

SANGINI
SAKAR
2 BHK APARTMENTS

Committed to
SUPERIOR QUALITY
and
CUSTOMERS SATISFACTION



**SURAT'S LANGUAGE OF TRUST,
PROGRESS AND HAPPINESS**
SINCE 1984

Our history is witnessing our present.

"Landmarks Built on Trust"

 73 lac sq.ft. of life spaces	 62 landmarks	 1800 commercial units	 4600 happy families
--	----------------------------	-------------------------------------	-----------------------------------

Our Accolades



SANGINI SOLITAIRE
Awarded as "Best Residential Project (Luxury) - Surat" by Gujarat Real Estate



SWAAR SANGINI
Awarded as "The Best Luxurious Residential Project of the year 2016" in Surat by Realty Plus



SANGINI GROUP
Awarded as "The Best of Industry" by News 18 Gujarati



SANGINI GROUP
Awarded as "Best construction group-overall" by Divya Bhaskar



SANGINI GROUP
Awarded as "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 Builder of the year - Surat" by F.M. 943



SANGINI SWARAJ
Awarded as "Affordable Housing Project of the year - rest of Gujarat" by Prop Realty Real Estate



SANGINI GROUP
Awarded as "Best Luxury Residential Developer" in western region by ALREN



SANGINI GARDENIA
Awarded as "The Best Mid-Segment Project of the year 2017" in Gujarat by Realty Plus



SANGINI SOLITAIRE
Received 6-star ratings by CRISIL (After Project Completion)



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



SANGINI MAGNUS
Awarded as "Commercial Project of the year - rest of Gujarat" by Prop Realty Real Estate



