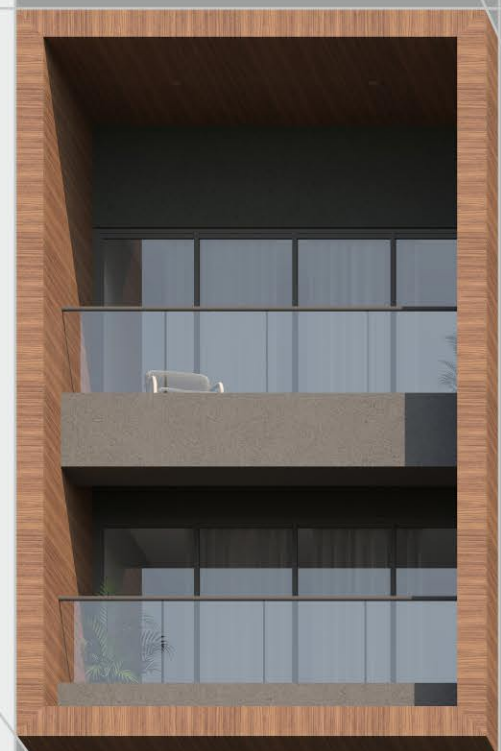




SANGINI NIRVANA

3 BHK MODERN LIVING



A
PROMISING
LAND OF BLISS



SURAT'S LANGUAGE OF TRUST,
PROGRESS AND HAPPINESS

SINCE 1984

OUR HISTORY IS
WITNESSING OUR PRESENT

“Landmarks Built on Trust”

- We have successfully completed **62** projects since **1984** with total constructed spaces 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	62	1800	4600
Sq. Ft. of Life Spaces	Landmarks	Commercial Units	Happy Families

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
of The Industry" by
News 18 Gujarat



SANGINI GROUP
Awarded as "The Best
Construction Group - Overall" by
Divya Bhaskar



SANGINI GROUP
Awarded with
"Building Gujarat - 2018"
by My FM 94.3



SANGINI ARISE
Awarded as "ULTRA LUXURY -
Lifestyle Project of The Year -
Surat" by
PROPREALTY & CRISIL



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) & Ultratech

ARCHIVES



SANGINI
TERRAZA



SANGINI
TEXTILE
HUB A



SWAAR
SANGINI



SANGINI
SOLITAIRE



SWAPNA
SANGINI



SANGINI
MAGNUS



SHYAM
SANGINI
TEXTILE
MARKET



SANGINI
TEXTILE
HUB B



SHYAM
SANGINI



SANGINI
GARDENIA



SANGINI
ASPIRE



SANGINI
SWARAJ

EXPERIENCE THE JOYOUS LIVING!

STANDING ROUND THE CORNER OF 150 FT. WIDE VIP ROAD,
SANGINI NIRVANA BESTOWS A JOYFUL WAY OF LIVING.
WITH AN EASY CONNECTIVITY TO THE CITY AND HIGHWAY.

