RERA REGISTRATION NO.:
RC/REP/HARERA/GGM/868/600/2024/95 DATED 20.09.2024
RC/REP/HARERA/GGM/869/601/2024/96 DATED 20.09.2024
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REALTY. RELIABILITY. RESPONSIBILITY.
AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY

SIGNATURE GLOBAL
# Daxin™
GURUGRAM'S X FACTOR

## DISCOVER
A LIFESTYLE THAT'S ALL YOURS



Step into a world where modern living meets convenience and ...More

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BOOK YOUR
INDEPENDENT PREMIUM FLOOR
**BEFORE THE PRICE RISES!**

# PRICE INCREASING
## FROM 1ST DEC. 2024
# HURRY UP!



# DAXIN VISTAS

FOR MORE INFORMATION REACH OUT TO
YOUR RELATIONSHIP MANAGER

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# A PLACE FOR EVERY GENERATION TO
# GROW, PLAY, & CONNECT

SIGNATURE GLOBAL
# Daxin™
GURUGRAM'S X FACTOR



Stock Images

DISCOVER A LIFE BRIMMING WITH
VIBRANCY, JOY AND UNMATCHED DELIGHTS

FOR MORE INFORMATION
REACH OUT TO YOUR RELATIONSHIP MANAGER



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RC/REP/HARERA/GGM/869/601/2024/96 DATED 20.09.2024
(WWW.HARYANARERA.GOV.IN)

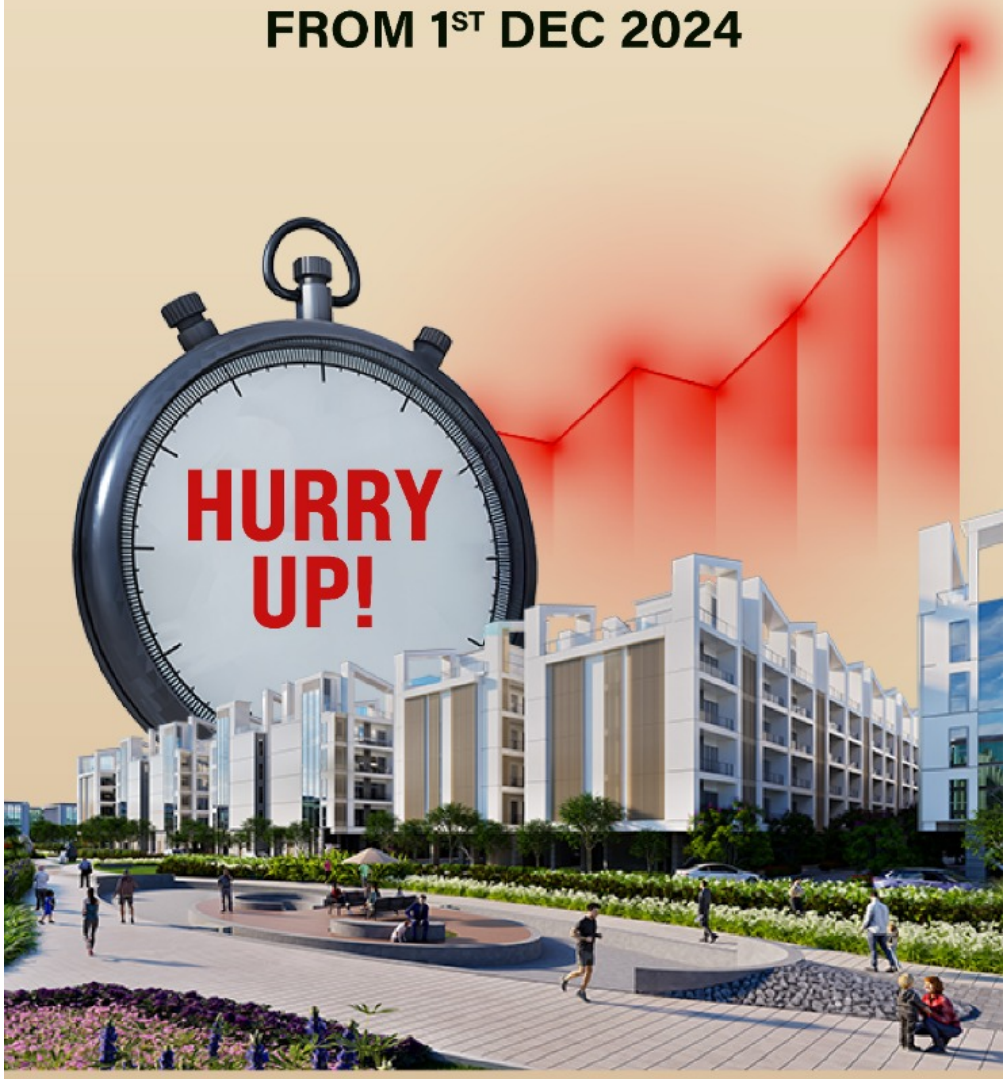
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# MAKE IT YOURS TODAY!

## BOOK YOUR INDEPENDENT PREMIUM FLOOR BEFORE PRICES GO UP!

## PRICE INCREASING

## FROM 1ST DEC 2024




# DAXIN VISTAS

FOR MORE INFORMATION REACH OUT TO
RELATIONSHIP MANAGER

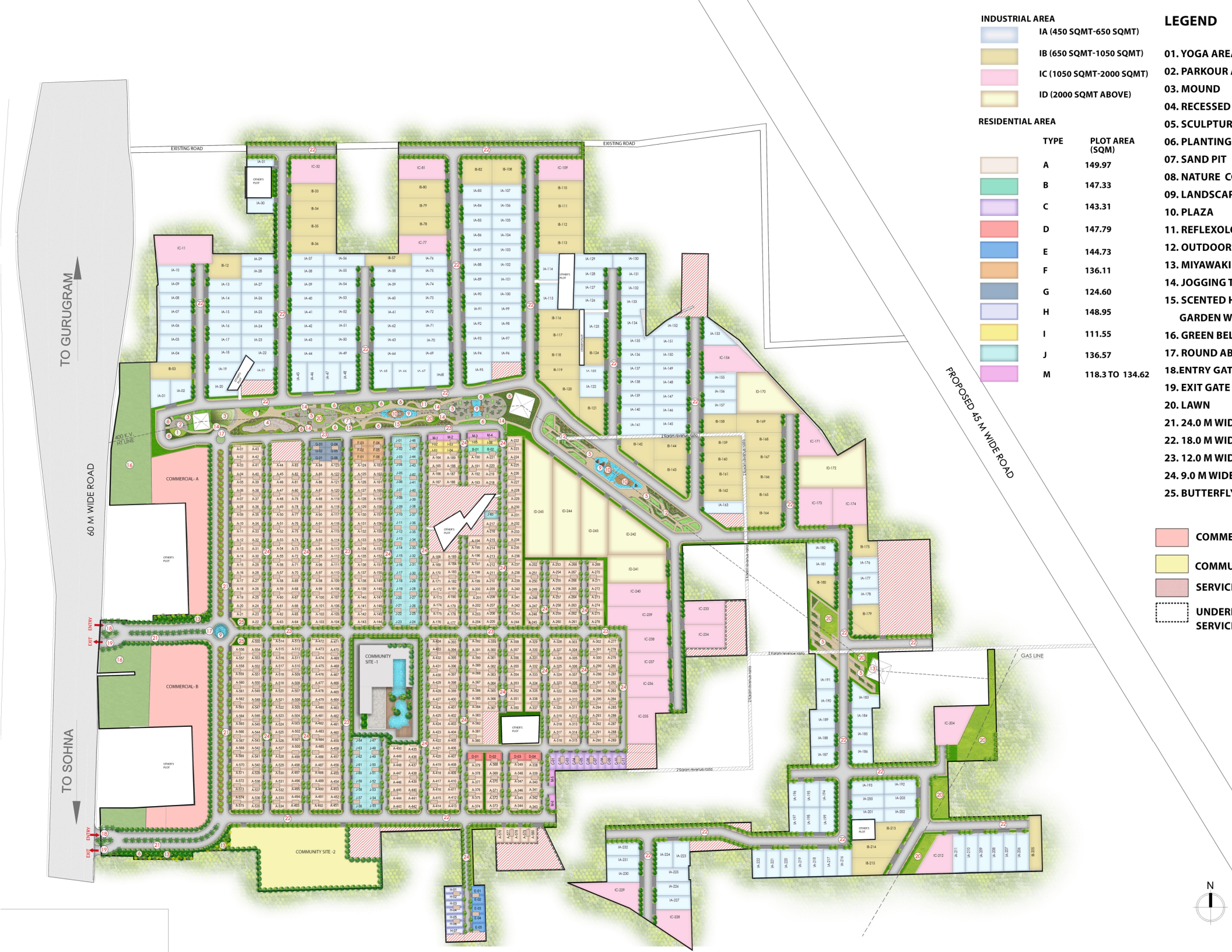
ANNEXURE 1

PAYMENT PLAN

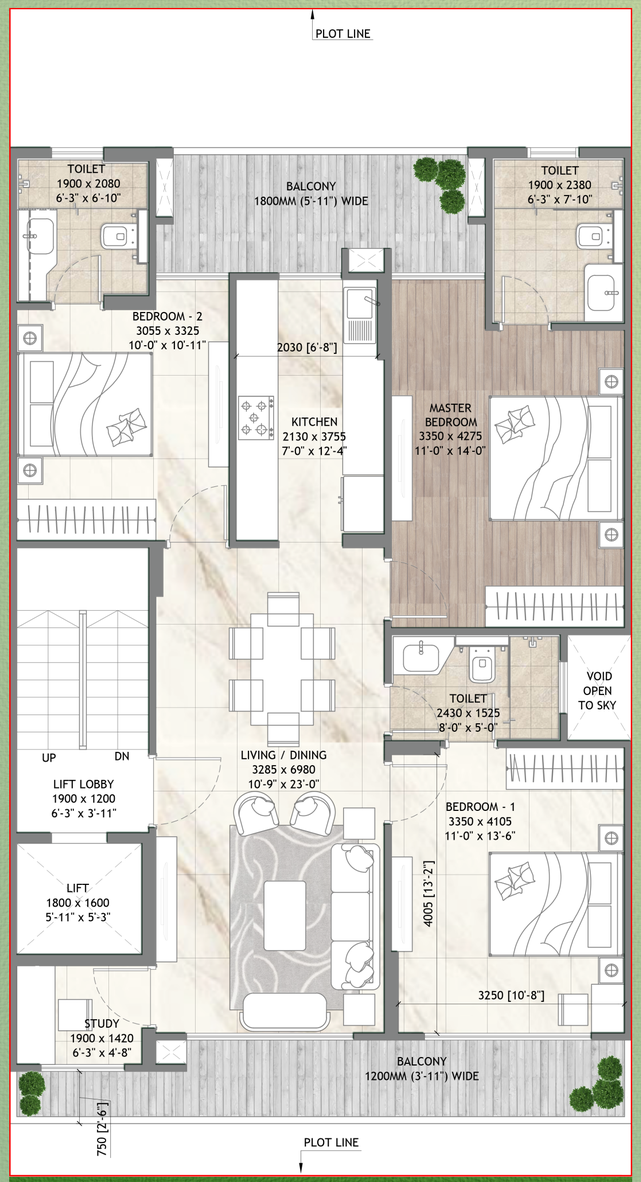
**(REFER TO BREAKUP AND DESCRIPTION OF TOTAL PRICE)**

| Payment Schedule | Instalment to be paid |
|---|---|
| Amount on application | **INR 5 L** |
| Within 15 days from the date of submission of application form or clearance of cheque (whichever is earlier) | **9% of Total Sales Consideration [less application fees] (Execution of agreement to Sale/BBA thereafter)** |
| Within 60 days from the date of booking. | **16% of Total Sales Consideration** |
| On the completion of excavation of 50% plots and foundation of 25% plots | **12.5 % of Total Sales Consideration** |
| On the completion of basement roof of 50% plots and first floor roof slab of 25% plots. | **12.5% of Total Sales Consideration** |
| On the completion of Second floor roof of 50% plots and Top floor roof of 25% plots | **12.5% of Total Sales Consideration** |
| On the completion of top floor of all plots of concerned sale phase | **12.5% of Total Sales Consideration** |
| On completion of Internal finishing and MEP work of unit | **10% of Total Sales Consideration** |
| Upon applying for occupancy certificate (OC) of units | **10% of Total Sales Consideration** |
| On Offer of Possession | **5% of Total Sales Consideration + Other Charges payable at the time of Possession** |