SANGINI HOUSE
- OUR CORPORATE OFFICE



Archives

Vesu

Swaar Sangini



Sangini Terraza



Sangini Solitaire



Shyam Sangini



Adajan



Krishna Complex



Bhulabhai Park



Sneh Sangini



Shreeji Arcade



Shalibhadra Residency



Sangini Swaraj



Siddh Sangini



Sangini Magnus



Sangini Aspire



Sangini Gardenia



Shyam Sangini Textile Market



Sangini Textile Hub-A

Kumbharia





* #







30'-0" WIDE ROAD



SPACE FOR TC

SPACE FOR DG SET

* #

150'-0" WIDE ROAD

SANGINI
SAKAR
 2 BHK APARTMENTS

LAYOUT PLAN 

30'-0" WIDE ROAD

ENTRY



SPACE FOR TC

SPACE FOR DG SET

* #

150'-0" WIDE ROAD

SANGINI
SAKAR
 2 BHK APARTMENTS

TYPICAL LAYOUT PLAN 



*#



*#



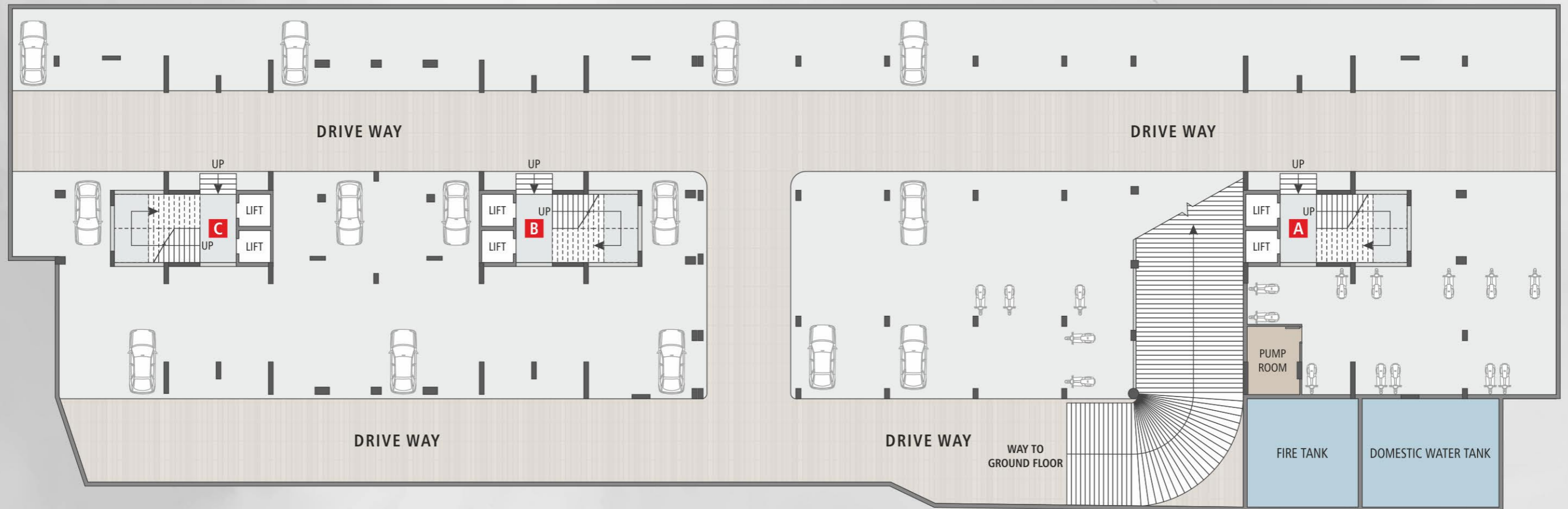
BUILDING A 

SANGINI
SAKAR
 2 BHK APARTMENTS



*#





* #



SANGINI
SAKAR
2 BHK APARTMENTS



Exclusive Features

- Campus located at two road corner plot.
- Each units of the campus is planned with maximum open views of surrounding due to extra marginal space & its location.
- Minimum building footprints that leads to maximize ground open space.
- Two building blocks are 80 feet apart which create excellent Common Space layout in campus.
- All units planned to accommodate interior layout requirements.
- All units with minimum 12 feet bedroom length which leads to more space after interior.
- Each units planned with balcony attached to living room.

Campus Facilities

- Attractive & spacious main entrance foyer with 11'9" height.
- Clubhouse with Indoor games & Gym.
- Professionally designed lush green landscape.
- Two automatic passenger elevators in each building.
- Silent generator backup of adequate capacity for lift and common facilities.
- Internal roads and parking with tri-mix, stone or paver block.
- SMC water and drainage connection.
- Underground and overhead water tank with fully glazed dedo for SMC water storage.

Safety & Security Features

- Attractive main gate.
- Sufficient CCTV cameras in common areas.
- Emergency firefighting system as per SMC norms.
- Building design as per IS Code.

Parking

- Sufficient car and two wheeler parking at Ground floor and Basement.

Facade Treatment

- Double cote plaster on exterior walls.
- Texture on selected elements on exterior walls.
- Good quality paint of weather-shield or equivalent.

Flooring

- 32 X 32 vitrified flooring of standard make.
- Kota / Natural stone at wash area.

Kitchen / Store

- Granite platform with S.S. sink and kitchen tile dedo up to lintel level.
- Adequate natural stone shelves in store area.

Balcony

- Balcony with rustic tile in flooring.
- MS safety railing designed in line with building elevation.

Toilet / Plumbing

- Decorative tile dedo up to lintel level in toilet.
- Sanitary ware and CP fitting of standard make.
- Centralized hot water line for toilets.

Doors

- Attractive main door with laminated sheet and stone frame.
- Internal doors with laminated finish and stone frame.
- Good quality fixtures & fittings in all room.

Windows

- All window openings provided with natural stone frame with good quality Aluminum anodized section and glass.

Electrification

- Sufficient points in concealed wiring and modular switches of standard make.
- T.V. point in living room & Master bedroom.
- AC point provision in Master Bedroom.
- Adequate generator power backup of 2 Amp to each unit.

Wall Finish

- Internal Wall: Standard make putty in all plastered wall and ceiling.



SANGINI
SAKAR
2 BHK APARTMENTS



Foyer



Basement Parking



Gym & Indoor Games

* #

SANGINI
SAKAR
2 BHK APARTMENTS



Club House

* #



* #

Living Room



Balcony

* #



Kitchen

* #



Bedroom

* #

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

SANGINI TERRAZA
VEE AAR LIFE SPACE LLP

Flat Holder Name: _____ Date: _____
Unit No.: _____

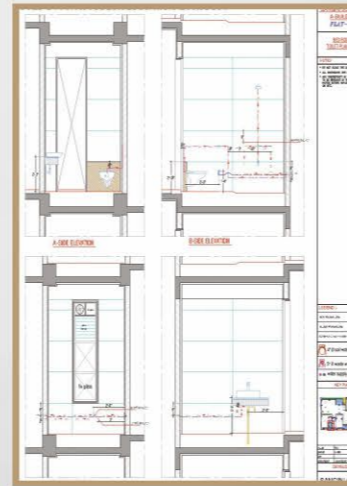
Sl. No.	Item	Findings	Checked	Remarks
1	Main Door	Lock & Magnet Handle		
2	Living, Kitchen, Dining, Family Sitting & 2 Bedroom	Wooden Flooring & Skirting		
3	2 Bed Room	Wooden Flooring & Skirting		
4	Kitchen	Granite Platform & Tiles Dado		
5	Wash Area	Granite Flooring, Gas Geyser, C.P. Fitting, Toilet Trap		
6	All Toilets	Granite Flooring & Tiles Dado, Gas Geyser, C.P. Fitting, Wash Trap with Seat Cover, Water Trap & Drain Check, Floor Trap Lathi & Slope		

Engineer's Sign _____ Sales Person Sign _____ Customer's Sign _____

ACTUAL PLUMBING PHOTO



PLUMBING DRAWING



ELECTRIC DRAWING



WARRANTY CERTIFICATE (A.C.)