SANGINI
NIRVANA
3 BHK MODERN LIVING

STEP INTO YOUR SPACE OF
NIRVANA



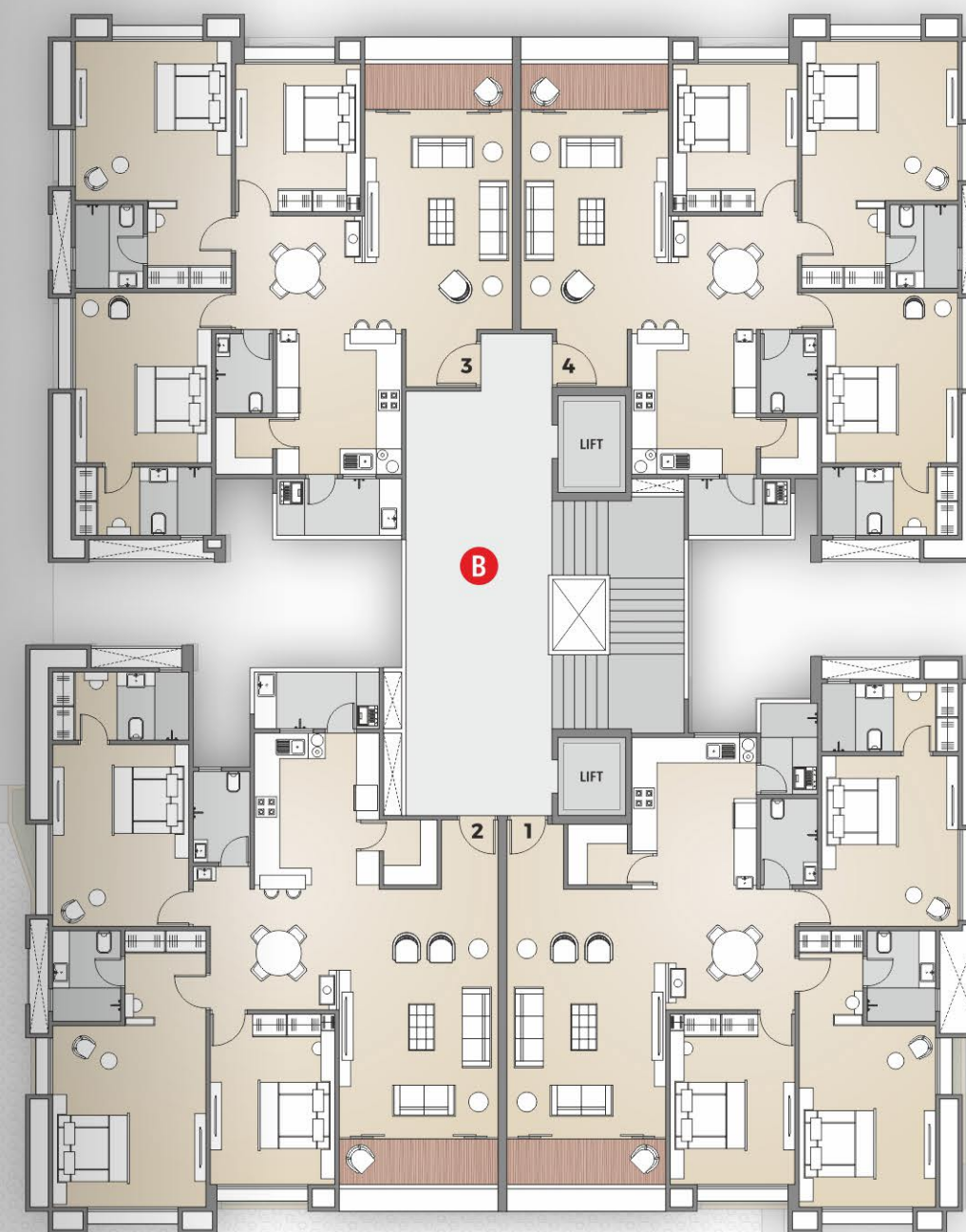


60 FT. WIDE ROAD

ENTRY



150 FT. WIDE VIP ROAD



150 FT. WIDE VIP ROAD

EXIT



2 Towers



11 Floors

* TYPICAL FLOOR PLAN



SANGINI NIRVANA





LEGENDS

- 01 Security Cabin
- 02 Reception Foyer
- 03 Society Office
- 04 Indoor Games
- 05 Gymnasium
- 06 Steam
- 07 Locker
- 08 Changing Room
- 09 Shower
- 10 Male Toilet
- 11 Female Toilet
- 12 Outdoor Children Play Area
- 13 Toddler Zone
- 14 Banquet Hall
- 15 Banquet Kitchen & Wash
- 16 Landscaped Garden
- 17 Gazebo Seating
- 18 Garden Seat-outs
- 19 Bus Pick Up / Drop Off Area
- 20 Meter Area
- 21 Parking
- 22 Ramp



* GROUND FLOOR PLAN

SANGINI NIRVANA

3 BHK MODERN LIVING

Amenities that will merrily ooze your daily routine and occasions. Seamlessly enjoy the special times with your friends and family.

AMENITIES

- ▲ BANQUET HALL
1900 SQ.FT.
- ▲ BANQUET KITCHEN & WASH
- ▲ GYM
1320 SQ.FT.
- ▲ LOCKER / CHANGING ROOM / SHOWER
- ▲ STEAM
- ▲ INDOOR GAMES
1020 SQ.FT.
- ▲ TODDLER ZONE
450 SQ.FT.
- ▲ OUTDOOR CHILDREN PLAY AREA
- ▲ GAZEBO SEATING
- ▲ 6100 SQ.FT. - AMENITIES AREA
- ▲ 5600 SQ.FT. - LANDSCAPE GARDEN



