

Swaar Sangini

4 BHK SWANKY HOMES

UNVEILING ÜBER LUXURY

Your world with colors of nature...

Your swanky home with exclusive space...

Your lavish life with memories...

Welcome to Swaar Sangini. Your wait is over.





SANGINI GROUP

Building Trust. Building Landmarks.

About Us

Established in 1984, Sangini has been involved in construction of residential and commercial complexes par excellence. It has so far successfully completed 45 projects with total constructed space of 3.5 mn sqft — developing about 3300 residential and 600 commercial units by the year 2009.

Sangini is equipped with incomparable technical excellence to create comfortable modern buildings with elegant designs. Its planning ensures that customers enjoy optimum space, natural light and ventilation, sufficient parking, long-lasting material and lush green landscape. All these speak volumes about its work.

Having a team of veteran architects, engineers and designers is a matter of pride for Sangini. The Group's vision is to become a leading developer with pan India presence.

We at Sangini believe that our customers and business acquaintances are our most valuable assets. Our client-centered approach along with honesty and integrity in trade practice puts the group on the summit. We understand people's changing needs and aspirations. Their joy and positive emotional response after experiencing our products and services are our great achievements.

Vision

"Our company's vision is to become leading developer with pan India presence."

Mission

"To satisfy customers by developing the best quality unique projects with healthy living space that meets customer's needs through honesty and integrity in trade practices."

Building Trust Building Landmarks

Archives



Shyam Sangini
Vesu



Sneh Sangini
Adajan



Siddh Sangini
Pal



Swapna Sangini
Vesu



Sangini Residency
Citylight



ShaliBhadra Residency
Adajan



Parshvadarshan
Navyug College



Madhav Residency
Adajan



Bhulabhai Park
Adajan



Prayag
Parle Point



Krishna Complex
Adajan



Shreeji Arcade
Adajan



Prasiddhi
Piplod

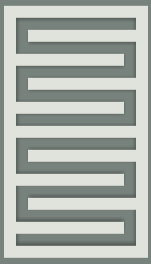


Pratishta
Piplod



Swaar Sangini

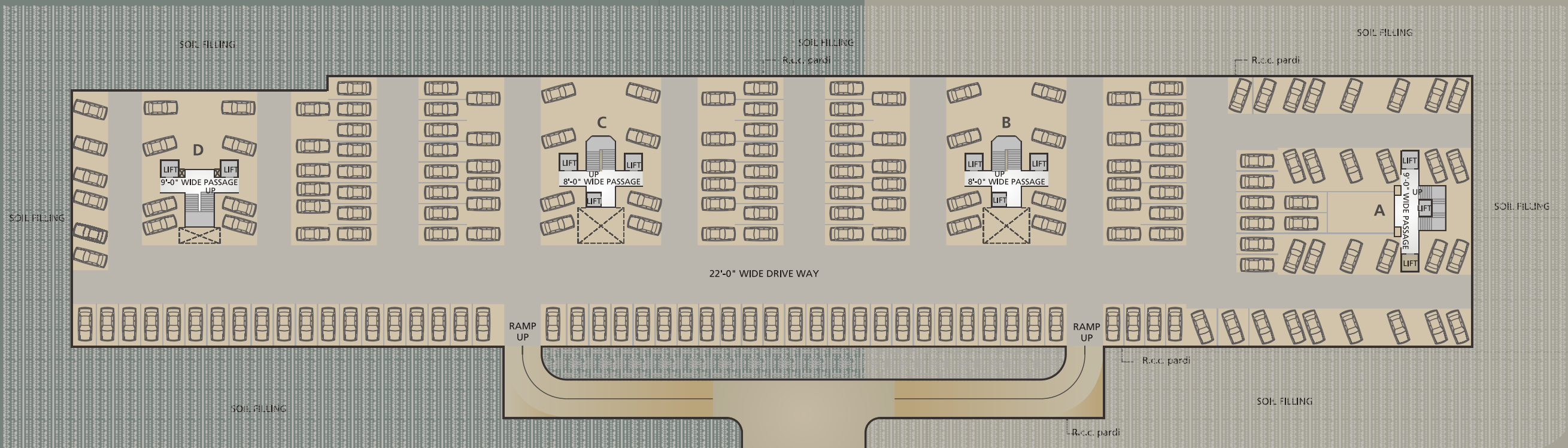
MEMBERS
PARKING

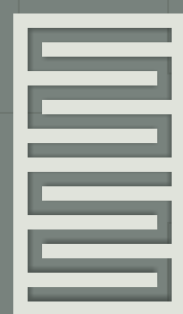


Site Plan Ground Floor



Basement Floor Plan





Swaar Sangini

Spaces So Rare. Surroundings So Serene. Moments So Unique.

