



THE REVOLUTIONARY NAME IN INDIAN REAL ESTATE

The background features a light gray and white wavy pattern. A gold-colored border with a textured, leaf-like appearance frames the central text area. Gold confetti is scattered along the top and bottom edges of this border. Several realistic autumn leaves in shades of brown and tan are positioned around the frame, with some overlapping the gold border.

THE TRENDSETTER

WHO MADE LUXURIES AFFORDABLE

ONE OF THE FEW COMPANIES TO BE CERTIFIED WITH



9001:2015

drives on process as set by process owners and how we produce desired outcome by following said processes. Also identify, analyze and mitigate risks and opportunity pertaining to process.



14001:2015

drives on how promised to take care of environment around us or effected by us (directly/ indirectly).



45001:2018

drives on how plan to take care of hazards which impact on safety of all the lives under Signature Global.

QUALIFY ALL INTERNAL/EXTERNAL AUDITS TIME TO TIME

ENVIRONMENT FRIENDLY PROCESSES



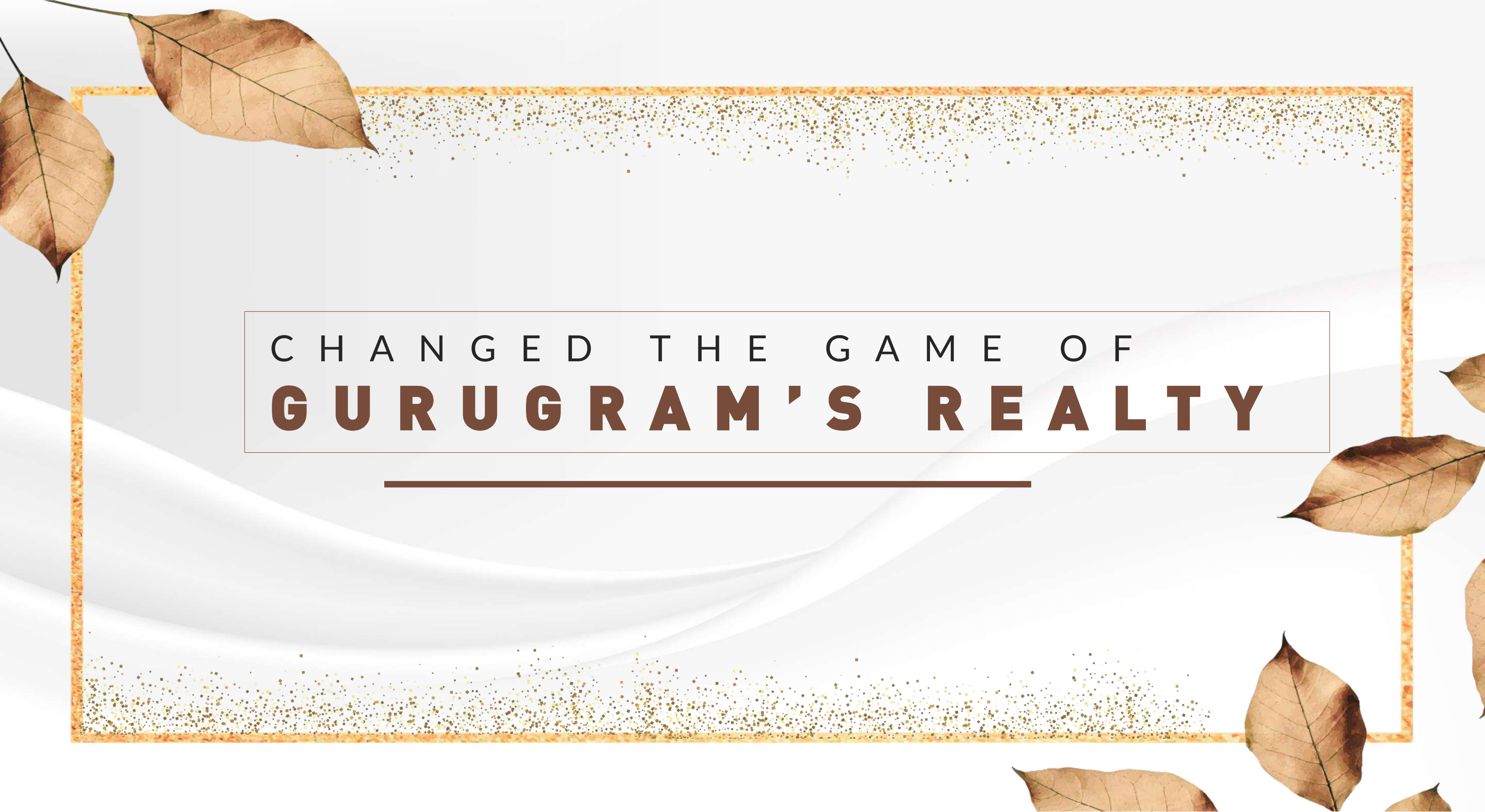
EDGE Certification



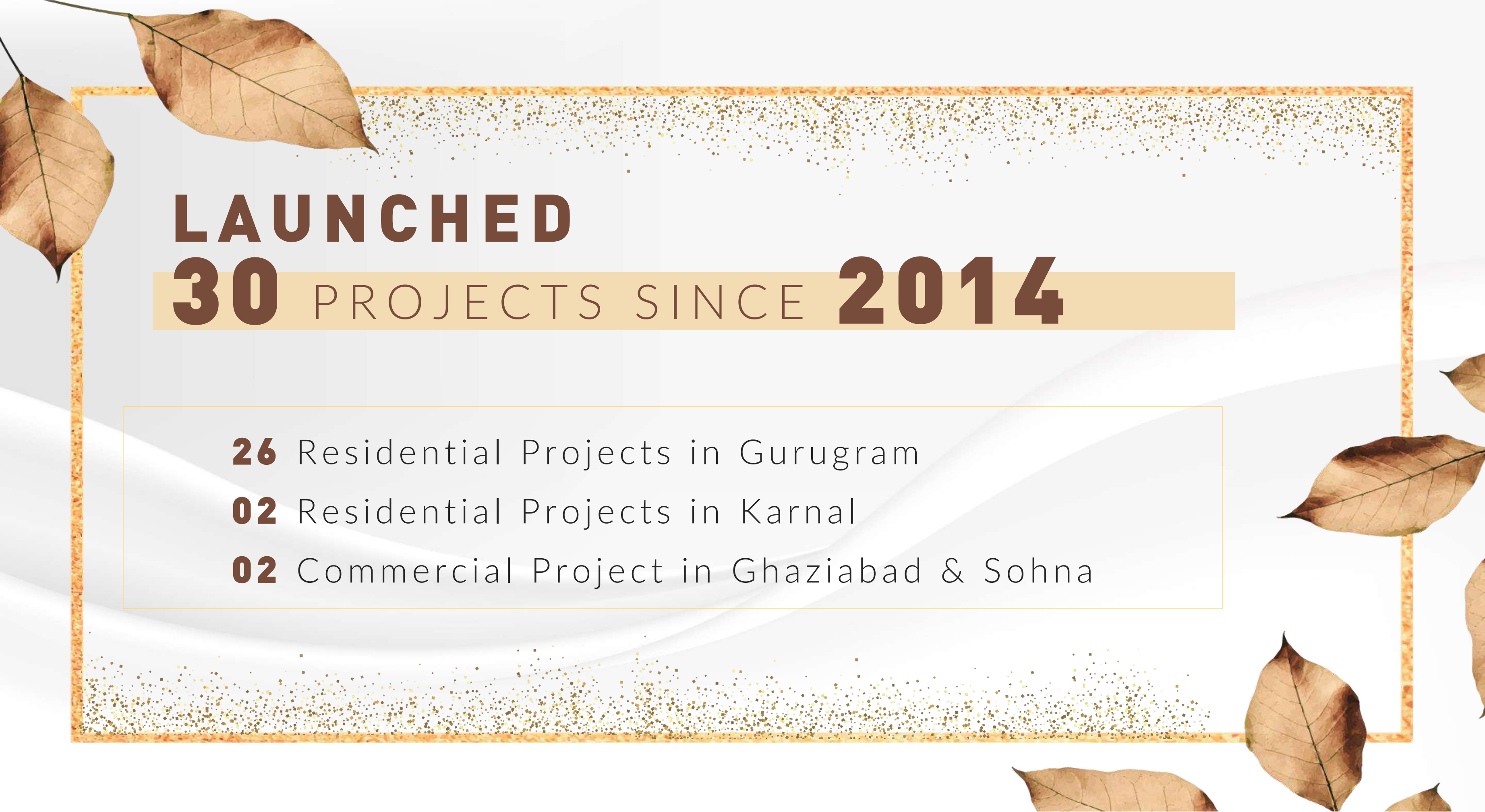
IGBC Certification

ISO 14001:2015

We build IGBC & EDGE certified residential projects as We are committed to effective environmental management system

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CHANGED THE GAME OF
GURUGRAM'S REALTY



