



# SANGINI NIRVANA

3 BHK MODERN LIVING



A  
**PROMISING**  
LAND OF BLISS



SURAT'S LANGUAGE OF TRUST,  
PROGRESS AND HAPPINESS

**SINCE 1984**

OUR HISTORY IS  
WITNESSING OUR PRESENT

**"Landmarks Built on Trust"**

- We have successfully completed **62** projects since **1984** with total constructed spaces of **73 lakh sq. ft.** These projects comprise of **4600** residential units and **1800** commercial units.

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

			
<b>73 Lakh</b>	<b>62</b>	<b>1800</b>	<b>4600</b>
Sq. Ft. of Life Spaces	Landmarks	Commercial Units	Happy Families

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 of The Industry" by News 18 Gujarati



**SANGINI GROUP**  
Awarded as "The Best Construction Group - Overall" by Divya Bhaskar



**SANGINI GROUP**  
Awarded with "Building Gujarat - 2018" by My FM 94.3



**SANGINI ARISE**  
Awarded as "ULTRA LUXURY - Lifestyle Project of The Year - Surat" by PROPREALTY & CRISIL



**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 GARDENIA**  
Awarded as "Outstanding Concrete Structure in Surat" Under Multi - Dwelling Residential Unit Category by ICEA (Surat) & Ultratech

ARCHIVES



SANGINI TERRAZA



SANGINI TEXTILE HUB A



SWAAR SANGINI



SANGINI SOLITAIRE



SWAPNA SANGINI



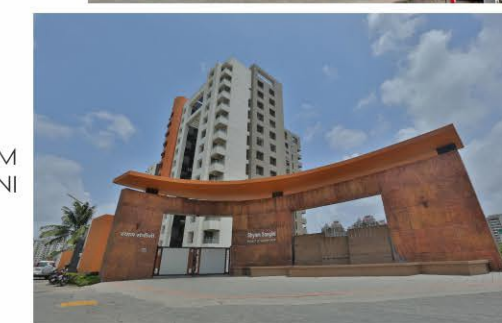
SANGINI MAGNUS



SHYAM SANGINI TEXTILE MARKET



SANGINI TEXTILE HUB B



SHYAM SANGINI



SANGINI GARDENIA



SANGINI ASPIRE



SANGINI SWARAJ



SANGINI  
**NIRVANA**  
3 BHK MODERN LIVING

STEP INTO YOUR SPACE OF  
NIRVANA





ENTRY

60 FT. WIDE ROAD



A

B

1

2

3

4

3

4

3

4

2

1

LIFT

LIFT

LIFT

LIFT

LIFT

LIFT



2 Towers



11 Floors

150 FT. WIDE VIP ROAD

150 FT. WIDE VIP ROAD

\* TYPICAL FLOOR PLAN





SANGINI NIRVANA





**LEGENDS**

- 01 Security Cabin
- 02 Reception Foyer
- 03 Society Office
- 04 Indoor Games
- 05 Gymnasium
- 06 Steam
- 07 Locker
- 08 Changing Room
- 09 Shower
- 10 Male Toilet
- 11 Female Toilet
- 12 Outdoor Children Play Area
- 13 Toddler Zone
- 14 Banquet Hall
- 15 Banquet Kitchen & Wash
- 16 Landscaped Garden
- 17 Gazebo Seating
- 18 Garden Seat-outs
- 19 Meter Area
- 20 Parking
- 21 Ramp



\* GROUND FLOOR PLAN



# SANGINI NIRVANA

3 BHK MODERN LIVING

Amenities that will merrily ooze your daily routine and occasions. Seamlessly enjoy the special times with your friends and family.

