

THE
Signature
sign into life

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HAPPY
DELIVERING HAPPINESS

HAPPY ADVENT REALCON LLP

21-Camac Street, 7th Floor, Kolkata - 700 016

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Concept & Design By PromotEdge.com

A large, light gray, stylized signature graphic that forms a large, open 'S' shape, framing a central dark blue square. Inside the square, the company logo is repeated in white.

THE
Signature
sign into life

A celebrity life beckons you



G+11 | **58** Residential
Apartments

The Signature

As soon as you start to pursue a dream, your life wakes up and everything has a meaning, The Signature is that ultimate dream come true. A celebrity life marks a successful life, something that we all desire for. It's a belief that you have signed into a celebrity life. Life here is a hallmark of impossible turned into possible success. The Signature sets the ultimate luxury theme, with exclusive amenities to indulge yourself in. The rooftop swimming pool with exclusive deck, party lawn with barbeque adds on to the luxury all around. Sign into life at The Signature, a celebrity life beckons you



Artist's Impression - Actual May Differ

Developers



MANOR REALTY started its journey in 2017. Having an insatiable desire to become great at what we do is what we aim at. We consider honesty, passion and decisiveness as our biggest resources and Manor Realty, the end result of effectively utilizing our resourcefulness. Manor Group considers people first. We understand our buyers just don't buy a piece of earth but they buy feelings, they buy identity and their need for certainty. We make our buyers feel significant through the purchase they make. We are contributing towards adding honesty and trust to what our buyers are seeking. We've continuously been on the uptrend, whether it be in terms of the number of projects or the popularity of the Group as a brand, known for its ethics and timeliness. The Group thrives on creative and dynamic notion to create blissful homes. It has rapidly metamorphosed into an avowed name in the real estate domain. The rechristening and the change in identity reflects the towering aspirations of the 2nd generation entrepreneurs who are brimming with new innovative ideas awaiting to be infused in the Group



HAPPY GROUP is constantly working towards improvement and growth with a focus on building networks, identifying new areas of business and incubating new products. Happy Group is equally attentive to its customers and business partners. For Happy Group, keeping the present customers satisfied is as important as acquiring the new ones. Happy Group always invests in relationships and this binding thought goes into every sphere of its business. The Group's key ingredients are Knowledge, Opportunity, Success and Network. With constant efforts and consistent growth, the various divisions of Happy Group together, enable the Group for positioning itself as one of the **MOST RECOGNISED BRANDS** in the eastern region of the country

Sustainability and luxury in tandem



Pictorial representation actual may differ



Indian Green Building Council

Green Building

A green building is one which uses less water, optimises energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building.

Green building is a building that, in its design, construction or Operation reduces or eliminates negative impact and can create positive impacts on our climate and natural environment.

Tangible Benefits

- # Energy Savings - 20-30%
- # Water Savings - 30-50%
- # Waste Water Treatment -100%
- # Solid Waste Reduction -100%

Intangible Benefits

- # Enhanced Air Quality
- # Excellent Day Lighting
- # Improved Health and Well-being of the Occupants
- # Conservation of the scarce National Resources

Location Map

THE SIGNATURE gives you the freedom of connectivity.
Be it daily necessities or trip round the country - time is always on your side.











*Location map not to scale

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Sign in Swiftly

Roy Bahadur Road

-  R.S.V. Hospital – 3 Km.
-  TollyClub/RCGC – 3.6 Km.
-  Behala Police Station – 1 Km.
-  Behala High School – 2 Km.
-  B.P. Poddar Hospital – 2.7 Km.
-  New Alipore Railway Station – 2.2 Km.
-  Sri Sri Academy – 2.7 Km.
-  Upcoming Behala Chowrasta Metro - 2.5 km.

