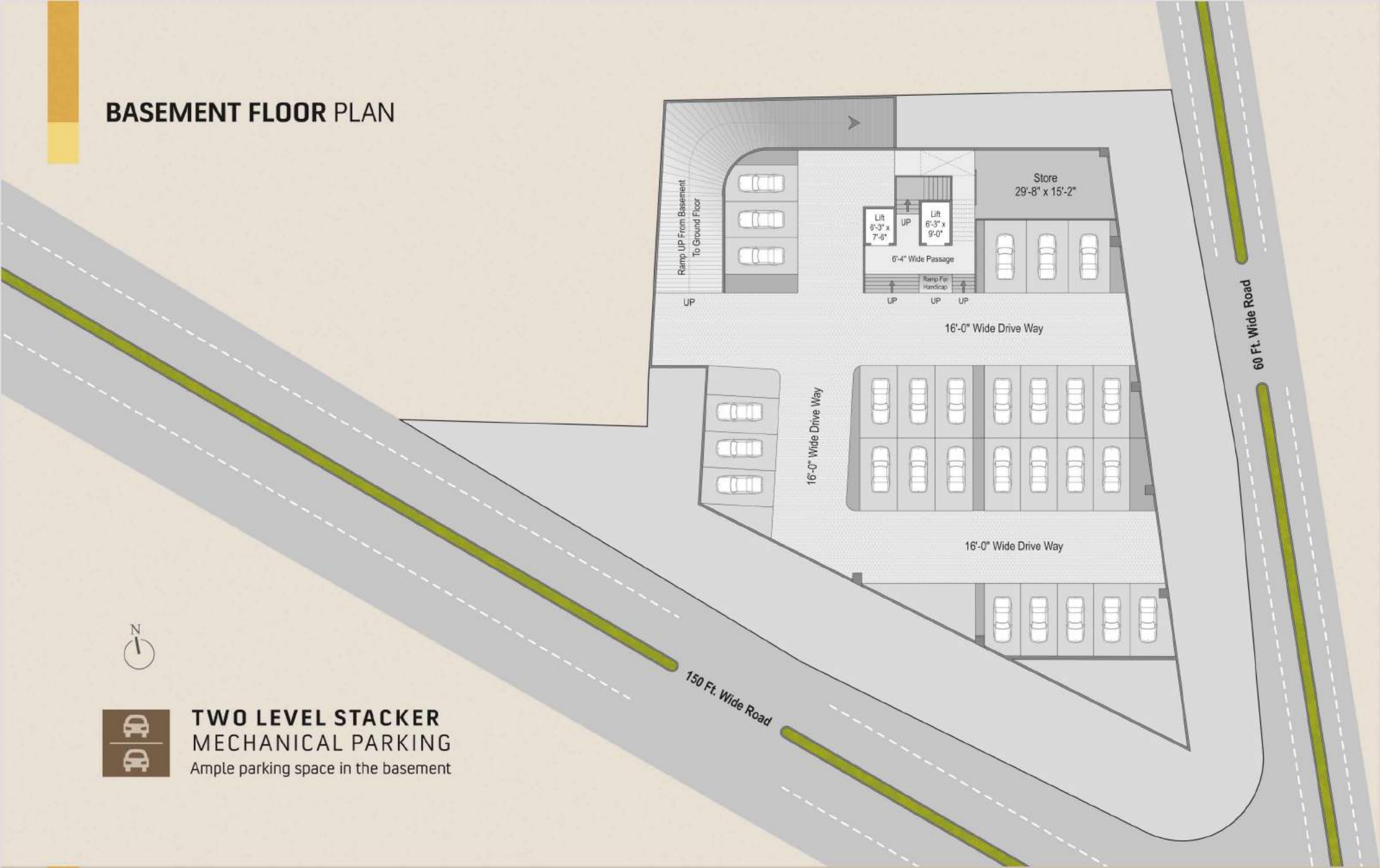
The parking for all visitors is well organized and systematic in all respects.



SECOND TO FOURTH FLOOR PLAN
OFFICES



BASEMENT FLOOR PLAN



TWO LEVEL STACKER MECHANICAL PARKING
Ample parking space in the basement

SPECIFICATIONS

- Flooring**
Good quality vitrified tiles.

Internal Wall
Single coat finished plaster with wall putty.

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. Diesel generator backup for sufficient internal electric points.
- Toilet**
Provision of water, waste-water & drainage to each showroom & office.
Common toilet provided at each floor.

External Wall
Double coat mala finished plaster/texture finished plaster and good architectural elevation.

Windows and Shutters
G.I. Mechanical operated rolling shutters and aluminum anodized section window with glass.

MEP Consultant
Specialised consultant for proper functioning of air

- conditioning, mechanical, electrical and plumbing for better building life.
- Water Tank**
Overhead and Underground water tank of sufficient capacity.
- Notes**
Earthquake resistant structure design as per IS codes.
Specialized anti termite treatment for building and water proofing on terrace.

