

— SANGINI —
EDGE

PREMIUM RETAILS & OFFICES



FOUR DECADES OF TRUST, PROGRESS, AND HAPPINESS

Sangini group is one of the most valuable and well-established brands. For over four decades, it has been at the forefront of real estate development in Surat, crafting properties that blend architectural brilliance with exceptional quality. Our journey has been guided by our unwavering commitment to customer-centric values and ethos, ensuring every project we undertake meets the highest standards of excellence.



SANGINI GROUP
Awarded as "Excellence in Customer
Centric Developer Metro"
by Times Gropp

ACHIEVEMENTS



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



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



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



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



SANGINI GROUP
Awarded as "The Best Construction
Group Overall" by Hon'ble CM Shri
Vijaybhai Rupani in Real Icon event by
Divya Bhaskar



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



SANGINI TEXTILE HUB - B
Awarded as
"The Best Commercial Project - Retail"
by The Economics Times

ARCHIVES



SANGINI TEXTILE HUB -A



SANGINI TEXTILE HUB -B



SANGINI MAGNUS



SHREEJI ARCADE



SANGINI TRADE CENTER



SANGINI SQUARE



SANGINI ASPIRE



SANGINI SIDDHANTA



SANGINI TERRAZA



SHALIBHADRA



SANGINI SOLITAIRE



SANGINI ARISE



SANGINI EVOQ



SANGINI VEDANTA



KRISHNA COMPLEX

70
LANDMARKS

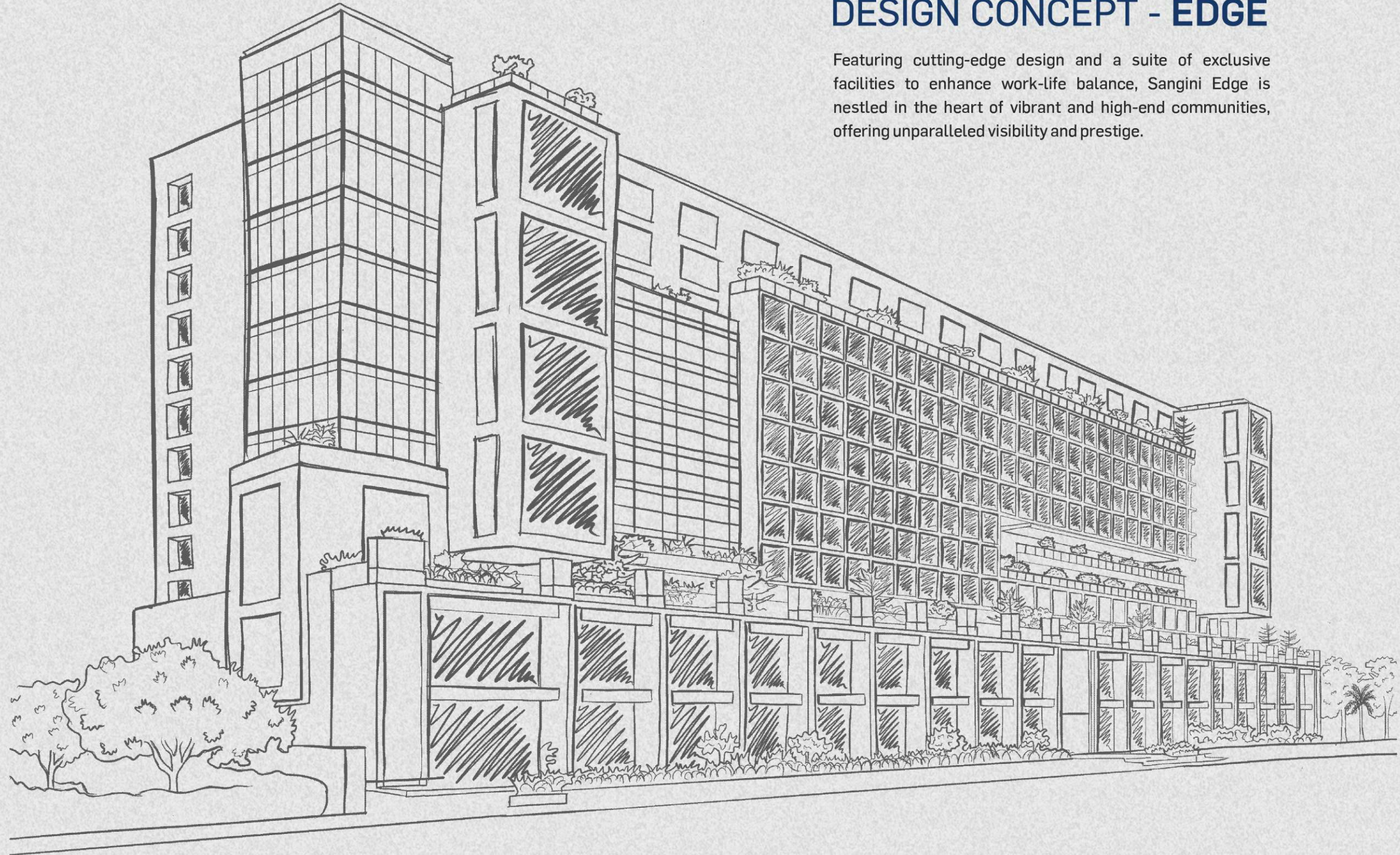
10
MILLION SQ. FT.
OF LIFE SPACES

2400
COMMERCIAL
UNITS

5700
HAPPY
FAMILIES

DESIGN CONCEPT - EDGE

Featuring cutting-edge design and a suite of exclusive facilities to enhance work-life balance, Sangini Edge is nestled in the heart of vibrant and high-end communities, offering unparalleled visibility and prestige.