The Signature

Sign into luxury

Roof view

A celestial indulgence



A timeless requisite to amuse your senses



Artist's Impression - Actual May Differ

Amenities



GYMNASIUM



COMMUNITY HALL



SWIMMING POOL WITH EXCLUSIVE DECK



CHILDRENS PLAY AREA



PARTY LAWN



INDOOR GAMES ROOM



MANDIR



SECURITY



GENERATOR BACKUP



Pictorial representation actual may differ



Pictorial representation actual may differ

Specifications



STRUCTURE, WALLS , BALCONY & EXTERIOR WALLS

Structure- RCC Superstructure

Internal walls- Cement plastering overlaid with smooth, impervious plaster of Paris

Balcony- Decorative MS railings up to 3 feet height, provision for balcony grill* (as per design approved by developer), Anti skid ceramic floor tiles

Exterior- Latest weather proof emulsion paint



DOORS, WINDOWS & FLOORING

Doors- Wooden frame with 32mm thick flush door

Windows- Sliding aluminium windows with large panes

Flooring- Vitrified tile flooring in all bedrooms, living/ dinning rooms



ELECTRICALS

Superior quality concealed wiring with modular switches and miniature circuit breaker, AC point in all bedrooms and one AC point in Living room, one tv point in living room and one in master bedroom



KITCHEN

Ceramic floor tiles, granite counter with steel sink , Ceramic tiles dado up to a height of 2 feet from the Granite Top



TOILETS

Ceramic floor tile, Ceramic tiles up to door Height , CP fittings and sanitary of Parryware/ Hindware / Jaquar or equivalent make



SECURITY & OTHER FEATURES

Intercom system, CCTV surveillance system on the boundary wall of the complex , Modern fire fighting system, 24x7 Power Backup

Lift: Kone/ Otis or equivalent make , Water filtration plant



FIRE SAFETY

Fire hydrant with hose box and nozzle, yard hydrant outside the building, fire pump room and fire fighting water tank, Smoke detectors & fire alarms in common areas

