

PROJECT BY

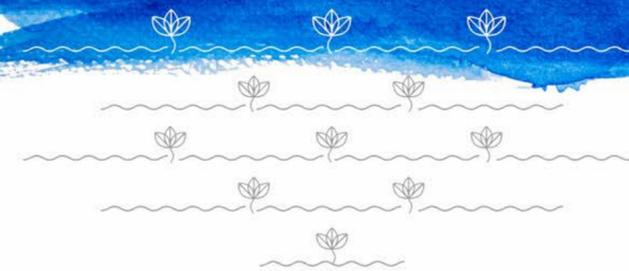


SITE ADDRESS :  
The Signature, Near Kopren Park View,  
Ognaj Bypass, Ognaj, Ahmedabad - 380060.

CONTACT : 87339 33 223



*The*  
*Signature*  
4 BHK SKYVILLE



TIMELESS **SERENITY** WITH **NATURE**



## IN THE HEART OF THESE GREEN SURROUNDINGS

life feels fuller – not just with trees and plants, but with the gentle presence of birds. Their morning songs echo through the emerald canopies, while sparrows, parrots, and sunbirds flit joyfully among the lime and olive leaves. Watching them build nests, take flight, or simply rest on branches brings a quiet sense of wonder. Among these living shades of green, the birds add soul to the landscape – making every day feel more connected, peaceful, and alive.



## Breathtaking

ESCAPE INTO NATURE

Here, every moment flows with tranquility, elegance, and the unspoken luxury of serenity



## The Signature

14 STOREYS | 4 BHK SKYVILLE | 42 FAMILIES



LAKESIDE LIVING, **ELEVATED**



Signature Group have been in the real estate industry for almost 2 decades and are now among the premier developers in Ahmedabad. Signature Group is dedicated to its mission of transforming Gujarat by creating quality masterpieces because Each of the projects is a realized dream of superior lifestyle and supreme experiences for their clientele.

