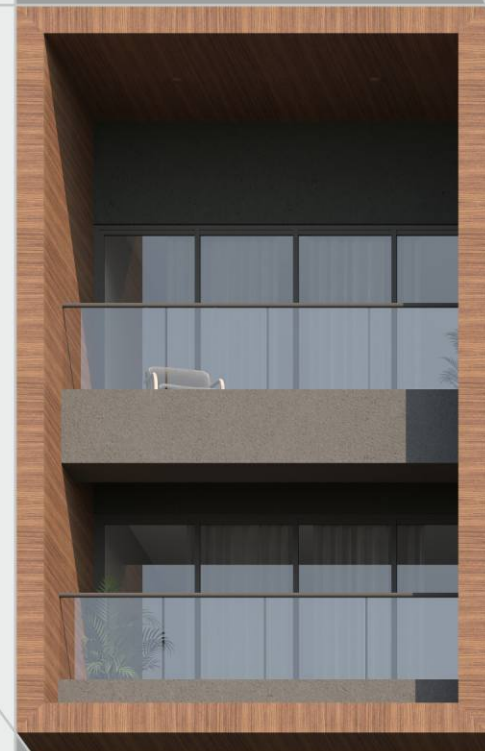


SANGINI  
**NIRVANA**

3 BHK MODERN LIVING



The  
Innate State 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 Gujarat



**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)

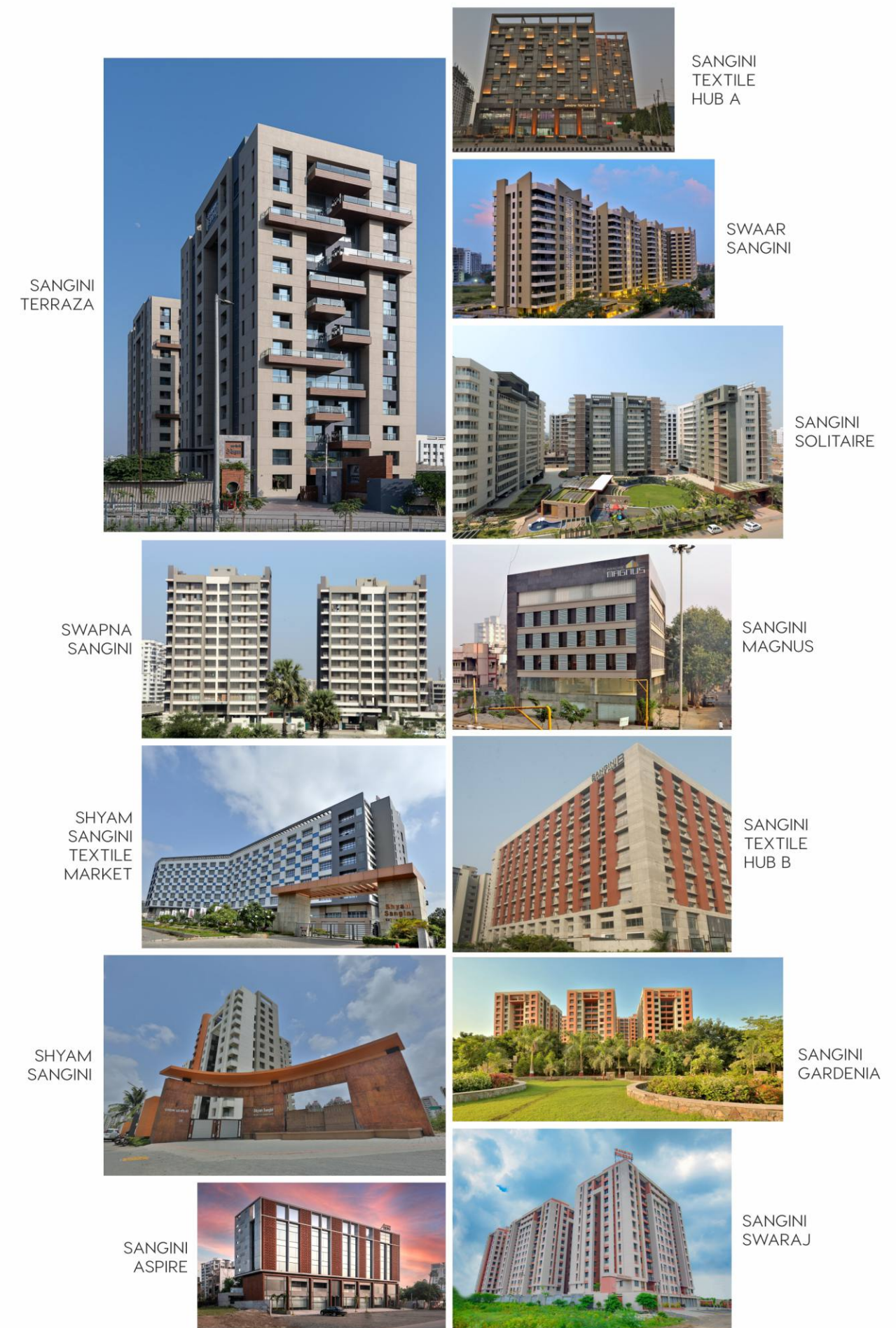


**SWAAR SANGINI**  
Awarded as "The Best Residential Project Under Luxury Segment" in Surat by CNBC Bazaar



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

ARCHIVES





# SANGINI NIRVANA

3 BHK MODERN LIVING

Standing round the corner at the intersection of 150ft. wide VIP road & 60ft. wide N. M. Mavani road, **Sangini Nirvana** is a landmark of grandeur living space.

Coined as easy connectivity, **Sangini Nirvana** resides at a prominent location offering you leisure and convenience. Aligned as a connection to the highway, it also stands close to the city satisfying daily lifestyle and commercial needs within the proximity of 6 km.

