

SANGINI

SKY T ERIA

5 BHK TRANQUIL APARTMENTS



* TYPICAL FLOOR PLAN

2 Towers
18 Floors



60 FT. WIDE ROAD





* GROUND FLOOR PLAN

LEGEND

- 01) ENTRY / EXIT
- 02) SECURITY CABIN
- 03) PICK-UP & DROP-OFF ZONE
- 04) SEAT-OUT
- 05) CHILDREN PLAY AREA
- 06) LANDSCAPED GARDEN
- 07) BANQUET HALL
- 08) BANQUET KITCHEN & WASH
- 09) MALE WASHROOM
- 10) FEMALE WASHROOM
- 11) RECEPTION FOYER
- 12) GYMNASIUM
- 13) LOCKER
- 14) STEAM
- 15) SHOWER
- 16) SWIMMING POOL
- 17) BABY POOL
- 18) JOGGING / WALKING TRACK
- 19) MINI THEATER
- 20) SOCIETY OFFICE
- 21) YOGA / MEDITATION / AEROBICS
- 22) TODDLERS ZONE
- 23) INDOOR GAMES
- 24) RAMP
- 25) PARKING



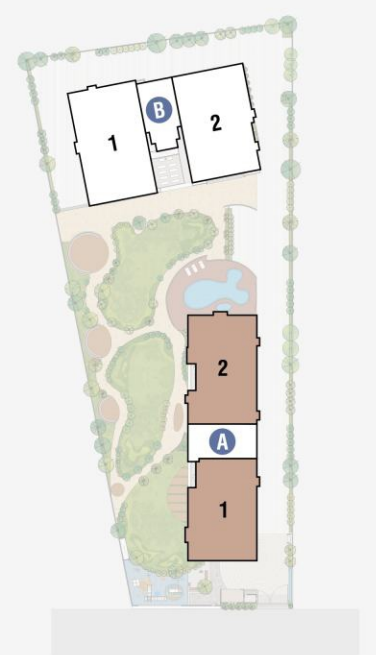
60 FT. WIDE ROAD

PREMIUM AMENITIES

 BANQUET HALL	 BANQUET KITCHEN & WASH	 SWIMMING POOL
 BABY POOL	 POOL DECK	 GYMNASIUM
 STEAM	 SHOWER	 LOCKER
 MINI THEATER	 INDOOR GAMES	 TODDLERS ZONE
 CHILDREN PLAY AREA	 YOGA / MEDITATION / AEROBICS	 JOGGING / WALKING TRACK
 GRAND RECEPTION FOYER	 SOCIETY OFFICE	 LANDSCAPED GARDEN
 GARDEN SEAT-OUTS	 PICK-UP & DROP-OFF ZONE	 VISITORS PARKING



* TOWER - A
TYPICAL FLOOR
1ST TO 16TH FLOOR



* TOWER - B

TYPICAL FLOOR
1ST TO 16TH FLOOR

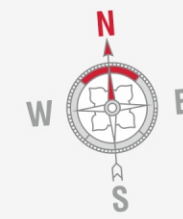




*** TOWER - A**
 PENTHOUSE
17TH FLOOR
 LOWER LEVEL



*** TOWER - A**
 PENTHOUSE
18TH FLOOR
 UPPER LEVEL



* TOWER - B

PENTHOUSE

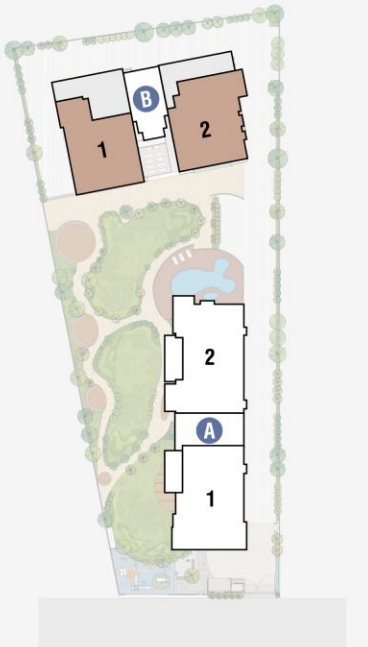
17TH FLOOR
LOWER LEVEL



* TOWER - B

PENTHOUSE

18TH FLOOR
UPPER LEVEL



* BASEMENT-1

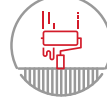






* BASEMENT-2









APARTMENT SPECIFICATION

	Floor Finish	<ul style="list-style-type: none"> Italian marble / I – marble flooring in entrance foyer, living room, family seating, kitchen, dining & bedrooms
	Deck	<ul style="list-style-type: none"> Deck with designer rustic tile on floor S.S. / aluminium & glass safety railing
	Wash & Utility	<ul style="list-style-type: none"> Granite in flooring and vitrified tile on dado with adequate electrical and plumbing points
	Kitchen	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Centralized plumbing system for hot water in each apartment with gas connection point
	Store	<ul style="list-style-type: none"> Adequate kota stone / granite shelves with satin finish glazed dado
	Toilets	<ul style="list-style-type: none"> Decorative high quality vitrified tiles up to lintel level with standard quality sanitary ware of KOHLER or eq. make and C.P. fittings of DELTA / KOHLER or eq. make in all toilets

