

WINDOWS HOLD
A DIFFERENT DREAM FOR EACH OF US



...THERE IS AMPLE IN LIFE TO CELEBRATE

SANGINI
SIDDHANTĀ

4, 4.5, 5 BHK MAJESTIC APARTMENTS

GO AS FAR AS YOU CAN SEE AND
WHEN YOU GET THERE
YOU WILL ALWAYS BE ABLE TO SEE FURTHER
LET'S EXPERIENCE
THE BLUE AND GREEN HAZE.





STANDING TALL IN THE MIDST OF LUSH GREEN LANDSCAPES,
SHARES BIRD EYE VIEW WITH THE MOST ICONIC MONUMENT OF THE CITY, 'SHAHEED SMARAK',
WHICH SPREADS ACROSS 99,000 SQ. YARDS OF LAND.



THE WORLD HAS EMBRACED A NEW LIFESTYLE, TO LOOK PERFECT, TO FEEL HEALTHY AND
TO LIVE LIFE KING SIZE, WE GIVE YOU AN AMBIENCE WHICH RELAXES YOUR SENSES,
REJUVENATES YOUR SPIRITS N EMBARKS UPON MODERNITY.
COME, FEEL THE NATURE...LIVE LONG.

WE FEEL THAT THE LIGHT IN US IS REKINDLED BY
THE SPARK FROM OUR PROJECT.
IT IS THE FAIREST BLOSSOM WHICH HAS SPRUNG FROM OUR WORK OF JOY.





OUR DESIGN PHILOSOPHY IS GOING TO DAZZLE YOU WITH THE EXQUISITE ART
OF TURNING BRICK N MORTAR INTO A PICTURESQUE BEAUTY
ASSURING STRENGTH, SERENITY N SPLENDOR
IN EVERY NOOK N CORNER OF YOUR
DREAM DESTINATION.





MAKE THE MOST OF LIFE
WITH 10500 SQ. FT. AMENITIES AREA & 24500 SQ. FT. GREEN LANDSCAPE GARDEN





NOW IS THE TIME TO BE WHAT YOU WANT TO BE!!
IN THE STILLNESS OF MORNING LIGHT,
THE DEW-DIPPED LAWNS AWAIT YOUR TIRED FEET.
THE TRACK MOTIVATES YOU TO RUN FOR A HEALTHIER YOU.



SUBSTANCE OF NATURE, AESTHETICS & ELEMENTS OF MODERN LIVING ARE
BLENDED WELL TOGETHER..
SPACES ARE CARVED TO NURTURE BLISS WITHIN..



INDOOR GAMES (1050 SQ. FT.)



TODDLER ZONE (450 SQ. FT.)

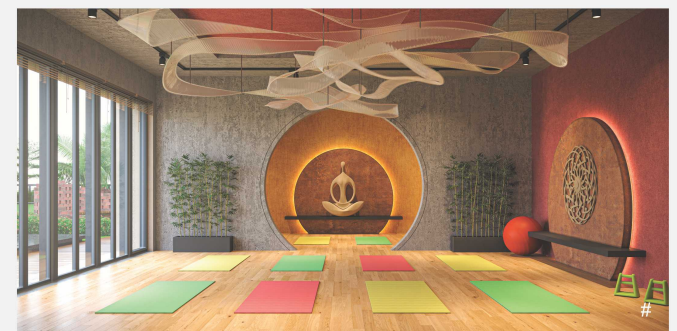


KIDS PLAY AREA (1050 SQ. FT.)

THE CLOCK IS TICKING.
TO STRENGTHEN YOUR BODY & MIND.
YOU HAVE SPACES TO REJOICE, RECREATE & REJUVENATE
FOR ALL AGES FROM PLAYFUL TODDLERS TO DELIGHTFUL SENIORS
RIGHT WITHIN YOUR CAMPUS.



GYMNASIUM (2300 SQ. FT.)



YOGA, MEDITATION, AEROBICS (800 SQ. FT.)