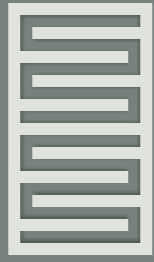
At Swaar Sangini your world is so different that you will relive every moment. Each unit is a marvel and every marvel is precisely planned and inter worked with chic interiors and classy amenities. Landscaped with substantial spaces each of the abode here, is simply beyond belief. Come and rediscover Life at Swaar Sangini.

Amenities

- Attractive Main Gate With Compound Wall
- 24 Hours Security With Intercom
- Landscaped Garden
- Children Play Area
- Senior Citizen Sit-out
- Banquet Hall
- Library & Hobby Center
- Gymnasium & Spa
- Indoor Games - Chess, Table Tennis, Carom
- Badminton Court & Cricket Net Practice Pitch
- Pleasant Water Body
- Parking At Basement And Ground Level
- Visitors Parking

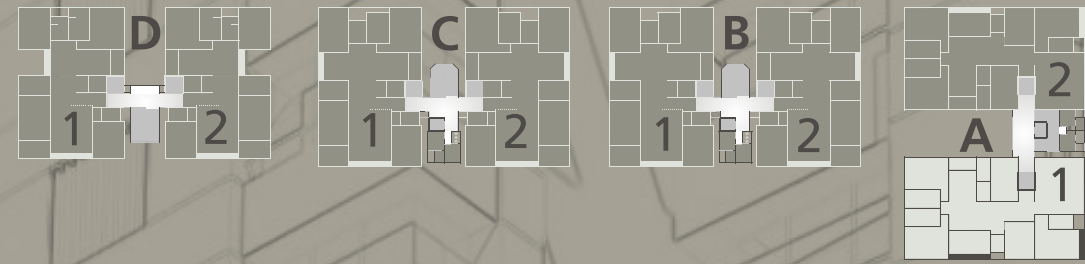




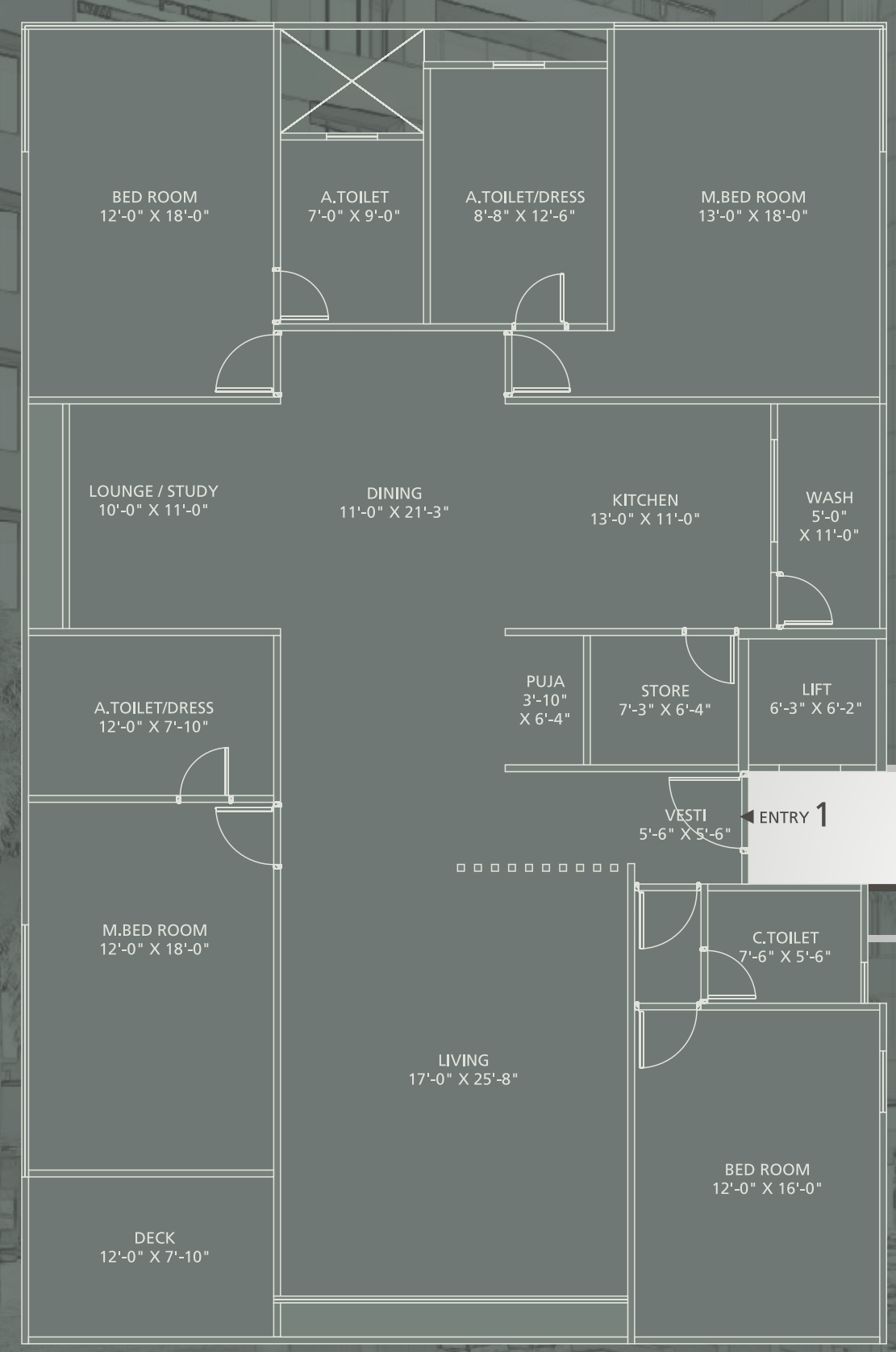
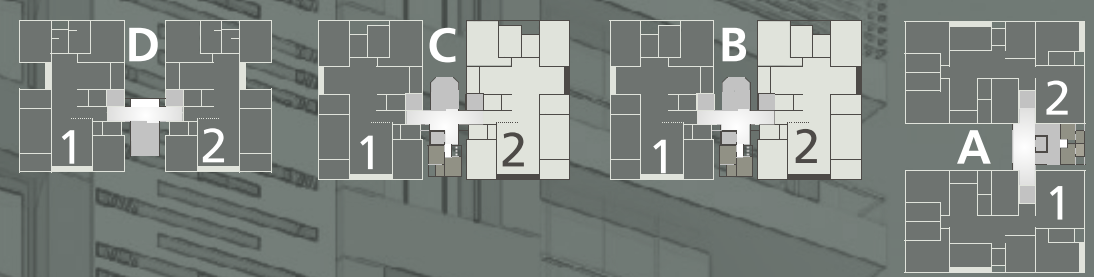


