

SANGINI
RISE

OUR HISTORY IS WITNESSING OUR PRESENT

"Landmarks Built on Trust"

We have successfully completed 56 projects with total constructed space of 57.5 lakh sq. ft. These projects comprise of 4300 residential units & 1150 commercial units.

Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.

 57.5 LAKH Sq. Ft. of Life Spaces	 56 Landmarks	 1150 Commercial Units	 4300 Happy Families
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OUR APPROACH IS SIMPLE

"Best Materials, Best Techniques & Best Outcome"

'What's important for our customers' is the foundation of everything we do. Their joy and positive emotional response, after experiencing our products and services are our greatest achievements.

OUR ACCOLADES



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 SOLITAIRE
Awarded as "Best luxury residential development" in western region by ALREN



SANGINI GROUP
Awarded as "Best luxury residential developer" in western region by ALREN



SANGINI GROUP
Awarded as "Most promising developer luxury residential in Gujarat" by Worldwide Achievers & IBN 7



SWAAR SANGINI
Awarded as "The best luxurious residential project of the year 2016" in Surat by Realty Plus



SANGINI GARDENIA
Awarded as "Affordable housing project of the year" by DNA & CMO Asia



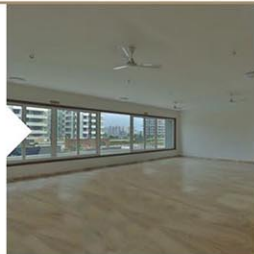

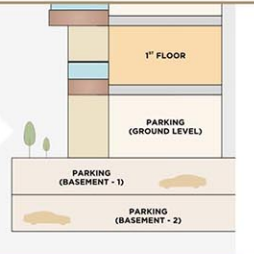


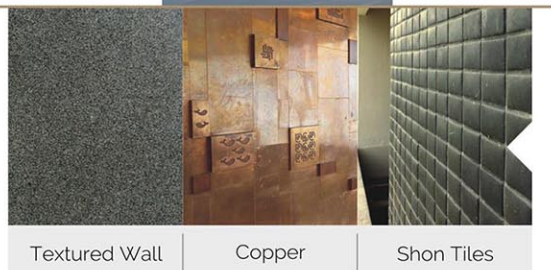
SANGINI GARDENIA
Awarded as "Outstanding concrete structure in Surat" under multi-dwelling residential unit category by ICEA Surat & Ultratech



SANGINI GROUP
Awarded as "Developer of the year - Luxury" by DNA & CMO Asia

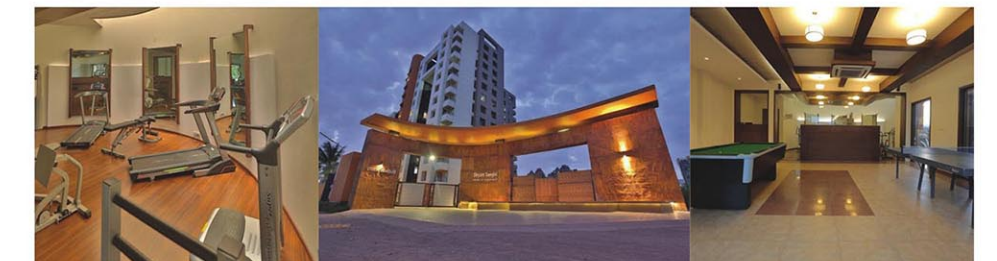
OUR PLANNING TAKES CARE OF

Our planning principle mainly addresses the social bonding, hassle free and healthy lifestyle that you can experience in our homes.

<p>Maximum use of air ventilation and natural light</p> 	<p>Building our landmark projects with elegant facade which looks great forever</p> 	<p>Ample parking space</p> 	<p>Maximum open obtainable space at ground level blended with lush green landscape</p> 
<p>Optimum utilizable space</p> 	<p>Usage of durable and best quality building materials</p> 		