BANQUET (2150 SQ. FT.)

ENTER TO THE AESTHETIC GRANDEUR,
THE DELIGHT OF HOME COMING.

WE DON'T REMEMBER DAYS... WE REMEMBER MOMENTS.
CELEBRATE YOUR SPECIAL EVENTS OF LIFE WITH A CHERISHABLE AMBIENCE..



RECEPTION FOYER



A
TOWER

*5 BHK & 4.5 BHK
Floor Plan

1st to 10th
Floor



D
TOWER

*5 BHK & 4.5 BHK
Floor Plan

1st to 10th
Floor





B
TOWER

*4 BHK
Floor Plan

1st to 10th
Floor




C
TOWER

*4 BHK
Floor Plan

1st to 10th
Floor





WAIT PATIENTLY
WITNESS THE HAPPENINGS OF LIFE.
HEAR THE SOUNDS OF ECSTASY.



DOUBLE UP
YOUR SKY OF LONGING.
THIS PENTHOUSE IS A
BLISSFUL REALITY OF
YOUR DREAMS.

#



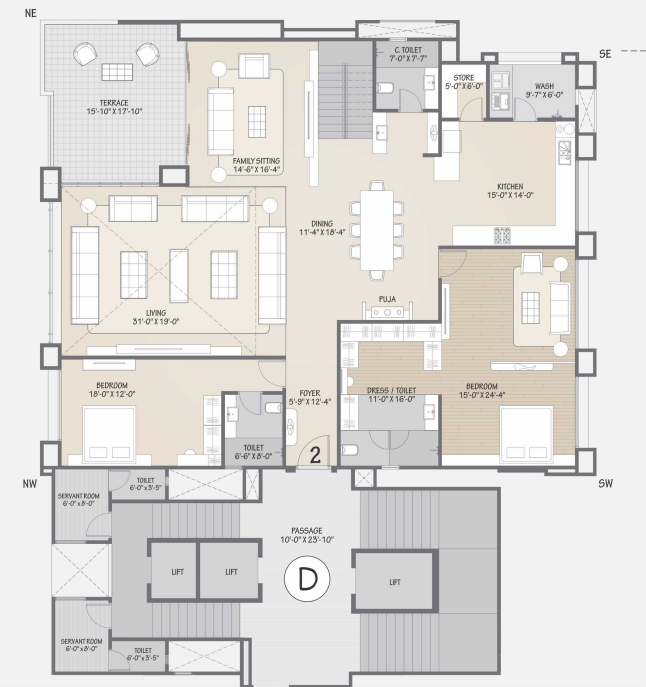
12th Floor
(Upper Level)



12th Floor
(Upper Level)



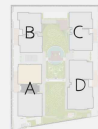
11th Floor
(Lower Level)



11th Floor
(Lower Level)

