



SANGINI
LAKEVILLE
3 & 4 BHK Spectacular Apartments



THE VIEW
OF BLUES



THE FEELING
OF CALMNESS



THE FLOW
OF LUXURY

ADD THE SERENITY OF WATER
TO YOUR LIFESTYLE
WITH A CLASSY TOUCH!

*An abode located amidst a pristine lake is all set to offer you
comfort and leisure at its prime. Wake up to breathtaking
views and various colours of nature that will keep
Inspiring you every morning.*

SANGINI
LAKEVILLE
3 & 4 BHK Spectacular Apartments



SURAT
AIRPORT

 Surat Diamond Bourse : 5 Km
 International Airport : 8.5 Km





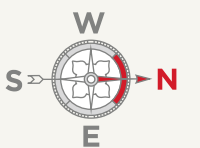
***TYPICAL**
FLOOR PLAN

3 TOWERS
20 FLOORS



BHARTHANA LAKE

120 FT. WIDE ROAD



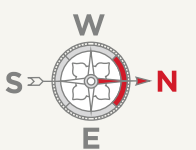


THE MESMERIZING VIEWS

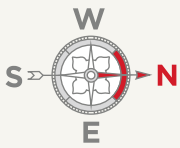
Escape into the beauty of serenity and let loose to experience life at its fullest.



