



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

RANG CREATIVE HUB - +91 98250 17688



Get C<sup>o</sup>nected



Get Connected





Connect you with  
all your branded needs

Fashion •

Accessories •

Garments •

Jewellery •

Food stuff •

Groceries •

Footwear •

Spa & Salon •

Toys •



Connect To Relaxation

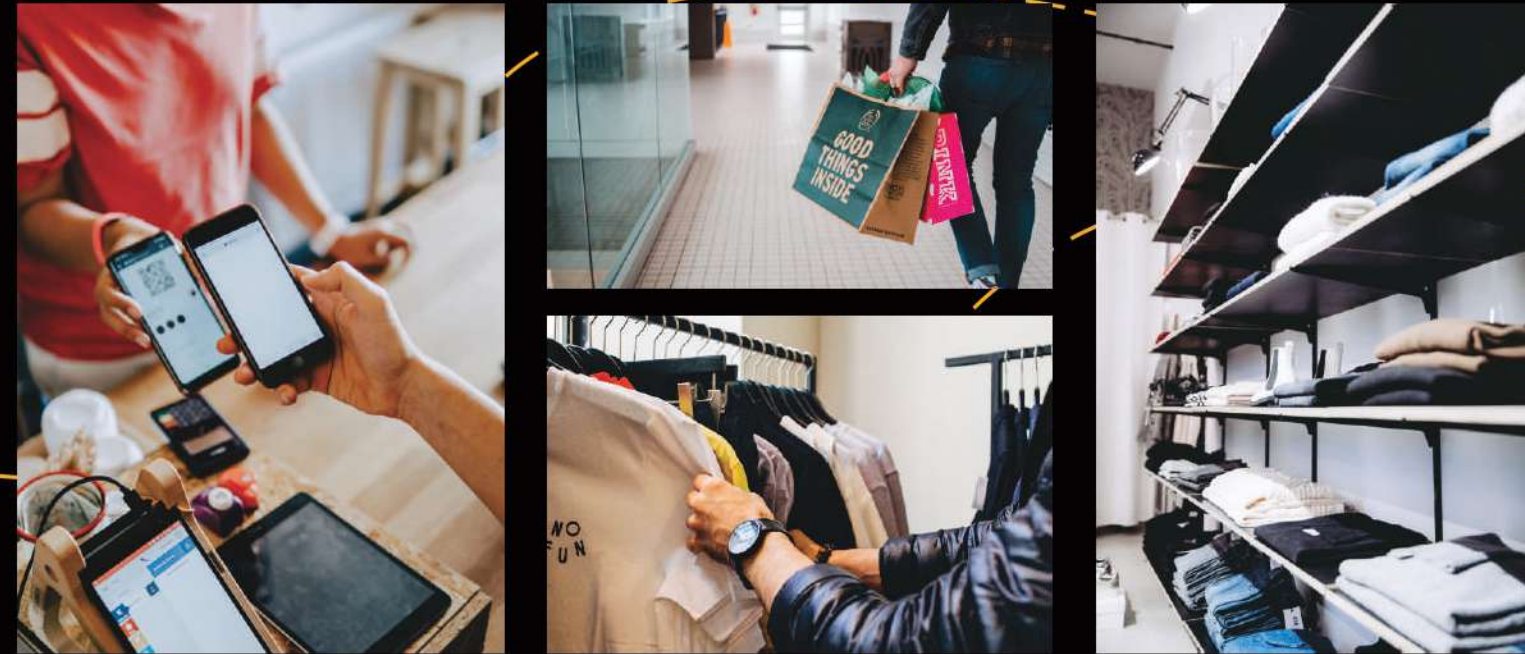


Take A Break To Relax At Spa & Salon And Feel Rejuvenated



TWIN CITY HIGH STREET

# Connect To The Finest Shopping Destination



From Garments To Gadgets We Have Everything For You With The Best Products At Swagat Twin City High Street Stores!



