



THE IDENTITY, BESIDE PRESTIGE FIN TECH, DTA, GIFT CITY,
GANDHINAGAR - 382355.


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ARCHITECT	STRUCTURE	LIGHTING CONSULTANT	LIFT CONSULTANT
99 STUDIO	SHREEJI STRUCTURALS	ZION DZINE	PAPL

MEP	PARKING CONSULTANT	GREEN BUILDING CONSULTANT
AASHIR ENGINEERING PVT. LTD.	PARK SPACE SOLUTIONS	INTEGRATED CONSULTING ENGINEERING SERVICES (EE)

RERA NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/GIFT URBAN DEVELOPMENT AUTHORITY/
CAA14504/121224/301230 | GUJRERA.GUJARAT.GOV.IN

@GIFT
THE GLOBAL CONNECT



COLLABORATION THAT BUILDS BEYOND BOUNDARIES



AT **RASHMI**, WE DON'T JUST BUILD STRUCTURES-WE CRAFT HORIZONS. FROM SOARING RESIDENTIAL TOWERS TO INNOVATIVE COMMERCIAL HUBS AND DYNAMIC INDUSTRIAL SPACES, WE'RE ENGINEERING THE FUTURE OF URBAN LIVING AND ENTERPRISE . FOR OVER THREE DECADES, WE 'VE UNDERSTOOD THAT EVERY FOUNDATION WE LAY CARRIES THE DREAMS OF FAMILIES, THE AMBITION OF BUSINESSES, AND THE PULSE OF PROGRESS. WE'RE NOT JUST SHAPING TOMORROW'S SKYLINE - WE'RE BUILDING THE FRAMEWORK OF FUTURE PROSPERITY



WITH A FUTURE-FOCUSED VISION AND A LEGACY SINCE 1989, DOBARIYA CONTINUES TO LEAD AHMEDABAD'S EVOLVING REAL ESTATE LANDSCAPE. OUR PORTFOLIO SPANS OVER 10,000 HOMES AND 2,000 COMMERCIAL PROPERTIES, WITH 10 MILLION+ SQ. FT. OF COMPLETED DEVELOPMENT. OUR OPERATIONS ARE DRIVEN BY ROBUST PROCESSES, STRONG GOVERNANCE, AND A DEDICATION TO LONG-TERM VALUE CREATION.



SANGINI GROUP BEGAN IN 1984 AS A VISION TO BUILD MORE THAN JUST STRUCTURES HAS GROWN INTO A LEGACY THAT BREATHES LIFE INTO CITIES. SANGINI HAS COMPLETED 70 LANDMARK PROJECTS COVERING 10 MILLION SQUARE FEET A JOURNEY THAT HAS CREATED HOMES FOR 5,800 FAMILIES AND THRIVING SPACES FOR 2,400 BUSINESSES. EVERY PROJECT IS A PROMISE FULFILLED, EVERY SPACE A STORY OF PROGRESS.

An aerial photograph of GIFT City during sunset. The sky is a mix of orange, yellow, and blue, with a few wispy clouds. In the foreground, a wide, multi-lane road curves through a green landscape with trees and grass. To the left, a tall, modern skyscraper with a blue facade stands prominently. To the right, another large building with a blue and red facade is visible. The overall scene depicts a modern, planned urban environment.

GIFT CITY

INDIA'S NEXT-GEN URBAN MARVEL

GIFT CITY IS INDIA'S FIRST OPERATIONAL SMART CITY AND INTERNATIONAL FINANCIAL SERVICES CENTRE (IFSC), BUILT WITH A VISION TO BE AT PAR WITH THE WORLD'S LEADING FINANCIAL HUBS. WITH ITS FUTURISTIC INFRASTRUCTURE, WELL-PLANNED ZONES, AND SEAMLESS INTEGRATION OF BUSINESS, RESIDENTIAL, AND LIFESTYLE SPACES, GIFT CITY STANDS AS A SYMBOL OF MODERN URBAN DEVELOPMENT. ITS ROBUST CONNECTIVITY, ADVANCED UTILITIES, AND SUSTAINABLE PLANNING MAKE IT A DESTINATION OF GLOBAL RELEVANCE.