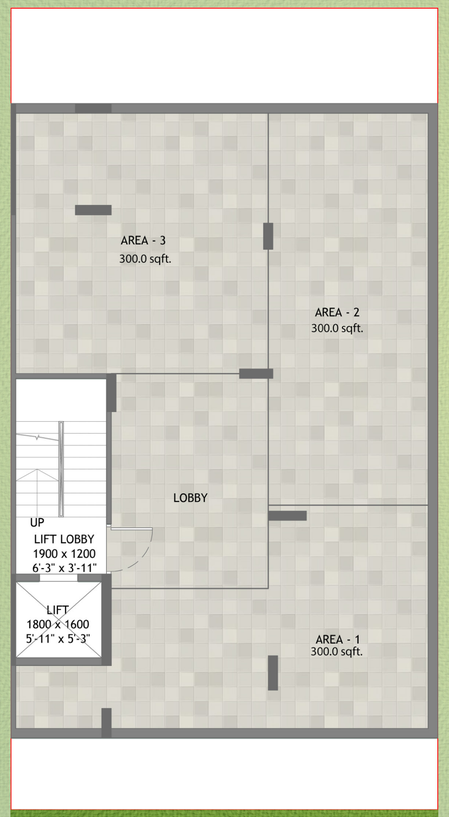
Note: In case of allotment after one-month of launch of the project, the amount payable by the Allottee shall be equivalent to the amount payable by other allottees of the project at that stage which shall be sync of payment plan floated at the time of launching of project. In case of failure to pay the same within the timelines mentioned in the letter issued for such allotment, the Allottee shall be liable to pay interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority Rules, 2017 as prescribed. The Allottee shall be liable to execute and get registered the Agreement of Sale/Builder Buyer Agreement/BBA as well as to pay the said amount. The Payment Plan/ Schedule may be preponed if the Occupation/Part Occupation Certificate/Completion Certificate/ Part Completion Certificate (OC/CC/Part OC/Part CC) is received before the scheduled possession period


INDUSTRIAL AREA
IA (450 SQMT-650 SQMT)
IB (650 SQMT-1050 SQMT)
IC (1050 SQMT-2000 SQMT)
ID (2000 SQMT ABOVE)
RESIDENTIAL AREA
TYPE
PLOT AREA (SQM)
A 149.97
B 147.33
C 143.31
D 147.79
E 144.73
F 136.11
G 124.60
H 148.95
I 111.55
J 136.57
M 118.3 TO 134.62
LEGEND
01. YOGA AREA
02. PARKOUR
03. MOUND
04. RECESSED
05. SCULPTUR
06. PLANTING
07. SAND PIT
08. NATURE C
09. LANDSCAP
10. PLAZA
11. REFLEXOL
12. OUTDOOR
13. MIYAWAKI
14. JOGGING T
15. SCENTED H
GARDEN W
16. GREEN BEL
17. ROUND AB
18.ENTRY GAT
19. EXIT GATE
20. LAWN
21. 24.0 M WID
22. 18.0 M WID
23. 12.0 M WID
24. 9.0 M WIDE
25. BUTTERFL
COMME
COMMU
SERVIC
UNDERI
SERVIC
TO GURUGRAM
TO SOHNA
60 M WIDE ROAD
PROPOSED 45 M WIDE ROAD
EXISTING ROAD
EXISTING ROAD
400 K.V. HT LINE
COMMERCIAL- A
COMMERCIAL- B
COMMUNITY SITE -1
COMMUNITY SITE -2
GAS LINE
ENTRY
EXIT
ENTRY
EXIT
N

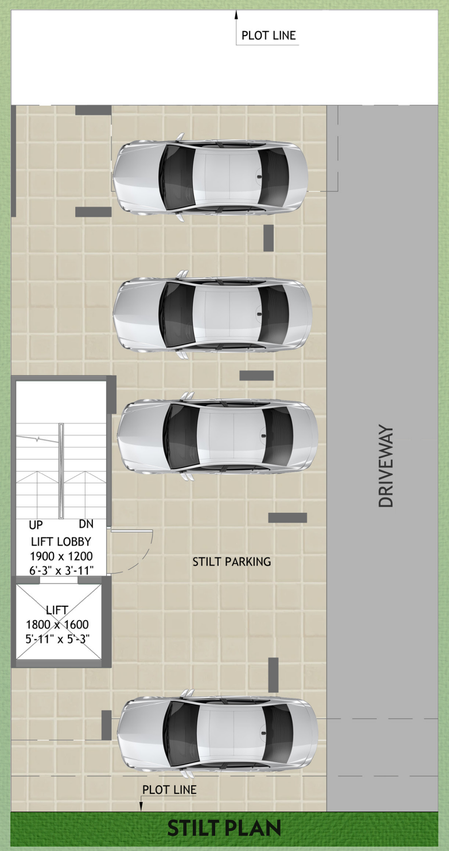
# UNIT PLAN




TYPICAL FLOOR PLAN




BASEMENT PLAN




STILT PLAN

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SIGNATURE GLOBAL

# Daxin™

GURUGRAM'S X FACTOR

## DISCOVER THE PERFECT EQUATIONS OF LIFE



SIGNATURE GLOBAL

# Daxin™

GURUGRAM'S X FACTOR

EXISTING ROAD

EXISTING ROAD

PROPOSED 45 M WIDE ROAD

TO GURUGRAM

60 M WIDE ROAD

TO SOHNA

400 K.V. HT LINE

2 Karam revenue rasta

2 Karam revenue rasta

2 Karam revenue rasta

2 Karam revenue rasta

GAS LINE

COMMERCIAL- A

COMMERCIAL- B

COMMUNITY SITE -1

COMMUNITY SITE -2

OTHER'S PLOT

ENTRY

EXIT

ENTRY

EXIT

## LEGEND

01. YOGA AREA
02. PARKOUR AREA
03. MOUND
04. RECESSED PARK
05. SCULPTURAL GARDEN
06. PLANTING BOULEVARD
07. SAND PIT
08. NATURE COURT
09. LANDSCAPE FEATURE
10. PLAZA
11. REFLEXOLOGY GARDEN
12. OUTDOOR SEATING AREA
13. MIYAWAKI FOREST
14. JOGGING TRACK/ PATHWAY
15. SCENTED HEDGE
    GARDEN WALK
16. GREEN BELT
17. ROUND ABOUT
18. ENTRY GATE
19. EXIT GATE
20. LAWN
21. 24.0 M WIDE ROAD
22. 18.0 M WIDE ROAD
23. 12.0 M WIDE ROAD
24. 9.0 M WIDE ROAD
25. BUTTERFLY GARDEN

COMMERCIAL AREA

COMMUNITY AREA

SERVICES AREA

UNDERNEATH SERVICES

### INDUSTRIAL AREA

IA (450 SQMT-650 SQMT)

IB (650 SQMT-1050 SQMT)

IC (1050 SQMT-2000 SQMT)

ID (2000 SQMT ABOVE)

### RESIDENTIAL AREA

| TYPE | PLOT AREA (SQM) |
|---|---|
| A | 149.97 |
| B | 147.33 |
| C | 143.31 |
| D | 147.79 |
| E | 144.73 |
| F | 136.11 |
| G | 124.60 |
| H | 148.95 |
| I | 111.55 |
| J | 136.57 |
| M | 118.3 TO 134.62 |

N

# SITE PLAN

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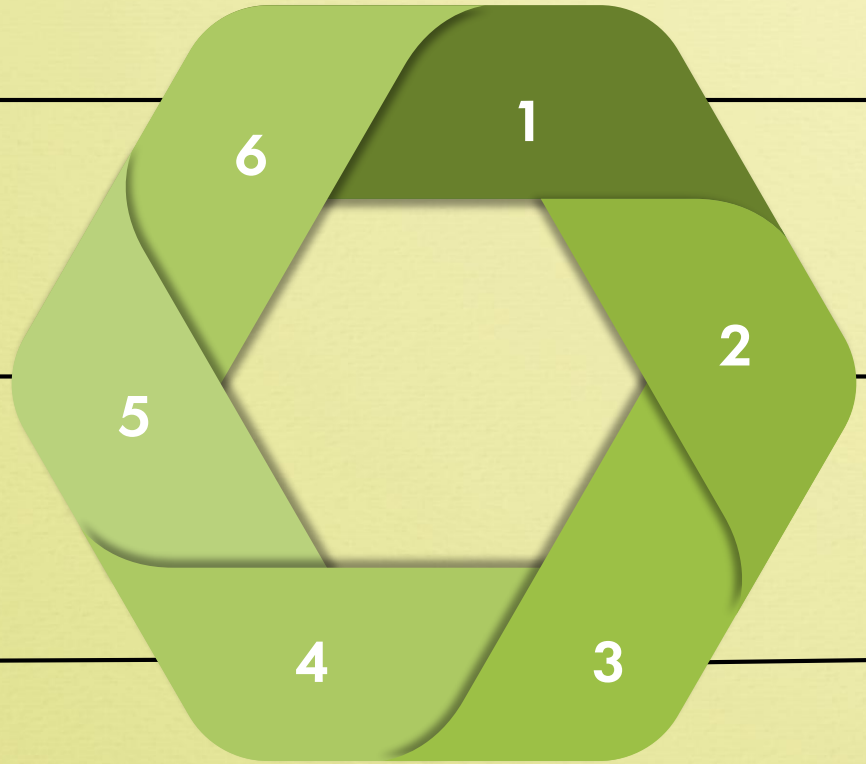
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# OUR LEGACY OVER THE YEARS