*BASEMENT
PLAN



*GROUND
FLOOR PLAN



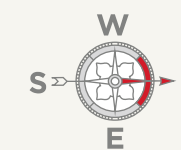
120 FT. WIDE ROAD

*FIRST FLOOR PLAN



LEGENDS

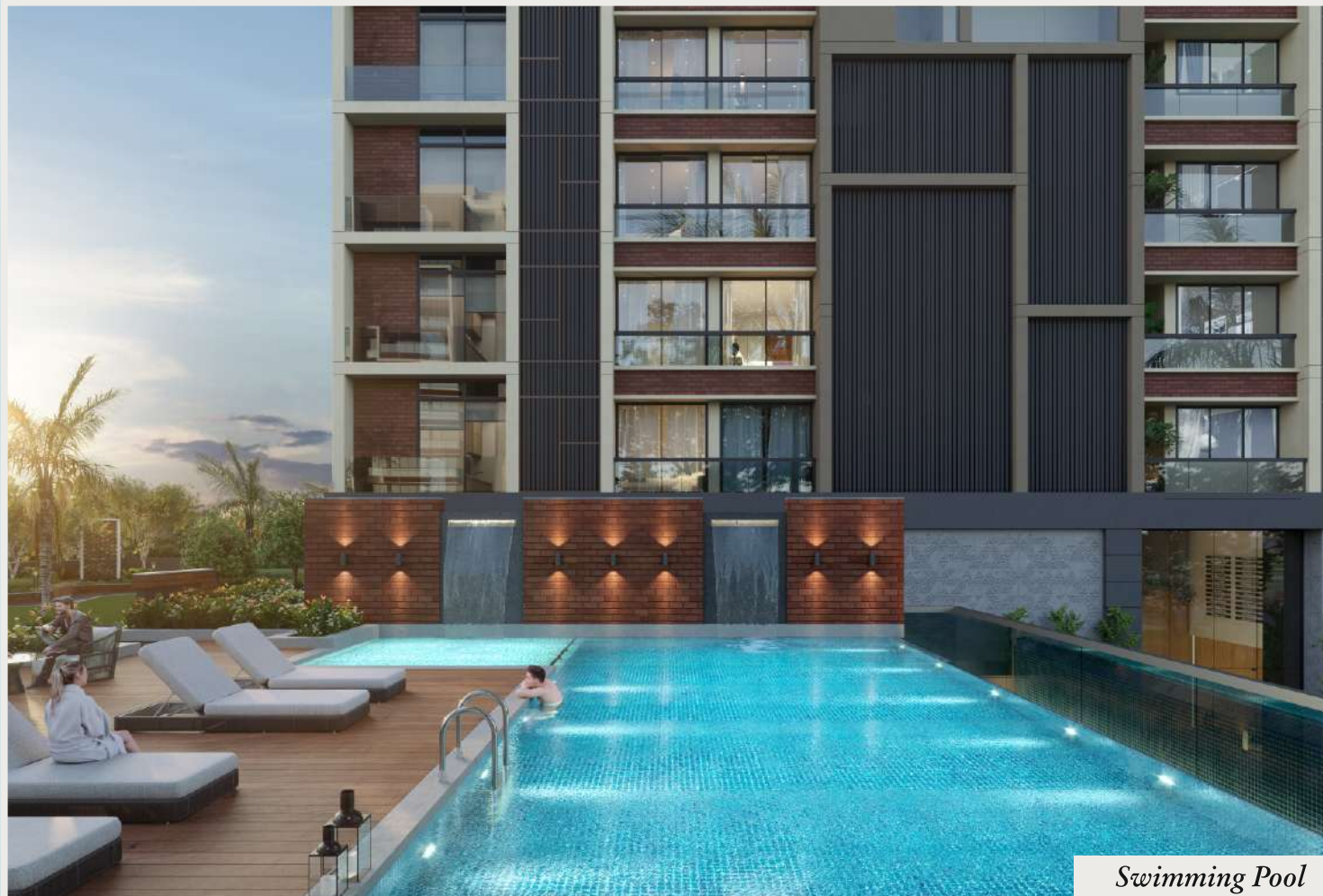
- 1 BANQUET HALL
- 2 SWIMMING POOL
- 3 JACUZZI
- 4 POOL DECK
- 5 MALE TOILET
- 6 FEMALE TOILET
- 7 SHOWER
- 8 LOCKER
- 9 CHANGING ROOM
- 10 STEAM
- 11 SAUNA
- 12 GYMNASIUM
- 13 YOGA / MEDITATION / AEROBICS
- 14 KID'S PLAY AREA
- 15 SOFT PLAY AREA
- 16 LANDSCAPE GARDEN
- 17 SEAT-OUT
- 18 JOGGING / WALKING TRACK
- 19 GAZEBO SEATING
- 20 WATER BODY
- 21 INDOOR GAMES
- 22 ARCADE GAMES