## Connect To Appetite

That Drives You To **Restaurants** With Relishing  
Cuisines Of Your Choice & **Banquets** For All  
Occasions & Celebrations

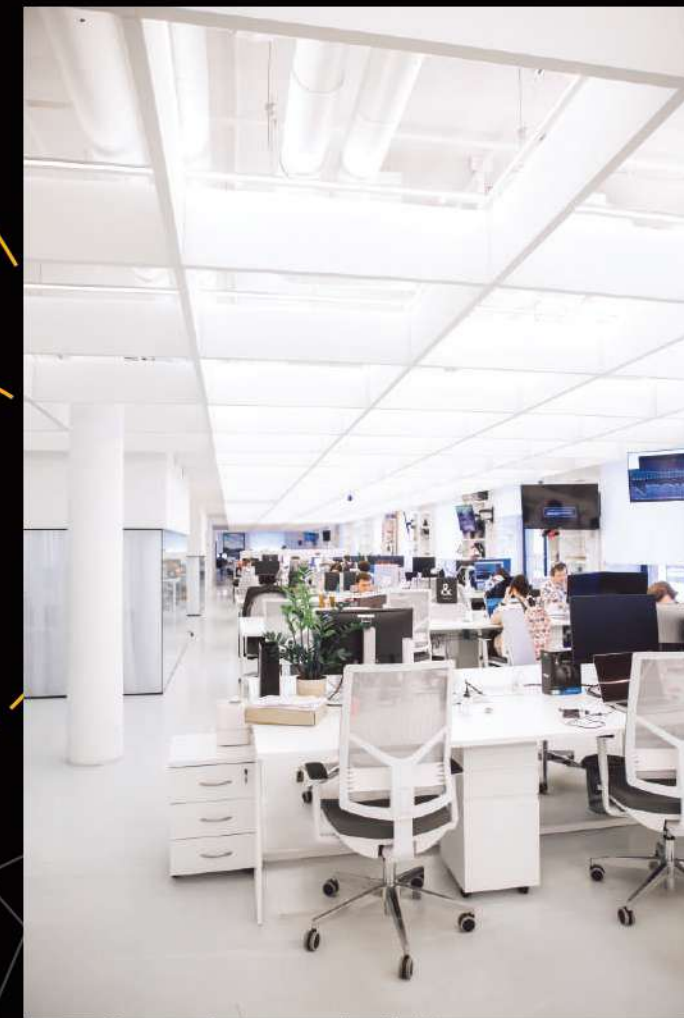




Connect To Refreshment



Connect To Career Dreams



Connect To Yourself At Your Dream Workplace / Corporates



Connect To Craziess



## Connect To Convenience



Provision of Stacked Parking



Connect To Style



Connect To Style And Know The Crazier, More Colorful,  
Experimental Side Of Yourself!



Connect To Style



Connect To Style And Know The Crazier, More Colorful, Experimental Side Of Yourselves!