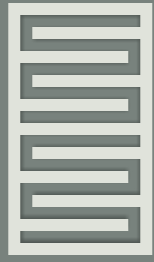
Unit Plan
Block-A

A



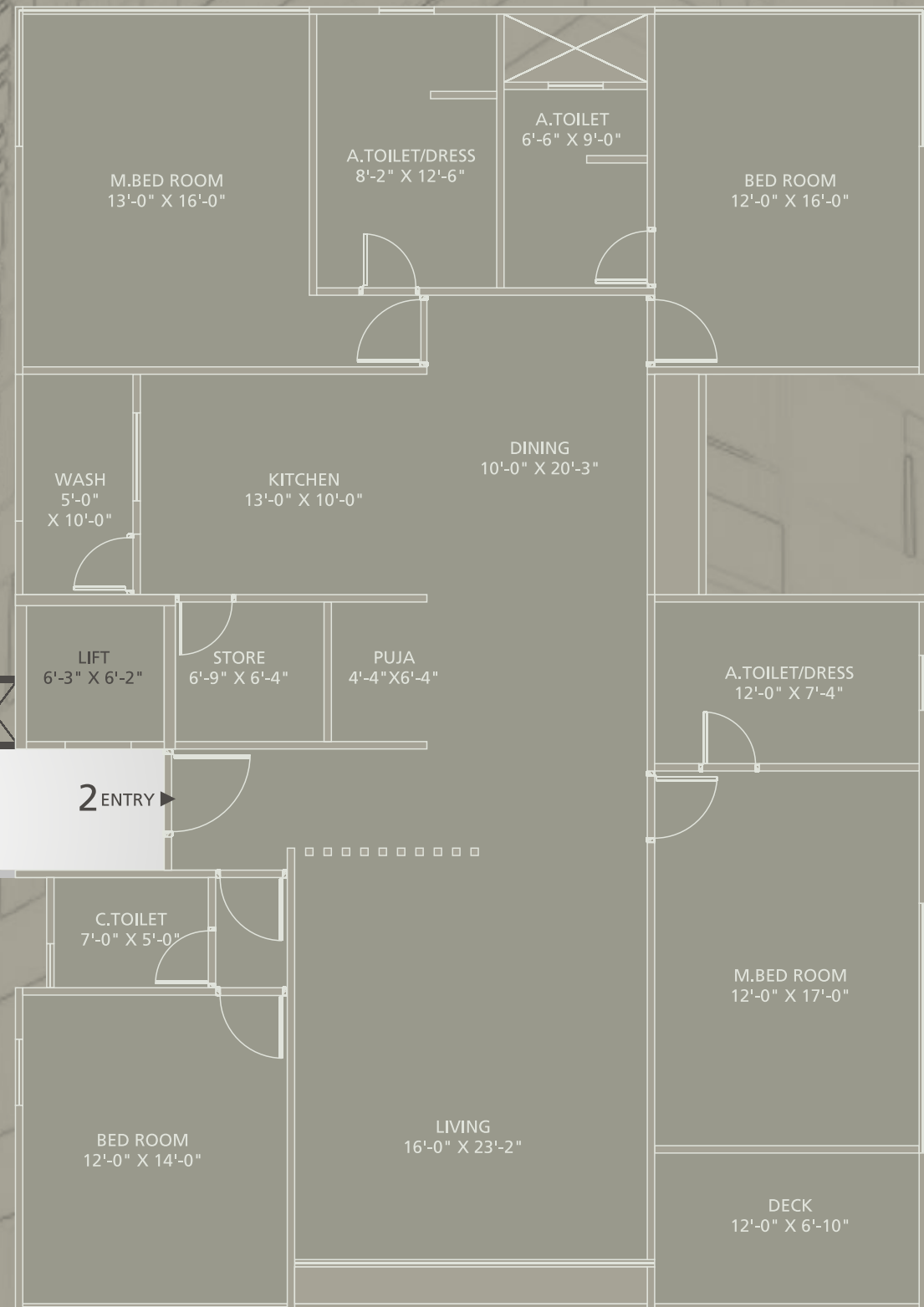
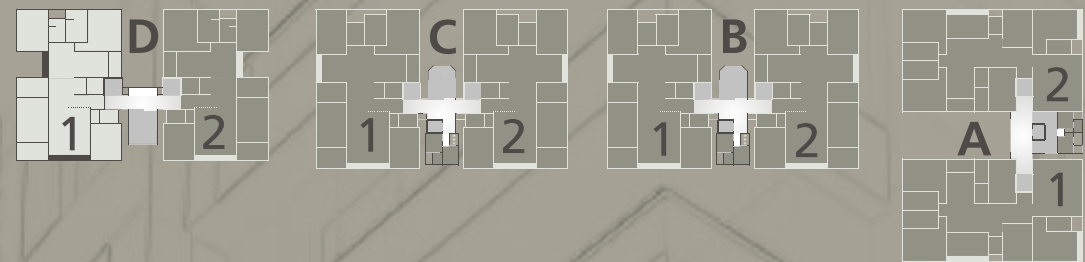
B & C