DISCOVER



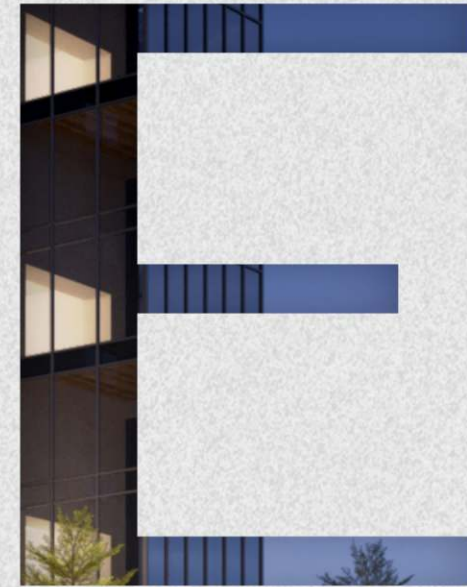
Exclusive retail shops



Designed to excel



Growing businesses



Excellent location



— SANGINI —
EDGE

THE GROWTH DESTINATION FOR
YOUR BUSINESS

FEATURING

36
SHOPPING SPACES
G+1 STOREY

177
BUSINESS SPACES
09 STOREYS

16
RESTAURANTS/ CAFES

11
LEVELS

UDHNA MAGDALLA ROAD AN ADDRESS THAT STANDS OUT

PRIME LOCATION

- Surrounded by affluent residential neighbourhood with high-income residents.
- Well-connected to major transportation hubs such as the airport, railway station, and highways.
- Abundance of high-end retail shops, restaurants, cafes, and entertainment venues, attracting a discerning clientele, especially on weekends.
- Proximity to esteemed educational institutions.
- Established hub for corporate offices across diverse sectors, fostering a vibrant business ecosystem.
- Easy access to major industrial areas across the city, catering to textile, diamond and manufacturing.
- Right opposite to BRTS station for easy commute.
- The location offers convenience, prestige, and ample opportunities for businesses to thrive.

— SANGINI —
EDGE

OWN AN ADDRESS OF
**PROMINENCE
AND PROSPERITY**



KEY HIGHLIGHTS

THE NEW AGE WORKSPACE WITH **UTMOST COMFORT & LUXURY**



World class elevation
and aesthetics.



Amenities supporting work-life
balance, helping business for
higher efficiency.



Dedicated entry for ground, first, and second
floors inside the building and separate entry
for office units for convenience.



Differently planned offices
featuring double - height, open
terraces, and decks.



100% Power backup for
each unit.



Well planned mechanical, electrical,
and plumbing services to ensure
hassle free working.



Solar Panel for maximum
possible consumption in
common area.



EV charging stations.



PER LATO
Zudio
Crossword
VIVO
LEVIS
VIVO
smart
Pied
Lanabart
EDGE
Flora Rabbin
Van Heusen
Zion
Pout
Timox
AEMI
U.S. POLO
Arctos
CARTIER
Zudio
Wholesale
Panasoot
trand
Puroo
FASHION
PEPE JEANS
PIDE
Gloria
Casper
LINA
Zara
TRENDS
File
Book Store
L'Esprit
CARTIER

— SANGINI —
EDGE

A MASTERPIECE ON
EVERY LEVEL



DOUBLE HEIGHT OFFICE

#

EXCLUSIVE AMENITIES

STATE-OF-THE-ART AMENITIES

Your quest for a world-class office space concludes when you step into our state-of-the-art commercial space. Designed with an understanding of comfort and privacy, it has all the elements to cater to your present and future business needs.



32' Heighted Air-Conditioned Reception Atrium



Double-Height Owners' Lounge



Restaurant Waiting Lounge



Exclusive elevators for Owners'



RECEPTION ATRIUM

#



EXCLUSIVE LOUNGES FOR **BUSINESS OWNERS & VISITORS**



RESTAURANT WAITING LOUNGE

#



TRAINING CENTER

#

WORK LIFE BALANCE AMENITIES

AMENITIES DESIGNED TO MAXIMIZE PRODUCTIVITY

Sangini Edge brings together the essentials for employees' health, productivity, and daily quality of life with a thoughtful collection of amenities.



Dining Area For
Employees



Training Center/
Seminar Hall



Conference/
Meeting Rooms



Smoking Zone



Indoor Games Zone



Society Office



INDOOR GAMES

#



* GROUND FLOOR PLAN

EXPLORE THE EDGES

Double Heighted 32' Air Conditioned Reception Atrium
Ramp to Basement | Owner's Lift | Service Lift

- | | |
|--------------------|---|
| 01 ENTRANCE GATE | 08 DOUBLE HEIGHT ATRIUM (58' 6" X 34' 4") |
| 02 EXIT GATE | 09 TOILET (4' 0" X 5' 6") |
| 03 SECURITY CABIN | 10 TOILET (7' 4" X 5' 6") |
| 04 WATER BODY | 11 TOILET (4' 0" X 5' 0") |
| 05 VISITOR PARKING | 12 TOILET (4' 0" X 9' 4") |
| 06 BASEMENT ENTRY | 13 COMMON TOILET (6' 0" X 6' 0") |
| 07 BASEMENT EXIT | 14 TWO WAY ESCALATOR |



