

3 BHK
ULTRA
LUXURIOUS
LIVING

VIJAY

Signature

An Endorsement of LAVISH LIFE



A SIGNATURE OF CONVENIENCE

When it comes to selecting home, location is everything. Proximity to schools, parks, shopping center and your favourite hangout spots to elevate your everyday experience from mundane to magical.

A SIGNATURE OF STATUS

These eminent residences
set the stage for the new
exiting chapters of your life
to unfold in all their glory.
Here every corner radiates
joy and every luxury
whispers class.





A SIGNATURE OF GRATITUDE

Home is more than just four walls and a roof; it's
a reflection of who we are and what we hold dear.
Where memories are made, happiness blooms
and dreams take flight.

A SIGNATURE OF SECURITY

Modern security and surveillance systems guarantee residents' safety and peace of mind, ensuring their personal space and families remain protected.





A SIGNATURE OF SOPHISTICATION

Get ready to swoon over the lavish apartments, spectacular amenities and jaw-dropping views that will make you question if you're dreaming or living in a fantasy land.



A SIGNATURE OF EXTRAVAGANCE

The seamless integration of thoughtful layout, stunning design, premium materials and enchanting lighting creates a marvel that is both inviting and inspiring.



A
SIGNATURE
OF
DELIGHT

Say good bye to boredom and hello to enjoyment. The ultimate joy of modern-day amenities is the luxury to spend your time doing things you love.

A SIGNATURE OF BLISS

Imagine soaking in crystal-clear azure water while overlooking a captivating view of lush green landscape.

It's the epitome of relaxation and indulgence, don't you think?