**Design Philosophy**

Efficient designs in sync with nature

**Market Cap**

Rs. 20,000 cr. of market cap

**On-going Marvels**

16.4 mn sq. ft. of ongoing projects

**Future Developments**

29.6 mn sq. ft. of forthcoming projects

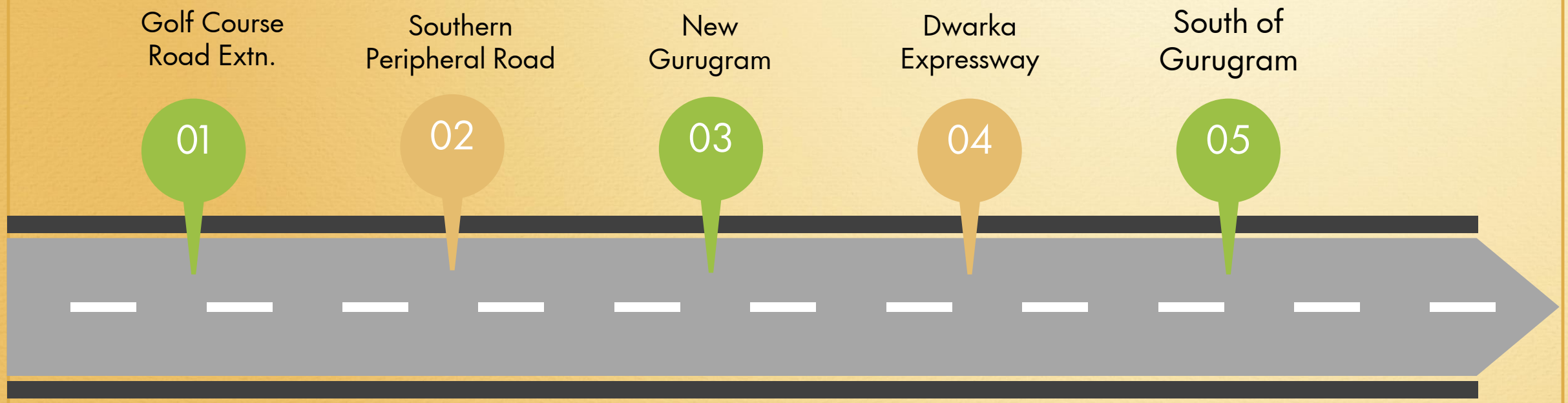
**Delivered Area**

11 mn sq. ft. of area delivered

**Market Share**

13% in Delhi NCR & 27% In Gurugram

# WITH OUR FOOTPRINTS ACROSS GURUGRAM





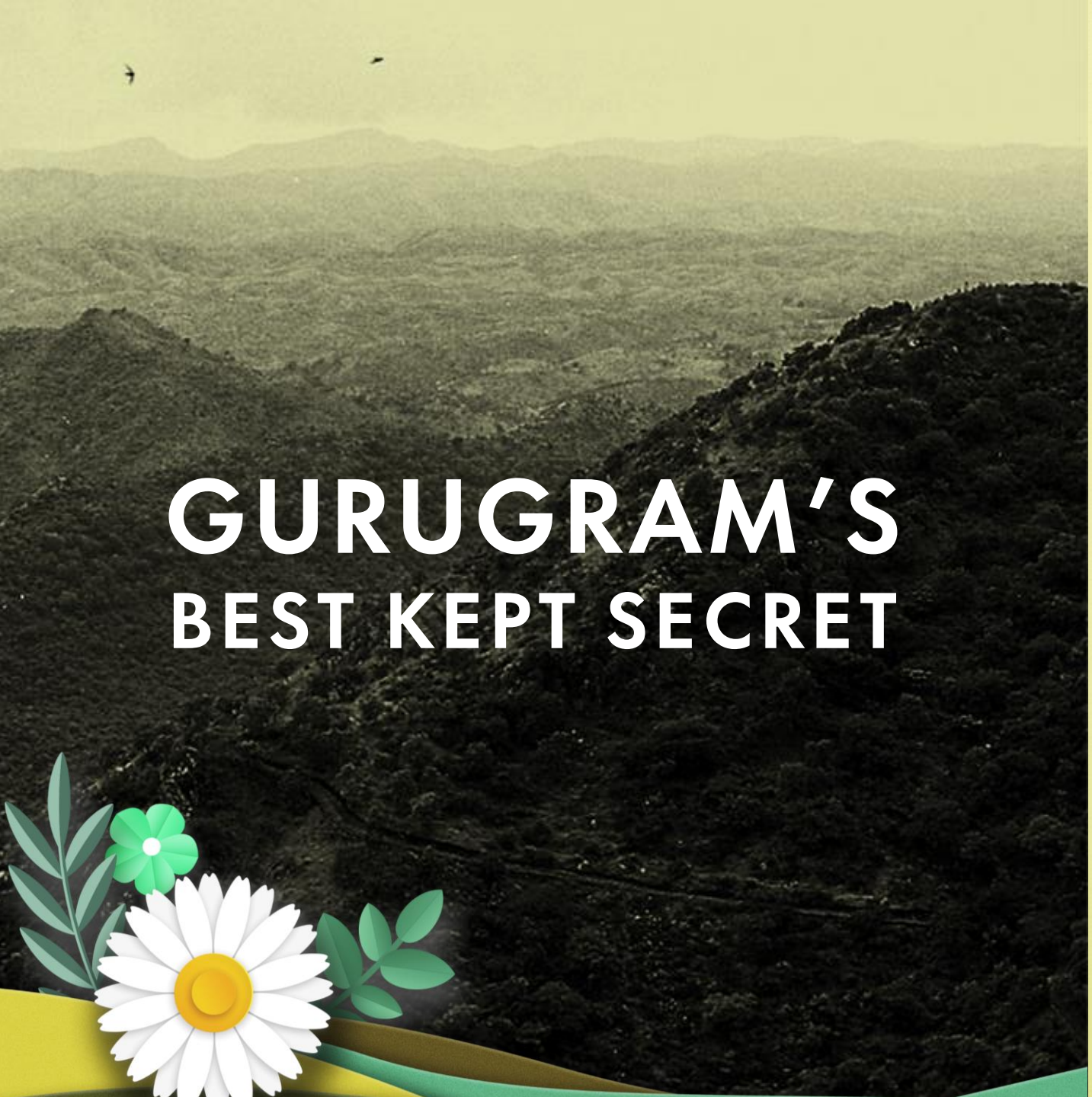
NOW DEVELOPING ONE OF

# THE LARGEST TOWNSHIP

TOWNSHIP

At One Of The Most Iconic Location

# GURUGRAM'S X FACTOR



# GURUGRAM'S BEST KEPT SECRET

- One of the Greenest Area as it is located at the foothills of the Aravallis
- Connected to Golf Course Road, Delhi and major parts of NCR
- Promising business ecosystem
- Great social and civic infrastructure
- Metro's Yellow Line extn. proposed from HUDA City Centre towards Sohna-Gurgaon Road
- Connected via Gurugram – Sohna Elevated Road & located bang on Delhi-Vadodara-Mumbai Expressway



# A LOCATION THAT IS HOME TO THE MOST PRESTIGIOUS DEVELOPMENTS

Approx. **2,344** units were launched in the price bracket of **Rs. 5 cr** in H1, 2024

Source: Medium

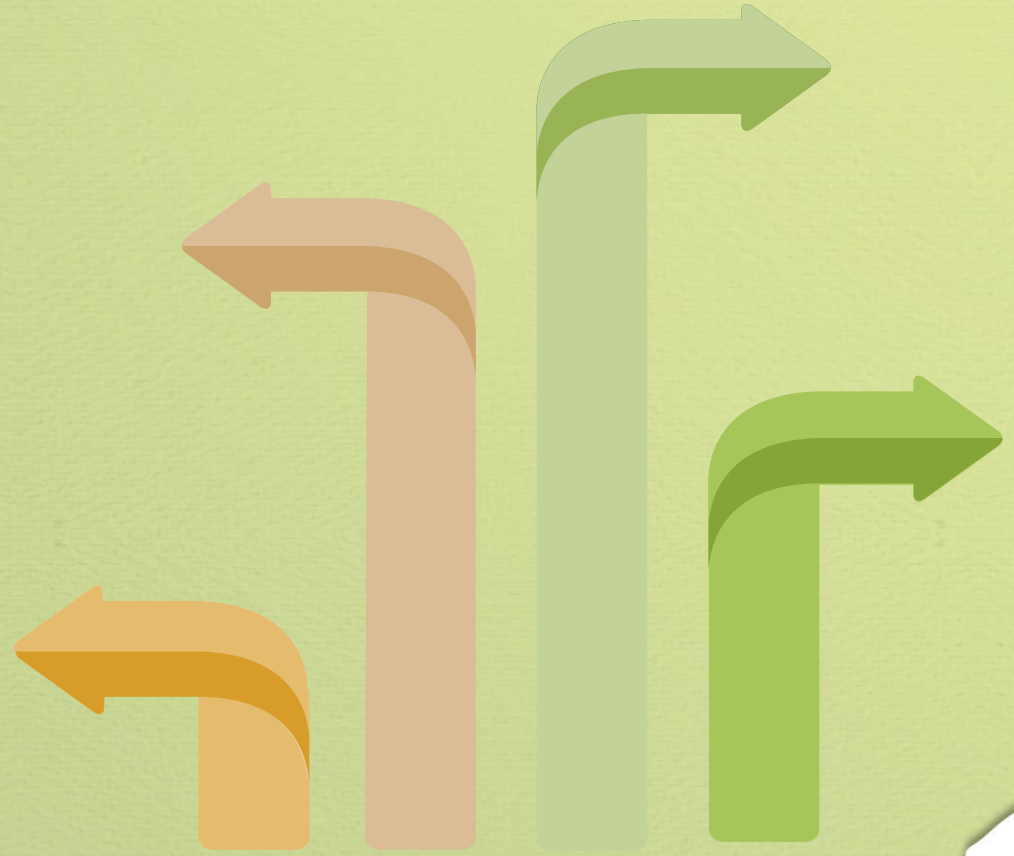
# WITH PRICES SOARING TO NEW HEIGHTS

## Short Term Rise

Over the past year alone, prices have risen by 20.5%

## Long Term Rise

An impressive 137.3% increase over the last five years



## Independent Floors

39.2% price growth seen in the last 3 years

## Opportunity

Rise in investment with hassle free traffic due to Gurugram-Sohna elevated corridor