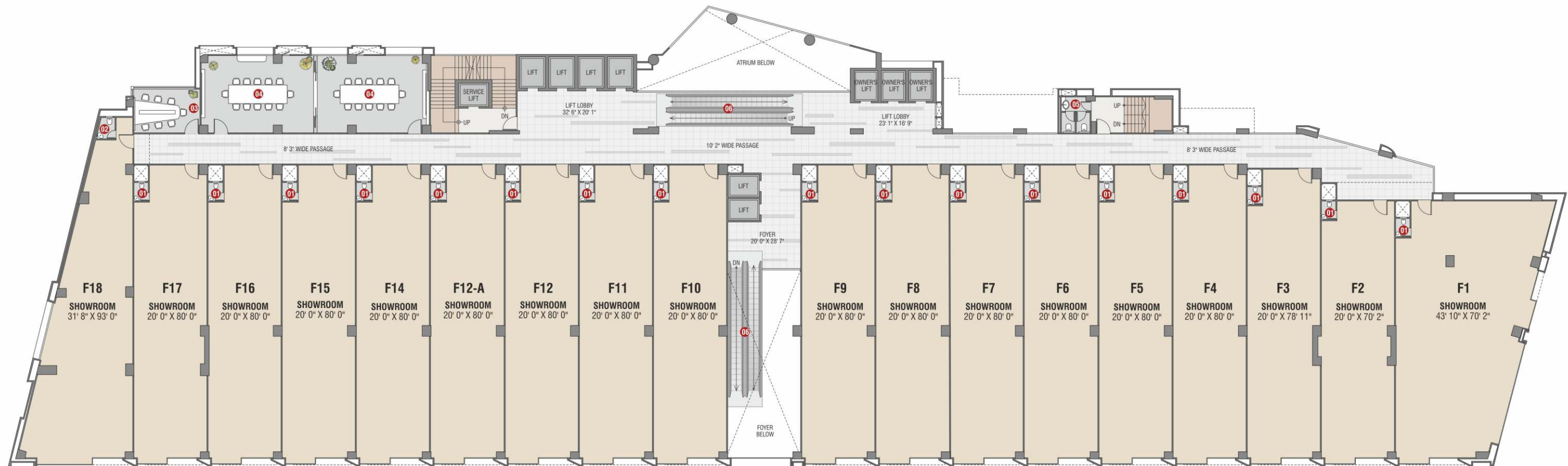
200 FT. WIDE ROAD

80 FT. WIDE ROAD

*FIRST FLOOR PLAN



- 01 TOILET (4' 0" X 5' 0")
- 02 TOILET (5' 2" X 5' 10")
- 03 SOCIETY OFFICE (18' 0" X 12' 0")
- 04 CONFERENCE ROOM-1 & 2 (31' 4" X 21' 2")
- 05 COMMON TOILET (8' 0" X 9' 10")
- 06 TWO WAY ESCALATOR



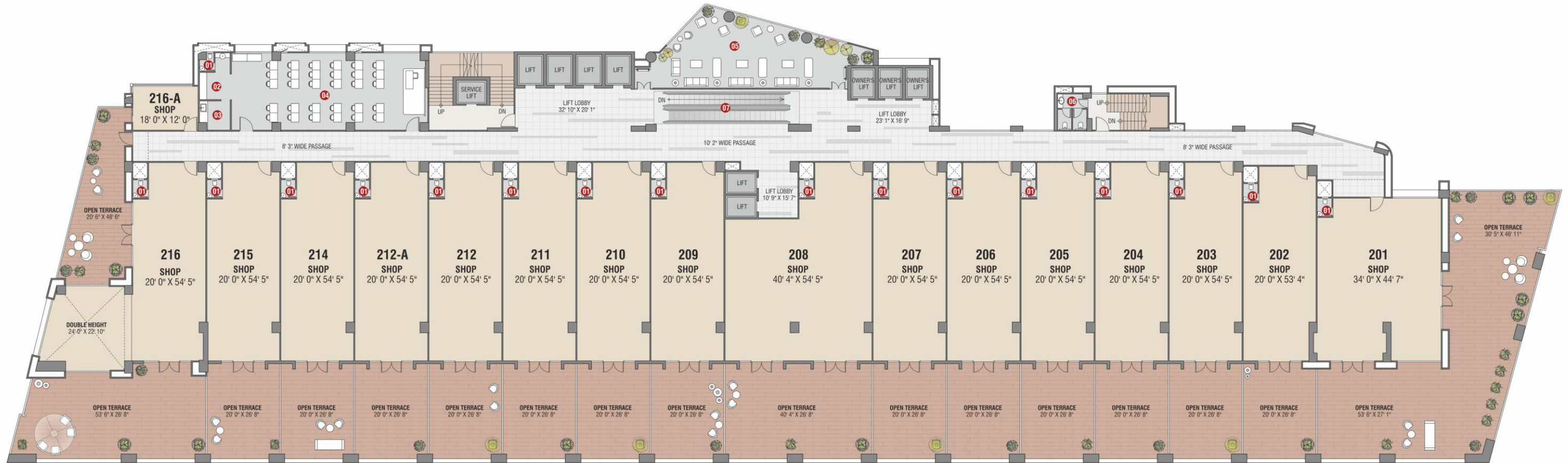
EXPLORE THE EDGES

Society Office | Conference Room-1 & 2

*SECOND FLOOR PLAN



- 01 TOILET (4' 0" X 5' 0")
- 02 STORE (8' 5" X 7' 5")
- 03 PANTRY (8' 5" X 8' 0")
- 04 TRAINING CENTER / SEMINAR HALL (54' 2" X 21' 2")
- 05 WAITING LOUNGE (58' 6" X 22' 10")
- 06 COMMON TOILET (8' 0" X 9' 10")
- 07 TWO WAY ESCALATOR



