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SANGINI
SHIVANTA

2 & 3 BHK APARTMENTS | SHOPS



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.



73 Lakh
Sq. Ft. of Life Spaces



62
Landmarks



1800
Commercial Units



4600
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 "Excellence in Customer Service" by The Economic Times



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



SANGINI TERRAZA
Awarded as "The Best Residential Project - Theme Based" by The Economic Times



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

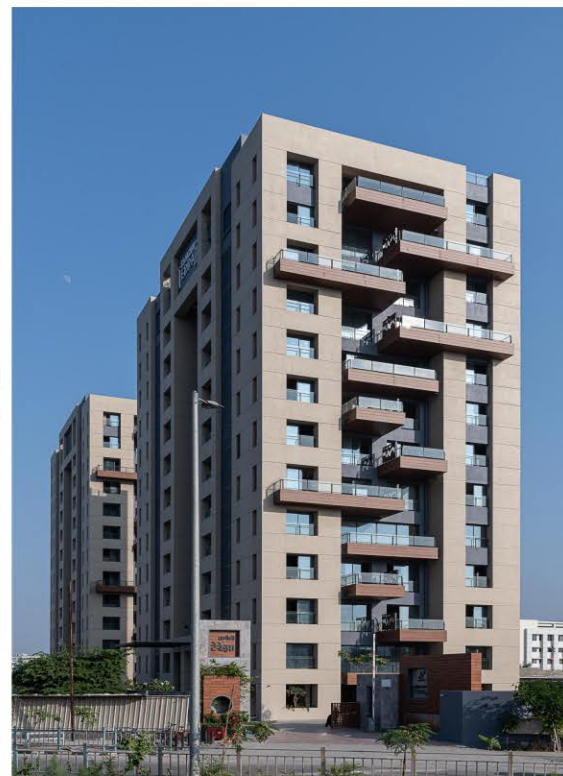


SANGINI SIDDHANTA
Awarded as "The Best Residential Project - High End" by The Economic Times



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





LOCATION

SANGINI SHIVANTA

2 & 3 BHK APARTMENTS | SHOPS

EXPERIENCE THE JOYOUS LIVING AT THE MOST PROMINENT LOCATION OF BHESTAN

EFFORTLESS CONNECTIVITY AND EASY TRANSPORTATION TO PLACES OF DAY TO DAY NEED IS ONE OF THE PRIME BENEFITS

SANGINI SHIVANTA IS A LANDMARK OF GRANDEUR LIVING SPACE

NEAR BY LANDMARKS

SURAT DIAMOND BOURSE



GARDENS

AIRPORT



SCHOOLS

SUPER MARKET



HOSPITALS



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SANGINI
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B

