

www.swagatgroup.com

swagat
PELSCAN

Aap ka Swagat hai...

Colonial yet serene surroundings welcome you at Swagat Pelican, born out of Swagat Group's sheer desire to give you 7 Star Living at Affordable Rates.

Pelican is all of this & much more...

Alike the Bird Pelican, we humans are a gregarious lot...
We love to live within people yet we want our privacy...
We are colonial by nature yet secluded by habit...
We love to be heard in public yet prefer to hear silence!

Whale Padhaarya...

This has been our nature at 'Swagat'... One of Gujarat's premier space facilitators & prestigious real estate developers...

We @ Swagat have always welcomed & encouraged new ideas, concepts, designs, technology, craftsmanship, brands, quality and class... in our endeavour to make homes instead of houses !



Come smile some more @ Pelican...

In the process, we have crafted nearly 50 lac Sq. Ft. of space and have inspired more than 9,000 satisfied smiles.

We have won many prestigious awards in our stride towards excellence, yet none bigger than your satisfied smile.

*Promises ultra smart living at
ultra 'wise' pricing...*

Swagat Group has deployed the best of materials, technology and craftsmanship to make 'Living at Pelican' a pleasurable experience.

The Design itself is so unique that having neighbors will be a pleasure and not an intrusion to your peace & privacy...!



*Come... experience the abundance of
Green Peace @ Pelican*

Kids Pool With Water Slide



Swimming Pool With Movie Screen

Lush Green Garden



Open Air Theater



Jogging Track

All of this & much more...

Undying supply of 100 % Pure Oxygen Breathe... Live... Jog...
Exercise... Swim... Play...Laze around.. Indulge... Socialise...

Family Picnic Spot on Each Terrace





Day Care Center



Drop off Zone



Separate Party Lawn



Modern Gymnasium

Enjoy your solitude @ Pelican...

Sprawl out on the spacious sit-out... Read a book, gaze the sky, laze it out...
Feeling energised ? Then go... hit the well appointed & modern Gym !



Children Play Area

There is much more to do, to make your life pleasantly occupied...
 Swagat Group has taken great care to keep Family Values alive @ Pelican !
 Senior Citizens, Youngsters and Children @ Pelican have ample of reasons
 to feel the shortage of time....



Open Badminton Court



Senior Citizen Sit Out



Centralized D2H



Covered Cricket Pitch



Indoor Games With Billiards

24x7 Security With CCTV



RCC frame structure @ Pelican...

Allows you to nestle in peace and calm.

Resting your nerves as it is an Earthquake Resistant structure, as per IS...

So relax and enjoy the Multi Amenities living @ Pelican



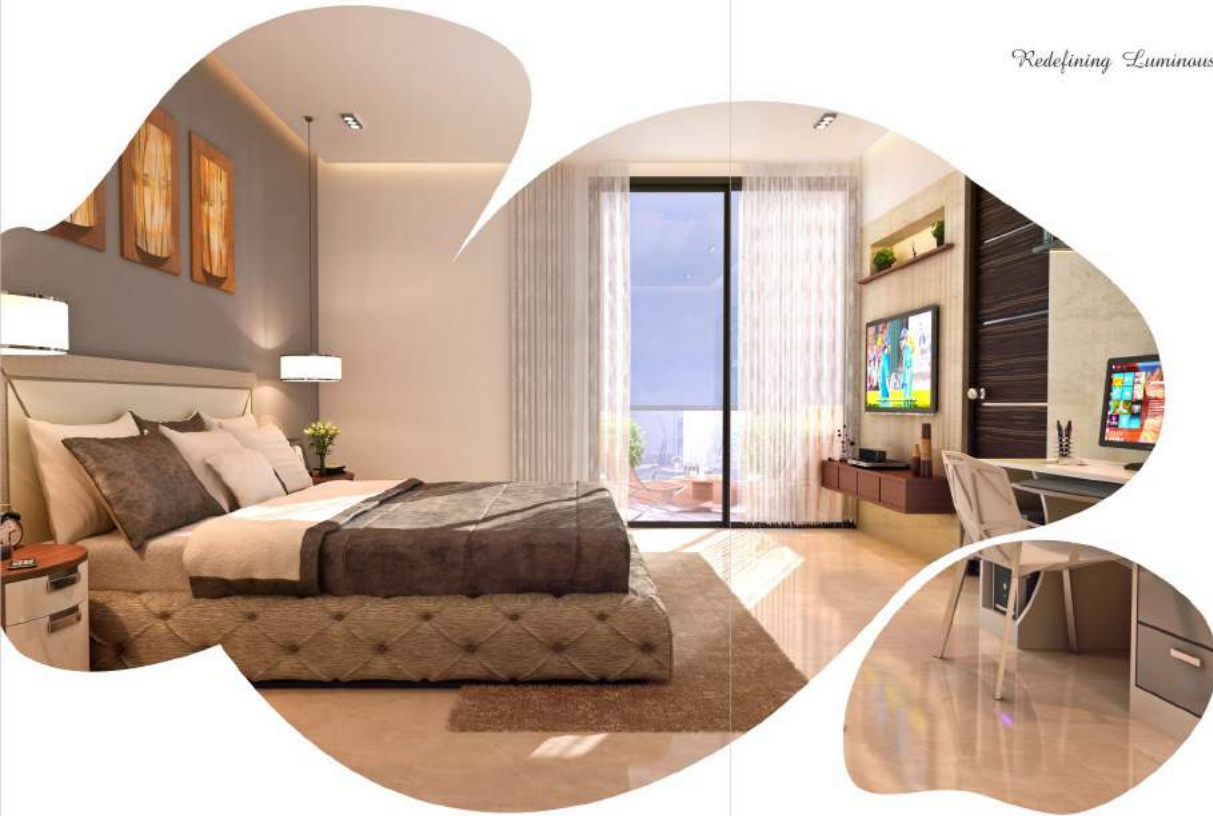
Mother nature's lush, 'Green Cover' awaits you at Swagat Pelican
A perfect mix of nature and technology !