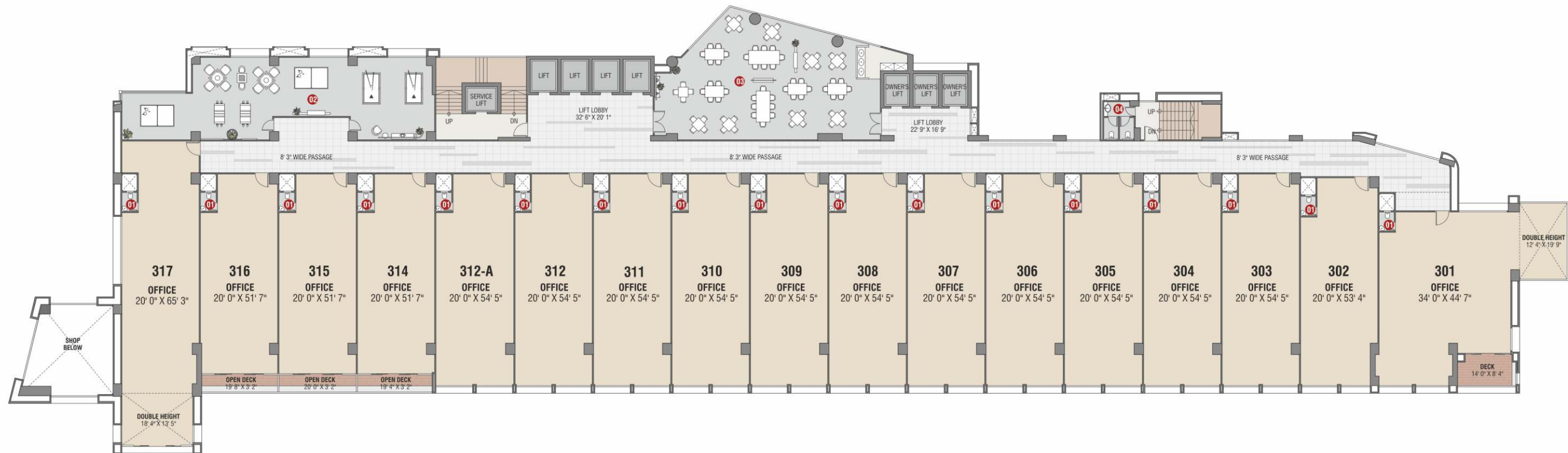
EXPLORE THE EDGES

Training Center / Seminar Hall | Waiting Lounge | Open Terrace

*THIRD FLOOR PLAN



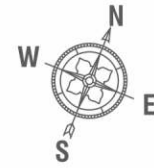
01 TOILET	(4' 0" X 5' 0")
02 INDOOR GAMES	(81' 0" X 21' 2")
03 DINING AREA	(58' 6" x 34' 4")
04 COMMON TOILET	(8' 0" X 9' 10")



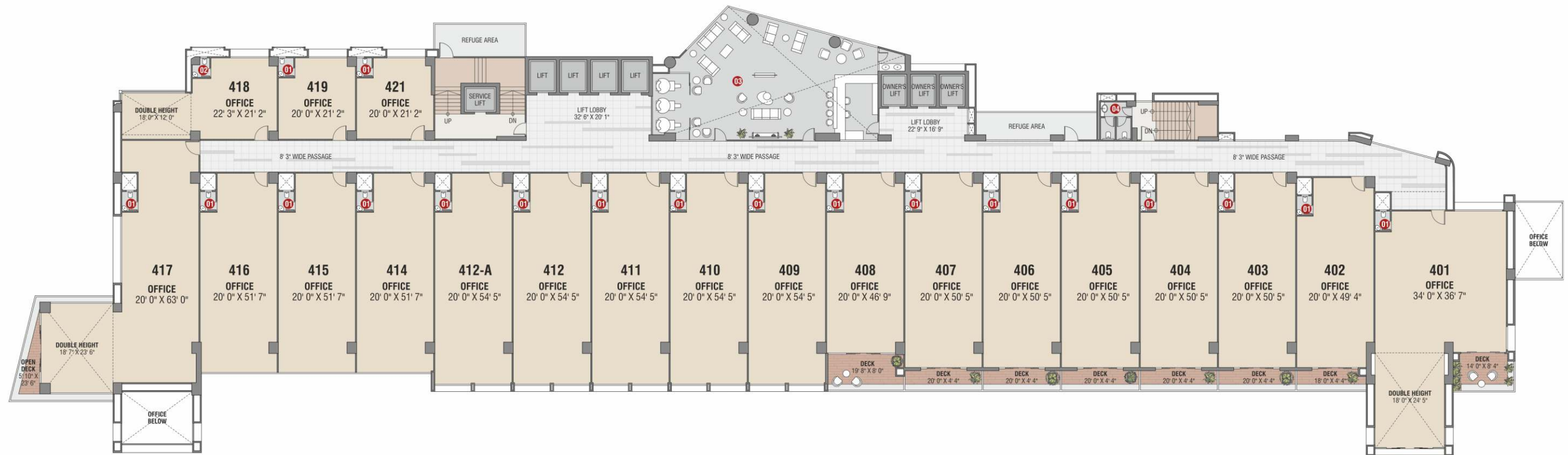
EXPLORE THE EDGES

Indoor Games | Dining Area

*FOURTH FLOOR PLAN



01	TOILET	(4' 0" X 5' 0")
02	TOILET	(4' 6" X 5' 0")
03	DOUBLE-HEIGHT OWNER'S LOUNGE	(58' 6" X 34' 4")
04	COMMON TOILET	(8' 0" X 9' 10")