Source: Property in Gurugram

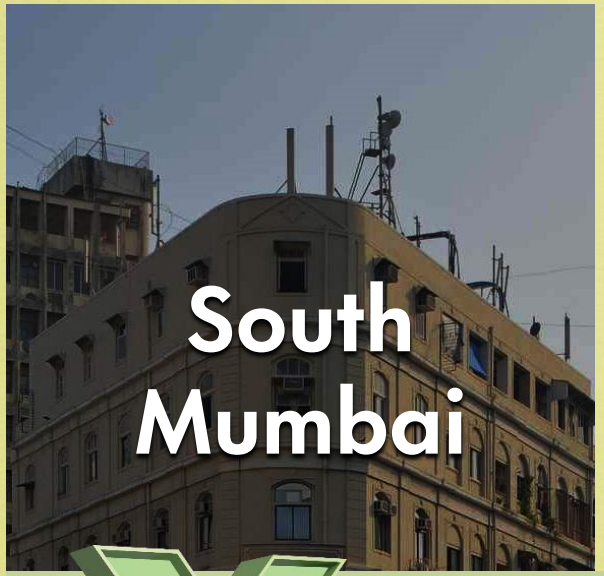


INTRODUCING THE NEXT BIG THING IN

# GURUGRAM'S X FACTOR

X FACTOR

## How South of Every City Has Seen the Most Premium Developments







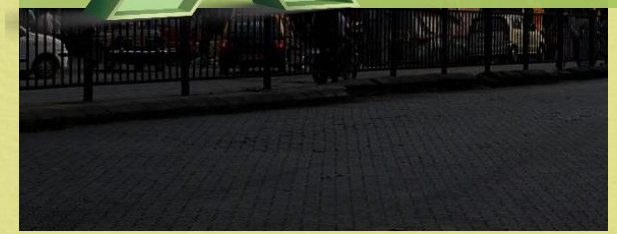




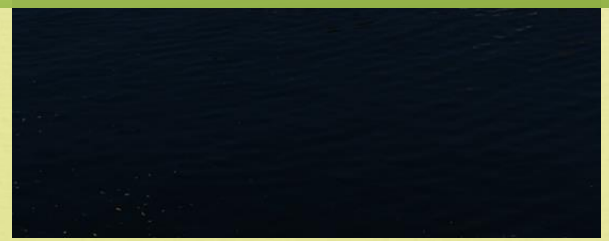


X

HERE'S ANOTHER ONE IN GURUGRAM'S X FACTOR










WHERE YOU BUILD THE
PERFECT EQUATION OF LIFE



AN INTEGRATED TOWNSHIP

# WHERE YOU..

TOWNSHIP

# ADD

## EVERY JOY TO YOUR LIFE



# SUBTRACT

## STRESS FROM YOUR LIFE



# MULTIPLY

## YOUR OPPORTUNITIES



# DIVIDE

## TIME BETWEEN WORK & LEISURE





# AN ICONIC LOCATION




# ADD CONVENIENCE, SUBTRACT COMMUTE

**5 Mins to**
Golf Course Road Extn.

**9 Mins**
to Subhash Chowk

**10 mins**
to SPR

**15 Mins**
to Rajiv Chowk

**30 Mins**
to Airport

**Right on Delhi - Vadodara-Mumbai**
Industrial Corridor

**Hassle free drive via**
Gurugram-Sohna Elevated Road
to Badshahpur Chowk

Source: Google Maps



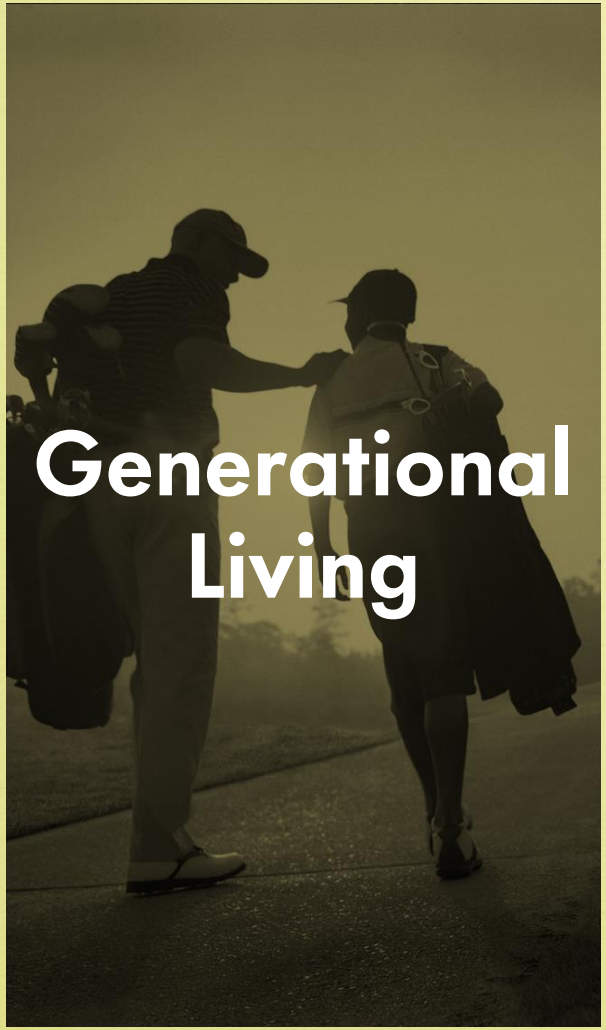
## AN ECOSYSTEM

# BUILT TO THRIVE

ECOSYSTEM

# LIFE IN A GIST AT DAXIN











# ADD MORE NATURE TO LIFE

52 Meters of Lush Green Boulevards



