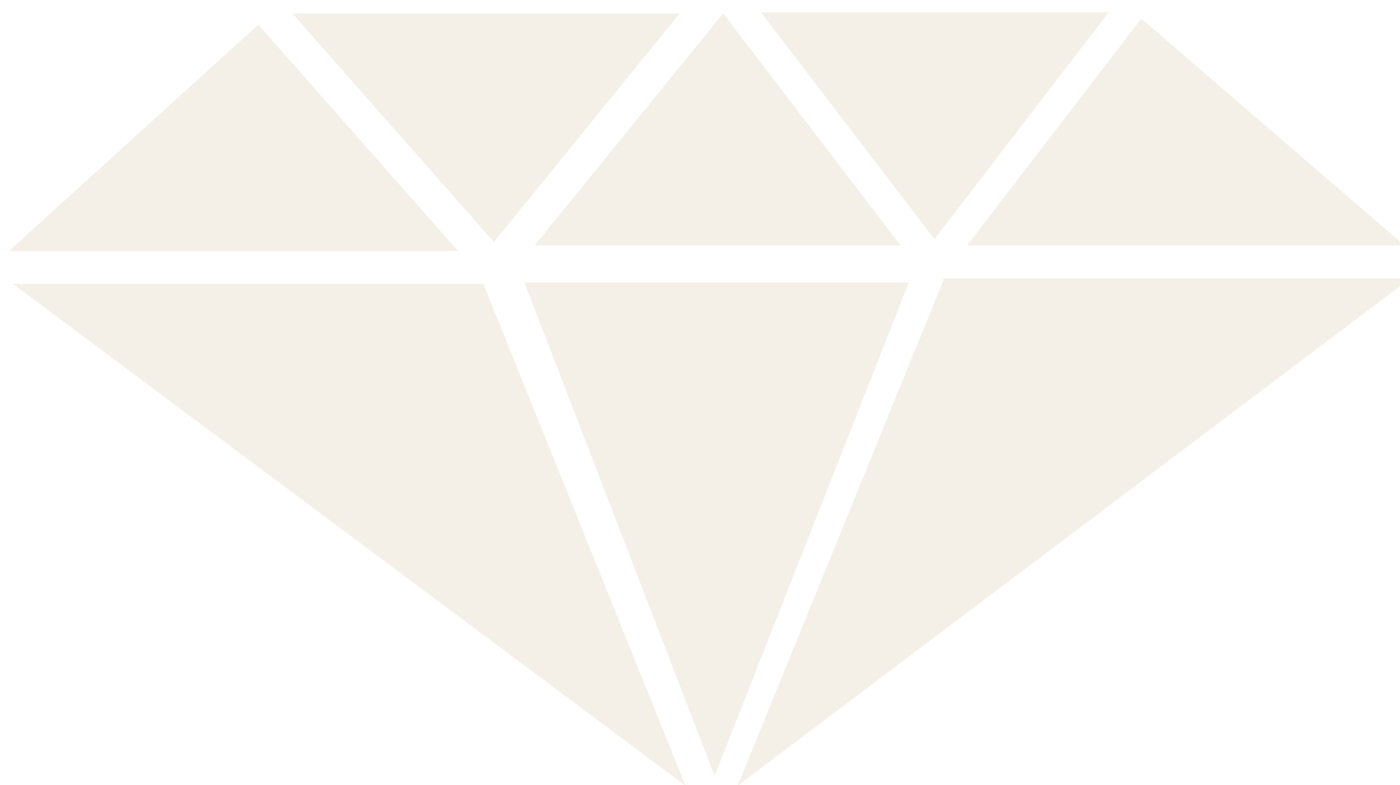




ETERNALLY EXCLUSIVE

COMMENCE YOUR ETERNALLY EXCLUSIVE LIFESTYLE!



Manik Signia offers its residents a lifestyle that transforms the conventional way of living.

The name 'Manik' is a Sanskrit term for Ruby. According to the ancient mythology,

Manik has been recognised as the 'gem amongst the gemstones'.

Manik Signia too, seeks to offer you an exclusive lifestyle that Pune has never seen before.





LOCATION STORY

AMIDST A BUZZING NEIGHBOURHOOD.

Pune; the Oxford of the East is also considered as one of the emerging start-up hubs of India. The city is a perfect blend of a metropolis, and a lively place making it a preferred destination for many. Within the city, iconic neighbourhoods like S. B. Road offer the perfect melting pot for a contemporary and luxurious project like Manik Signia to make its presence felt. Manik Signia enables you to live a life of comfort in the heart of Pune's most premium location. With close proximity to prestigious educational institutes, fine-dine restaurants spanning global cuisines, exclusive shopping outlets, and renowned hotels, residents of Manik Signia will find the project to be the epitome of convenience.

