



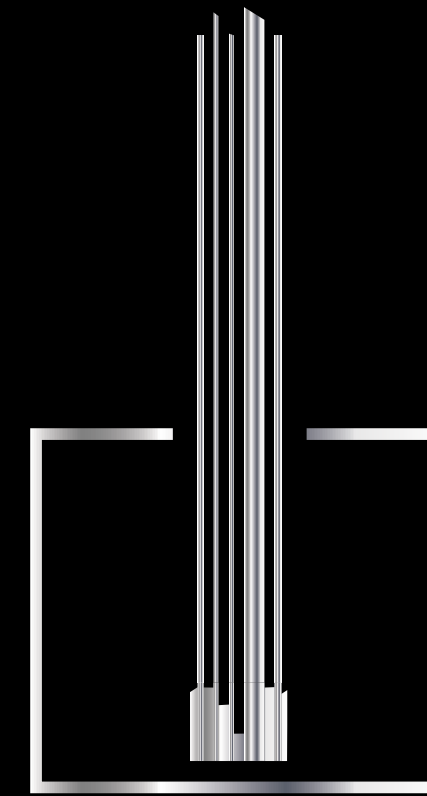
SIGNATUREGLOBAL (INDIA) LIMITED | CIN No.: L70100DL2000PLC104787
Regd. Off: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, Central Delhi, New Delhi - 110001
Corp. Off.: Unit No. 101, Ground Floor, Tower-A, Signature Tower South City-1, Gurugram, Haryana, India, 122001
www.signatureglobal.in

Disclaimer :

Promoter urges every applicant to inspect the project site and, therefore, requests to make personal judgment prior to submitting an application for allotment. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be actual representations of the product and/or any amenities. Further, the actual design may vary in the fit and finished form, from the one displayed above. Journey time shown, if any, is based upon Google Maps which may vary as per the traffic at a relevant point of time.

The dimensions specified, if any, are inclusive of wall-to-wall measurements, excluding finishing margins. Potential offsets within rooms may occur due to structural elements.

*Rate mentioned above, if any, does not include GST and other statutory charges as applicable. T & C Apply. 1 sq. mt. = 10.7639 sq. ft.



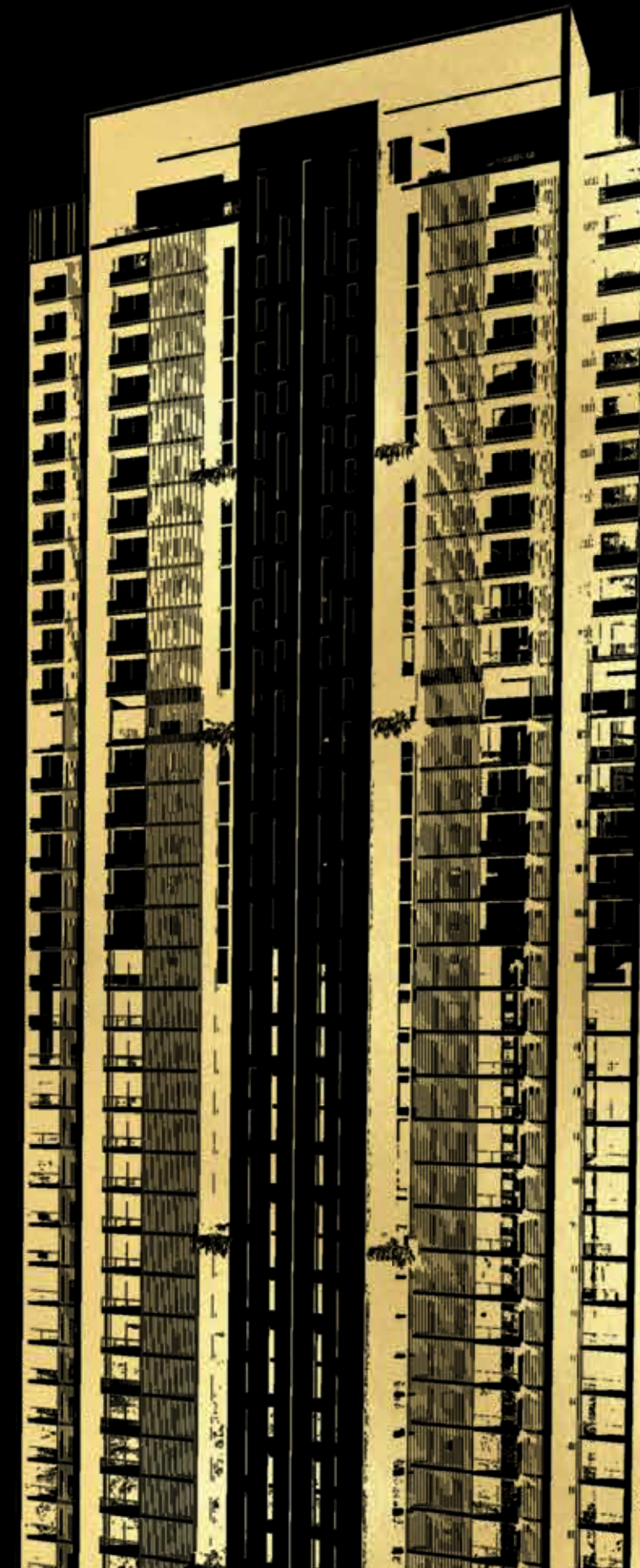
UNLOCK
EXCEPTIONAL LIVING

INTRODUCING



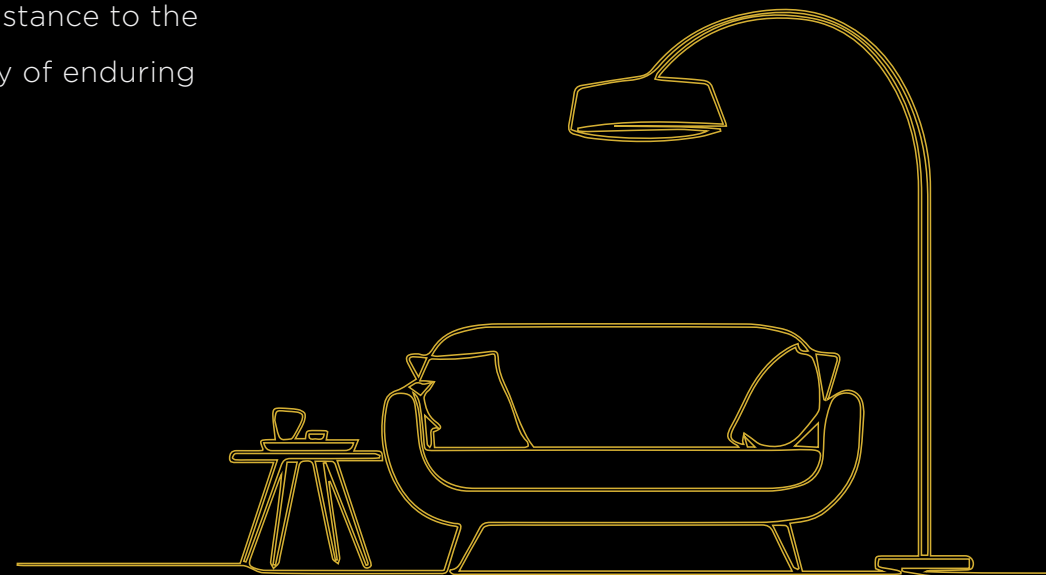
Titanium **SPR**

3.5 & 4.5 BHK UBER LUXURIOUS CONDOMINIUMS



A Tale of High Rise: Discovering Luxury Living Together.

In the heart of a bustling city, where dreams intertwine with the pulse of urban life, there stands a testament to strength, durability and prestige. This is the story of Signature Global Titanium SPR at Sector 71, Gurugram. Like the very essence of its namesake metal, it embodies robustness and resistance to the passage of time, promising a sanctuary of enduring quality and timeless elegance.

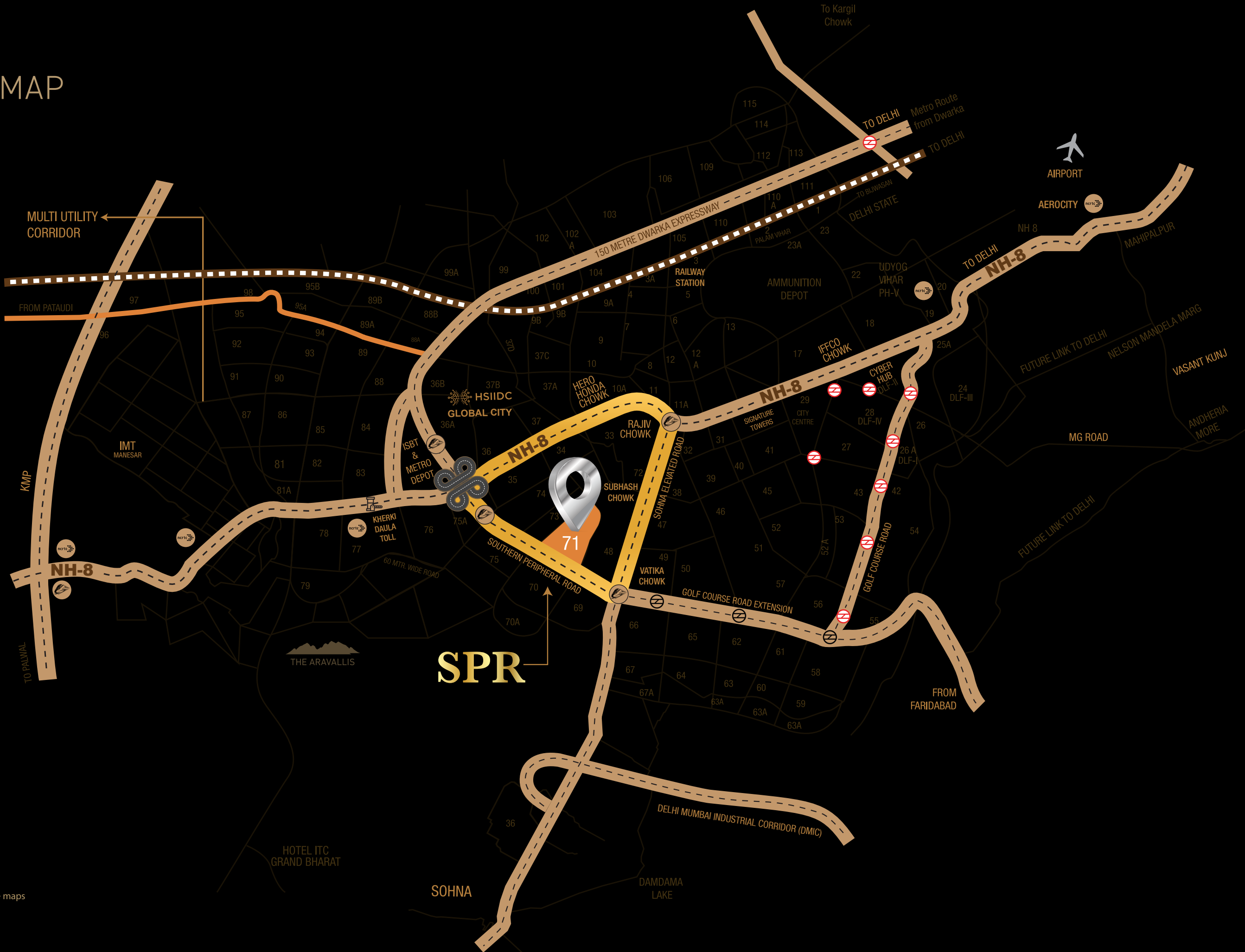


Navigate the Highway to Convenience.

In the heart of GURUGRAM, Sector 71, lies our esteemed project. This vibrant sector has captured the spotlight, buzzing with excitement due to its expansive road networks, ongoing infrastructure enhancements and active involvement of real estate developers. Positioned centrally, it offers easy access to premier schools, hospitals, hotels, convention centres, IT hubs and malls, adding to its allure and charm. Your life here gets very well connected through 5 major road networks.