LAUNCHED

30 PROJECTS SINCE **2014**

26 Residential Projects in Gurugram

02 Residential Projects in Karnal

02 Commercial Project in Ghaziabad & Sohna



DELIVERED

11 PROJECTS IN LAST **5** YEARS

09 Residential Projects in GURUGRAM

01 Residential Project in KARNAL

01 Commercial Project in GHAZIABAD

A REAL ESTATE
BRAND THAT
DELIVERS WHAT
IT **PROMISES**



**ARTISTIC
IMAGE**



ACTUAL

AFTER REDEFINING GURUGRAM –

WE ENAMELS SOHNA – SOUTH GURUGRAM

WITH



RERA Registration No. RC/REP/HARERA/GGM/572/304/2022/47 | RC/REP/HARERA/GGM/573/305/2022/48
(www.haryanarera.gov.in)

INDEPENDENT
FLOORS
FOR THE
INDEPENDENT
YOU

An aerial photograph of a large-scale residential development. The central focus is a dense cluster of multi-story apartment buildings with a reddish-brown facade and flat roofs. To the left of this cluster is a vast, paved parking lot with several cars. The development is surrounded by green fields and some existing urban structures in the background. A wide, multi-lane road curves around the bottom of the development. The entire image is framed by a decorative border with a pattern of small, colorful dots. Large, realistic-looking autumn leaves are placed around the edges of the frame, with one particularly large leaf in the top left corner and several others in the bottom right corner.

If you're a nature lover
who prefers to return
home to a calm
neighborhood and
a fresher environment,
you will find signature
global park a lot more
invigorating than living
in Gurugram

Designed by
PADMA BHUSHAN
ARCHITECT
HAFEEZ
CONTRACTOR





UNDER **DDJAY** 2/3BHK INDEPENDENT FLOORS







Pre Certified
Green Homes

FEATURES OF GREEN HOMES⁵



OPERATIONAL ENERGY SAVING FEATURES



Natural
Ventilation⁶



Optimum
window to wall
ratio (WWR⁷)



Energy-Efficient
Walls⁸



External shading
devices for
windows



Reflective Roof



High thermal
performance
windows



WATER SAVING FEATURES



Low flow water
fixtures
(taps, showerheads)



Low flow
water closet



Rain water
harvesting



Wastewater
treatment & reuse



EMBODIED ENERGY SAVING FEATURES



**Low Embodied
Energy³ Materials**
(Walls, Floor & Roof
Slab, Flooring &
Window Frames)

Notes:

1. Third party agency which certifies green buildings
2. Electricity required to operate lights, fans, appliances etc.
3. Energy required to extract and manufacture the materials which are used to construct and maintain the building
4. Lights, Fans & Appliances which saves energy such as LED lights, star rated fans/ refrigerator/ AC etc.
5. The list is not exhaustive, and the integration of features may vary from project to project
6. Promote cross ventilation within habitable spaces
7. Percentage of building's total glazed area to exterior wall area
8. Low U-value (thermal transmittance) walling material



32%

Energy Saving



52%

Water Saving



53%

Less Embodied
Energy in Materials

LOCATION MAP

FAR FROM THE ORDINARY, CLOSE TO
EVERYTHING
YOU NEED.



LOCATION ADVANTAGES



More Than 6 Reputed Schools within 15 km Radius

G.D. Goenka Signature School, Ryan International School, DPS Maruti Kunj, St. Xavier's High School, Pathway International School, Asian Public School, KIIT Collage of Engineering, G.D. Goenka University, K.R. Mangalam University, and JK Business School are some of the reputed schools in the vicinity.



Sohna Elevated Road (under construction)

The elevated road will help you zip across from Subhah Chowk to Badshapur. Sohna Road is also being upgraded to an 8-lane National Highway. This will provide seamless connectivity to other parts of southern Gurugram.



Shopping Malls with Leading Brands 15 km Away

Shop to your hearts delight. You'll find all your favourite brands tucked in the grandest malls all around you.



Hotels in 15 km Radius

Country Inn is within 5.3 km; other hotels include Lemon Tree, The Taj Gateway Resorts, The Botanix Resorts and The Westin Sohna Resort & Spa.



11 Multiplex Screens to be Functional Soon

Enjoy a day out at the movies. Have a rendezvous with your favourite genre. A number of state-of-the-art cinemas are all around you just for that.



Office Complexes and Business Hubs in the Neighborhood

Genpact, Converges, Capgemini, McKinsey, Ancient, PepsiCo, NTT Data and all leading banks operating in a 15 km radius.



Adventure Park in the Vicinity

Enjoy a wide variety of adventurous activities that include rope cycling, mountain climbing, obstacle rope course, rappelling, dirt remote cars, bungee run, kids rope course, etc.