## Project Highlights



PURELY RESIDENTIAL PROJECT



CORNER PLOT WITH TWO ROAD ACCESS



EXCLUSIVELY FOR 42 FAMILIES



EQUIPPED WITH PERSONAL LIFT



LIFETIME VIEW OF A 1.1 MILLION+ SQ. FT. WORLD-CLASS PARK

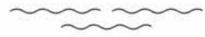


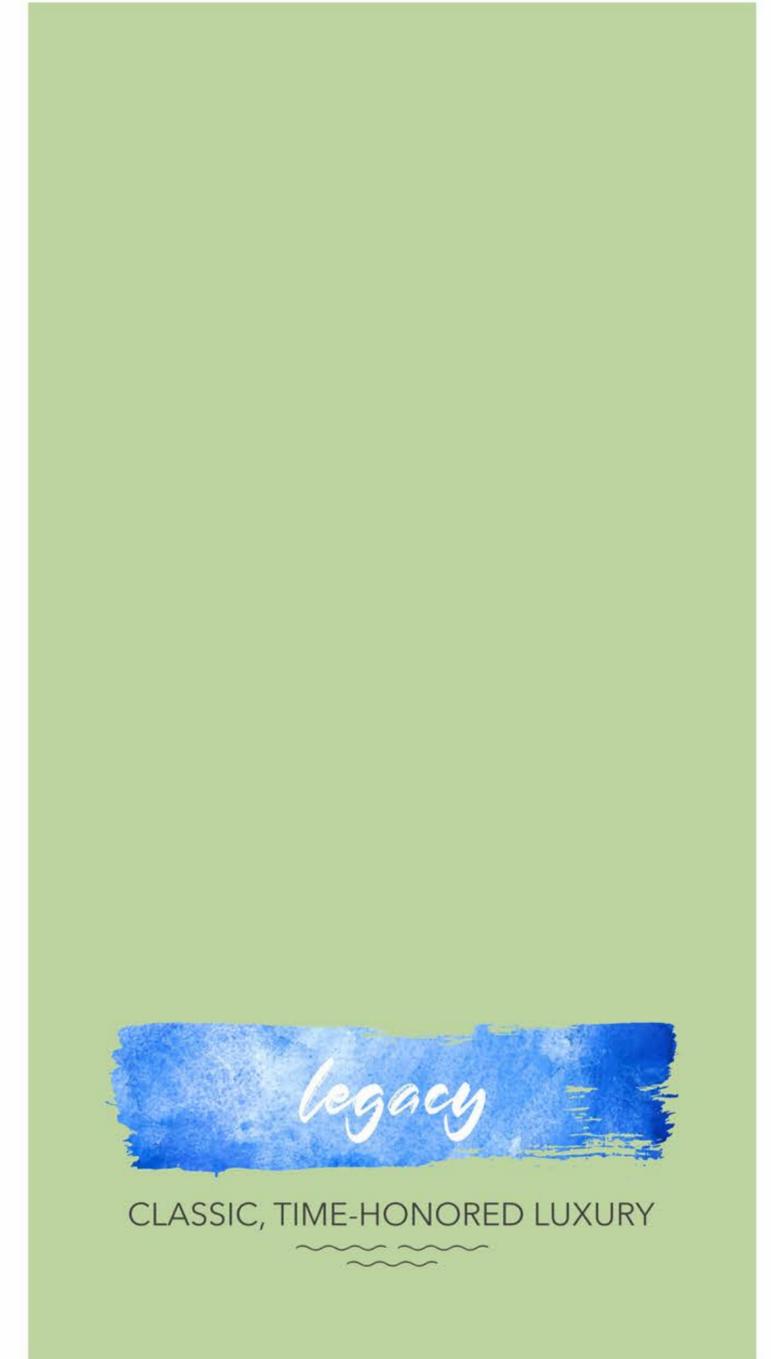
WELL-VENTILATED APARTMENTS



*leafy*

LUSH, GREEN SURROUNDINGS



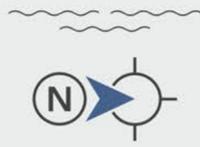


AUDA LAKE AND  
GARDEN 1.1 MILLION SQ.FT

# WORLD PARK



# GROUND FLOOR PLAN



- |                         |                         |
|-------------------------|-------------------------|
| 01 - Entry Gate         | 09 - Gym Room           |
| 02 - Security Cabin     | 10 - Theater            |
| 03 - Society Office     | 11 - Swing Seating      |
| 04 - Meter Space        | 12 - Lawn               |
| 05 - Entrance           | 13 - Gazebo             |
| 06 - Entrance Foyer     | 14 - Splash Pool        |
| 07 - Indoor Games       | 15 - Children Play Area |
| 08 - Multi Purpose Hall | 16 - Step Play Area     |