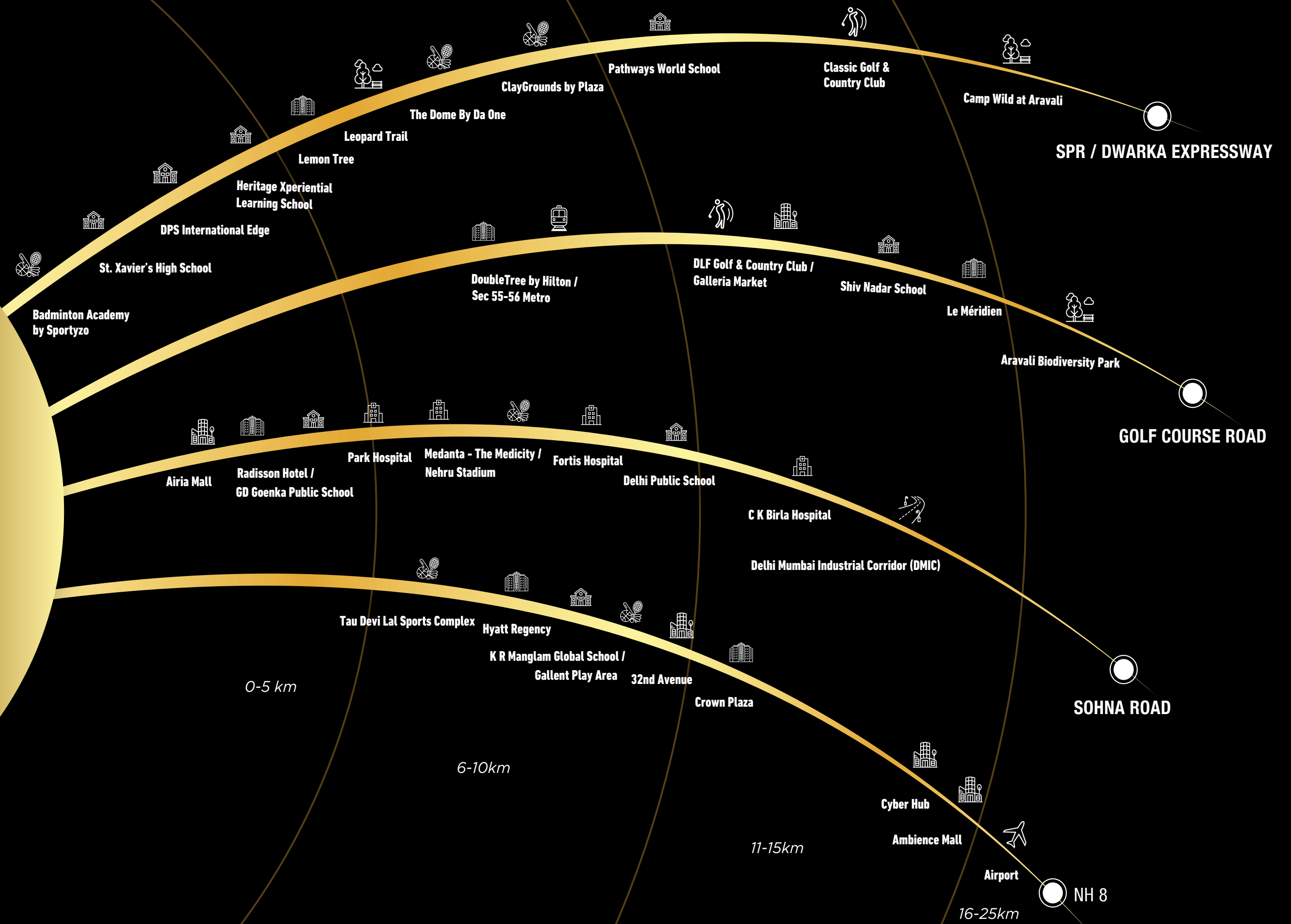


LOCATION MAP



Map shown here is based upon Google maps

EPICENTRAL ROAD NETWORK



A Dream Beginning.

Begin your lifelong venture in your dream home with style, find comfort and reassurance in the grandeur of the building. As you explore its exquisite architecture and opulent amenities, discover a new lifestyle unfolding—one filled with independence of being together, filled with serenity and rejuvenation.





SKY TERRACE

Relax and socialize in style amidst panoramic vistas at our rooftop retreat.

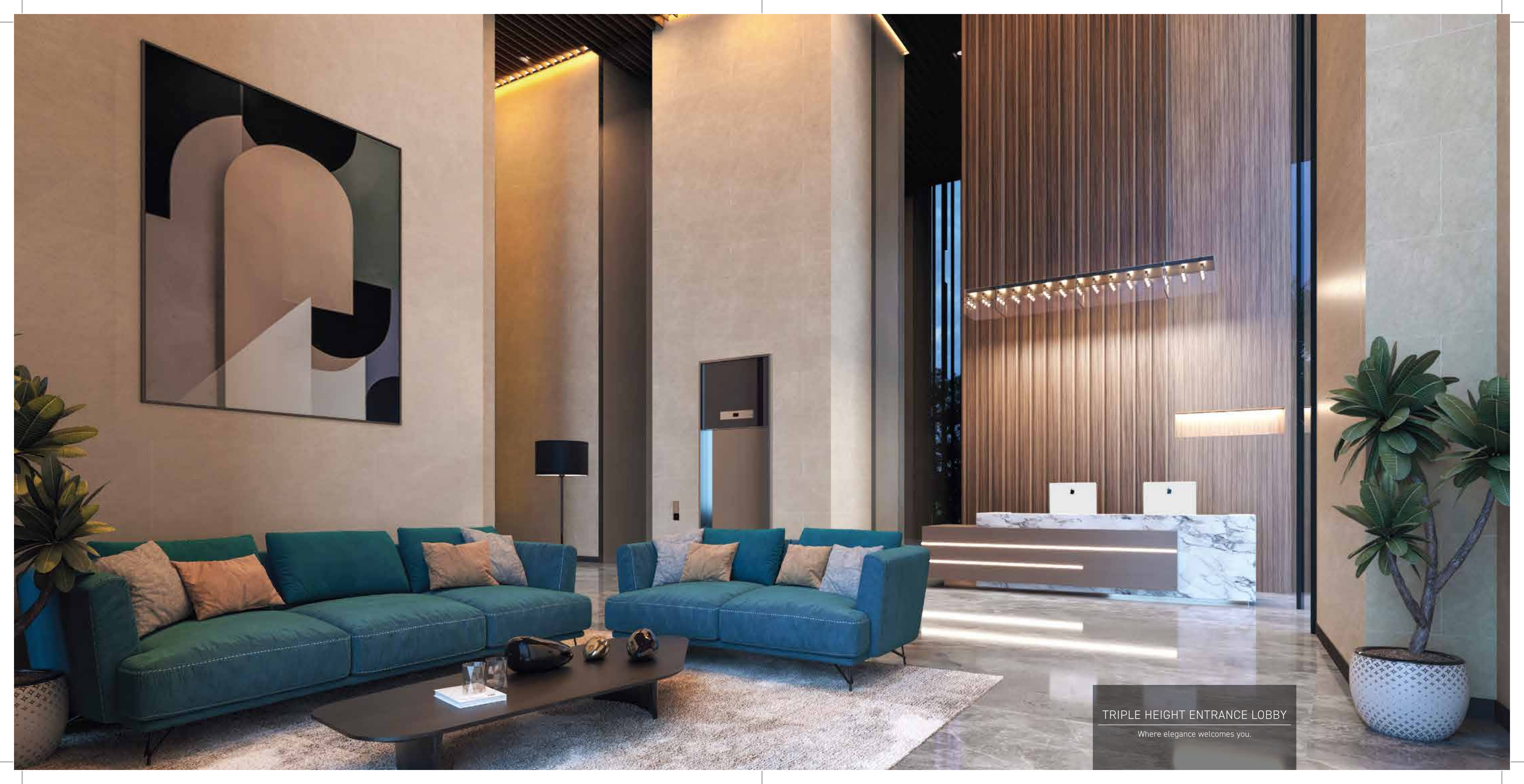
SKY GARDEN AT 30TH FLOOR

Escape to lush greenery and breathtaking views in our elevated oasis.

3.6 METER FLOOR-TO-FLOOR HEIGHT OF CONDOMINIUMS

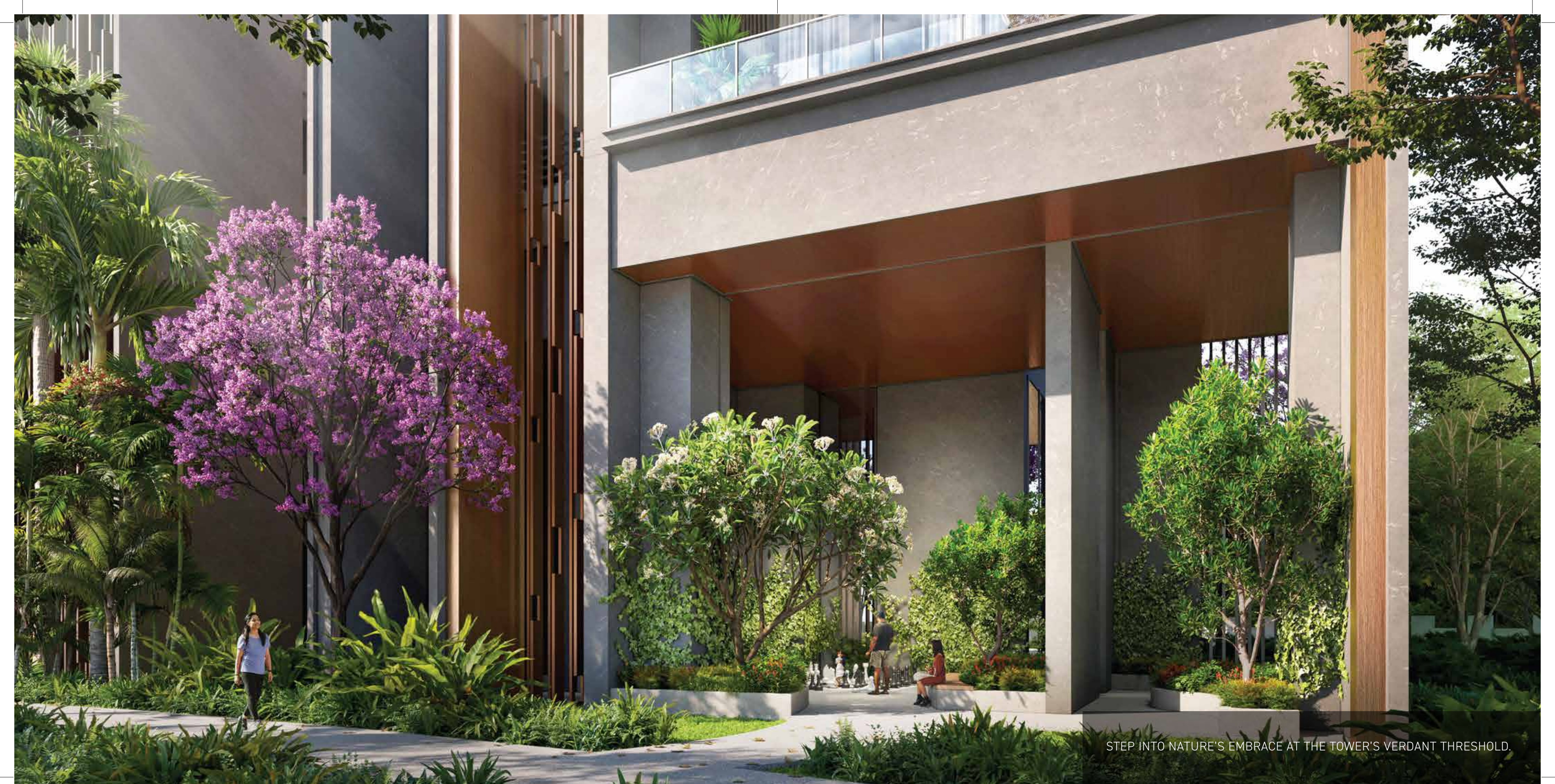
DOUBLE HEIGHT CLUB ENTRANCE LOBBY

Experience tranquility and beauty with elevated green spaces and scenic vistas.



TRIPLE HEIGHT ENTRANCE LOBBY

Where elegance welcomes you.



STEP INTO NATURE'S EMBRACE AT THE TOWER'S VERDANT THRESHOLD.



PRIVATE ELEVATOR LOBBY

Arrive in style.



CO-WORKING SPACE

Where minds meet and ideas flourish.



VRV/VRF COOLING SYSTEM

Experience climate control designed just for you.



AMPLE CAR PARKING

Convenience in every space.



Nestled in Nature's Embrace.

