



*sakar your
dreams*





Committed to
SUPERIOR QUALITY and
CUSTOMERS SATISFACTION



SANGINI HOUSE
- OUR CORPORATE OFFICE

Adajan

Bhulabhai Park



Krishna Complex

Shreeji Arcade



Shalibhadra Residency



Sneh Sangini



Sangini Swaraj



Sangini Magnus



Siddh Sangini

Sangini Aspire



Sangini Gardenia

ARCHIVES



Shyam Sangini Textile Market



Sangini Textile Hub-A



Sangini Textile Hub-B

Kumbharia

Vesu

Swaar Sangini



Sangini Solitaire



Shyam Sangini



Sangini Terraza





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

Our history is witnessing our present.

“Landmarks Built on Trust”

- 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 ACCOLADES



SANGINI GROUP

Awarded as “The Best Construction Group-Overall” by Divya Bhaskar



SWAAR SANGINI

Awarded as “The Best Residential Project Under Luxury Segment” in Surat By CNBC Bazaar



SWAAR SANGINI

Awarded as “The Best Luxurious Residential Project of The year 2016” in Surat by Realty Plus



SANGINI GROUP

Awarded as “The Best of Industry” by News 18 Gujarati



SANGINI SWARAJ

Awarded as “Affordable Housing Project of The Year - Rest of Gujarat” by PROPREALTY & CRISIL



SANGINI SOLITAIRE

Awarded as “The Best Residential Project (Luxury) - Surat” by Gujarat Real Estate



SANGINI GARDENIA

Awarded as “Outstanding Concrete Structure in Surat” Under Multi-Dwelling Residential Unit Category by ICEA Surat & Ultratech



SANGINI GROUP

Awarded as “Developer of The Year - Luxury” by DNA & CMO Asia



SANGINI GROUP

Awarded with “Building Gujarat - 2018” by My FM 94.3



SANGINI GROUP

Awarded as “The Most Promising Developer - Luxury Residential in Gujarat” by Worldwide Achievers & IBN 7



SANGINI GROUP

Awarded as “The Best Luxury Residential Developer” in Western Region by ALREN



SANGINI MAGNUS

Awarded as “Commercial Project of The Year - Rest of Gujarat” by PROPREALTY & CRISIL



SANGINI GARDENIA

Awarded as “The Best Mid-Segment Project of The Year 2017” in Gujarat by Realty Plus



SANGINI SOLITAIRE

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

SANGINI
SAKAR
2 BHK DREAM HOMES

A Guardian Welcoming You

Sakar is more than just a home.
It's a feeling you get when you are
in the hands of someone you love.

A warm embrace. So we are
here to Sakar your dream home.



A New Wave of Creative Space

9'-6" FLOOR HEIGHT



2 ROAD CORNER



MAXIMUM OPEN SPACE AROUND



LANDSCAPED GARDEN



SPACIOUS PARKING



SANGINI
SAKAR
2 BHK DREAM HOMES

Introducing **SANGINI SAKAR**,
Quality Homes That Take Care of You

A dream home that takes care of your comfort and convenience. A guardian who cares for your safety, your well being and the way you want your home to be.



Location @jahangirpura

How about being surrounded by holy temples and lush gardens?
Sacred surroundings and lovely evenings! Sangini Sakar is close to the famous ISKON Temple and SAI BABA Saroli temple. It also has a nearby BRTS facility.
Sangini Sakar is comfortably close to a botanical garden, where your children and elders can have a lovely evening together.



CONNECTIVITY		
Botanical garden	Ladli Farm	4.1 k.m.
Petrol Pump	बाडवी रुम	1.2 k.m.
Vivekanand Collage	बाडवी रुम	0.0 k.m.
School		1.7 k.m.
Vegetable Market		1.0 k.m.
Subhash Garden		3.0 k.m.
Dabholi-Jahangirpura Bridge		1.7 k.m.
Iskon Temple		1.5 k.m.
Hospital		3.4 k.m.
Outer Ring Road		0.1 k.m.
Surat Railway Station		10.3 k.m.
Airport		19.0 k.m.
Proposed Education Zone		3.0 k.m.