	Wall Surface	<ul style="list-style-type: none"> Putty on all plastered wall
	Doors & Windows	<ul style="list-style-type: none"> 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 / wooden frame with good quality aluminium anodized / UPVC section and DGU glass Well-designed S.S. / aluminium / glass safety grill or railings for each window
	Air Conditioning	<ul style="list-style-type: none"> Installation of combination of V.R.F. air conditioning system & stand-alone air conditioning unit of TOSHIBA / DAIKIN / eq. make
	Electrical	<ul style="list-style-type: none"> 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 3 phase (2 AC, 10 fans, 10 lights, 1 refrigerator & TV)
	Television, Internet & Telephone	<ul style="list-style-type: none"> Convenient provision of internet, telephone & television points in each apartment

BUILDING SPECIFICATION

	Reception Foyer & Lobby	<ul style="list-style-type: none"> Well-designed reception foyer, waiting area and elegantly designed lobby at all floor levels
	Security	<ul style="list-style-type: none"> Video door phone & intercom facility for each apartment with connectivity from reception foyer to each apartment & security cabin CCTV camera coverage in campus, reception foyer & basement area
	Facade Treatment	<ul style="list-style-type: none"> Plaster: Roller finish double coat plaster on exterior wall Paint: Weather shield paint of ICI / standard make
	Elevators	<ul style="list-style-type: none"> Two fully automatic elevators of SCHINDLER / KONE / eq. make per building One stretcher / service elevator of standard make in each building

	Parking	<ul style="list-style-type: none"> Site development : Interlocking paver blocks / concrete paving 4 car parking per apartment 6 car parking per penthouse
	Electrics and Power Backup	<ul style="list-style-type: none"> Silent generator of adequate capacity for lifts, water pumps and common facilities Designer light fittings of standard make in common passage and campus

TECHNICAL SPECIFICATION

	Building designed as per IS codes		Apartment unit floor height - 10' 10" (slab top to slab top)
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SANGINI SKYTERIA



5 BHK TRANQUIL APARTMENTS

Site Address : Near Money Arcade, Opp. Sangini Arise, Besides Milap Residency, Off Vesu-Canal Road, Vesu, Surat-395007



LOCATION MAP

NEAR BY CONNECTIVITY

-  Surat Diamond Bourse : 6 Km
-  International Airport : 7 Km









OUR HISTORY
IS WITNESSING OUR PRESENT

“Landmarks Built on Trust”


We have successfully completed 62 projects since 1984 with total constructed space of 73 lakh sq. ft. These projects comprise of 4600 residential units & 1800 commercial units. Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.

 73 Lakh Sq. Ft. of Life Spaces	 62 Landmarks	 4600 Happy Families	 1800 Commercial Units
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OUR ACCOLADES



SANGINI GROUP
Awarded as "The Best of the Industry" by News18-Gujarati in SHRESHTHIO NU SANMAN function by Honble C.M. Shri Vijaybhai Rupani



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



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



SANGINI GROUP
Awarded as "Best Construction Group Overall" by Honble C.M. Shri Vijaybhai Rupani in Real Icon event by Divya Bhaskar



SANGINI ARISE
Awarded as "Ultra Luxury - lifestyle Project of the Year - Surat" by CRISIL & PROPREALTY