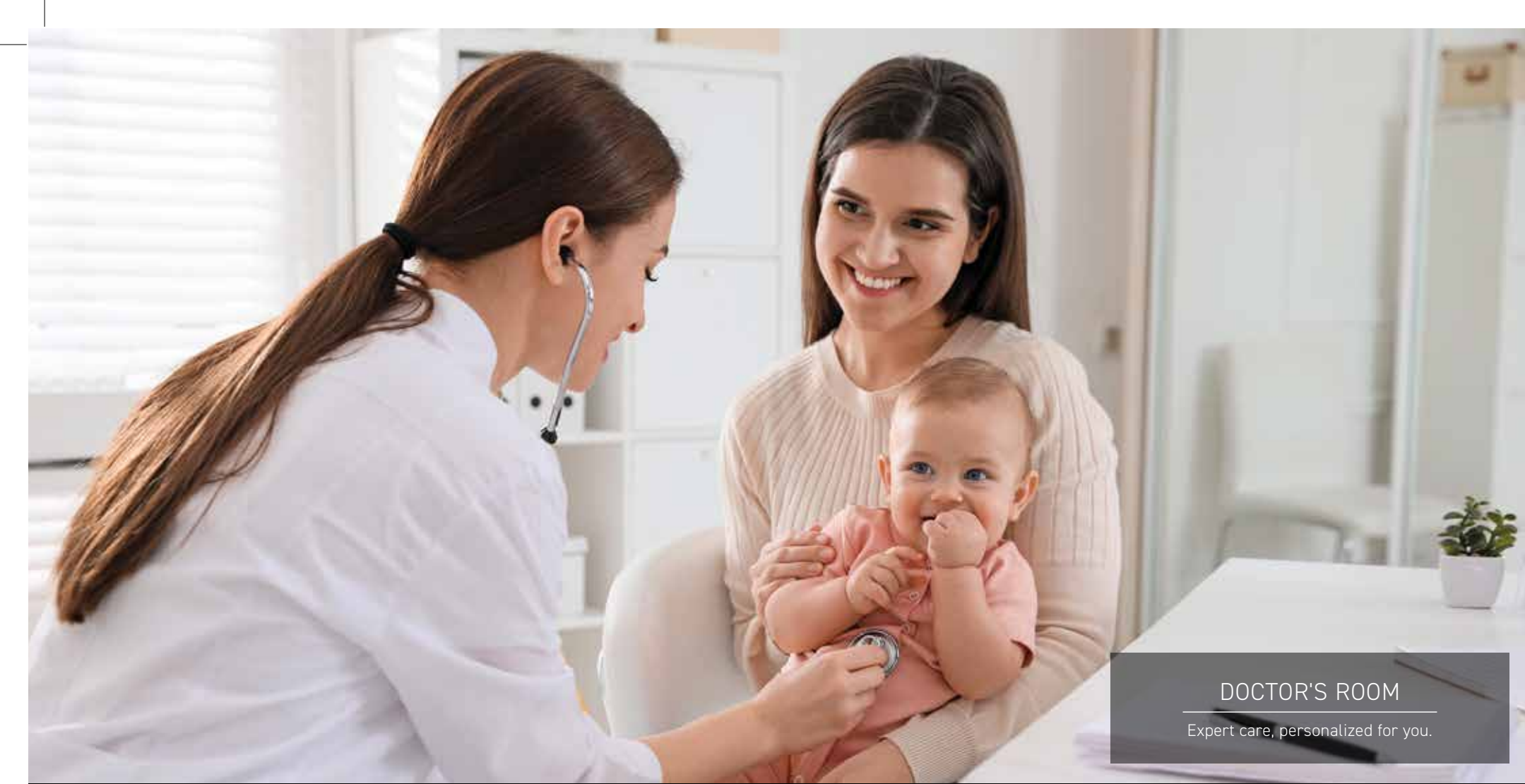
Signature Global Titanium SPR's
spacious residences provide ample room
for their little ones to play and explore.
The building's amenities offer a safe and
nurturing environment for their family to
thrive.





You just can't help but get mesmerised by the lush greenery that surrounds you. Savour the poetry of nature with the biophilic design, rediscover your hidden depths in the promise of green sanctuaries, offering a harmonious connection with nature's embrace and your inner self.





DOCTOR'S ROOM
Expert care, personalized for you.



TOT LOT AREA (SOFTSCAPE)
Let's build some castles.



ART ROOM
Canvas for expression.



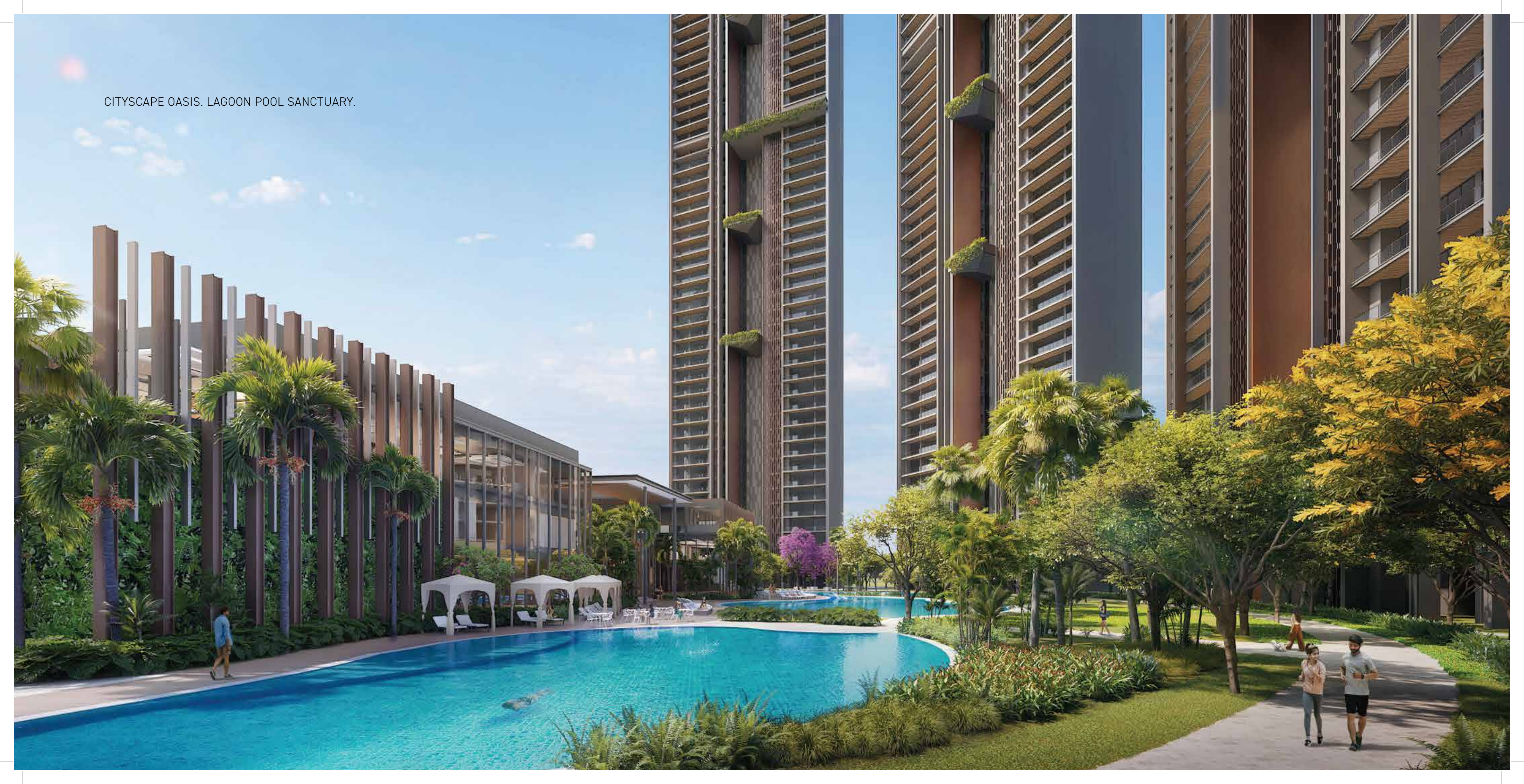
KARAOKE/JAMMING ROOM
Melodies and memories.

Tailored Luxury for Every Stage of Life.

Our buildings are designed meticulously, in-line with Singapore styled luxury apartments, to perfectly fit for your unique needs. Get captivated by the spacious 3.5 and 4.5 BHK options, the ideal space for nurturing a family in these luxurious surroundings, the picture-perfect setting for building memories.

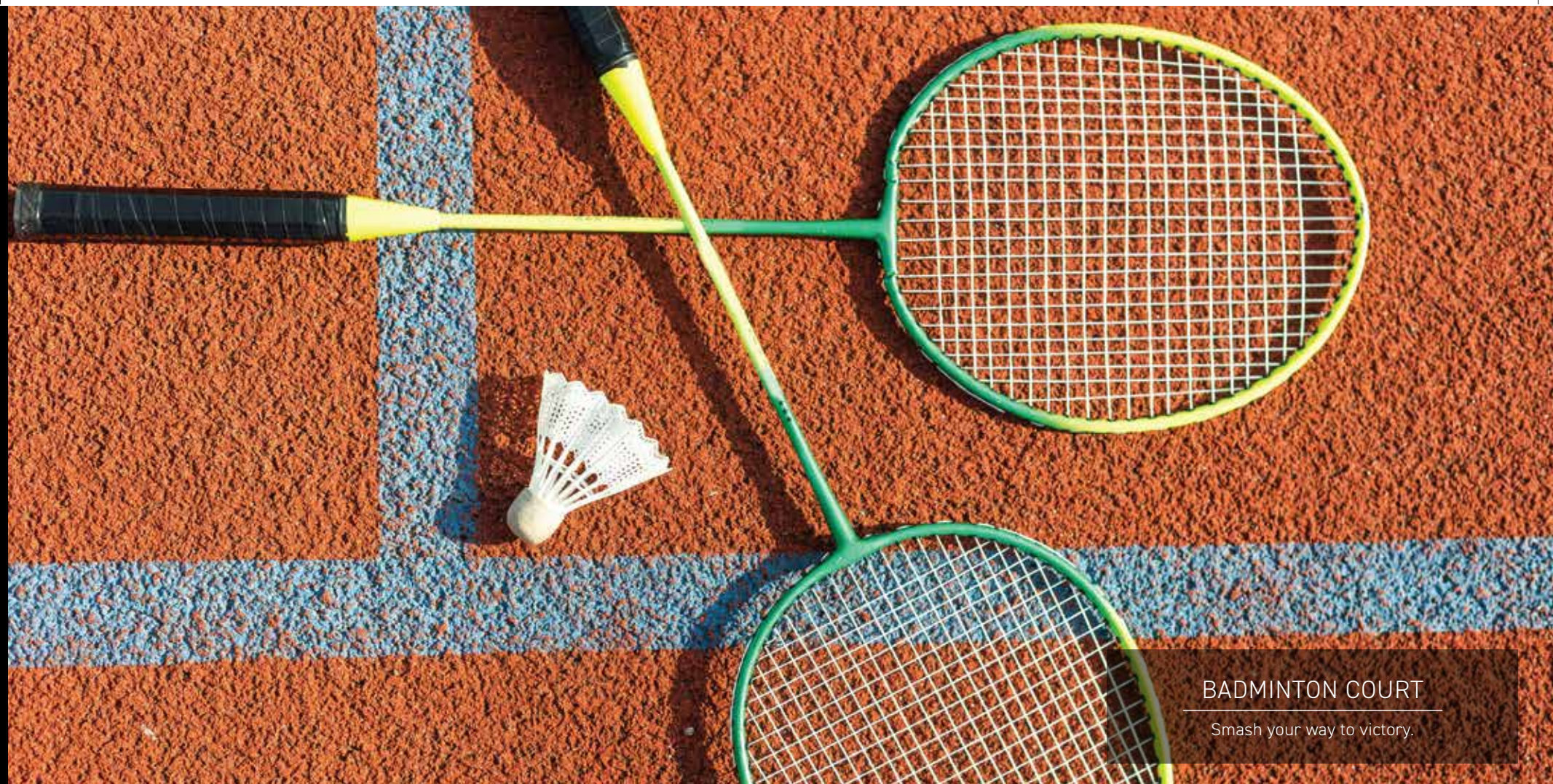


CITYSCAPE OASIS. LAGOON POOL SANCTUARY.





CRICKET PRACTICING PITCH
Bat, bowl, conquer.



BADMINTON COURT
Smash your way to victory.



HALF BASKETBALL COURT
Dribble, shoot, score.



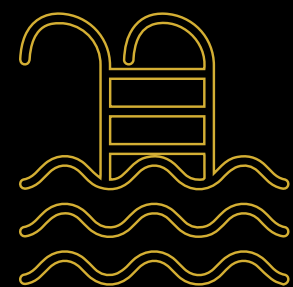
TENNIS COURT
Where every rally is a celebration.



Embracing Community and Connection.

Amidst the amenities, find a sense of belonging and community.

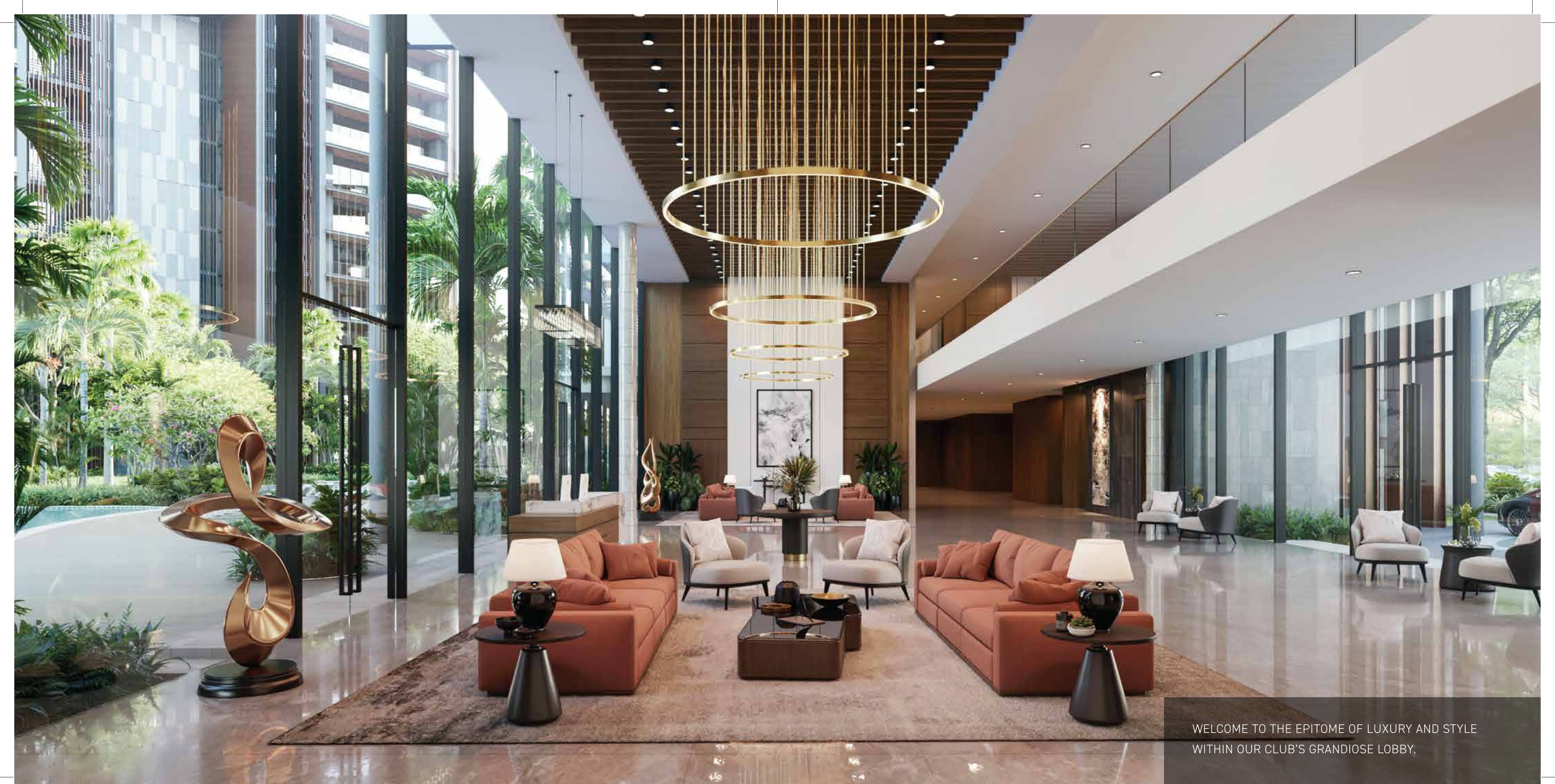
Look forward to socializing in the sprawling clubhouses, where you can connect with like-minded individuals and forge new friendships.