SANGINI
SAKAR
2 BHK DREAM HOMES

80ft.

Distance Between The Buildings

The two building blocks are 80 feet apart creating an excellent common space layout in campus.

A Breath of Fresh Air

Nowadays, fresh breathing is a luxury because of pollution and the hustle-bustle of city life. At **Sangini Sakar**, your homes are built in a well-planned manner, which keeps your home ventilated and properly lit. The wisely built all side open layout lets you enjoy breezy evenings with your loved ones.

Enjoy Nature's Bright Light at its Best

The everlasting sun blesses your **dream home** by showering its light. North-South face open placement of the building reduces heat as well as gives natural bright light during the day. **Sangini Sakar** is built with proper planning, which provides indirect natural light and ventilates your home.





Lush and Spacious Campus

Feel the nature and walk around the lush green campus after a tiring day at work. Calm the chaos of your mind while spending time with the nature.



* #



Thoughtful Interior Designs

We have taken care of the minute details of your dream home. Right from windows to plumbing, electrification and wall finish. Everything is thoughtfully designed to match your class and elegance.

Well-managed Passages

Your home will have a lively vibe inside-out. Separate space provision for shoe racks and provision of ducts to keep your electric wires intact. This arrangement makes the passage look clean and spacious. A neat passage area that allows more bonding with the neighbours and less distractions.

* #



Modify According to Your Wish

Every home has its own
vibe, its own beauty and we don't
want to take it away from you. At
Sangini Sakar, the layout of each unit is
planned in such a way that it allows you to
play with interiors as per your requirements.
Now home can be just the way you like it.



*#



BUILDING B | C

FEATURES & FINISHES

- FLOORING**
 - 32" X 32" vitrified flooring of standard make.
 - Kota / Natural stone at wash area.
- KITCHEN / STORE**
 - Granite platform with S.S. sink and kitchen tile dedo 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 dedo up to lintel level in toilet.
 - Sanitary ware and CP fitting of standard make.
 - Centralized hot water line for toilets.
- 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 to each unit.
- WALL FINISH**
 - Internal Wall: Standard make putty on all plastered wall and ceiling.



SANGINI
SAKAR
2 BHK DREAM HOMES

Leisure Lifestyle and Blissful Times

Sangini Sakar fulfills all your wishes for fun and frolic. We have taken care of everything for your health & well-being . A gym facility to shape your body and sweat out your stress and worries of the day. A clubhouse, where children can enjoy games and you can relive your childhood.



CAMPUS FACILITIES

- Attractive & spacious main entrance foyer with 11’9” height.
- Clubhouse with Indoor games & Gym.
- 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 dedo for SMC water storage.

