



[www.swagalgroup.in](http://www.swagalgroup.in)



WHERE NURTURING  
**Happens**  
AMIDST  
COMFORT AND  
ELEGANCE

**ABOUT SWAGAT**

While the world exists between the North and the South poles, let's create the following two poles for the existence of humanity and our family – comfort and elegance. Swagat invites you all to create your small world amidst these two 'poles'.

Swagat is a name that has been on the lips of many, ever since its commencement. Swagat has rooted itself in the real estate lobby and now, with all its will, skill and accomplishments; it works towards making 'tomorrow' newer and better than 'today'.





WHEREVER THERE IS

*Quality*

**AND COMPANY**

ESTABLISHMENT,

THERE IS SWAGÁT - AFTERALL,

**SYNONYMS ARE NEVER**

EXCLUSIVELY EXISTENT.



Well, amenities might be a common element of household schemes, but they are of no good if they are not of the appropriate quality and have ample diversity. Hence, keeping these factors in mind, Swagat group provides you with high end amenities with a club house, gym, splash pad fountain that is a personalized community space for you and your family





"What is new?" is a common question in the minds of customers and Swagat has always brought answers to that. This time, we have come up with first-ever, one-of-its-kind 'Open Cafeteria' in a residential scheme! Leisure, hangouts and cuisines – all of it close to your home! What better could it be!

IT'S TIME TO  
**Smell**  
THE BREW  
FROM YOUR  
BALCONY  
NOW

Cafeteria





## Jogging Track

Dear customers, no need to find trails on the society roads and be bothered due to vehicles for a walk or jog. We have a well framed, amply located jogging track for you that just serves your walk or jog right!





DON'T PREFER STAIRS  
FOR OUR TALL  
*Buildings,*  
NO PROBLEM!  
**WE HAVE THE**  
ALTERNATIVE  
FOR YOUR FITNESS  
**- OUR GYM!**



Splash  
Pad Fountain

when it comes to residential  
schemes. Bringing the 'chilling' experience  
with fountain pods! Now feel the water  
from all sides—above too!

ONE MORE  
**First-**  
TIME  
**EVER**



Feel the breeze of tranquility and the silence of happiness  
with the 'elevation' of life! We makes your nights better and calmer