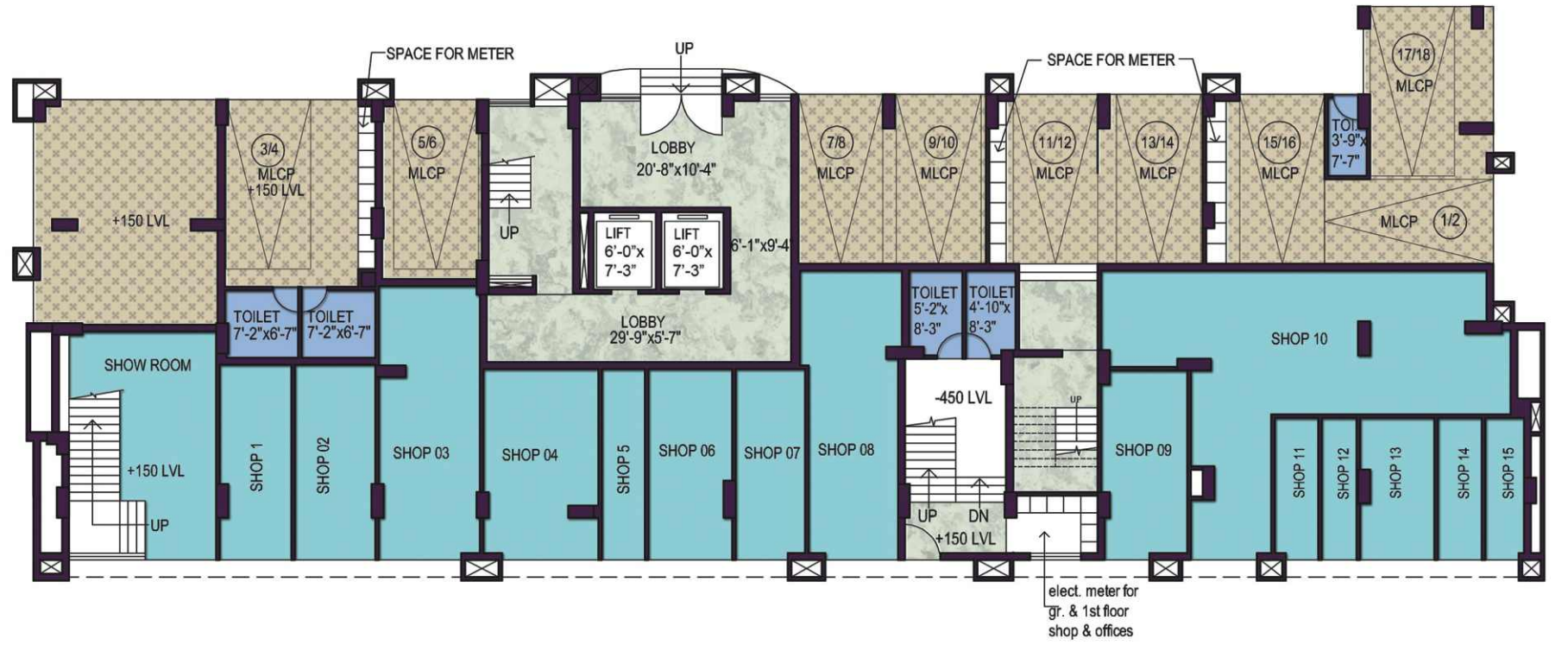
The ultimate dream come true





Pictorial representation actual may differ

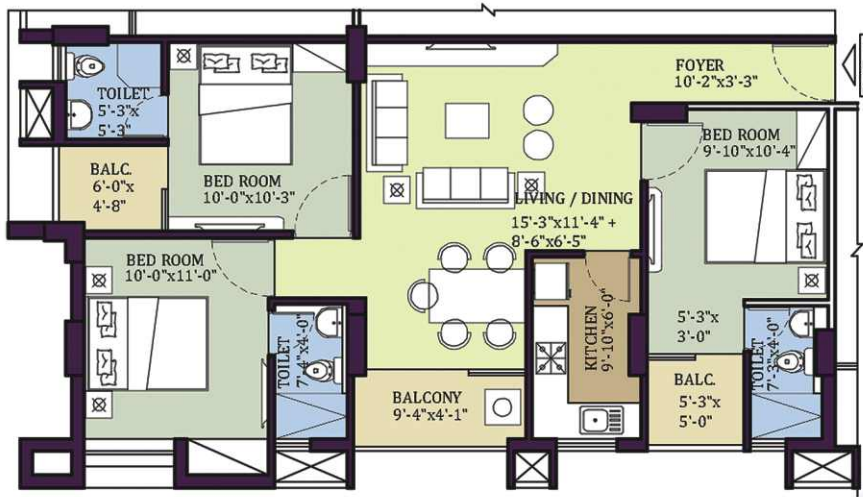
GROUND FLOOR PLAN



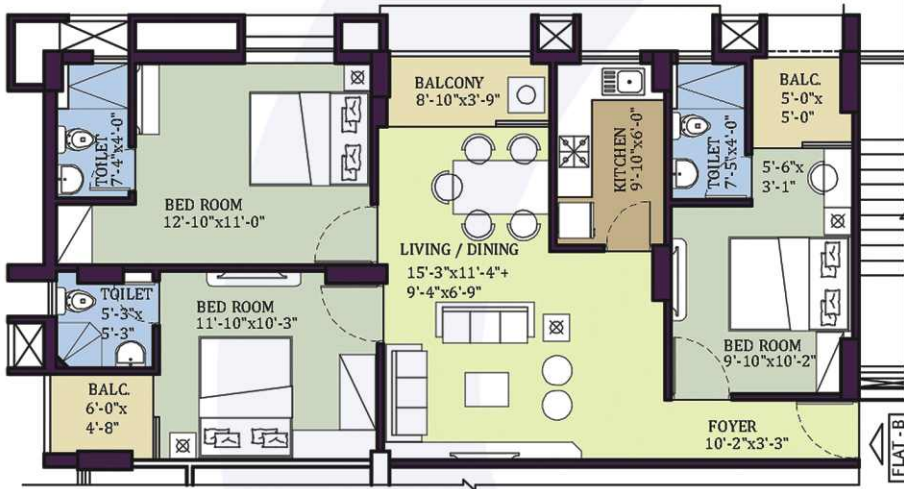
FIRST FLOOR PLAN



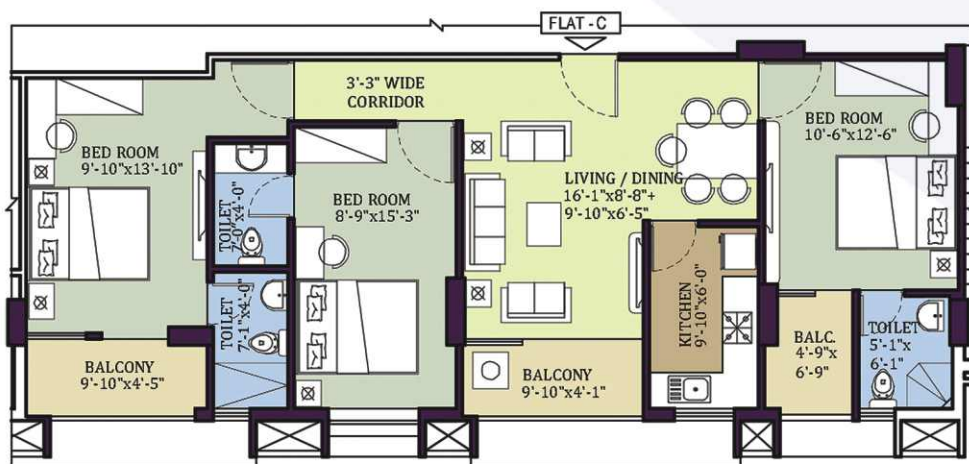
FLAT-A Carpet Area: 887 SFT.
Built-Up Area: 942 SFT.
Chargeable Area: 1334 SFT.



