

SANGINI
TEXTILE AVENUE
TEXTILE UNITS



FOUR DECADES OF
Trust, Progress, and Happiness.


10 MILLION
SQ FT CONSTRUCTED
SPACES


70
LANDMARKS


5300
HAPPY
FAMILIES


2400
COMMERCIAL
SPACES

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

OUR PAST MARKETS



SANGINI TRADE CENTER



SANGINI TEXTILE HUB -A



SANGINI TEXTILE HUB -B



SHYAM SANGINI TEXTILE MARKET-1

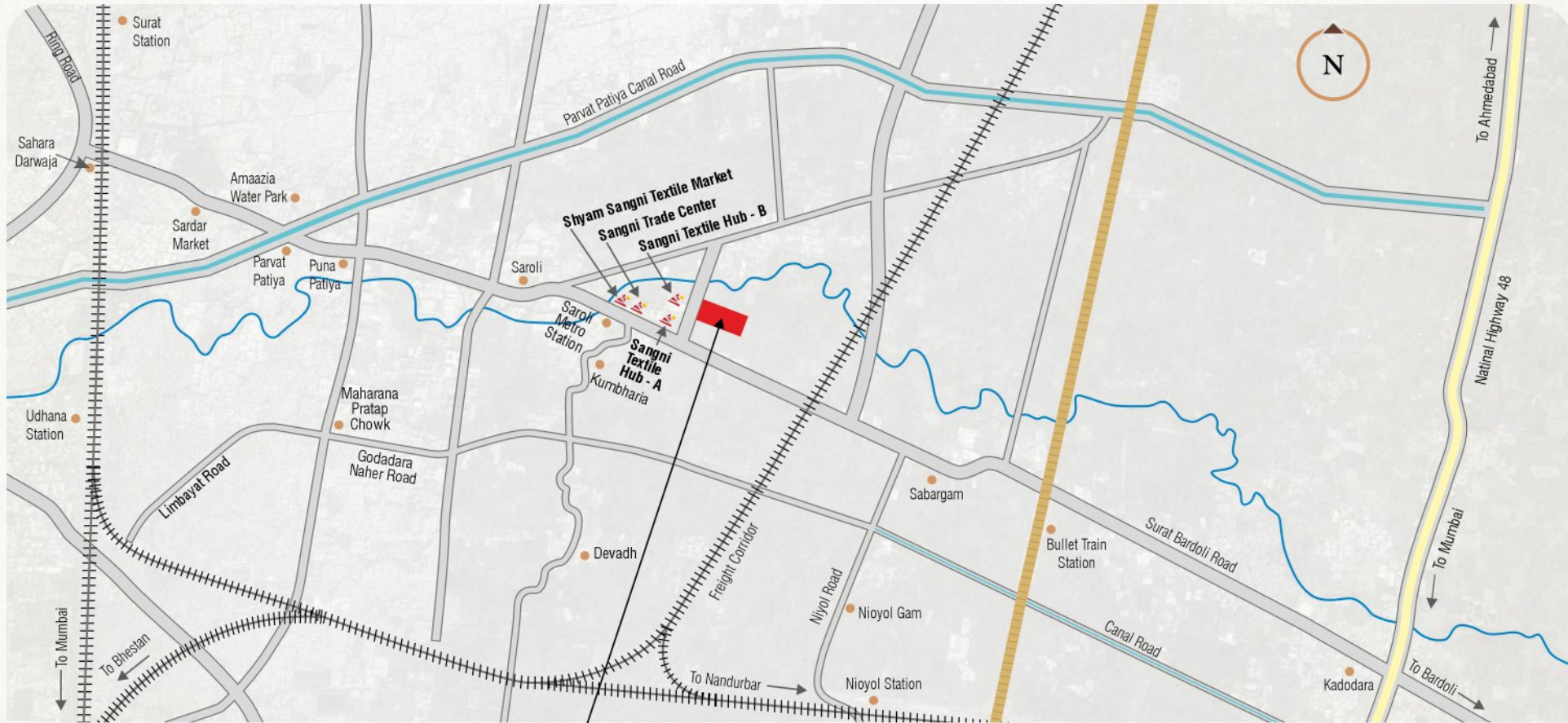


Campus with **20 high-tech and high-speed elevators** that significantly reduce waiting times and increase the efficiency of vertical Transportation within the building.

Every floor features **15' wide and open passages** seamlessly designed to facilitate the easy movement of goods and visitors.

Large parking spaces with an 18-foot height that accommodate Fully loaded Tempo and vehicles in 1st Basement

Proper **air ventilation** on all sides of the building



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THE LOCATION

Ideally located just 10 minutes away from the Bullet train station in Surat city, ensuring easy and quick access for commuters and business visitors. It is also in close proximity to the city's outer ring road and the Delhi-Mumbai Freight Corridor line, making it strategically positioned for logistics and transportation.