Sangini Solitaire @ Vesu



Shyam Sangini @ Vesu



Swaar Sangini @ Vesu



Swapna Sangini @ Vesu



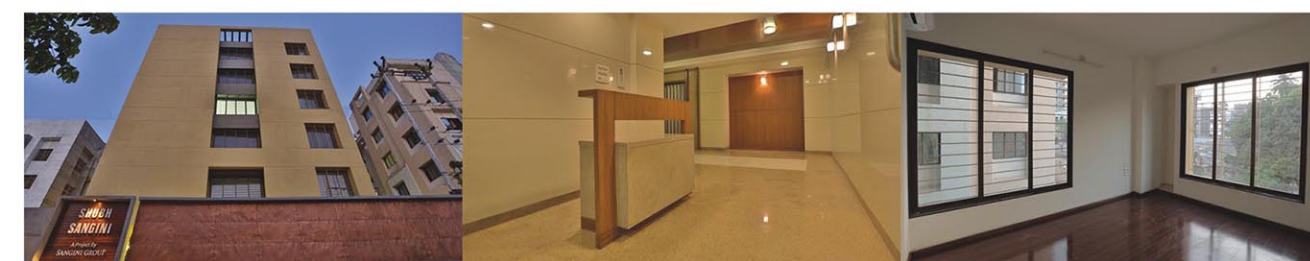
Sangini Residency @ Citylight



Prasadhi @ Piplod



Pratishtha @ Piplod



Subh Sangini @ Pal



Prayag @ Parle Point



Sangini Gardenia @ Jahangirabad



Sneh Sangini @ Pal



Madhav Residency @ Adajan



Shyam Sangini Textile Market @ Kumbharia



Shalibhadra Residency @ Adajan



Shreeji Arcade @ Adajan

SANGINI
RISE
 4 | 4.5 | 5 BHK ICONIC APARTMENTS

"life elevate your lifestyle"

Raising the standards of high-end living in Surat is a wonderful high-rise residential address, Sangini Arise. As the name suggests, it rises above ordinary to attain extraordinary perfection. It rises above the luxury to bestow ultra-luxurious living and privileged lifestyle.

It is an opportunity to be a part of an elite community with like-minded individuals who appreciate and enjoy fine luxury. Live a life of rich and famous designed for the selected few at Sangini Arise.

	<p>ARCHITECTURAL MARVEL</p> <p>Just one look at this magnificent elevation is enough to take your breath away and leave you spellbound.</p>	<p>A</p>
<p>REVIVING LANDSCAPE</p> <p>Lush green landscape of 55,000 sq. ft. awaits you at your doorstep. Not just worldly luxuries but beauty and serenity of nature will also be an integral part of your lifestyle here.</p>	<p>R</p> 	
	<p>IMPERIAL PRIVILEGES</p> <p>'Living life king size' is not just a phrase but a way of living here. Thanks to the fabulous Club Infinity spread across 27,000 sq. ft. area.</p>	<p>I</p>
<p>SPLENDID SPACE</p> <p>Stylish. Ultra-spacious. Vastu compliant. Ample light and air ventilation. Maximum utilization of space. Every word defines the gorgeous interior of your abode.</p>	<p>S</p> 	
	<p>ENVIOUS LOCATION</p> <p>An address that announces your class, status and success to the world. Unmatched connectivity to schools, hospitals, shopping & entertainment avenues put you at the heart of the city.</p>	<p>E</p>

A

R

I

SANGINI
RISE
 4 | 4.5 | 5 BHK ICONIC APARTMENTS

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ARCHITECTURAL MARVEL

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IMPERIAL PRIVILEGES

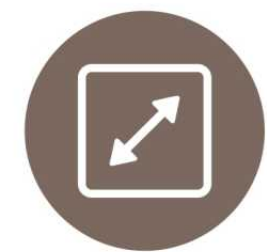
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E



ARCHITECTURAL
MARVEL



AVANT-GARDE DESIGN FOR A TOWERING FIRST IMPRESSION

Not just an artist's imagination, it's a beautiful reality. Tall towers standing imperiously on lush landscaped grounds will offer glorious apartments redefining the word marvelous. Each aspect of this development is crafted to maximize your quotient of uber luxury.