WITH RAPID DEVELOPMENT ACROSS COMMERCIAL AND RESIDENTIAL SECTORS, GIFT CITY IS ATTRACTING GLOBAL COMPANIES, INSTITUTIONS, AND PROFESSIONALS. THE GROWING PRESENCE OF BANKS, FINTECH FIRMS, STOCK EXCHANGES, AND CORPORATE OFFICES IS CREATING A HIGH-DEMAND ENVIRONMENT FOR REAL ESTATE AND BUSINESS OPPORTUNITIES. INVESTING IN GIFT CITY TODAY MEANS BECOMING A PART OF A HIGH-GROWTH, FUTURE-READY ECOSYSTEM THAT'S SHAPING THE NEW FACE OF URBAN INDIA.

#IPO

IMMERSIVE
PROFITABLE
OPPORTUNITY

A WORLD OF LIMITLESS POSSIBILITIES WHICH IS POSITIONED AT THE EPICENTER OF INTERNATIONAL TRADE, FINANCE, AND INNOVATION, THIS ARCHITECTURAL MASTERPIECE IS DESIGNED FOR BUSINESSES THAT ASPIRE TO OPERATE ON A GLOBAL SCALE. WITH AVANT-GARDE INFRASTRUCTURE, INTELLIGENTLY DESIGNED SPACES, AND AN ECOSYSTEM THAT FOSTERS HIGH-VALUE GROWTH, THIS LANDMARK ADDRESS SEAMLESSLY BLENDS PRESTIGE WITH PROFITABILITY.





THE 29 STOREY
OF PROGRESS



THE WHOLE NEW ALTITUDE FOR ENTREPRENEURS

THIS COMMERCIAL EDIFICE REDEFINES URBAN SOPHISTICATION WITH ITS AVANT-GARDE DESIGN AND UNPARALLELED FUNCTIONALITY. EVERY FACET OF THIS DEVELOPMENT HAS BEEN METICULOUSLY CRAFTED TO ENSURE OPTIMAL EFFICIENCY AND SEAMLESS FLOW, INTEGRATING STATE-OF-THE-ART TECHNOLOGY WITH THOUGHTFULLY PLANNED SPACES DESIGNED FOR ULTIMATE FLEXIBILITY. COMMANDING ATTENTION WITH ITS STRIKING PRESENCE, THE BUILDING NOT ONLY SERVES AS A DYNAMIC WORKSPACE BUT ALSO AS AN INSPIRING ENVIRONMENT THAT ELEVATES BUSINESSES TO THE HIGHEST STANDARDS OF EXCELLENCE.





THE HUB FOR BOLD IDEAS & BIG AMBITIONS

THIS EXCEPTIONAL COMMERCIAL DEVELOPMENT BOASTS AN IMPRESSIVE OFFERING OF 1,005 STATE-OF-THE-ART OFFICE UNITS AND 25 GRAND SHOWROOMS, EACH DESIGNED TO CATER TO THE NEEDS OF MODERN BUSINESSES.

THE OFFICE UNITS PROVIDE FLEXIBLE, HIGH-PERFORMANCE SPACES, PERFECT FOR COMPANIES OF ALL SIZES, WHILE THE SHOWROOMS OFFER EXPANSIVE, VISUALLY CAPTIVATING ENVIRONMENTS IDEAL FOR RETAIL BRANDS LOOKING TO MAKE A LASTING IMPACT.