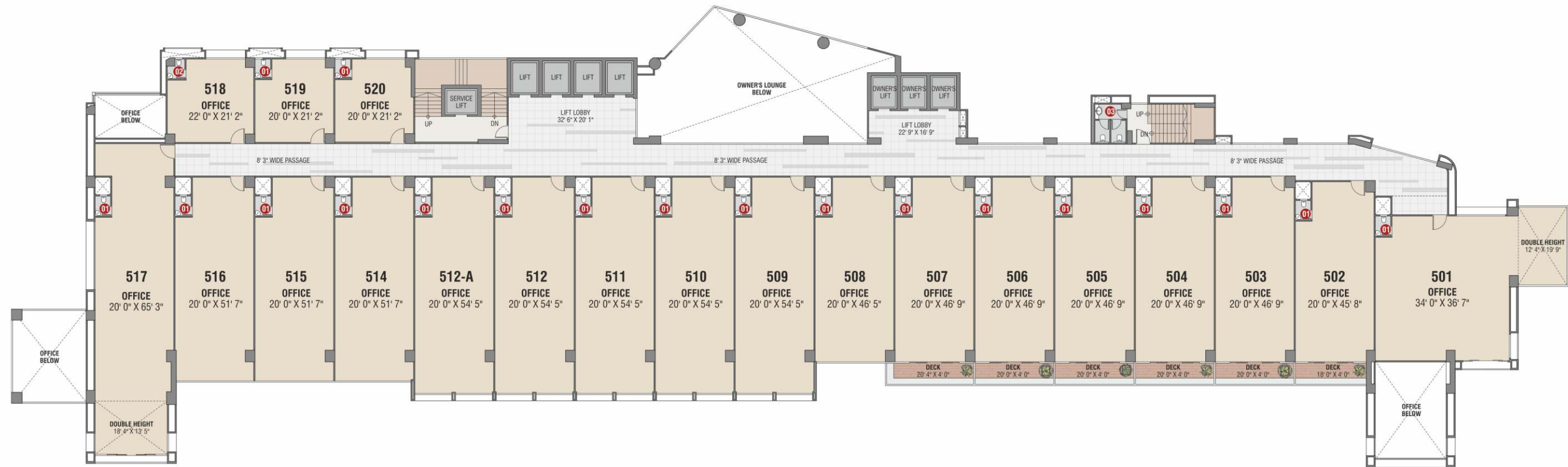


EXPLORE THE EDGES
Double-Height Owner's Lounge

* FIFTH FLOOR PLAN



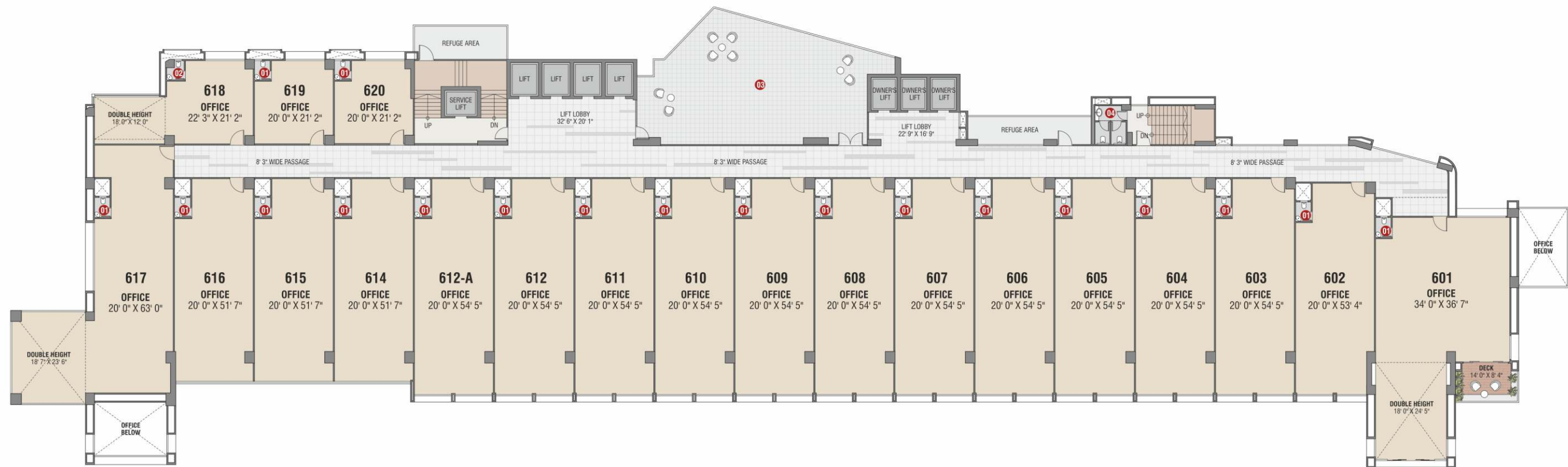
01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



*SIXTH FLOOR PLAN



01	TOILET	(4' 0" X 5' 0")
02	TOILET	(4' 6" X 5' 0")
03	OPEN TERRACE / SMOKING ZONE	(58' 6" X 34' 4")
04	COMMON TOILET	(8' 0" X 9' 10")