Sculpture Gardens



Butterfly Garden



Miyawaki Forest



Reflexology Park



Scented Hedge Garden



Nature Court

ADD MORE OXYGEN, SUBTRACT POLLUTION

# AN ADDRESS SURROUNDED BY ARAVALIS



# MULTIPLY BENEFITS ACROSS GENERATIONS













X



# ADD JOY, SUBTRACT CHAOS

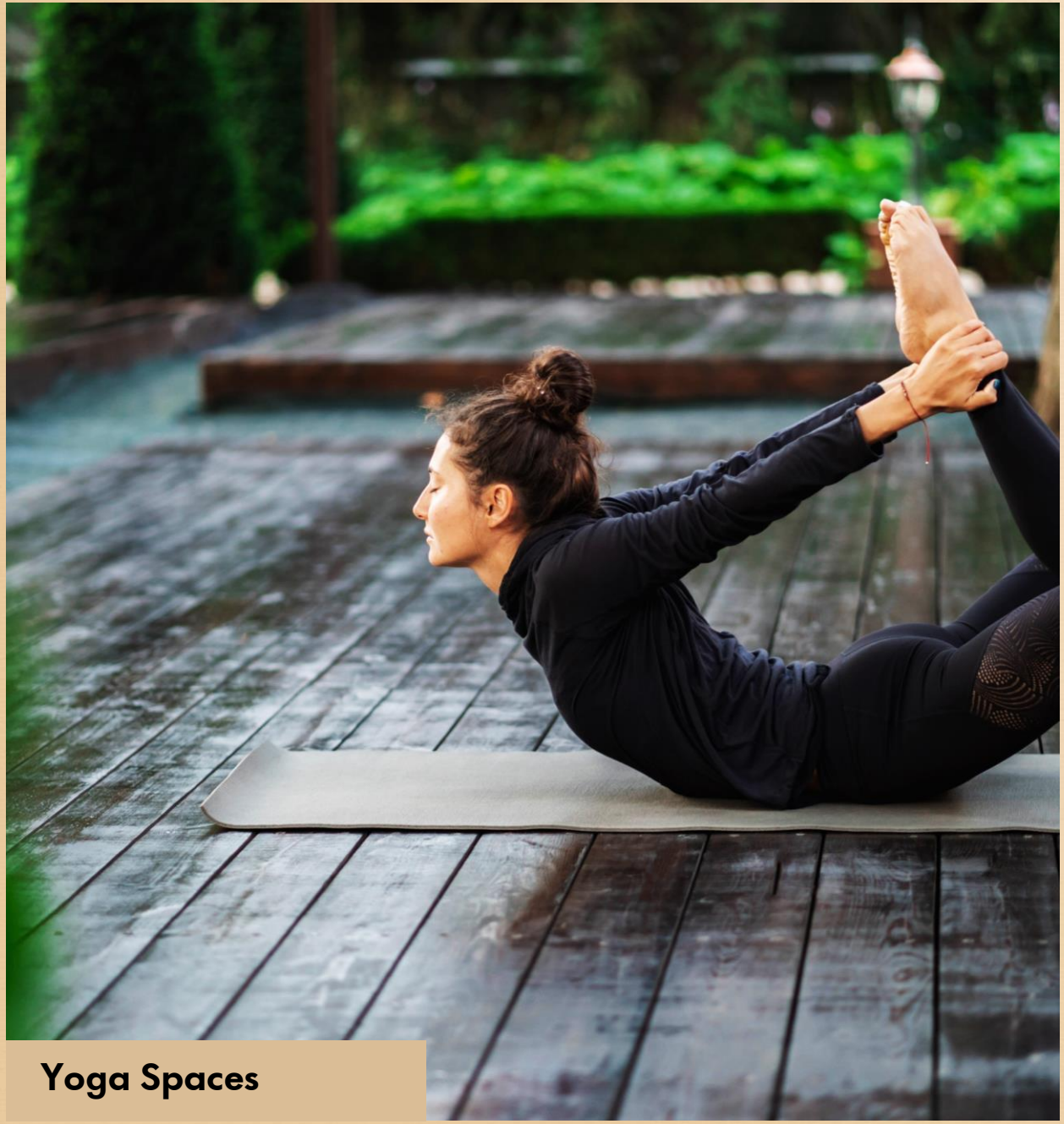
ADD JOY



Kids Outdoor Play Area



Sand Pit



Yoga Spaces



Recessed Park



Games Arena



Jogging Track

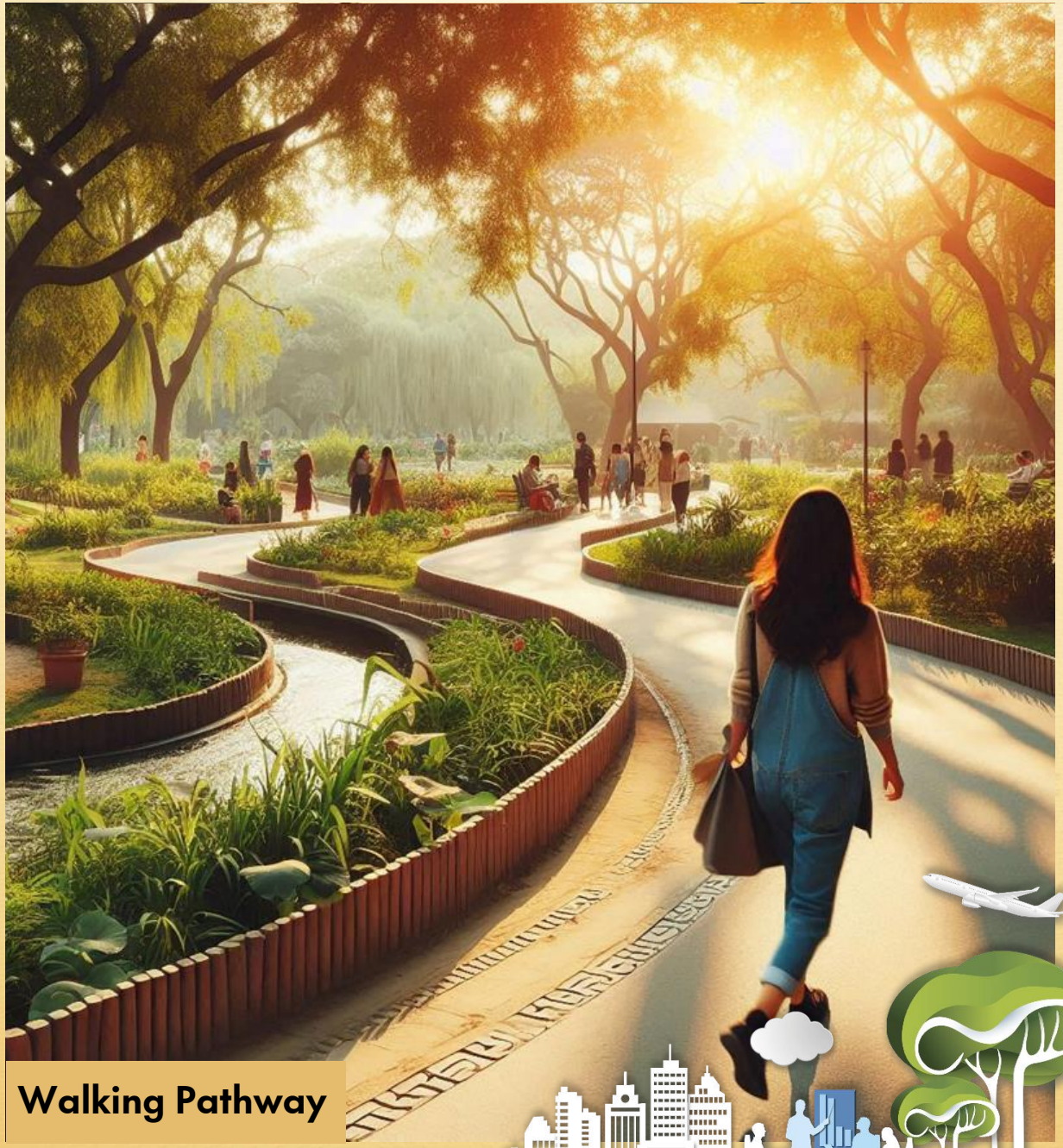


## ADD SOCIAL SPACES,
# MULTIPLY YOUR CONNECTIONS

CONNECTIONS



Outdoor Seating Area



Walking Pathway



# ADD KNOWLEDGE, SUBTRACT WORRIES

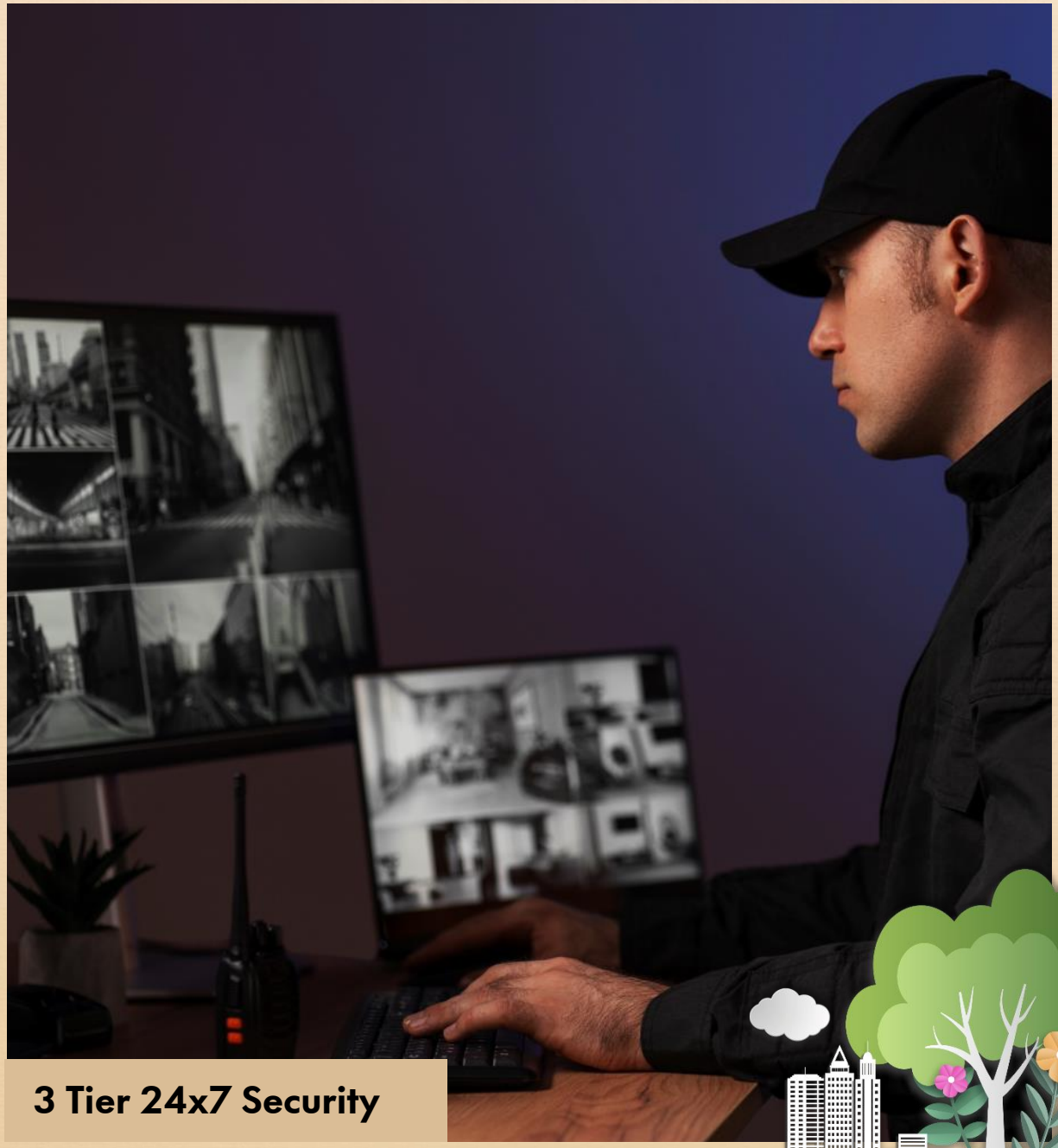
KNOWLEDGE



**2 Acres of Space Dedicated to A+ Premier School**




Dedicated Parking Area

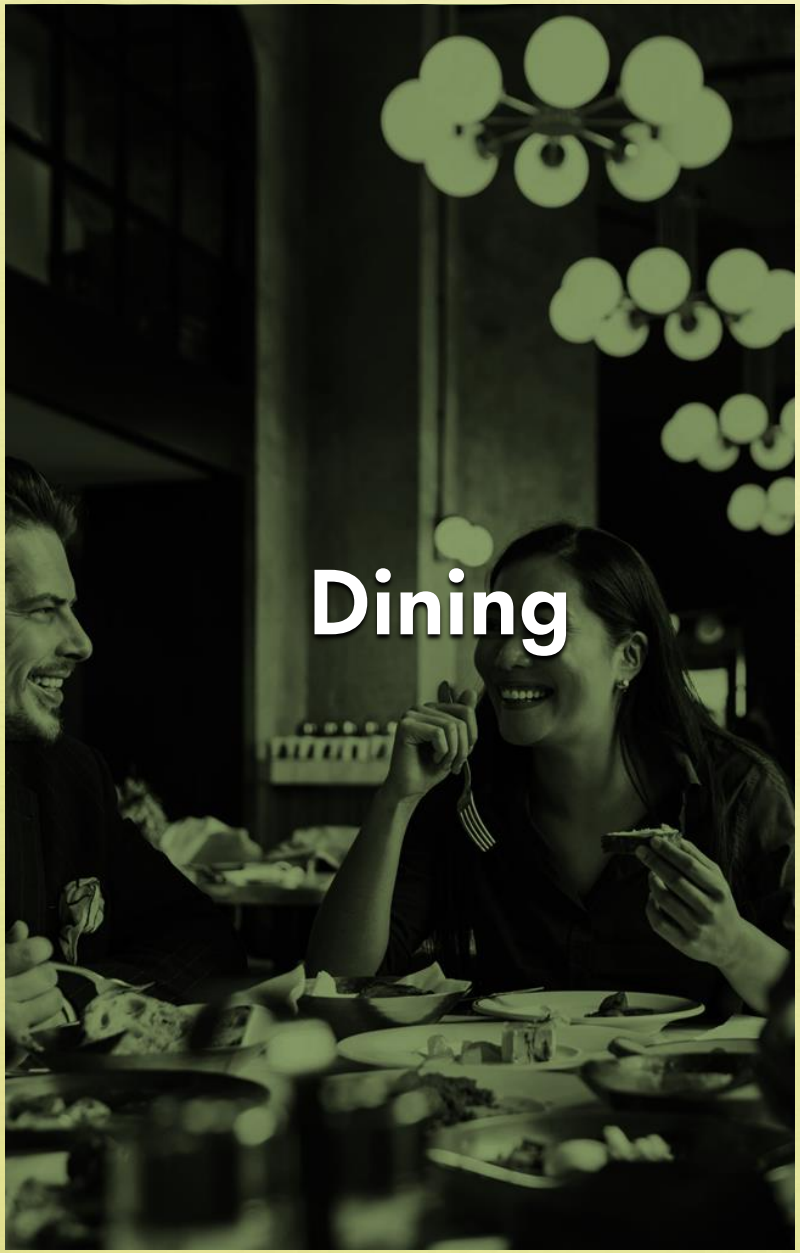


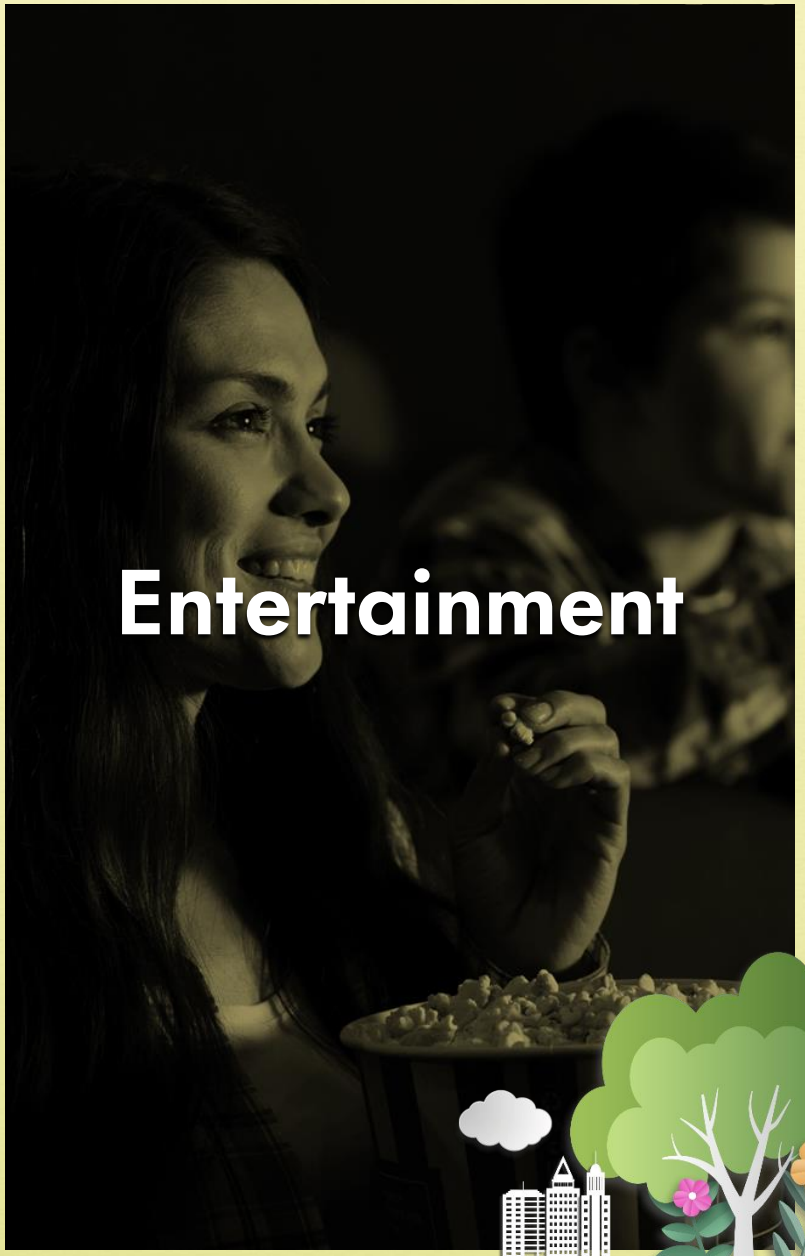
3 Tier 24x7 Security



# MULTIPLY YOUR JOY & LEISURE


Shopping


Dining


Entertainment



# THE OPPORTUNITY TO INVEST IN..

INVESTMENT



PRESENTING

# INDEPENDENT PREMIUM FLOORS

VISTAS

# S+4 FLOORS




Wide Driveways
Pedestrian Zones of 22 Kms*
Aedas
*This is the both side length of the pedestrian walkway for overall township.