5 MINS



Freight Corridor

15 MINS



N.H. 8

10 MINS



Ring Road Textile Market

2 MINS



METRO Station

10 MINS



Bullet Train Station

15 MINS



Railway Station

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GROUND FLOOR

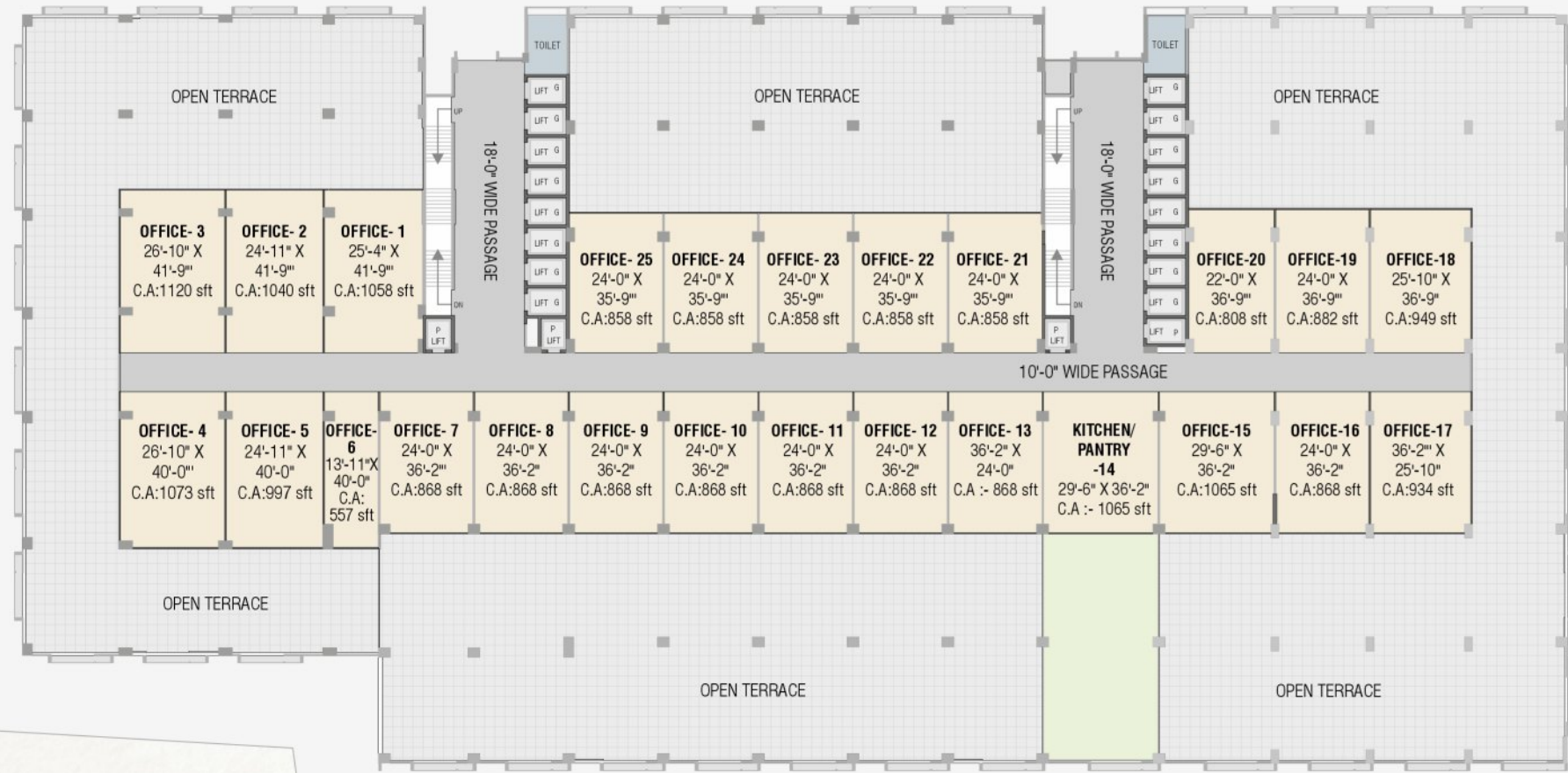


1ST TO 5TH FLOOR





6th Floor





BUILDING SPECIFICATION

Elegant Elevation:

Elevation with designer lighting, along with natural light and air ventilation in each unit.

Parking:

Ample Parking Space in basement.
Ample loading and unloading space in basement.
1st basement- height 18'0" for easy loaded truck movement.
2nd basement- 12 ft. height

Elevator / Lift:

16 goods lifts and 4 passenger lifts.

Generator:

Silent diesel generator for power back up of sufficient capacity for each unit and common utilities of the building.

Security:

High definition C.C. T.V. cameras in all passages, parking area, basement foyer & campus area.

Fire Safety:

Advanced technology fire fighting equipment with smoke detectors, fire alarm, fire extinguisher and sprinkler as per S.M.C. guidelines.

Exhaust Fan:

Automatic operated exhaust fan in basement parking for air circulation

Disclaimer:

• Stamp Duty, Registration and any other taxes/levies by Statutory Authorities shall be borne by the buyers. • The developer reserves the right to change or revise or make any modifications, additions, omissions or alterations in the project as a whole or any part thereof or details therein, at sole discretion without any prior notice. Such changes would be binding on all the buyers. • Changes/alteration of any nature including the elevation, exterior colour of the units or any other changes affecting the overall design concept and outlook of the project strictly PROHIBITED during and after completion of project. • Possession of the property will be given only after full receipt of payment. • Buyers shall take possession within 30 days of completion of work. • Subject to Surat Jurisdiction.

UNIT SPECIFICATION

Floor Height:

16 ft. floor height.

Floor Finish:

Good quality vitrified tiles in flooring.

Wall Surface:

Putty on all plastered wall.

Shop Entrance:

Aesthetically designed glass door.

Electrical:

3 Phase Meter with individual DB for each unit.
15 AMP power backup for each unit

Building design as per IS codes



SITE ADDRESS

Sangini Textile Avenue
Block No. - 35/B,
Opp. Sangini Textile Hub- B
Opp. Kumbhariya, Village,
Surat - Kadodara Road,
Surat

CONTACT

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RERA No.

PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/CAA14196/300924/010529