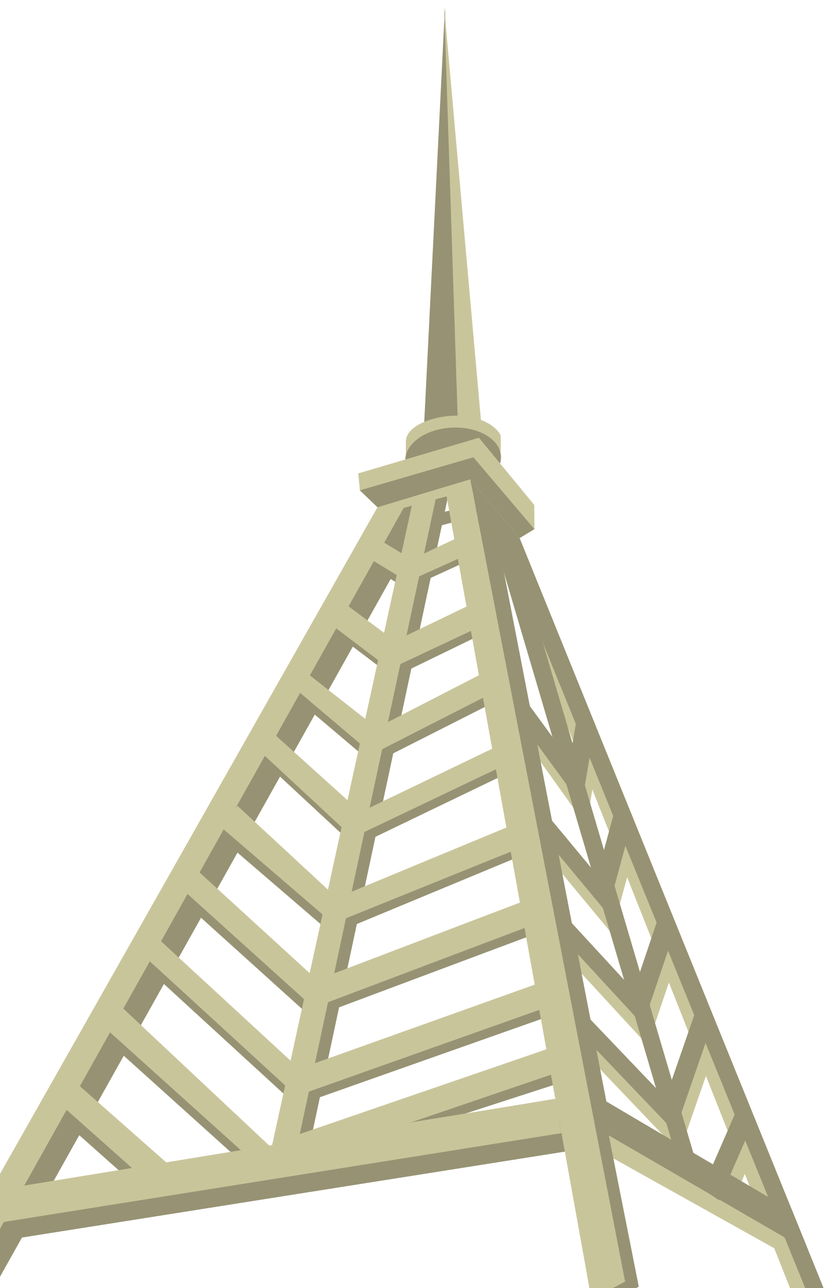


signature
RESIDENCY

A PROJECT BY

STG
SHREE TIRUPATI GROUP
THE ADDRESS OF TRUST



God is in the details

- Ludwig Mies van der Rohe



...we believe in these words. Be it a piece of art, a book or a great design, it all starts with an idea. However, an idea only when explored in its entirety and perfected to its limits can transform into something spectacular. Signature Residency is one such idea.

The minds behind Signature aspired and strived to turn this idea into something extraordinary, and they did. They completely surrendered to design and it became their guiding force throughout the project.

That is why every elevation, bend, shape, innovation, each and every square foot has come together in perfect harmony. Signature is an example of design oriented architecture. Where design not only becomes a part of everyday living but also enriches it.



design

carried forward...

