



**ORCHARD
AVENUE**TM
THE OASIS OF LIFE IN TOWN
SECTOR 93, GURUGRAM



THE OASIS OF LIFE IN TOWN



Artistic Image



**ORCHARD
AVENUE**TM
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SETTING A BENCHMARK FOR THE HIGH LIFESTYLE.

Established in a posh, habitated and bustling area with unmatched planning, exquisite designing, efficient space management and built to global standards; it is geared to complement your high taste, as the most preferred location of Gurgaon.





Chairman's message

Dear Friends,

Leading a team of highly enthusiastic professionals is always an entertaining task. The same becomes even more interesting when the society starts recognizing your efforts. In last six months, four of the very prestigious media houses have awarded us for our outstanding contribution to real estate. We were awarded 'Debutant of the Year' & 'Best Digital campaign of the year' at the 7th Realty Plus Excellence Awards, 'Emerging Developer of the Year – Retail' at R&M Property Awards, 'Best Affordable Housing project' – India International Property Awards and 'Best upcoming developer of the year' – Realty Sutra. It is a very proud moment for us. I thank you all for the support.

We have been working passionately since last two years to create our own identity in the field of real estate and construction. We had many options to start with, be it luxury segment, ultra-premium or semi-premium; we chose to develop Affordable Housing. As a group, we are guided by a vision of enabling others to realize their dreams. We saw that opportunity in Affordable Housing. I think we have been successful in making our mark in this segment!

In last two years, we have successfully launched four residential Affordable Housing projects, all in prime localities in Gurgaon. Each residential project is complemented with one retail hub. Every time, our offers got over-subscribed by three to four times. It is nothing but the extraordinary performance of our team and your unconditional support. An organization is nothing without its team and the stakeholders who always stand by it to realize its dream.

With the same zeal and expectations, we are now launching our fifth project ORCHARD AVENUE under the Haryana Government Affordable Housing Policy in Sector 93 in Gurgaon.

Dear friend and patrons, I thank you once again for all the support. We have just started our journey, we shall go miles together. In an endeavor to enrich the society at large, we seek your support at every step.

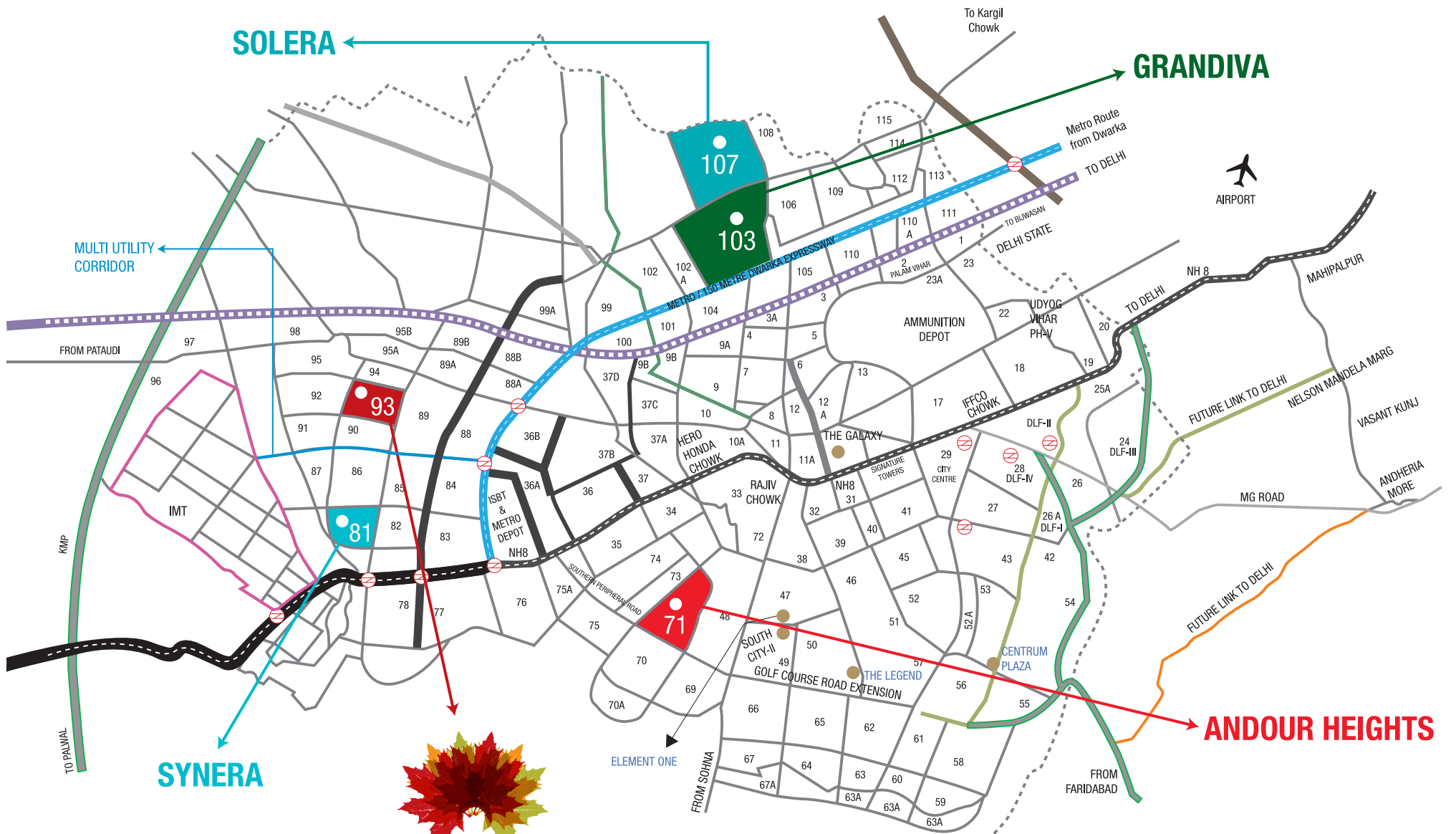
Yours Sincerely



Pradeep Aggarwal



LOCATION MAP



ORCHARD AVENUE
THE OASIS OF LIFE IN TOWN
SECTOR 93, GURGAON

**CLOSE TO THE BEST OF ALL
THAT LIFE HAS TO OFFER.**



Located at the posh Sector 93, Gurgaon, Signature Builders is a rare combination of affordability and accessibility. With the most important landmarks and city centers right next door, this residential homes is a dream come true for both the end user as much as it is for the investor.