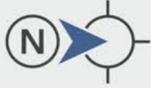
## LEGENDS



12.00 MT. WIDE T.P. ROAD

12.00 MT. WIDE T.P. ROAD

# TYPICAL FLOOR PLAN





*luxe*

SHORT, SHARP, MODERN WORD FOR LUXURY



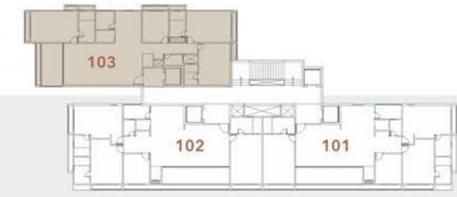
# 4 BHK

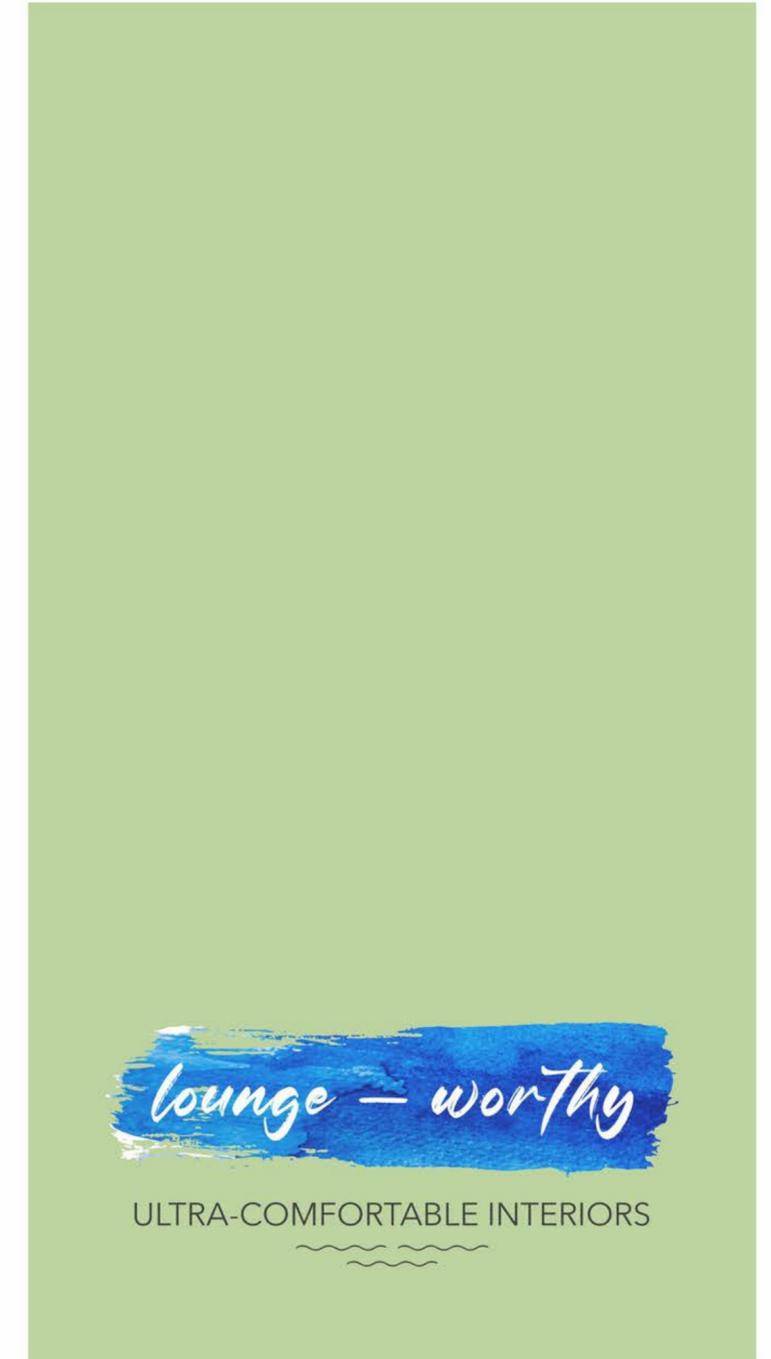
UNIT PLAN



# 4 BHK

UNIT PLAN





*limitless*

EXPANSIVE, OPEN, GRAND





# Amenities

SURROUND YOURSELF WITH LUSH SERENITY

- CCTV CAMERA
- POWER BACK-UP GENERATOR
- GARDEN
- SENIOR CITIZEN SIT-OUT
- 24 HRS WATER SUPPLY
- FIRE SAFETY
- MULTIPURPOSE AREA
- 24 X 7 SECURITY
- CHILDREN PLAY AREA
- PICK UP ZONE
- POWER BACK-UP
- INDOOR GAMES
- LIBRARY
- BANQUETTE HALL
- GYM
- SPLASH POOL
- MINI-THEATRE
- PARKING

Here, every moment flows with tranquility, elegance, and the unspoken luxury of serenity









# Specifications



## FLOORING

Imported quality Vitrified double charged flooring in Complete apartment.



## R.C.C.

Quality controlled earth quake resistant, R.C.C. frame structure.



## KITCHEN

Granite platform with SS sink.  
Decorative tiles dado up to lintel level.



## KITCHEN WASH AREA

Dado of glazed tiles.  
Electric point for washing machine.



## BATHROOMS / PLUMBING

Sanitary ware & C.P fitting Jaguar / Cera / Hindware / or equivalent.  
Floor – Antiskid floor tiles with designers wall Tiles up to lintel level.



## DOORS

Main Door : Flush doors with laminate finish.  
Other Doors : Flush doors.