## AMENITIES

▲ BANQUET HALL

1900 SQ.FT.

▲ BANQUET KITCHEN & WASH

▲ GYM

1320 SQ.FT.

▲ LOCKER / CHANGING ROOM / SHOWER

▲ STEAM

▲ INDOOR GAMES

1020 SQ.FT.

▲ TODDLER ZONE

450 SQ.FT.

▲ OUTDOOR CHILDREN PLAY AREA

▲ GAZEBO SEATING



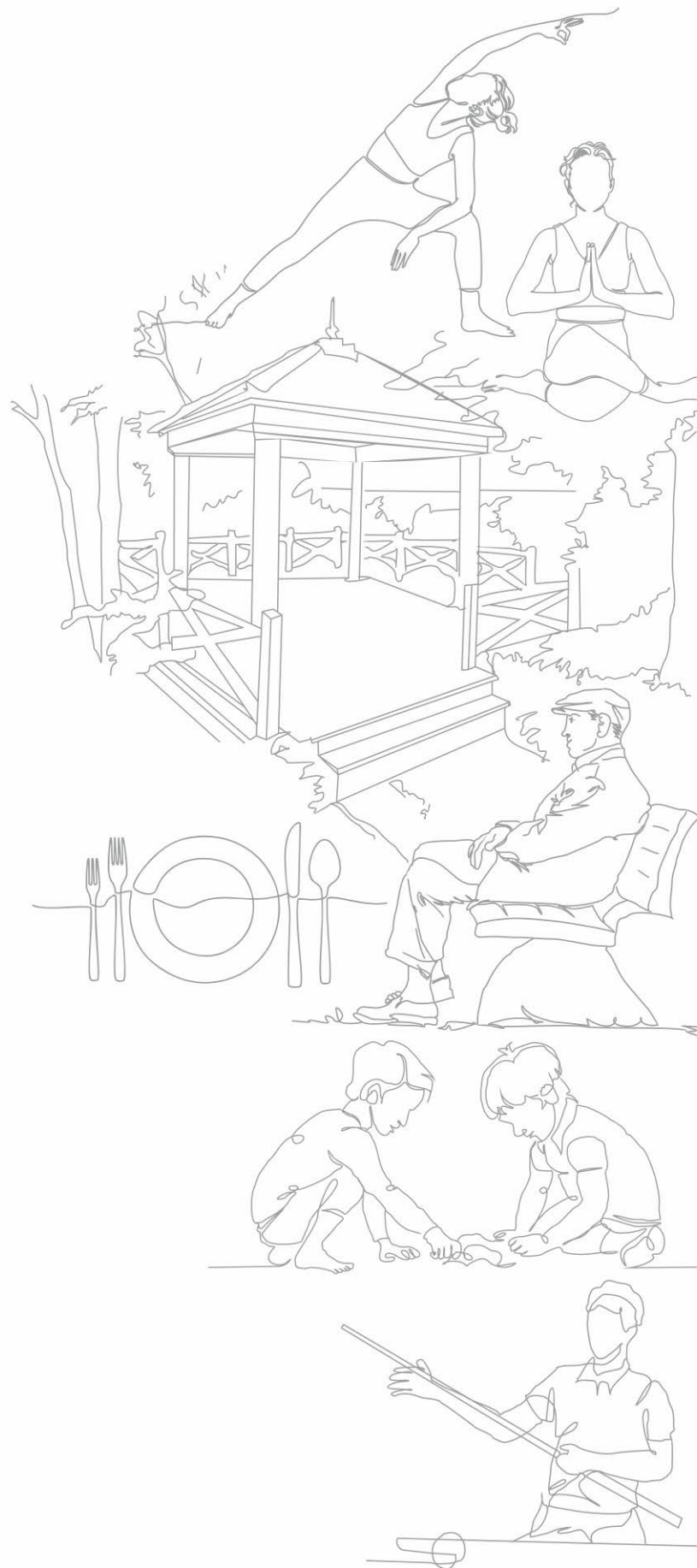
BANQUET HALL



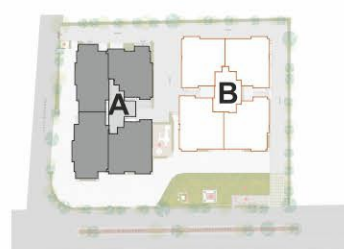
GYM



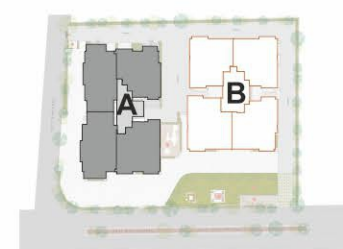
INDOOR GAMES







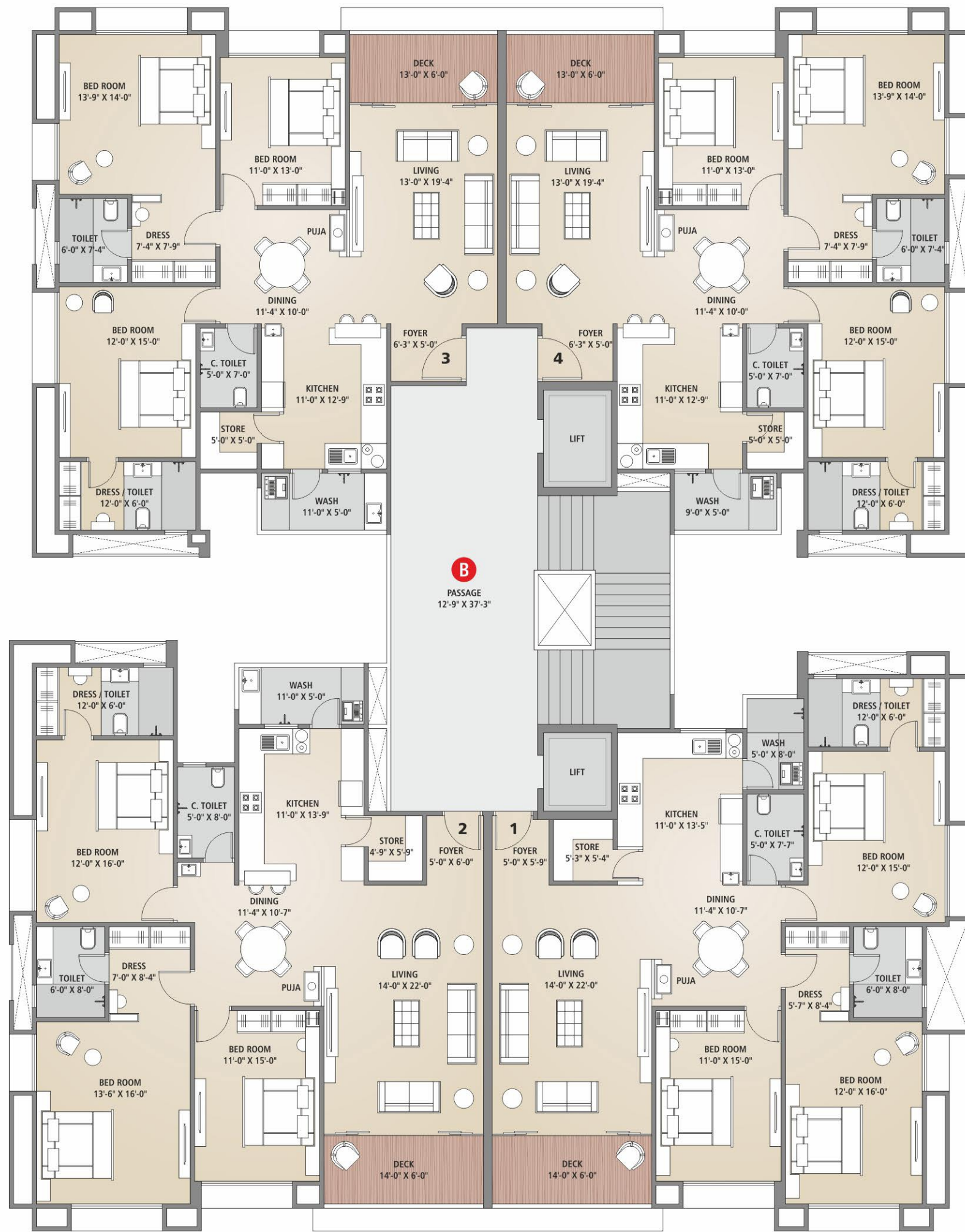
\*TOWER - A ( 1st, 4th, 7th & 10th FLOOR PLAN )



