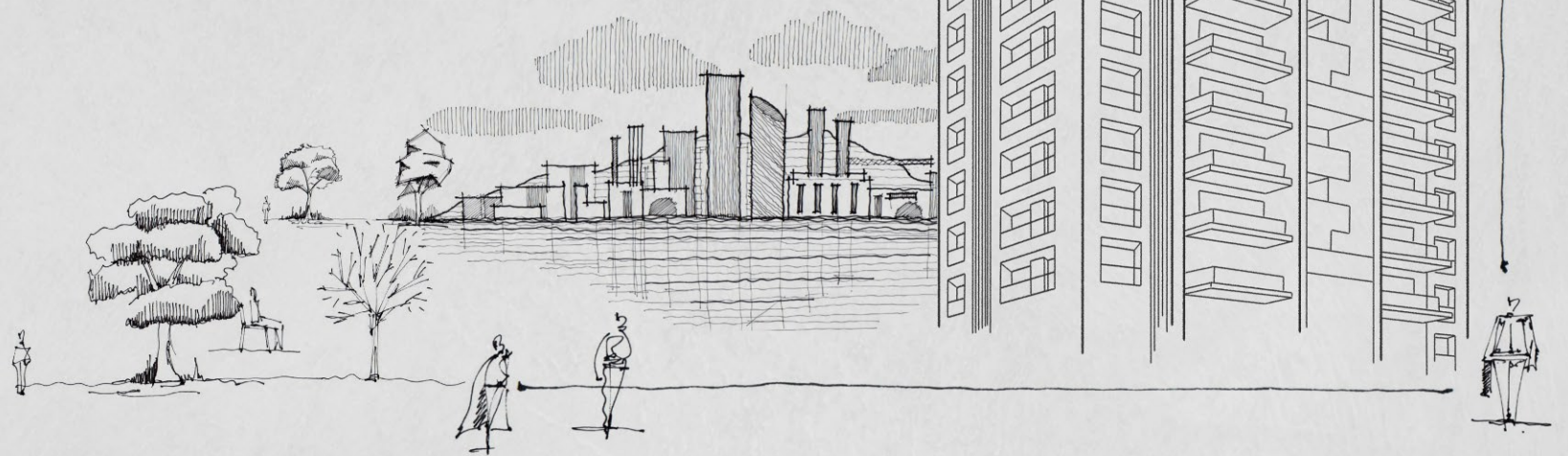




**SANGINI**  
**EMPERIA**  
■ ■ ■ 4 BHK PREMIUM APARTMENTS



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”**

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

 <b>SANGINI SOLITAIRE</b> Awarded as "Best Residential Project (Luxury) - Surat" by Gujarat Real Estate	 <b>SWAAR SANGINI</b> Awarded as "The best luxurious residential project of the year 2016" in Surat by Realty Plus	 <b>SANGINI GROUP</b> Awarded as "The best of industry" by News 18 Gujarati	 <b>SANGINI GROUP</b> Awarded as "Best construction group-overall" by Divya Bhaskar	 <b>SANGINI GROUP</b> Awarded as the "Builder of the year-Surat" by F.M. 94.3
 <b>SANGINI GROUP</b> Awarded as "Most promising developer -luxury residential in Gujarat" by Worldwide Achievers & IBN 7	 <b>SANGINI GROUP</b> Awarded as "Developer of the year - Luxury" by DNA & CMO Asia	 <b>SWAAR SANGINI</b> Awarded as "The best residential project under luxury segment" in Surat by CNBC Bazaar	 <b>SANGINI GROUP</b> Awarded as "Best luxury residential developer" in western region by ALREN	 <b>SANGINI GARDENIA</b> Awarded as "The best Mid-Segment Project of the year 2017" in Gujarat by Realty Plus