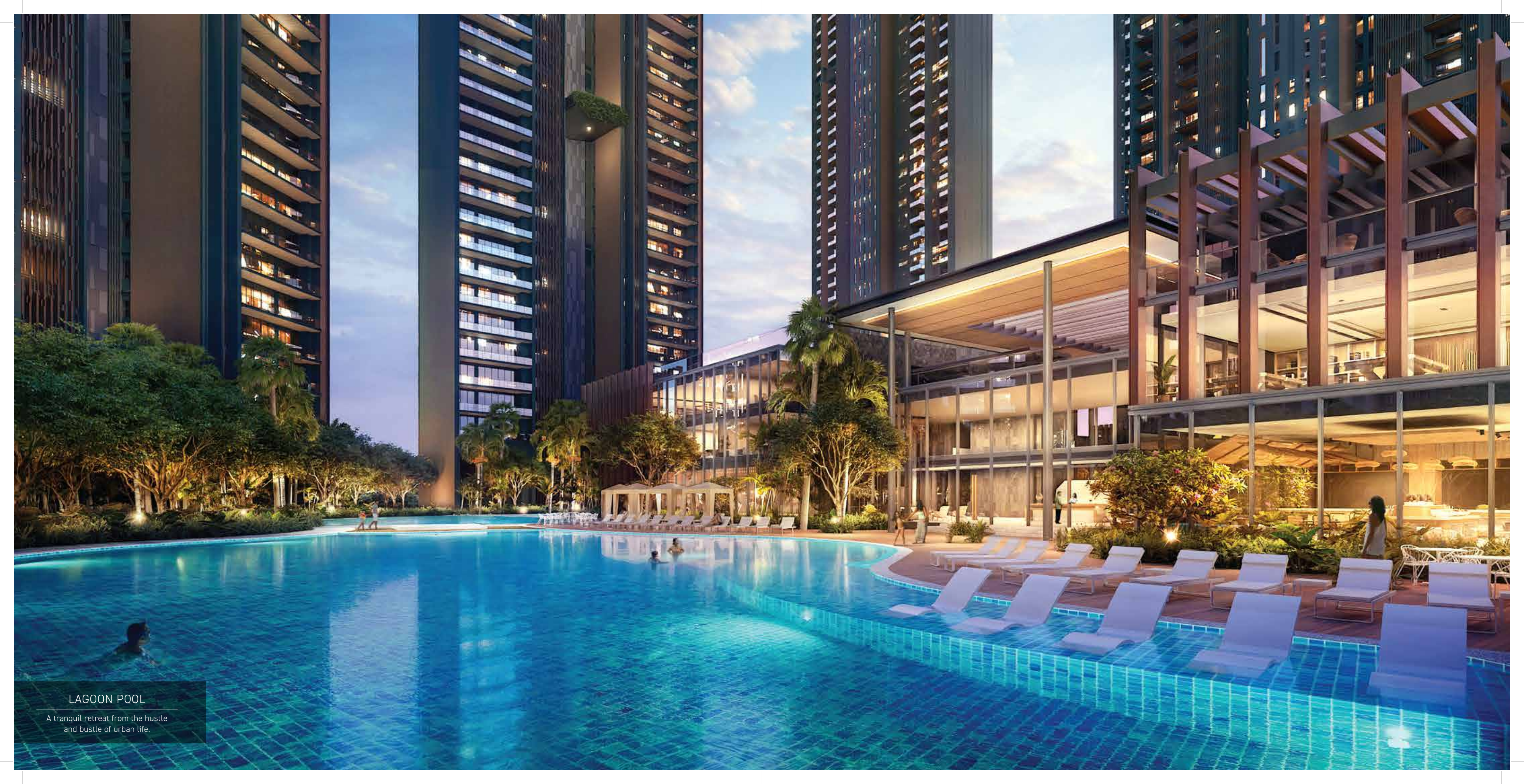


DOUBLE HEIGHT CLUB ENTRANCE LOBBY

Arrive in Style. Ascend to Elevated Living.

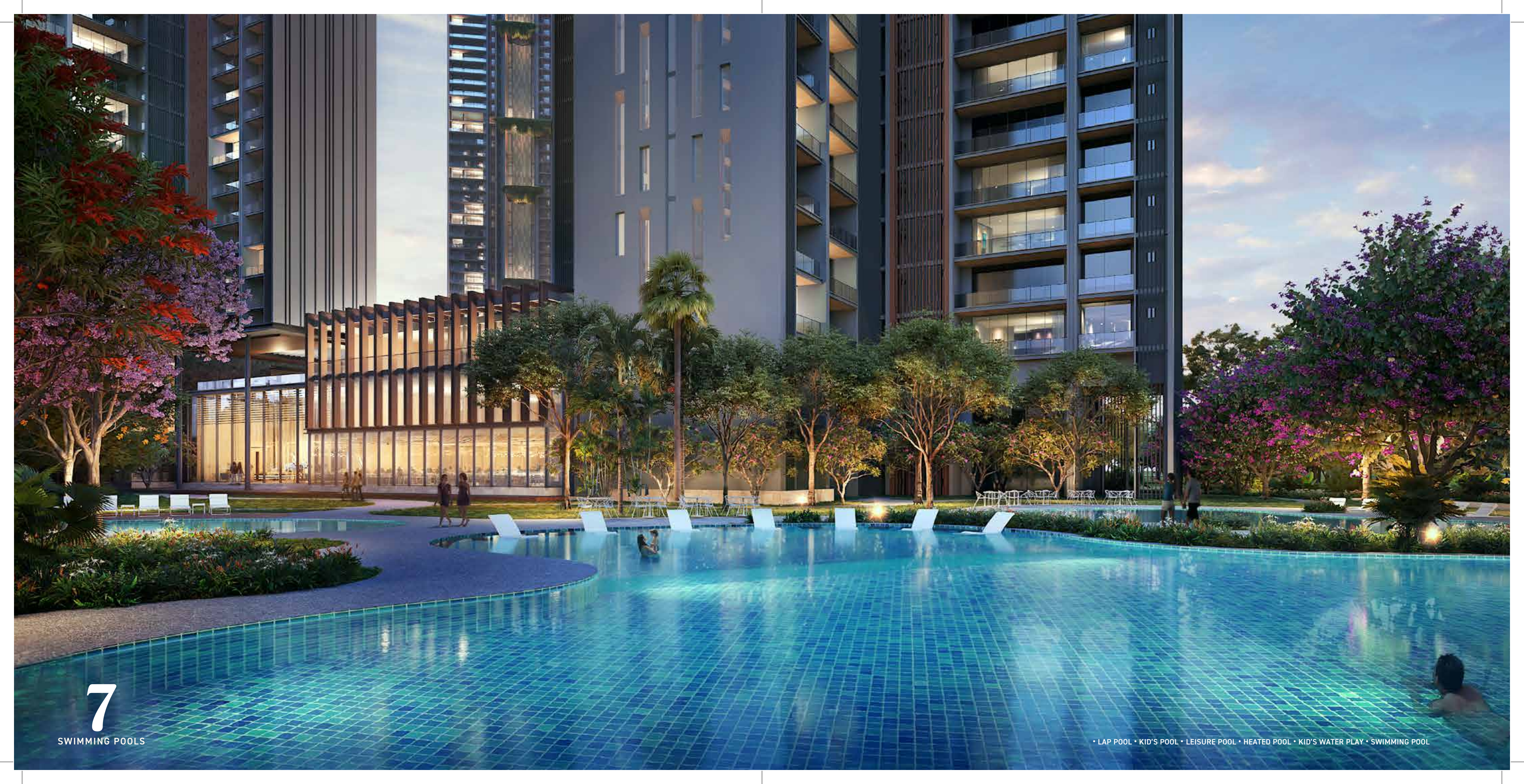


WELCOME TO THE EPITOME OF LUXURY AND STYLE
WITHIN OUR CLUB'S GRANDIOSE LOBBY.



LAGOON POOL

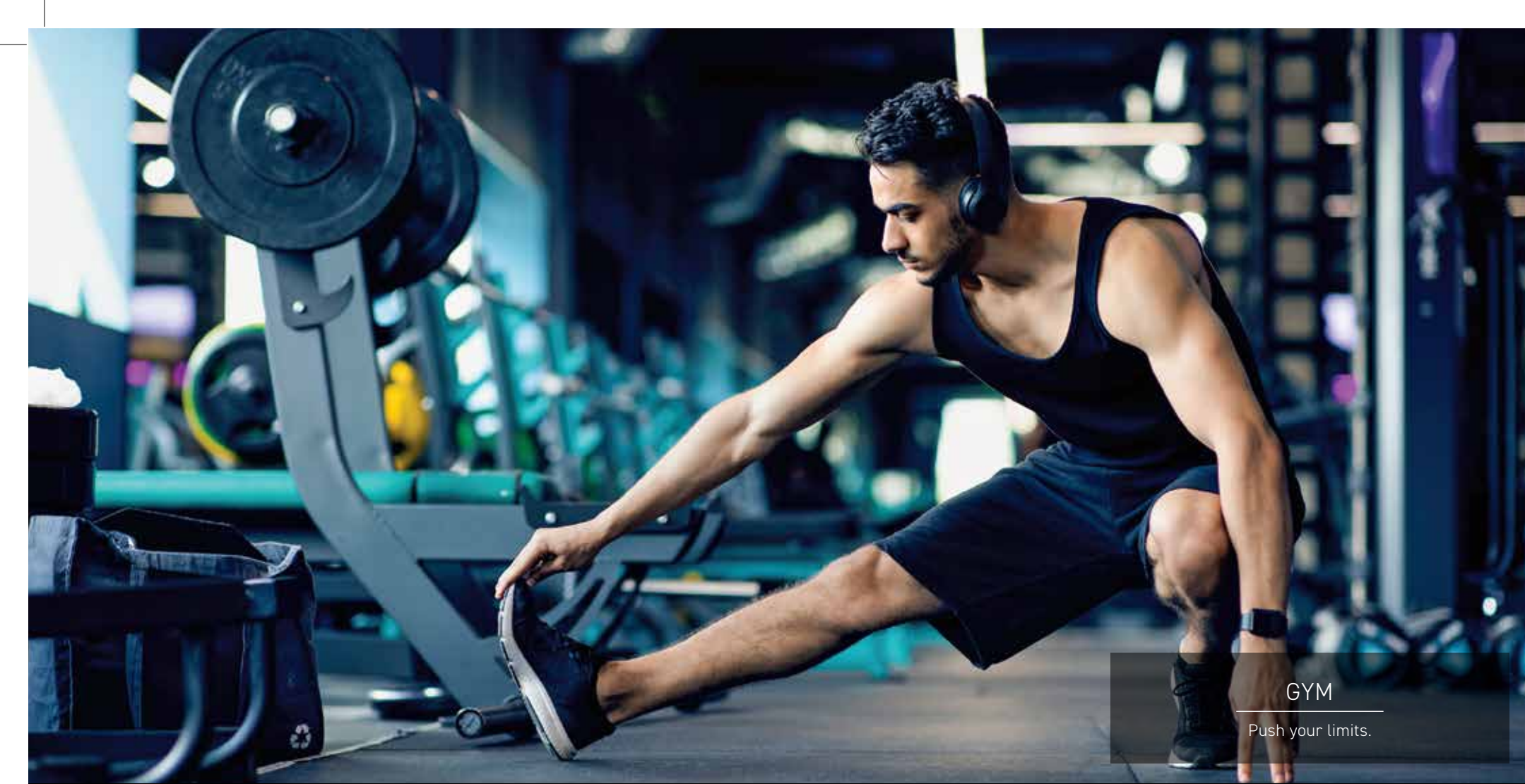
A tranquil retreat from the hustle
and bustle of urban life.