120 FT. WIDE ROAD







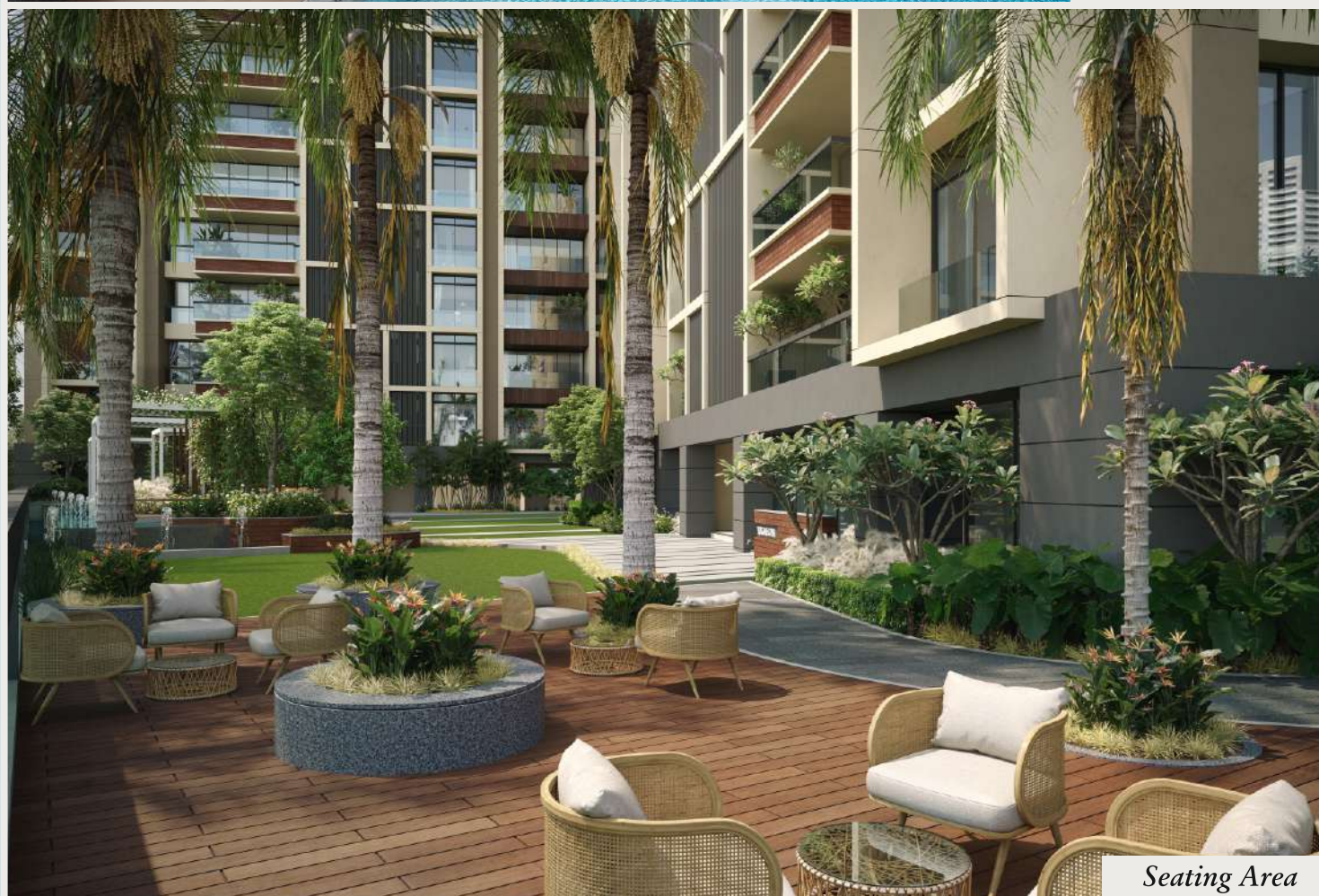
Swimming Pool



Banquet Hall



Gymnasium



Seating Area



Indoor Games

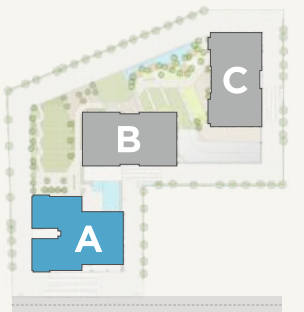
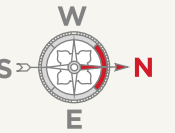


Kids Play Area

***3 BHK**
UNIT PLAN

TOWER - A

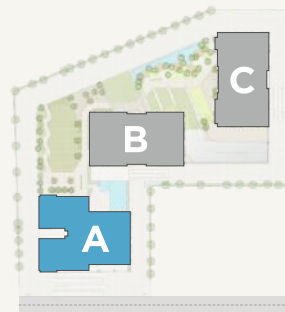
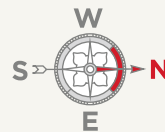
2ND, 11TH & 15TH FLOOR



***3 BHK**
UNIT PLAN

TOWER - A

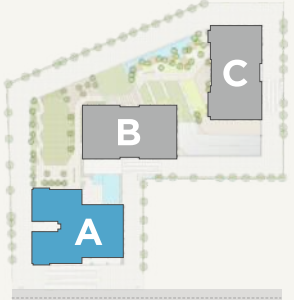
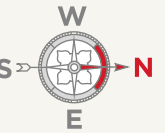
3RD TO 10TH, 12TH TO
14TH & 17TH FLOOR