THE BOLD MOVE TOWARDS BUSINESS SUCCESS

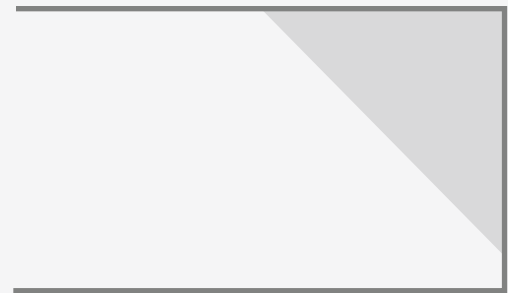
FEATURING THE LARGEST ATRIUM IN THE AREA, THE SPACE FOSTERS AN ATMOSPHERE OF OPENNESS AND COLLABORATION, WHILE THE MODERN GLASS FAÇADE ELEVATES ITS SLEEK APPEAL.

STRATEGICALLY LOCATED IN A PRIME NEIGHBORHOOD, WITH RENOWNED CORPORATE GIANTS LIKE GOOGLE, IBM, AND SBI AS NEIGHBORS, THIS SPACE IS PERFECTLY POSITIONED TO OFFER UNMATCHED CONNECTIVITY AND VISIBILITY.





THE
CORNER
THAT
SPEAKS YOUR
BUSINESS
LANGUAGE



DESIGN THAT PROPEL YOUR BUSINESS GROWTH

THIS BUSINESS SPACE FEATURES 25 GRAND SHOWROOMS, EACH DESIGNED TO PROVIDE AN EXCEPTIONAL ENVIRONMENT FOR HIGH-END RETAIL AND LUXURY BRANDS.

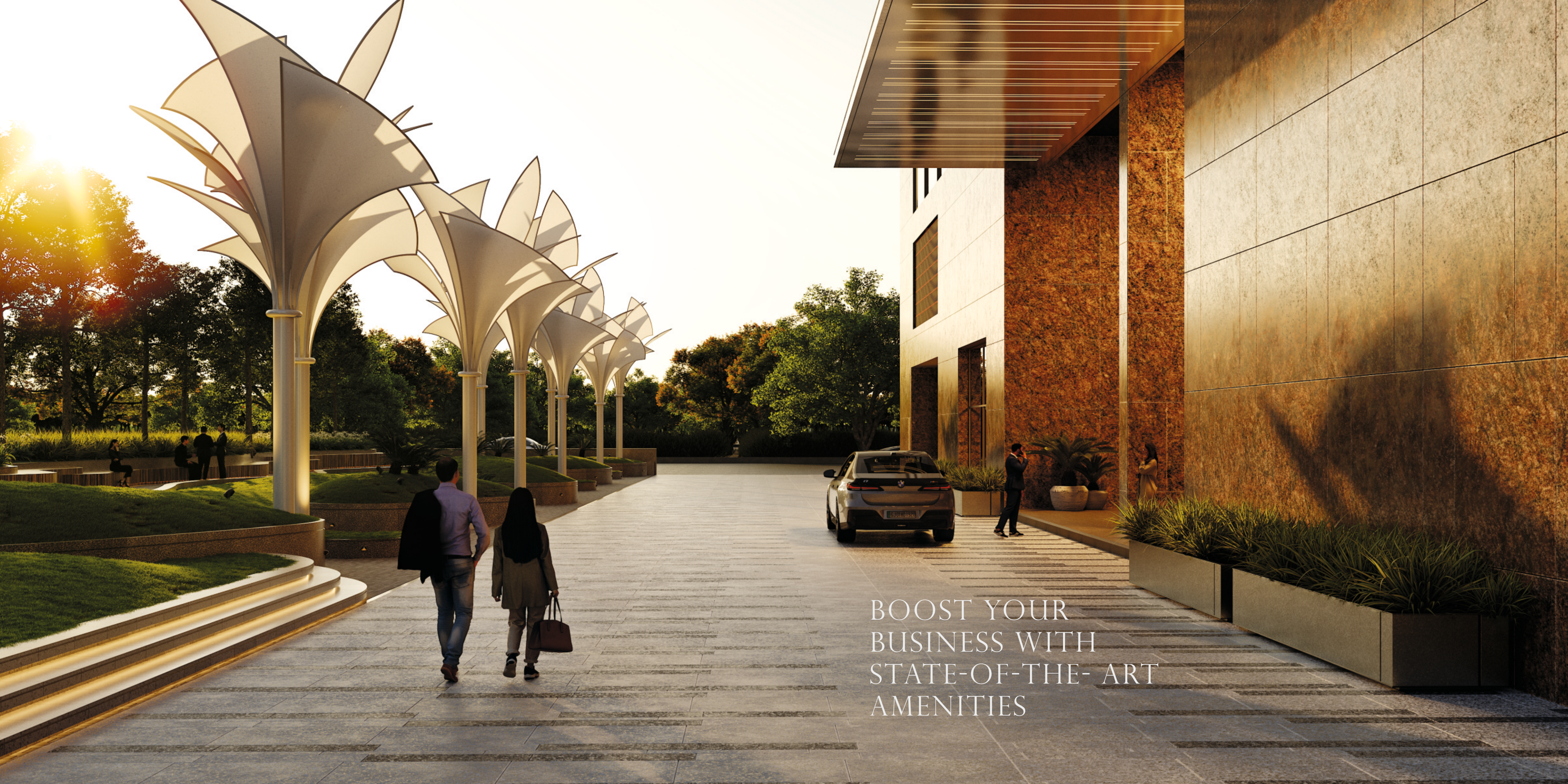
WITH EXPANSIVE LAYOUTS, PREMIUM FINISHES, AND CUTTING-EDGE INFRASTRUCTURE, THESE SHOWROOMS OFFER AN UNPARALLELED PLATFORM FOR BUSINESSES TO SHOWCASE THEIR PRODUCTS IN STYLE.



