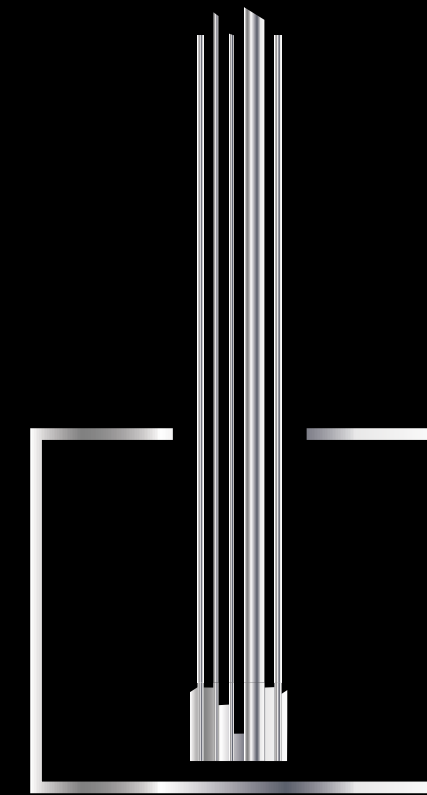




FOR SALES QUERY: 8750-868686



UNLOCK
EXCEPTIONAL LIVING

INTRODUCING



SIGNATURE
GLOBAL

Titanium SPR

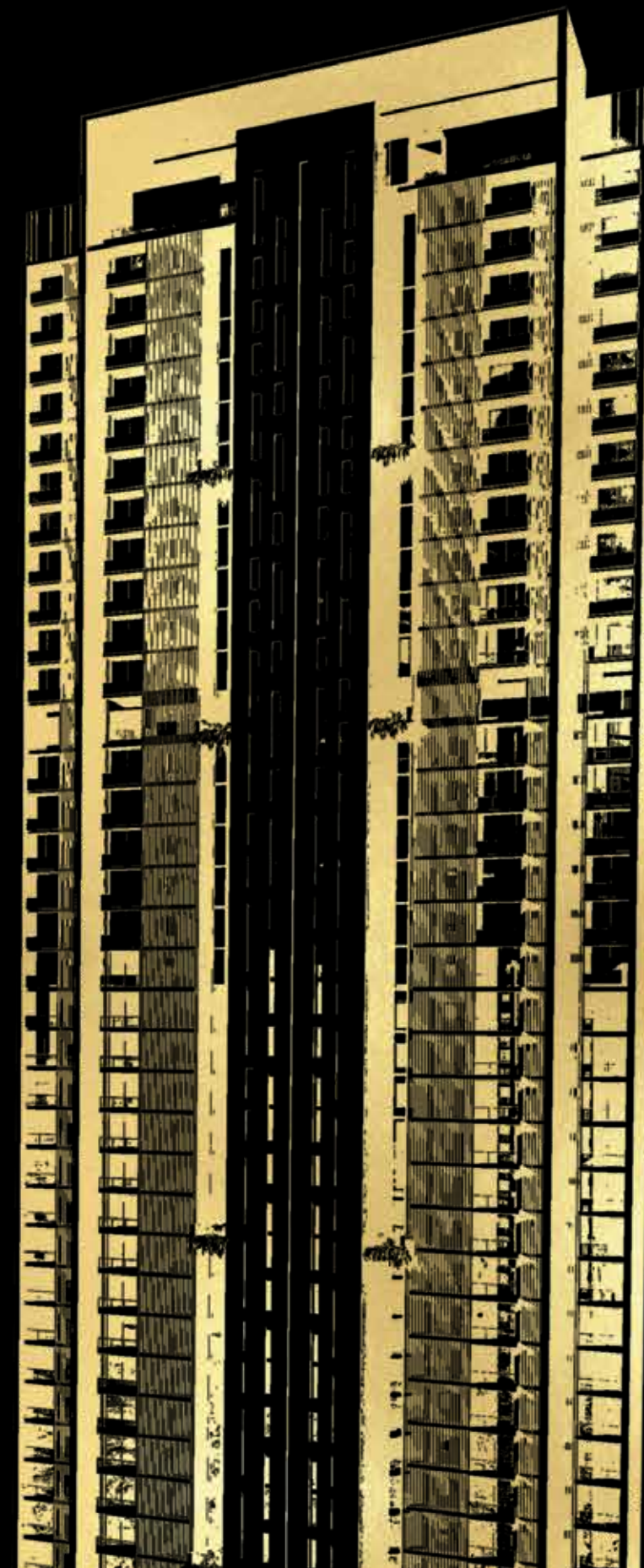
3.5 & 4.5 BHK UBER LUXURIOUS CONDOMINIUMS

Marketed By:



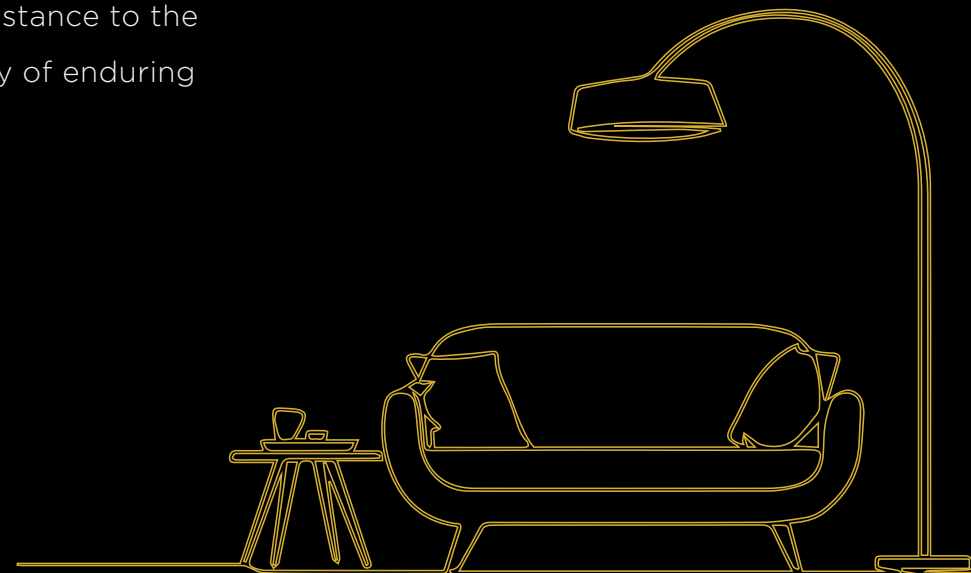
LARISA
REALTECH PVT LTD

FOR SALES QUERY: 8750-868686



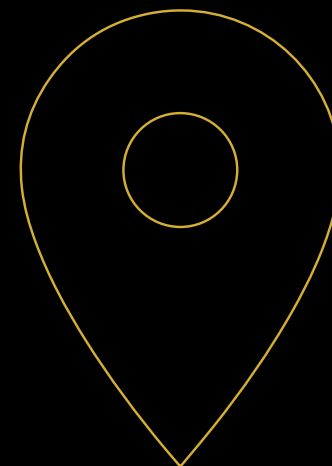
A Tale of High Rise: Discovering Luxury Living Together.

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.