A
TOWER

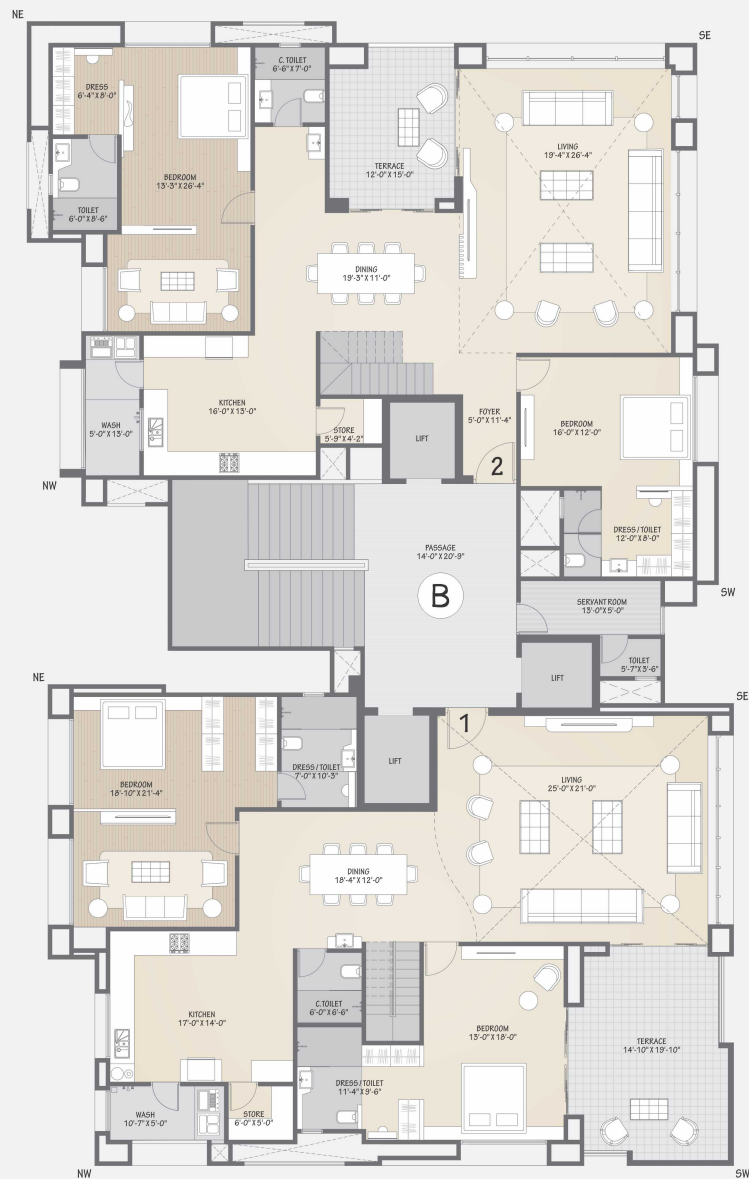
*5 BHK | PENT HOUSE Floor Plan



D
TOWER

*5 BHK | PENT HOUSE Floor Plan





B
TOWER

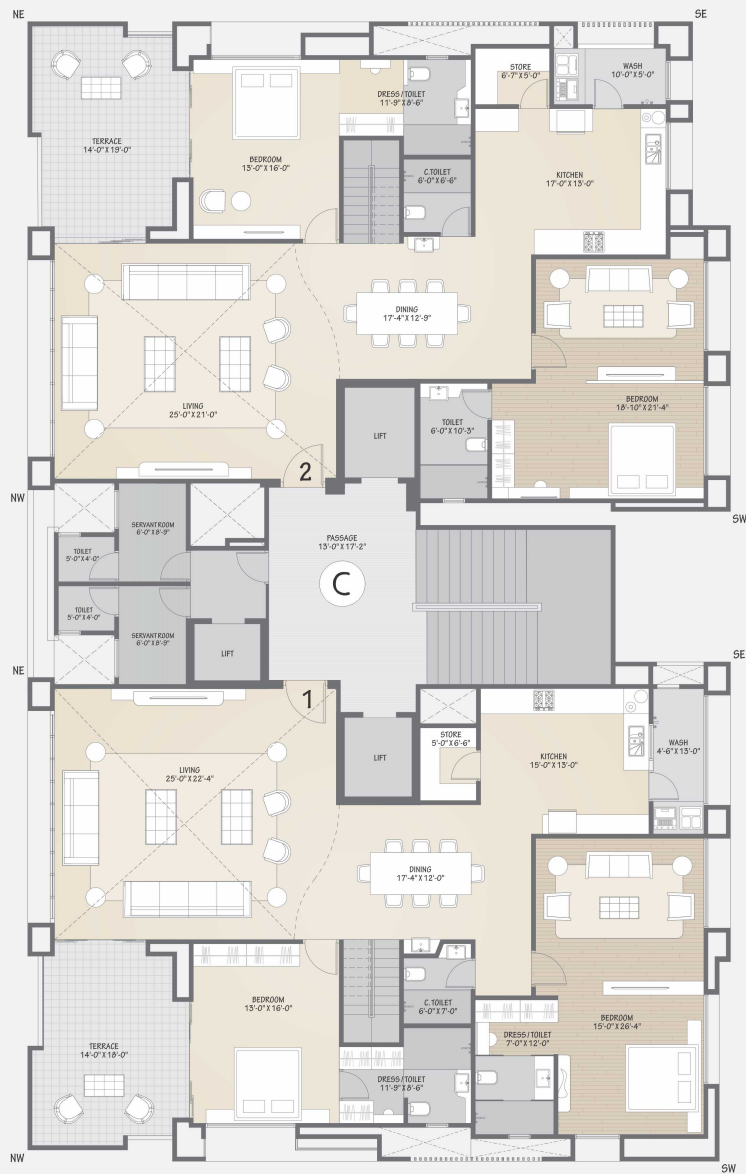
*5 BHK | PENT HOUSE Floor Plan
11th Floor (Lower Level)