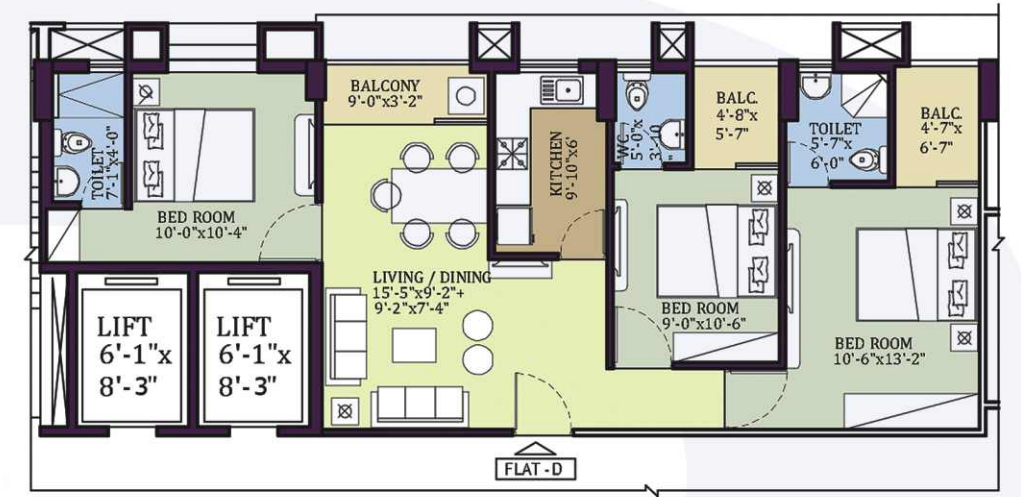
FLAT-B Carpet Area: 927 SFT.
Built-Up Area: 985 SFT.
Chargeable Area: 1397 SFT.



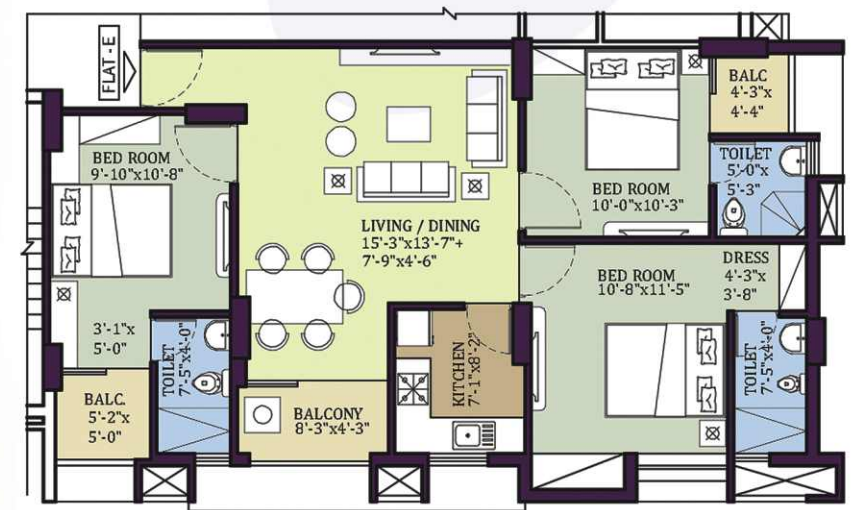
FLAT-C Carpet Area: 945 SFT.
Built-Up Area: 1003 SFT.
Chargeable Area: 1422 SFT.