A

D

C

MULTIPURPOSE HALL

PENTHOUSE

11 FLOORS

10 FLOORS

SHIVANTA

ENTRY

EXIT

SEATING

LAWN

SANDPIT

* #



18M WIDE ROAD

* #

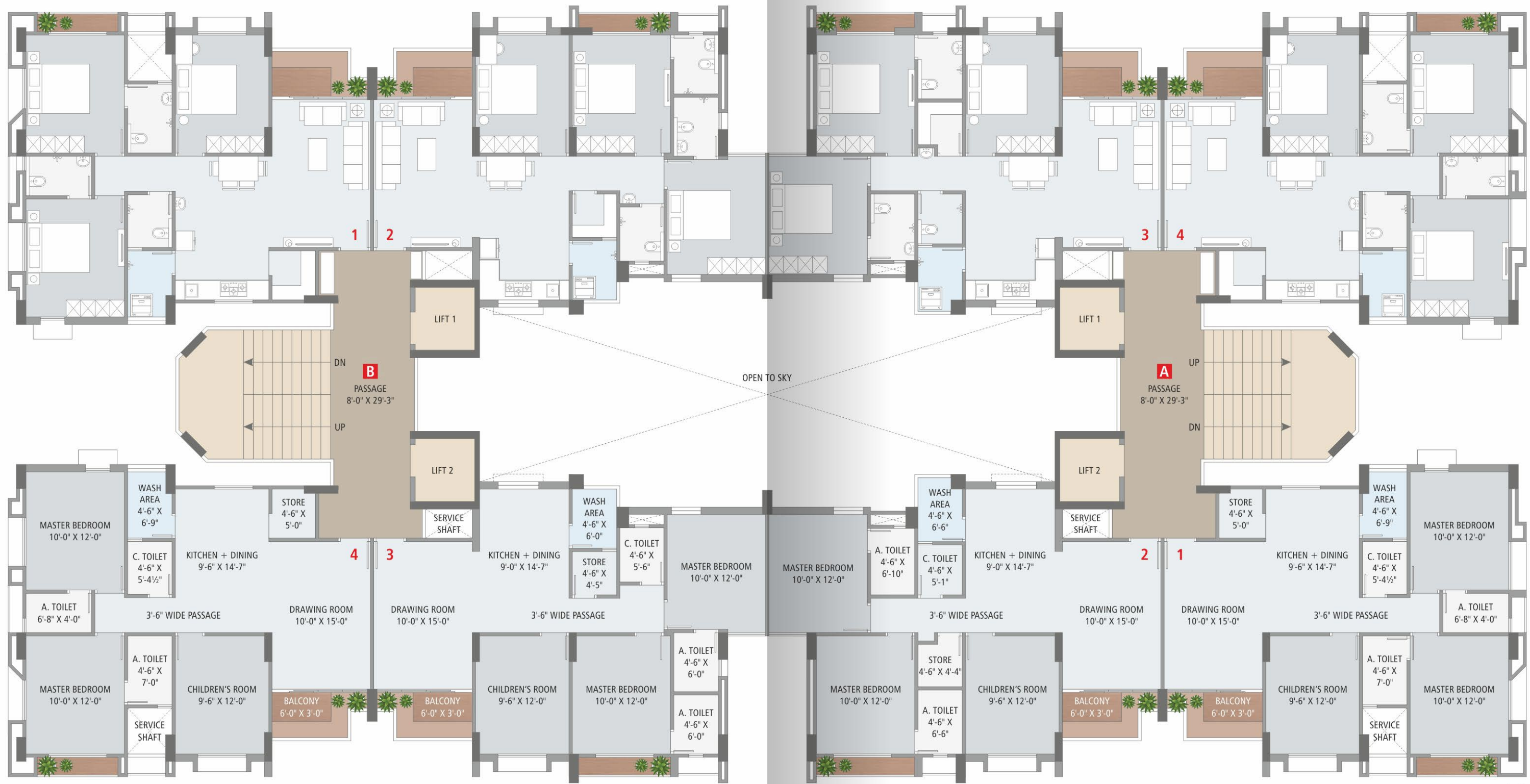
GROUND FLOOR PLAN 



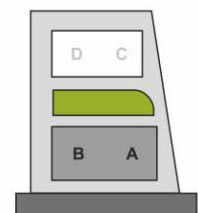
18M WIDE ROAD

* #

TYPICAL FLOOR PLAN 



* #

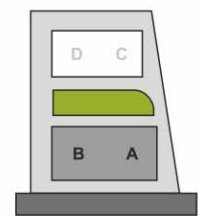


3 BHK 
BUILDING A | B (2ND TO 10TH FLOOR)

SANGINI
SHIVANTA
 2 & 3 BHK APARTMENTS | SHOPS



* #



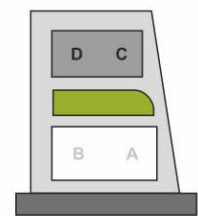
2 BHK
 BUILDING A | B (11TH FLOOR)