B
TOWER

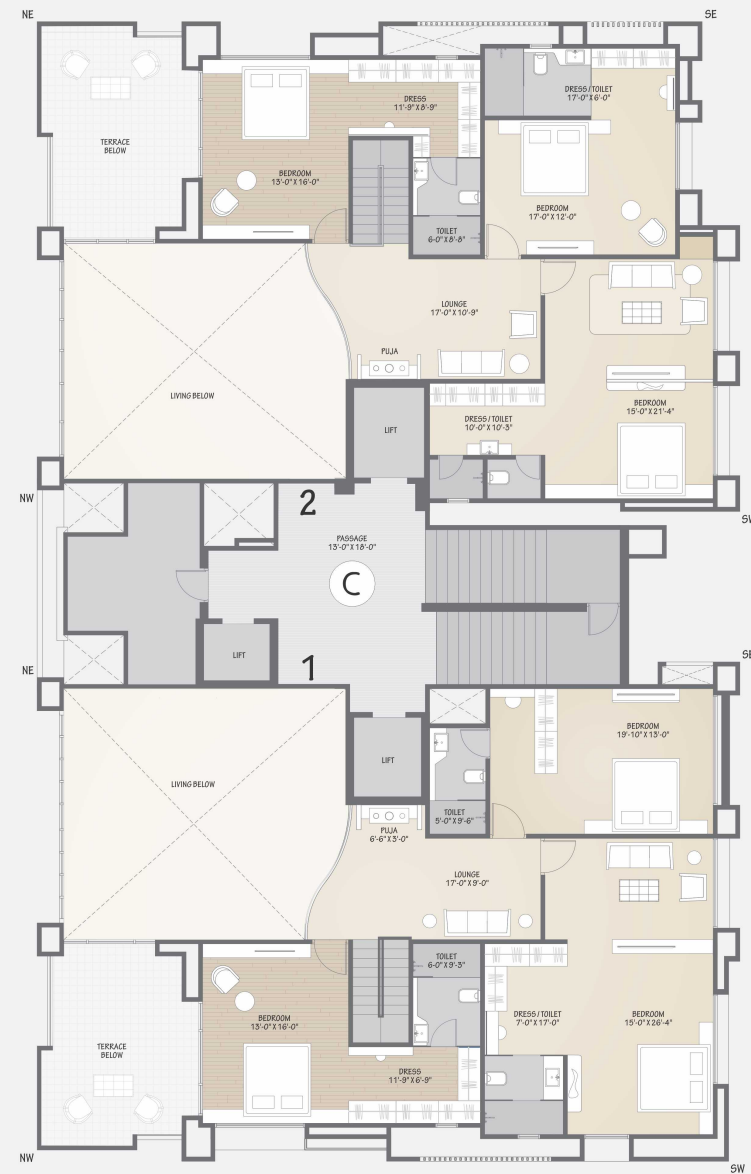
*5 BHK | PENT HOUSE Floor Plan
12th Floor (Upper Level)





C
TOWER

*5 BHK | PENT HOUSE Floor Plan
11th Floor (Lower Level)