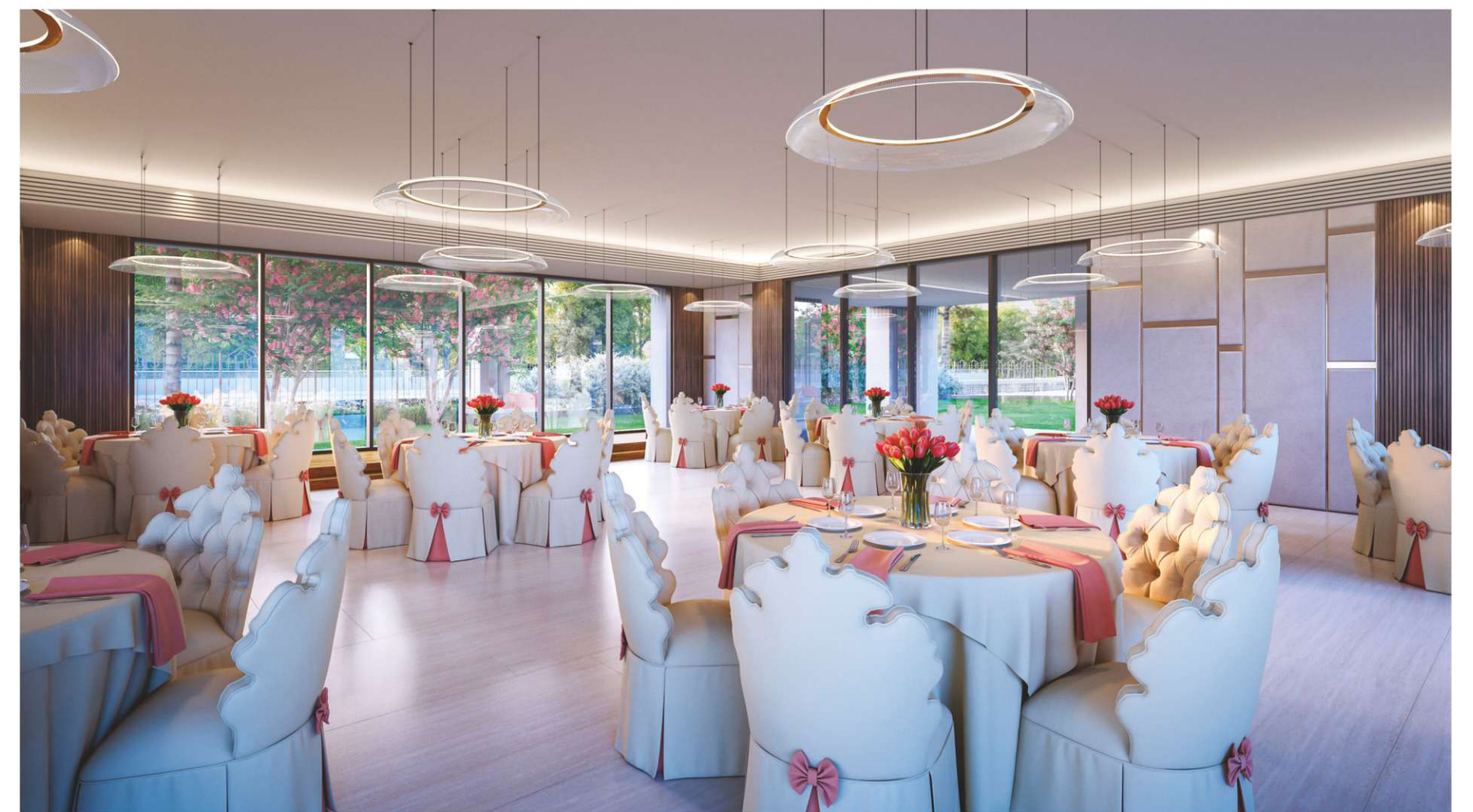
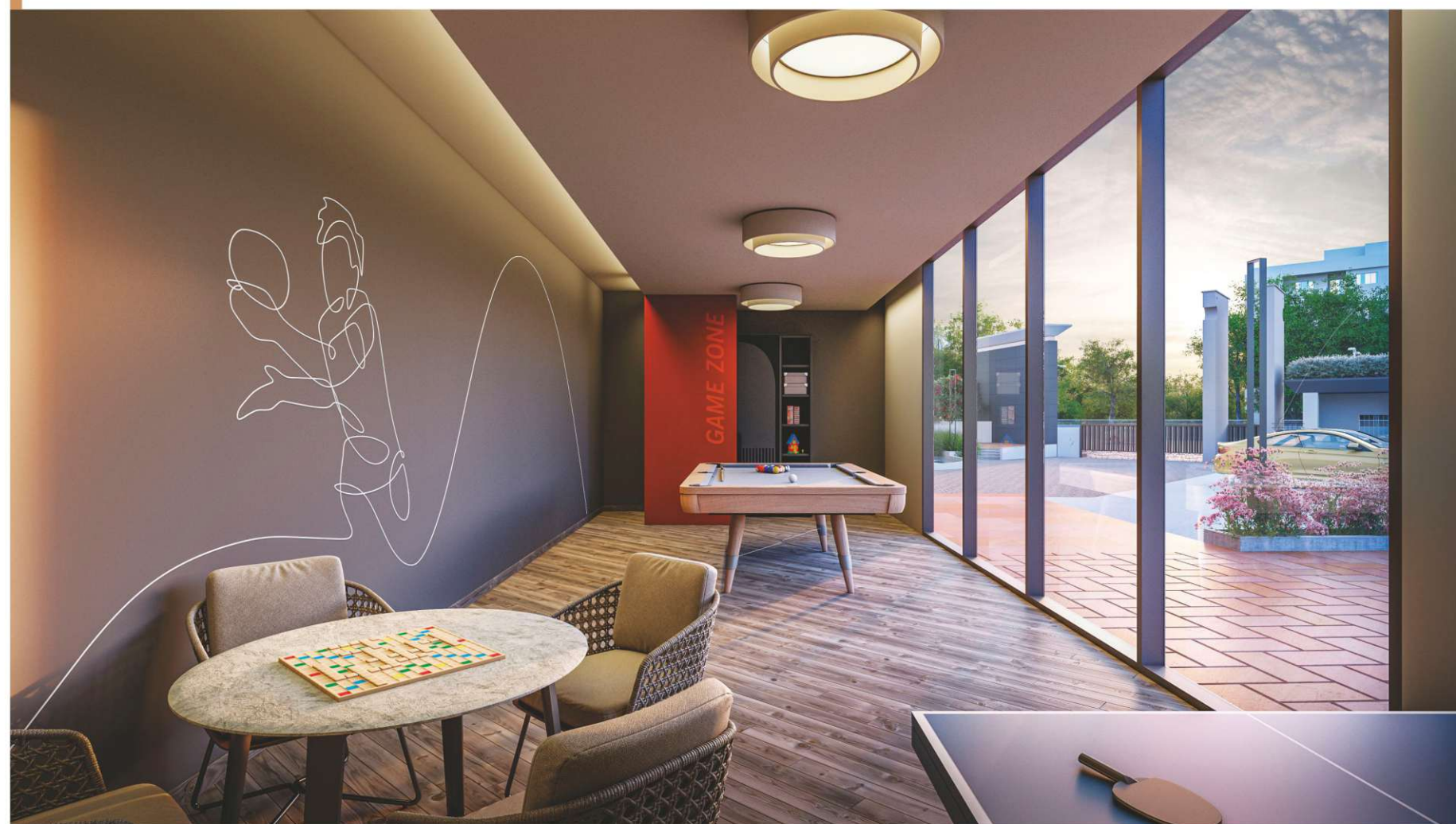