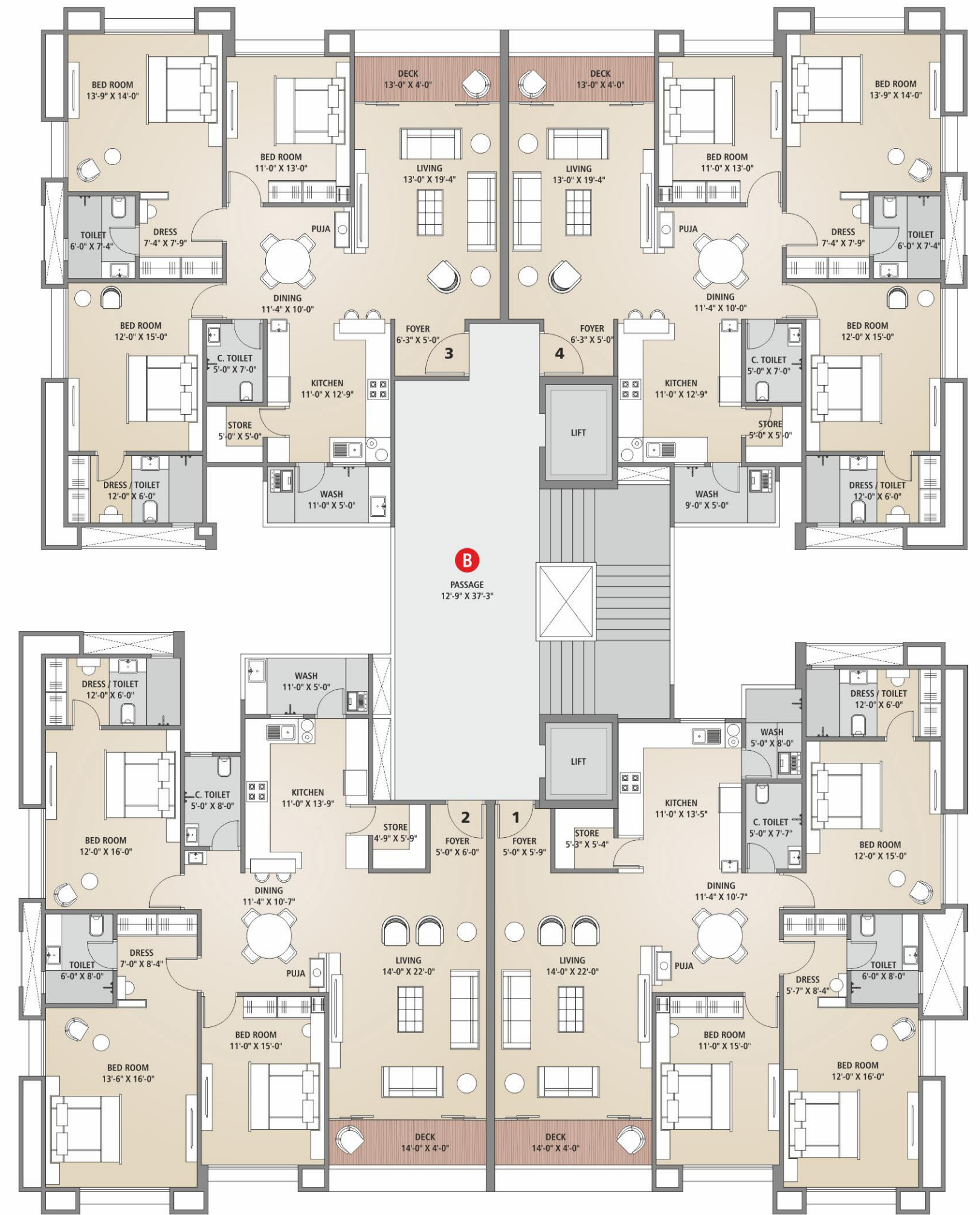
\*TOWER - A ( 2nd, 3rd, 5th, 6th, 8th, 9th & 11th FLOOR PLAN )



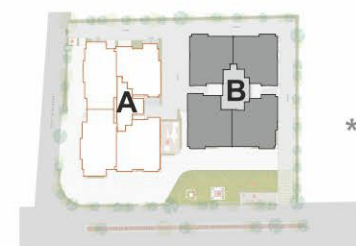
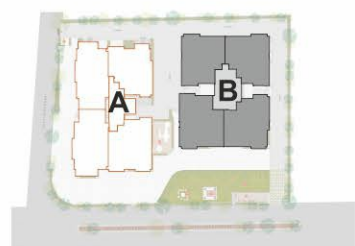