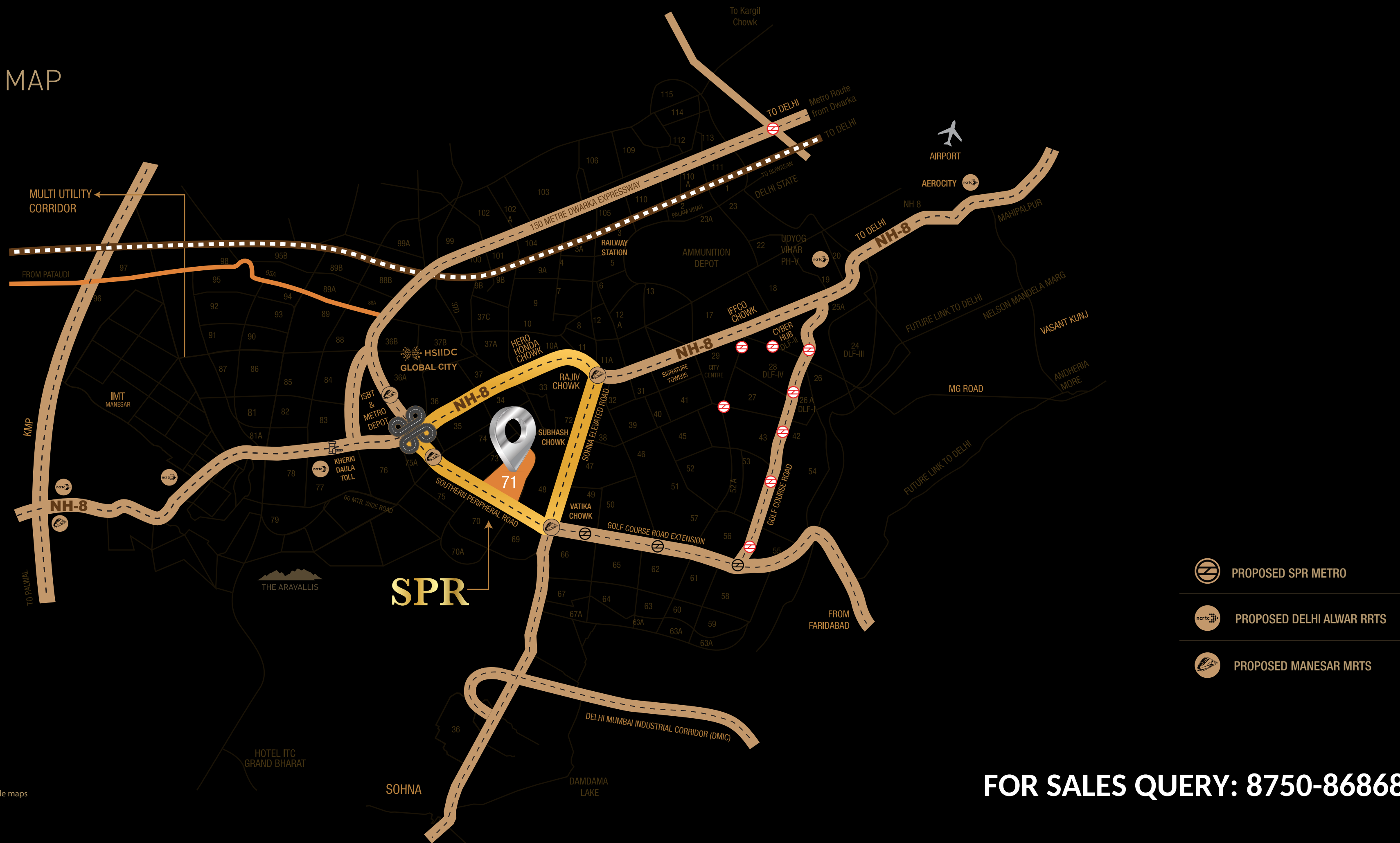


Navigate the Highway to Convenience.

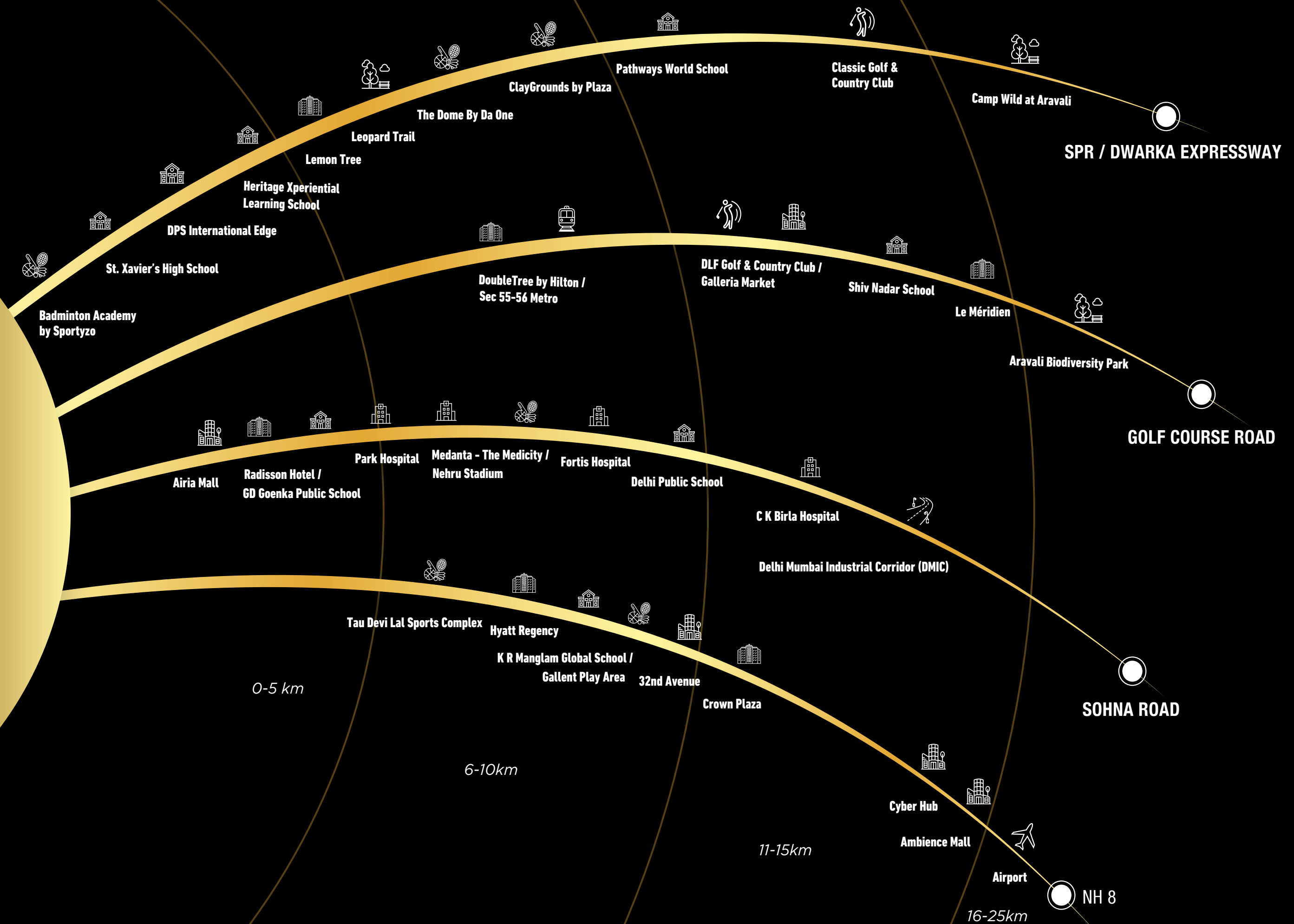
In the heart of GURUGRAM, Sector 71, lies our esteemed project. This vibrant sector has captured the spotlight, buzzing with excitement due to its expansive road networks, ongoing infrastructure enhancements and active involvement of real estate developers. Positioned centrally, it offers easy access 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



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.