SANGINI
SHIVANTA
 2 & 3 BHK APARTMENTS | SHOPS



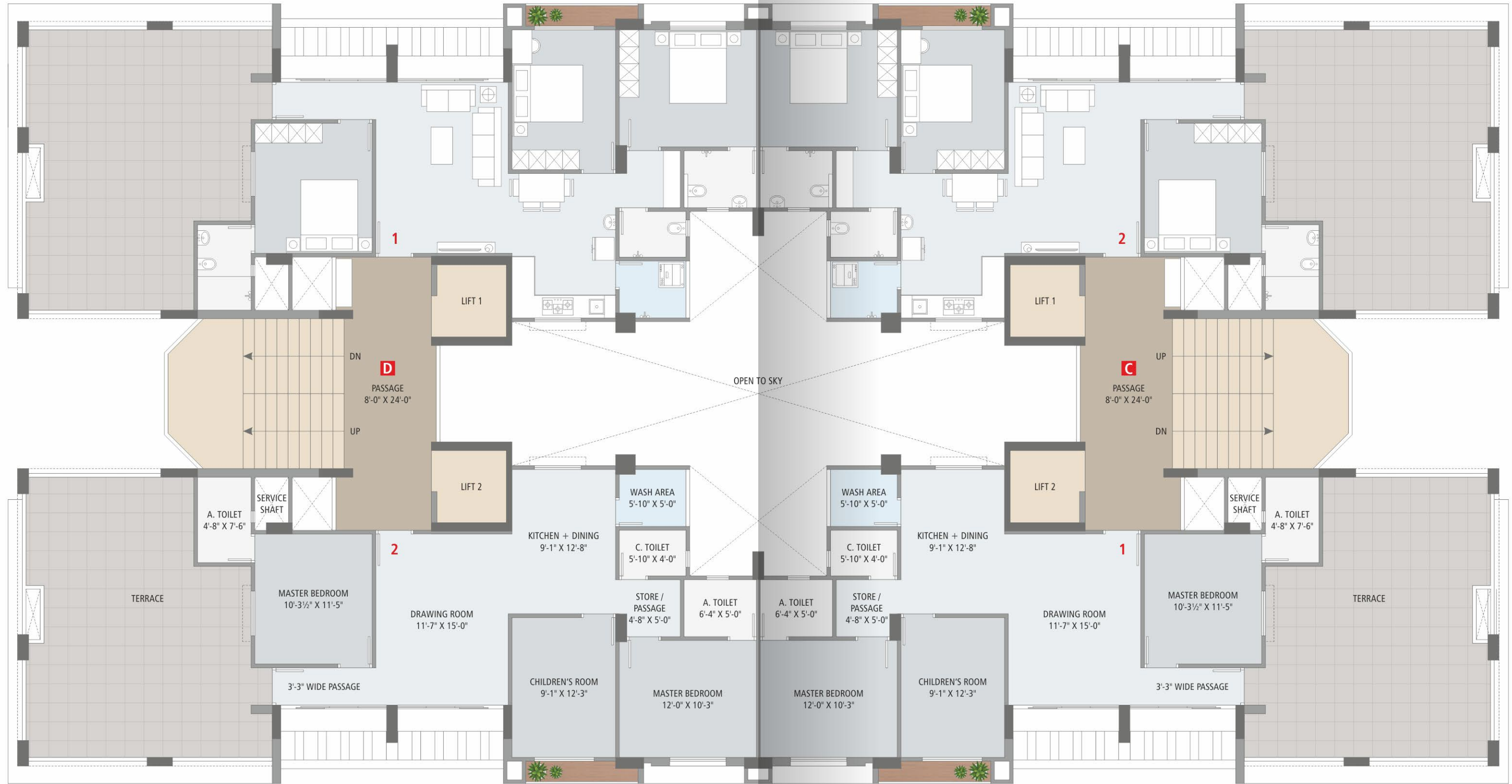
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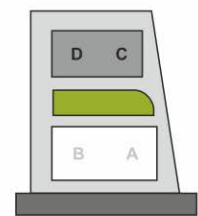
2 BHK
 BUILDING C | D (1ST TO 10TH FLOOR)



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 2 & 3 BHK APARTMENTS | SHOPS



*#



3 BHK
BUILDING C | D (11TH FLOOR)



SANGINI
SHIVANTA
 2 & 3 BHK APARTMENTS | SHOPS



BUILDING A | B (3 BHK) 

BUILDING C | D (2 BHK) 

SANGINI
SHIVANTA

2 & 3 BHK APARTMENTS | SHOPS



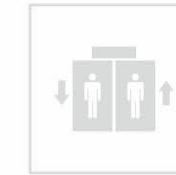
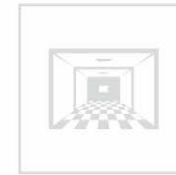
Gear up for the next level of living!

This stature building elevates up to 11 floors in 4 towers made of lavish 2 and 3 BHK and offers you a grandeur living experience in the Bhestan area and truly caters to all your needs.



SANGINI
SHIVANTA

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CAMPUS FACILITIES

- Attractive & spacious main entrance foyer.
- Well 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 dado for SMC water storage.





SPECIFICATIONS

FLOORING

- 24" X 24" vitrified flooring of standard make.
- Kota / natural stone at wash area.

KITCHEN / STORE

- Granite platform with S.S. sink and kitchen tile dado 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 dado up to lintel level in toilet.
- Sanitary ware and CP fittings of standard make.
- Centralized hot water line for toilet.

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.

WALL FINISH

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

SAFETY & SECURITY FEATURES

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

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 in 2 BHK & 3 Amp in 3 BHK.

PARKING

- Sufficient car and two wheeler parking at ground floor and basement.