BANQUET HALL



GYM



INDOOR GAMES



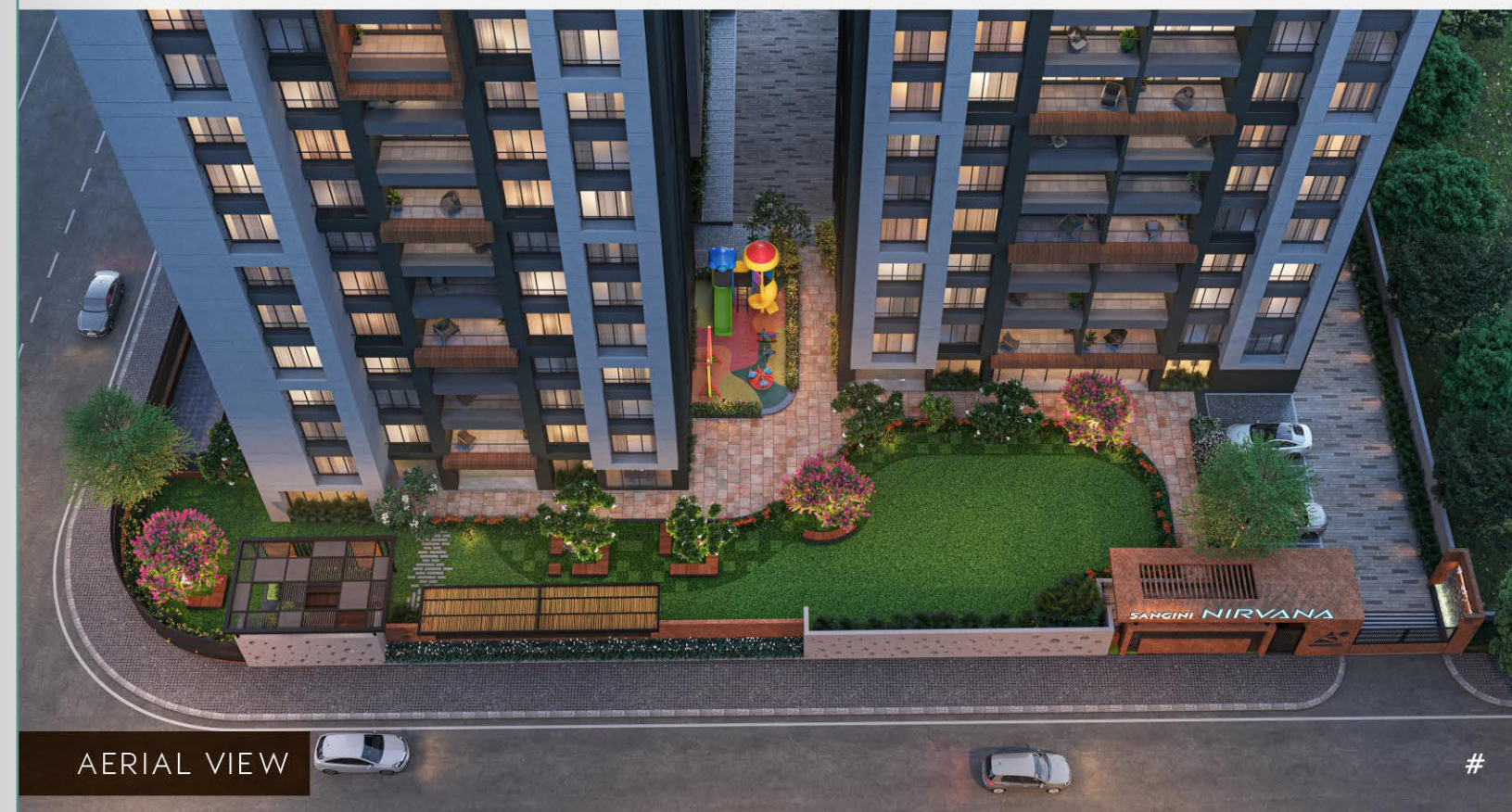
TODDLER ZONE



GARDEN WITH SEAT-OUTS

AN ECSTATIC PLACE FOR TODDLERS TO ELDERS

SANGINI NIRVANA OFFERS MORE THAN JUST LIVING A ROUTINE LIFE! WE HAVE EQUIPPED THE PLACE WITH FACILITIES FOR FROLICS AND FUN FOR TODDLERS AND ADULTS.



AERIAL VIEW



LANDSCAPED GARDEN

RISE HIGH IN COMFORT, JOY AND
WELL-BEING AT **SANGINI NIRVANA**.