WINNER ELECTRONICS

TO: VEE AAR DEVELOPERS SURAT

REG. REGARDING WARRANTY FOR AIR CONDITIONERS

DEAR SIR,

ALL SPLIT AIR CONDITIONERS CARRIES 12 MONTHS WARRANTY ON AIR CONDITIONERS FROM THE DATE OF INVOICE AND 24 MONTHS WARRANTY FROM THE DATE OF COMMISSIONING. COMPRESSOR CARRIES ADDITIONAL 48 MONTHS WARRANTY FROM THE DATE OF INVOICE. CONDENSER COIL CARRIES 36 MONTHS WARRANTY FROM THE DATE OF INVOICE. IN CASE OF COMPRESSOR OR COIL FAILURE GAS, TRANSPORTATION AND INSTALLATION CHARGES ARE EXTRA.

ALL VEE AAR AIR CONDITIONERS CARRIES 12 MONTHS WARRANTY FROM THE DATE OF INVOICE AND 24 MONTHS FROM THE DATE OF COMMISSIONING. WARRANTY DOES NOT INCLUDE PLASTIC PARTS.

FOR WINNER ELECTRONICS

FOR WINNER ELECTRONICS
PROSPECTOR

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 N.O.C., Lift licence and deeds.

LEGAL FILE INDEX

SANGINI TERRAZA
VEE AAR LIFE SPACE LLP
Legal File - INDEX

No.	Details	Page No. From	To
1.	RERA Registration Certificate (Form - C)	1	2
2.	Title Clearance Report	2	28
3.	Latest Gam Namuna No. 7/12	29	30
4.	Gam Namuna No. 7/12 (1947 to 2019)	31	44
5.	Gam Namuna No. 8-A	45	46
6.	Gam Namuna No. 6 Entries (Hak-Patra)	47	64
7.	Zoning Certificate & Plan	65	68
8.	T.P.F. Form & Part Plan	69	74
9.	N.A. Order	75	90
10.	Deed of Land	91	148
11.	Registration Receipt & Index Copy	149	152
12.	Previous Sale Deed of Land	153	214
13.	Will Copy	215	234
14.	PAN Card - VEE AAR LIFE SPACE LLP	235	236
15.	Registration Certificate	237	238
16.	Partnership Deed	239	314
17.	Airport N.O.C.	315	324
18.	Fire Dept. N.O.C.	325	326
19.	Structure Stability Certificate	327	328
20.	Architect Completion Certificate	329	330
21.	Lift Licenses	331	354
22.	License to Use Lift	355	362

DEVELOPMENT PERMISSION

SURAT MUNICIPAL CORPORATION
South West (A/B) Zone
DEVELOPMENT PERMISSION

T.P.S.No. - 8 (VESU-BHIMABAD)
T.K.F.No. - 4
D.P.No. - 4
New R.S.No. - 141

SWZ (N) No. 201
Date: 22/10/19

With reference to the Application for Development permission SWZ / 14 No. - 201, Date: 22/10/19 T.P.S.No. - 5 (VESU-BHIMABAD) T.K.F.No. - 4, D.P.No. - 4, New R.S.No. - 141 permission is hereby granted under Section 29(1)(i) (ii) (iii) (iv) (v) of the Gujarat Town Planning and Urban Development Act, 1976 under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949.

To: **Sri. Vajihai Mahabhai Sheta, Sri. Nandkishor Pranjibhai Patel & Others**
Ch. Arekh. Aji. B. Jarwal
Bili, "Sagar" Apartment
Ring Road
Surat.

On the following condition / grounds

- 1) Permission for Addition Alteration & Extension Construction of Building is granted as per the plans attached herewith.
- 2) Laminated Copy of the Sanctioned plan shall have to be displayed/ made available at the site.
- 3) Strict Compliance against the sanctioned plan shall not be regularized in any case.
- 4) As per Building & other Construction Labour Act 1996 you have to apply and get license certificate from concern officer and submit to Surat Municipal Office.