**Our Accolades**

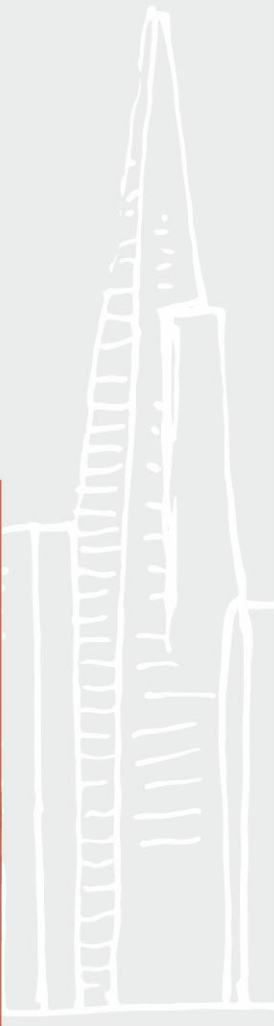

  
**SANGINI SOLITAIRE**  
 Received 6-star ratings by CRISIL (After project completion)

  
**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



## Vesu

Swaar Sangini



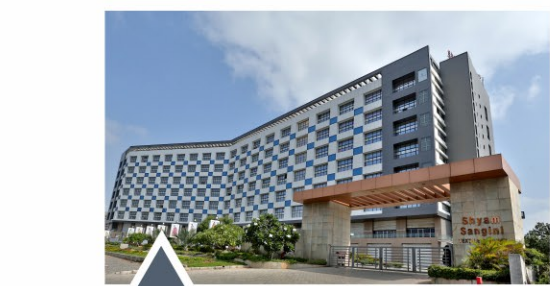
Sangini Solitaire



Sangini Terraza



Shyam Sangini



Shyam Sangini Textile Market



Sangini Textile Hub-A

## Kumbharia



Krishna Complex



Sneh Sangini



Siddh Sangini

## Adajan



Bhulabhai Park



Shalibhadra Residency



Shreeji Arcade



Sangini Gardenia



Sangini Magnus



Sangini Swaraj



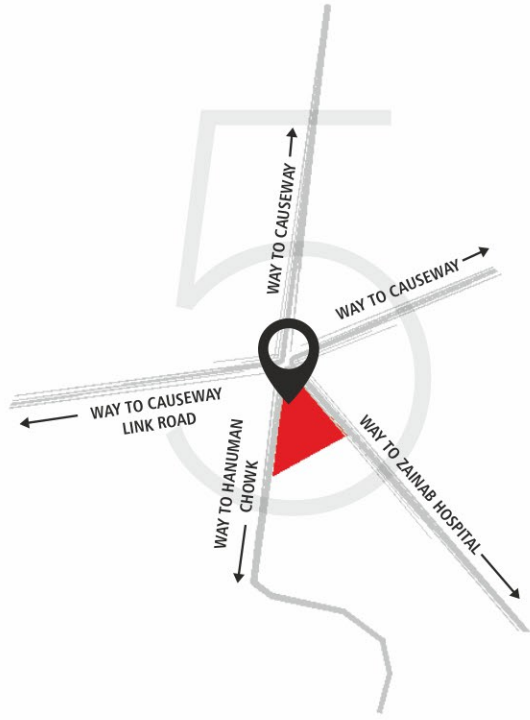
Sangini Aspire



**SANGINI**  
**EMPERIA**  
4 BHK PREMIUM APARTMENTS

A new benchmark at Rander....  
The focus of the city now shifts to Rander...  
Sangini Emperia, is a unique project  
designed for **24 lucky families.**





Sangini Emperia's location is unique as it is encircled with **5 roads connecting** to one another.



At Sangini Emperia **Exterior facade**  
has been designed in such a way that it not only  
helps to extend the life span of the building  
but also enhances the overall look.





SANGINI  
EMPERIA



\* #

Beautifully landscaped garden  
together with comfortable seating area.