Lush Green Environment

South of Gurugram is surrounded by the Aravallis.

BANG ON DELHI MUMBAI INDUSTRIAL CORRIDOR



Delhi-Mumbai Expressway, elevated road expected to turn Sohna into next major realty hub

With the Haryana portion of the Delhi-Mumbai Expressway and the Sohna elevated road likely to be finished by next year, experts were of the opinion that the real estate sector will see a major development as they improve access, create jobs and allow people to move with ease



Developers, who had invested in Sohna around five to six years ago, said that the Delhi-Mumbai expressway and Sohna elevated road will boost demand, as it would take residents only 15 minutes to reach Rajiv Chowk in Gurugram. (Parveen Kumar/HT Photo)

Sohna Road: A popular destination in Gurugram for affordable and mid-range housing

The expanding presence of affluent properties in locations like Sohna Road demonstrates the growing luxury trend in Gurugram's real estate market.

January 25, 2022 2:07:56 pm



The well-connected Sohna Road continuously witnesses new constructions that contribute to the convenience.

Sohna Road in Gurugram is home to a plethora of realty developments. It features a well-developed infrastructure and excellent connectivity. Several

THE TIMES OF INDIA

Independent floors race ahead to dominate homebuyer choice in residential realty

June 5, 2022, 5:38 PM IST / Ashok Singh Jaunepuria in Voices, Business, TOI

The pandemic has reaffirmed the buyers' and investors' faith in real estate assets, making them the most sought-after investment choice. The wish for an indulgent lifestyle with ample space, no unnecessary interference, and amenities personalized as per the buyers' choice, have turned the tide in favor of luxurious independent floors. Thriving realty hotspots such as New Gurgaon or Sohna Road host a population of industry leaders, corporate giants, NRIs, ex-pats, and young professionals. Buoyed by the benefits of independent floors, this population is increasingly stepping ahead to invest in these offerings which are the next big thing in residential real estate.

Independent floors are gaining prominence as they offer the customers the dual benefits of staying closer to their loved ones under the same roof and having enough space for individual privacy. Many customers buy two or more floors in the same plot for self and close relatives. Another factor that works in favor of these assets is that they have lesser turnaround times in terms of construction. The discerning customers with higher-paying potential who look for a company of like-minded people are now looking towards independent floors that offer more space and have less density. The DDJAY is adding to the surge in demand with smaller plots and high density for the mid segment buyer. However, the upper segment is also now slowly shifting from high-end apartments to high-end floors owing to the same amenities and room sizes being made available, in a large plot area by

Jadav.Kakoti@timesgroup.com

Branded luxury is no longer exclusive to the millionaires. More and more people are increasingly aspiring to taste such luxury and this aspiration is getting stronger among prospective buyers, those who can afford such luxury.

Noida is also emerging as a preferred destination for affordable luxury. This is due to a host of factors including exposure to branded luxury in the course of their foreign trips. The urge to get the same back home leads quite a



Is affordable luxury redefining realty?

Affordable luxury segment is fast emerging as a top pick among homebuyers in Noida

few to invest in luxury branded homes. For many, it also fulfils the aspirational aspect of owning a branded home.

Commenting on new trends of affordable luxury home, Bani G Anand, director, ATS Infrastructure, avers, "The growing preference of the younger generation for luxury homes has been an ongoing phenomenon since last few years. Their preferences have always shaped trends in the real estate business, for them it's a perfect blend of both functionality and convenience. The younger generation is a major technology consumer — for them everything is best when available at the click of a button. It is because of these choices that we have witnessed a spike in the demand for luxury homes, especially from the first-time homebuyers."



IN THE LAP OF LUXURY
THE YOUNGER GENERATION IS A MAJOR TECHNOLOGY CONSUMER — FOR THEM EVERYTHING IS BEST WHEN AVAILABLE AT THE CLICK OF A BUTTON. IT IS BECAUSE OF THESE CHOICES THAT WE HAVE WITNESSED A SPIKE IN THE DEMAND FOR LUXURY HOMES

When we talk about young buyers, future-ready homes are something one needs to be careful of, ones that are suitable for their modern requirements.

Covid-19 pandemic has made people realise that home is the safest place to stay and also the safest investment.

Pradeep Aggarwal, founder and chairman, Signature Global Group and chairman, ASSOCHAM National Council on Real Estate,

Housing and Urban Development, maintains, "People have started realising that having a simple home is not what excites them. Everyone dreams of luxuries attached to their abode where they spend quality time with family. The sector noticed this demand and came up with projects that are a cross between affordable and luxury. The response was good and these units/projects sold like hot cakes."