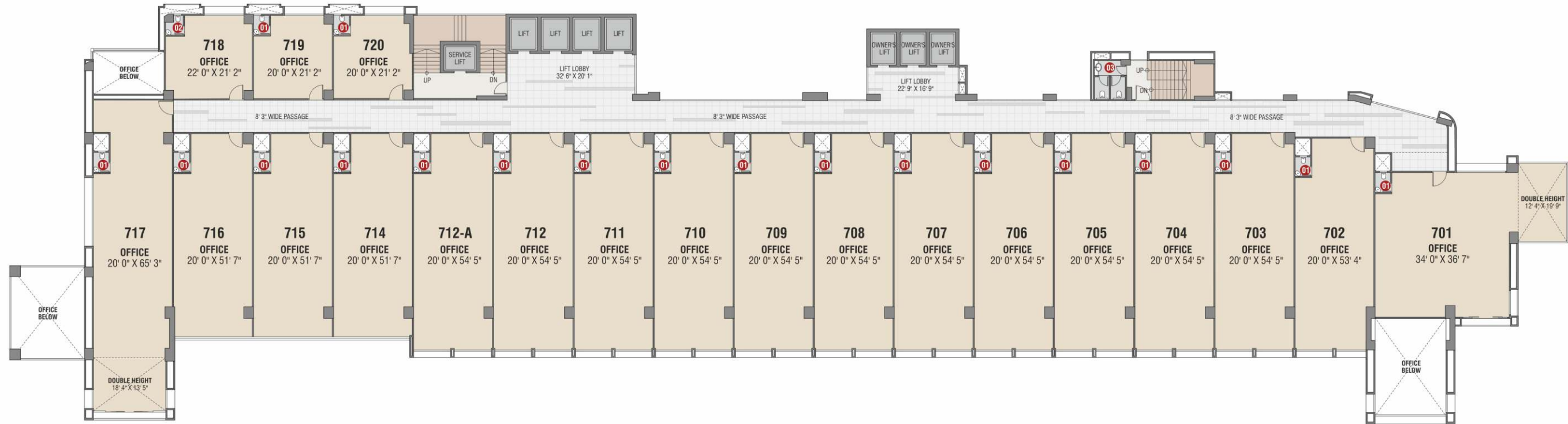
EXPLORE THE EDGES

Open Terrace / Smoking Zone

* SEVENTH FLOOR PLAN



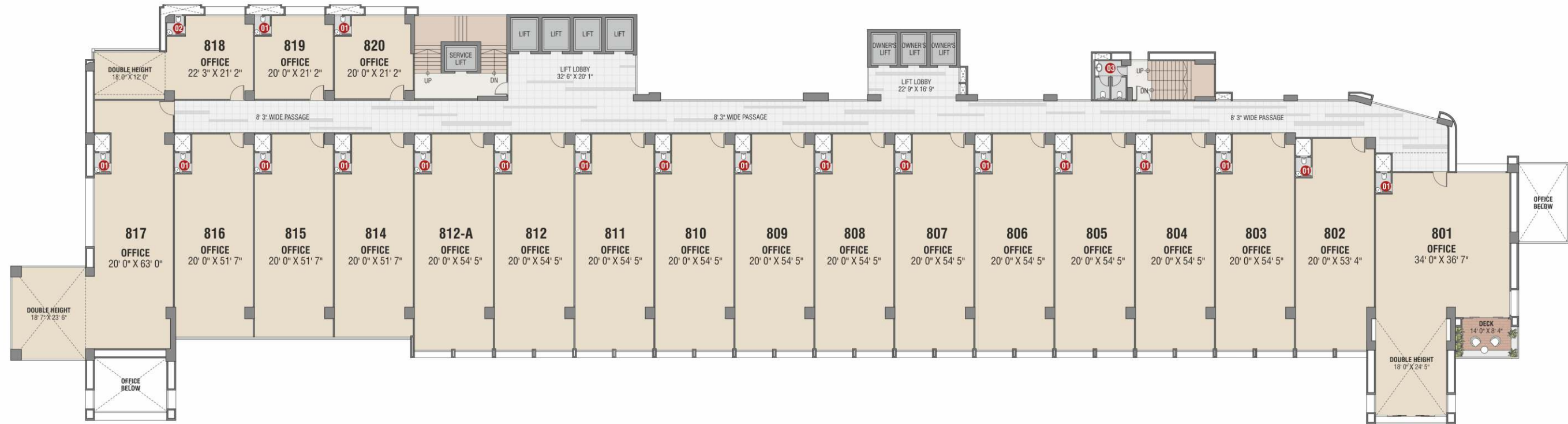
01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