***3 BHK**
UNIT PLAN

TOWER - **A**

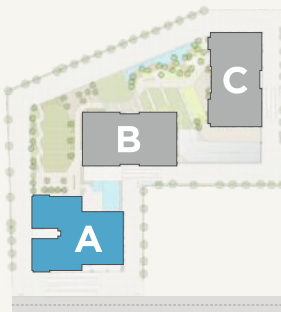
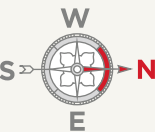
16TH FLOOR



***3 BHK**
UNIT PLAN

TOWER - **A**

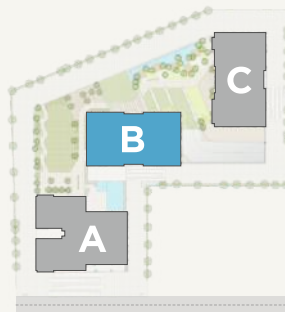
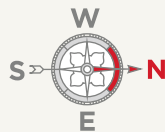
18TH FLOOR



***4 BHK**
UNIT PLAN

TOWER - **B**

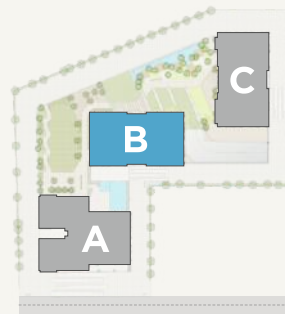
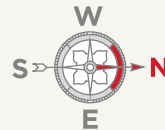
2ND FLOOR



*4 BHK
UNIT PLAN

TOWER - B

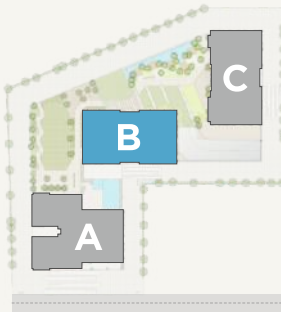
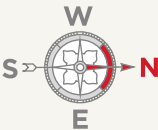
3RD TO 15TH & 17TH FLOOR

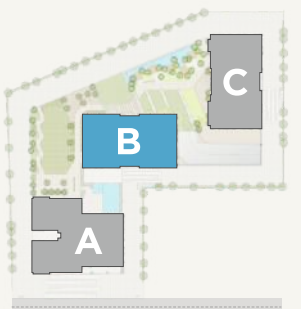
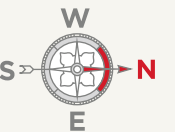


***4 BHK**
UNIT PLAN

TOWER - **B**

16TH FLOOR



18TH FLOOR

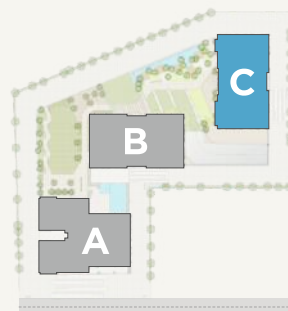
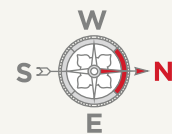
***4 BHK**
UNIT PLAN

TOWER - **C**
2ND FLOOR



***4 BHK**
UNIT PLAN

TOWER - **C**
3RD TO 15TH & 17TH FLOOR



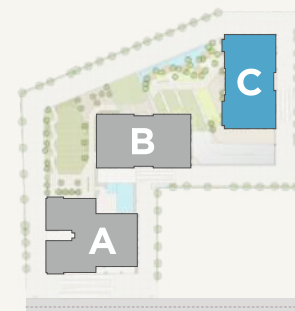
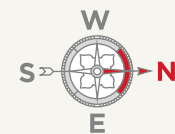
***4 BHK**
UNIT PLAN