## EASY CONNECTIVITY



DERASAR



SURAT DIAMOND  
BOURSE



AIRPORT



MALLS



MULTIPLEXES



FUN ZONES



SUPER MARKET



SHAHEED SMARAK



GARDENS



SCHOOLS



UNIVERSITIES



HOSPITALS





ENTRY

60 FT. WIDE ROAD



150 FT. WIDE VIP ROAD

150 FT. WIDE VIP ROAD

\* TYPICAL FLOOR PLAN



DWELL THAT SPELLS BEAUTY  
WITH SIMPLICITY

AN ADDRESS TO THE HIGHEST STATE OF HAPPINESS,  
SANGINI NIRVANA IS DESIGNED TO FACILITATE YOUR NEEDS.

SANGINI  
**NIRVANA**  
3 BHK MODERN LIVING

AN EPITOME OF ELEGANCE



#





SANGINI NIRVANA





WITNESS YOUR DREAMS UNFOLD  
AT SANGINI NIRVANA



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

LIFESTYLE AMENITIES THAT ADD COMFORT,  
CONVENIENCE, AND PLEASURE TO YOUR LIVING.  
A LEISURE SPACE DESIGNED TO PAMPER YOU WITH  
CONTEMPORARY NEEDS RIGHT AT YOUR RESIDENCE.