Subject to the submission of detailed working drawing and structural drawings along with investigation report, before the commencement of the work.

A. K. Desai
Executive Engineer
South West Zone (A/B) Zone
Surat Municipal Corporation

AIRPORT N.O.C.

WESTERN REGION PORT
AIRPORTS AUTHORITY OF INDIA

NOC FOR HEIGHT CLEARANCE ONLY
Jalan Tinggi & Landing di Bandar Udara

N.O.C.

08/11/2011

Surat Municipal Corporation, South West (A/B) Zone, Surat.

Particulars:
1) Type of Lift > 08 Passengers.
2) Rated Load > 544 KGS.
3) Rated Speed > 1.00 MPS.
4) No. of Floors > B/G+11.

The day of 18/Apr/2014
Chief Inspector of Lifts and Escalators
South Zone, Vadodra.

LIFT LICENCE

ANNEXURE-VI
GUJARAT STATE
LICENSE TO USE A LIFT

(This license is not transferable or assignable to any person or firm or company. The license is to be renewed at an interval of every three years and must be produced to the Licensing Authority before the prescribed time limit.)

License No. **GSZ/224666/2014**

Mr. / Messrs. The Partner, Veevaar Association, Sangini Residency, Nr. Panna Gram, Canal Road, City Light, Surat is/ are hereby authorized to use the lift (the particulars of which are given below) installed at the Premises Owned by The Partner, Veevaar Association, Sangini Residency, Nr. Panna Gram, Canal Road, City Light, Surat and situated at Sangini Residency, Tower A, Lifts, Nr. Panna Gram, Canal Road, City Light, Surat.

This license shall remain valid from 18/Apr/2014 to 8/Apr/2017 and is issued subject to the conditions set out on the reverse.

Particulars:
1) Type of Lift > 08 Passengers.
2) Rated Load > 544 KGS.
3) Rated Speed > 1.00 MPS.
4) No. of Floors > B/G+11.

The day of 18/Apr/2014
Chief Inspector of Lifts and Escalators
South Zone, Vadodra.

License valid up to the date _____ Initials of the Chief Inspector of Lifts & Escalators _____

B.U.C.

T. D. O. Surat
CHROBAG/111
Date: 22/10/19

Surat Municipal Corporation
South West (A/B) Zone
Permit for Occupancy Certificate (B.U.C.)

Sanctioned Building No. _____

Area of Building: _____

Reference: Application for Occupancy Certificate (B.U.C.) - On Development Scheme - _____

As per the application filed dated 12/10/2019 and issued to the Construction Certificate number of 18/04/2014 is hereby granted.

Occupancy Certificate is granted for the following building:

Sl. No.	Building	Area	Use	Remarks
1	Ground	Ground	Residential	
2	First	212	Residential	
3	Second	213	Residential	
4	Third	214	Residential	
5	Fourth	463	Residential	
6	Fifth	215	Residential	
7	Sixth	216	Residential	
8	Seventh	217	Residential	
9	Eighth	218	Residential	
10	Ninth	219	Residential	
11	Tenth	220	Residential	

SANGINI SAKAR

2 BHK APARTMENTS



LOCATION MAP

Site Address: Sangini Sakar, Nr. Vivekanand College, Jahangirpura, Surat 395005

A PROJECT BY



Project Developed by:

M/s. Veer Aar Life Space LLP,
Sangini House, Nr. L.P. Savani Academy,
Canal Road, Vesu. Surat, Gujarat - 395 007

ARCHITECT



STRUCTURE



CONNECTIVITY

Botanical garden	: 4.1 k.m.
Petrol Pump	: 1.2 k.m.
Vivekanand College	: 0.0 k.m.
School	: 1.7 k.m.
Vegetable Market	: 1.0 k.m.
Subhash Garden	: 3.0 k.m.
Dabholi-Jahangirpura Bridge	: 1.7 k.m.
Iskcon Temple	: 1.5 k.m.
Hospital	: 3.4 k.m.
Outer Ring Road	: 0.1 k.m.
Surat Railway Station	: 10.3 k.m.
Airport	: 19.0 k.m.
Proposed Education Zone	: 3.0 k.m.

Contact: +91 99252 03362 | Customer Care: +91 99099 26355

Web site: www.sanginigroup.com | E-mail: sales@sanginigroup.com

We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & 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 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.
- Any RCC member (Beam, Column & Slab) must not be damaged during your interior work.
- All external laying and drawing of low - voltage cables such as telephone, T.V. and internet cables shall be strictly laid as per consultant 's service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed in such a way 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.

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.

Legal Disclaimer

- * All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & 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 specification for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.