TOWER - **C**
16TH FLOOR



***4 BHK**
UNIT PLAN

TOWER - **C**
18TH FLOOR



REDEFINE THE DEFINITION OF LUXURIOUS LIVING

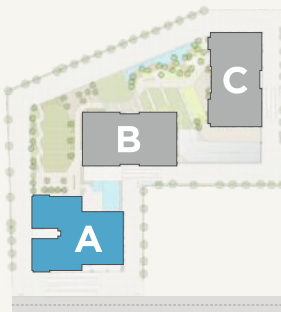
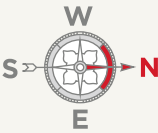
*Penthouses with an picturesque view, space, and luxury that
will connect you with serenity*



***3 BHK**
UNIT PLAN

TOWER - **A**
PENTHOUSE

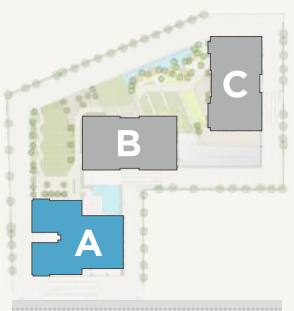
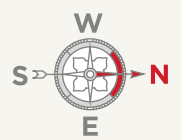
19TH FLOOR
LOWER LEVEL



***3 BHK**
UNIT PLAN

TOWER - **A**
PENTHOUSE

20TH FLOOR
UPPER LEVEL

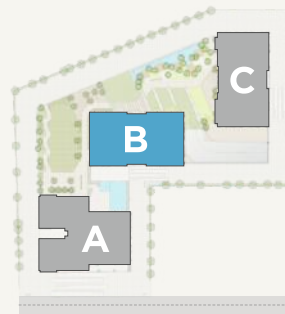
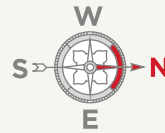


***4 BHK**
UNIT PLAN

TOWER - **B**

PENTHOUSE

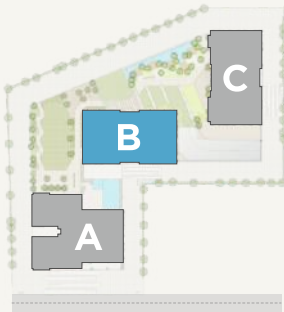
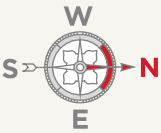
19TH FLOOR
LOWER LEVEL



***4 BHK**
UNIT PLAN

TOWER - **B**
PENTHOUSE

20TH FLOOR
UPPER LEVEL



***4 BHK**
UNIT PLAN

TOWER - **C**
PENTHOUSE

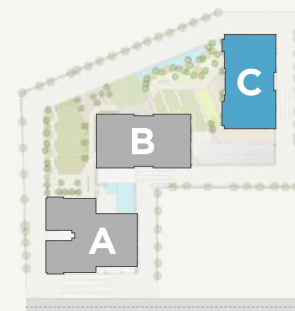
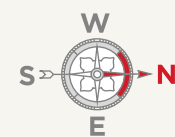
19TH FLOOR
LOWER LEVEL