## 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



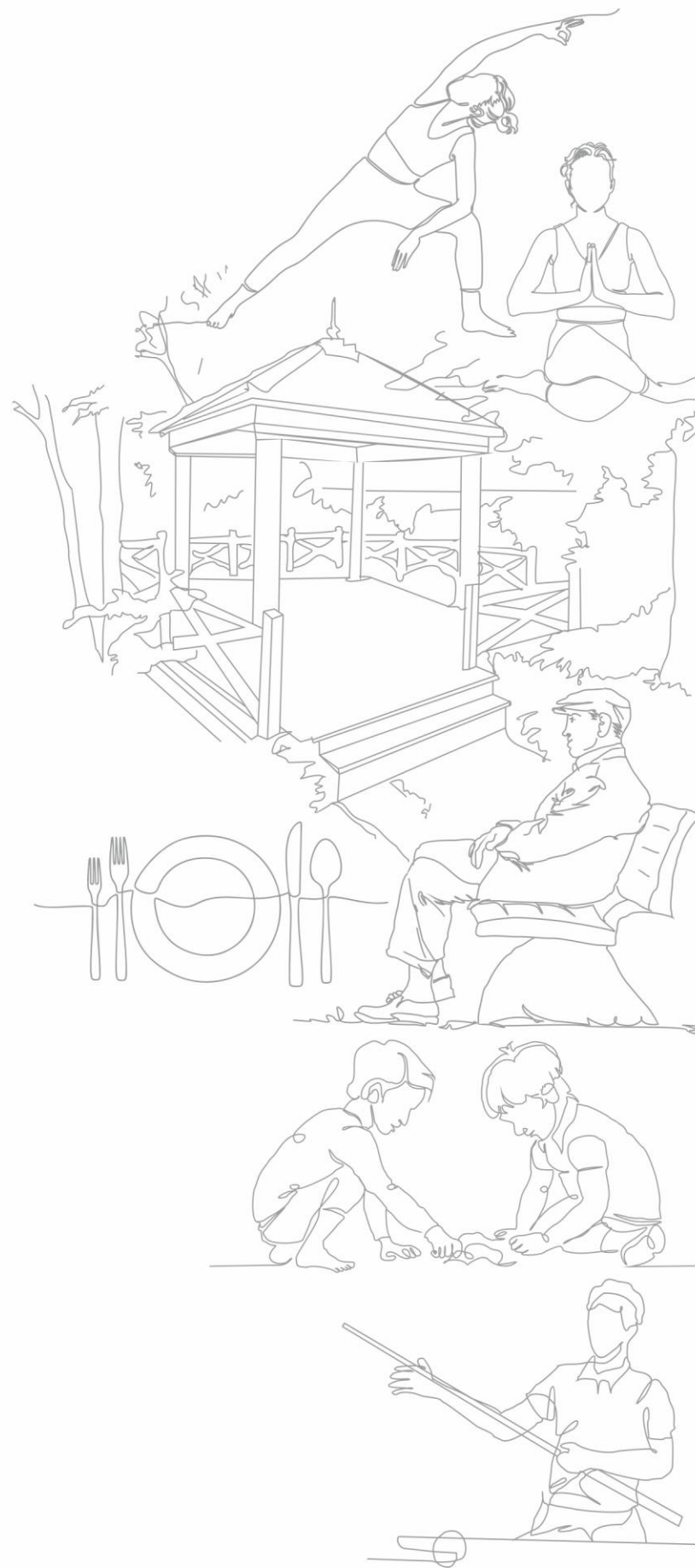
BANQUET HALL



GYM



INDOOR GAMES





SANGINI  
**NIRVANA**  
3 BHK MODERN LIVING

ABODE WITH A TOUCH  
OF EXCLUSIVITY

CURATION OF LIVING SPACE THAT FEATURES AMENITIES TO FULFILL EVERY FAMILY MEMBER'S DESIRE. AT SANGINI NIRVANA, UNWIND EVERY CHAPTER OF LIFE WITH FUN AND LAUGHTER.