निवेश के लिए बेहतर है यह समय

सही मायने में यह समय अपनी पोजिटिव रोल के साथ आगे बढ़ने का है। कोविड की दूसरी लहर के बाद जहां एक ओर रियल एस्टेट सेक्टर फिर से घापसी को तैयार है, वहीं निवेशक भी इस उम्मीद में बैठे हैं कि उन्हें कम बेहतर ऑफर मिले और वे निवेश के लिए आगे बढ़ें।



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प्रॉपर्टी एक्सपर्ट्स हर स्थिति में भरोसा इनोवेटिव के साथ चीखना उदित को बसाते देते हैं। यह कहते हैं। इनके लिए अब कोविड के बाद जहां एक ओर रियल एस्टेट सेक्टर फिर से घापसी को तैयार है, वहीं निवेशक भी इस उम्मीद में बैठे हैं कि उन्हें कम बेहतर ऑफर मिले और वे निवेश के लिए आगे बढ़ें।

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बॉयर्स में यूथ ज्यादा हैं और वे देश दुनिया की परिस्थितियों को अच्छे से समझते हैं और कम उम्र में ही घर होने के फायदे के बारे में भी जानते हैं। जहां तक गुरुग्राम की बात है, तो यह शहर यूथ का शहर है। इसलिए यहां पर उन्हें आकर्षित करने के लिए वर्ल्ड क्लास की सुविधा वाले प्रोजेक्ट्स आते रहते हैं। कोविड के दौर निवेश के अपने फायदे हैं। इसलिए इस ओर बढ़ना समझारी भरा कदम कहा जा सकता है।

प्रदीप अग्रवाल
सिग्नेचर ग्लोबल ग्रुप के संस्थापक और एसोचैम नेशनल काउंसिल ऑन रियल एस्टेट, हाउसिंग एंड अर्बन डेवलपमेंट के अध्यक्ष

Sohna Is Emerging As Top Real Estate Destination



Mar 2021 | by Realty Plus, in Realty Spotlight

Sohna has risen steadily on the livability index over the last few years; the city and its vicinity show promising progress on many of the key parameters of the livability index that have made NCR a promising urban centre and satellite area. It scores well on key factors such as current and potential access to other cities, health and education services, the local proximity to business growth and development centres, civic amenities, etc. By 2031, the total population of NCR is estimated to reside in South Gurugram. Increased habitability has a beneficial impact on perceived wellbeing and the overall socio-economic climate.

"Today, Sohna micro market has both affordable and big ticket residential developments, besides prominent commercial and hospitality developments in South of Gurugram and neighbouring micro markets. As a result of this Sohna has emerged as a real estate hub, particularly affordable mid-segment hub for both end-users and investors, offering variety in the form of group housing, builder floors and villas. The biggest advantage is that property here is much affordable compared to neighbouring micro markets. This lower entry point makes it attractive market for investors. According to Anarock report, prices here have appreciated in double digit since 2014. So much so that it has beaten Noida West, another affordable housing hub in the NCR," says **Pradeep Aggarwal, Founder & Chairman, Signature Global and Chairman, National Council on Affordable Housing, ASSOCHAM.**

The affordability of housing is currently highly-priced as the cost of the majority of residential houses here varies between Rs.37-58 lakh for 2-BHK and Rs.61-89 lakh for 3-BHK. "In NCR, Sohna Road has emerged as one of the top-performing real estate markets as it has witnessed an appreciation of around 19% since 2013. The appreciation is much more than the appreciation in other markets of NCR, which is an indication of the livability and affordability of the area. Sohna has emerged not only as one of the best investment destinations, but also as the place where people can immerse themselves in," says **Ankit Kansal, Founder & MD, 360 Realtors.**

ADORNED WITH 30+ AMENITIES

- 01 REJUVENATION CENTRE
- 02 OTHER COMMUNITY FACILITIES (OCF)
- 03 MAIN SWIMMING POOL
- 04 KIDS' POOL
- 05 POOL DECK
- 06 KIDS' PLAY AREA
- 07 BADMINTON COURT
- 08 SKATING RINK
- 09 HALF BASKETBALL COURT
- 10 CRICKET NET PRACTICE PITCH
- 11 OUTDOOR GYM
- 12 JOGGING TRACK OF 0.5 KM
- 13 PATHWAY OF 2KM ALONG ROAD
- 14 LAWN
- 15 REFLEXOLOGY GARDEN