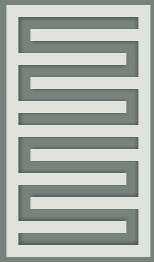




Unit Plan
Block-D

D





Specification

Unit finishes

Living Spaces

- Italian marble flooring of living, dining & entrance foyer
- Wooden flooring in one master bedroom
- High quality large vitrified tile flooring in other bedrooms

Kitchen

- Granite kitchen platform with twin bowl sink of Carysil / eq. make
- High quality vitrified tile flooring in kitchen with vitrified tile dado up to lintel level

Store

- Adequate Kota stone shelves with satin finish glazed tile dado

Toilets

- Decorative vitrified tiles up to lintel level with standard quality sanitary ware of Cera or eq. make & C. P. fittings of jaquar or similar brand in all toilets

Doors & Window

- All window openings provided with granite stone frame with good quality aluminum anodized sections and glass of standard quality and designed safety grill
- Attractive main door with salwood frame and internal doors decorated with laminate sheets
- Good quality fitting & fixtures in all doors

Railings : S.S and glass railings in balcony

Wall surfaces :

- Internal wall : Waterproof putty on all plastered wall and ceiling
- External Wall : Weather shield colour of standard company

Services :

Air-conditioning :

- Split A/C in all bed-rooms

Electrical :

- Sufficient points in concealed copper wiring of finolex or equivalent make
- Modular switches of Legrand/MK/Roma-Anchor/eq. make
- Common Earth Leakage Protector to be provided with 3-phase meter
- Adequate power back-up of 6 tube-lights & 6 fans in each flat

Hot Water System :

- Gas geyser of sufficient capacity with centralized plumbing system & gas connection in each flat

Television & Telephone :

- DTH/TATA SKY/AIRTEL/eq. make connections in all flats
- Internet connection in each flat
- Telephone points in all rooms
- Intercom facility in each flats & servant room as well

Building finishes :

Parking :

- Site development : interlocking paver blocks / stone paving/Tri-mix concrete
- A Building : 4 car paking, B & C Building : 3 car parking, D Building : 2 car parking
- Sufficient two wheeler parking & visitor's parking
- Air Pump for filling air in cars and bikes in basement

Elevators :

- Two fully automatic passenger elevators of Schindler/Kone/Equivalent make per building
- One service Elevator of Recognized company per building (A , B & C Building)

Electrical & power Back-up :

- Silent generator of sufficient capacity for each building with adequate power back up for lifts, water pumps and general lighting

Security :

- Video door phone camera with connectivity from entrance foyer to each flat
- CCTV camera in campus and basement area

Indoor Amenities

Foyer, Stair & Lobby :

- Aesthetic entrance foyer and elegant designed lobby at all floor levels

Out Door Amenities :