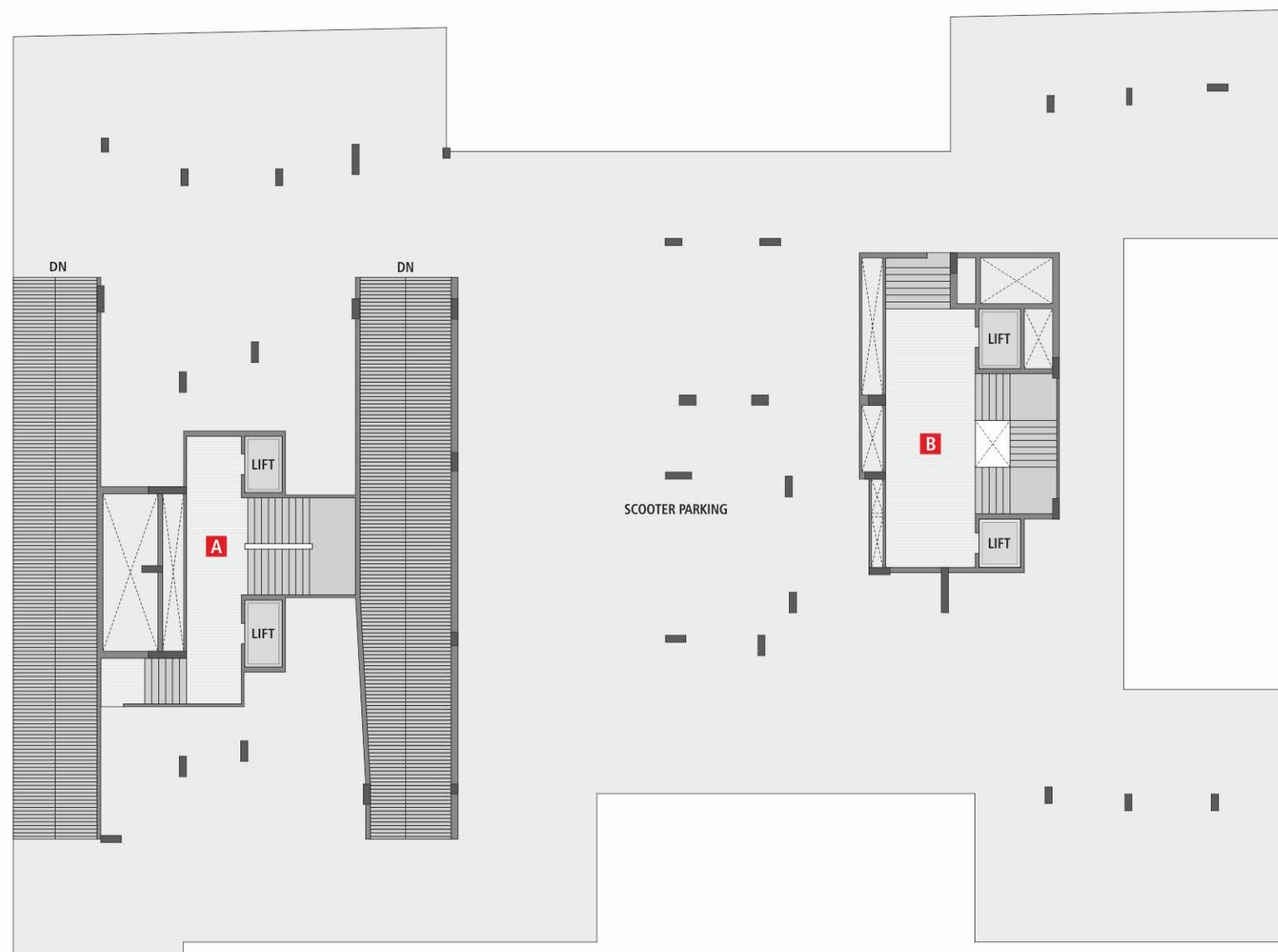
\*TOWER - B ( 1st, 4th, 7th & 10th FLOOR PLAN )



\*TOWER - B ( 2nd, 3rd, 5th, 6th, 8th, 9th & 11th FLOOR PLAN )



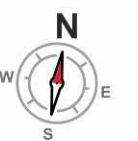




\* FIRST BASEMENT PLAN



\* SECOND BASEMENT PLAN





## APARTMENT SPECIFICATIONS

### Floor Finish ◀

- Good quality vitrified tile in entrance foyer, living room, kitchen, dining & all bedrooms

### Deck ◀

- Good quality tile in floor
- M.S. safety railing

### Kitchen ◀

- Granite kitchen platform with sink of standard make
- Good quality tile dado up to lintel level
- Gas connection on platform

### Wash & Utility ◀

- Granite / Kota in flooring and good quality tile on dado with adequate electrical and plumbing points

### Hot Water System ◀

- Centralized plumbing system for hot water in each apartment with gas connection point

### Store ◀

- Adequate Kota / Granite stone shelves with glazed tile dado

### Toilets ◀

- Good quality tile up to lintel level with standard quality sanitary ware of JAQUAR / CERA or eq. make and C.P fittings of JAQUAR or eq. make in all toilets