FACADE TREATMENT

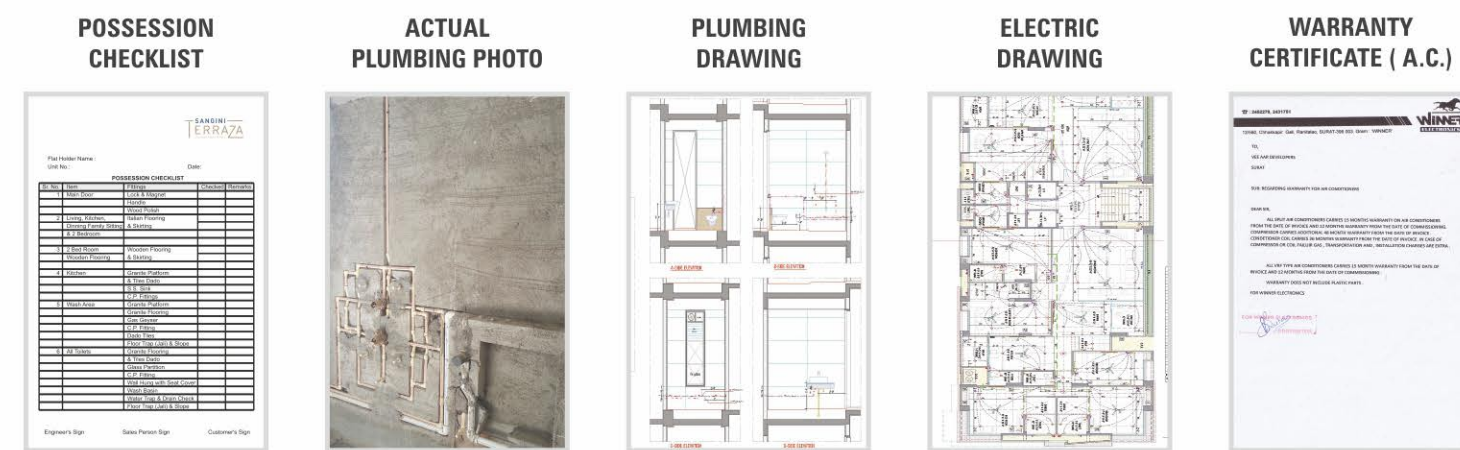
- Double coat plaster on exterior walls.
- Texture on selected elements on exterior walls.
- Good quality paint of weather-shield or equivalent.



TECHNICAL & LEGAL FILE

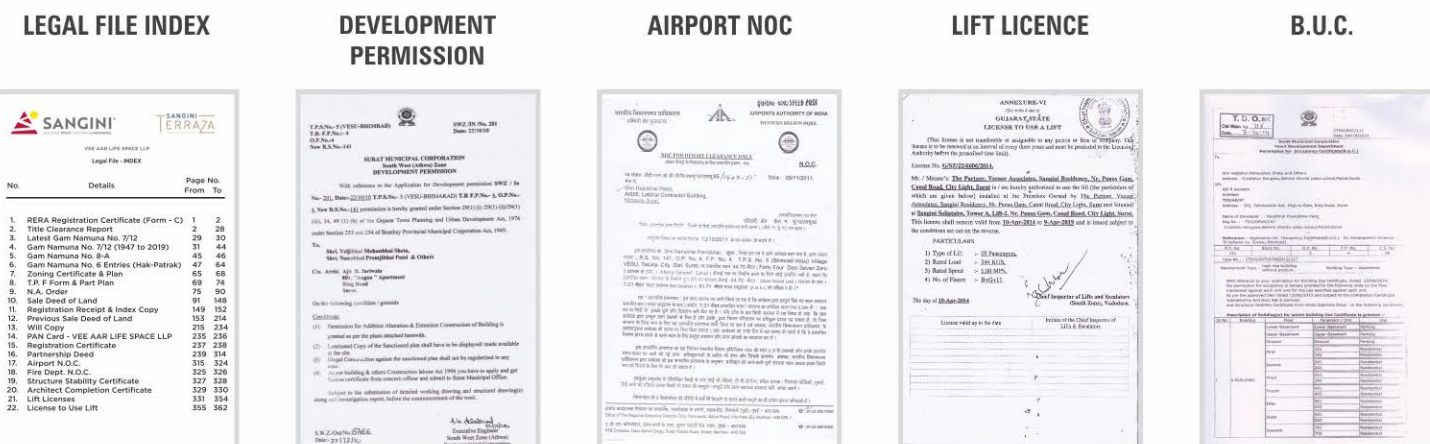
TECHNICAL FILE

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.



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.



SANGINI SHIVANTA

2 & 3 BHK APARTMENTS | SHOPS

SITE ADDRESS:

TP 48, FP 3, Sub Plot No 1, Beside Vaibhav Laxmi Complex, Sangam Chokdi, Budhiya Jiav Road, Bhestan, Surat.



PROJECT DEVELOPED BY

VEE AAR LIFE SPACE LLP
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ARCHITECT



STRUCTURAL ENGINEER



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website: www.gujrera.gujarat.gov.in

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.