IN CLOSE PROXIMITY TO

- State Bank of India - 200 m
- Canara Bank - 300 m
- Ratna Hospital - 500 m
- Symbiosis College - 600 m
- Vikhe Patil Memorial School - 700 m
- J.W.Marriott - 750 m
- The Pavilion Mall - 800 m
- Balbharti - 800 m
- Bhandarkar Institute 1.1 Kms
- HDFC Bank - 1.7 Kms
- Chattushringi Mandir - 1.8 Kms
- MMCC Architecture College - 1.8 Kms
- Deccan Gymkhana - 1.9 Kms
- Vetel Hill - 1.9 kms
- PYC CLUB - 2.0 Kms
- Good Luck Chowk - 2.2 Kms
- Fergusson College - 2.3 kms
- AXIS Bank - 2.5 Kms
- Shivajinagar Railway Station - 2.8 Kms



Artist's Impression



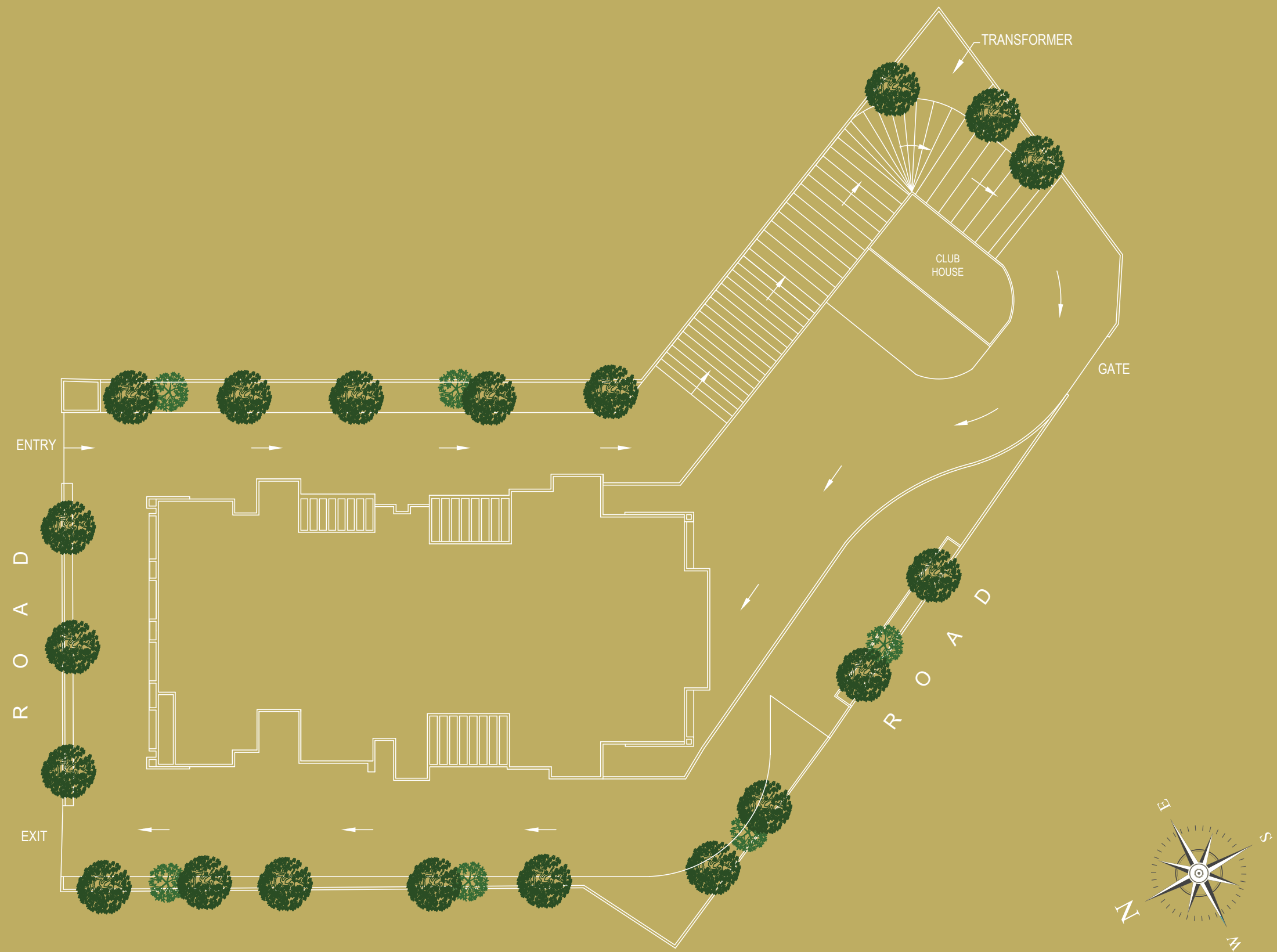
ABOUT THE PROJECT

True to its meaning, this exclusive high-rise apartment rises above the norm serving as a glittering landmark in the Pune skyline. The ten-storeyed apartment boasts of modern interiors, contemporary architecture and a host of exceptional features. A lifestyle in keeping with S.B.Road's modernity, diversity and sophistication, awaits you at Manik Signia.