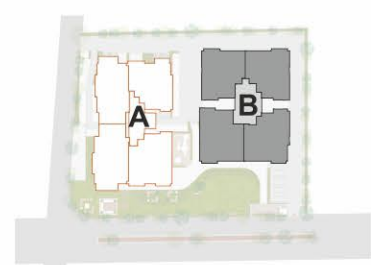
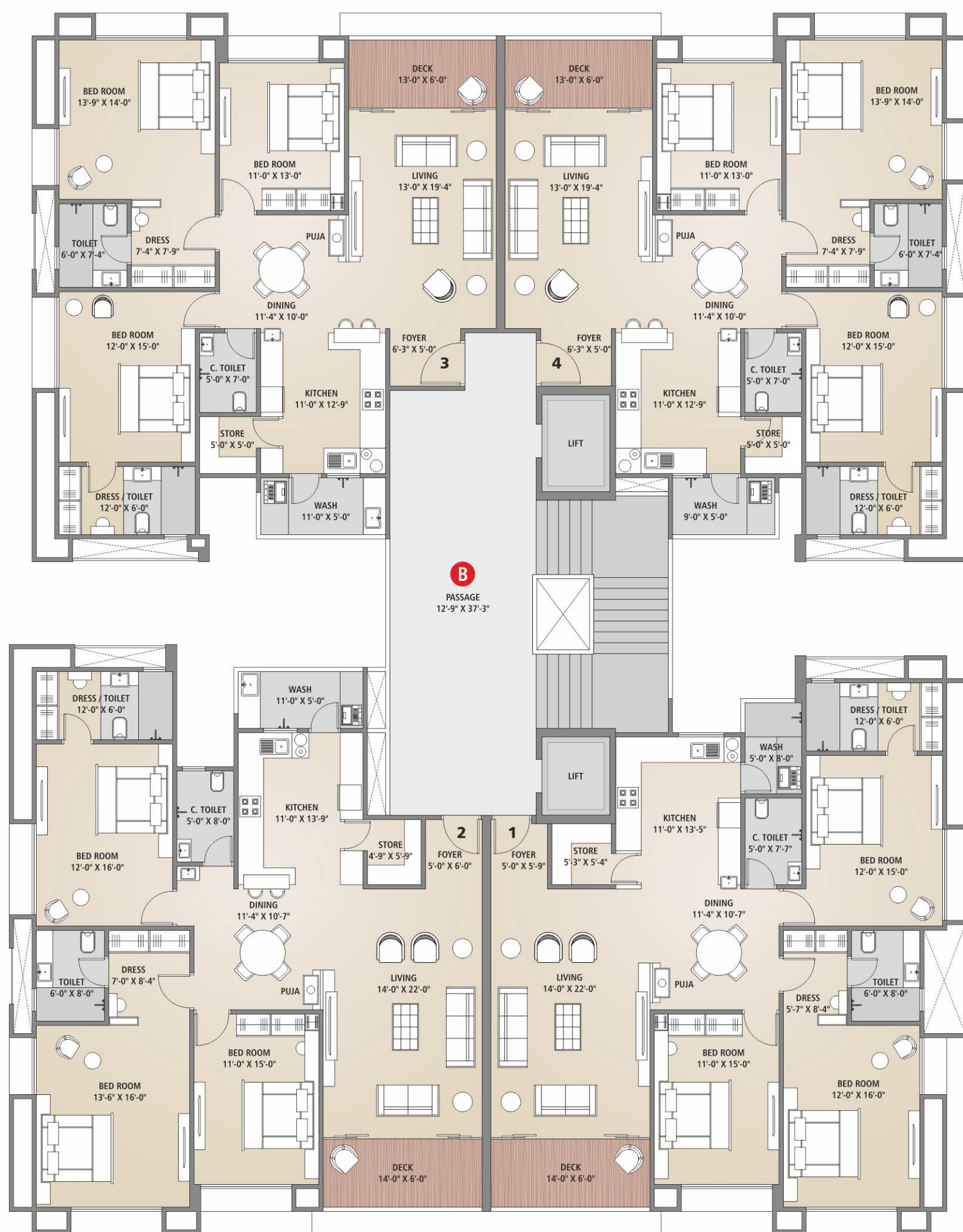