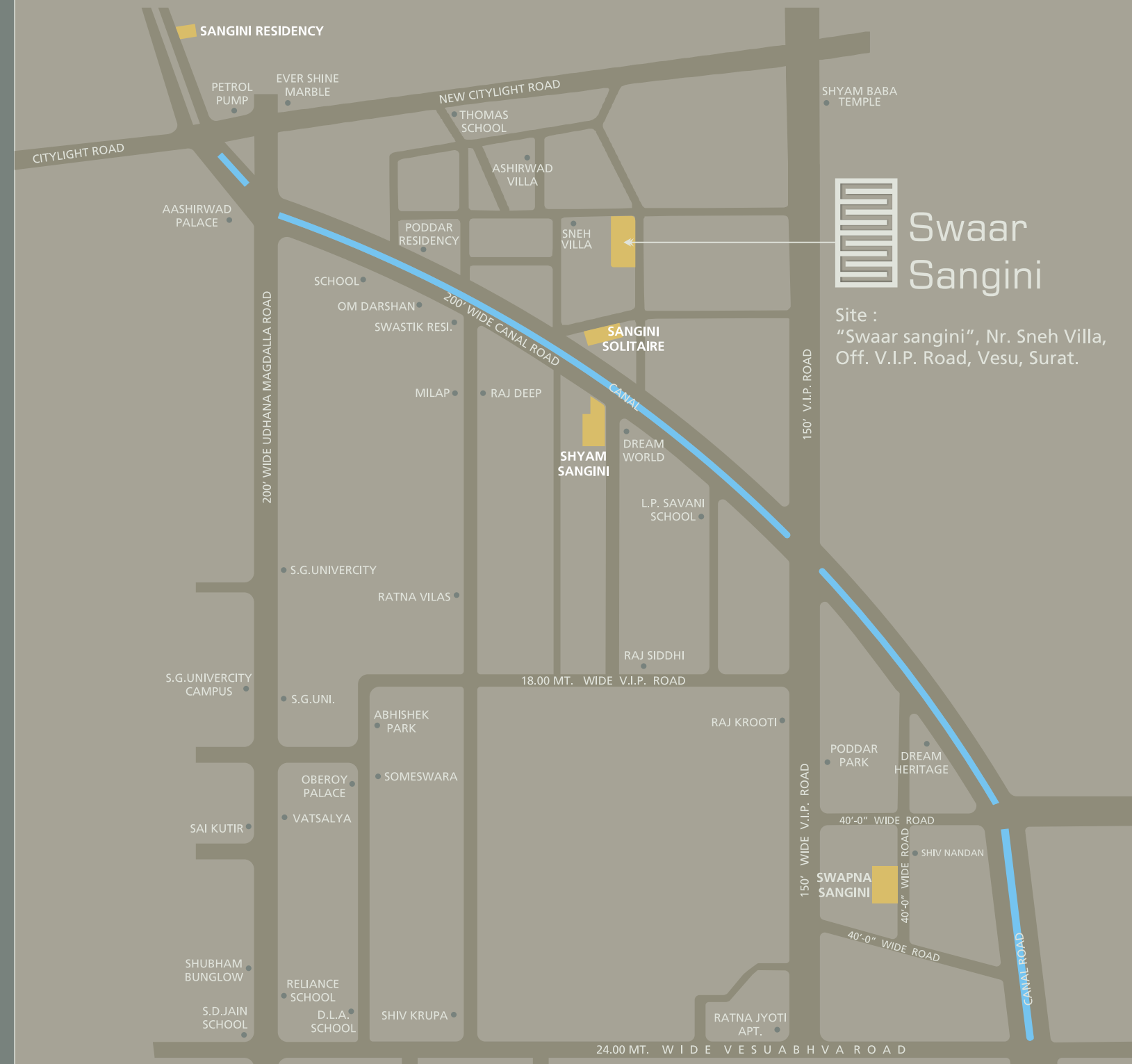
- Children play area with safe rubber matting and adequate play equipments
- Aesthetically landscaped green outdoor spaces with aromatic & floral plantations and other landscape features
- Multipurpose hall, gymnasium fully equipped with standard quality modern equipments, library, indoor games
- Outdoor music system in landscaped area
- Outdoor games : badminton court & cricket pitch

Technical Specifications :

- Earthquake resistant structural design as per Indian standard codes
- Apartment Unit Floor ht: 10'-10" ft.



Key Plan



Site :
"Swaar sangini", Nr. Sneh Villa,
Off. V.I.P. Road, Vesu, Surat.

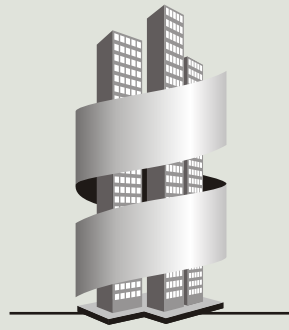
Note :

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As Per S.M.C. Rules
- Clear Titles for Loan purpose
- This brochure is for private circulation only, by no means it shall form part of any legal contract.

We Request :

- Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges expense etc. shall be borne by the purchaser.
- VAT, Service tax, as & if applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax, betterment / IC charge (deposit) will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill 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.
- Internal conduiting and laying of all low voltage facility such as telephone, cable tv, dish tv and internet cables shall be provided for each flat, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per Consultants service drawings with prior consent of Developer/Builders office. No wires/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.

Developer



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www.sanginigroup.com

Architect
Sanjay Joshi
Surat

Structure Designer
Hiren Desai
Surat