***4 BHK**
UNIT PLAN

TOWER - **C**
PENTHOUSE

20TH FLOOR
UPPER LEVEL



SPECIFICATIONS

APARTMENT SPECIFICATION

	Floor Finish	- Laminated wooden flooring in two bedrooms in 4 BHK and one bedroom in 3 BHK - Italian marble / I-marble flooring in entrance foyer, living room, kitchen, dining & other bedrooms
	Deck	- Deck with designer rustic tile on floor - S.S. / M.S. & glass safety railing
	Wash & Utility	Granite in flooring and vitrified tile on dado with adequate electrical and plumbing points
	Kitchen	- Granite kitchen platform with sink of FRANKE / eq. make - High quality vitrified tile dado up to lintel level - Gas connection on platform
	Hot Water System	Centralized plumbing system for hot water in each apartment with gas connection point
	Store	Adequate kota / granite stone shelves with satin finish glazed dado
	Toilets	Decorative high quality vitrified tiles up to lintel level with standard quality sanitary ware of KOHLER or eq. make and C.P. fittings of JAQUAR / KOHLER or eq. make in all toilets
	Wall Surface	Putty on all plastered wall
	Doors & 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 DGU glass - Well-designed S.S. / M. S. / glass safety grill or railings for each window
	Air-conditioning	Installation of split / multi-split air conditioning unit in each bedroom, living room & dining room of Toshiba / Daikin / Panasonic / 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 apartment of 15 Amp (single phase) in 4 BHK (2 AC, 7 fans, 7 lights, 1 refrigerator & TV) and 10 Amp (single phase) in 3 BHK (1 AC, 5 fans, 5 lights, 1 refrigerator & TV)
	Television, Internet & Telephone	Convenient provision of internet, telephone & television points in each apartment

BUILDING SPECIFICATION

	Reception Foyer & Lobby	Well-designed reception foyer, waiting area and elegantly designed lobby at all floor levels
	Security	- Video door phone for each flat with connectivity from entrance foyer to each flat, lifts & security cabin - CCTV camera coverage in campus, reception foyer & basement area
	Facade Treatments	- Plaster: Roller finish double coat plaster on exterior wall - Paint: Weather shield paint of ICI/standard make
	Elevators	- Two fully automatic elevators of SCHINDLER/KONE/eq. make per building - One stretcher / 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 passage and campus
	Parking	- Site development: Interlocking paver blocks/stone paving 3 BHK – 2 car parking 4 BHK – 3 car parking (including stacker parking)

TECHNICAL SPECIFICATION

	Building designed as per IS codes		Apartment unit floor height – 10'-7” (slab top to slab top)
---	-----------------------------------	---	---



OUR HISTORY *is witnessing our present*



85 LAKH
SQ. FT. OF
LIFE SPACES



65
LANDMARKS



4900+
HAPPY
FAMILIES



1900
COMMERCIAL
UNITS

"LANDMARKS BUILT ON TRUST"

We have successfully completed 65 projects since 1984 with total constructed space of 85 lakh sq.ft.

These projects comprise of 4900 residential units & 1900 commercial units.

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

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 Construction Group
Overall" by Hon'ble CM Shri Vijaybhai
Rupani in Real Icon event by Divya Bhaskar



SANGINI GROUP

Awarded as
"Excellence in Customer Service"
by The Economic Times



SWAAR SANGINI

Awarded as "The Best Residential
Project Under Luxury Segment" in Surat
by CNBC Bazaar



SANGINI SOLITAIRE

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



SANGINI TERRAZA

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

ARCHIVES



SANGINI ARISE



SANGINI GARDENIA



SHYAM SANGINI



SANGINI SOLITAIRE



SANGINI SWARAJ



SWAPNA SANGINI



SANGINI TEXTILE HUB B



SANGINI TERRAZA



SANGINI TEXTILE HUB A



SWAAR SANGINI



SANGINI ASPIRE

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.

LEGAL FILE INDEX

DEVELOPMENT PERMISSION

AIRPORT N.O.C

LIFT LICENCE

B.U.C

TECHNICAL FILE

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

POSSESSION CHECKLIST

ACTUAL PLUMBING PHOTO

PLUMBING DRAWING

ELECTRIC DRAWING

WARRANTY CERTIFICATE (AC)

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 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, 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.



Project Developed By: SANGINI LIFE SPACE LLP
Sangini House, Nr. L.P. Savani Academy, Canal Road, Vesu, Surat-395007

sales@sanginigroup.com | www.sanginigroup.com

[/sanginigroup](#) [/sanginigrouopsurat](#) [/sangini-group](#) [/sanginigroupsurat](#)

Architect:
Ar. Apurva Desai



Structure:



Vastu Consultant:

R. Gurudutt Shenoy

RERA REG. NO.

www.rioconn.in