IN THE ELEVATION

Signature is all about exclusivity and conveys subtle and understated luxury. Hence the classical elevation, keeping the design clean, balanced and appealing. The tall columns, spacious colonnades and balconies make the structure majestic and strong. It has two residential towers of 14 and 19 stories offering 1 & 2BHK apartments, with retail and commercial spaces below both the towers.



FOR THE VIEWS

The design translates to big windows with open balconies, which add to space and soak up the gorgeous views of the Yeoor Hills, and the spectacular night view of the Ghodbunder Road. Another feast to the eyes and soul will be a 2.5 acre park which is being developed next to the complex.

ADDING TO LIFESTYLE

All public spaces and landscaping make the core design come alive, giving way to sprawling podium lawns, manicured gardens and interestingly carved out nooks and corners that add to the beauty of the structure.





design

meets leisure...

The leisure quotient of Signature Residency is at par with the tastes and preferences of its residents. We know our audience and their lifestyle, which helped us design the amenities they truly deserve.



LEISURE ELEMENTS

- Aesthetically designed clubhouse
- Swimming pool and well-equipped gymnasium
- Grand entrance lobby
- Beautifully landscaped park



smart

and conscious...

Since the inception of Signature Residency, there are two things that have been of paramount importance, the safety of the structure and its ecological consciousness.

- Earthquake resistant structure
- Fire fighting system
- Video door phone and intercom facility
- Power conservation with solar energy
- Rain water harvesting and conservation system
- Garbage waste disposal system
- Common DTH service
- Two branded high speed elevators in each wing
- Generator backup for lifts and common areas

Artistic visualisation of the proposed lobby.



your

own space...

You do not really own a place until you feel at home. The apartments are designed keeping you in mind and your expectations from a home. The area has been utilised to give maximum space, ample natural light and best ventilation.



APARTMENT AMENITIES (1 & 2 BHK)

LIVING AREA AND BEDROOMS

- Vitrified floor tiles 3'x3' in the living room
- Vitrified floor tiles 2'x2' in the master bedroom
- Pre-laminated 40 mm thick main door
- Pre-laminated 25-30 mm thick room doors
- Wooden frames for all doors
- Powder coated aluminum windows
- Telephone points in living room and all bedrooms
- Semi-acrylic paints in all rooms (walls and ceilings)
- M. S. grills for all windows

Artistic visualisation of the proposed living room.



BATHROOMS

- Branded CP fittings and sanitary fixtures
- Anti-skid ceramic floor tiles
- Glazed wall tiles
- Solar water heating system in one bathroom
- Concealed plumbing and high grade PVC pipes
- Granite or marble door frame

BALCONY

- Tiled flooring
- M. S. railing

ELECTRICAL

- Provision for sleeves for split AC in living room and bedrooms
- Concealed copper wiring

Artistic visualisation of the proposed bedroom.