Common Layout Plan



### Highlights

Aesthetically designed state-of-the-art elevation

Unique lighting facade of Building

Seamless main road frontage

The most sought after location on  
200 Ft main road

3 Level Basement Parking

Provision of Stacked Parking

Ample parking space

14 Ft. Height Shops & Showrooms  
on Ground & 1<sup>st</sup> Floor

12 Ft. Height Shops on 2<sup>nd</sup> & 3<sup>rd</sup> Floor

10.5 Ft. Height Offices

Elegant Foyer

Vibrant Ambiance

11 High speed elevators  
with Stretcher Lifts

**RETAIL SPACES IDEAL FOR:**

- Showrooms
- Spa & Salons
- Luxury Brands
- Fashion Houses
- Hypermarkets

**GOURMET DINING SPACES IDEAL FOR:**

- Fine Dining Restaurants
- Cafeterias
- Banquets

**OFFICE SPACES IDEAL FOR:**

- Corporate Offices
- IT Companies
- Professional Consultants
- Training Centres

**ACTIVITY SPACES IDEAL FOR:**

- Gaming Zone
- Gymnasium
- Recreational activities

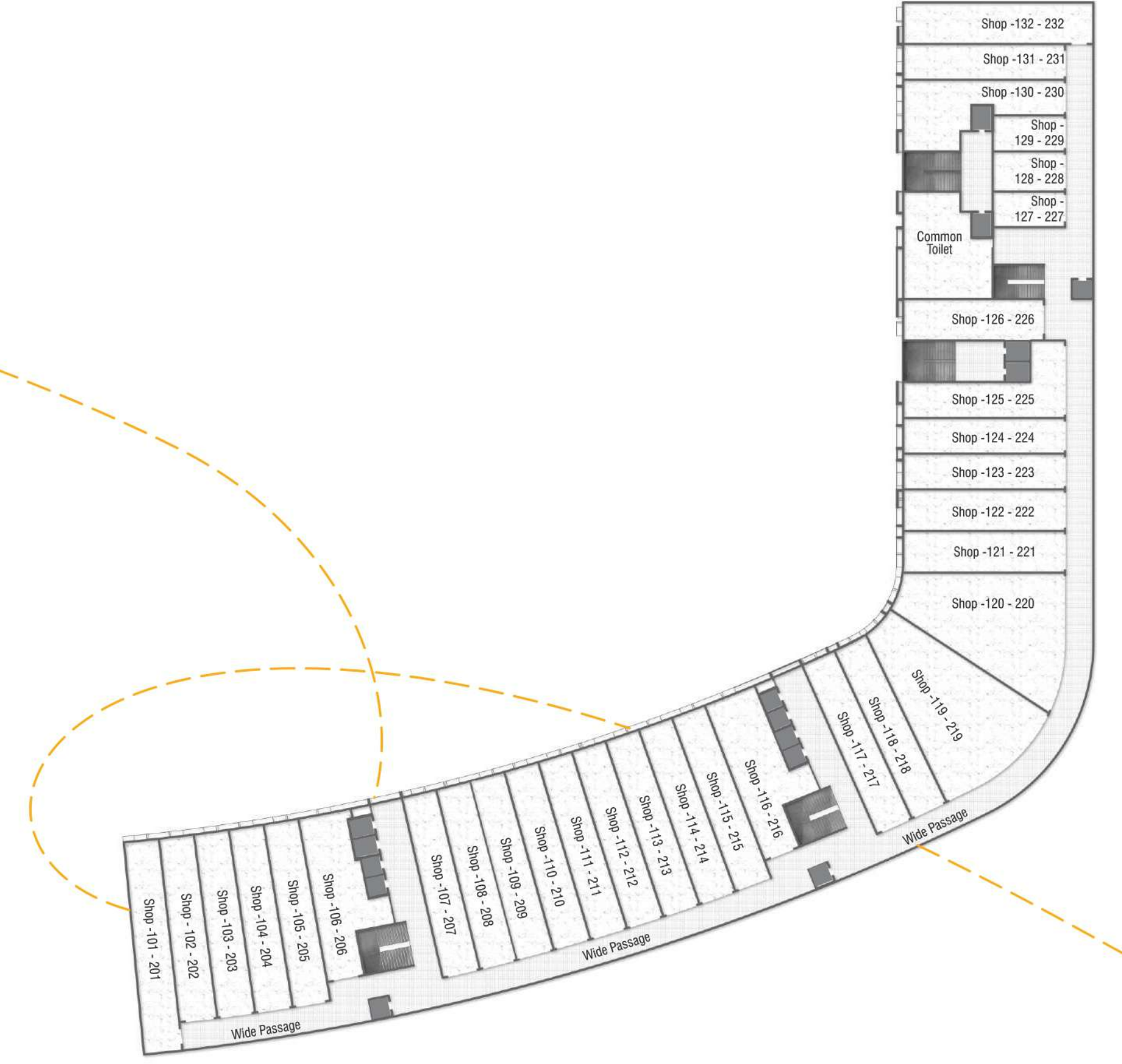
**HEALTHCARE SPACES IDEAL FOR:**

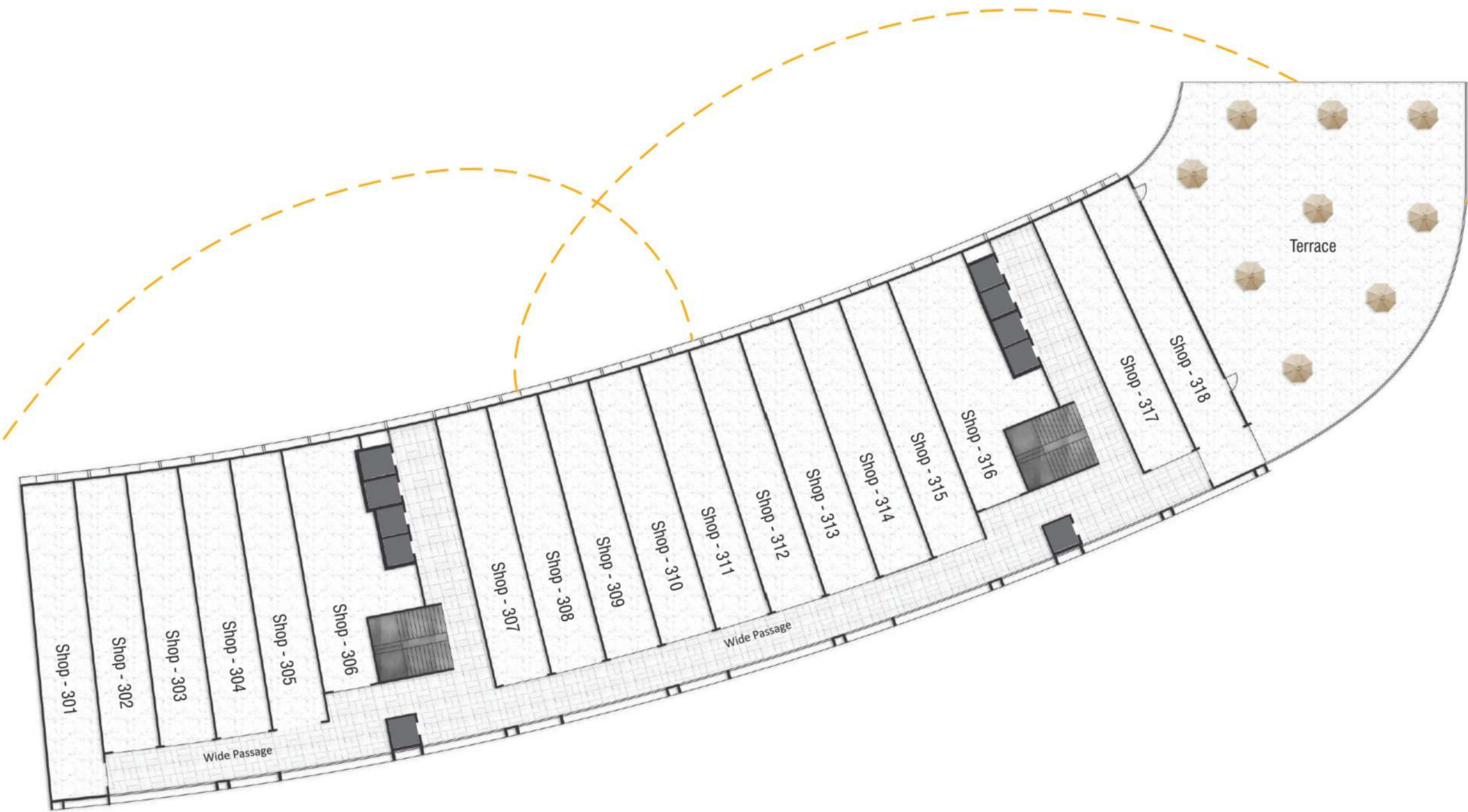
- Doctors Wing
- Dispensaries
- Laboratory
- Diagnostic centre