### Doors and Windows ◀

- Attractive main door with wooden frame & internal doors decorated with laminated sheet
- All window openings provided with granite stone frame with good quality aluminium section and glass
- M.S. safety grill / railing

### Wall Surface ◀

- Putty on all plastered wall

### Air-Conditioning ◀

- Installation of 3-sets of split air conditioning system of standard make for bedrooms



### ▶ Electrical

- Sufficient points in concealed copper wiring of RR KABEL / eq. make
- ISI approved modular switches of standard make
- Adequate power back-up of 10 amp (single phase) in each apartment (1 AC, 1 Refrigerator, 1 TV, 5 Fans, 5 Lights)

### ▶ Television, Internet & Telephone

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

## BUILDING SPECIFICATIONS

### ▶ Entrance Foyer & Lobby

- Well-designed entrance foyer, waiting area and 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 / tri-mix
- 2 car parking for each apartment (including stacker parking)

### ▶ Elevators

- Automatic passenger elevators of standard make

### ▶ Electrics and Power Backup

- Generator of adequate capacity for lifts, water pumps and common facilities
- Light fittings of standard make in common passages and campus

### ▶ Security

- Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin
- CCTV camera coverage in campus, reception and basement area

## TECHNICAL SPECIFICATION

- Building designed as per IS codes
- Floor height 9'-10" (slab top to slab top)



## TECHNICAL FILE

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

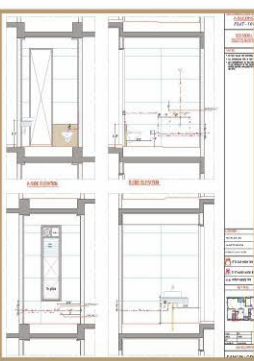
### POSSESSION CHECKLIST

Sl. No.	Particulars	Remarks
1	Handover of possession	
2	Handover of keys	
3	Handover of documents	
4	Handover of site	
5	Handover of structure	
6	Handover of services	
7	Handover of furniture	
8	Handover of appliances	
9	Handover of fixtures	
10	Handover of fittings	
11	Handover of materials	
12	Handover of tools	
13	Handover of equipment	
14	Handover of machinery	
15	Handover of vehicles	
16	Handover of other assets	
17	Handover of other liabilities	
18	Handover of other documents	
19	Handover of other records	
20	Handover of other information	
21	Handover of other details	
22	Handover of other notes	
23	Handover of other instructions	
24	Handover of other guidelines	
25	Handover of other policies	
26	Handover of other procedures	
27	Handover of other protocols	
28	Handover of other standards	
29	Handover of other codes of practice	
30	Handover of other best practices	
31	Handover of other lessons learned	
32	Handover of other feedback	
33	Handover of other reviews	
34	Handover of other audits	
35	Handover of other inspections	
36	Handover of other assessments	
37	Handover of other evaluations	
38	Handover of other analyses	
39	Handover of other reports	
40	Handover of other documents	
41	Handover of other records	
42	Handover of other information	
43	Handover of other details	
44	Handover of other notes	
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75	Handover of other lessons learned	
76	Handover of other feedback	
77	Handover of other reviews	
78	Handover of other audits	
79	Handover of other inspections	
80	Handover of other assessments	
81	Handover of other evaluations	
82	Handover of other analyses	
83	Handover of other reports	
84	Handover of other documents	
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87	Handover of other details	
88	Handover of other notes	
89	Handover of other instructions	
90	Handover of other guidelines	
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93	Handover of other protocols	
94	Handover of other standards	
95	Handover of other codes of practice	
96	Handover of other best practices	
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98	Handover of other feedback	
99	Handover of other reviews	
100	Handover of other audits	

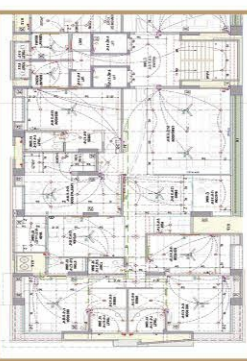
### ACTUAL PLUMBING PHOTO



### PLUMBING DRAWING



### ELECTRIC DRAWING



### WARRANTY CERTIFICATE (A.C.)



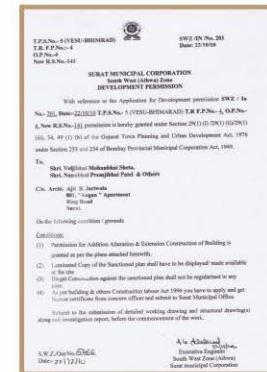
## LEGAL FILE

We at Sangini strongly believe that trust can only be developed through transparent and convenient legal process. Thus we provide clear documents and certificates in our legal file e.g. B.U. certificate, Airport NOC, Lift licence and deeds.