FOR SALES QUERY: 8750-868686





SKY TERRACE

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

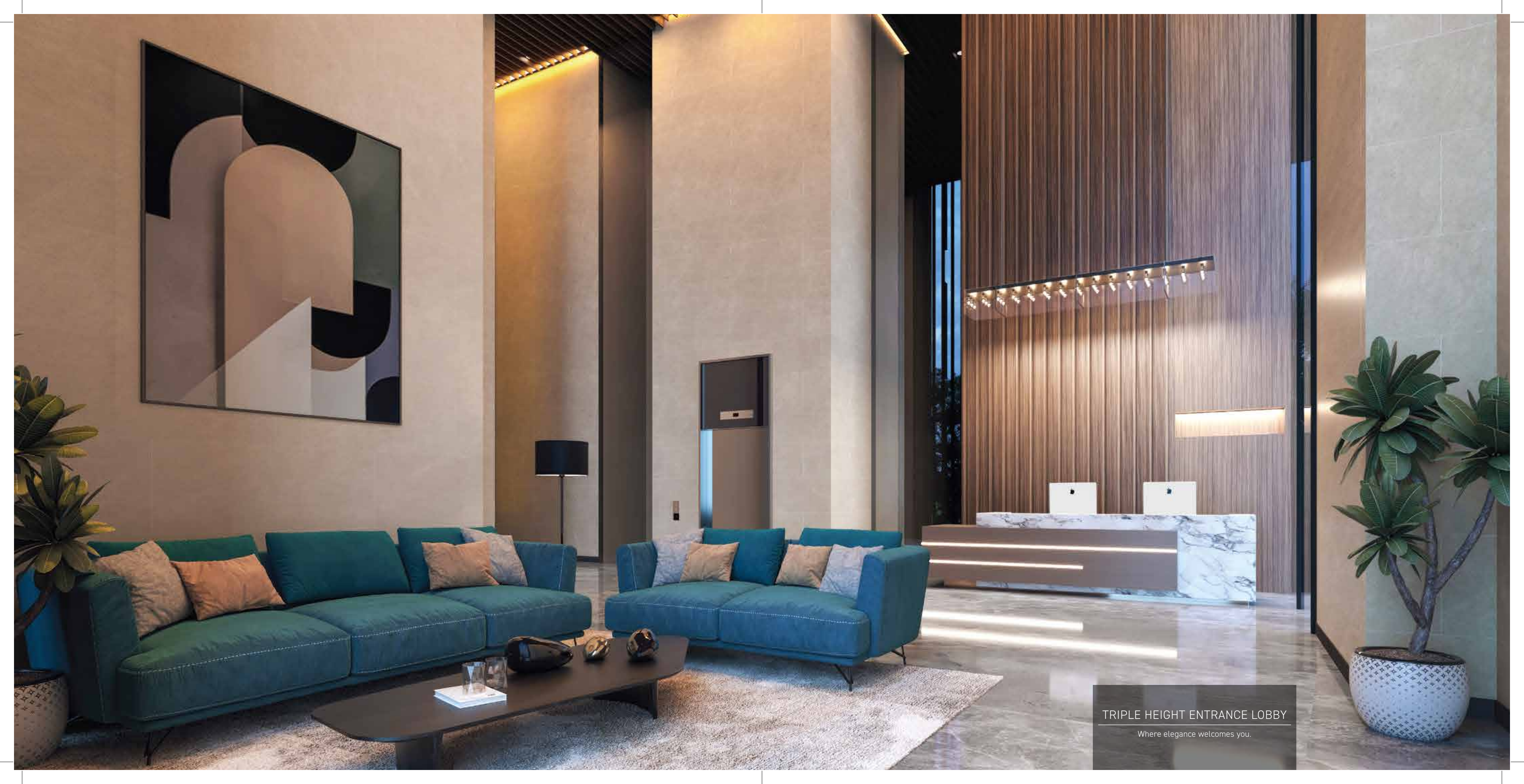
SKY GARDEN AT 30TH FLOOR

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

3.6 METER FLOOR-TO-FLOOR HEIGHT OF CONDOMINIUMS

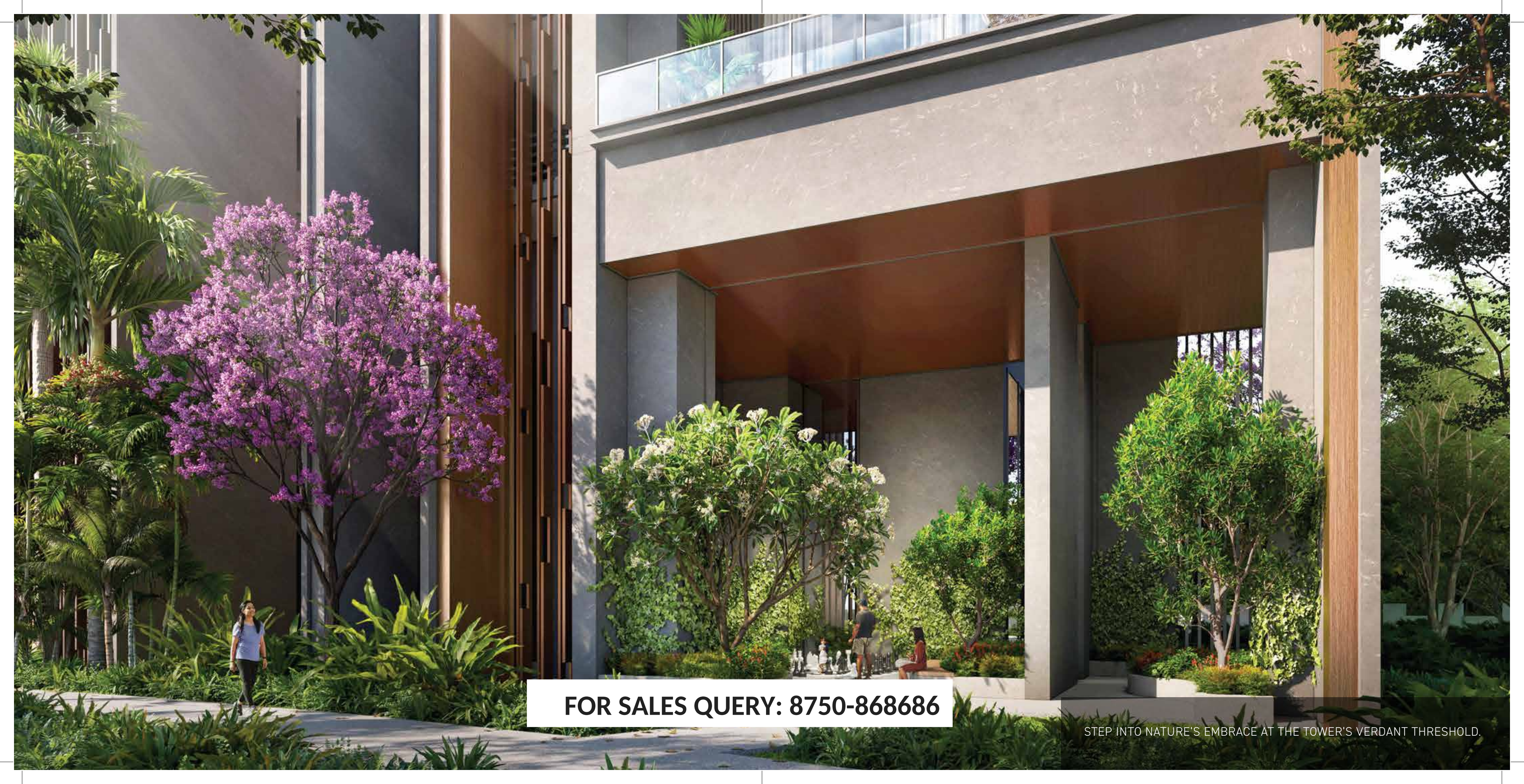
DOUBLE HEIGHT CLUB ENTRANCE LOBBY

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



TRIPLE HEIGHT ENTRANCE LOBBY

Where elegance welcomes you.



FOR SALES QUERY: 8750-868686

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.

FOR SALES QUERY: 8750-868686





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.

FOR SALES QUERY: 8750-868686



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.

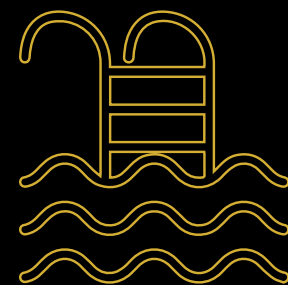


Embracing Community and Connection.



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.