Ground Floor Layout

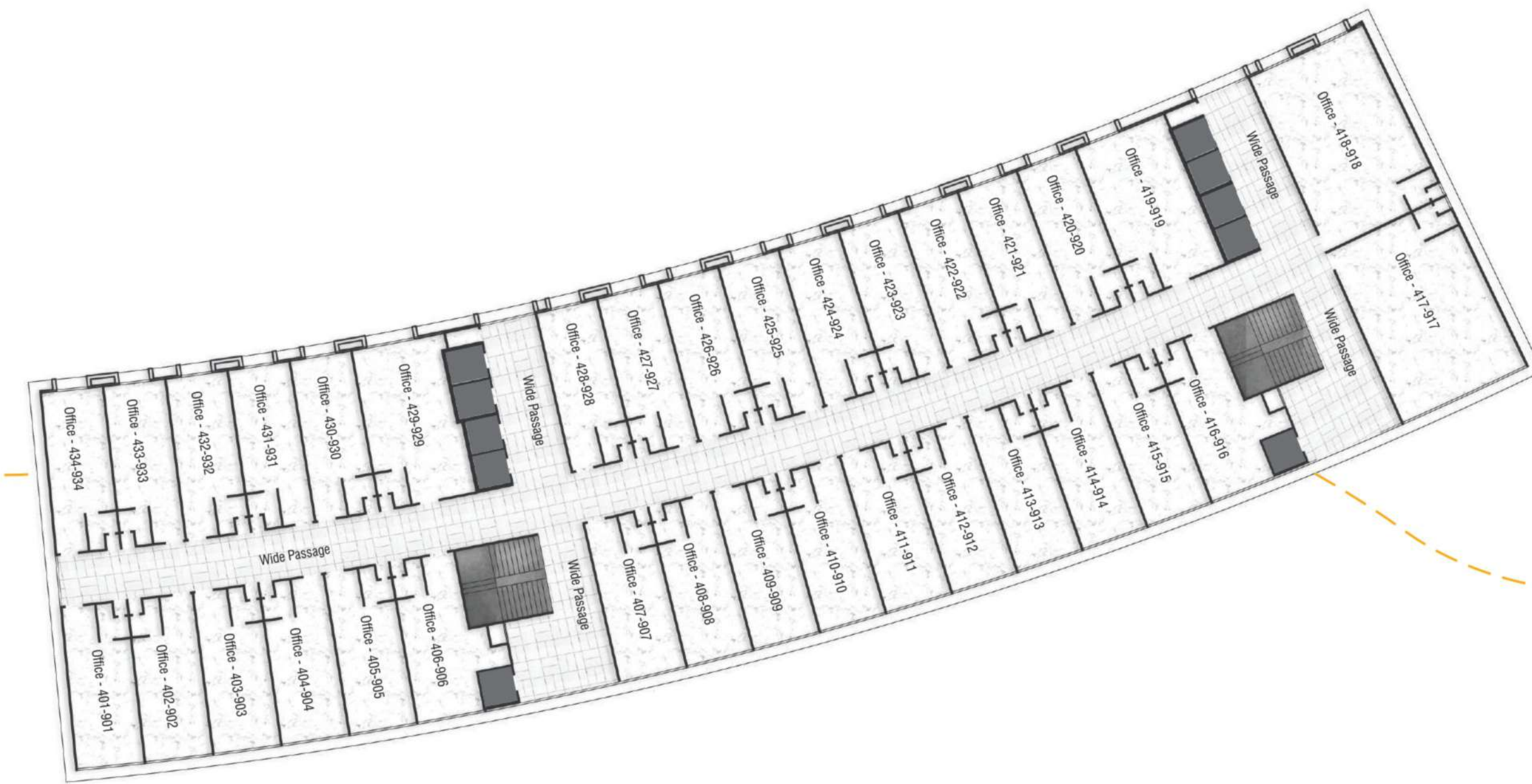


First & Second Floor

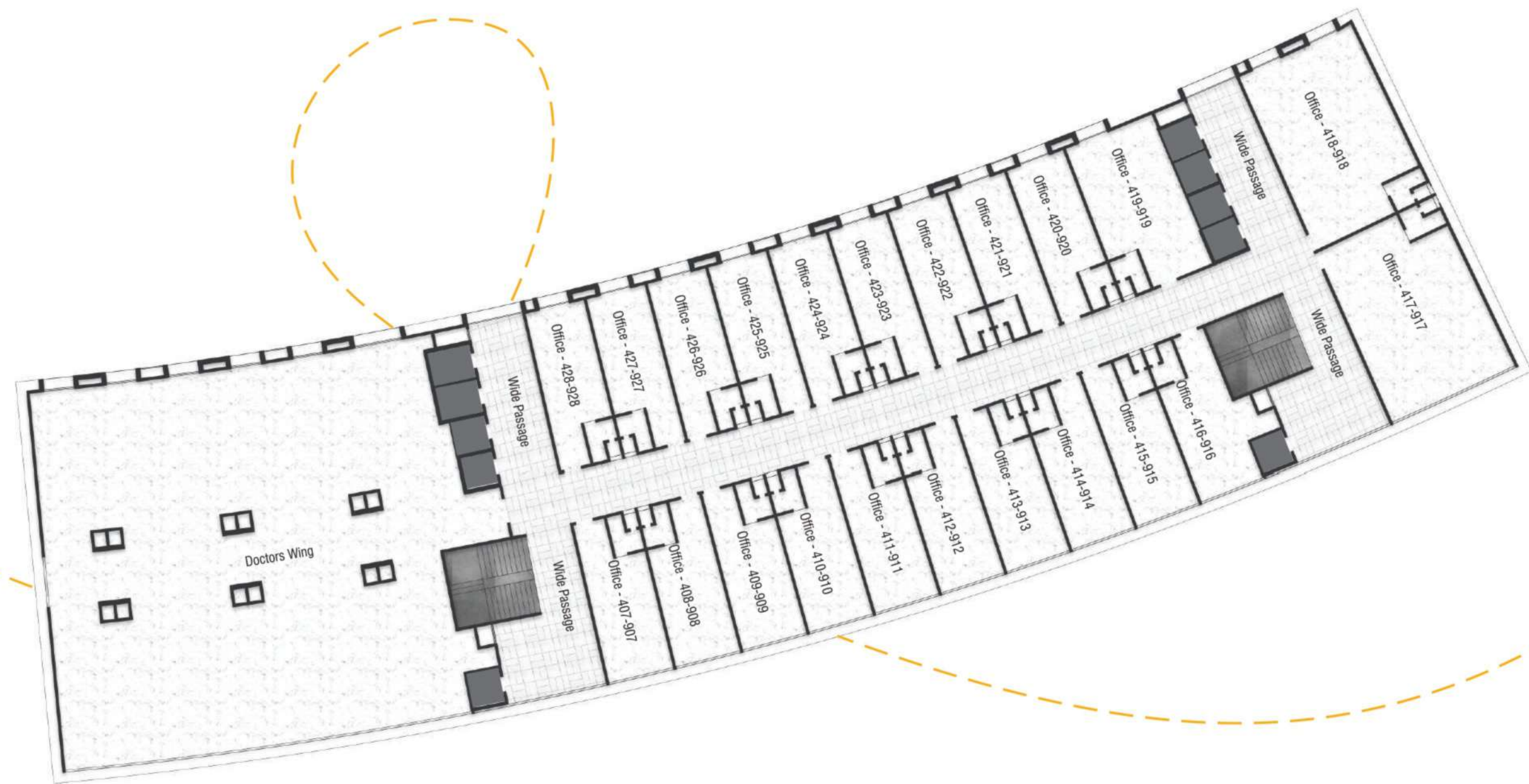




Third Floor Layout



Four to Ninth Floor



Fourth To Ninth Floor (Optional For Doctors Wing)





zindagi ki shuruat..