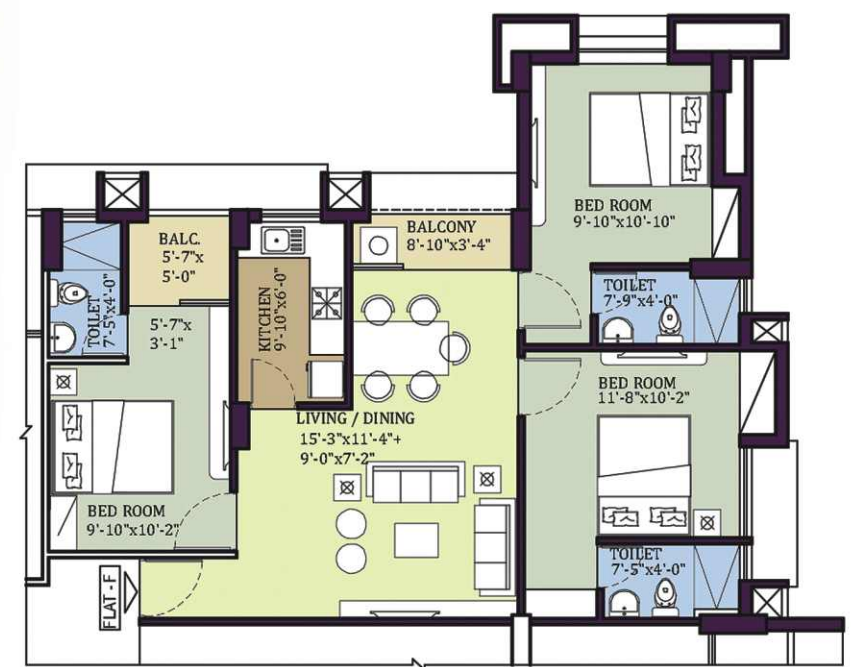
FLAT-D Carpet Area: 844 SFT.
Built-Up Area: 910 SFT.
Chargeable Area: 1289 SFT.



FLAT-E Carpet Area: 887 SFT.
Built-Up Area: 946 SFT.
Chargeable Area: 1342 SFT.



FLAT-F Carpet Area: 882 SFT.
Built-Up Area: 946 SFT.
Chargeable Area: 1339 SFT.



HOW OUR PROJECT IS GOLD RATE?

Following features have been incorporated in the building to make it Green Homes Gold Rated Compliant.



Energy efficient building envelope: Use of materials like fly ash bricks, cement with lower thermal conductivity and use of high SRI materials on roof reduces the cooling load of the building



High performance glass: High performance single glazed unit for window and door glass which reduces the solar heat gain and enhances daylight



Improved lighting: Energy efficient lower lighting power density in residential and common areas reduces the overall energy consumption of the building



Recycled material: Use of recycled content materials in the building construction to reduce the demand of virgin material



Regional material: Transportation cost to carry the building material from the manufacturing units is optimized by using regional materials (manufactured within a radius of 400km) in the building construction



Natural daylight and Fresh air: Optimized window to carpet area ratio enhances daylight and fresh air ventilation in each unit, giving a healthy living environment to the occupants



Rain water harvesting: 100% roof and non-roof rain water harvesting to recharge the ground water level



Non-fossil fuel facility for vehicles: Electric charging points in the parking area to charge the electric cars and two-wheelers. Encourage the use of non-fossil fuel vehicles and to reduce the pollution from automobile use



Water & Energy metering: Metering to monitor the water & kWh consumption at each major end use such as STP, rainwater, reuse exterior lighting, municipal and water pumping for landscaping at building level



Natural landscaping on the roof: Providing natural landscaping to reduce the heat island effect



Organic Waste treatment: Onsite organic waste converter to treat 100% of organic waste generated in the building, thus preventing waste being sent to landfill. Output of the OWC system is manure which will be used for landscaping purposes



FSC Certified wood: Using wood from certified forests helps in reducing deforestation and maintaining the 100% ecology



Eco friendly housekeeping: The project will adopt eco-friendly housekeeping practices by using bio-degradable chemicals

Solicitor

Gaggar & Company LLP

Architect

INMATE
ARCHITECTS PLANNERS ENGINEERS

Convenience and luxury go hand in hand. The Signature is synonymous to a green building which uses less water, optimizes energy efficiently, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building. Needless to say, your stay at The Signature comes with significant tangible and intangible benefits

Architecture is essentially modern, with a classy but simplistic approach. It is a design well thought of for the inhabitants. The infinity edge pool with terrace garden, decks and viewing areas makes living blissful. Nestled amidst the busy developments, the project shall be a respite for the dwellers