A
SIGNATURE
OF
ELEGANCE

From the plush seating to stylish interiors, every detail has been carefully curated to create a warm and pleasing ambience for residents and guests alike.

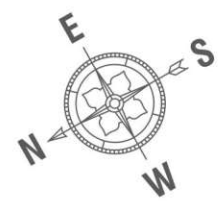
A SIGNATURE OF PRIVILEGES

In a world where quality of life is the ultimate luxury, fine lifestyle amenities are not extras – they are essential. From fitness and rejuvenation to socializing and family fun, we cater to your every need.



GROUND

Floor Plan



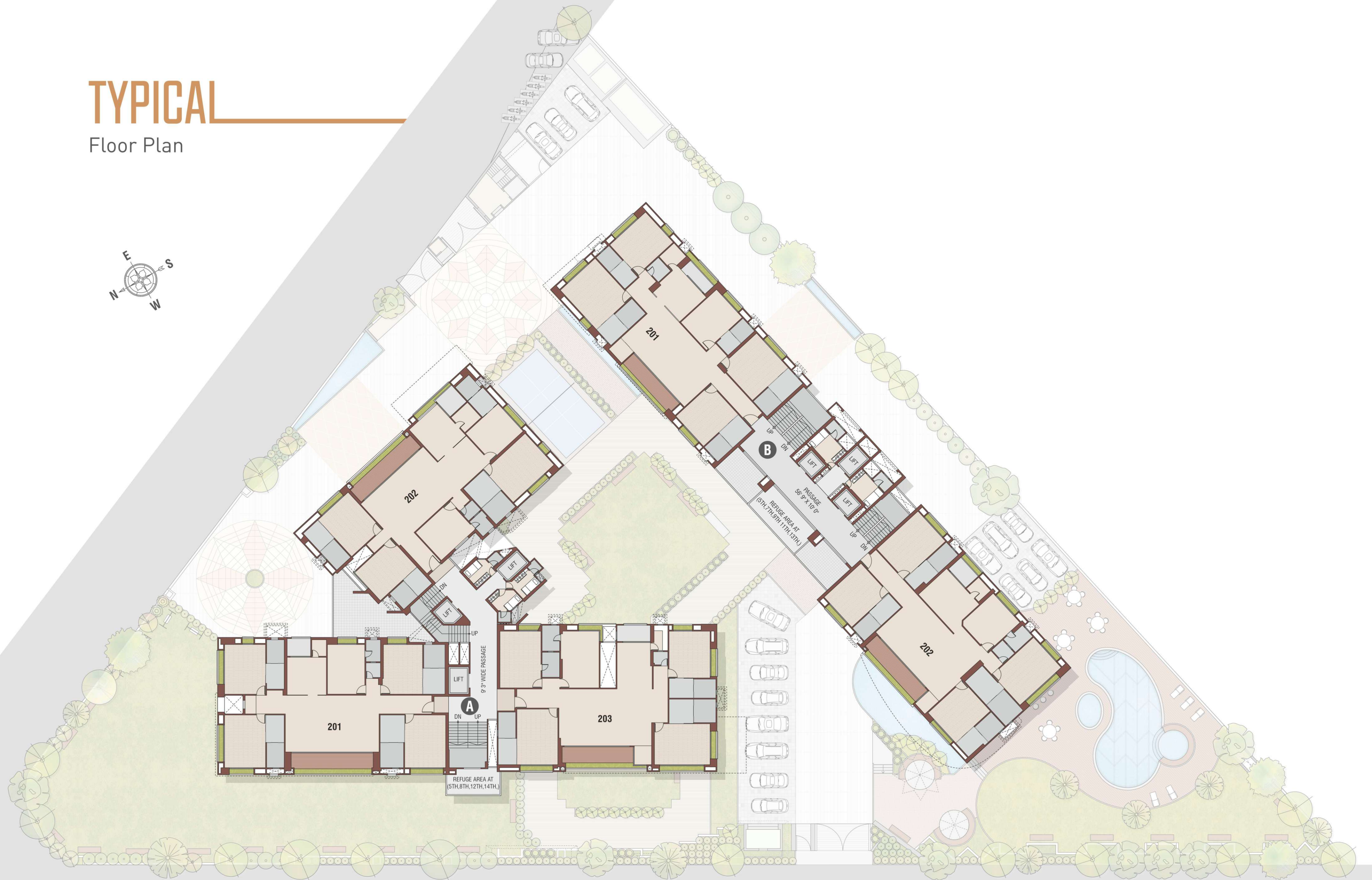
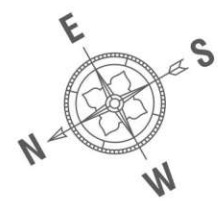
Legend

