

SHYAM SANGINI²
TEXTILE MARKET



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SHYAM SANGINI²
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OUR TRANSPARENCY, QUALITY AND
COMMITMENT ARE CERTIFIED BY
CRISIL 6 STAR RATING



It is a moment of pride for Sangini Group, as Sangini Solitaire has been awarded the prestigious CRISIL 6-Star Rating. The esteemed CRISIL Real Estate Star Ratings provide all-round assessment of real estate projects and helps buyers benchmark and identify quality projects. CRISIL Rating Looks at the following parameters to assess project quality:

- Quality of construction • Clear Legal documentation • Credibility & transparency
- Choice of location • After sales services and warranties
- Flawless planning • Adherence to timelines • Management quality in processes
- Financial strengths • Track record of the project sponsor • Innovations

Sangini Solitaire has bagged a whopping 6 Star Rating. It places Sangini Group as one of the most trustworthy names in the real estate sector today.



Established in 1984, Sangini Group has been involved in construction of residential and commercial projects par excellence. It has successfully completed 51 projects with total constructed space of 4.3 Million sq ft, developed around 3800 residential and 800 commercial units so far.

Sangini Group is equipped with incomparable technical excellence to create comfortable as well as modern buildings with elegant designs. We are widely appreciated for our attention to small details in each project, transparent legal process and customer centric approach.

We are sharpening our strategy to be one of the India's most valuable, most innovative and most admired developers. Our goal is to be an unstoppable company that creates enormous value for all who holds stake and trust in us.

We at Sangini believe that our customers and business acquaintances are our most valuable assets. We understand people's changing needs and aspirations, Their joy and positive emotional response, after experiencing our products and services are our great achievements.



SHYAM SANGINI ² TEXTILE MARKET

A ONE OF A KIND BUSINESS HUB EXCLUSIVELY
FOR THE TEXTILE INDUSTRY.

The entire place is designed to satisfy your business needs with ample Parking space,
ease of loading and unloading from the Goods carriers.



- **EXTERNAL ELEVATION** ELEGANT EXTERNAL ELEVATION WHICH PROVIDE NATURAL LIGHT, AIR VENTILATION IN EACH UNIT.
- **LANDSCAPING** PROFESSIONALLY DESIGNS LANDSCAPING IN OPEN AREAS
- **PARKING** AMPLE PARKING SPACE AT GROUND AND TWO LEVEL PARKING FACILITY IN BASEMENT.
- **ELEVATOR/LIFT** STANDARD QUALITY AUTOMATIC DOOR PASSENGER LIFT AND GOODS LIFT
- **GENERATOR** SILENT DIESEL GENERATOR FOR POWER BACKUP OF 9AMP LOAD IN EACH UNIT AND SUFFICIENT CAPACITY TO KEEP COMMON BUILDING UTILITIES RUNNING.
- **SECURITY** C.C.T.V. CAMERAS FOR ALL PASSAGE AND PARKING AREA.
- **FIRE SAFETY** FIRE SAFETY PROVISIONS AS PER S.M.C GUIDELINES INCLUDING FIRE EXTINGUISHER & SPRINKLERS IN EACH UNIT



AMENITIES



THERE IS ALSO A PROVISION FOR WAREHOUSING

It's good connectivity to other Markets, Economic Zones and the National Highway makes this Textile Hub your next Business destination.