7

SWIMMING POOLS

• LAP POOL • KID'S POOL • LEISURE POOL • HEATED POOL • KID'S WATER PLAY • SWIMMING POOL



GYM
Push your limits.



SPA
Relax. Rejuvenate. Renew.



KIDS INDOOR PLAY AREA
Where kids' dreams take flight.



INDOOR GAMES
Where fun knows no limits.



WAITING LOUNGE

Wait in comfort.



FINE DINING WITH OUTDOOR SEATING

Dine under the sky.



MULTI-PURPOSE HALL

Home for every occasion.



MINI THEATRE

Magic of big screen.



CARDS ROOM
Where every hand is a winning hand.



ENTERTAINMENT LOUNGE
Endless fun under one roof.



BOWLING ALLEY SIMULATOR
Roll for strides.



MEETING/CONFERENCE ROOM
Power sessions await.

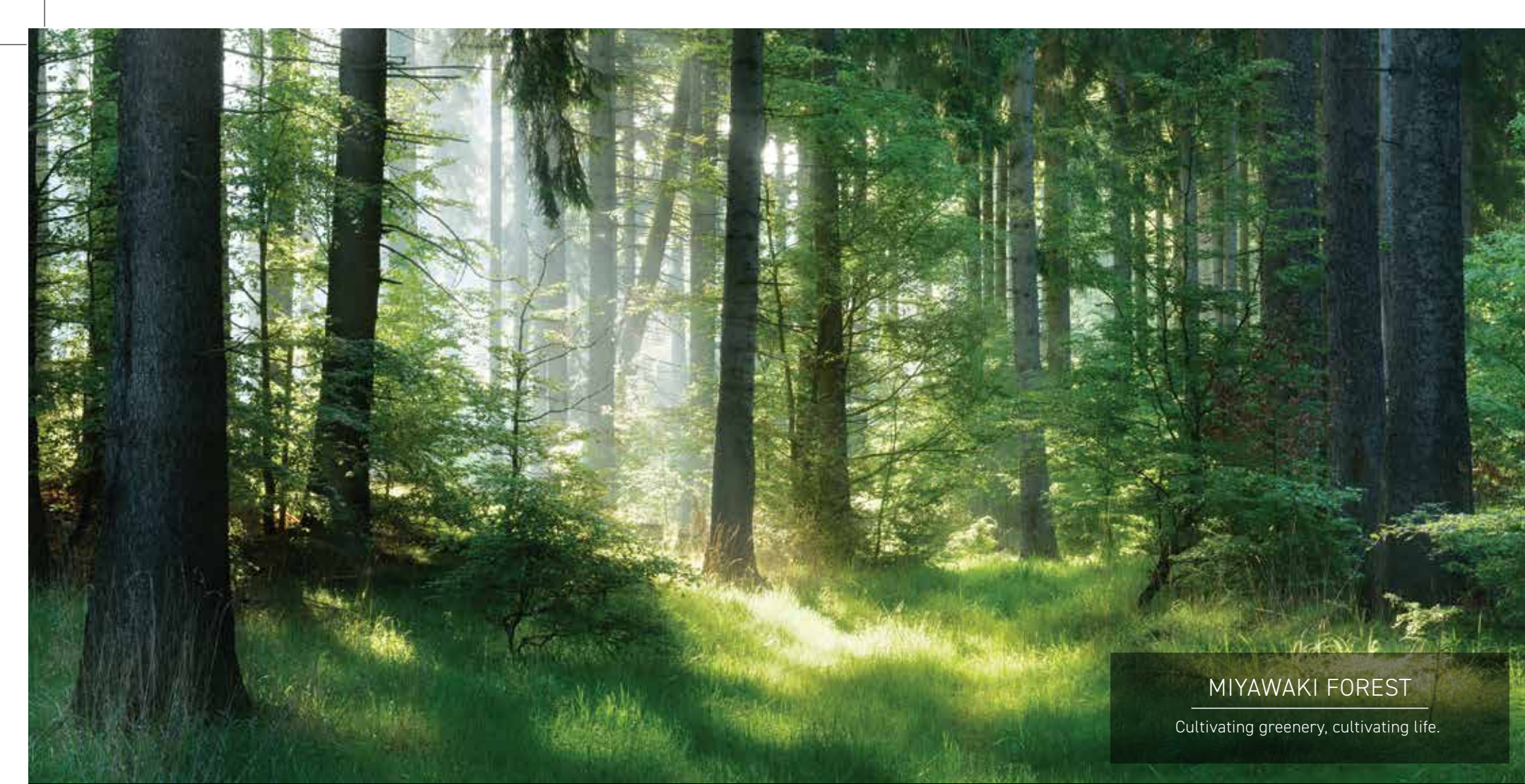
A Place to Call Home

As the years leave their fond memories, find yourselves enchanted in the lap of luxury living amidst the vibrant pulse of Gurugram's Sector 71. Signature Global Titanium SPR continues to be your haven of comfort and tranquillity for a long time in future.



GOLDEN SUNSHINE ON YOUR BALCONY, CYAN SERENITY SPINNING POETRY.





MIYAWAKI FOREST
Cultivating greenery, cultivating life.



OUTDOOR GYM
Breathe in, work out.



PET GARDEN
For furry friends to play and socialize.



YOGA AND MEDITATION LAWN
Inner harmony, outer peace.

Nurturing Generations: Building Lives.

Write a new chapter of your lives together in the realm of the privacy and tranquillity offered by the sparse density of each floor, envision a peaceful retreat away from the hustle and bustle of city life.





SENIOR CITIZEN'S LOUNGE

Socialize, relax, enjoy.



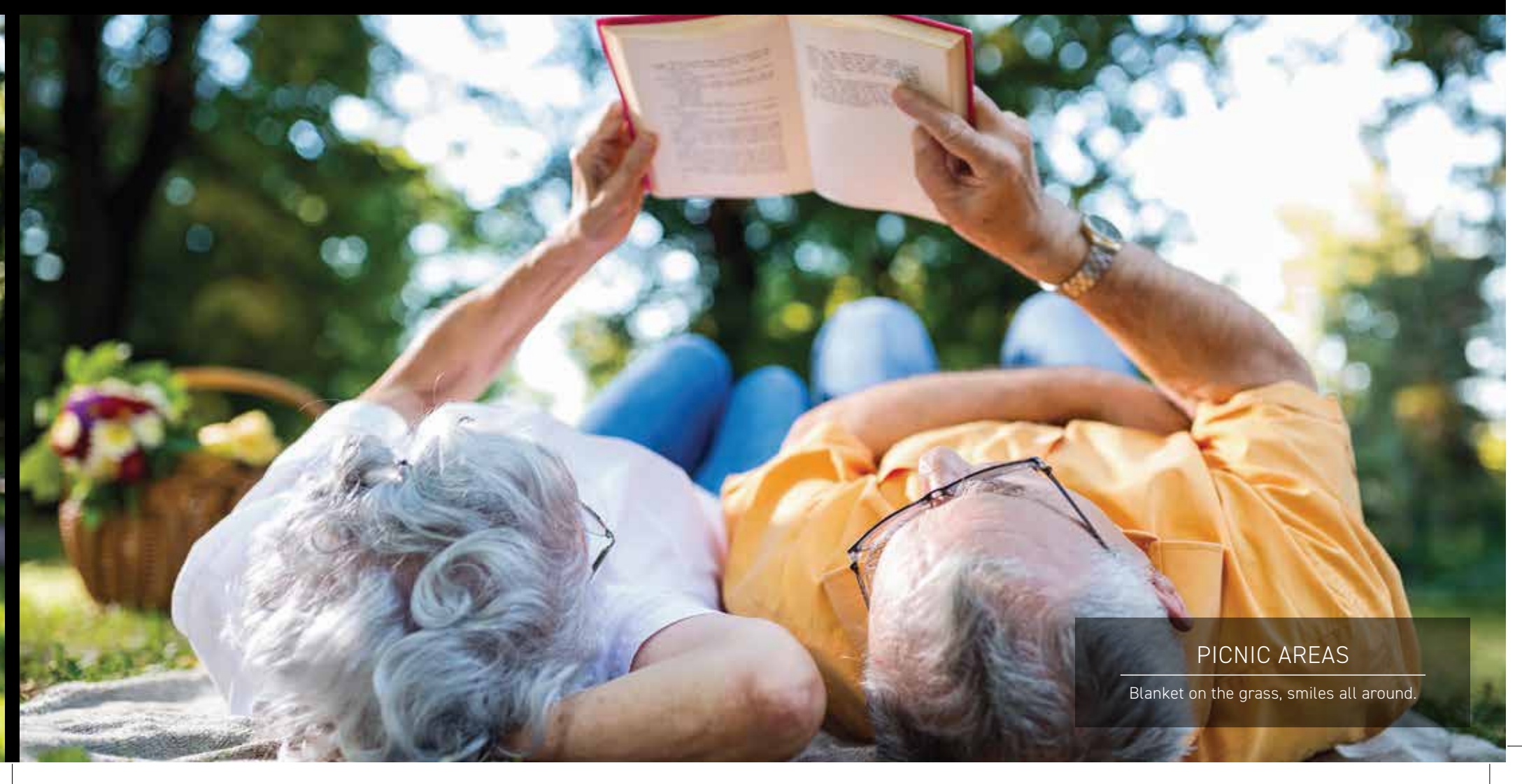
FLOWERING & SENSORY GARDENS

Where every petal tells a story.



JOGGING TRAIL

Step into wellness, step into nature.



PICNIC AREAS

Blanket on the grass, smiles all around.

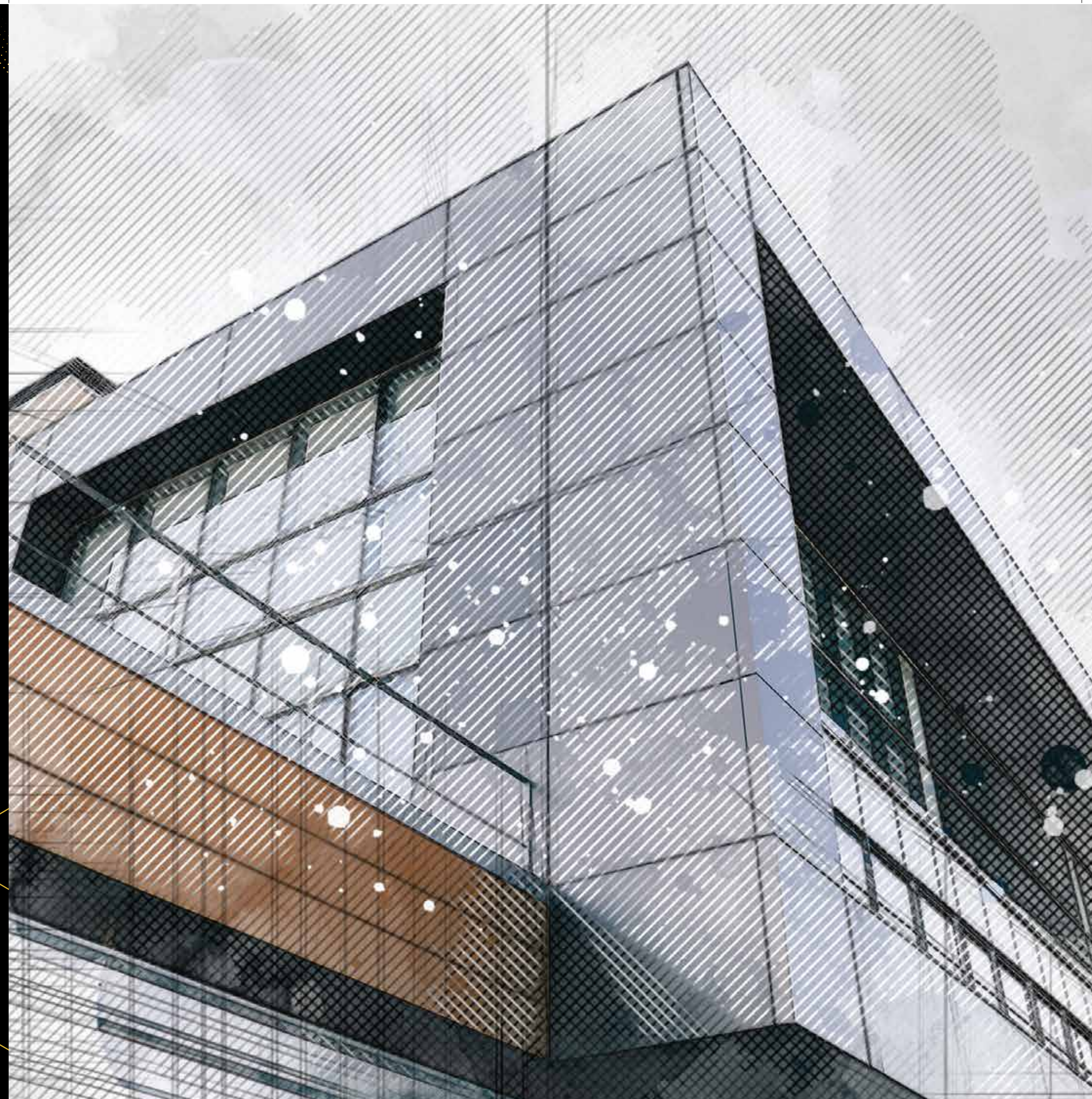
Meet Our Visionary Partners

As you embark on a journey through our vibrant community, we're thrilled to introduce the creative forces behind the essence of your potential new home. Within our urban oasis, we're honoured to introduce the creative forces behind our shared vision, a tale of collaboration and innovation. Allow us to present the masterminds who have meticulously crafted the essence of your home, weaving together dreams and aspirations into the fabric of our collective story