- | | | |
|------------------|----------------------------|------------------------|
| 01 Gymnasium | 16 Water Body | 31 Banquet Hall |
| 02 Steam Bath | 17 Senior Citizen Area | 32 Kitchen |
| 03 Sauna | 18 Society Office | 33 Female Toilet |
| 04 Jacuzzi | 19 Children Play Area | 34 Male Toilet |
| 05 Changing Room | 20 Toddler Play Area | 35 Store |
| 06 Gent's Toilet | 21 Jogging Track | 36 Wash Area |
| 07 Ladies Toilet | 22 Indoor Game | 37 Party Lawn |
| 08 Shower Area | 23 Gorgeous Entrance Foyer | 38 Opulent Lounge |
| 09 Locker Area | 24 Multipurpose Court | 39 Parking |
| 10 Coffee Bar | 25 Wooden Deck | 40 House Keeping Store |
| 11 Utility | 26 Security Office | 41 Gazebo |
| 12 Baby Pool | 27 Entrance Plaza | 42 Power Back Up Area |
| 13 Swimming Pool | 28 Watchman Cabin | 43 Main Gate Entry |
| 14 Deck Area | 29 Pick-up Stand | 44 Exit Gate |
| 15 Garden | 30 Banquet Plaza | 45 Basement Ramp |