***TOWER - A (1st, 4th, 7th & 10th FLOOR PLAN)**



***TOWER - A (2nd, 3rd, 5th, 6th, 8th, 9th & 11th FLOOR PLAN)**





APARTMENT SPECIFICATIONS

Floor Finish ◀

- Good quality vitrified tile in entrance foyer, living room, kitchen, dining & all bedrooms

Deck ◀

- Good quality tile in floor
- M.S. safety railing

Kitchen ◀

- Granite kitchen platform with sink of standard make
- Good quality tile dado up to lintel level
- Gas connection on platform

Wash & Utility ◀

- Granite / Kota in flooring and good quality 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 / Granite stone shelves with glazed tile dado

Toilets ◀

- Good quality tile up to lintel level with standard quality sanitary ware of JAQUAR / CERA or eq. make and C.P fittings of JAQUAR or eq. make in all toilets

Doors and Windows ◀

- Attractive main door with wooden frame & internal doors decorated with laminated sheet
- All window openings provided with granite stone frame with good quality aluminium section and glass
- M.S. safety grill / railing

Wall Surface ◀

- Putty on all plastered wall

Air-Conditioning ◀

- Installation of 3-sets of split air conditioning system of standard make for bedrooms



► Electrical

- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- ISI approved modular switches of standard make
- Adequate power back-up of 10 amp (single phase) in each apartment (1 AC, 1 Refrigerator, 1 TV, 5 Fans, 5 Lights)

► Television, Internet & Telephone

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

BUILDING SPECIFICATIONS

► Entrance Foyer & Lobby

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

► Facade Treatments

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

► Parking

- Site development: Interlocking paver blocks / tri-mix
- 2 car parking for each apartment (including stacker parking)

► Elevators

- Automatic passenger elevators of standard make

► Electrics and Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities
- Light fittings of standard make in common passages and campus

► Security

- Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin
- CCTV camera coverage in campus, reception and basement area

TECHNICAL SPECIFICATION

- Building designed as per IS codes
- Floor height 9'-10" (slab top to slab top)

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.

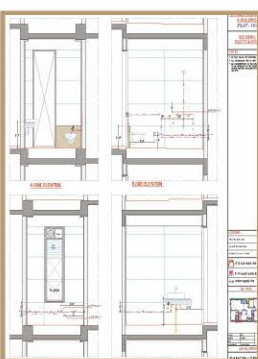
POSSESSION CHECKLIST

SANGINI TERRAZA	
VEE AAR LIFE SPACE LLP	
Date: _____	
Project Name: _____	
Location: _____	
Possession Checklist	
No.	Details
1.	Final Handover Report
2.	Final Handover Report
3.	Final Handover Report
4.	Final Handover Report
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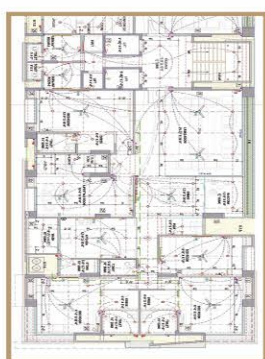
ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING



WARRANTY CERTIFICATE (A.C.)



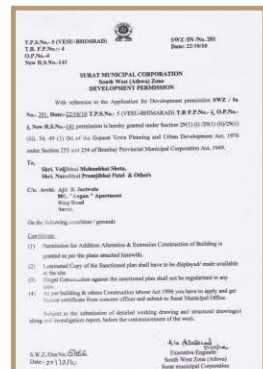
LEGAL FILE

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.

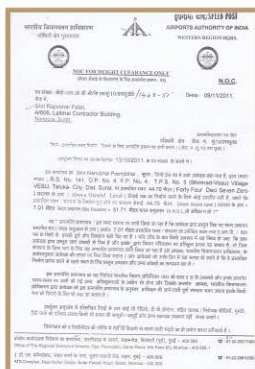
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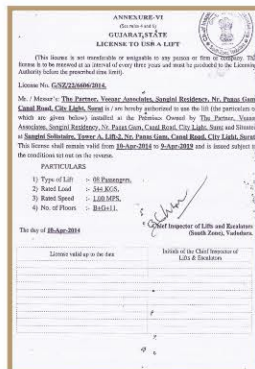
DEVELOPMENT PERMISSION



AIRPORT NOC



LIFT LICENCE



B.U.C.



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.