SANGINI
ARISE

4 | 4.5 | 5 BHK ICONIC APARTMENTS



ELEGANCE AND BRILLIANCE HAS FOUND A NEW HOME

4 Towers of G + 19 Storeys
4, 4.5 & 5 BHK Iconic Apartments
Abundant Recreational Open Space
Luxurious Clubhouse



EXQUISITE
TOWERS TO LEAVE
YOU MESMERIZED





REVIVING
LANDSCAPE



LUSH GARDENS BRING NATURE TO YOUR DOORSTEP

Jog through lush garden with nothing but natural beauty to interrupt your thoughts. Sit back and chat with your loved ones in the company of captivating greenery. Nature is celebrated in all its glory here.



SANGINI
ARISE
4 | 4.5 | 5 BHK ICONIC APARTMENTS

55000 Sq. Ft.

Greenscape Covering, Reflection Pool,
Central Lawn, Sports Area, Sunken Seatings &
Endless Greenery

60 FT. WIDE ROAD

200 FT. WIDE ROAD

40 FT. WIDE ROAD



* GROUND FLOOR PLAN



LEGENDS

- | | | |
|-------------------------|--|---|
| 01) ENTRY | 11) WAITING ZONE | 20) REFLECTION POOL WITH STONE SCULPTURE |
| 02) EXIT | 12) ENTRANCE FOYER | 21) WOODEN DECK SEATING |
| 03) WICKET GATE | 13) JOGGING TRACK / WALKWAY | 22) SWING COURT |
| 04) SECURITY CABIN | 14) REFLECTION POOL | 23) HALF BASKET BALL COURT / SKATING RINK |
| 05) PEDESTRIAN ENTRY | 15) CLUB ATRIUM | 24) CRICKET PITCH |
| 06) PALM COURT | 16) SEAT-OUT | 25) DROP OFF-ZONE |
| 07) BANQUET ATRIUM | 17) KIDS' PLAY AREA | 26) RAMP |
| 08) LAWN | 18) FUTSAL / BOX CRICKET / VOLLEY BALL / BADMINTON | 27) PARKING |
| 09) SUNKEN SEATING AREA | 19) STEPPED SEATING | |
| 10) LAWN WITH SEATING | | |





Wonderful greens and wide open spaces to uplift the sense of solace. Spend some "me" time gazing at the enthralling landscape.

NIRVANA WHERE QUIET BLISS UNFOLDS





NET CRICKET AREA



MULTIPURPOSE COURT

PERFECT FIELD FOR THE NEXT ATHLETE IN MAKING

Embrace your sporty side and find the ace player in you. Sharpen your game and energize your mind, body and soul. Treat yourself to the non-stop excitement of play.



LANDSCAPED GARDEN



Club infinity offers you a fabulous lifestyle that most dream about but only the lucky few will have the privilege to enjoy. Fine living gets finer when you have amazing elite amenities at your disposal. This here is a royal way of living.

IMPERIAL
PRIVILEGES

KINGDOM
OF LIFESTYLE
PRIVILEGES
AWAITS YOU



SANGINI
ARISE

4 | 4.5 | 5 BHK ICONIC APARTMENTS





CLUB INFINITY

27,000 sq. ft. of
extravagant recreational facilities



* 1st BASEMENT
FLOOR PLAN



LEGENDS

- | | | |
|----------------------------------|--------------------------------------|-----------------------------------|
| 01) RECEPTION | 12) LADIES WASH ROOM | 24) FACIAL |
| 02) THEATER (28'6" X 37'6") | 13) GENTS WASH ROOM | 25) STORE |
| 03) YOGA / MEDITATION / AEROBICS | 14) JANITOR'S ROOM | 26) OPEN DECK |
| 04) ARCADE GAMES | 15) BANQUET DINING (30' 0" X 37' 6") | 27) GYM (36'3" X 50'9") |
| 05) INDOOR GAMES (44'3" X 46'9") | 16) BANQUET HALL (63' 3" X 37' 6") | 28) RAIN DANCE |
| 06) LIBRARY | 17) CHANGING ROOMS | 29) POOL SEAT-OUT & JACUZZI |
| 07) KIDS' ZONE | 18) STEAM | 30) SWIMMING POOL (51'6" X 27'0") |
| 08) SAND PIT | 19) SAUNA | 31) KIDS' POOL |
| 09) POOLSIDE SEAT-OUT | 20) SPACE FOR LOCKER | 32) POOLSIDE DECK |
| 10) BANQUET WASH AREA | 21) SHOWER AREA | 33) WATER BODY |
| 11) BANQUET KITCHEN | 22) SPA ROOMS | 34) RAMP |
| | 23) MANICURE & PEDICURE ROOM | 35) PARKING |



AQUATIC HEAVEN TO UPLIFT YOUR SENSES

Sparkling blue water invites you to take a dip. De-stress and rejuvenate in this pristine swimming pool. Let all the worries of the world wash away. It's time to have some aqua fun.