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

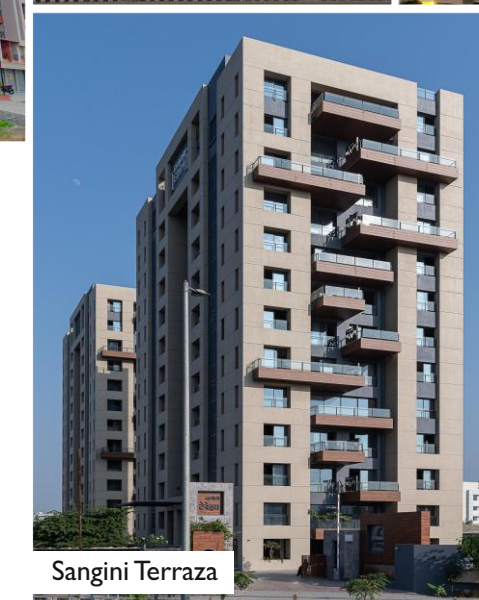
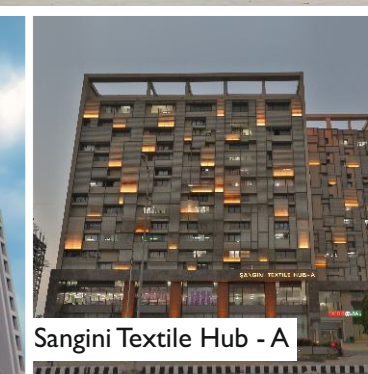
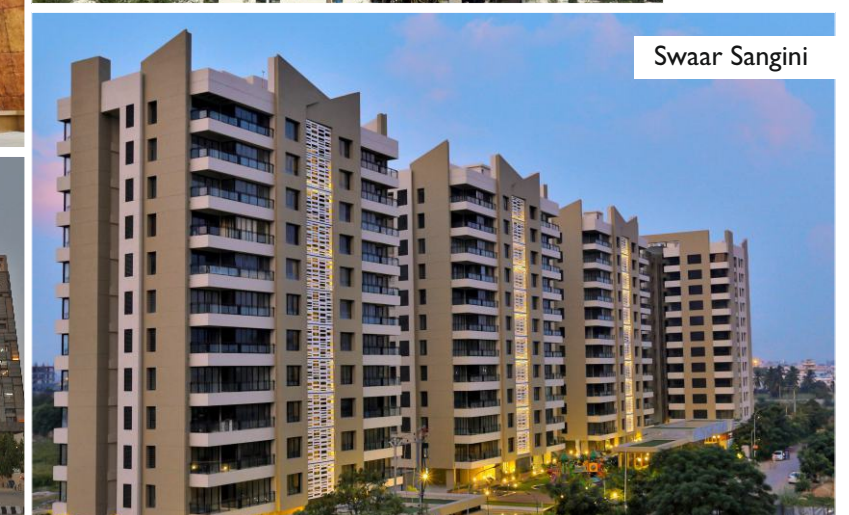


SANGINI GROUP
Awarded with "Building Gujarat - 2018" by My FM 94.3



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

ARCHIVES



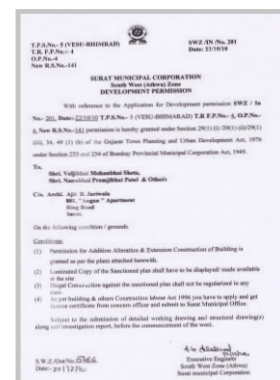
LEGAL FILE

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. certificates, Airport N.O.C., Lift licence and Deeds.

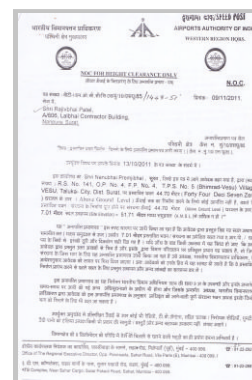
LEGAL FILE INDEX

No.	Details	Page No.
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2.	Title Clearance Report	2
3.	Labour Card	3
4.	Sanction No. 272 (1947 to 2019)	4
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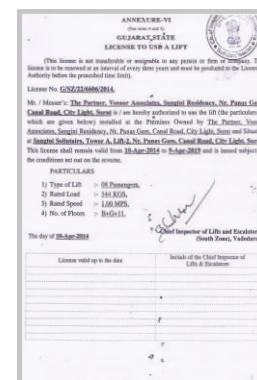
DEVELOPMENT PERMISSION



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.

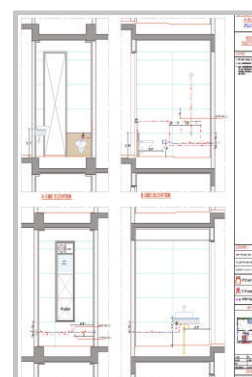
POSSESSION CHECKLIST

Sl. No.	Item	Remarks
1.	Structure Completion Certificate	
2.	Sanction No. 272 (1947 to 2019)	
3.	Sanction No. 272 (1947 to 2019)	
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ACTUAL PLUMBING PHOTO



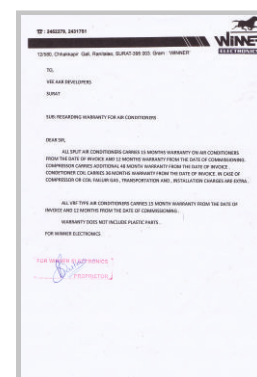
PLUMBING DRAWING



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 :

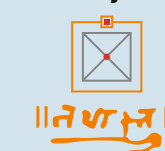
• Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • TDS, GST & other taxes levied in future 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 : **VEE AAR LIFE SPACE LLP**
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Architect : **Ajit Jariwala**



Structure : **Hiren Desai**



Vastu Consultant

R. Gurudutt Shenoy

RERA Reg. No. :

