



**SIGNATURE<sup>®</sup>  
GLOBAL**  
MAKING INDIA AFFORDABLE

THE REVOLUTIONARY NAME IN INDIAN REAL ESTATE



# 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





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](http://www.haryanarera.gov.in))

INDEPENDENT  
FLOORS  
FOR THE  
INDEPENDENT  
YOU





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 HOMES<sup>5</sup>

### OPERATIONAL ENERGY SAVING FEATURES

<p>Natural Ventilation<sup>6</sup></p>	<p>Optimum window to wall ratio (WWR<sup>7</sup>)</p>	<p>Energy-Efficient Walls<sup>8</sup></p>
<p>External shading devices for windows</p>	<p>Reflective Roof</p>	<p>High thermal performance windows</p>

### WATER SAVING FEATURES

<p>Low flow water fixtures (taps, showerheads)</p>
<p>Low flow water closet</p>
<p>Rain water harvesting</p>
<p>Wastewater treatment &amp; reuse</p>

### EMBODIED ENERGY SAVING FEATURES

**Low Embodied Energy<sup>3</sup> 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





**SIGNATURE  
GLOBAL PARK 4&5**  
SECTOR 36, SOHNA, SOUTH OF GURUGRAM



**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 Jaunapuria 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



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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

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.

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

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 पॉजिटिव रोल के साथ आगे बढ़ने का है। कोविड की दूसरी लहर के बाद जहां एक ओर रियल एस्टेट सेक्टर फिर से वापसी को तैयार है, वहीं निवेशक भी इस उम्मीद में बैठे हैं कि उन्हें काम बेहतर आँकर मिले और वे निवेश के लिए आगे बढ़ें।



Akhilok Singh@timesgroup.com

प्रॉपर्टी एक्सपर्ट्स हर स्थिति में आसानी से निवेश के अवसर ढूँढते हैं। इनके विश्वास और कौशल निवेशकों के लिए आशा और प्रेरणा का स्रोत बनते हैं। इनके विश्वास और कौशल निवेशकों के लिए आशा और प्रेरणा का स्रोत बनते हैं। इनके विश्वास और कौशल निवेशकों के लिए आशा और प्रेरणा का स्रोत बनते हैं।

आज हमारे पास एक बेहतरीन अवसर है। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें।

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रियल एस्टेट सेक्टर में निवेश के लिए यह एक बेहतरीन अवसर है। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें। यह अवसर है कि हम अपने निवेश के माध्यम से अपने भविष्य को सुरक्षित रख सकें।

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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 प्रॉजैक्ट्स आते रहते हैं। कोविड के दौर निवेश के अपने फायदे हैं। इसलिए इस और 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

**Realty+**  
 MAXIMUM LIFESTYLE AMENITIES  
 Home Developers Speak Features Realty Spotlight Interviews Products

## 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 Sohana is estimated to reside in South Gurugram. Increased habitability has a beneficial impact on perceived wellbeing and the overall socio-economic climate.

"Today, Sohana micro market has both affordable and big ticket residential developments, besides prominent commercial and hospitality developments in South of Gurgaon and neighbouring micro markets. As a result of this Sohana 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, Sohana 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. Sohana has emerged not only as one of the best investment destinations, but also as the place where people can improve their quality of life," 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 TRELIS
- 17 LOUNGERS UNDER TRELIS
- 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