Covered Deck Seating \*#



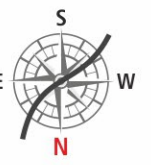
Beautiful Landscaped Garden \*#





18.00 MT. WIDE T.P. ROAD

12.00 MT. WIDE T.P. ROAD

Ground Floor Plan 

\*#

# Typical Floor Plan



\*\*

### Flat No.: 01

01	LIVING	20'-4½" X 23'-0"
02	DINING	11'-5" X 17'-3"
03	STORE	5'-2" X 4'-11½"
04	WASH	8'-2½" X 4'-11½"
05	KITCHEN	14'-0½" X 11'-11"
06	BED ROOM	11'-11" X 18'-3½"
07	DRESS	6'-4" X 4'-11"
08	TOILET	5'-11½" X 9'-0"
09	BED ROOM	19'-11½" X 11'-11"
10	DRESS	5'-8" X 6'-4½"
11	TOILET	7'-10" X 6'-0"
12	BED ROOM	14'-5" X 11'-11"
13	POWDER ROOM	2'-11½" X 4'-11½"
14	TOILET	9'-1½" X 4'-11½"
15	BED ROOM	13'-1½" X 17'-3½"
16	DRESS	6'-10" X 5'-8"
17	TOILET	6'-5½" X 7'-10"
18	DECK	17'-8" X 5'-8½"

### Flat No.: 02

01	LIVING	19'-11½" X 23'-0"
02	DINING	11'-5½" X 17'-3"
03	STORE	5'-2" X 4'-11½"
04	WASH	8'-2½" X 4'-11½"
05	KITCHEN	14'-0½" X 11'-11"
06	BED ROOM	11'-11" X 18'-3½"
07	DRESS	6'-4" X 4'-11"
08	TOILET	5'-11½" X 9'-0"
09	BED ROOM	19'-11½" X 11'-11"
10	DRESS	5'-8" X 6'-4½"
11	TOILET	7'-10" X 6'-0"
12	BED ROOM	14'-10½" X 11'-11"
13	POWDER ROOM	2'-11½" X 4'-11½"
14	TOILET	9'-7" X 4'-11½"
15	BED ROOM	11'-11½" X 17'-3½"
16	DRESS	6'-4" X 5'-8"
17	TOILET	5'-11½" X 7'-10"
18	DECK	18'-4" X 5'-8½"


### Common Area

01	PASSAGE	19'-10½" X 8'-5"
02	LIFT	6'-3" X 6'-3"
03	LIFT	6'-3" X 8'-6"



Unit Plan

The terrace not only boasts the **beautiful view** but is also adorned with amenities that can be used for having those fun moments with family and friends.


 Celebrate a get together or throw a Birthday Party...  
 It's all possible here...





Entrance foyer \*\*



Gym \*\*



Entrance plaza \*#



Children play area \*\*

**SANGINI**  
**EMPERIA**  
4 BHK PREMIUM APARTMENTS

The flats are blended with **large decks** from where you can enjoy the scenic views.



Deck \*\*

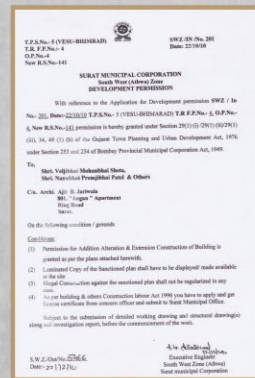
## LEGAL FILE

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.

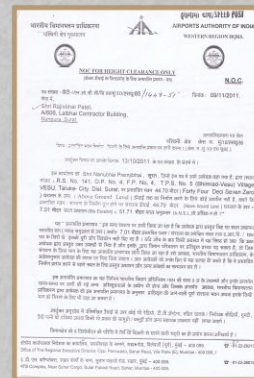
### LEGAL FILE INDEX

No.	Details	Page No. From	To
1.	BERA Registration Certificate (Form - C)	1	2
2.	Title Clearance Report	2	28
3.	Latest Gam Namuna No. 3/12	29	30
4.	Gam Namuna No. 7/12 (1947 to 2019)	31	44
5.	Gam Namuna No. 8/4	45	46
6.	Gam Namuna No. 6 Entries (Hak-Patrah)	47	64
7.	Zoning Certificate & Plan	65	68
8.	T.P. & Form & Part Plans	69	74
9.	N.A. Order	75	90
10.	Sale 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
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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	334
22.	License to Use Lift	335	362