- 16 SITTING UNDER TRELLIS
- 17 LOUNGERS UNDER TRELLIS
- 18 FEATURE ARCHES WITH SITTING
- 19 FRAGRANCE GARDEN WITH SITTING
- 20 GARDEN PAVILION
- 21 OPEN - AIR THEATRE (OAT)
- 22 WATER SPOUTS
- 23 FEATURE WALL
- 24 TRAFFIC ROTARY WITH MOUND AND SCULPTURE
- 25 PATHWAY THROUGH PORTALS
- 26 GARDEN ENTRY THROUGH PORTALS
- 27 ENTRY TO CENTRAL GREENS
- 28 ENTRY WATER FEATURE
- 29 ENTRANCE GATE COMPLEX
- 30 RESIDENTIAL ENTRY/EXIT



AMPHITHEATRE



SKATING RINK



KIDS PLAY AREA



SWIMMING POOL



OPEN GYM



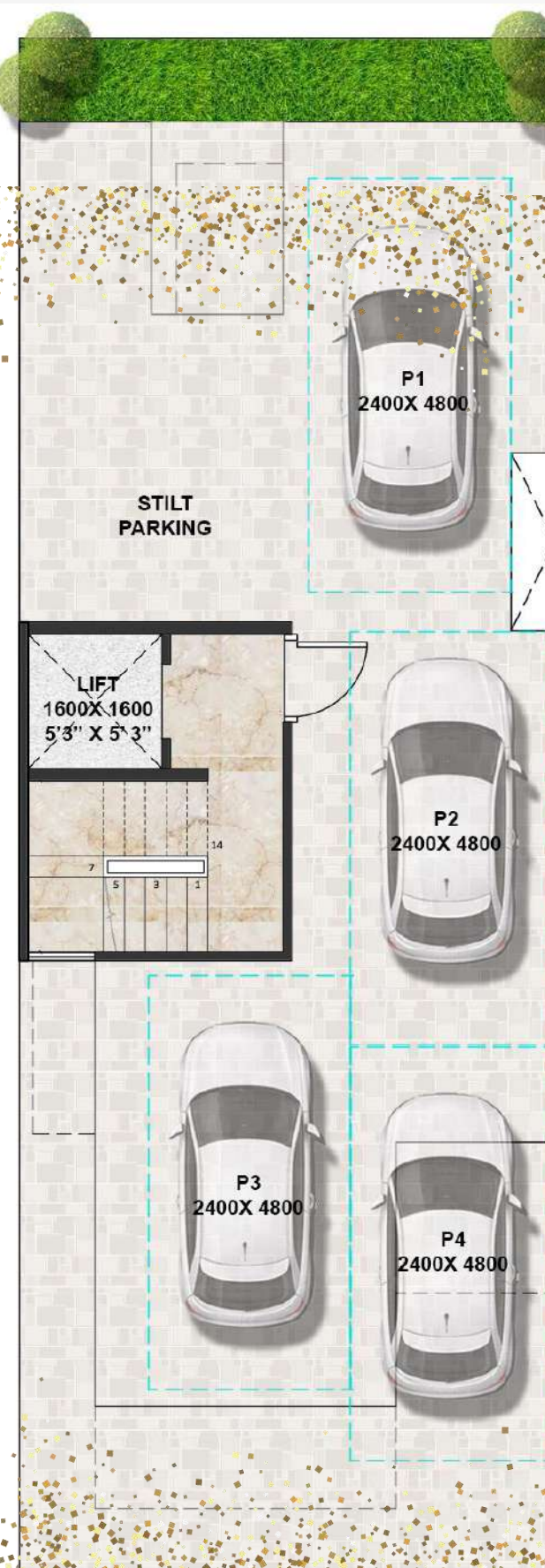
HALF BASKETBALL COURT

SITEPLAN



FLOOR PLAN

TYPE-A (3BHK+
2 TOILET)