# ADD GREEN LIVING

52 meter Wide
Green Boulevards




EXPERIENCE A GRAND LIFE
LIKE NEVER BEFORE

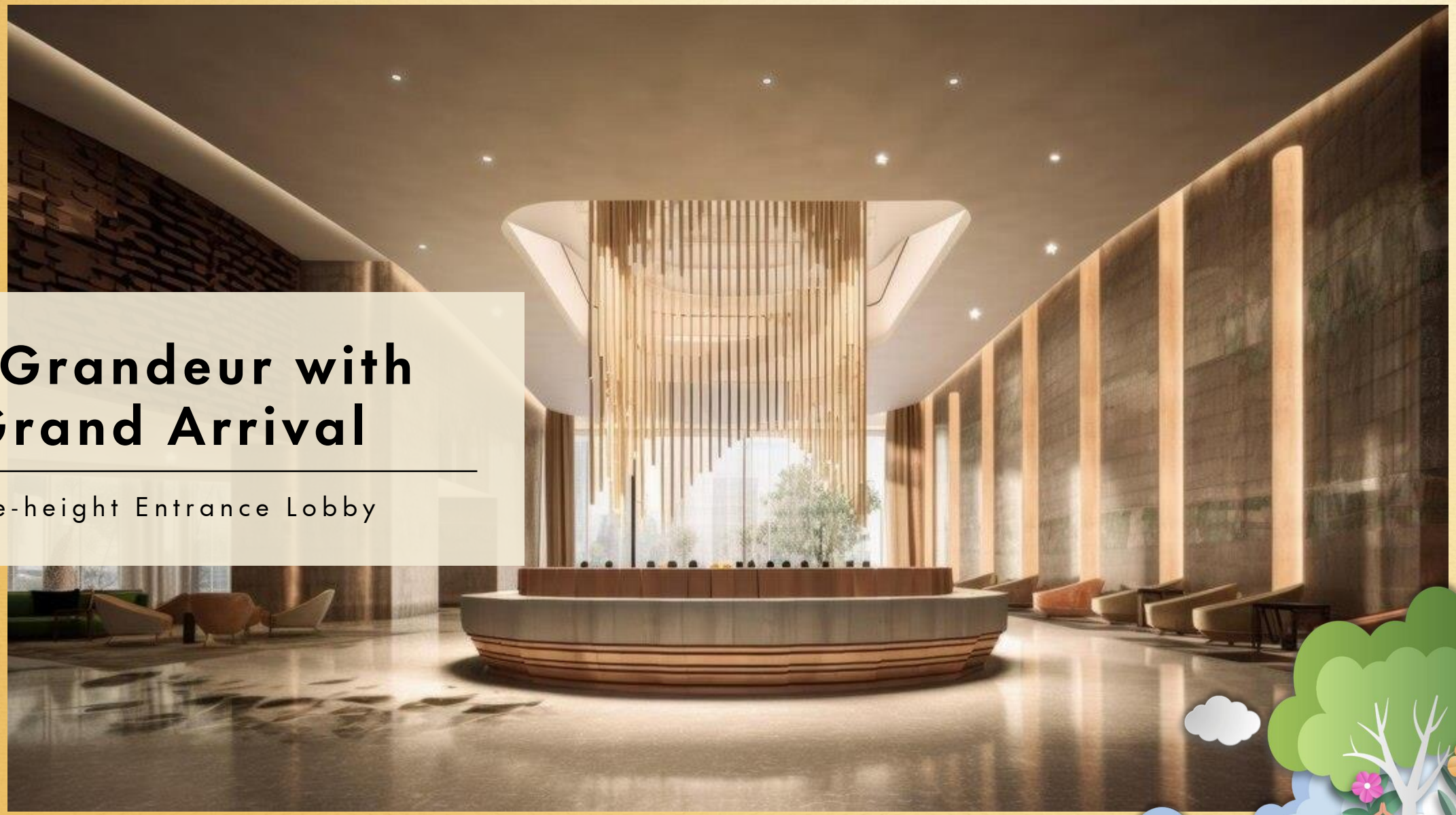



# DIVIDE TIME BETWEEN WORK & LEISURE

Luxe Club Life

# Add Grandeur with a Grand Arrival

Double-height Entrance Lobby





EXCLUSIVE

# CLUB HOUSE AMENITIES

LIFESTYLE

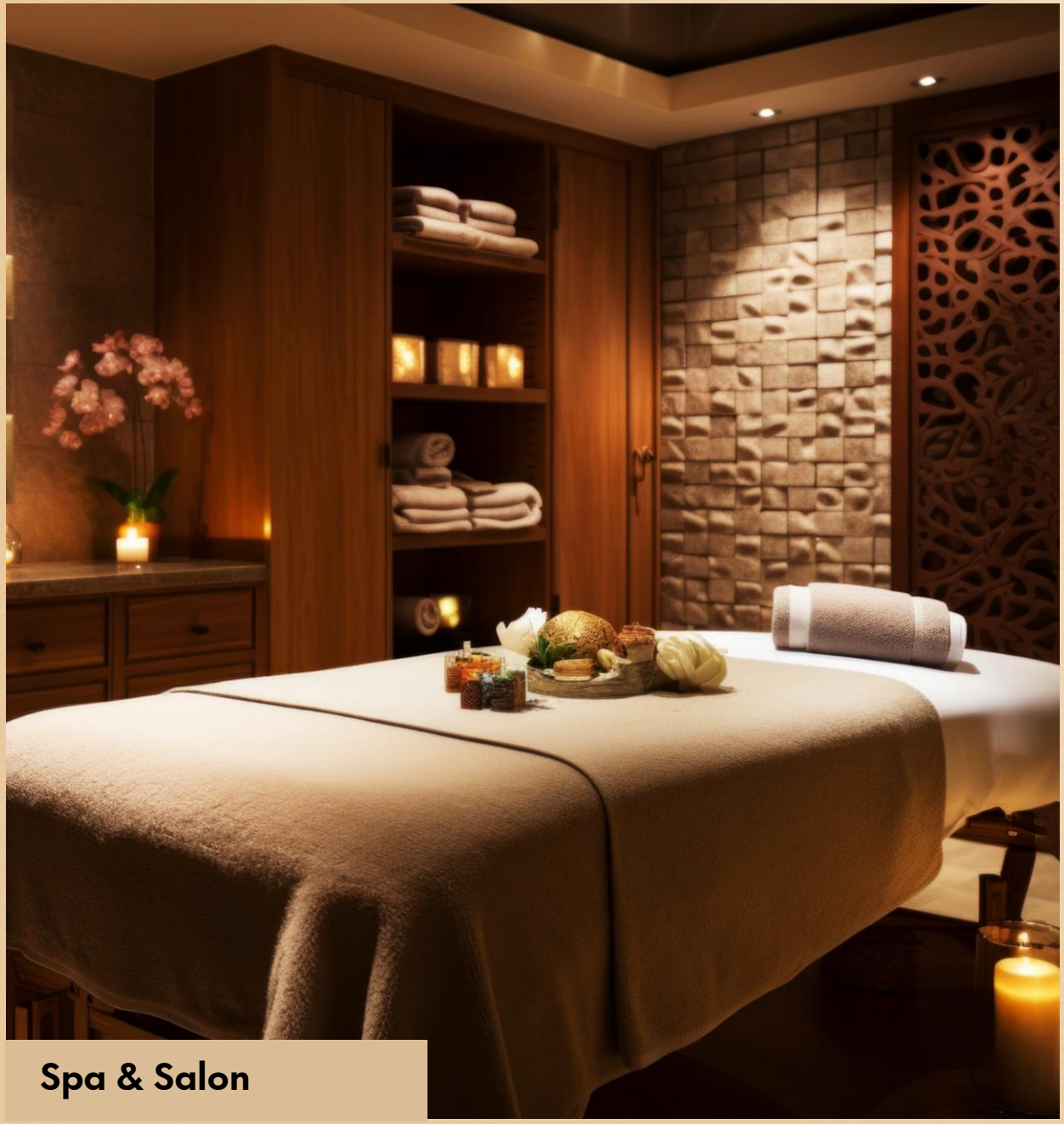




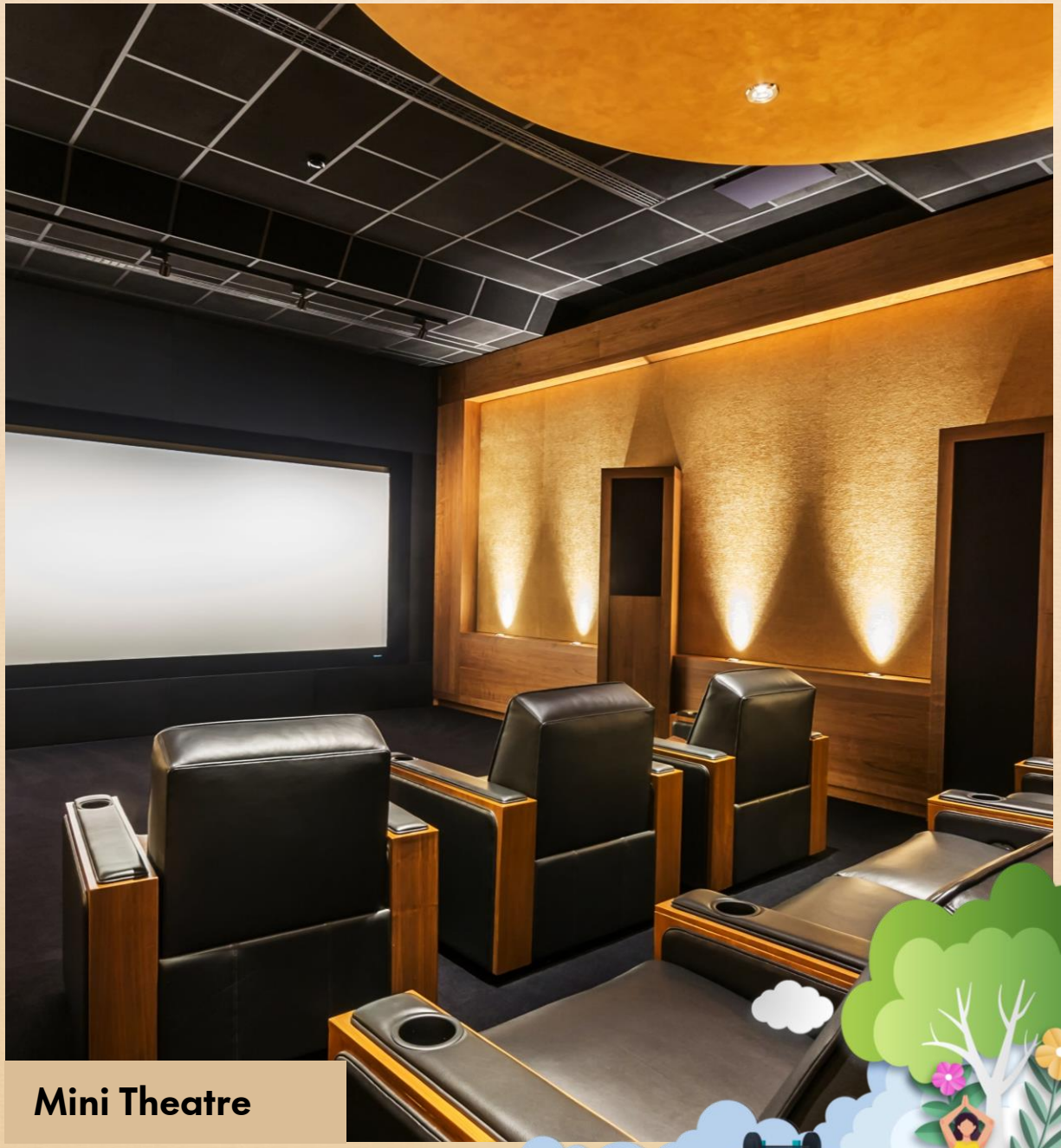
Swimming Pool



Gymnasium



Spa & Salon



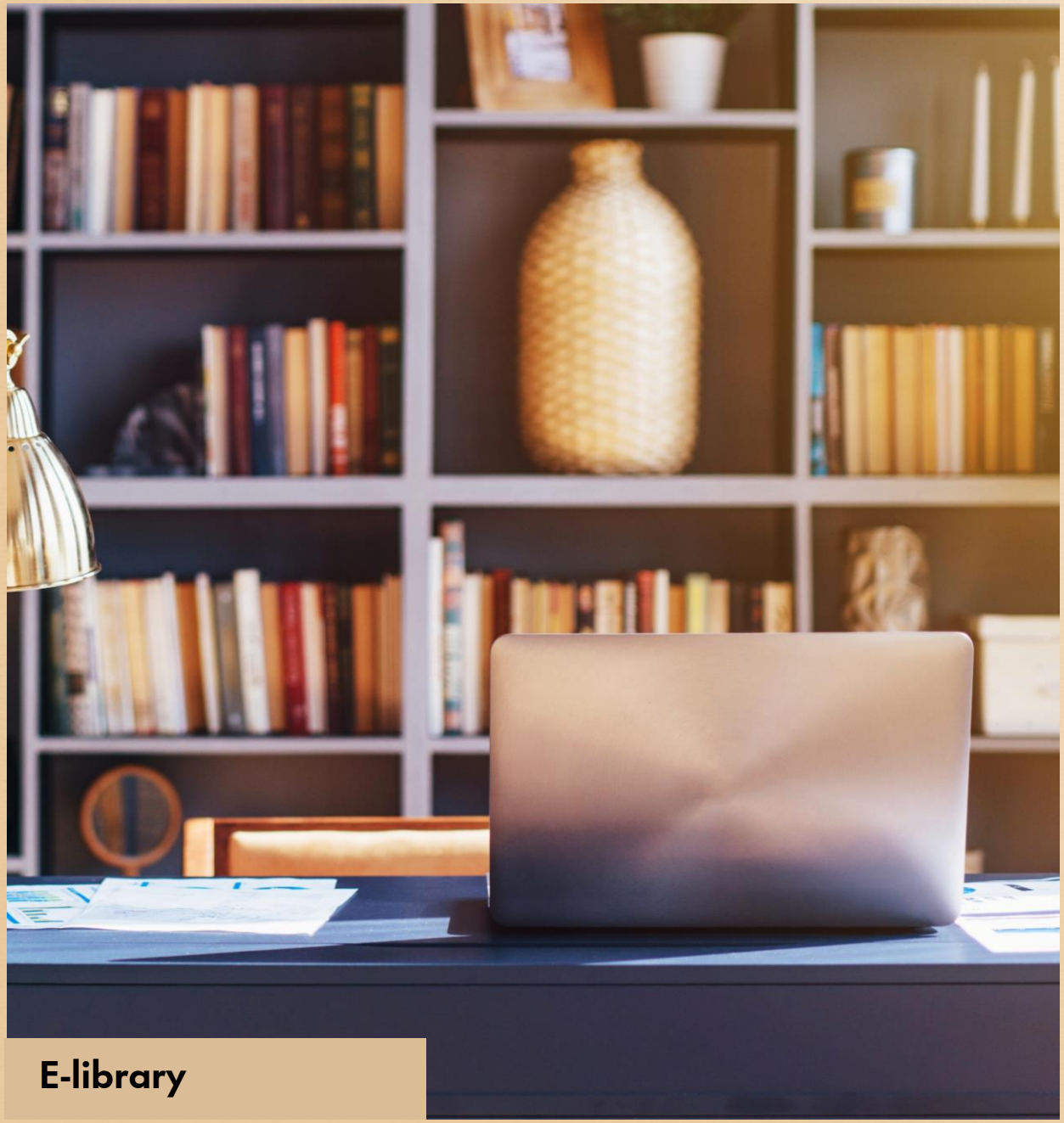
Mini Theatre



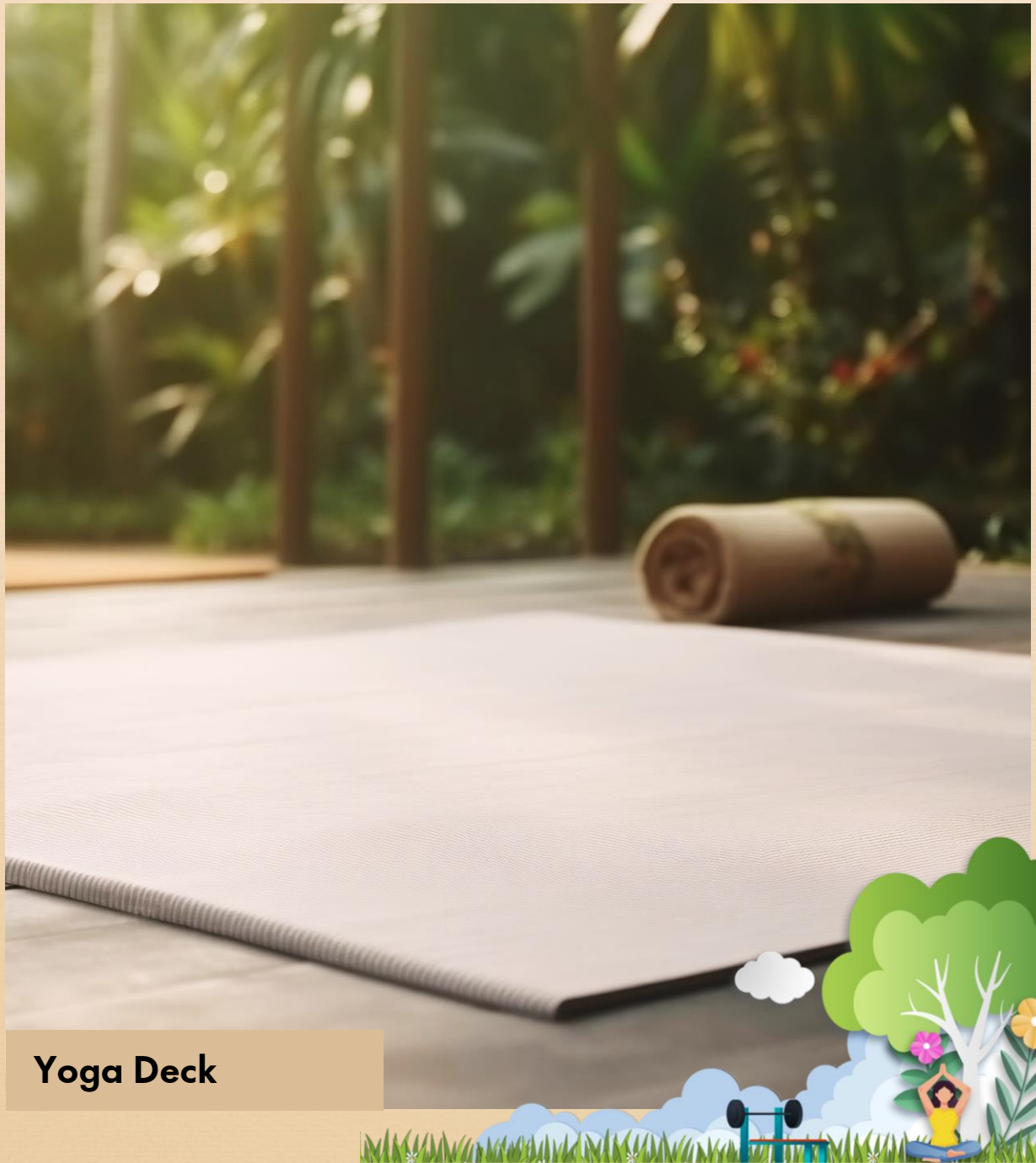
Co-working Space



Conference Room



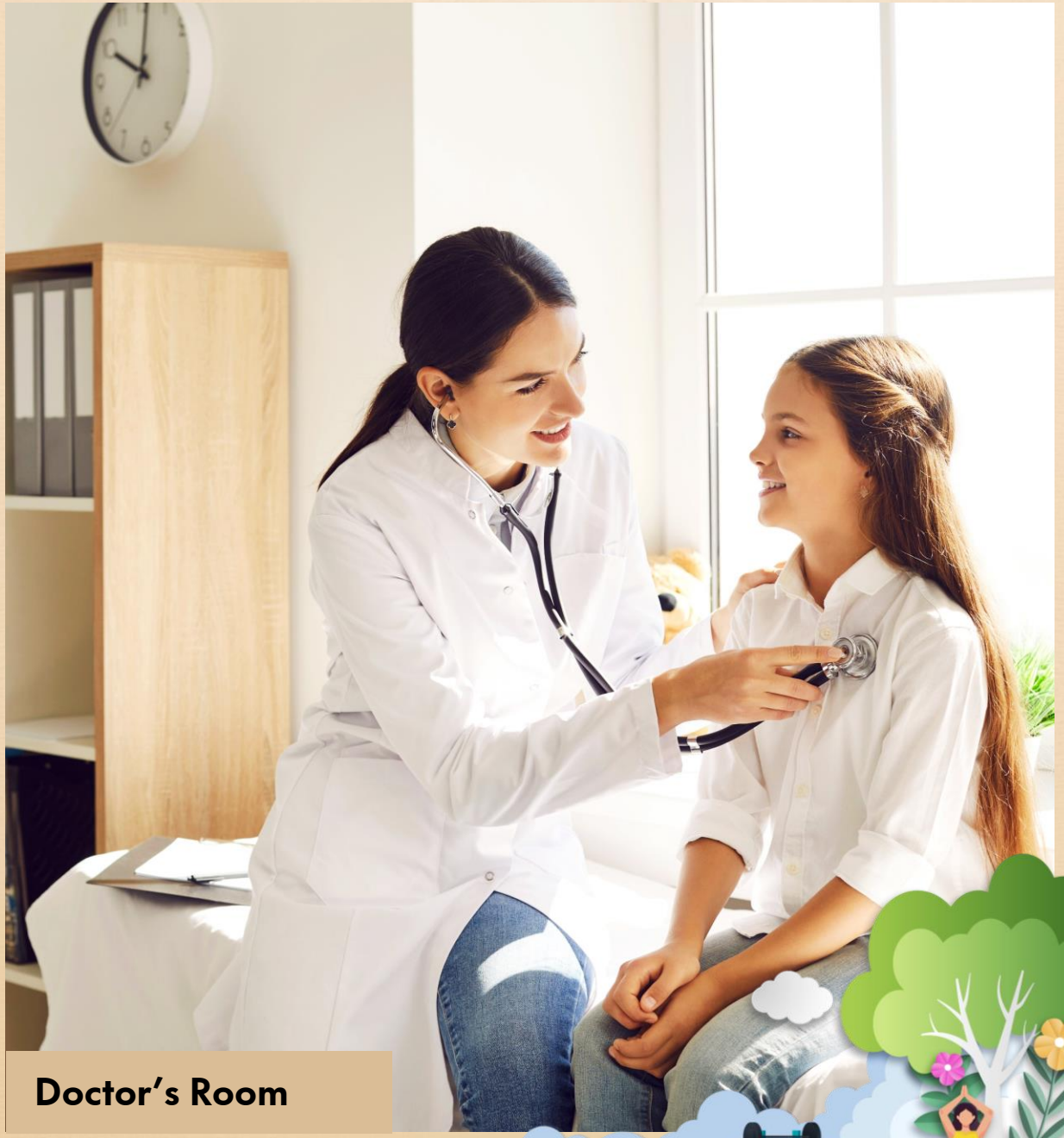
E-library



Yoga Deck



Laundromat



Doctor’s Room

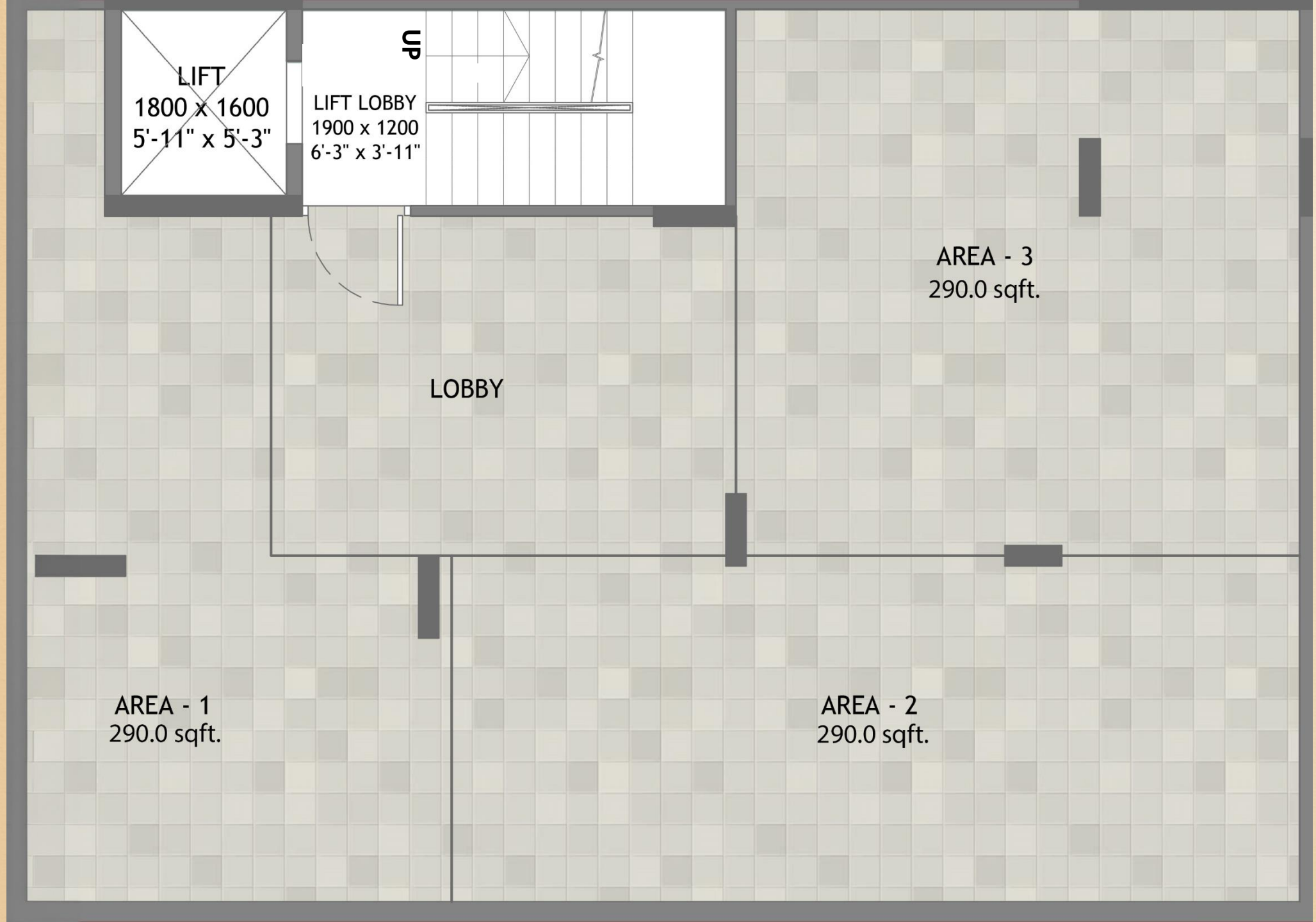