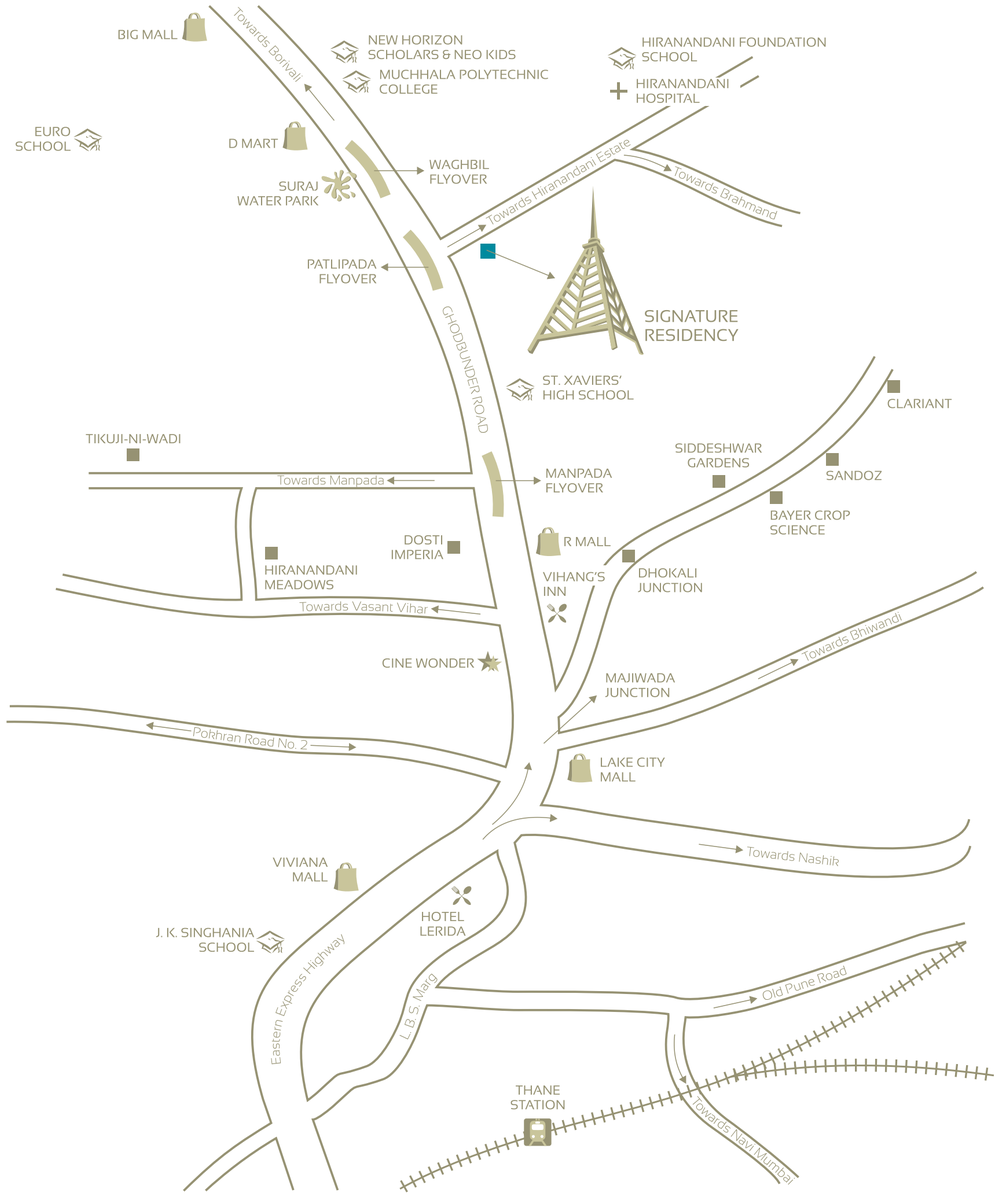
KITCHEN

- Granite platform
- Stainless steel sink
- Vitrified floor tiles 2'x2'
- 2 feet glazed wall tiles above the platform

COMMON AREA AND STRUCTURE

- RCC frame structure
- Block work internal - 4"
- Block work external - 6"
- Plaster internal - gypsum for walls and ceiling
- Plaster external - sand faced double coat
- M. S. railing for common staircase
- Paint external - anti-algal weather proof emulsion

Artistic visualisation of the proposed kitchen.



know
your neighbourhood...

Being located at main Ghodbunder Road, Thane makes life much easier. Access and exit are smoother, every convenience and important destination is in proximity. So you can make impromptu plans and live life your way. Never allowing distance or traffic dictate your social and personal life.









IN YOUR 3-5 KM RADIUS

HEALTHCARE
- Hiranandani Hospital

EDUCATION
- St. Xaviers' High School
- New Horizon Scholars & Neo Kids
- Euro School
- Muchhala Polytechnic College

MARKETS & CONVENIENCE
- Viviana Mall
- Big Mall
- R Mall

LEISURE & LIFESTYLE
- Suraj Water Park
- Tikuji-Ni-Wadi

CONNECTIVITY
- International Airport - 25.9km
- Domestic Airport - 37km
- Thane Railway Station - 7.9km
- Borivali - 18kms