AMENITIES

- CONFERENCE ROOM
- MULTIPURPOSE HALL
- GAME ZONE
- DINING SPACE
- WIDE CORRIDOR
- 16 HIGH SPEED LIFT
- MEETING ROOM
- 6 LEVEL PARKING
- DESIGNER ENTRANCE FOYER





BOOST YOUR
BUSINESS WITH
STATE-OF-THE-ART
AMENITIES



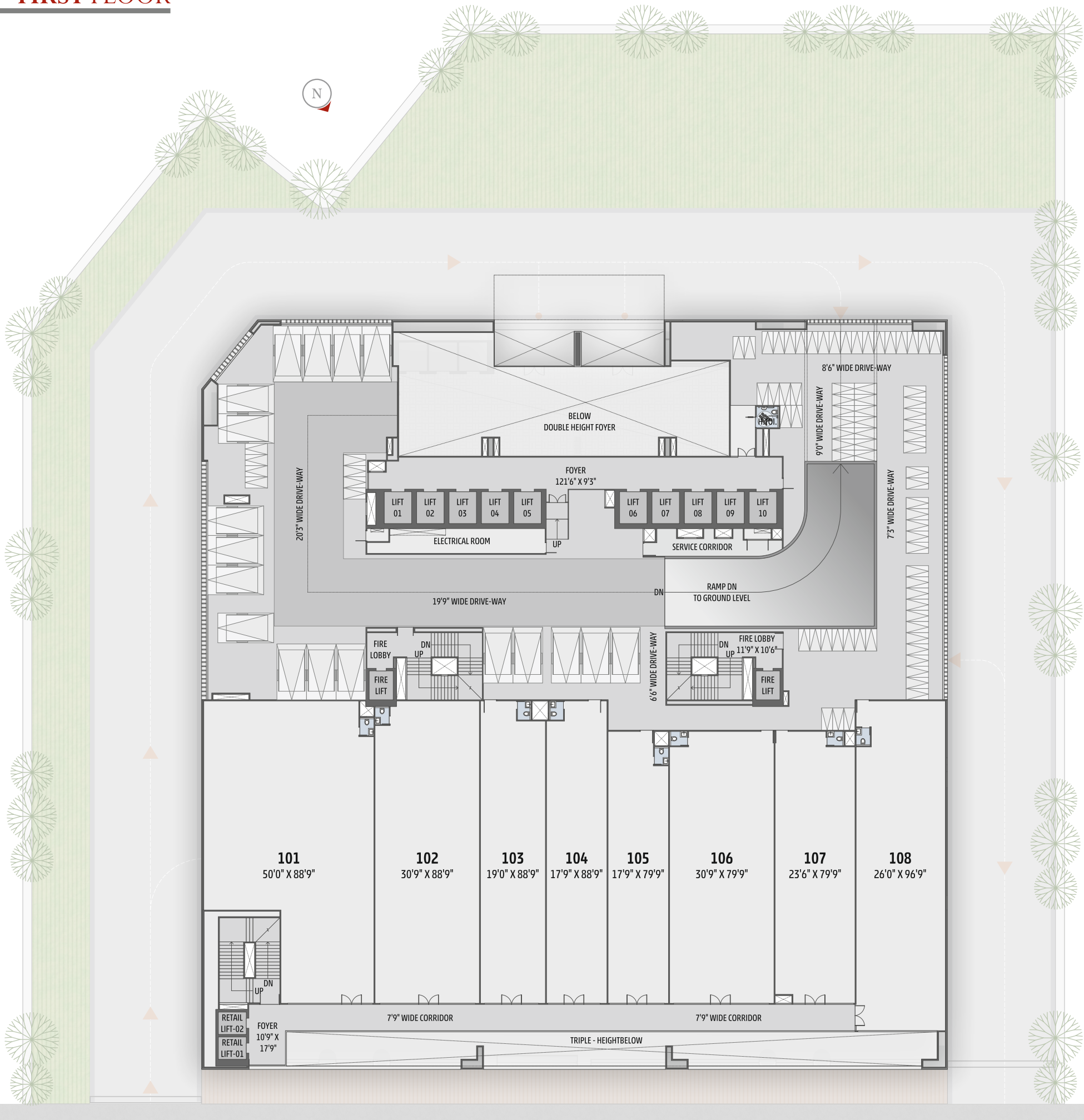
NOT JUST AN ENTRANCE. AN EXPERIENCE BIGGEST ATRIUM IN GIFT CITY.

OUR COMMERCIAL SPACE IS ANCHORED BY THE BIGGEST ATRIUM IN GIFT CITY. A SOARING, LIGHT-FILLED MARVEL THAT CREATES A POWERFUL FIRST IMPRESSION AND A LASTING BRAND STATEMENT. DESIGNED TO INSPIRE BUSINESS AND ELEVATE FOOTFALL, THIS ICONIC ATRIUM SETS THE TONE FOR INNOVATION, COLLABORATION, AND LIMITLESS GROWTH.



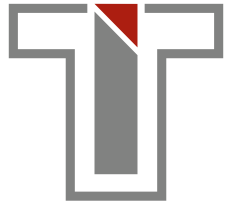
GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