C
TOWER

*5 BHK | PENT HOUSE Floor Plan
12th Floor (Upper Level)



APARTMENT SPECIFICATION

Floor Finish

- Italian marble / I – marble flooring in entrance foyer, living room, family seating, kitchen, dining area & 2 bedrooms in 4 / 4.5 BHK & 3 bedrooms in 5 BHK
- Laminated wooden flooring in 2 bedrooms in 4 / 4.5 / 5 BHK

Deck

- Deck with designer rustic tile on floor
- S.S. / M.S. & glass safety railing

Kitchen

- Granite kitchen platform with sink of FRANKE / eq. make
- High quality vitrified tile dado up to lintel level
- Gas connection on platform

Wash & Utility

- Granite in flooring and vitrified tile on dado with adequate electrical and plumbing points

Hot Water System

- Centralized plumbing system for hot water in each apartment with gas connection point

Store

- Adequate Kota stone shelves with satin finish glazed dado

Wall Surface

- Putty on all plastered wall

Toilets

- Decorative high quality vitrified tile up to lintel level with standard quality sanitary ware of KOHLER / eq. make and C.P. fittings of JAQUAR / KOHLER / eq. make in all toilets

Doors & Windows

- Designer main door with wooden frame provided with premium make lock and fittings
- Internal door openings provided to benefit future aesthetics of interior design requirement
- All window openings provided with granite stone frame with good quality aluminium anodized / UPVC section and DGU glass
- Well designed S.S. / M.S. / Glass safety grill or railing for each window

Air Conditioning

- Installation of split air conditioning unit in each bedroom, living room, family sitting & dining area of TOSHIBA / DAIKIN / eq. make

Electrical

- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- Modular switches of LEGRAND / MK / eq. make
- 3 phase meter
- Adequate power backup in each apartment of 15 A (single phase) in 4 / 4.5 / 5 BHK (2AC, 7 fans, 7 lights, 1 fridge & TV)

Television, Internet & Telephone

- Convenient provision of internet, telephone & television points in each apartment

BUILDING SPECIFICATION

Reception Foyer & Lobby

- Well designed reception foyer, waiting area and elegantly designed lobby at all floor levels

Parking

- Site development: Interlocking paver blocks/concrete paving
- 4 BHK - 3 car parking
- 4.5 & 5 BHK - 4 car parking (including stacker parking)

Facade Treatment

- Plaster: Roller finish double coat plaster on exterior wall
- Paint: Weather shield paint of ICI/standard make

Security

- Video door phone & intercom facility for each apartment with connectivity from reception foyer to each apartment & security cabin
- CCTV camera coverage in campus, reception foyer & basement area

Elevators

- Two fully automatic elevators of SCHINDLER/KONE/eq. make per building
- One service elevator of standard make in each building

Electrics and Power Backup

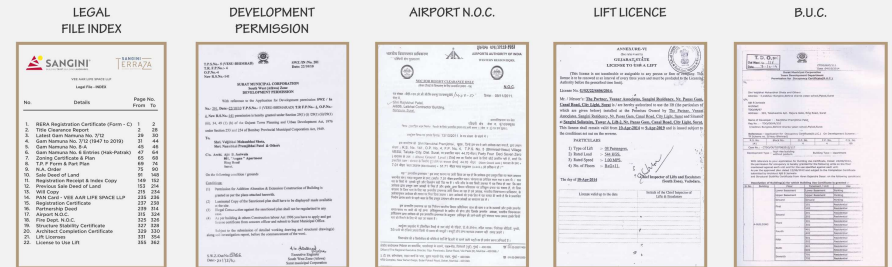
- Silent generator of adequate capacity for lifts, water pumps and common facilities
- Designer light fittings of standard make in common passage and campus

TECHNICAL SPECIFICATION

- Building designed as per IS codes
- Apartment unit floor height – 10'6" (slab top to slab top)