LAYOUT PLAN


S
E
W
N
CLUB HOUSE
WING - B
WING - A
TOWARDS HIRANANDANI ESTATE
GHODBUNDER ROAD



A1 - 2nd & 3rd FLOOR PLAN
A2 - 1st & 2nd FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA (in sq ft)	SALEABLE AREA (in sq ft)
01	1BHK	470	720
02	1BHK	470	720
03	1BHK	470	720
04	1BHK	470	720



TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA (in sq ft)	SALEABLE AREA (in sq ft)
01	2BHK	735	1120
02	2BHK	735	1120
03	2BHK	735	1120
04	2BHK	735	1120



2BHK 3D LAYOUT

ENTRANCE



ENTRANCE

1BHK 3D LAYOUT

SHREE TIRUPATI GROUP

THE ADDRESS OF TRUST

STG advantage

For us it's never about pinching pennies or shying away from efforts, we rather go an extra mile and more, to deliver quality. With STG you can be assured about the material and strength of your building and your apartment.

a bit about us

At STG we create our own fuel, the energy to do more and go beyond.

Be it a challenge that we have triumphed, an idea that has captured our imagination or a feat that has surprised the world around us. All this and more inspires us to defy norms, to make new roads and to never stop.

This philosophy has helped us make a significant change in the realty skyline. It has been a decade of hard work, performance, learning and some unlearning. In this journey we have invested in people, in ideas, relationships and have earned something that we value the most. Trust.

STG. The Address of Trust.

realty simplified

It is our constant endeavour to help our customers and develop a long lasting relationship based on loyalty and trust. We completely understand that various queries riddle every buyer's mind at different stages of acquiring a property. If you have any realty specific doubts or confusions, please feel free to contact our customer representative at the sales desk or write to us at info@stgrealty.in

few of our ongoing and recently completed projects

MARINA
Bhayandarpada, Thane (W)



18 & 23 storied towers with 1 & 2BHK apartments overlooking Yeoor Hills and the Ulhas River.

DATTAVIJAY
Mahatma Phule Road, Mulund (E)



16 storied residential tower with 2 & 3BHK apartments and an independent retail wing. Perfect for urban living.

MARIGOLD
Siddeshwar Gardens, Thane (W)



Luxurious 27 storied residential tower offering 2 & 3BHK apartments, with a roof top health club and Jacuzzi. The first project in Thane with a helipad.

ELEGANCE
Next to Damani Estate, Thane (W)



Luxurious 15 storey tower in the heart of Thane city, offering 3 & 4BHK apartments.

ATLANTIS
Panchpakhadi, Thane (W)



18 storied tower offering a mix of quality and affordability with 1 & 2BHK options (and also the alternative of combining the two to make 3BHK flats).

redevelopment projects

COMPLETED
Elegance (Residential + Commercial) - Next to Damani Estate, Thane (W)
Glacia (Residential + Commercial) - Tembhi Naka, Thane (W)

UPCOMING
Magnifica (Residential) - New SCLR, Chembur
SBI Staff Kavita (Residential) - Mulund (E)
Star Living (Residential) - Naupada, Thane (W)
SBI Staff Shiv-Sagar (Residential + Commercial) - Andheri (W)

completed projects

LUXURY GATED COMMUNITY
Trupti Bungalows - Ovla, Thane (W)

RESIDENTIAL
Harmony - Siddeshwar Gardens, Kolshet Road, Thane (W)
Riviera - Siddeshwar Gardens, Kolshet Road, Thane (W)
Jasmine - Siddeshwar Gardens, Kolshet Road, Thane (W)

COMMERCIAL
Abhimaan II - Teen Haath Naka, Thane (W)
Crystal Court - B Cabin, Thane (W)

HOSPITALITY
Hotel Lerida - Near Flower Valley, Thane (W)



signature
RESIDENCY

Disclaimer: The plans and specifications, images and other details herein are only indicative and the Developer/Owner reserves the right to change any or all of these in the interest of the development. This printed material does not consulate an offer and/or contract of any type between the Developer/Owner and the recipient. Any purchase/lesse of this development shall be governed by the terms and conditions of the Agreement for Sale/Lesse entered into between the parties, and no details mentioned in this printed material shall in any way govern such transaction. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.

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RESIDENCY

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