TODDLER ZONE



GARDEN WITH SEAT-OUTS





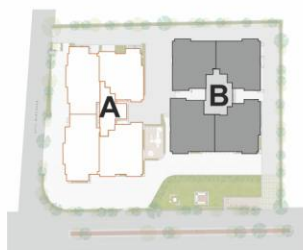
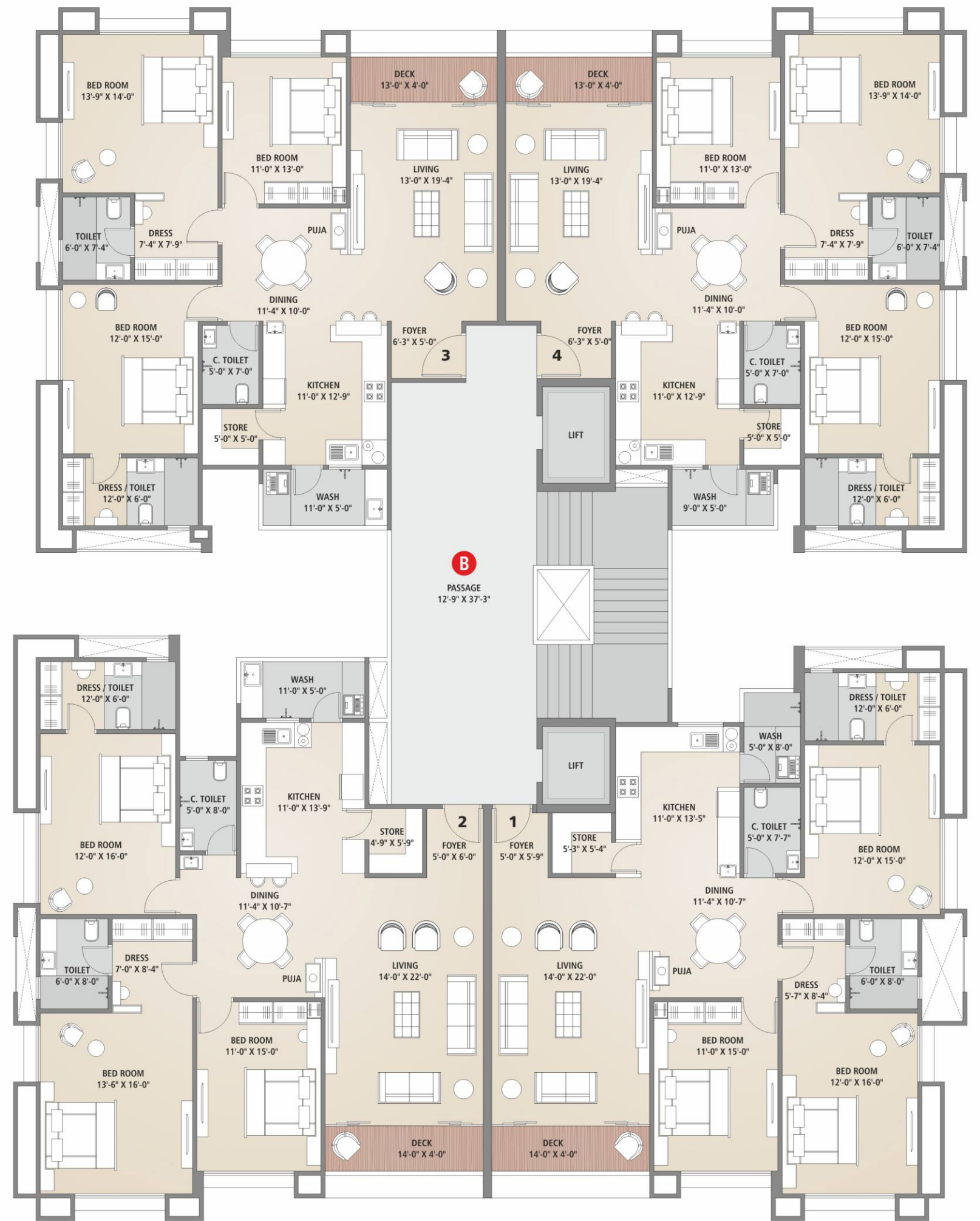
\*TOWER - A ( 1st, 4th, 7th & 10th FLOOR PLAN )



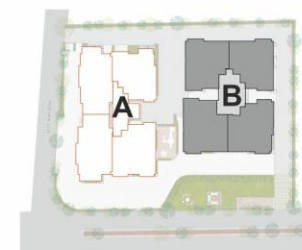
\*TOWER - A ( 2nd, 3rd, 5th, 6th, 8th, 9th & 11th FLOOR PLAN )







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



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





## 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.

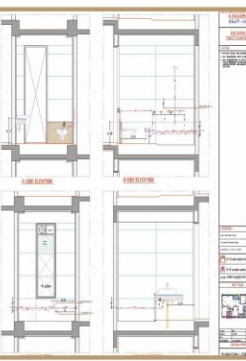
### POSSESSION CHECKLIST

Sl. No.	Particulars	Remarks
1	Handover of possession	
2	Handover of keys	
3	Handover of documents	
4	Handover of site	
5	Handover of site	
6	Handover of site	
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### ACTUAL PLUMBING PHOTO



### PLUMBING DRAWING



### ELECTRIC DRAWING



### WARRANTY CERTIFICATE ( A.C. )



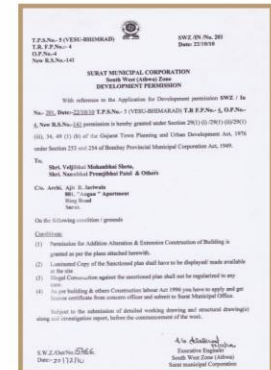
## LEGAL FILE

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.