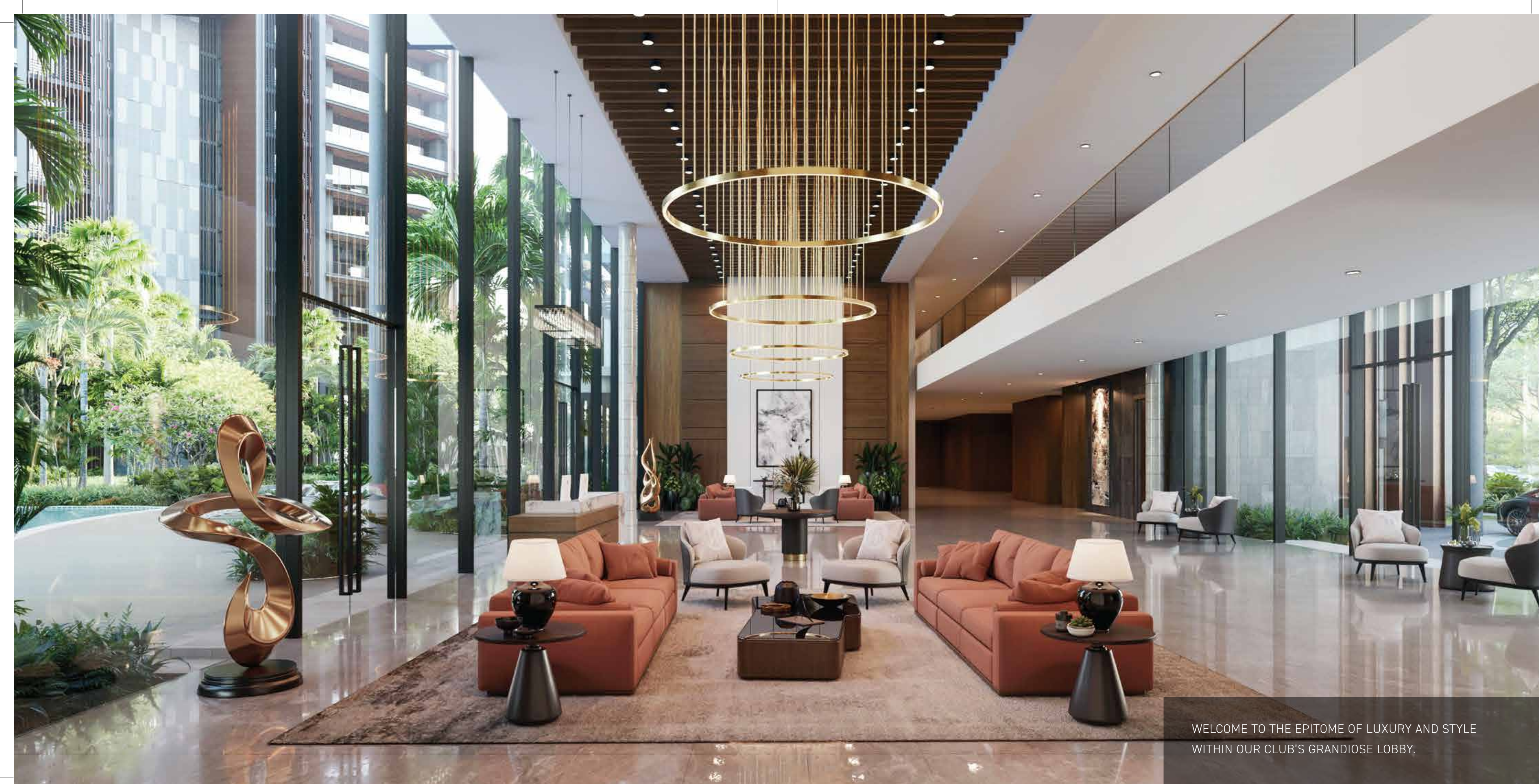




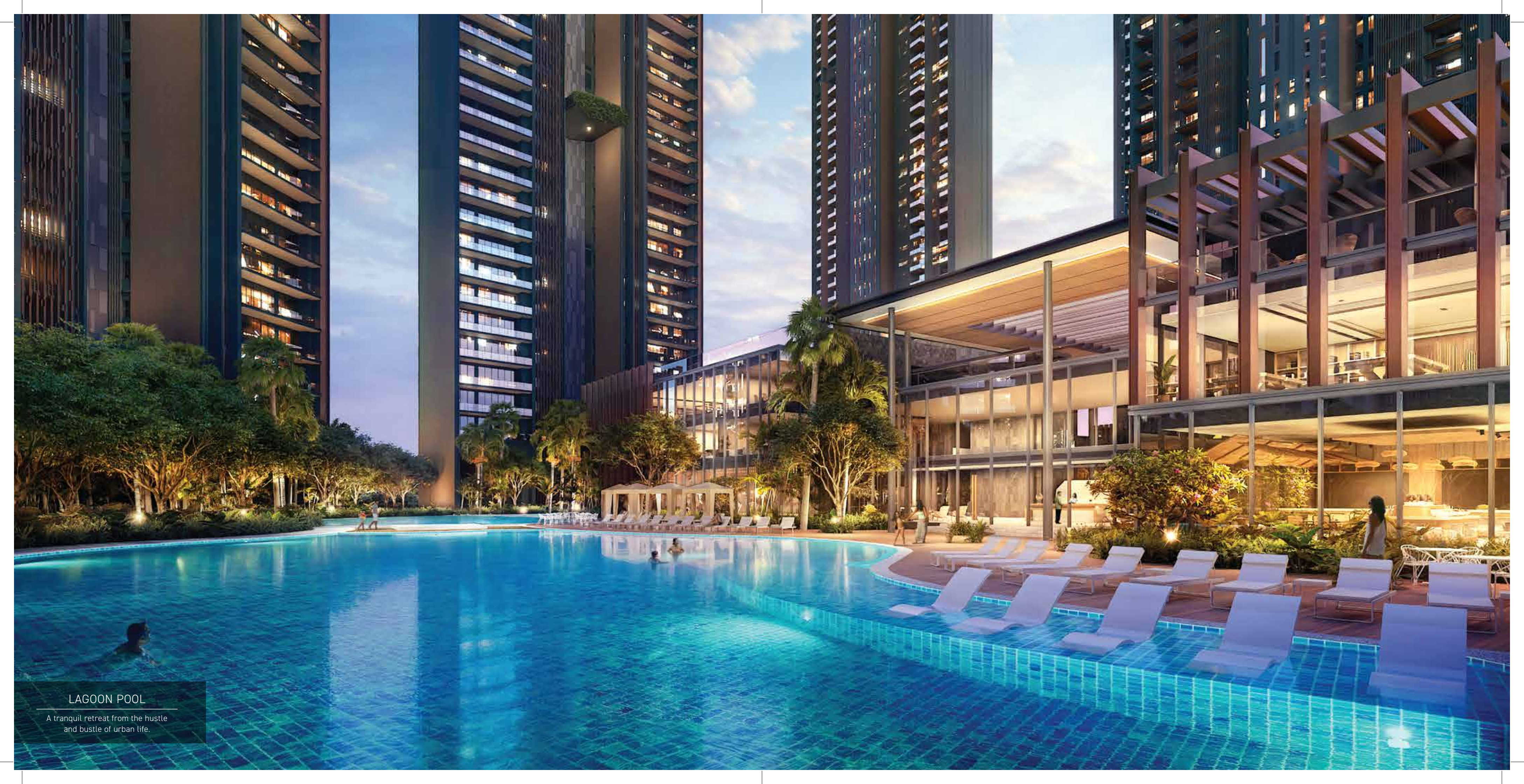
FOR SALES QUERY: 8750-868686

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

FOR SALES QUERY: 8750-868686

• 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.



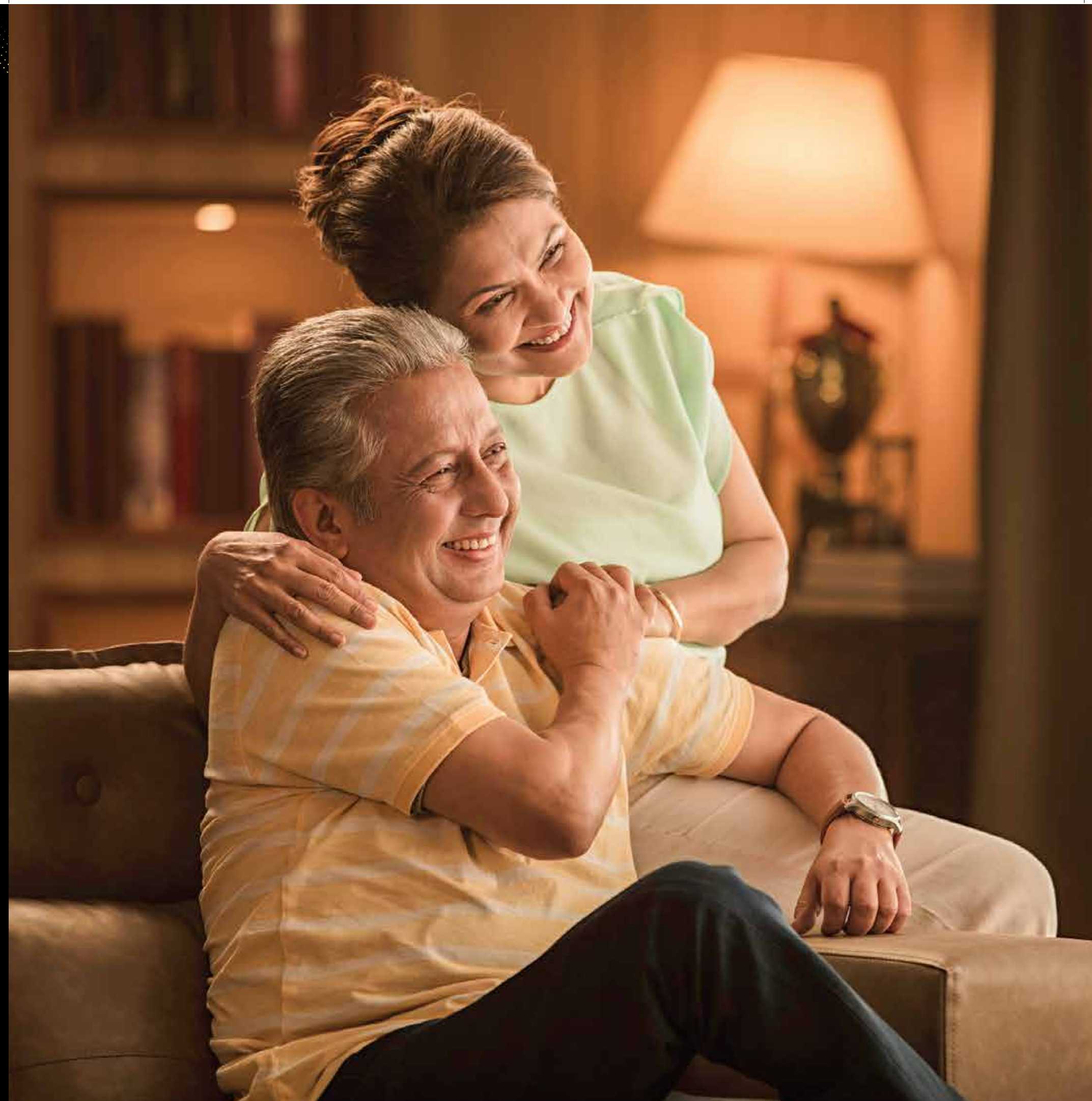
MEETING/CONFERENCE ROOM

Power sessions await.

A Place to Call Home

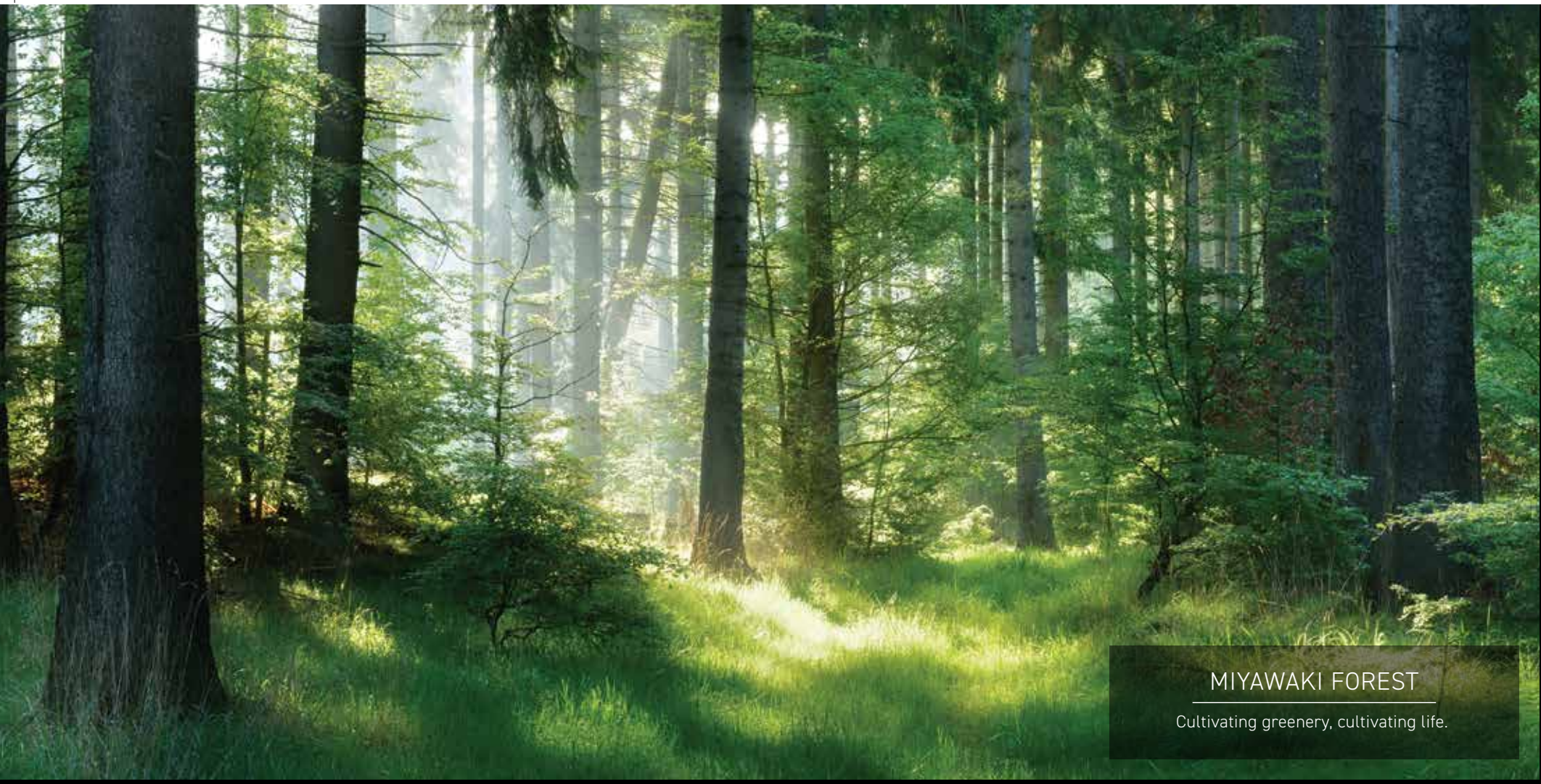
As the years leave their fond memories,
find yourselves enchanted in the lap of
luxury living amidst the vibrant pulse of
Gurugram's Sector 71. Signature Global
Titanium SPR continues to be your haven
of comfort and tranquillity for a long
time in future.