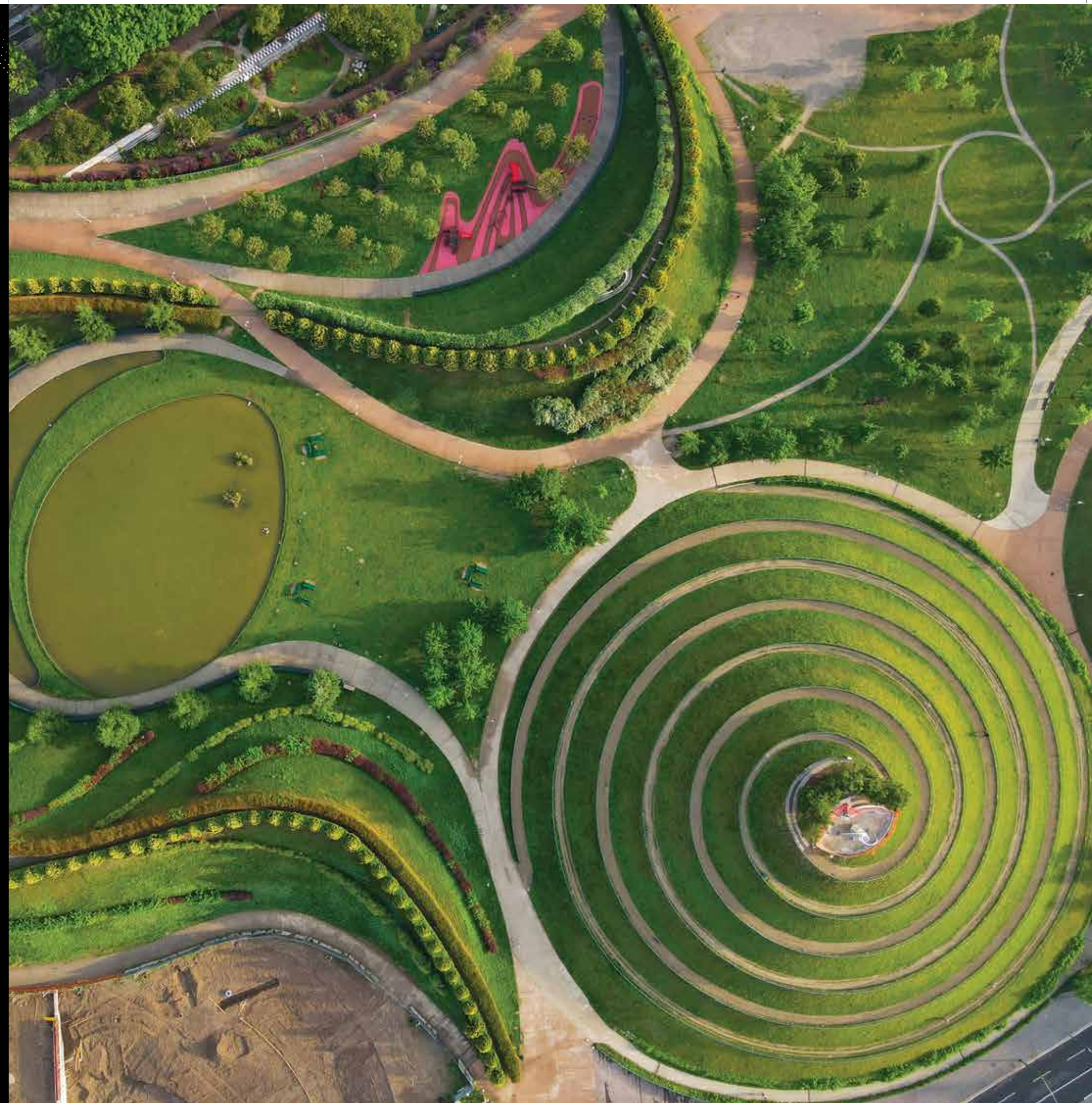
A leading Singaporean architectural firm, DP Architects contributes expertise to design and construct significant landmarks, enriching the project with global experience.





MPFP

A New York-based international landscape architect firm, is a pioneer in landscape architecture and urban design. They shape urban spaces internationally, thrive on challenging constraints, and collaboratively bring visionary designs to life.



Confluence

Specializing in architecture, sustainability, and engineering, Confluence integrates research and strategy to deliver unique, sustainable, and innovative projects.



NMP DESIGN
PRIVATE LIMITED
Landscape Architecture & Master Planning

Nandita Parikh

With a focus on landscape and urban planning, NMP Design delivers outstanding designs enhancing environments through thoughtful integration with architecture and addressing climate and aesthetics.

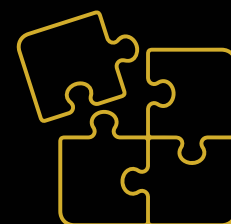


VINTECH
CONSULTANTS
CONSULTING ENGINEERS
& PROJECT MANAGERS
ISO 9001:2015

Internationally recognized for structural design excellence, VINTECH provides personalized, quality services, pushing boundaries with innovative engineering solutions, accredited for its diversified and refined designs.



Senelac Consultants PVT. LTD. plays a pivotal role in Signature Global's projects by providing MEP (Mechanical, Electrical, Plumbing) consultancy solutions. As a trusted Services Design Consultant, they specialize in HVAC, Electrical, Fire Protection, Plumbing-Sanitary, Sewage and Water Treatment Plants, Integrated Building Management Systems and Fire Detection systems. Their expertise caters to diverse sectors, including Hospitality, Residential, Industrial, Commercial, Institutions and Health. Senelac's contribution ensures efficient and sustainable building services for Signature Global's developments.

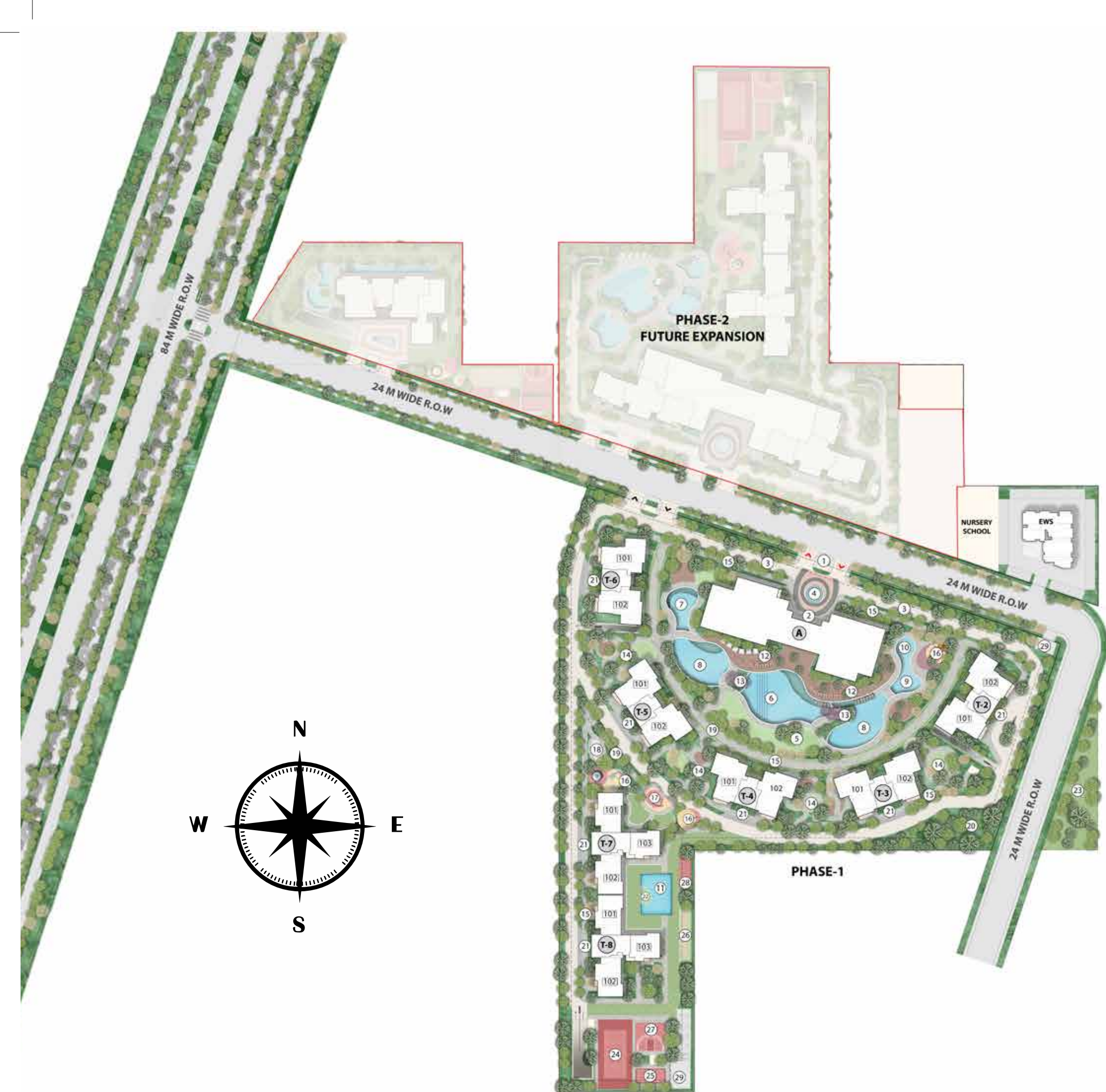


AEON Integrated Building Design Consultants LLP is a consultancy firm engaged in the design of MEP and sustainability. The team members' association with the construction industry spans over 25 years and they have worked on electro-mechanical system design for over 2000 projects across India.



Specializing in structural engineering, Optimum Design delivers innovative yet economical solutions, catering to projects of all sizes and complexities with optimized performance for over 25 years.





AMENITIES

1. GUARD HOUSE
2. CLUBHOUSE DROP-OFF
3. ENTRANCE BOULEVARD
4. ENTRANCE FOUNTAIN
5. CONGREGATING LAWN
6. LAP POOL
7. HEATED POOL
8. LEISURE POOL
9. KID'S POOL
10. KID'S WATER PLAY
11. LEISURE POOL (T7 & T8)
12. LOUNGE DECK
13. PLANTED BRIDGES

STILTED AREA

- RAISED PLANTERS WITH LUSH
- PLANTING & GREEN WALL
- TABLE TENNIS & FOOSBALL TABLES
- FLOOR CHESS BOARDS
- OUTDOOR LIBRARY
- TOT LOTS

14. SOCIAL GARDENS
 - SHADED SEATING AREAS
 - ENTRANCE GARDENS
 - SCULPTURE/ART/PICNIC AREAS
 - FLOWERING & SENSORY GARDENS
 - YOGA & MEDIATION
15. STROLLING PATH
16. TOT LOT AREA
17. PRE TEEN & TEEN'S PLAY AREA
18. PET GARDEN
19. JOGGING TRAIL
20. MIYAWAKI FOREST
21. TOWER DROP-OFF
22. ISLAND GREEN
23. MEDICINAL GARDEN

CLUBHOUSE (A)