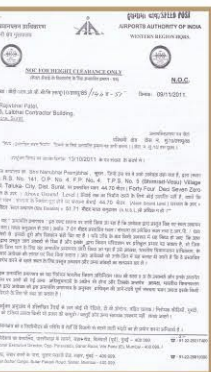
### LEGAL FILE INDEX

No.	Details	Page No.
1	RERA Registration Certificate (Form - C)	1
2	Final Construction Report	2
3	Letter of Completion No. 372	28
4	Sanction No. 372 (2017) to 2018	29
5	Sanction No. B-A	43
6	Sanction No. B-E (Sanction Order)	44
7	Sanction No. B-F (Sanction Order)	45
8	Sanction No. B-G (Sanction Order)	46
9	Sanction No. B-H (Sanction Order)	47
10	Sanction No. B-I (Sanction Order)	48
11	Sanction No. B-J (Sanction Order)	49
12	Sanction No. B-K (Sanction Order)	50
13	Sanction No. B-L (Sanction Order)	51
14	Sanction No. B-M (Sanction Order)	52
15	Sanction No. B-N (Sanction Order)	53
16	Sanction No. B-O (Sanction Order)	54
17	Sanction No. B-P (Sanction Order)	55
18	Sanction No. B-Q (Sanction Order)	56
19	Sanction No. B-R (Sanction Order)	57
20	Sanction No. B-S (Sanction Order)	58
21	Sanction No. B-T (Sanction Order)	59
22	Sanction No. B-U (Sanction Order)	60
23	Sanction No. B-V (Sanction Order)	61
24	Sanction No. B-W (Sanction Order)	62
25	Sanction No. B-X (Sanction Order)	63
26	Sanction No. B-Y (Sanction Order)	64
27	Sanction No. B-Z (Sanction Order)	65
28	Sanction No. C-A (Sanction Order)	66
29	Sanction No. C-B (Sanction Order)	67
30	Sanction No. C-C (Sanction Order)	68
31	Sanction No. C-D (Sanction Order)	69
32	Sanction No. C-E (Sanction Order)	70
33	Sanction No. C-F (Sanction Order)	71
34	Sanction No. C-G (Sanction Order)	72
35	Sanction No. C-H (Sanction Order)	73
36	Sanction No. C-I (Sanction Order)	74
37	Sanction No. C-J (Sanction Order)	75
38	Sanction No. C-K (Sanction Order)	76
39	Sanction No. C-L (Sanction Order)	77
40	Sanction No. C-M (Sanction Order)	78
41	Sanction No. C-N (Sanction Order)	79
42	Sanction No. C-O (Sanction Order)	80
43	Sanction No. C-P (Sanction Order)	81
44	Sanction No. C-Q (Sanction Order)	82
45	Sanction No. C-R (Sanction Order)	83
46	Sanction No. C-S (Sanction Order)	84
47	Sanction No. C-T (Sanction Order)	85
48	Sanction No. C-U (Sanction Order)	86
49	Sanction No. C-V (Sanction Order)	87
50	Sanction No. C-W (Sanction Order)	88
51	Sanction No. C-X (Sanction Order)	89
52	Sanction No. C-Y (Sanction Order)	90
53	Sanction No. C-Z (Sanction Order)	91
54	Sanction No. D-A (Sanction Order)	92
55	Sanction No. D-B (Sanction Order)	93
56	Sanction No. D-C (Sanction Order)	94
57	Sanction No. D-D (Sanction Order)	95
58	Sanction No. D-E (Sanction Order)	96
59	Sanction No. D-F (Sanction Order)	97
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61	Sanction No. D-H (Sanction Order)	99
62	Sanction No. D-I (Sanction Order)	100