FOR SALES QUERY: 8750-868686



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.

FOR SALES QUERY: 8750-868686





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

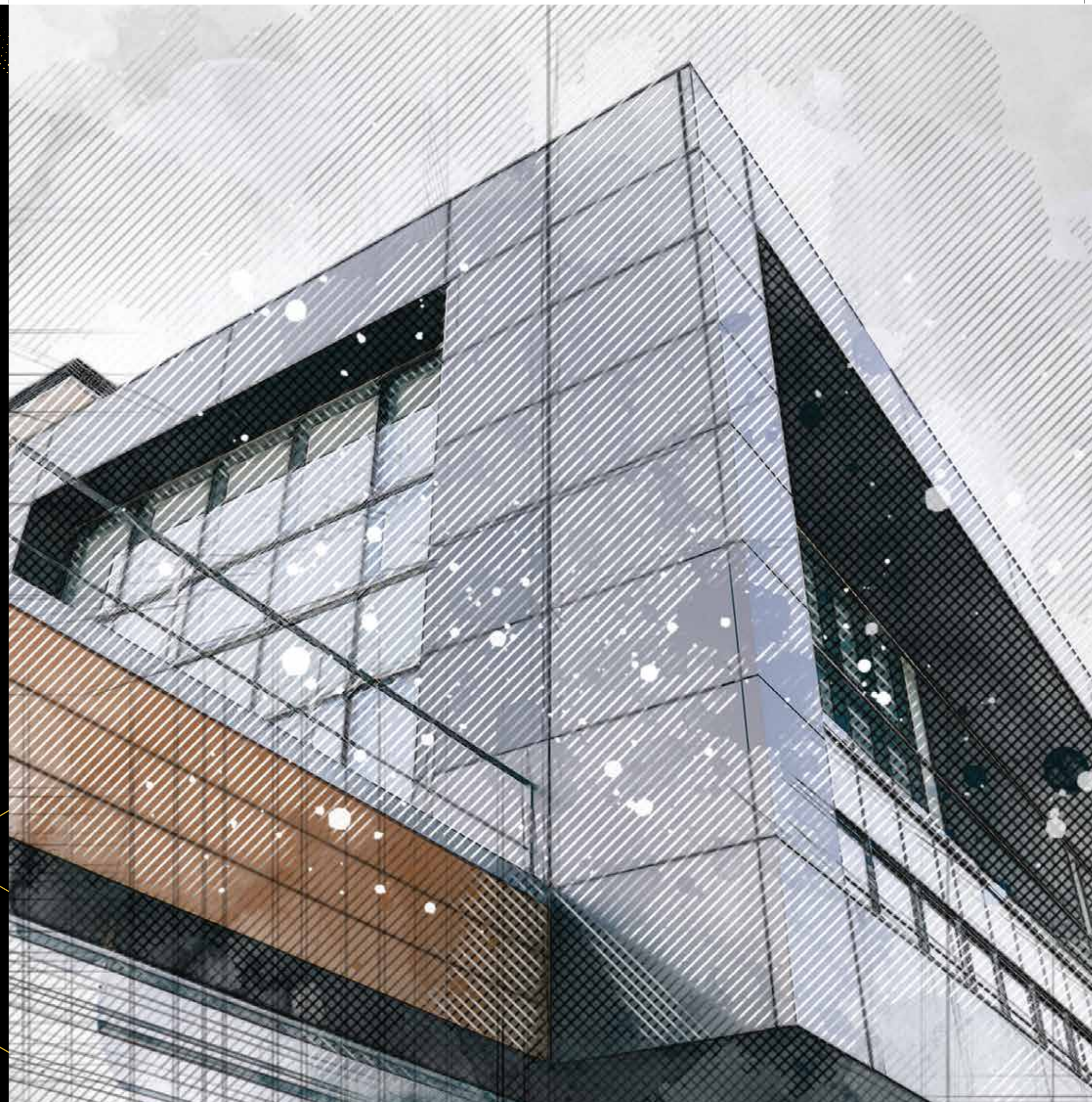
As you embark on a journey through our vibrant community, we're thrilled to introduce the creative forces behind the essence of your potential new home. Within our urban oasis, we're honoured to introduce the creative forces behind our shared vision, a tale of collaboration and innovation. Allow us to 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.

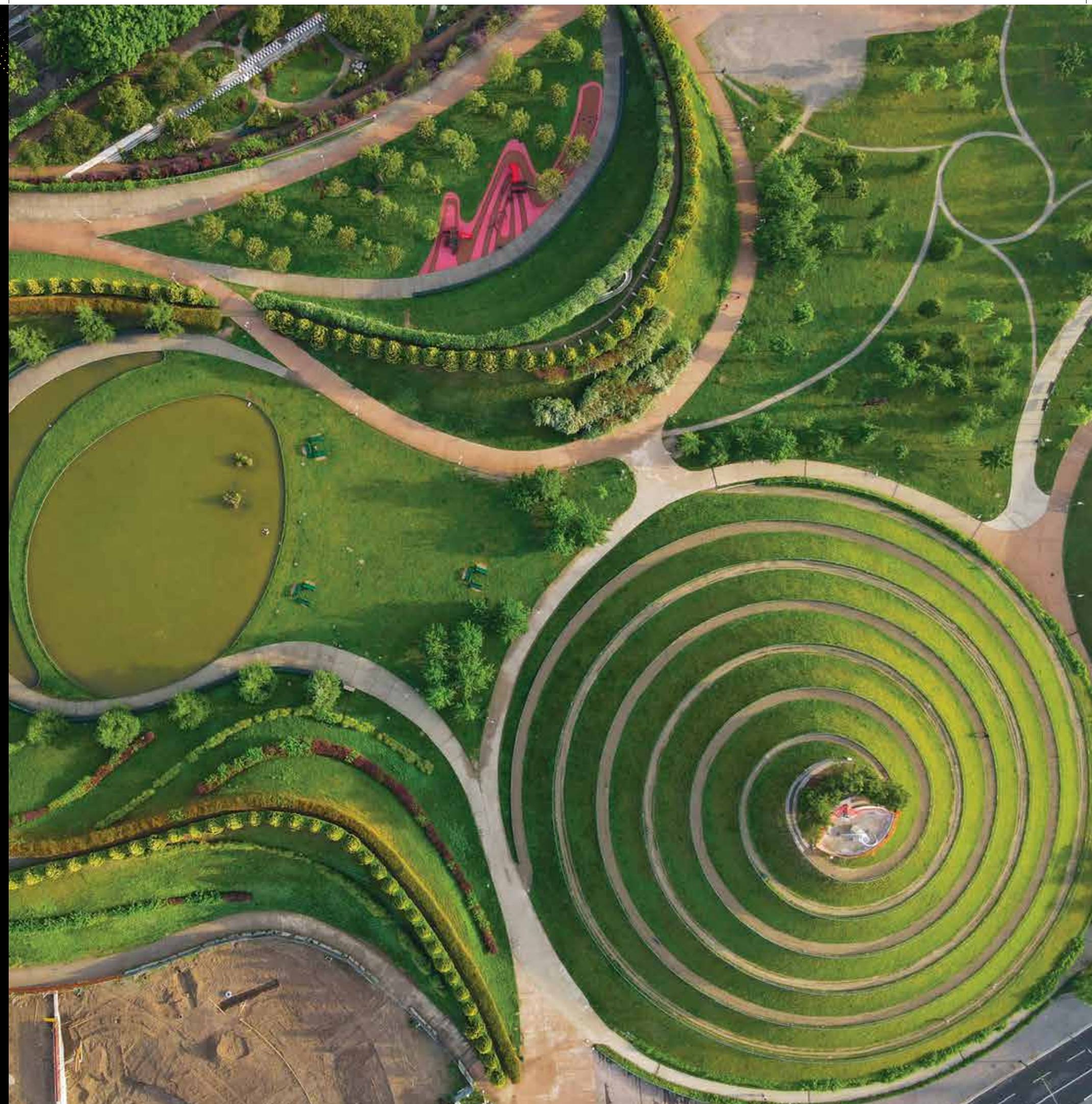
FOR SALES QUERY: 8750-868686





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

SPORTS ARENA

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

14. SOCIAL GARDENS
 - SHADED SEATING AREAS
 - ENTRANCE GARDENS
 - SCULPTURE/ART/PICNIC AREAS
 - FLOWERING & SENSORY GARDENS
 - YOGA & MEDITATION
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)