5 Minutes from proposed Metro Station



5 Minutes from NH-8



10 Minutes from New Delhi



15 Minutes from IGI Airport



Near DLF New Town Heights & DLF Garden City



5 Star Hotels, Premium Residential Colonies & Commercial Projects in close proximity



YOUR DREAM FOR A BETTER STANDS AS A REALITY TODAY.



PRICING ON CARPET AREA

- Makes the homes more affordable
- Makes it easier to get a loan
- Helps pay off the home loan faster

APARTMENTS THAT STAY BEAUTIFUL FOR DECADES

- Well ventilated apartments with abundant natural light.
- Excellent workmanship that lasts for years
- High quality doors and windows





2BED + 2TOI (Type-01)

Carpet Area = 50.496 Sqmt = 543.539 Sqft

Balcony Area = 7.984 Sqmt = 85.939 Sqft



2BED + 2TOI (Type-02)

Carpet Area = 50.501 Sqmt = 543.592 Sqft

Balcony Area = 8.055 Sqmt = 86.704 Sqft



SPECIFICATIONS OF APARTMENT IN THE PROJECT PROPOSED TO BE DEVELOPED

Drawing/Dining Room Floor Ceiling Wall	Vitrified Tiles Flooring Oil Bond Distemper Oil Bond Distemper /Wall Papers
Master Bed Room Floor Ceiling Wall	Vitrified Tiles Flooring Oil Bond Distemper Oil Bond Distemper /Wall Papers
Bed Room Floor Ceiling Wall	Vitrified Tiles Flooring Oil Bond Distemper Oil Bond Distemper /Wall Papers
Kitchen Floor Wall/Ceiling Dado Counter Top Fittings & Fixtures	Vitrified /Ceramic Tiles Oil Bond Distemper Ceramic tiles 600mm above counter Green Marble /Granite ISI marked CP Fittings & Single drain board sink
Balconies Floor Railing	AntiSkid/Matt Finish Ceramic Tiles MS railing with Enamel Paint Finish
Toilet & Bath Floor Wall Ceiling Fittings & Fixtures`	Anti Skid Ceramic Tiles Ceramic Tiles till 4Feet/7 feet high & Oil Bound Distemper Above Grid False Ceiling ISI marked CP Fittings, W.C & Washbasin



Doors & Windows Doors Frame Windows Frame Internal Doors Shutter External Doors Windows	Hard Wood / Red Merani / Mild Steel Aluminium Power Coated / M.S.Sections as per IS Codes Main Door – Both Side Laminated Flush Door & Internal Flush Door with Painted finish on Both Side Aluminium Power Coated /M.S.Sections openable as per IS Codes with Enamel Paint Finish. Aluminium Power Coated /M.S.Sections openable /Fix window as per IS Codes with Paint Finish.
Electrical Wiring Switches/Socket	Cooper Electrical Wiring through in concealed conduit for light point ISI Marked Swithces & Sockets
Terrace	Brick Bat Koba / Water Proofing Treatment
Structure	EarthQuake Resistant / RCC Framed Structure As per Sesmic Zone
External Development Internal Roads Boundary Wall External Paint	Tremix Concrete Road/ Interlocking Blocks RCC/Brick wall with Plaster & External weather Proof Paint Finish Weather Proof Texture Paint

SOME OF OUR HAPPY CUSTOMERS





AVAIL INTEREST SUBSIDY BENEFITS OF RS. 2.67 LACS* (APPROX) UNDER PMAY (PRADHAN MANTRI AWAS YOJANA) ON RS.12 LACS HOME LOAN.**

DISCLAIMER:

THE REAL ESTATE (REGULATION AND DEVELOPMENT ACT 2016 AND THE RULES MADE THERE UNDER "RERA") HAS BROUGHT ABOUT SIGNIFICANT CHANGES TO THE REAL ESTATE SECTOR. SIGNATURE GLOBAL IS FULLY COMMITTED TO COMPLIANT WITH THE PROVISIONS UNDER RERA. SIGNATURE GLOBAL URGES THE APPLICANT TO INSPECT THE SITE WHERE THE PROJECT IS PROPOSED TO BE CONSTRUCTED. THE APPLICANT SHALL NOT MERELY RELY OR TO BE INFLUENCED BY ANY ARCHITECTURAL IMPRESSION, PLAN OR SALES BROUCHER HENCE APPLICANT HEREBY REQUESTED TO CONTACT OUR SALES TEAM TO UNDERSTAND AND TO BE WELL VERSED WITH THE CURRENT DETAILS REGARDING THE PROJECT BEFORE SUBMITTING AN APPLICATION FOR BOOKING OF FLAT. **BENEFITS UNDER PRADHAN MANTRI AWAS YOJANA AVAILABLE AS PER RULES. *RATE MENTIONED ABOVE DOES NOT INCLUDE GST AND OTHER STATUTORY CHARGES.

RERA REG. NO.: 11 OF 2017 DATED 30.06.2017

Marketed by:



E-mail: info@madhyam.com

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