* EIGHTH FLOOR PLAN



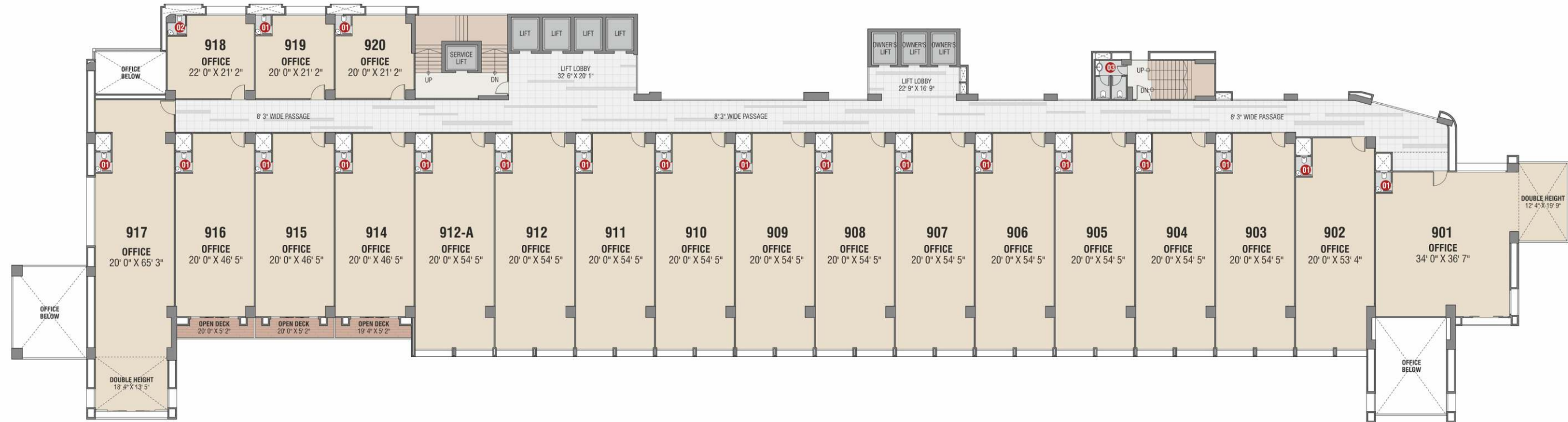
01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



*NINTH FLOOR PLAN



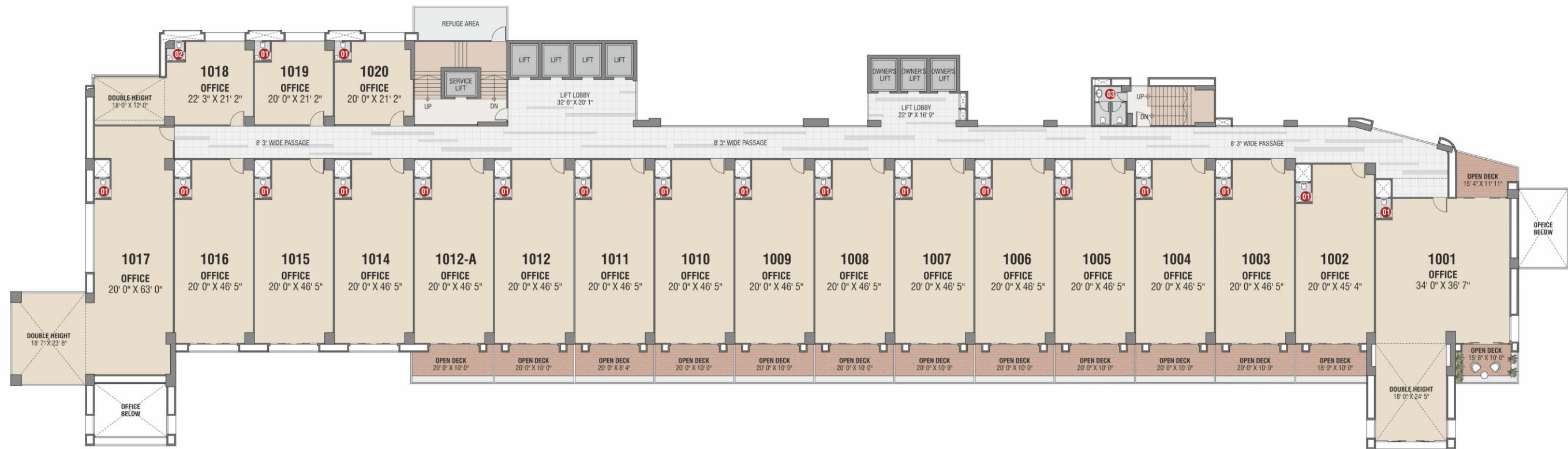
01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



*TENTH FLOOR PLAN



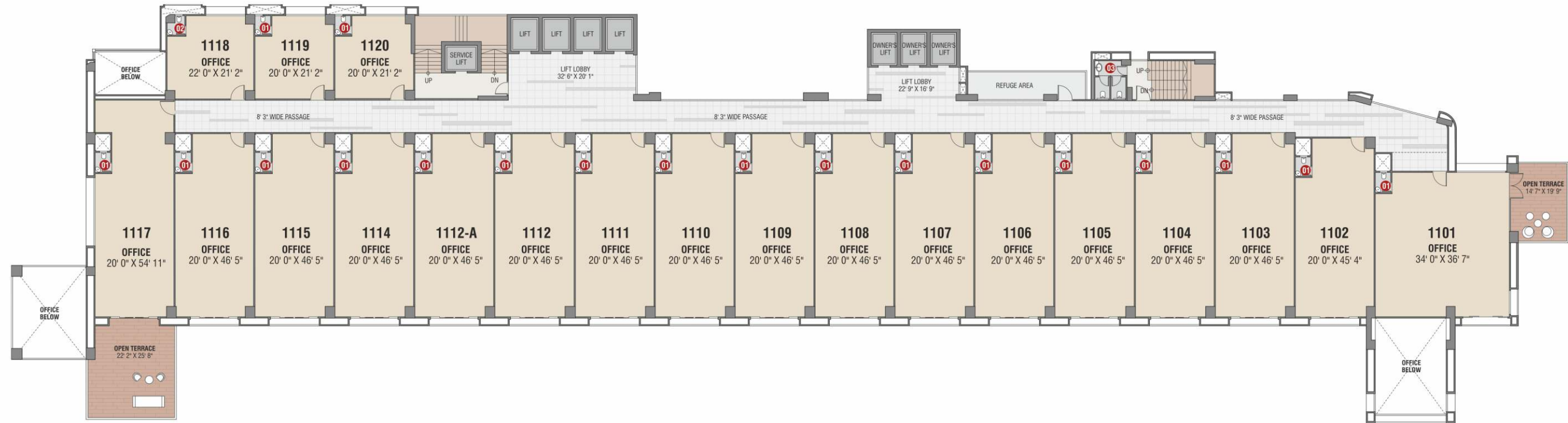
01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