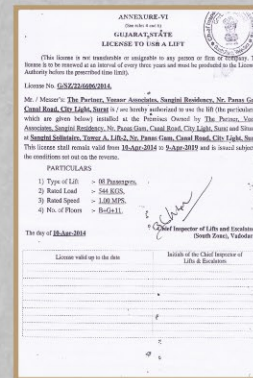
### DEVELOPMENT PERMISSION



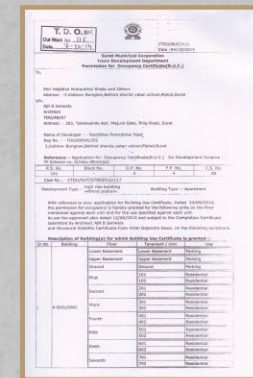
### AIRPORT N.O.C.



### 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.

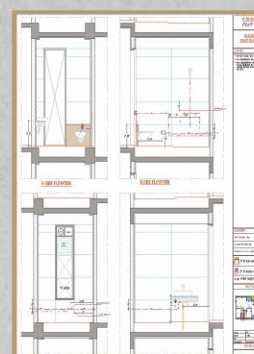
### POSSESSION CHECKLIST

Sl. No.	Item	Completion
1.	Water Supply	
2.	Electricity	
3.	Plumbing	
4.	Structure	
5.	Interior Finishing	
6.	Exterior Finishing	
7.	Painting	
8.	Sanitation	
9.	Fire Safety	
10.	Security	
11.	Handover	
12.	Final Inspection	
13.	Final Payment	
14.	Final Signatures	
15.	Final Documents	
16.	Final Handover	
17.	Final Inspection	
18.	Final Payment	
19.	Final Signatures	
20.	Final Documents	
21.	Final Handover	
22.	Final Inspection	
23.	Final Payment	
24.	Final Signatures	
25.	Final Documents	
26.	Final Handover	
27.	Final Inspection	
28.	Final Payment	
29.	Final Signatures	
30.	Final Documents	
31.	Final Handover	
32.	Final Inspection	
33.	Final Payment	
34.	Final Signatures	
35.	Final Documents	
36.	Final Handover	
37.	Final Inspection	
38.	Final Payment	
39.	Final Signatures	
40.	Final Documents	

### ACTUAL PLUMBING PHOTO



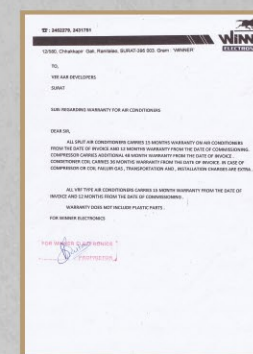
### PLUMBING DRAWING



### ELECTRIC DRAWING



### WARRANTY CERTIFICATE ( A.C. )



# We Request

- Stamp duty, Registration charges, Legal charges, Ashant dhara permission charge, Ashant dhara permission 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 such 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.