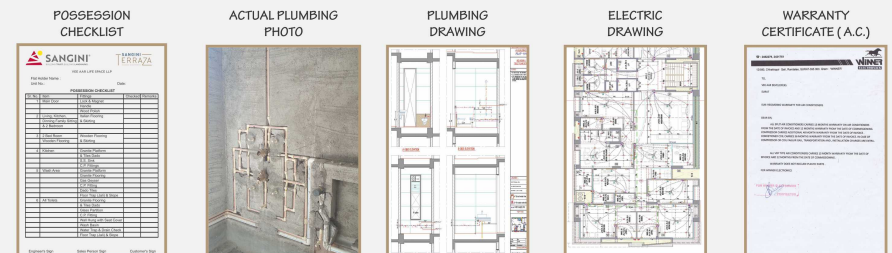
LEGAL FILE

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 N.O.C., Lift licence and deeds.



TECHNICAL FILE

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



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 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.



OUR HISTORY IS WITNESSING OUR PRESENT

"Landmarks Built on Trust"

- We have successfully completed **62** projects since **1984** with total constructed space 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 ACCOLADES



SANGINI
GROUP

Awarded as "Developer of the Year - Luxury"
by DNA and CMO Asia.



SANGINI
GROUP

Awarded as "The best of the Industry" by
News18-Gujarati in SHRESHTHIO NU SAMMAN
function by Honble CM Shri Vijaybhai Rupani



SANGINI
GROUP

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



SANGINI
ARISE

Awarded as "Ultra Luxury - Lifestyle Project
of the Year - Surat" by CRISIL & PROPREALTY



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) and Ultratech



SANGINI GARDENIA



SANGINI MAGNUS



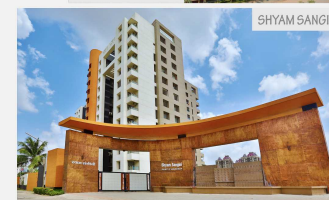
SHYAM SANGINI TEXTILE MARKET



SANGINI SOLITAIRE



ARCHIVES



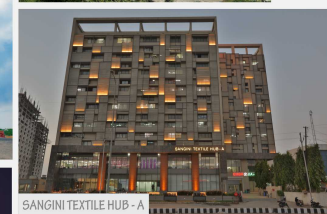
SHYAM SANGINI



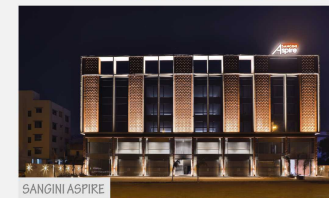
SWAPNA SANGINI



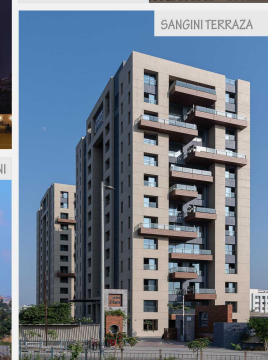
SANGINI SWARAJ



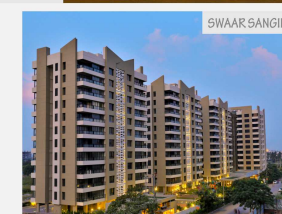
SANGINI TEXTILE HUB-A



SANGINI ASPIRE



SANGINI TERRAZA



SWAAR SANGINI

ARCHITECTS

 **Ctopia**

Architecture | Interiors | Landscape

STRUCTURE ENGINEER

 **SAI CONSULTANTS**

Hiren G. Desai



Project Developed by:

VEE AAR LIFE SPACE LLP

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www.gujrera.gujarat.gov.in



LOCATION
MAP



**SANGINI
SIDDHANTA**

4, 4.5, 5 BHK MAJESTIC APARTMENTS

Address:
SANGINI SIDDHANTA,
B/S Shaheed Smarak,
Near Jolly Party Plot,
Maharana Pratap Road,
Vesu, Surat - 394518

Near by Connectivity

✈ INTERNATIONAL AIRPORT : 06 km
📍 SURAT DIAMOND BOURSE : 06 km