THIRD FLOOR



9 M WIDE DRIVE-WAY BLOCK SERVICE ROAD

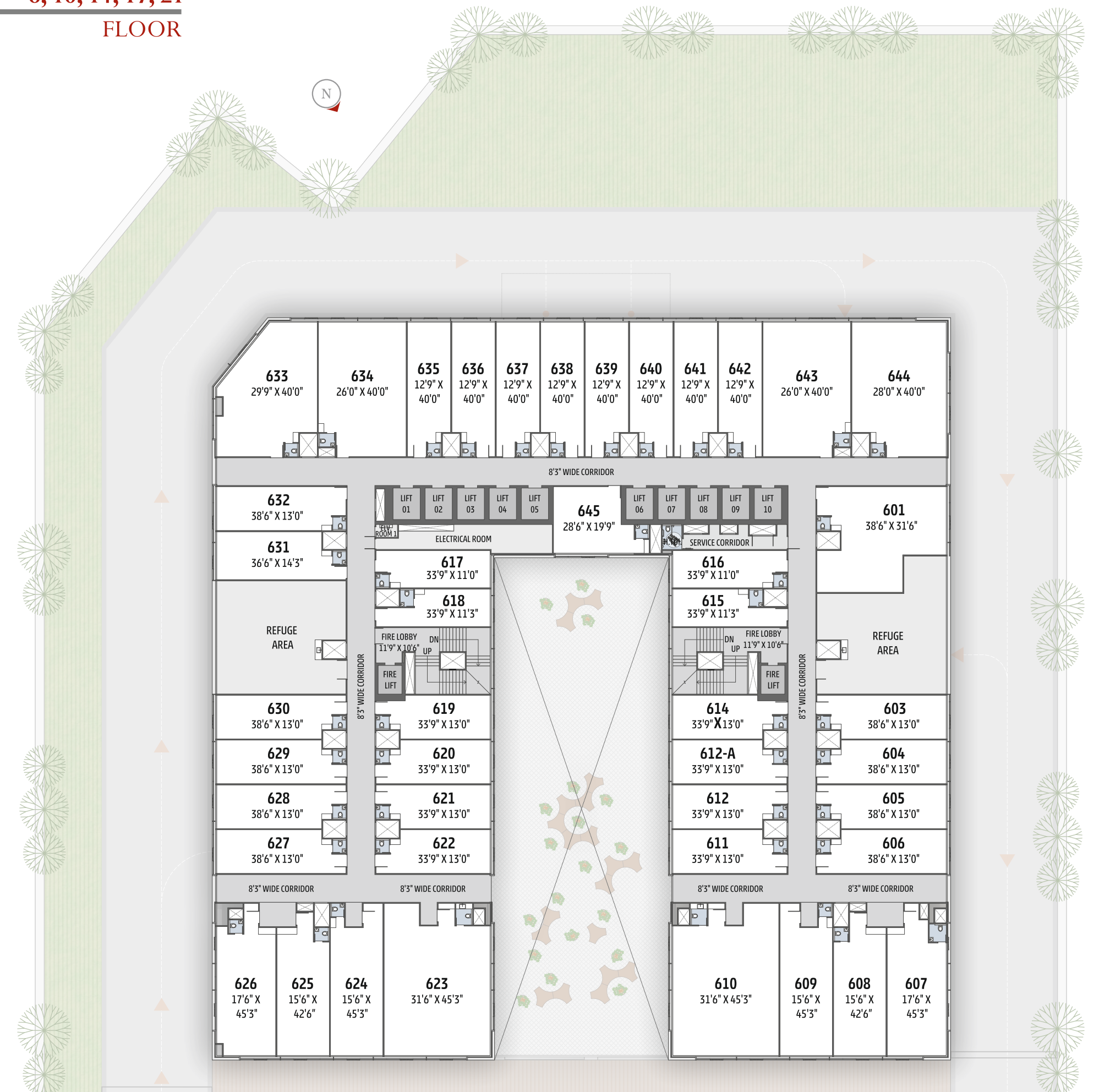


9 M WIDE DRIVE-WAY BLOCK SERVICE ROAD

FLOOR



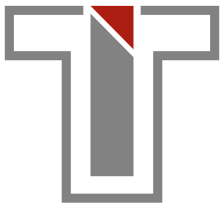
FLOOR



22, 23, 24 FLOOR

26, 27, 28 FLOOR





SPECIFICATIONS

Flooring

- Premium vitrified tiles.

Toilets

- Premium Quality tiles.
- Sanitary ware and CP fittings from Jaguar / Cera or equivalent.

Wall Finish

- Smooth wall finish with high-grade wall putty.

Doors & Windows

- Ground to 2nd Floor (Retail): Glass doors with clear glass glazing.
- Office Units: Flush/Glass doors, aluminum DGU windows with ventilation.

Air Conditioning:

- Centralized district cooling by GIFT City Authority.
- Chilled water connection with energy meter in each unit.
- Fresh air supply provided in office units.

Power Supply

- 3-phase power supply with cable up to unit (without DB).
- Dual-source 33KV power for uninterrupted power supply.