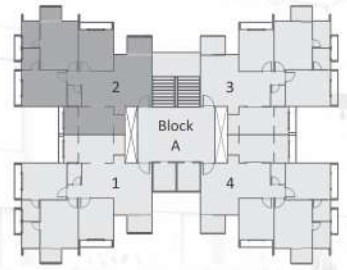


# Master Layout Plan



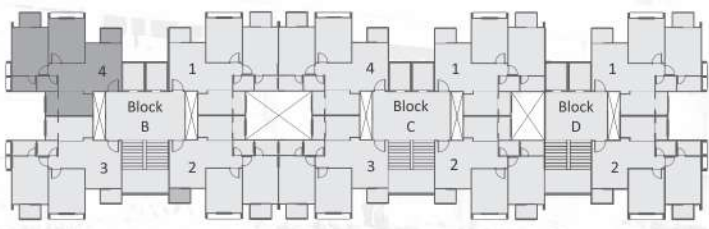


Block - A  
3 BHK



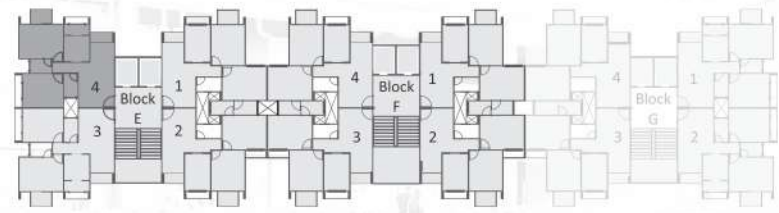


Block - B, C, D  
2 BHK



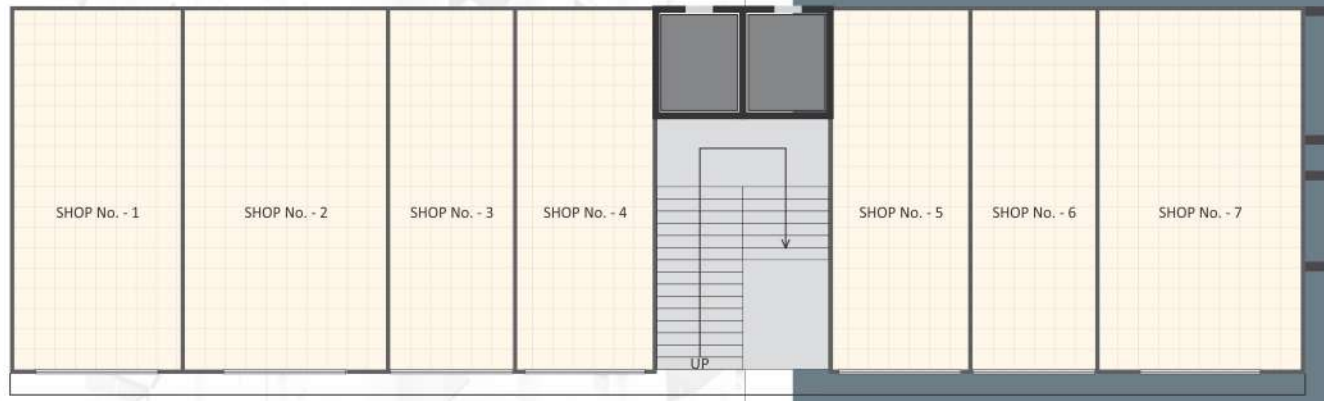


Block - E & F  
2 BHK





Shop  
Plan  
Block A  
GROUND  
Floor



Shop  
Plan  
Block A  
1st Floor



# Amenities



Cafeteria



Club House



Splash Pad Fountain



Sitting Gazebo



Lush Green Garden



Children Play area



Jogging track



Allotted Parking



Security System with CCTV



Drop off zone



Centralized D2H



Common Area Power Backup



Indoor Games



Modern Gymnasium



# Excellence IN SUCCESS



- Realty Plus Excellence Awards 2018 to "Swagat Group" for Developer of the Year – Residential.
- Prop Realty Real Estate Awards 2017 to "Swagat Bagan Ville" for Ultra Luxury Villa Project of the year.
- Realty Plus Excellence Awards 2017 Residential Property of The Year – Swagat Blossom 2 BHK
- "Developer of the Year – Residential" for our Project "Swagat Afford" at ABP News Real Estate Awards – 2016
- 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
- Glamme Award by Star Realty - Lord of the Land 2013
- "Swagat City" Awarded Best Residential Twin Bungalows & Row Houses category in GIHED Awards 2013
- Swagat Group Honored Certificate of Appreciation Towards Excellence in Building the Future of Ahmedabad, by Nirman - 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
- "Swagat Green Ville'-III" Presented Best Bungalow Runner Up Award, in GIHED Awards 2011, 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.



# Specifications

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	Aluminum Sliding Window
Electrical	Concealed and fire resistant wiring, Modular electrical accessories with MCB & ELCB
Plumbing	Corrosion free and Leak Proof CPVC / UPVC Pipes and fittings
Common Lighting	LED Light Fittings

## BRAND LOGO :

### Flooring Tiles



### Bathroom Fittings



### Electrical Accessories



### Cables



### Pipe Fittings



### Elevators



### Bathroom Accessories



### Paints



### Glass & Aluminum



## NOTE :

- Maintenance charge, electricity connection, GUDA, stamp and registration, legal charges and other Govt. Levies if any shall be borne by member.
- If any member fails to pay according to terms interest will be charged as per booking terms.
- In the event of cancellation for any reason, 10% of the basic amount will be deducted and balance amount will be refunded after the booking of same units.
- No alteration in exterior elevation & outside colour scheme shall be allowed. Purchaser shall not disturb, construct or claim or do any kind of activity in common area, passage, amenities, terrace, or do any kind of construction work.
- Piramal**  
Capital & Housing Finance - "The Properties have been mortgaged in favour of Piramal Trusteeship Services Private Limited (beneficiary: Piramal Capital and Housing Finance Limited (Piramal Finance Limited has merged with Piramal Capital and Housing Finance Limited)) and the buyer will be required to obtain a no-objection certificate prior to entering into any agreement for the sale of any unit in the Project"

## Location Map



*Sandage Ki Shuruaat...*

### SWAGAT INFRASTRUCTURE P LTD.

ISO 9001:2008 QHSAS 18001:2007 | ISO 14001:2004 CERTIFIED COMPANY

### SITE ADDRESS

Swagat Queen's Land, Nr. Swagat Afford & Sargasan Cross Road, S. G. Highway, Ahmedabad - Gandhinagar Twin City.

### CORPORATE OFFICE

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