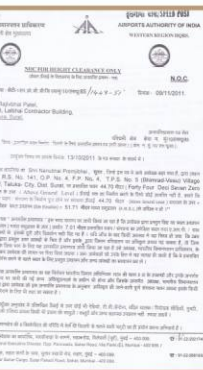
### LEGAL FILE INDEX

No.	Details	Page No.
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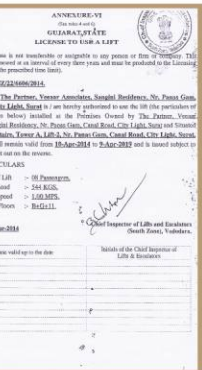
### DEVELOPMENT PERMISSION



### 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.

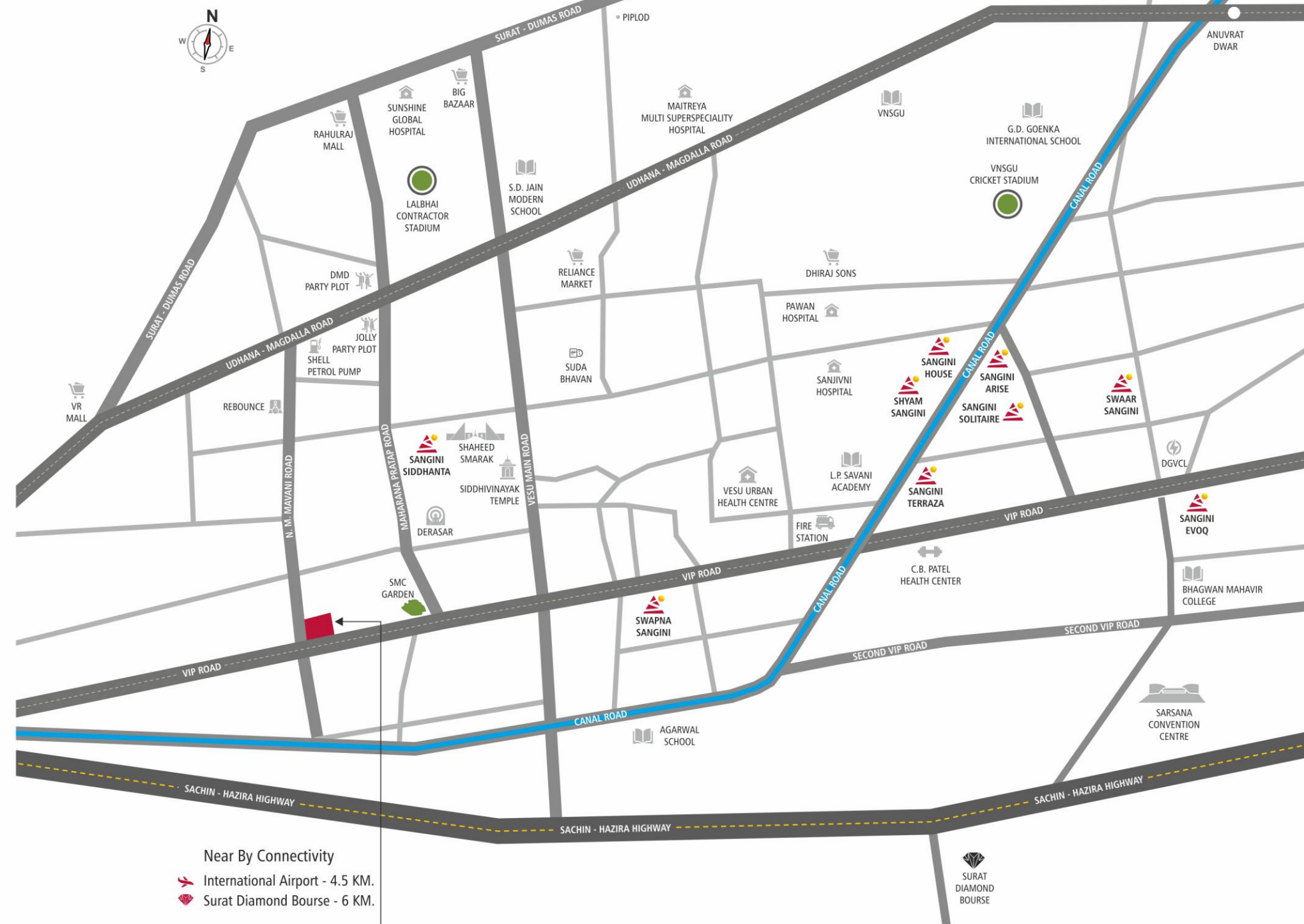
### Note

- 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:

Sangini Nirvana, T.P. 7, F.P. 33, VIP Road - N. M. Mavani Road Corner, Vesu, Surat - 395007, Gujarat

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