*ELEVENTH FLOOR PLAN



01 TOILET	(4' 0" X 5' 0")
02 TOILET	(4' 6" X 5' 0")
03 COMMON TOILET	(8' 0" X 9' 10")



SPECIFICATIONS

UNIT SPECIFICATION

Floor Finish

- Good quality vitrified tiles in flooring

Deck/Open Terrace

- Anti-skid tiles on floor
- SS/MS / aluminum glass safety railing

Toilets

- Good quality vitrified tiles with standard quality sanitary ware and CP fitting of JAQUAR / CERA or equivalent make

Wall Surface

- Putty on all plastered wall

Doors and Windows

- Glass doors for ground, first and second floor units
- Flush doors for office units
- DGU sliding windows / DGU Push windows in aluminum section for office units

Air Conditioning

- Only copper piping for VRV air conditioning in all units except office units nos 18, 19, 20 and 21
- Only copper piping for split air conditioners in office units nos 18, 19, 20 and 21

Electrical

- 3 phase meter with individual DB for each unit
- 100% power backup for each unit

TECHNICAL SPECIFICATION

Floor Height

- Ground and first floor height - 16' (slab top to slab top)
- Second floor height - 13' (slab top to slab top)
- Third to eleventh floor height - 10'6" (slab top to slab top)

- Building designed as per IS Codes

BUILDING SPECIFICATION

Reception Foyer & Lobby

- 32' heighted (Slab top to slab top) air-conditioned atrium
- Well designed and spacious lift lobby at all floor levels

Façade Treatments

- DGU glazing (except ground and first floor) with stone/granite cladding
- Designer façade lighting

Elevator & Escalator

- Three fully automatic high speed elevators of SCHINDLER/KONE exclusively for owners'.
- Four fully automatic high speed elevators for visitors / employees of SCHINDLER / KONE or equivalent make
- One service elevator of EXPRESS or equivalent make
- Additionally two fully automatic elevators for ground, first and second floor
- Two-way escalator of KONE / THYSSENKRUP or equivalent make for ground first and second floors

Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities

Parking

- 3 level basement car parking with mechanical parking at two levels
- Sufficient car parking for visitor

Water Supply

- Two SMC water tanks, one exclusively for ground, first and second floor and another for office units

Safety and Security

- Entry and exit with access control system
- CCTV in campus, lifts, lift lobby, passages, reception & basements
- Automatic fire alarm & safety systems

Toilets

- Separate common toilets for male & female.

EV Charging

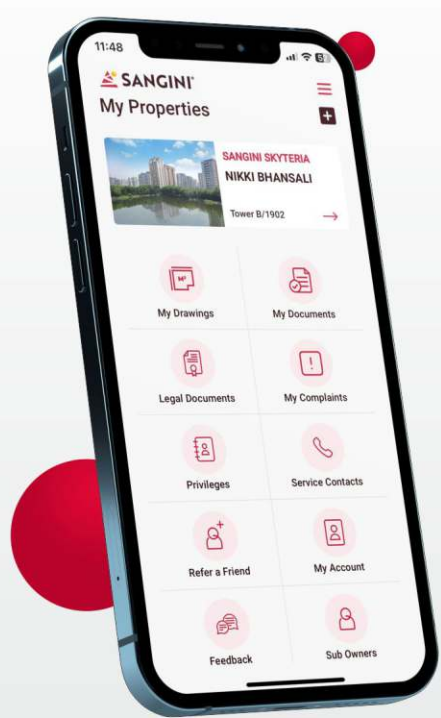
- EV charging stations in the premises for cars & two wheelers

Solar Energy

- Installation of Solar System on terrace for common areas electricity consumption to maximum possible extent



WHY SANGINI APP?



Know the construction status of your building



View floor plans and designs with a single click



Get solutions to your queries ASAP



Send suggestions/feedback in a click



Keep a check on your home's legal and technical document



Easy way to keep all of your important documents handy



SCAN TO DOWNLOAD THE APP

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: · Materials installed in the builder's finished unit are subject to change as per availability.

· 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, 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, 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.

· Purchaser or his/her tenant shall not use or let out his/her unit for purposes like pan parlour, grocery/kirana store, dairy, hospital/clinic/dispensary, spa, non-branded salon, workshop, non-branded juice centre/ice-cream parlour, non-branded fast food outlets, and tuition classes.



Site Address: SANGINI EDGE,
Near Shantiniketan, Vesu Main Road
- Udhna Magdalla Cross Road,
Vesu, Surat 395007

Architect:

Ar. Apurva Desai



Structure:



Vastu Consultant:



**R. Gurudutt
Shenoy**




Lighting Consultant:





Project Developed By: SANGINI REALTY PVT. LTD.
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat-395007

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