Internet/Data

- Fiber optic cable with 6-core for high speed internet/telephone.
- Open to multiple internet service providers.

Technical & Building Specifications

Floor Height

- Ground to 2nd Floor: 14'-9" (slab top to slab top).
- 3rd to 29th Floor: 12'-5" (slab top to slab top).

Reception Lobby

- 29'-6" height grand AC foyer.
- Elegant lift lobbies on all floors.

Façade

- DGU glass with stone/tile cladding.
- Designer façade lighting.

Elevators

- 10 high-speed lifts (Schindler/KONE/Otis or equivalent).
- 2 lifts dedicated for retail floors.
- 3 lifts for basement parking.
- 2 fire/service lifts.

Parking

- Ample car parking.

Water Supply

- "Any tap drinking water" quality by GIFT water plant.
- Adequate underground & overhead water tanks.

Security

- Access control, CCTV across campus, lobby, lifts & basement.

Fire Safety

- Advanced fire protection system approved by GIFT Fire Dept.
- Fire monitoring via dedicated command room.
- Basement equipped with fire protection and ventilation system.

Common Toilets

- Separate male & female toilets.

Sustainability & Services

Solar Energy

- Terrace-mounted solar system for common areas.

Building Management

- Integrated BMS (Building Management System).
- Centralized waste collection system.
- IGBC Certified Green Building.

Office User Amenities

- Dining zone with drinking water & washrooms.
- Business-ready conference & meeting rooms.
- Indoor games area.
- Society office.
- BMS, Fire control & security, telecom / ELV rooms.

OUTDOOR CONVENIENCE

- MAIN ROADS LINKED BY 4/6 LANE STATE AND NATIONAL HIGHWAYS
- METRO TRANSIT SYSTEM LINKING AHMEDABAD AND GANDHINAGAR

BULLET TRAIN
MUMBAI - GIFT CITY : 3.5 HOURS

- ACCESS THROUGH METRO STOP

METRO ACCESS IN GIFT CITY

- UDIYAN STATION METRO STOP
- VITTH STATION
- EXHIBITION STATION

NEARBY TO GIFT CITY

- PDPUI STATION: 5.8 KM
- GNLU STATION: 6.5 KM



LOCATION QR

LEGAL DISCLAIMER : All dimensions, measurements, and areas mentioned herein are approximate, average, and unfinished, and may vary upon final construction. All furniture, fixtures, objects, and appliances depicted in any plan, illustration, or visualization are for conceptual and presentation purposes only and do not form part of the final deliverables. Design elements, materials, finishes, colors, and equipment shown are artistic impressions and may be subject to change. Materials used in the final unit are subject to availability, and the developer/architect reserves the right to make changes or modifications in design, layout, specifications, or amenities without prior notice, and such changes shall be binding on all purchasers. This brochure is intended solely for private circulation and informational purposes and shall not constitute a legal offer, agreement, or contract. All statutory charges including stamp duty, registration fees, legal expenses, insurance, GIFT City power and utility charges, society formation, and maintenance charges (from BU date), recurring charges and taxes levied by GIFT City shall be borne by the purchaser. Additionally, the purchaser shall bear all applicable taxes including TDS, GST, and any other duties or levies imposed now or in the future by government or local authorities. No alterations or modifications shall be permitted to the building's elevation, façade, color scheme, balcony grills, or any structural elements (such as RCC beams, columns, or slabs). Installation of low-voltage systems like telephone, TV, and internet shall be done only as per consultant-approved drawings with prior developer consent, and no cables or conduits shall be exposed on the building's exterior. Common areas and landscaped spaces are strictly for shared use and not for personal utilization. Amenities provided are for the benefit of the society and may be altered or removed based on updated rules, regulations, or approvals from relevant statutory authorities. Units shall not be used or leased for prohibited purposes such as pan parlors, kirana/grocery stores, dairy outlets, clinics, hospitals, spas, unbranded salons, garages, hardware stores, or tuition classes.