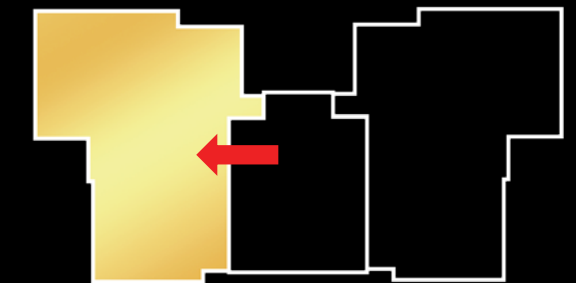
- | | |
|--------------|--------------|
| T2 - 4.5 BHK | T7 - 3.5 BHK |
| T3 - 4.5 BHK | T8 - 3.5 BHK |
| T4 - 4.5 BHK | |
| T5 - 4.5 BHK | |
| T6 - 4.5 BHK | |

FOR SALES QUERY: 8750-868686

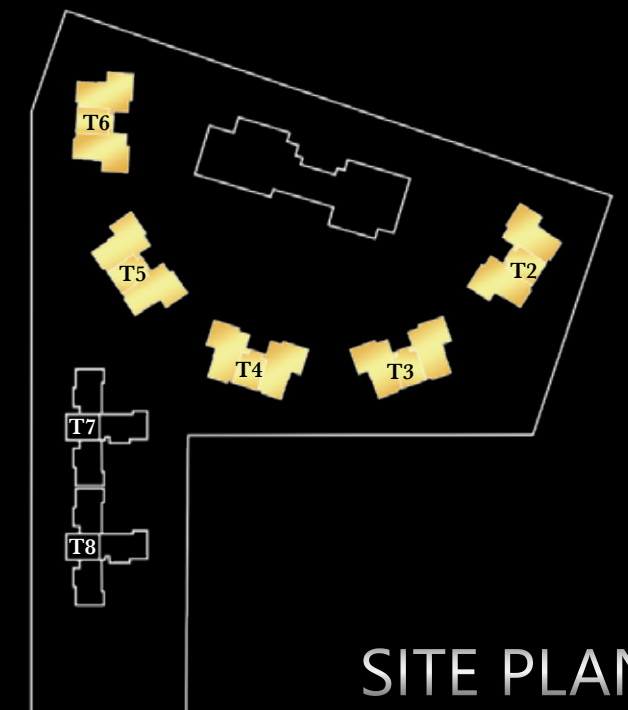


4.5 BHK 2 TO A CORE

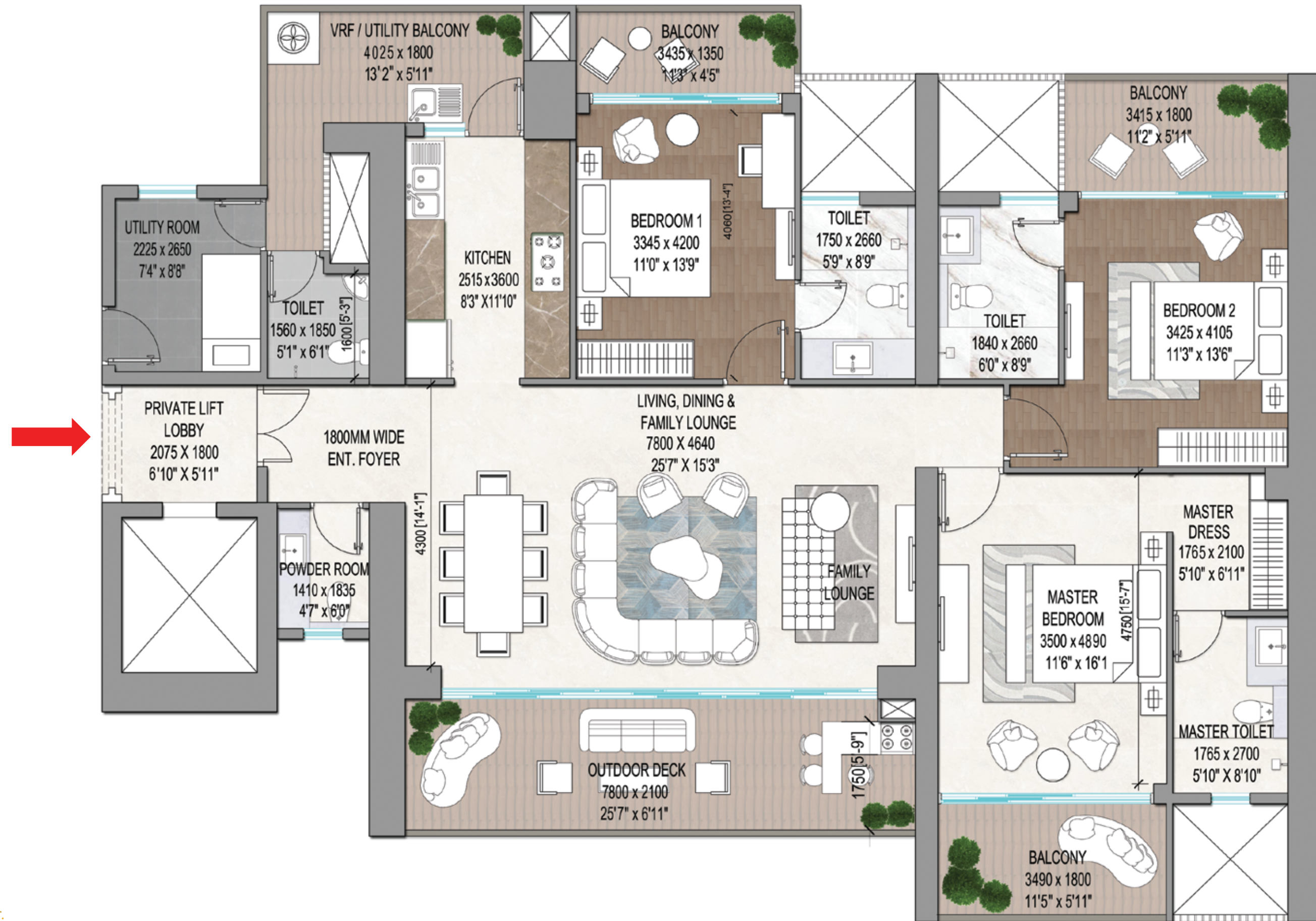
ENTRANCE FOYER + LIVING + DINING & FAMILY LOUNGE
KITCHEN + POWDER ROOM + PUJA
MASTER BEDROOM + JUNIOR MASTER BEDROOM
2 BEDROOMS + 4 TOILETS + UTILITY ROOM