- Swagat Bagan Ville Project Won Super Luxury Villa Project In Times Realty Icons 2021
- Swagat Agacia Honoured Ultra-premium Apartment In Times Realty Icons 2021
- Swagat Pelican Awarded Mid Segment Homes Category In Times Realty Icons 2021
- "Swagat Agacia" Won Luxury Project Of The Year In Gujrat At Realty Plus Excellence Awards 2020
- "Swagat Pelican" Won Best Residential Complex Of The Year In Gujrat In Realty Plus Excellence Awards 2019
- "Swagat Bagan Ville" Won Best Bungalow Project In Luxury Category In Times Realty & Retail Icons 2018 By Times Group.
- "Swagat Group" Honored For "building The Present, Designing The Future" In Building Gujarat 2018 By My Fm 94.3
- 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)



# The journey of outstanding achievements

- 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
- Developers 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
- 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, 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 2012.
- "Swagat City" Selected Amongst The Best 3 Properties Of India @ CREDAI Real Estate Awards 2012.
- "Swagat Greenville"- || | " Selected Amongst The Best 3 Properties Of India @ CREDAI Real Estate Awards 2012
- "Swagat Green Ville" - || | " Presented Best Bungalow Runner Up Award, In GIHED Awards 2011, Ahmedabad,
- "Over All Excellence - Marker Trust" Award 2011, Presented By Magicbricks.com (Times Group)

BRAND LOGO

Flooring Tiles  
**Kajaria** **SOMANY** **Impolo** or Equivalent.

Bathroom Fittings  
**Jaquar** **hindware** **CERA** or Equivalent.

Electrical Accessories  
**legrand** **HAVELLS** **ANCHOR** or Equivalent.

Cables  
**Finolex** **RR/KABEL** **POLYCARB** or Equivalent.

Pipe Fittings  
**Finolex** **Supreme** **ashirvad** or Equivalent.

Elevators  
**KONE** **Schindler** **TRIO** or Equivalent.

Bathroom Accessories  
**CERA** **Impolo** **hindware** **Jaquar** or Equivalent.

Paints  
**asianpaints** **Birla White** **INDOTEX PAINTS** or Equivalent.

Glass & Aluminum  
**SAINT-GOBAIN** **VEDA** **JINDAL STAINLESS** or Equivalent.

SPECIFICATIONS

Structure	RCC Frame Structure As Per IS For Earthquake Resistance
Flooring	Designer Flooring As Per Architect Details
Bathroom Finishes	Designer Glazed Tiles Up To Lintel Level
Bathroom Fittings	Superior SS Finish Quality Branded Material
Windows	Aluminum Sliding Window
Electrical	Fire Resistant, Modular Electrical Accessories With Mcb & Elcb
Plumbing	Corrosion Free And Leak Proof CPVC / UPVC Pipes And Fittings
Common Lighting	LED Light Fittings

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 Unit(s).
- No Alteration In Exterior Elevation & Outside Color 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.

"Images And Details Shown In This Brochure Are For Representative Purpose Only. The Promoter/developer Reserves The Right To Make Changes Site During Construction, And Such Changes Shall Be Binding On All The Members/customers Of The Project.

\*Terms & Conditions Apply"

• <b>Infocity:</b> 5 Minutes Drive
• <b>TCS IT Park:</b> 5 Minutes Drive
• <b>GIFT City:</b> 10 Minutes Drive
• <b>Educational Institutions (DA-ICT, NIFT, NID, IHM, PDP, St. Xaviers, DPS, etc):</b> 5-10 Minutes Drive
• <b>Mahatma Mandir-Dandi Museum, Vidhansabha, Sachivalaya, Akshardham, Swaminarayan Temple, etc:</b> 7 Minutes Drive
• <b>City Centre, Multiplexes, RTO:</b> 5 Minutes Drive
• <b>Railway Station:</b> 10 Minutes Drive
• <b>Airport :</b> 20 Minutes Drive
• <b>Ahmedabad:</b> 20 Minutes Drive

Key plan



**SWAGAT INFRASTRUCTURE PVT LTD**  
 ISO 9001: 2008 OHSAS 18001:2007 | ISO 14001:2004 CERTIFIED COMPANY

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**RERA NO. :** PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA05578/A1M/220222  
 www.gujrera.gujarat.gov.in