60.00 MT CANAL ROAD

TYPICAL

Floor Plan



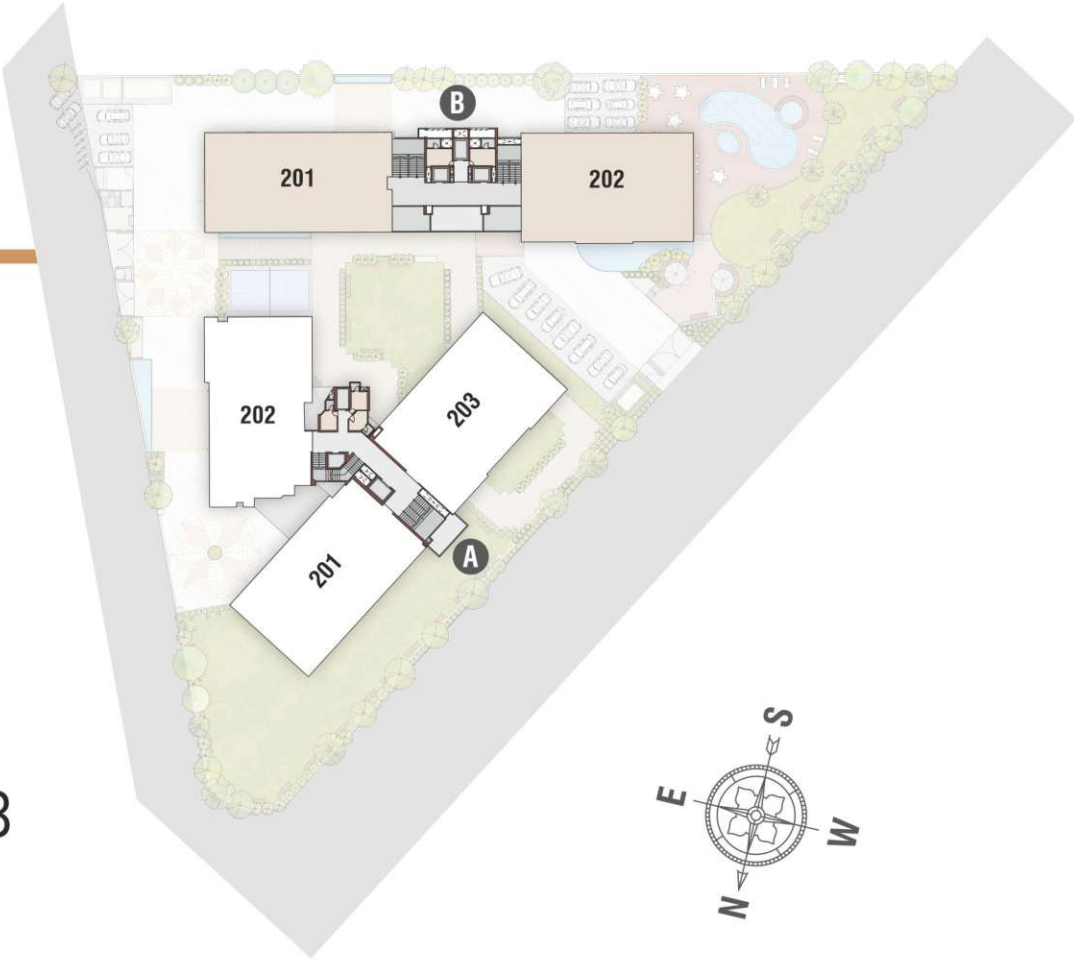
TYPICAL

Floor Plan

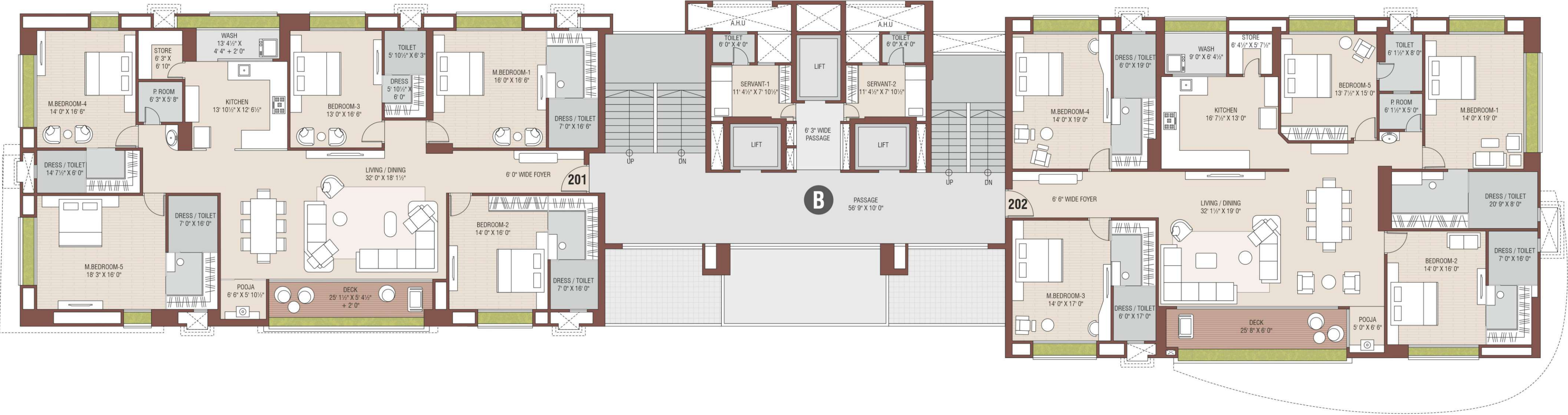