SWIMMING POOL
KIDS' POOL
SHOWER AREA
RAIN DANCE

It's not just about creating a club that looks spectacular. It is about creating and upholding a culture of refined living for those who can truly appreciate it. So, live it up at **Club Infinity**.



SUPERLATIVE CLUB AMENITIES





GYMNASIUM

#



#

SAND PIT AREA



INDOOR GAMES

#



#

ARCADE GAMES

GET READY TO PLAY AND WIN

Your weekends and evenings will get all the more exciting now. Enjoy with your friends and family the thrill of a keenly contested game and discover how time just flies in the fun and excitement of playing indoors.





BANQUET HALL



POOLSIDE SEAT-OUT



THEATER

LIFE IS A NEVER ENDING PARTY

No need to go out to enjoy a blockbuster movie.
Watch amazing stories come alive at the club
theater. Celebrate special occasions with friends and
family in the grand banquet hall and make delightful
memories for life.





When it comes to home, space is the ultimate luxury.
Space that pronounces freedom... Space that
makes a statement. Space that lets you enjoy life on your
terms.. Live at the ultra-spacious abode with rich interiors
and world styling. Your home here is not a place but a
majestic palace.

DESIGNED WITH GRACE ELEVATED WITH SPACE

SPLENDID
SPACE



SANGINI
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4 | 4.5 | 5 BHK ICONIC APARTMENTS

#



STYLE MEETS SOPHISTICATION

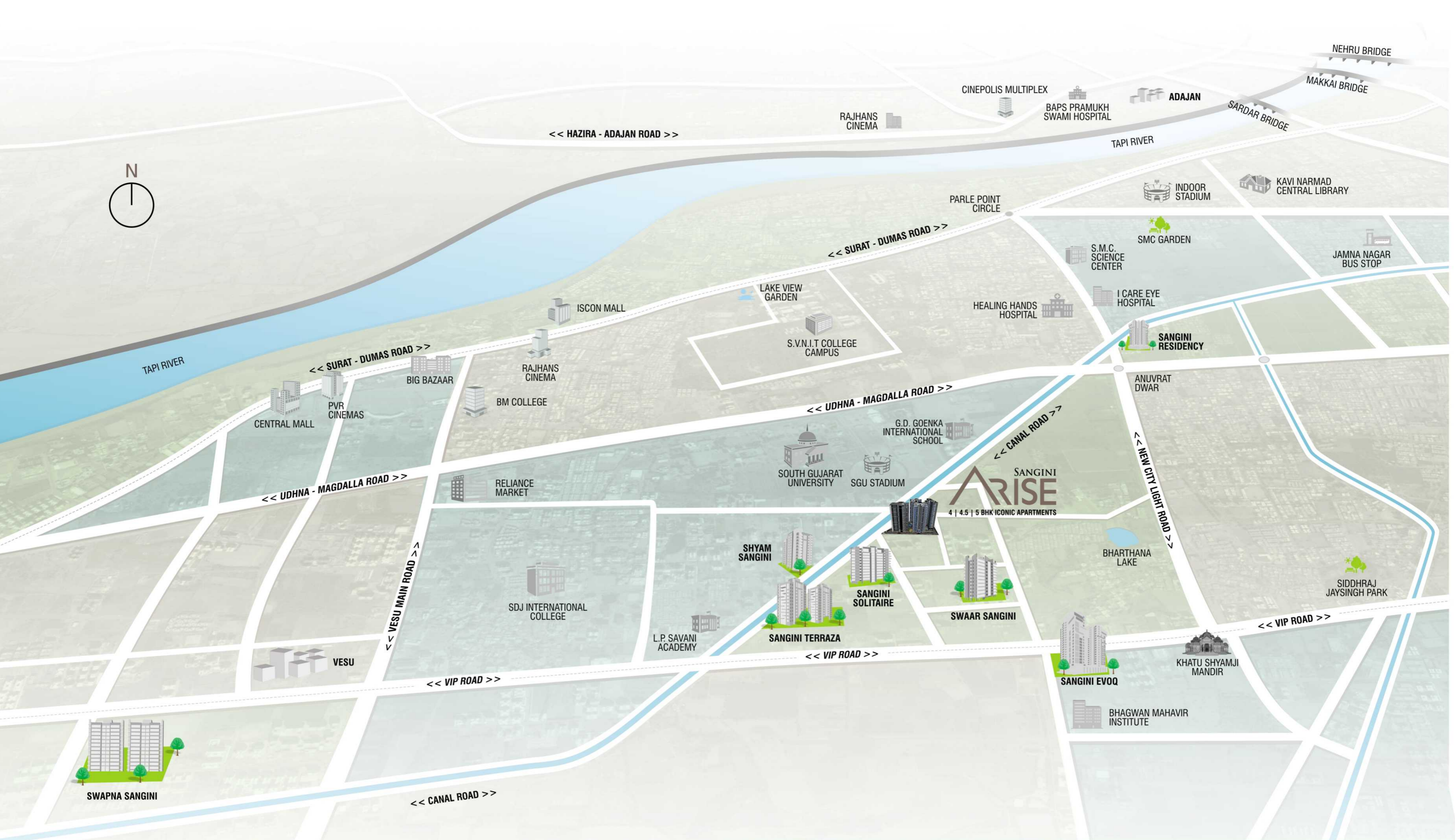
A masterpiece with fine marble flooring, french windows, panoramic views and inimitable, iconoclastic style.