- T2 - 4.5 BHK
- T3 - 4.5 BHK
- T4 - 4.5 BHK
- T5 - 4.5 BHK
- T6 - 4.5 BHK
- T7 - 3.5 BHK
- T8 - 3.5 BHK

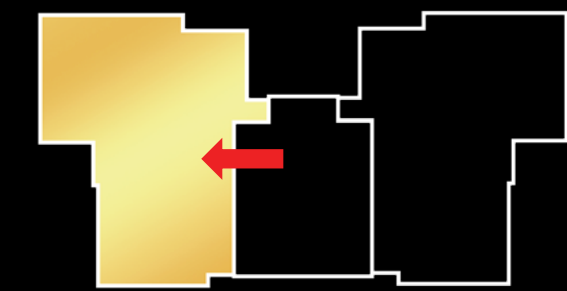
SPORTS ARENA

24. TENNIS
25. BADMINTON
26. CRICKET PITCH (PRACTICE)
27. HALF BASKETBALL COURT
28. OUTDOOR GYM
29. SERVICE



**4.5 BHK
2 TO A CORE**

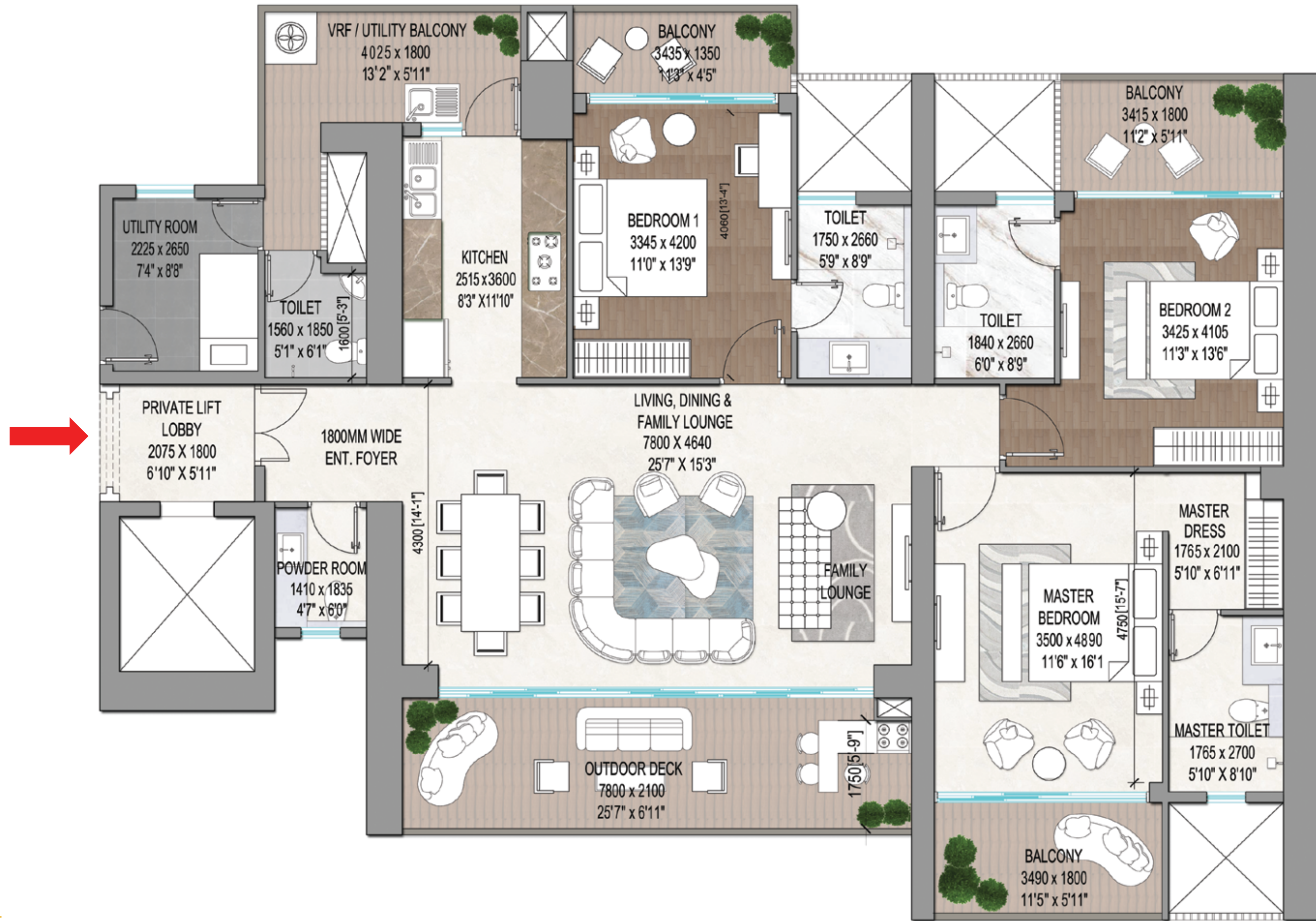
ENTRANCE FOYER + LIVING + DINING & FAMILY LOUNGE
 KITCHEN + POWDER ROOM + PUJA
 MASTER BEDROOM + JUNIOR MASTER BEDROOM
 2 BEDROOMS + 4 TOILETS + UTILITY ROOM



TOWER KEY PLAN

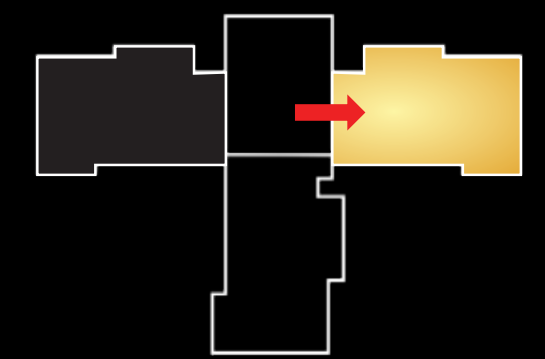


SITE PLAN

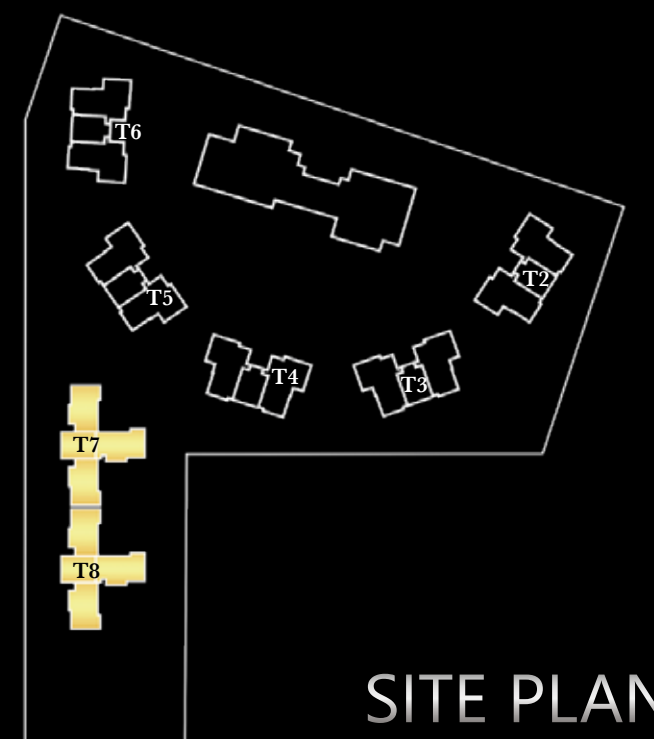


**3.5 BHK
3 TO A CORE**

PRIVATE LIFT + ENTRANCE FOYER
LIVING + DINING & FAMILY LOUNGE + KITCHEN
POWDER ROOM + MASTER BEDROOM + 2 BEDROOMS
3 TOILETS + UTILITY ROOM



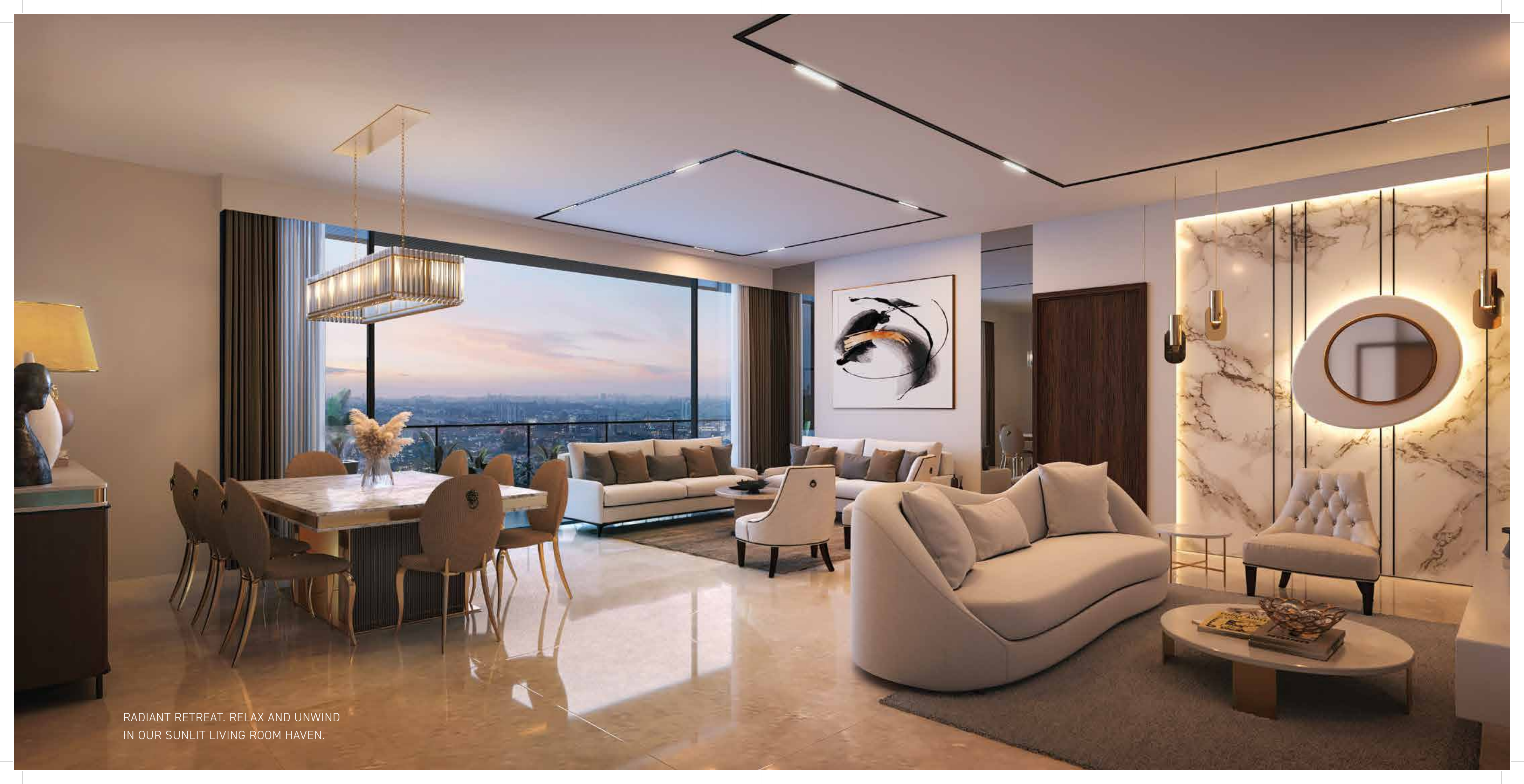
TOWER KEY PLAN



SITE PLAN



EMBRACE ELEGANCE WHERE LIGHT MEETS LUXURY:
YOUR PERSONAL SPACE WITH AN EXPANSIVE VIEW.



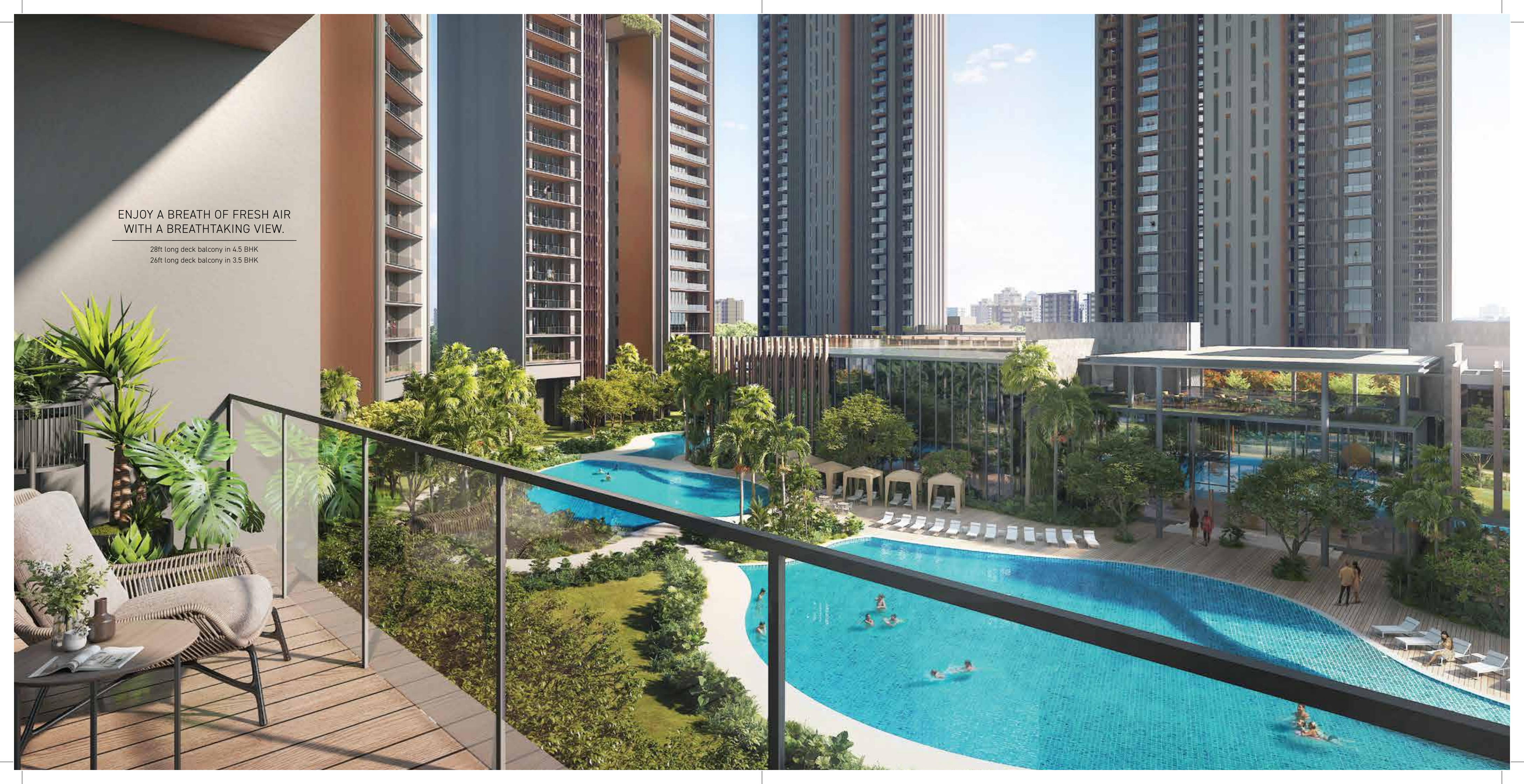
RADIANT RETREAT. RELAX AND UNWIND
IN OUR SUNLIT LIVING ROOM HAVEN.