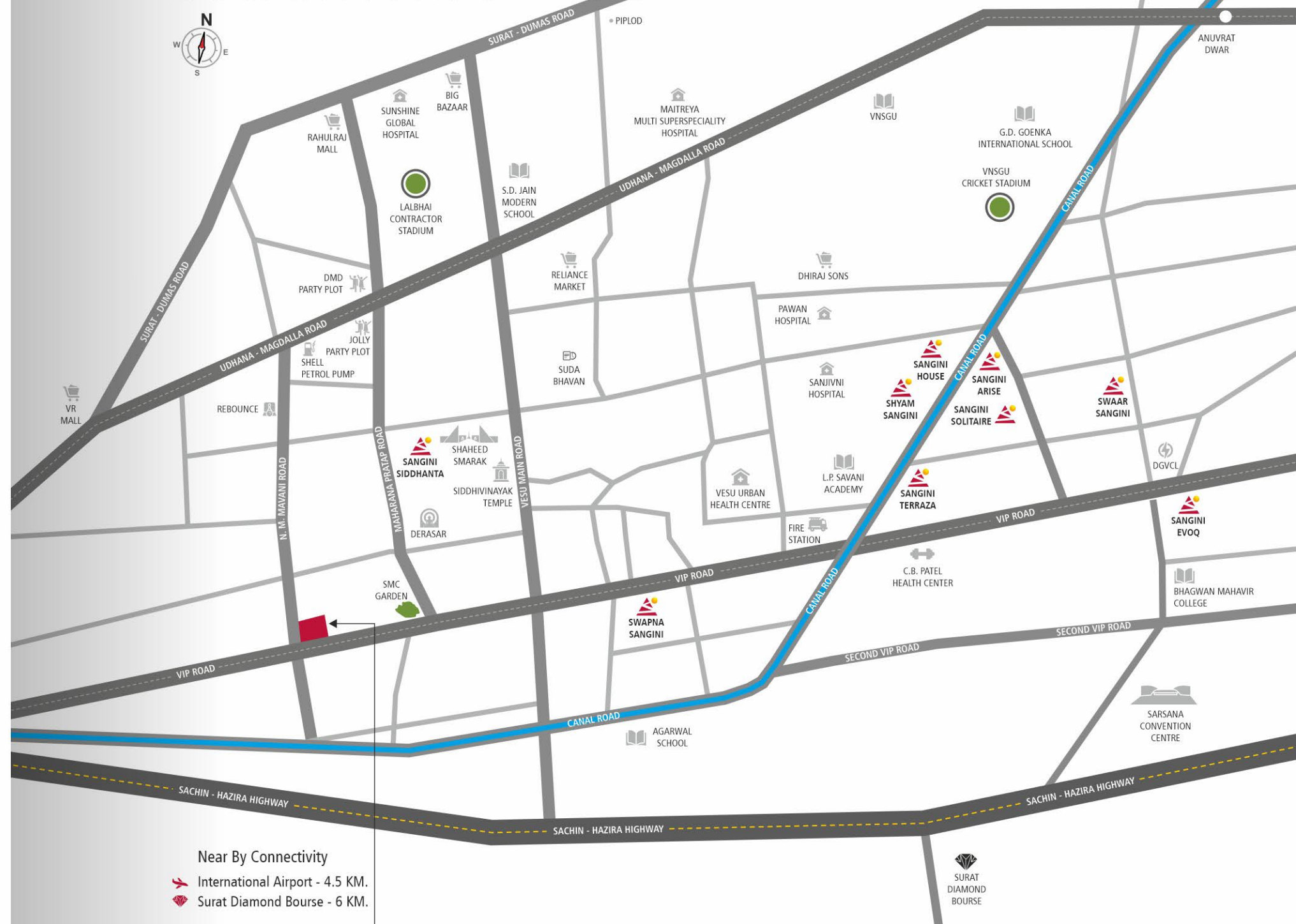
Note

- 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.

LOCATION MAP



- Near By Connectivity
- ✈ International Airport - 4.5 KM.
 - 💎 Surat Diamond Bourse - 6 KM.

SANGINI NIRVANA

3 BHK MODERN LIVING



PROJECT DEVELOPED BY

VEE AAR LIFE SPACE LLP
Sangini House, Near L.P. Savani Academy,
Canal Road, Vesu, Surat, Gujarat - 395007

ARCHITECT



Architecture | Interiors | Landscape

STRUCTURAL ENGINEER



ER. JALIL A. SHEIKH

SITE ADDRESS:

Sangini Nirvana, T.P. 7, F.P. 33, VIP Road - N. M. Mavani Road Corner, Vesu, Surat - 395007, Gujarat

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