ARISE TO GLORIOUS LIFE

Luxuries laid on carpet, space
welcoming you with open arms, there
is no better place than Sangini Arise to
call home.





LOCATION MAP



SITE: CANAL ROAD, NR. G.D. GOENKA SCHOOL,
VESU, SURAT -395007

ENVIOUS
LOCATION





CLUB INFINITY (27 FACILITIES)

- Reception & Waiting Lounge
- Swimming Pool (51' 6" X 27')
- Kids' Pool
- Poolside Jacuzzi
- Poolside Deck
- Poolside Seat-out
- Rain Dance
- Shower Area
- Locker Room
- Water Body
- Banquet Hall & Dining (3500 Sq. Ft.)
- Changing Rooms
- Banquet Kitchen and Wash Area
- Janitor's Room
- Washrooms for Guests
- Sand Pit
- Toddler Zone (1290 Sq. Ft.)
- Library (420 Sq. Ft.)
- Indoor Games (Pool Table, Table-Tennis, Foosball, Carrom, Chess & Board Games) (2100 Sq. Ft.)
- Arcade Games (600 Sq. Ft.)
- Movie Theater (1070 Sq. Ft.)
- Yoga / Meditation / Aerobics Room (850 Sq. Ft.)
- Gym with Modern Equipment (1880 Sq. Ft.)
- Steam
- Sauna
- Spa
- Manicure / Pedicure Room



LANDSCAPE AMENITIES (13 FACILITIES)

- Entrance Plaza
- Central Lawn
- Various Seating Courts
- Grass Mounds
- Half Basketball Court / Skating Rink
- Multi-sport Court (Futsal, Box Cricket, Volleyball, Badminton)
- Cricket Net Practice Pitch
- Jogging Track / Walk Way
- Reflection Pool
- Kids' Play Area
- Banquet Lawn
- Palm Court
- Water Features

OTHER AMENITIES (6 FACILITIES)

- Apartment Planning as Per Vaastu
- Floor Height 10' 11" (Slab Top to Slab Top)
- Entrance Foyers with Waiting Lounge
- Security System with CCTV Camera & Intercom
- 2 - Level Basement Parking
- Allotted Car Parking-
5 BHK - 4 Car Parking (Including Stacker Car Parking)
4 & 4.5 BHK - 3 Car Parking (Including Stacker Car Parking)