TOWER KEY PLAN

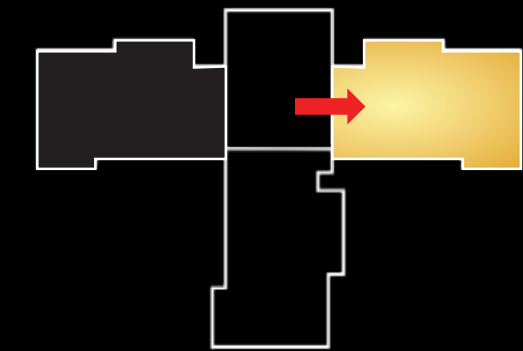


SITE PLAN

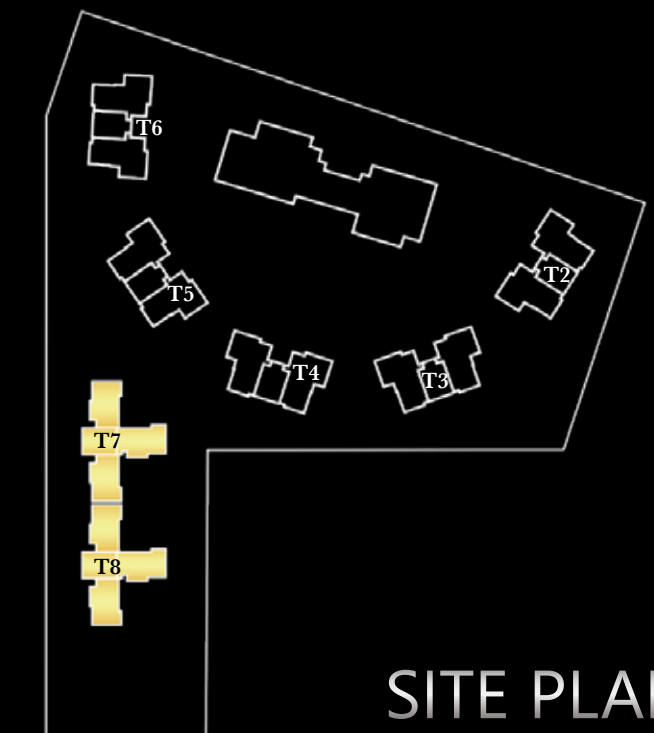


3.5 BHK 3 TO A CORE

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



TOWER KEY PLAN

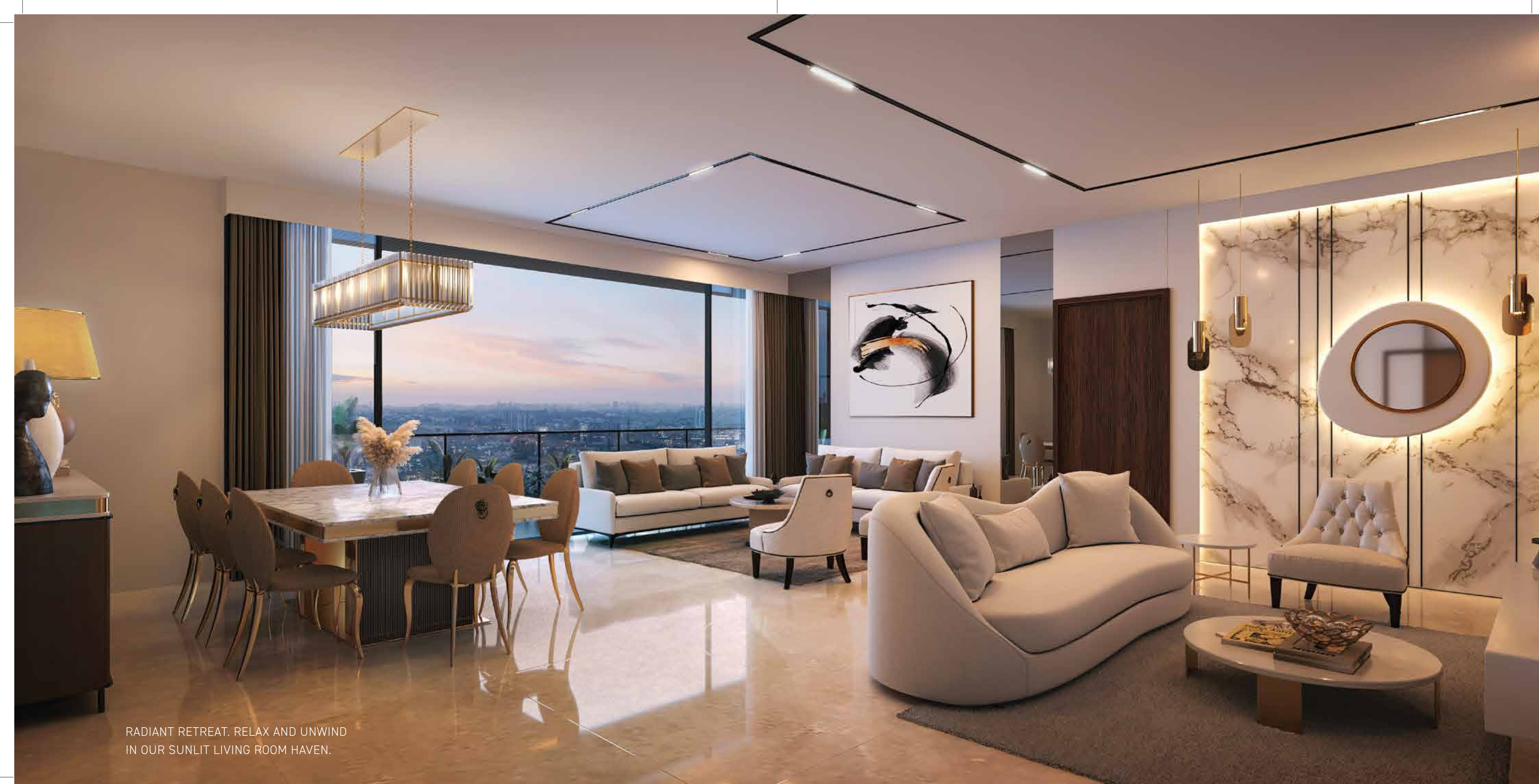


SITE PLAN



FOR SALES QUERY: 8750-868686

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



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

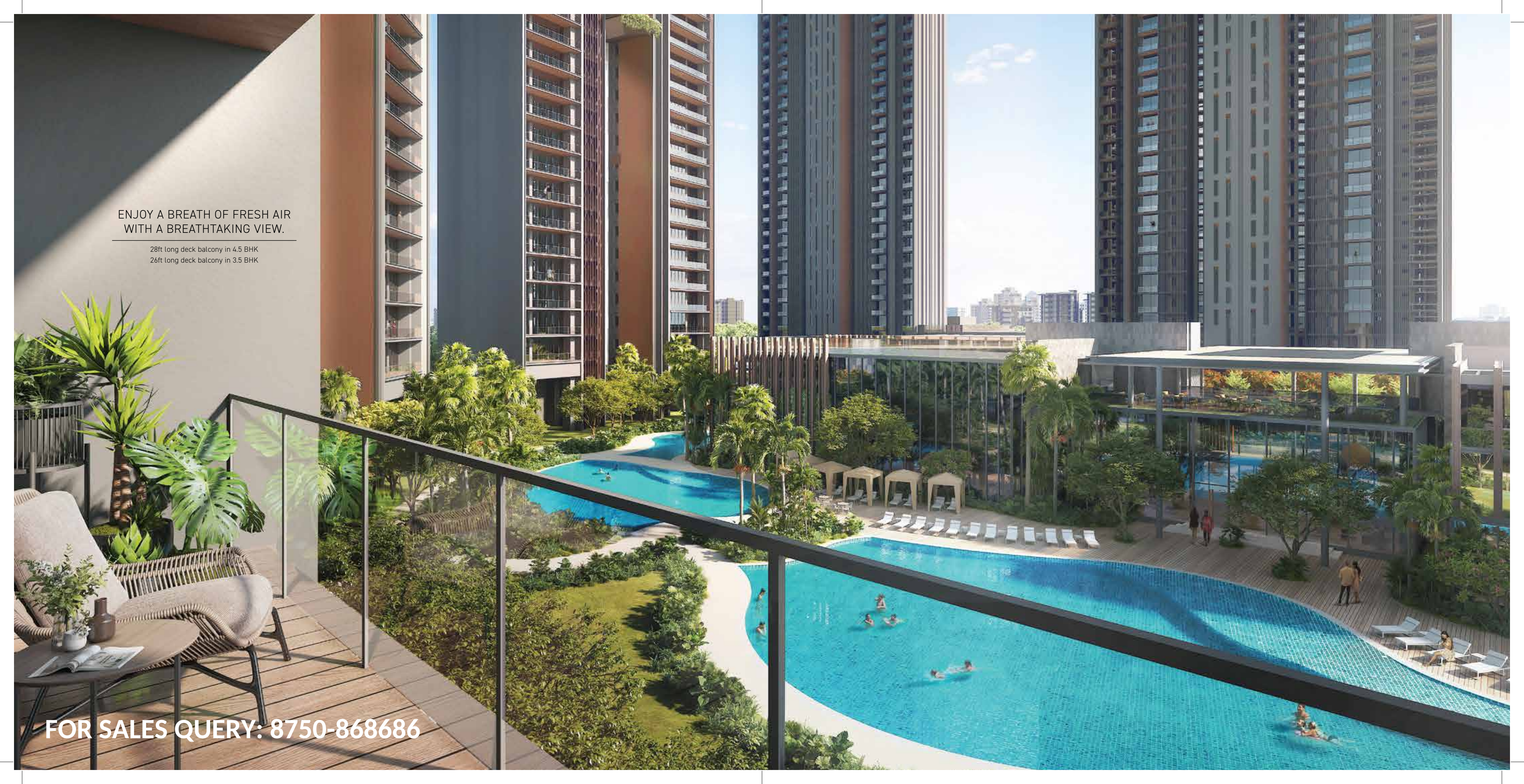
FIVE-FIXTURE BATHROOM,
WHERE EVERY CORNER EXUDES ELEGANCE AND STYLE.