Connectivity

0.40 Km	Sardar Bridge / Gujarat Gas Circle (which connects Athwa Gate and Ring Road)	2.00 Km	Causeway which connects Katargam / Ved Road
0.40 Km	Nehru Bridge / Adajan Patia (which connects Chowk area & Mughalsarai Corporation Office)	2.00 Km	Cable stayed bridge (under construction) (which connects Parle Point)
0.40 Km	GSRTC / City Bus Depot	6.00 Km	Railway Station/Bus Stand
		12.00 Km	Airport

Note

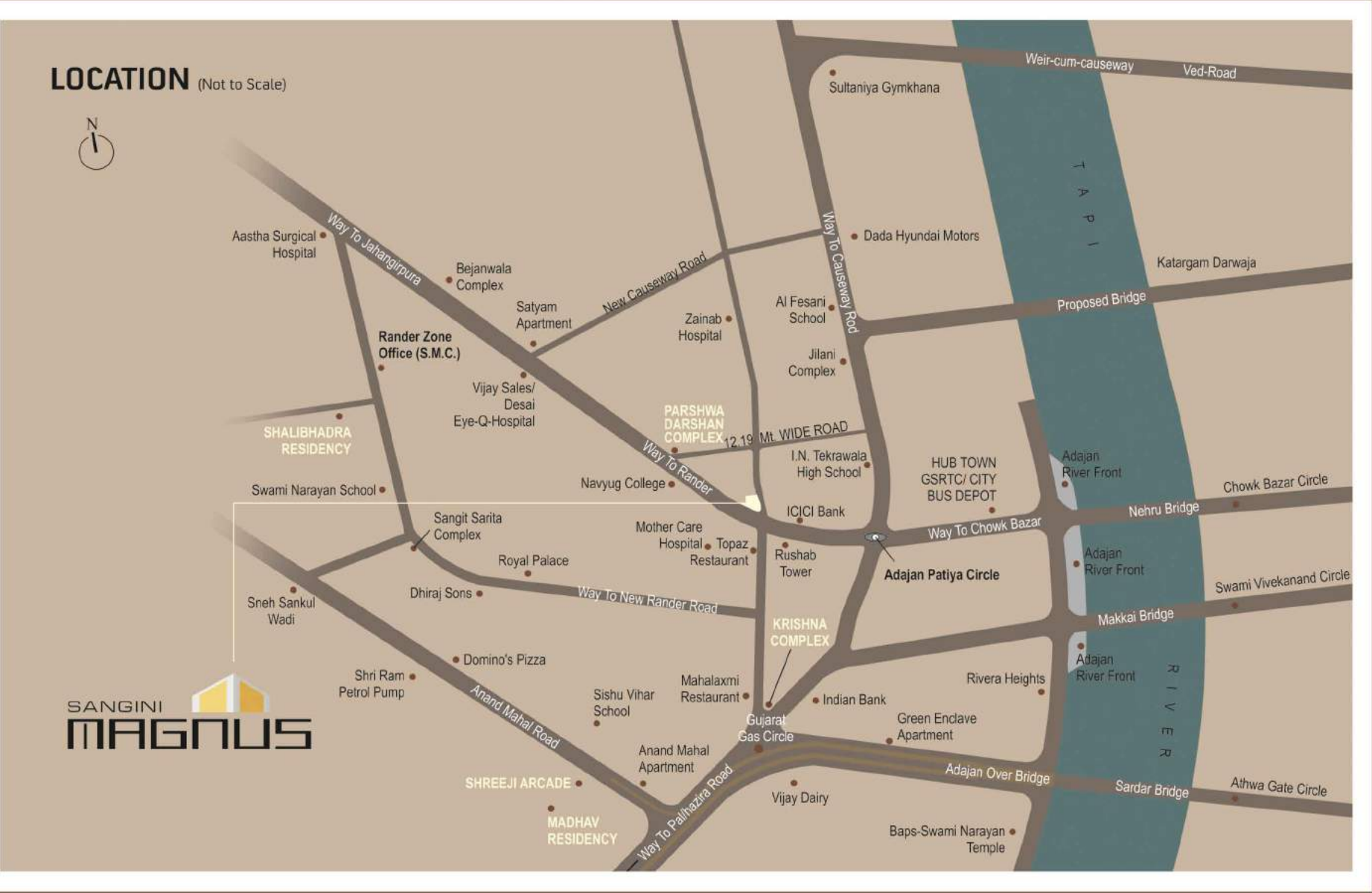
- All rights for alteration / modification and development in design or specification by architects and / or developer shall be binding to all the members.
- This brochure is intended only for easy display and information of the project and does not form part of the legal documents.

We Request

- Stamp duty, registration charges, legal charges, GEB charges, SMC charges, society maintenance charges, 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 government / local authorities during or after the completion of the project including SMC tax, will be borne by the purchaser.

Developer Reserves

- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the project including technical specification, designs, planning, layout, etc. All purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme 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.
- Provision of PVC pipes for internal wiring of all low voltage facilities such as telephone, cable tv, dish tv and internet cables shall be provided for each shop / office. All external laying and drawing of low-voltage cables mentioned above or other, shall be strictly laid as per consultants' service drawing with prior consent of Developer / Builder's office.
- No wires / cables / conduits shall be laid or installed such that they are left hanging on the building exterior faces.



Developer



SANGINI GROUP®

Building Trust. Building Landmarks.

Site Address:

Sangini Magnus

Rushabh Tower Cross Road, Opp. IOCL Petrol Pump,
Rander Road, Adajan, Surat - 395 009.

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Architect

Black Ink.

Sanjay Josshi - Surat

Structure Consultants

Sai Consultants

Hiren Desai - Surat

MEP Consultants

Creative MEP Consultants

Mumbai

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