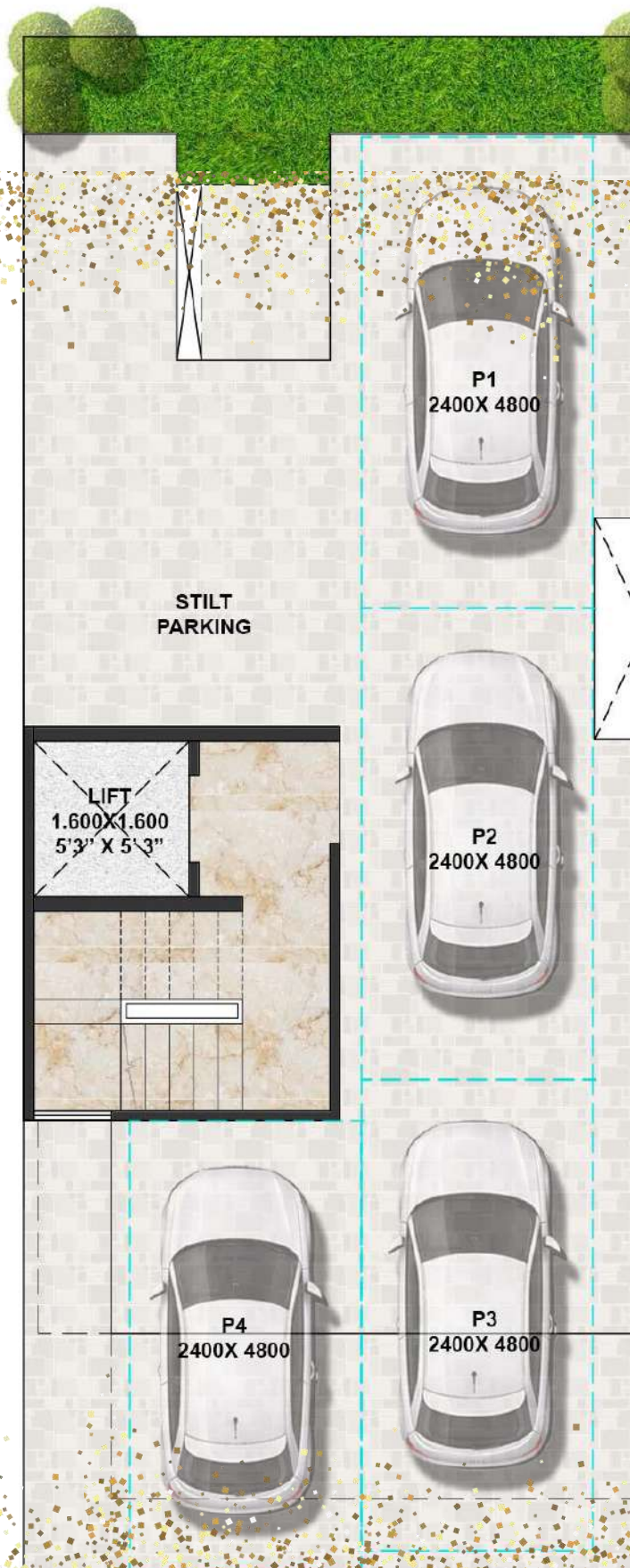
STILT FLOOR



TYPICAL FLOOR
(1ST, 2ND, 3RD & 4TH)

FLOOR PLAN

TYPE-B (2BHK+
2 TOILET)



STILT FLOOR



TYPICAL FLOOR
(1ST, 2ND, 3RD & 4TH)