Kids Indoor Play Area

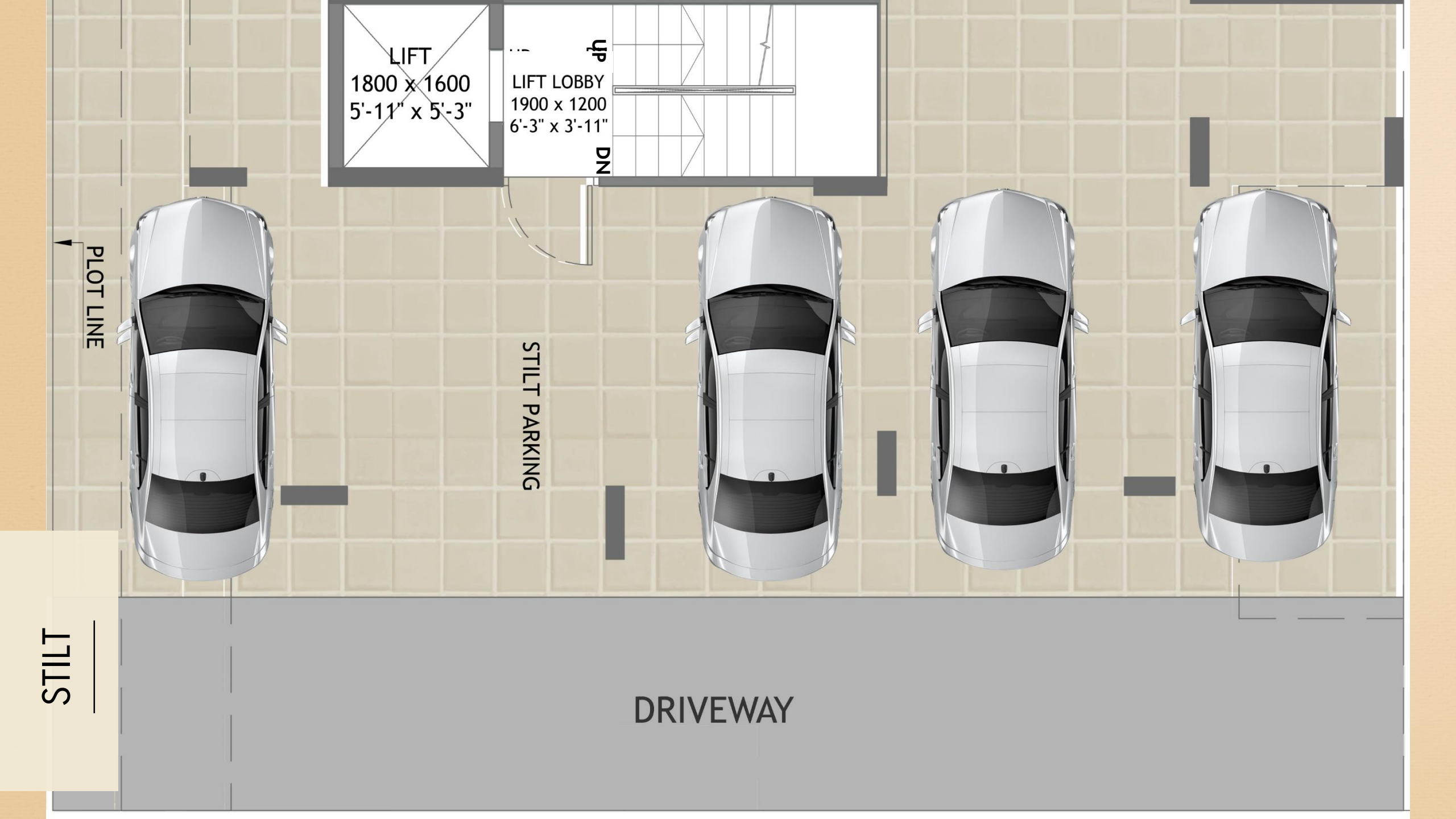


# FLOOR PLAN

SITE PLAN

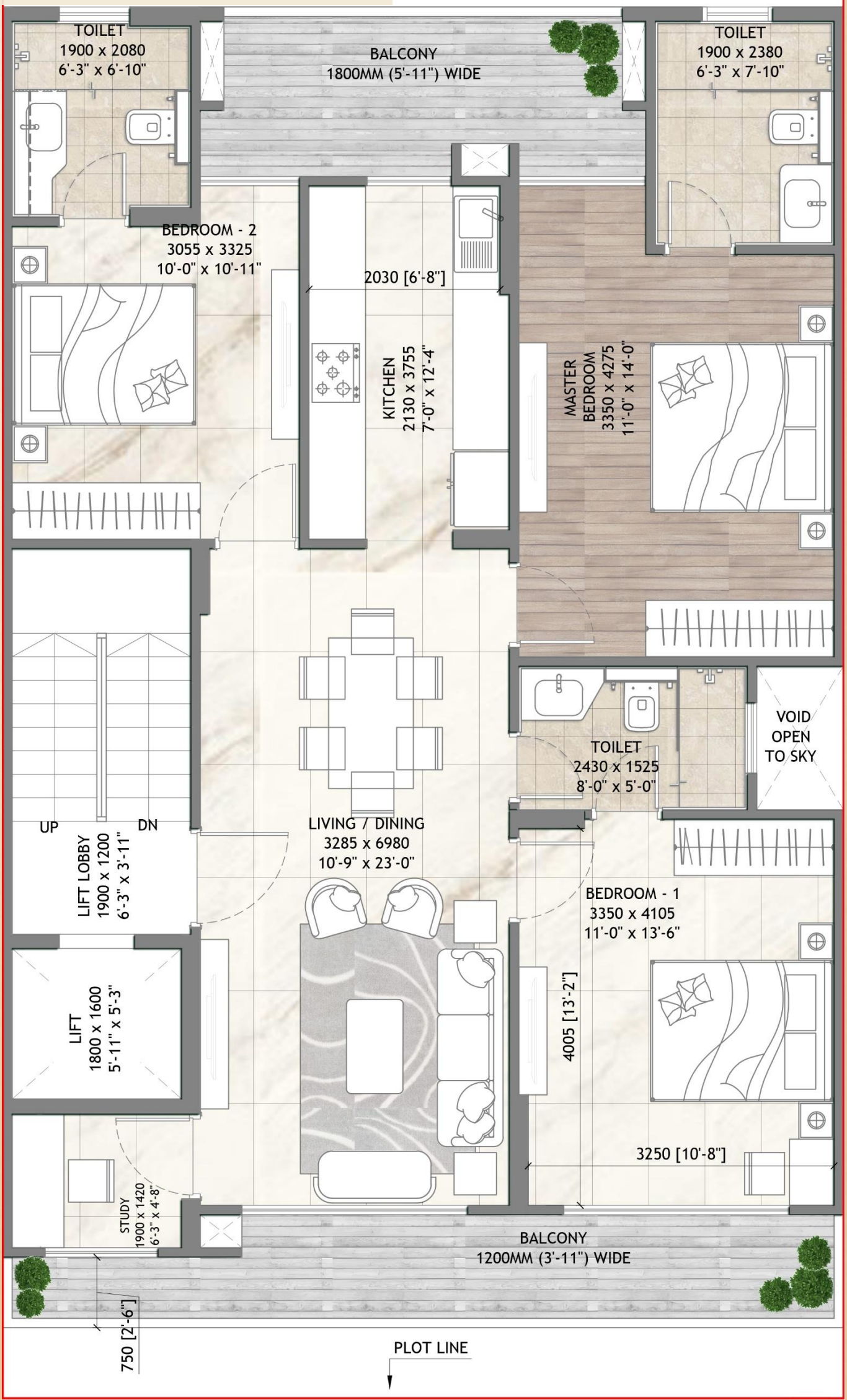
# BASEMENT


LIFT
1800 x 1600
5'-11" x 5'-3"
UP
LIFT LOBBY
1900 x 1200
6'-3" x 3'-11"
LOBBY
AREA - 3
290.0 sqft.
AREA - 1
290.0 sqft.
AREA - 2
290.0 sqft.


LIFT
1800 x 1600
5'-11" x 5'-3"
LIFT LOBBY
1900 x 1200
6'-3" x 3'-11"
UP
DN
PLOT LINE
STILT PARKING
DRIVEWAY
STILT

# TYPICAL FLOOR PLAN

TYPE-A





# THE MASTERMINDS OF TOWNSHIP

MASTERMINDS

## CONCEPT

Aedas

One of the world's leading architect based out of Singapore with 12 offices and 54 recognized projects

Architect Hafeez Contractor

A visionary Indian architect renowned for transforming modern urban landscapes

## LEAD DESIGN

DESIGN PLUS

A leading design firm celebrated for seamlessly blending contemporary aesthetics with sustainable architecture

## LANDSCAPE ARCHITECT

INTEGRAL DESIGNS

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## MEP CONSULTANT

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MAHIMTURA CONSULTANTS PVT. LTD.

Renowned for its structural engineering expertise, delivering innovative and robust solutions for complex, large-scale projects



# FOR INVESTMENT

## REACH OUT TO US

SIGNATURE™
GLOBAL
REALTY. RELIABILITY. RESPONSIBILITY.

AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY



**SIGNATURE GLOBAL BUSINESS PARK PRIVATE LIMITED | U70109DL2019PTC346164**

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