SAFETY & SECURITY FEATURES

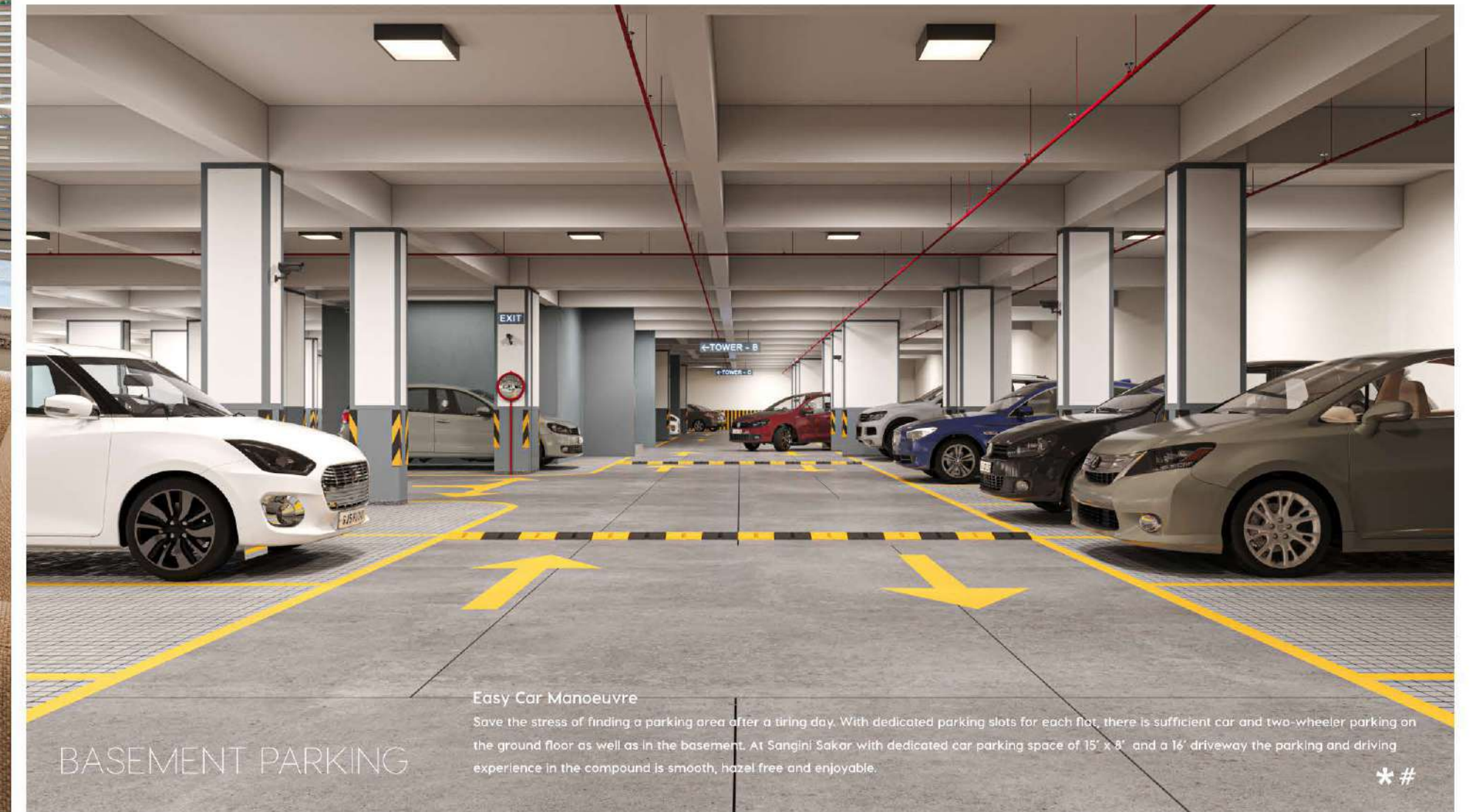
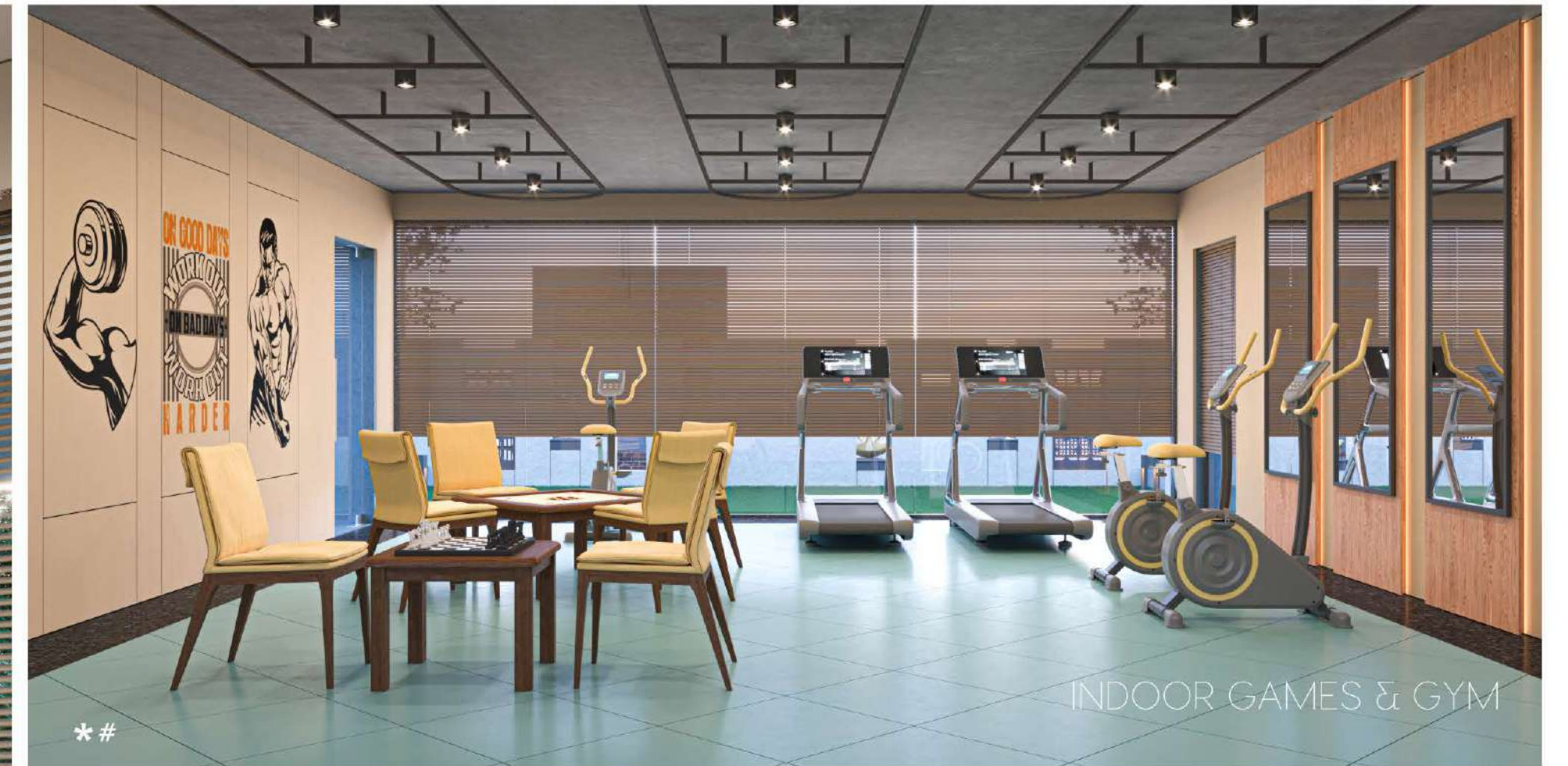
- Attractive main gate.
- Sufficient CCTV cameras in common areas.
- Emergency firefighting system as per SMC norms.
- Building designed as per IS Code.