TYPICAL

Floor Plan

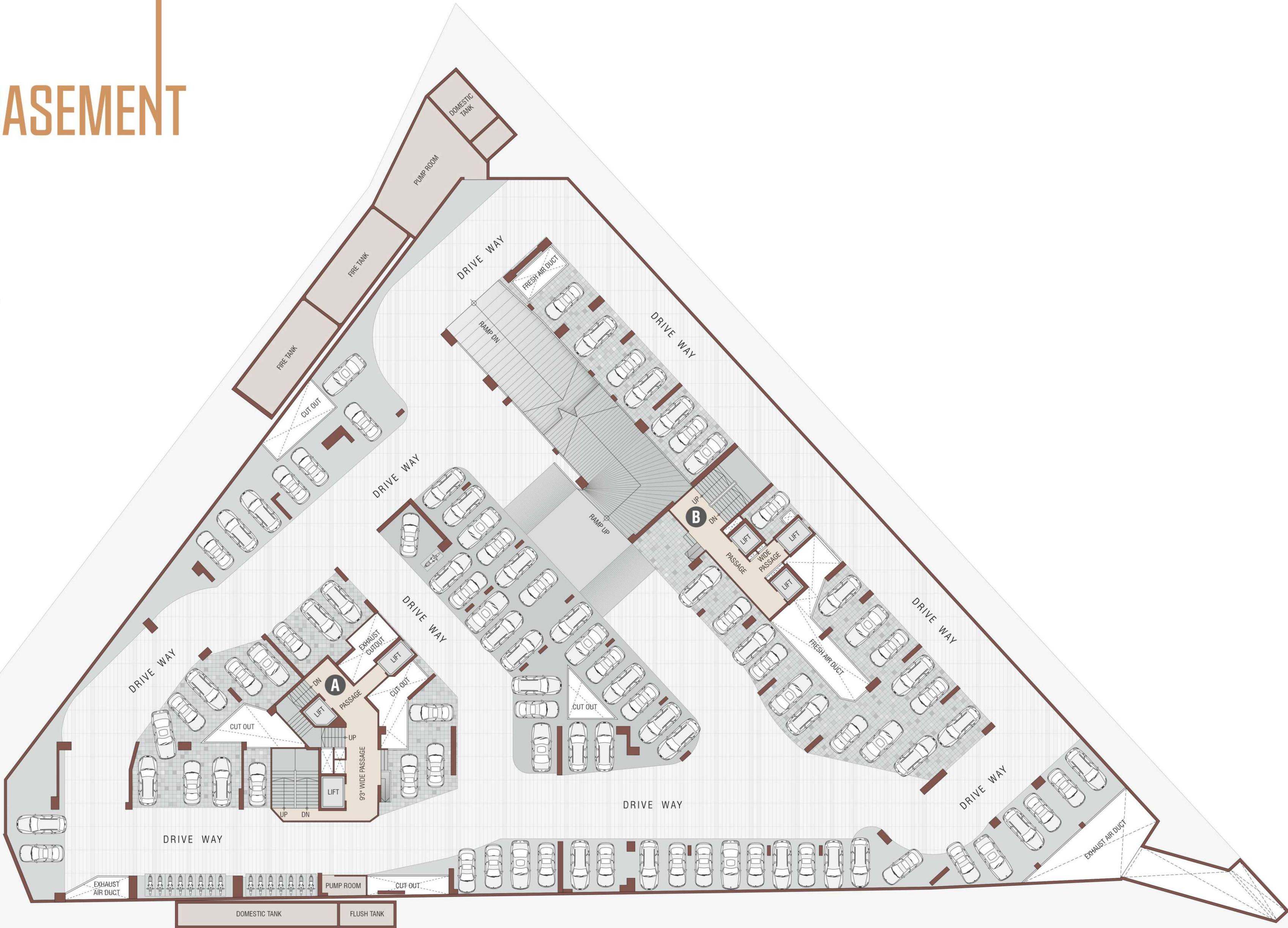
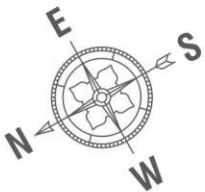