FIVE-FIXTURE BATHROOM,
WHERE EVERY CORNER EXUDES ELEGANCE AND STYLE.



ENJOY A BREATH OF FRESH AIR
WITH A BREATHTAKING VIEW.

28ft long deck balcony in 4.5 BHK
26ft long deck balcony in 3.5 BHK



SPECIFICATIONS

S.NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
1.	LOUNGE/ FOYER/ LIVING/ DINING		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING BOXING FOR INDOOR A.C UNIT 	IMPORTED MARBLE ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT CALCIUM SILICATE BOARD WITH MS FRAMEWORK	AS/ SELECTION ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION
2.	PUJA		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALL CEILING 	IMPORTED MARBLE ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT	AS/ SELECTION ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
3.	POWDER ROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING COUNTER FIXTURES CARPENTRY ACCESSORIES 	IMPORTED MARBLE VITRIFIED GLOSSY TILES ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING IMPORTED MARBLE /ENGINEERED STONE BRANDED MIRROR, VANITY CABINET TOILET PAPER HOLDER, TOWEL RING	AS/ SELECTION TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT AS/ VENDOR SELECTION JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT
4.	MASTER BEDROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING BOXING FOR INDOOR A.C INDOOR UNIT WALK-IN-CLOSET INDOOR A.C UNIT 	IMPORTED MARBLE ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT CALCIUM SILICATE BOARD WITH MS FRAMEWORK MODULAR - PRELAMINATED SHUTTER AND CARCASS VRV/RF A.C UNIT	AS/ SELECTION ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION AS/ VENDOR SELECTION - HAFELE ACCESSORIES OR EQUIVALENT DAIKIN/ SAMSUNG/ LG OR EQUIVALENT
5.	MASTER TOILET		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING COUNTER FIXTURES CARPENTRY ACCESSORIES SHOWER GLASS PARTITIONS 	IMPORTED MARBLE STONE / VITRIFIED MATTE TILES ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING IMPORTED MARBLE /ENGINEERED STONE BRANDED MEDICINE CABINET WITH MIRROR, VANITY CABINET TOILET PAPER HOLDER, TOWEL RING, TOWEL RACK, ROBE HOOK GLASS PARTITION WITHOUT DOOR	AS/ SELECTION TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT AS/ VENDOR SELECTION JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT MR.GLASS/ OZONE/ JAQUAR OR EQUIVALENT
6.	OTHER BEDROOM		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING BOXING INDOOR A.C UNIT 	LAMINATED WOODEN FLOORING (AC4) ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT CALCIUM SILICATE BOARD WITH MS FRAMEWORK VRV/VRF A.C UNIT	ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION DAIKIN/ SAMSUNG/ LG OR EQUIVALENT
7.	OTHER TOILETS		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING COUNTER FIXTURES CARPENTRY ACCESSORIES SHOWER GLASS PARTITIONS 	VITRIFIED MATTE TILES VITRIFIED GLOSSY TILES UPTO FALSE CEILING ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING IMPORTED MARBLE/ GRANITE/ ENGINEERED STONE BRANDED MEDICINE CABINET WITH MIRROR, VANITY CABINET TOILET PAPER HOLDER, TOWEL RING, TOWEL ROD, ROBE HOOK GLASS PARTITION WITHOUT DOOR	AS/ SELECTION TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT AS/ VENDOR SELECTION JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT MR.GLASS/ OZONE/ JAQUAR OR EQUIVALENT
8.	KITCHEN		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS COUNTER CEILING FITTING & ACCESSORIES 	IMPORTED MARBLE VITRIFIED GLOSSY TILES & ACRYLIC EMULSION PAINT GRANITE ACRYLIC EMULSION PAINT MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY, REFRIGERATOR, BUILT-IN MICROWAVE, BUILT-IN OVEN, DISHWASHER, DOUBLE BOWL SINK WITH DRAIN BOARD, INSTANT GEYSER, RO	AS/ SELECTION KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT AS/ SELECTION ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT HOB & CHIMNEY, REFRIGERATOR, BUILT-IN-MICROWAVE, BUILT-IN-OVEN, DISHWASHER: BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA-WHIRLPOOL OR EQUIVALENT INSTANT GEYSER : A.O SMITH/ VENUS/ RACOLD OR EQUIVALENT RO : KENT/ EUREKA FORBES OR EQUIVALENT DOUBLE BOWL SINK : FRANKE/ JAYNA OR EQUIVALENT FAUCET : GROHE/KOHLER/AMERICAN STANDARDS OR EQUIVALENT
9.	TYPICAL FLOOR LIFT & STAIRCASE LOBBY		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING 	ANTI - SKID VITRIFIED TILES ENAMEL + SEMI- ACRYLIC PAINT ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
10.	PRIVATE LIFT LOBBY		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING 	IMPORTED MARBLE ENAMEL + SEMI- ACRYLIC PAINT ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
11.	SERVANT ROOM / UTILITY		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING 	ANTI - SKID VITRIFIED TILES ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
12.	SERVANT ROOM TOILETS		
	<ul style="list-style-type: none"> FLOORING & SKIRTING WALLS CEILING FITTING & FIXTURE 	ANTI - SKID VITRIFIED TILES VITRIFIED TILES TILL 7'-0, ACRYLIC EMULSION PAINT ABOVE OIL BOUND DISTEMPER WASH BASIN WITH FAUCET, SHOWER DIVERTER	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT CERA/ ROCA / HINDWARE OR EQUIVALENT
13.	BALCONIES		
	<ul style="list-style-type: none"> FLOORING WALLS CEILING RAILING - LIVING/DINING & BEDROOMS UTILITY PARAPET 	MATTE TILES EXTERIOR GRADE ACRYLIC EMULSION PAINT WITH GYPSUM PLASTER SS + LAMINATED GLASS RCC / BLOCKWORK WITH RCC LINTEL	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT AS/SELECTION NA
14.	EXTERNAL DOOR WINDOW		
		DGU -ENERGY EFFICIENT GLASS/TINTED/REFLECTIVE/CLEAR GLASS WITH ALUMINIUM FRAMES.	AS/VENDOR SELECTION
15.	APARTMENT DOORS		
		MAIN DOOR : 8 FEET HIGH VENEER/LAMINATED FLUSH DOOR SHUTTER, ARCHITRAVE & FRAME - PU PAINT, STEAM BEECH SOLID WOOD. OTHER DOORS : 8 FEET HIGH LAMINATED SHUTTER, FLUSH DOOR SHUTTERS, ARCHITRAVE & FRAME - HIGH GLOSS PU PAINT, SOLID WOOD.	NA
16.	ELECRICAL SWITCHES		
	<ul style="list-style-type: none"> APARTMENT SWITCHES SERVANT/UTILITY ROOM & TOILET 	SMART SWITCHES NORMAL SWITCHES	PANASONIC/ SCHNEIDER/ LEGRAND/ ANCHOR/ L & T OR EQUIVALENT NORTH WEST/ ANCHOR/ HAVELLS/ WIPRO OR EQUIVALENT
17.	AIR-CONDITIONING		
		VRV/VRF	DIAKIN/ HITACHI/ BLUE STAR/ O GENERAL/ LG OR EQUIVALENT
18.	TERRACE		
		ANTI - SKID VITRIFIED TILES	
19.	LIFT		
		PASSENGER LIFT SERVICE LIFT PENTHOUSE INTERNAL LIFT PRIVATE LIFT FOR EACH TOWER / WING	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
20.	SECURITY		
		5 TIER - GATE/PERIMETER/PARKING/ LOBBY AND ENTRANCE DOOR, VDP AND DIGITAL SMART LOCK ON MAIN DOOR, SECURED ACCESS FOR LIFTS AND LIFT LOBBIES, ACCESS CONTROLLED RECEPTION AREA IN ALL TOWERS, CCTV SURVEILLANCE INCLUDING LIFTS, FIRE DETECTION & SPRINKLER SYSTEM AND GAS LEAKAGE DETECTORS IN APARTMENTS.	ONE TOUCH/ ALBA URMET OR EQUIVALENT
21.	AUTOMATION		
		PROVISION FOR LIGHTING PROVISION FOR CURTAINS & VDP THROUGH CUSTOMIZED APP.	

Note : Flooring in mix design of marble, granite and tile. Accordingly, variations in shade and/ or size and/ or colour and/or design of the tiles, motifs, mica etc. may occur.

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Elevating Wellbeing
and Happiness.
Redefining a Sustainable
Signature Lifestyle
with IGBC Certification.



Signature Global's Titanium SPR in Gurugram Sector 71 is a pinnacle of modern living and luxury, prioritizing residents' health and wellbeing. Designed with sustainability in mind, it aims for meticulously adhering to the prestigious IGBC Health and Wellbeing Guidelines, emphasizing a commitment to a healthy living environment. The project boasts wellness amenities like yoga spaces, gyms, and jogging tracks, promoting physical and mental health. Biophilic design elements connect residents with nature, reducing stress and improving air quality. Indoor spaces optimize natural light and ventilation, using low-emitting materials for healthier living. Sustainable practices such as rainwater harvesting and energy efficiency reduce resource consumption. Suited for various demographics, it offers a holistic living experience. By aligning with the IGBC Rating, the project sets a new standard for residential developments, promising a healthier, happier, and more sustainable future for its residents, making it a pioneering example of modern living.





SIGNATURE GLOBAL: ELEVATING REAL ESTATE WITH VISION AND INTEGRITY

Signature Global, India's leading real estate developer, redefines the affordable and mid-housing segments with a focus on quality, reliability, and global standards. Our journey began in 2014, and in less than a decade, we hold a 36%* market share in Gurugram in our focused segment.

Founded by seasoned professionals with extensive experience in the capital market, we are backed by marquee investors like HDFC and IFC, adhering to high corporate governance. As a listed company since September 2023, we continue to expand our

operations, having delivered over 10.4 million square feet and with ongoing projects in 16.4 million square feet area, along with a robust forthcoming pipeline of 32.2 million square feet.

We maintain a disciplined approach to land acquisition, positioning projects strategically across key locations of Delhi NCR. Our brand recognition, quality products, and competitive pricing drive substantial sales during project launches. With an integrated development model and sustainable practices, we are EDGE certified and committed to environmental responsibility.

Our vision sets us apart as we strive to create projects that redefine excellence. With a focus on meticulous detail, superior quality, and innovative design, we aim to deliver unparalleled experiences across residential, commercial, and retail segments. Despite being a young company, we boast a diversified presence in real estate and are poised to leave a lasting mark on the industry. Welcome to a new era of luxury living.



SCHEDULE 'C' - PAYMENT PLAN - TITANIUM
(REFER TO BREAKUP AND DESCRIPTION OF TOTAL SALE CONSIDERATION)

Construction Linked Payment Plan #

S.NO.	PARTICULARS	Time	INSTALMENT TO BE PAID
1	Application Money		9.90 Lacs
2	Booking amount at the time of submission of Application form		9% ## (Less Application Money) (simultaneously BBA has to be executed and registered)
3	With in 90 Days of Booking		16%
4	Completion of Upper Basement 2	12 Months*	10%
5	Completion of 4th Floor Roof Slab		10%
6	Completion of 18th Floor Roof Slab		10%
7	Completion of 30th Floor Roof Slab		10%
8	Completion of Terrace Floor		10%
9	On Completion of Internal Plaster		10%
10	On Completion of Flooring (Excl. Wooding Flooring)		5%
11	On Application of Occupation Certificate		5%
12	On Offer of Possession		5% (along with Charges as applicable at the time of offer of possession.)

Whichever is later.

All milestones are of the tower wherein unit has been allotted.

The Allottee(s) has clearly understood that he/she/they does not become entitled to the allotment of the Apartment if the cheque is dishonored due to any reason whatsoever.

Note:

- 1 Down payment (DP) Rebate will provided @ 10% under Down Payment Plan. (since these are in the nature of additional benefits passed on by the Promoter, deduction of TDS @ 10% u/s 194R of the Income Tax on the value of such benefits is applicable).
- 2 The taxes as applicable would be payable at each stage. Allottee(s) shall be liable to execute and get registered the Builder Buyer's Agreement / Agreement of Sale. The Payment Plan / Schedule may be preponed if the Occupation / Part Occupation Certificate (OC / Part OC) is received before the scheduled possession period.