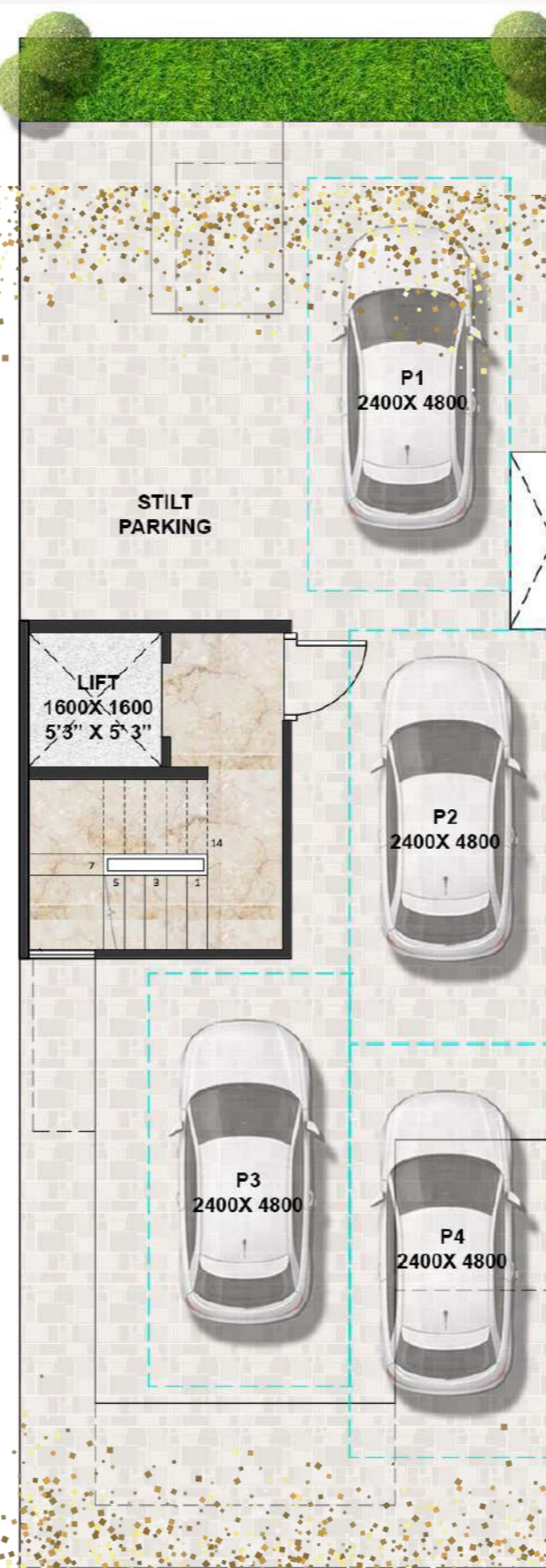
# SITEPLAN





# FLOOR PLAN

TYPE-A (3BHK+  
2 TOILET)



STILT FLOOR

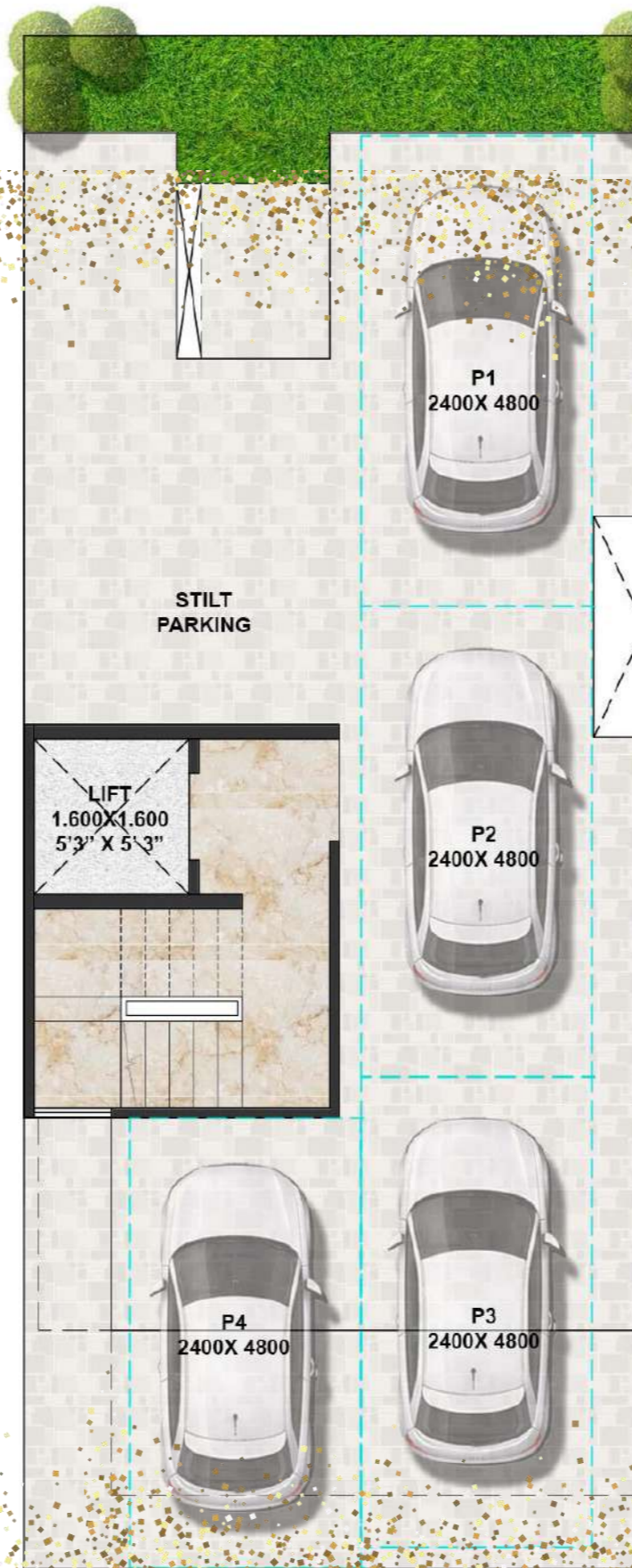


TYPICAL FLOOR  
(1ST, 2ND, 3RD & 4TH)



# 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

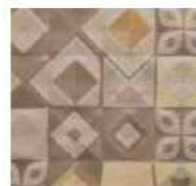


**COUNTER TOP**  
GRANITE STONE



**FITTINGS & FIXTURES**  
ISI MARKED CP FITTINGS  
& SS SINK

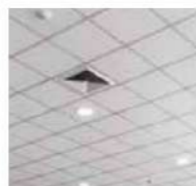
## TOILET & BATH



**FLOOR**  
ANTI-SKID  
CERAMIC TILES



**WALL**  
CERAMIC TILES TILL  
4 FEET / 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**  
Paint 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

**quba**  
EXPERIENCE EXCELLENCE

**IPSA**  
DOOR LOCKS | FURNITURE FITTINGS

## WIRES & CABLES

**Finolex**

**POLYCAB**  
Connection Zindagi Ka

**HAVELLS**

**BATRA henlay**

## 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.