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

FOR SALES QUERY: 8750-868686



SPECIFICATIONS

S.NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
1.	LOUNGE/ FOYER/ LIVING/ DINING		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>BOXING FOR INDOOR A.C UNIT</div></div>	<div><div>IMPORTED MARBLE</div><div>ACRYLIC EMULSION PAINT</div><div>ACRYLIC EMULSION PAINT</div><div>CALCIUM SILICATE BOARD WITH MS FRAMEWORK</div></div>	<div><div>AS/ SELECTION</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div></div>
2.	PUJA		
	<div><div>FLOORING & SKIRTING</div><div>WALL</div><div>CEILING</div></div>	<div><div>IMPORTED MARBLE</div><div>ACRYLIC EMULSION PAINT</div><div>ACRYLIC EMULSION PAINT</div></div>	<div><div>AS/ SELECTION</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div></div>
3.	POWDER ROOM		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>COUNTER</div><div>FIXTURES</div><div>CARPENTRY</div><div>ACCESSORIES</div></div>	<div><div>IMPORTED MARBLE</div><div>VITRIFIED GLOSSY TILES</div><div>ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING</div><div>IMPORTED MARBLE /ENGINEERED STONE</div><div>BRANDED</div><div>MIRROR, VANITY CABINET</div><div>TOILET PAPER HOLDER, TOWEL RING</div></div>	<div><div>AS/ SELECTION</div><div>TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div><div>GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT</div><div>AS/ VENDOR SELECTION</div><div>JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT</div></div>
4.	MASTER BEDROOM		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>BOXING FOR INDOOR A.C INDOOR UNIT</div><div>WALK-IN-CLOSET</div><div>INDOOR A.C UNIT</div></div>	<div><div>IMPORTED MARBLE</div><div>ACRYLIC EMULSION PAINT</div><div>ACRYLIC EMULSION PAINT</div><div>CALCIUM SILICATE BOARD WITH MS FRAMEWORK</div><div>MODULAR - PRELAMINATED SHUTTER AND CARCASS</div><div>VRV/RF A.C UNIT</div></div>	<div><div>AS/ SELECTION</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div><div>AS/ VENDOR SELECTION - HAFELE ACCESSORIES OR EQUIVALENT</div><div>DAIKIN/ SAMSUNG/ LG OR EQUIVALENT</div></div>
5.	MASTER TOILET		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>COUNTER</div><div>FIXTURES</div><div>CARPENTRY</div><div>ACCESSORIES</div><div>SHOWER GLASS PARTITIONS</div></div>	<div><div>IMPORTED MARBLE</div><div>STONE / VITRIFIED MATTE TILES</div><div>ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING</div><div>IMPORTED MARBLE /ENGINEERED STONE</div><div>BRANDED</div><div>MEDICINE CABINET WITH MIRROR, VANITY CABINET</div><div>TOILET PAPER HOLDER, TOWEL RING, TOWEL RACK, ROBE HOOK</div><div>GLASS PARTITION WITHOUT DOOR</div></div>	<div><div>AS/ SELECTION</div><div>TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div><div>GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT</div><div>AS/ VENDOR SELECTION</div><div>JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT</div><div>MR.GLASS/ OZONE/ JAQUAR OR EQUIVALENT</div></div>
6.	OTHER BEDROOM		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>BOXING</div><div>INDOOR A.C UNIT</div></div>	<div><div>LAMINATED WOODEN FLOORING (AC4)</div><div>ACRYLIC EMULSION PAINT</div><div>ACRYLIC EMULSION PAINT</div><div>CALCIUM SILICATE BOARD WITH MS FRAMEWORK</div><div>VRV/VRF A.C UNIT</div></div>	<div><div>ACTION TESA/ GREENLAM/ PERGO/ CENTURY PLY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div><div>DAIKIN/ SAMSUNG/ LG OR EQUIVALENT</div></div>
7.	OTHER TOILETS		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>COUNTER</div><div>FIXTURES</div><div>CARPENTRY</div><div>ACCESSORIES</div><div>SHOWER GLASS PARTITIONS</div></div>	<div><div>VITRIFIED MATTE TILES</div><div>VITRIFIED GLOSSY TILES UPTO FALSE CEILING</div><div>ACRYLIC EMULSION PAINT ON CEILING/MOISTURE-PROOF BOARD FALSE CEILING</div><div>IMPORTED MARBLE/ GRANITE/ ENGINEERED STONE</div><div>BRANDED</div><div>MEDICINE CABINET WITH MIRROR, VANITY CABINET</div><div>TOILET PAPER HOLDER, TOWEL RING, TOWEL ROD, ROBE HOOK</div><div>GLASS PARTITION WITHOUT DOOR</div></div>	<div><div>AS/ SELECTION</div><div>TILES - KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/ SELECTION</div><div>GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT</div><div>AS/ VENDOR SELECTION</div><div>JAQUAR/ AQUAVIVA/ CERA/ PARRYWARE(ROCA)/ KOHLER OR EQUIVALENT</div><div>MR.GLASS/ OZONE/ JAQUAR OR EQUIVALENT</div></div>

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.

S.NO.	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
8.	KITCHEN		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>COUNTER</div><div>CEILING</div><div>FITTING & ACCESSORIES</div></div>	<div><div>IMPORTED MARBLE</div><div>VITRIFIED GLOSSY TILES & ACRYLIC EMULSION PAINT</div><div>GRANITE</div><div>ACRYLIC EMULSION PAINT</div><div>MODULAR CABINETARY WITH SOFT CLOSE TRAYS,</div><div>HOB & CHIMNEY, REFRIGERATOR, BUILT-IN MICROWAVE, BUILT-IN OVEN,</div><div>DISHWASHER, DOUBLE BOWL SINK WITH DRAIN BOARD, INSTANT GEYSER, RO</div></div>	<div><div>AS/ SELECTION</div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>AS/ SELECTION</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>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</div></div>
9.	TYPICAL FLOOR LIFT & STAIRCASE LOBBY		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div></div>	<div><div>ANTI - SKID VITRIFIED TILES</div><div>ENAMEL + SEMI- ACRYLIC PAINT</div><div>ACRYLIC EMULSION PAINT</div></div>	<div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div></div>
10.	PRIVATE LIFT LOBBY		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div></div>	<div><div>IMPORTED MARBLE</div><div>ENAMEL + SEMI- ACRYLIC PAINT</div><div>ACRYLIC EMULSION PAINT</div></div>	<div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div></div>
11.	SERVANT ROOM / UTILITY		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div></div>	<div><div>ANTI - SKID VITRIFIED TILES</div><div>ACRYLIC EMULSION PAINT</div><div>ACRYLIC EMULSION PAINT</div></div>	<div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div></div>
12.	SERVANT ROOM TOILETS		
	<div><div>FLOORING & SKIRTING</div><div>WALLS</div><div>CEILING</div><div>FITTING & FIXTURE</div></div>	<div><div>ANTI - SKID VITRIFIED TILES</div><div>VITRIFIED TILES TILL 7'-0, ACRYLIC EMULSION PAINT ABOVE</div><div>OIL BOUND DISTEMPER</div><div>WASH BASIN WITH FAUCET, SHOWER DIVERTER</div></div>	<div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>CERA/ ROCA/ HINDWARE OR EQUIVALENT</div></div>
13.	BALCONIES		
	<div><div>FLOORING</div><div>WALLS</div><div>CEILING</div><div>RAILING - LIVING/DINING & BEDROOMS</div><div>UTILITY PARAPET</div></div>	<div><div>MATTE TILES</div><div>EXTERIOR GRADE ACRYLIC EMULSION PAINT WITH GYPSUM PLASTER</div><div>SS + LAMINATED GLASS</div><div>RCC / BLOCKWORK WITH RCC LINTEL</div></div>	<div><div>KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT</div><div>ASIAN PAINTS/BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT</div><div>AS/SELECTION</div><div>NA</div></div>
14.	EXTERNAL DOOR WINDOW		
		<div><div>DGU -ENERGY EFFICIENT GLASS/TINTED/REFLECTIVE/CLEAR</div><div>GLASS WITH ALUMINIUM FRAMES.</div></div>	<div><div>AS/VENDOR SELECTION</div></div>
15.	APARTMENT DOORS		
		<div><div>MAIN DOOR : 8 FEET HIGH VENEER/LAMINATED FLUSH DOOR SHUTTER,</div><div>ARCHITRAVE & FRAME - PU PAINT, STEAM BEECH SOLID WOOD.</div><div>OTHER DOORS : 8 FEET HIGH LAMINATED SHUTTER, FLUSH DOOR SHUTTERS,</div><div>ARCHITRAVE & FRAME - HIGH GLOSS PU PAINT, SOLID WOOD.</div></div>	<div><div>NA</div></div>
16.	ELECICAL SWITCHES		
	<div><div>APARTMENT SWITCHES</div><div>SERVANT/UTILITY ROOM & TOILET</div></div>	<div><div>SMART SWITCHES</div><div>NORMAL SWITCHES</div></div>	<div><div>PANASONIC/ SCHNEIDER/ LEGRAND/ ANCHOR/ L & T OR EQUIVALENT</div><div>NORTH WEST/ ANCHOR/ HAVELLS/ WIPRO OR EQUIVALENT</div></div>
17.	AIR-CONDITIONING		
		<div><div>VRV/VRF</div></div>	<div><div>DIAKIN/ HITACHI/ BLUE STAR/ O GENERAL/ LG OR EQUIVALENT</div></div>
18.	TERRACE		
		<div><div>ANTI - SKID VITRIFIED TILES</div></div>	
19.	LIFT		
		<div><div>PASSENGER LIFT</div><div>SERVICE LIFT</div><div>PENTHOUSE INTERNAL LIFT</div><div>PRIVATE LIFT FOR EACH TOWER / WING</div></div>	<div><div>OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT</div></div>
20.	SECURITY		
		<div><div>5 TIER - GATE/PERIMETER/PARKING/ LOBBY AND ENTRANCE DOOR,</div><div>VDP AND DIGITAL SMART LOCK ON MAIN DOOR, SECURED ACCESS FOR</div><div>LIFTS AND LIFT LOBBIES, ACCESS CONTROLLED RECEPTION AREA IN ALL</div><div>TOWERS, CCTV SURVEILLANCE INCLUDING LIFTS, FIRE DETECTION & SPRINKLER</div><div>SYSTEM AND GAS LEAKAGE DETECTORS IN APARTMENTS.</div></div>	<div><div>ONE TOUCH/ ALBA URMET OR EQUIVALENT</div></div>
21.	AUTOMATION		
		<div><div>PROVISION FOR LIGHTING</div><div>PROVISION FOR CURTAINS & VDP THROUGH CUSTOMIZED APP.</div></div>	

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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, emphasising 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.



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*Source: Anarock