LEGAL DISCLAIMER

★ 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, equipments & color 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 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 SMC rules, clear titles for loan purpose • This brochure is for private circulation only. By no means, it will form part of any legal contract

WE REQUEST: Stamp duty, Registration charges, Legal charges, GEB / SMC charges, Society maintenance charges (From the date of BUC) etc. shall be borne by the purchaser • VAT, Service Tax, 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 scheme like SMC tax, Society maintenance charges etc. shall 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 • Any RCC member (Beam, Column & Slab) must not be damaged during your interior work • Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office. No wire/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 and does not form part of the legal documents. • Common passages / landscaped areas are not allowed to be used for personal purpose

APARTMENT SPECIFICATIONS

FLOOR FINISH

- Wooden flooring in two bedrooms
- Italian marble / I-marble flooring in entrance foyer, living room, kitchen, dining space and other bedrooms

DECK

- Deck with designer rustic tiles in 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 & provision for R.O. water purifier

WASH & UTILITY

- Leather finished granite in flooring and vitrified tile on dado with adequate electrical and plumbing points.

HOT WATER SYSTEM

- Dedicated instant gas geyser of sufficient capacity with centralized plumbing system and gas connection in each apartment

STORE

- Adequate kota stone / granite shelves with satin finish glazed tile dado

WALL SURFACE

- Waterproof putty on all plastered wall and ceiling

TOILETS

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

DOORS AND 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 glass
- Well-designed S.S. / M.S. / Glass safety grill or railing for each window

AIR-CONDITIONING

- Installation of adequate sets of V.R.V air conditioning system 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 flat of 15amp 3-Phase (2AC, 10 Fans, 10 Lights, 1 Refrigerator & TV)

TELEVISION, INTERNET & TELEPHONE

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

BUILDING SPECIFICATIONS

ENTRANCE FOYER & LOBBY

- Well-designed entrance foyer, waiting area with air conditioning and elegantly designed 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 / stone paving
- 4 & 4.5 BHK - 3 Car parking (including stacker parking)
5 BHK - 4 Car parking (including stacker parking)

ELEVATORS

- Two fully-automatic passenger elevators of SCHINDLER / KONE / eq. make per building
- One large stretcher /goods/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 passages and campus

SECURITY

- Video door phone and intercom facilities with connectivity from entrance foyer to each flat, lifts and security cabin
- CCTV camera coverage in campus, reception and basement area

TECHNICAL SPECIFICATIONS

- Earthquake resistant structural design as per IS Codes for RCC frame structure with isolated footings and in fill masonry walls
- Apartment unit floor height- 10' 11"

BUILDING CREDIBILITY THROUGH BEST BRANDS

<p>ELECTRIC CABLE</p>	<p>ELECTRIC SWITCHES</p>	<p>AIR CONDITIONING</p>	<p>SANITARY WARE</p>
<p>SANITARY FITTINGS</p>	<p>PLUMBING FITTINGS</p>	<p>TILE</p>	<p>ELEVATORS</p>
<p>GAS GEYSER</p>	<p>SECURITY SYSTEM</p>	<p>PAINT</p>	<p>SINK</p>
			<p>GENERATOR</p>

LEGAL FILE

We at Sangini strongly believe that trust can only be developed through transparent & convenient legal process. Thus we provide clear documents and certificates in our legal file; e.g. B.U.C certificates, Airport N.O.C, Lift licence and Deeds.

<p>FILE INDEX</p>	<p>DEVELOPMENT PERMISSION</p>	<p>AIRPORT N.O.C</p>	<p>LIFT LICENCE</p>	<p>B.U.C</p>
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TECHNICAL FILE

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

<p>ACTUAL PLUMBING PHOTO</p>	<p>PLUMBING DRAWING</p>	<p>ELECTRIC DRAWING</p>	<p>WARRANTY CERTIFICATE (GAS GEYSER)</p>	<p>WARRANTY CERTIFICATE (AC)</p>
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SITE ADDRESS : Canal Road, Nr. G.D. Goenka School, Vesu, Surat - 395007

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Vastu Consultant
R. GURUDUTT SHENOY

Lighting Consultant
() mandala



SANGINI[®]
BUILDING TRUST. BUILDING LANDMARKS.