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.



FOYER

* #

INDOOR GAMES & GYM

BASEMENT PARKING

Easy Car Manoeuvre

Save the stress of finding a parking area after a tiring day. With dedicated parking slots for each flat, there is sufficient car and two-wheeler parking on the ground floor as well as in the basement. At Sangini Sakar with dedicated car parking space of 15' x 8' and a 16' driveway the parking and driving experience in the compound is smooth, hassle free and enjoyable.

* #

Happy Cooking!

Modular kitchen spaces to suit every cooking need. A comfortable and spacious cooking space to master your cooking skills and surprise everyone at home by trying different cuisines.



Spacious Rooms That Beckon You

Each room is tailored as per the needs of every family member. They are carefully designed in such a way that they look more spacious and comfortable.



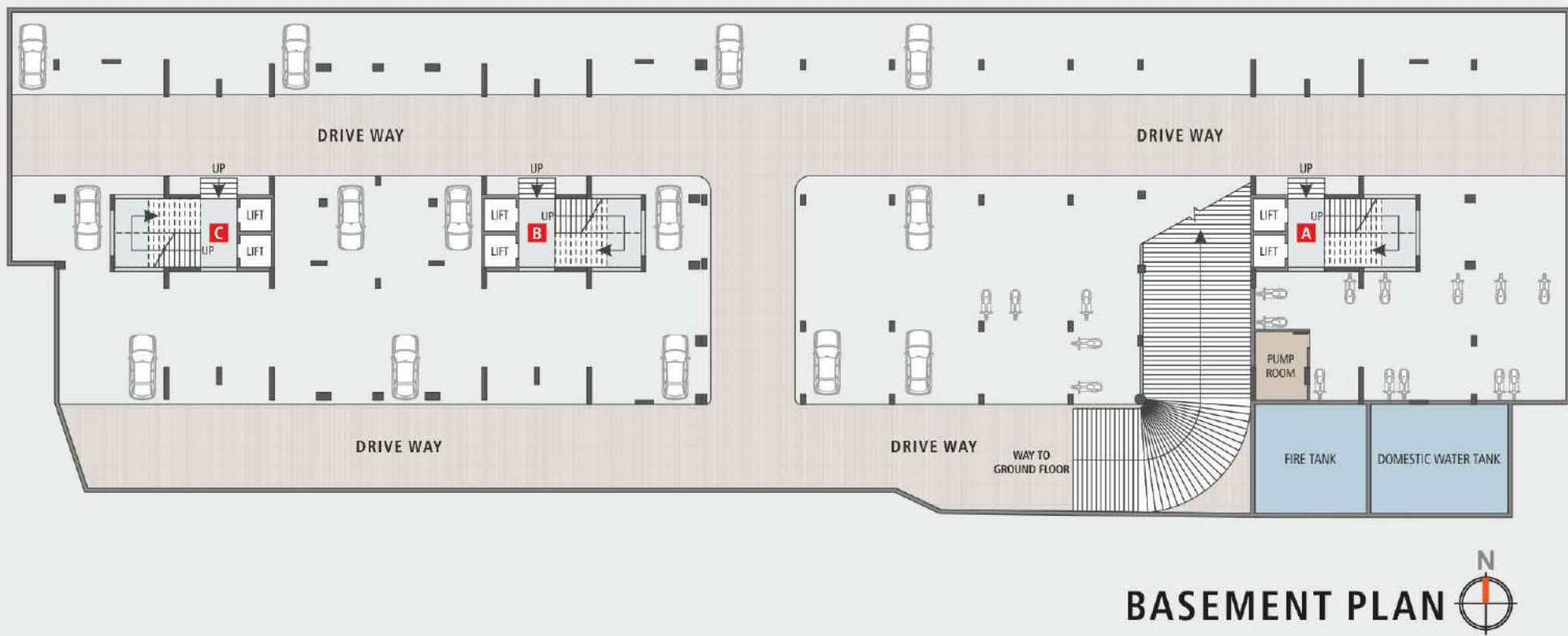
Unwind in Your Balcony

Forget about the hustle & bustle of life and unwind with a fresh breeze in your balcony. The balcony will have rustic tile flooring with MS safety railing for the sanctuary of your children and elders.

SANGINI
SAKAR
2 BHK DREAM HOMES







BASEMENT PLAN



Site Address: Sangini Sakar, Nr. Vivekanand College, Jahangirpura, Surat 395005

A PROJECT BY



Project Developed by:

Vee Aar Life Space LLP
Sangini House, Nr. L.P. Savani Academy,
Canal Road, Vesu, Surat, Gujarat - 395 007

ARCHITECT



STRUCTURE



Contact: +91 99252 03362 | Customer Care: +91 99099 26355

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www.sanginigroup.com /sanginigroup /sanginigroupsurat

RERA Reg. No.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA08647/190621 | website: www.gujrera.gujarat.gov.in

LEGAL FILE

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.

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DEVELOPMENT PERMISSION



AIRPORT NOC



LIFT LICENCE



B.U.C.



TECHNICAL FILE

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.

POSSESSION CHECKLIST

Sl. No.	Details	Remarks
1.	Sanctioned Map	
2.	Sanctioned Map (Scale 1:5000)	
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22.	Sanctioned Map (Scale 1:5000)	

ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING



WARRANTY CERTIFICATE (A.C.)



Legal Disclaimer

- * 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.

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 wires/ 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.