ENTRY

60.00 MT. WIDE D.P. ROAD

EXIT

G

GROUND FLOOR PLAN





T

TYPICAL FLOOR PLAN



B1 1ST BASEMENT FLOOR PLAN

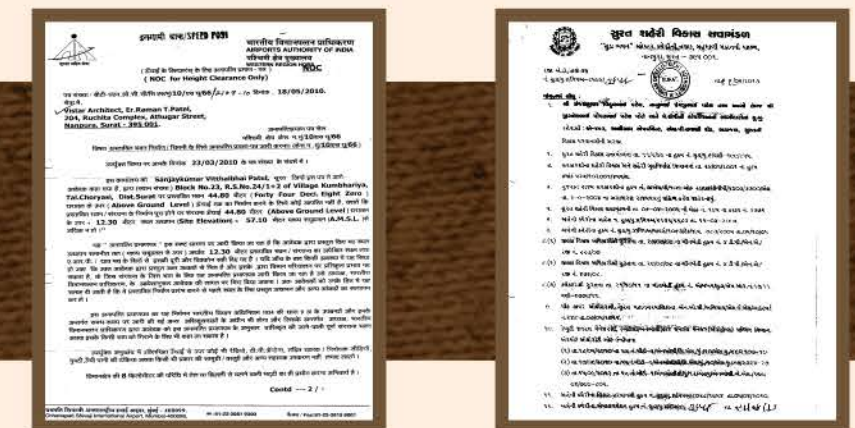


B2 2ND BASEMENT FLOOR PLAN

LEGAL DOCUMENTS & TECHNICAL MANUAL

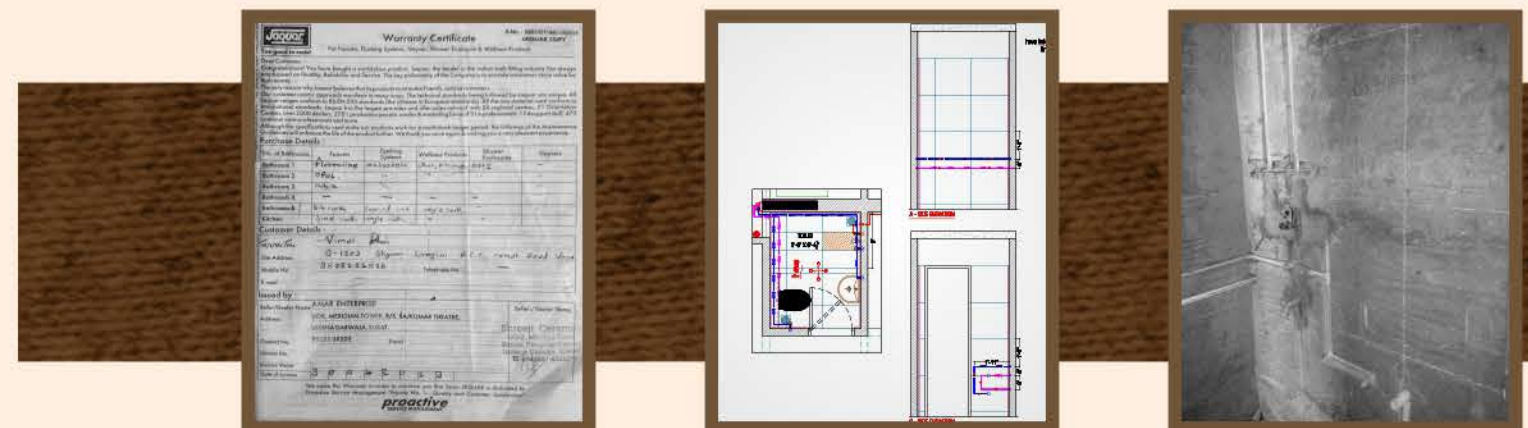
LEGAL FILE

WE, AT SANGINI GROUP STRONGLY BELIEVES THAT TRUST CAN ONLY BE DEVELOPED THROUGH TRANSPARENT & CONVENIENT LEGAL PROCESS. THUS WE PROVIDE CLEAR DOCUMENTS AND CERTIFICATES IN OUR LEGAL FILES; E.G. B.U.C CERTIFICATES, AIRPORT N.O.C, LIFT LICENCE AND DEEDS.



TECHNICAL MANUAL

FOR CONVENIENCY OF OUR CUSTOMERS WE PROVIDE ALL SET OF TECHNICAL PLANS, ACTUAL PHOTO AND WARRANTY CERTIFICATES; E.G. PLUMBING PHOTOS, ELECTRICAL DRAWING LAYOUT AND WARRANTY CERTIFICATES.



SPECIFICATION

DETAILS OF BUILDING

DESIGNATED USE	Showroom & Warehouse
NO. OF FLOORS	Two level basement + Ground & Upper ground showroom + 1st to 7th floor warehouse
CAR PARKING	Two level parking in Basement + Parking at Ground Floor.
BUILDING STRUCTURE	Framed R.C.C. building designed as per IS codes 456 (concrete) IS 875 (Design) & 1893 (Seismic)

INTERNAL SHOWROOM FINISH

FLOORING	Granamite tiles of 32" x 32" in showroom at Ground & Upper Ground.Granamite tiles of 24" x 24" from level 1 to 7
PANTRY/TOILET	Decorative dado tiles with standard quality, sanitary ware of Cera or Equivalent quality brand & C.P. Fitting of Jaguar or similar brand
ELECTRIFICATION	Modular switches, Concealed circuit wiring, MCB, Sufficient electric points including points for T.V. & Telephone. Power back up of 9 amp. with auto change over.
SHUTTER	Powder coated shutter
WALL FINISH	Internal white putti on all plastered walls and ceiling
FIRE SAFETY	Fire Extinguisher and water sprinklers

EXTERNAL BUILDING FINISH

ELEVATION	Elegant External facade
COLOUR	ICI Whether shield max/Berger colour or Equivalent Make

INTERNAL COMMON AREA FINISH

LIFT CLADDING	Granite cladding at each floor near passenger lift and goods lift entrance
STAIRCASE	Kotastone flooring on staircase & landing
SECURITY	C.C.T.V. camera operated from foyer
PASSAGE	Granite or Equivalent good quality flooring tiles in all floors
COMMON TOILET	Decorative Dado tiles with standard quality sanitary ware of Cera or equivalent make & C.P. fitting of jaguar or similar brand
LIFT	Two fully automatic passenger lift and two Sufficient capacity Goods lift of TRIO or Equivalent brand
FIRE SAFETY	All passages are installed with smoke detectors, fire alarm, water hydrant, fire extinguisher and sprinklers
MEP CONSULTANT	Specialized consultant for proper provision of air conditioning, electric and plumbing for better building life

EXTERNAL OPEN GROUND AREA FINISH

PARKING AT GROUND	Parking finished with good quality flooring and heavy duty paver blocks
PARKING AT BASEMENT	Parking finished with V.D.S. (Tri-mix Rough Finish)

DISCLAIMER

- Stamp duty, Registration charges, Legal charges, GEB/SUDA charges, Society maintenance expenses, VAT and Service tax shall be borne by purchaser.
- Any additional charges levied by the government/local authority during or after the completion of the scheme like SMC tax, will be borne by the purchaser.
- In interest of continual development in design & quality of construction, the developer reserves all right to make any changes in the scheme including technical specification, designs, planning layout and purchaser shall abide by such changes.
- Changes/Alteration of any nature including elevation, exterior colour scheme or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Provision for PVC pipe in internal conducting of all voltage facility such as telephone, cable TV, internet cable shall be provided for each unit, all external laying and drawing of low voltage cable such as mentioned or other shall be strictly laid as per consultants services drawing with prior consultant of developer/Builder's office.
- No wires/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- B.U.C. (Building Use Certificate) as per SMC/SUDA rules.
- Clear title for loan purpose.
- Dimensions are indicative and subject to change.
- Any information contained in the brochure is subject to change at the sole discretion of the developer and cannot form part of any agreement.

LOCATION