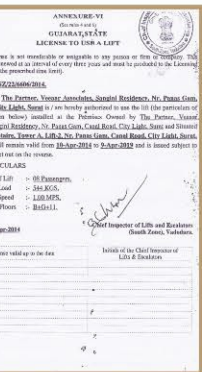
### DEVELOPMENT PERMISSION



### AIRPORT NOC



### LIFT LICENCE



### B.U.C.



### 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.

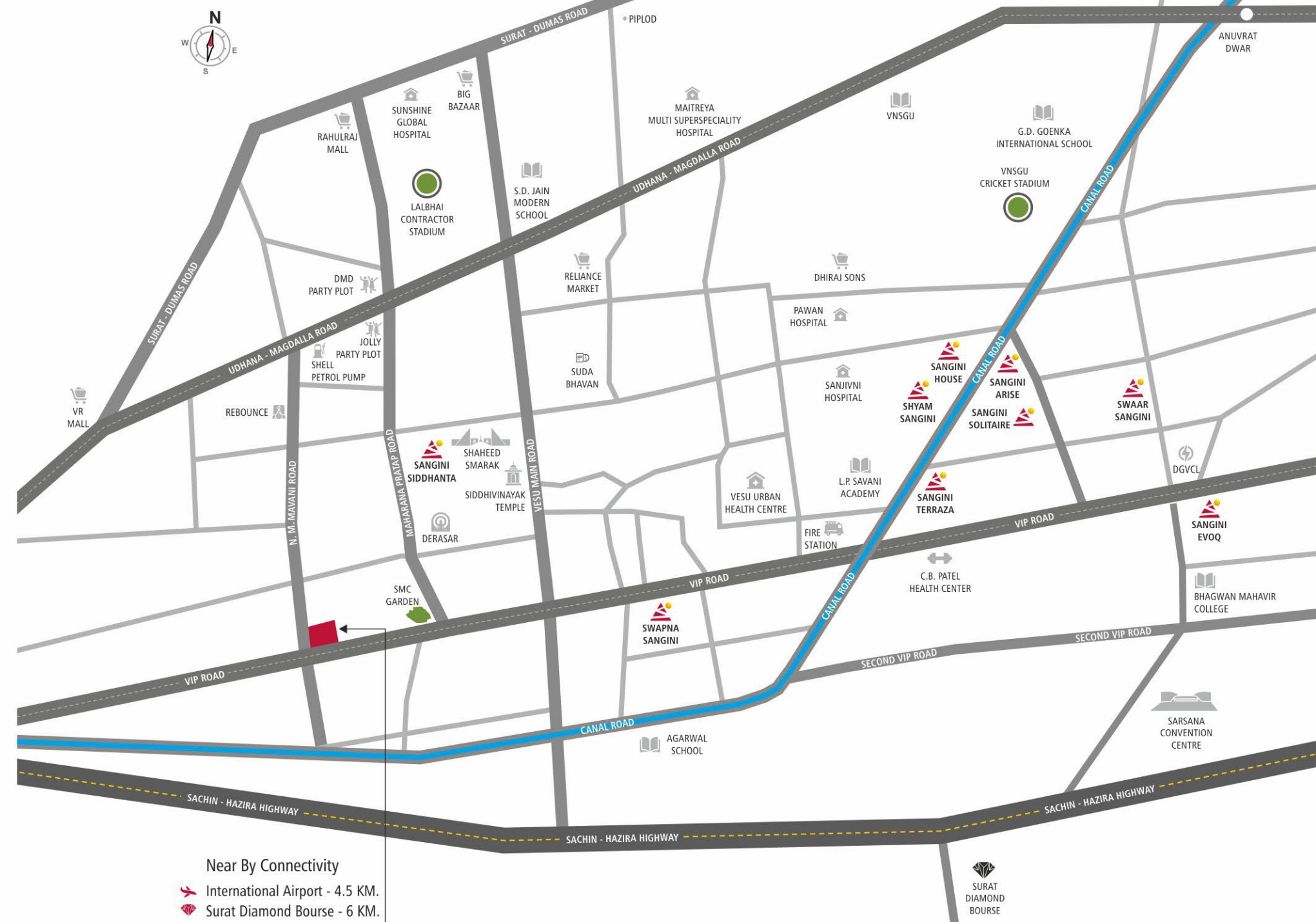
### Note

- 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 wires / 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.

## LOCATION MAP



Near By Connectivity  
 ✈ International Airport - 4.5 KM.  
 💎 Surat Diamond Bourse - 6 KM.

## SANGINI NIRVANA

3 BHK MODERN LIVING



### PROJECT DEVELOPED BY

VEE AAR LIFE SPACE LLP  
 Sangini House, Near L.P. Savani Academy,  
 Canal Road, Vesu, Surat, Gujarat - 395007

### ARCHITECT



### STRUCTURAL ENGINEER



### SITE ADDRESS:

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