## WINDOWS

Powder coated aluminium section with good quality glass.



## ELECTRIFICATION

Adequate points as per architecture drawings.  
Concealed 3 Phase electrification with good quality ISI copper Wire / cable Branded modular switches, Accessories and distribution Board with MCB & ELCB.



## PAINT

Internal walls finished with wall putty.  
External walls with textured apex paint.



## LIFT

Fully automatic elevators.

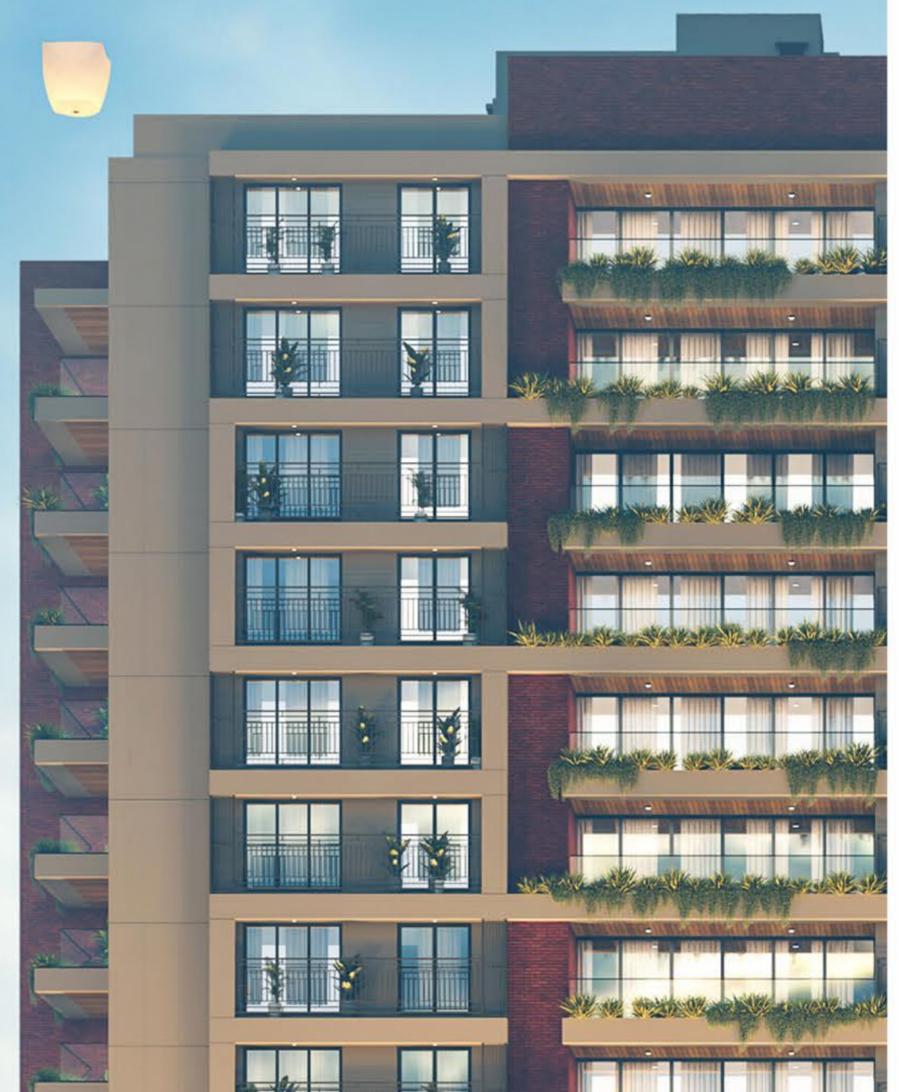


## TERRACE

China mosaic with required water proofing on terrace.

*luxurious*

COMFORT AT ITS FINEST





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DEVELOPER



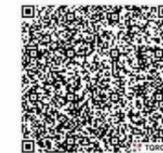
ARCHITECT



STRE. ENGINEER



SCAN FOR LOCATION



RAA15751/250825/311228



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**Disclaimer:**

Premium quality materials or equivalent branded products shall be used for all construction work • UGVCL power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty gov. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.

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