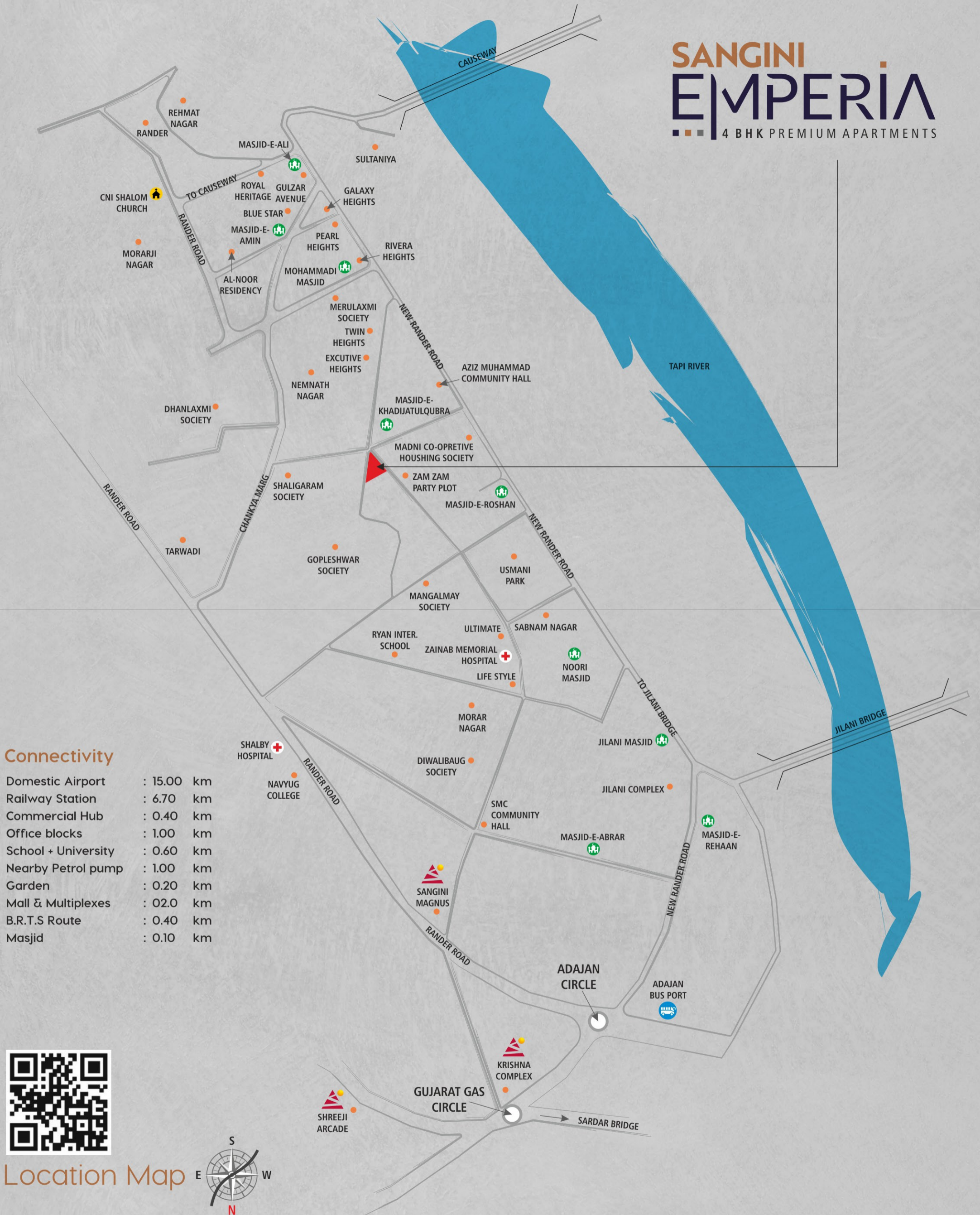
## Legal Disclaimer

- 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, dedo tiles & manual construction errors.



# SANGINI EMPERIA

4 BHK PREMIUM APARTMENTS



## Connectivity

Domestic Airport	: 15.00 km
Railway Station	: 6.70 km
Commercial Hub	: 0.40 km
Office blocks	: 1.00 km
School + University	: 0.60 km
Nearby Petrol pump	: 1.00 km
Garden	: 0.20 km
Mall & Multiplexes	: 02.0 km
B.R.T.S Route	: 0.40 km
Masjid	: 0.10 km



Location Map



# SANGINI EMPERIA

4 BHK PREMIUM APARTMENTS

**Site Address:** Sangini Emperia, Opp. GETCO Substation, Zainab Hospital Road, Rander, Surat - 395005

A Project By



**Project Developed by:**

**M/s. Sangini Associates,**  
Sangini House, Nr. L.P.Savani Academy, Canal Road, Vesu, Surat,  
Gujarat-395007

Architect



Design Architect  
(facade, interior & landscape)



Structure



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

**Web Site:** [www.sanginigroup.com](http://www.sanginigroup.com) | **E-mail:** [sales@sanginigroup.com](mailto:sales@sanginigroup.com)

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