PHASE I CONSTRUCTION IN FULL SWING



SPECIFICATIONS

DRAWING / DINING ROOM



FLOOR
VITRIFIED TILES



CEILING
OIL BOUND DISTEMPER



WALL
OIL BOUND DISTEMPER

BALCONIES



FLOOR
ANTI-SKID / MATT
FINISH CERAMIC TILES



RAILING
MS RAILING WITH
ENAMEL PAINT FINISH

BEDROOM



FLOOR
VITRIFIED TILES



CEILING
OIL BOUND DISTEMPER



WALL
OIL BOUND DISTEMPER

KITCHEN



FLOOR
VITRIFIED /
CERAMIC TILES



WALL / CEILING
OIL BOUND DISTEMPER



DADO
CERAMIC TILES 600MM
ABOVE COUNTER



COUNTER TOP
GRANITE STONE



FITTINGS & FIXTURES
ISI MARKED CP FITTINGS
& SS SINK

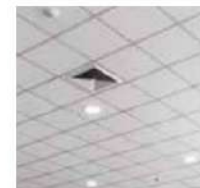
TOILET & BATH



FLOOR
ANTI-SKID
CERAMIC TILES



WALL
CERAMIC TILES TILL
4FEET / 7'-0" FEET



CEILING
GRID FALSE CEILING



FITTINGS & FIXTURES ISI MARKED
CP FITTINGS, WC & WASHBASIN

TERRACE



BRICKBAT COBA OR
WATER PROOFING TREATMENT

DOORS & WINDOWS



INTERNAL DOOR FRAMES
HARD WOOD / RED MERANDI



INTERNAL DOOR SHUTTERS
BOTH SIDE LAMINATED DOORS
WITH PAINTED FINISH ON BOTH SIDE



EXTERNAL DOORS & WINDOWS
UPVC/ALUMINIUM POWDER COATED

DOORS & WINDOWS



INTERNAL DOOR FRAMES
HARD WOOD / RED MERANDI



MAIN & INTERNAL DOOR
SHUTTERS BOTH SIDE
LAMINATED



EXTERNAL DOORS & WINDOWS
UPVC/ALUMINIUM POWDER COATED

ELECTRICAL

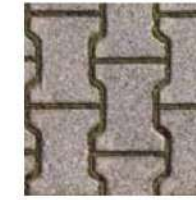


WIRING
COPPER ELECTRICAL WIRING
THROUGHOUT IN CONCEALED
CONDUIT FOR LIGHT POINTS



SWITCHES / SOCKET
ISI MARKED SWITCHES
& SOCKETS

EXTERNAL DEVELOPMENT



INTERNAL ROADS
INTERLOCKING BLOCKS/
TREMIX CONCRETE ROAD



BOUNDARY WALL
RCC / BRICK WALL
WITH PLASTER &
EXTERNAL WEATHER
PROOF PAINT FINISH



EXTERNAL PAINT
WEATHER PROOF TEXTURE
PAINT IN BUILDINGS

STRUCTURE



EARTHQUAKE RESISTANT
RCC FRAMED/BRICK WORK
STRUCTURE
AS PER SEISMIC ZONE

BEST BRANDS FOR THE BEST EXPERIENCE

TILES

Kajaria
TRANSFORM YOUR WORLD

VARMORA
innovating happiness

orientbell
tiles

SWITCHES

wipro

NORTH · WEST

Crabtree

SANITARY FITTINGS

hindware
Start with the expert

VARMORA
innovating happiness

PAINTS

asianpaints

Dulux

Berger
Point your imagination

WOODEN DOORS

Bhutan tuff
Bringing Home The Nature
PLY | VENEER | DOORS

ramaply

JET
PLYWOOD · BLOCK BOARD · FLUSH DOORS
Bihar · Madhya Pradesh · Karnataka

DOOR LOCKS & HANDLES

Qquba
EXPERIENCE EXCELLENCE

IPSA
DOOR LOCKS | FURNITURE FITTINGS

WIRES & CABLES

Finolex

POLYCAB
Connection Zindagi Ka

HAVELLS

BATRA

GLASS/UPVC

SAINT-GOBAIN

ÖKOTECH
Lead free uPVC profiles

CP BATH FITTINGS

prayag
FAUCETS & PIPES

eurobrass

LIFTS

OTIS
KONE

Schindler

thyssenkrupp

PLUMBING PIPES

Supreme

ashirvad

BIRLA | HIL
PIPES

LIGHTING

SYSKA

OSRAM

BAJAJ
Bajaj Electricals Ltd.

PAYMENT PLAN

Construction Linked Payment Plan For SG-Park-4&5-Phase-2

Unfrozen Plots

S. No.	Particulars	(%)
1	On Booking.	9% of Total Price
2	Within 15 Days from the date of submission of application form	Execution and registration of the Builder Buyer Agreement.
3	Within 60 Days from the date of Booking or Clearance of 1st Payment (whichever is earlier).	16% of Total Price
4	Within 8 Months from the date of Booking or Completion of Construction milestone listed here under (whichever is Later). A) Excavation of 75% Plots. B) Foundation of 25% Plots.	25% of Total Price
5	Within 16 Months from the date of Booking or Completion of Construction milestone listed here under (whichever is Later). A) Foundation of 50% Plots. B) 1st Floor roof of 50% Plots.	25% of Total Price
6	Within 24 Months from the date of Booking or Completion of Construction milestone listed here under (whichever is Later). A) 4th Floor roof of 100% Plots.	20% of Total Price
7	On Offer of Possession.	5% of Total Price + Possession Charges/Other Charges (If Any) as applicable.

Note: -Note: The taxes as applicable would be payable at each stage. Applicant/Allottee shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the scheduled amount within the timelines mentioned in provisional allotment letter. In case of failure to pay as per payment plan or within the timelines mentioned in provisional allotment letter, Applicant/Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority. The Payment Plan/Schedule may be preponed if the Occupation/Part Occupation Certificate/Completion Certificate/Part Completion Certificate (OC/CC/Part OC/ Part CC) as applicable is received or construction is completed before the scheduled possession period."

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Disclaimer: Promoter urges every applicant to inspect the project site and shall not merely rely upon any architectural impression, plan or sales brochure and, therefore, requests to make personal judgment prior to submitting an application for allotment. The Project is being developed in phases, hence, certain facilities/amenities etc, may be used by allottee of other phases. 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 tra_c at a relevant point of time. *Rate mentioned above does not include GST and other statutory charges, if applicable. T & C Apply. 1 sq. mt. = 10.7639 sq. ft.