Optimum comfort and convenience...

This ultra-modern and elegant residential project promises a truly 7 Star living experience. It will epitomize luxury and exquisite design and grandeur looks. These apartments are clubbed with state of the art facilities and lifestyle amenities.



Redefining Luminous Lifestyle...





Philosophy of a healthy living environment...

Swagat Pelican is located near TCS IT Park and Sargasan Cross Roads, S. G. Highway, Ahmedabad - Gandhinagar Twin City.

It is near to schools, fine restaurants, supermarkets, Multiplexes, Hospitals and other conveniences.

AWARDS :



- International Quality Awards 2016 for Excellence in Real Estate Development (Residential Projects - Gujarat)
- National Business & Service Leaders Awards 2015 For Most Promising Mid-range Housing Developers in Ahmedabad By Brand Achievers.
- Realty Plus Excellence Awards 2015 Residential Property of The Year - Swagat Flamingo
- Developer of the Year - Residential for our Project "Swagat Flamingo" at ABP News Real Estate Awards - 2014
- Swagat Group Honored by Former Governor of Gujarat Dr. Kamla Beniwal - 2014
- Glamour Award by Star Realty - Lord of the Land 2013
- "Swagat City" Awarded Best Residential Twin Bungalows & Row Houses category in GHED Awards 2013
- "Swagat Flamingo" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012.
- "Swagat Greenville III" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012
- "Best Bungalow" Runner up Award, 2011 by GHED, Ahmedabad.
- "Over All Excellence - Market Trust" Award 2011, presented by Magicbricks.com (Times Group)
- "Quality Excellence" Award 2011, presented by Indian Achievers forum, Delhi
- "Best Developer" Award, 2010 in the Residential category by Construction Source India, Mumbai
- Indian Leadership Award for Infrastructure Development, 2010 by IEDRA, Delhi.

SPECIFICATION :

Structure	RCC Frame Structure as per IS for Earthquake Resistance
Flooring	Designer flooring as per Architect details
Kitchen	Designer Kitchen with Granite Platform
Bathroom Finishes	Designer glazed tiles up to lintel level
Bathroom Fittings	Superior SS Finish quality Branded Material
Doors	Decorative main door and others are of good quality flush doors
Windows	Anodized Aluminum Sliding Window
Electrical	3 phase, concealed and fire resistant. Modular electrical accessories with MCB & ELCB.
Plumbing	Corrosion free and leak Proof CMC / UPVC Pipes and fittings
Common Lighting	LED-Light Fittings

BRAND LOGO :

Flooring Tiles	   or Equivalent.
Bathroom Fittings	   or Equivalent.
Electrical Accessories	   or Equivalent.
Cables	  or Equivalent.
Pipe Fittings	   or Equivalent.
Elevators	  or Equivalent.
Bathroom Accessories	  or Equivalent.
Paints	   or Equivalent.
Glass & Aluminum	   or Equivalent.

NOTE :

- Developer reserve all the rights for any changes in plan, specifications and amenities.
- Any member is liable to lose membership if he / she fails to pay the regular installments as per terms and no arguments will be entertained thereafter.
- Maintenance charge, electricity connection, GUDA, stamp and registration, legal charges and other Govt. taxes if any shall be borne by member.
- This brochure is only for advertisement and it shall not be treated as part of legal document.
- If any member fails to pay according to terms then rate will be revised without prior notice.
- In the event of cancellation for any reason, 15% of the basic amount will be deducted and balance amount will be refunded after the booking of same unit(s).
- All rights reserved by developers, to make any changes in plan, elevation & other details were in to comply with statutory regulation & shall be binding to all the members.
- No alteration in exterior elevation & inside colour scheme shall be allowed. Purchaser shall not disturb, covetous or claim or do any kind of activity in common areas, passages, amenities, terraces, or do any kind of construction work.



LOCATION MAP :



SWAGAT INFRASTRUCTURE P LTD.

ISO 9001:2008, GHSA 18001:2007 / ISO 14001:2004 Certified Company

Site Address:

Swagat Private, Opp. Swagat Rainforest, Nr. TCS IT Park, 8th Swagat Rainforest Mall,
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Zindagi Ki Shuruwat...