Block - B



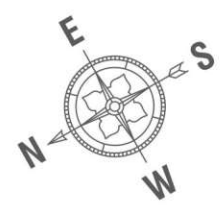
1ST BASEMENT

Plan



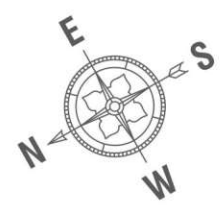
2ND BASEMENT

Plan



3RD BASEMENT

Plan



A
SIGNATURE
OF
EXTRAORDINARY

Imagine living in an ultra-luxurious penthouse that makes you feel like royalty,
surrounded by exquisite decor and million-dollar views that take your breath away.



SPECIFICATIONS

APARTMENT SPECIFICATIONS

- FLOOR FINISH : Italian flooring / Italian tiles in entrance foyer.
- BALCONY : S.S / Aluminum & Glass safety Railing along With Pigeon net.
- WASH & UTILITY : Adequate electrical and plumbing points.
- KITCHEN : Gas connection on platform.
- HOT WATER SYSTEM : Centralized plumbing system for hot water in each apartment with gas connection point.
- TOILET : Adequate plumbing points.

BUILDINGS SPECIFICATIONS

- RECEPTION FOYER & LOBBY : Well-designed reception foyer, waiting area and elegantly designed lobby at all floor levels.
- SECURITY : Video door phone & intercom facility with each apartment with connectivity from reception foyer to each apartment & security cabin.
- CCTV : Camera coverage in campus, reception foyer & basement area with EV charging enabled system

FACADE TREATMENT

- PLASTER : Roller finished double coat plaster on exterior wall / synthetic texture plaster.
- PAINT : Weather repellent paint of standard make

ELEVATORS

- Two fully automatic elevators of SCHINDLER/ KONE or eq. make per building.
- One service elevator of standard make in each building.

WALL SURFACE

- Putty on all plastered wall.

AIR CONDITIONING

- Provision of fabricated platform for OD unit for Air Conditioner.

DOOR & WINDOW

- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone frame with good quality aluminium anodized sections and DGU glass with S.S handrail and pigeon net.

ELECTRICAL

- Sufficient points in concealed copper wiring of RR KABEL/ eq. make in common areas like passage, basement, campus etc.
- Modular switches of LEGRAND / MK / eq. make in common areas.
- 3 phase meter
- Adequate power backup in each apartment of 15 Amp 3 Phase [2 tons AC, 10 fans, 10 lights, 1 refrigerator & 1 TV]
- Generator of adequate capacity for lifts, water pumps and common facilities.
- Designer light fittings of standard make in common passage and campus.

TELEVISION, INTERNET & TELEPHONE

- Convenient provision for internet of JIO / eq. brands & television point in each apartments.

PARKING

- Site Development: interlocking paver block with 3% of granite flooring.
- 4 car parking per apartment
- 5 car parking per penthouse.

TECHNICAL SPECIFICATIONS DOOR & WINDOW

- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone frame with good quality aluminium anodized sections and DGU glass with S.S handrail and pigeon net.
- Building designed as per IS Codes
- Apartment unit floor height - 11' [slab top to slab top]

LEGAL DISCLAIMER:

* All dimensions are approximate, average and unfinished. * All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

NOTE : • All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members. • This brochure is for private circulation only. By no means it will form a part of any legal contract.

TERMS & CONDITIONS:

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, DGVL expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges [from the date of BUC] etc. shall be borne by the purchaser. • TDS, GST & other taxes levied in future will be borne by the purchaser. • Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC member (beam, column, exterior walls & slab) must not be damaged during the interior work. • Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities [corporation, fire department, environment department, other statutory authorities] policies / rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

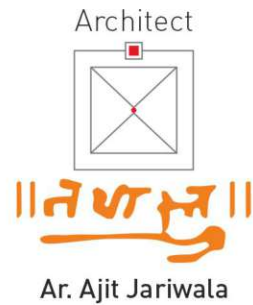


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BUILDSPACE LLP