PROJECT HIGHLIGHTS:

- Ornate entrance
- Elegantly designed fence wall
- Contemporary wall lights
- Designated covered car park
- Trendy clubhouse
- CCTV surveillance
- Power back-up for lift, lobby & common areas
- Rain water harvesting
- Solar energy conservation





Map not to scale



MASTER PLAN

TIMELESSLY STYLISH. ELEGANTLY SPACIOUS.

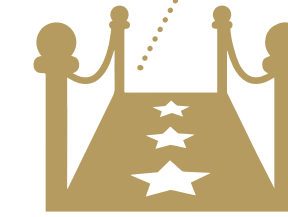
The thoughtfully designed premium 2RHK, 3RHK and 4RHK apartments comprise large & open floor plans, and opulent amenities. The elegant design & classy interiors enhance the appearance of your Manik Signia home.

- Vitrified / GVT Tiles across all rooms
- Granite for window sills





Artist's Impression



A PRIVILEGED ACCESS

Lifespaces in Manik Signia are crafted keeping your unique tastes in mind. These meticulously planned and perfectly built homes offer you a privileged access to a discerning lifestyle.





Artist's Impression



LIVING ROOM

Fashionably made for living large, our living rooms create a cozy yet lavish ambience. Live royally and create memories for a lifetime.

- Glass railing for the living room
- Special provision for AC
- Telephone / Intercom facility
- Ample electrical points with modular switches
- Interior walls and ceiling in ODB finish
- Exterior paint – Full Acrylic / Elastomeric paint
- GI French doors with MS Grill / Aluminium sliding door for the living room terrace



Artist's Impression



BEDROOMS

The most intimate space in your home is designed tastefully and it will truly reflect your persona. The spacious bedroom with the right mix of elements will help you reflect on the day, recharge and rejuvenate.

- Glass railing for bedroom terrace
- Special provision for AC
- Ample electrical points with modular switches
- Interior walls and ceiling in ODB finish





Artist's Impression



KITCHEN

Craft, precision, passion and imagination are the mix of ingredients that have helped us dish out a stunning kitchen at Manik Signia. Tailored to your lifestyle and tastes, your kitchen will inspire you to whip up signature recipes.

- Granite counter with fascia
- Window jambs - Granite sill
- Stainless steel sink - single bowl (Nirali /Haffele /Or equivalent make).
- Sink mixer
- Provision for electric chimney

UTILITY TERRACE

- Washing machine and spout provision
- SS Finish floor trap
- Parapet wall with MS pipe railing
- Dado up to parapet level
- Antiskid tiles in terrace and utility area



Artist's Impression



BATHROOM

Elegant fittings and fixtures create a wow factor in the bath spaces at Manik Signia. Its contemporary designs and smart layouts give the bathrooms a sleek and stylish look.

- Solar water-heater provision
- Geyser provision
- Granite finish counter
- Granite frames for door & window
- Premium Dado tiles
- Branded sanitaryware
- Aluminium louver window
- Antiskid tiles

FIXTURES & FITTINGS

- Hot & Cold mixer tap
- Health faucet
- Bath diverter with overhead shower
- SS finish for floor trap and bottle trap





LOBBY

ELEVATOR

MAIL BOX

PARKING

CLUB HOUSE

GARDEN



ATTENTION TO CONVENIENCES

Luxury lies in the details and paying attention to them adds to the comfort & convenience it can offer. Homes, lobby and common areas at Manik Signia are equipped with all the elements to enhance the quality of living experience here. We also care about the environment, and the project adheres to the norms of Indian Green Building Council to offer you a sustainable life.

- Designated letter boxes
- Signages
- Schindler elevator with 100% power back up
- One lift provision up to terrace
- High strength parking bay with special tiles
- Trimix / Paver block for driveway
- Provision for piped gas
- Sufficient capacity UGWT & OHWT

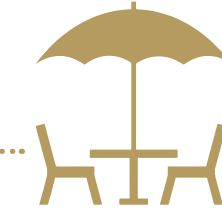
COMMITTED TO THE ENVIRONMENT

1. EV charging provision
2. Water efficient plumbing fixture
3. Rainwater harvesting
4. Water metering
5. Wastewater treatment & reuse
6. Solar water-heating system
7. Energy saving measures
8. Organic waste management
9. Enhanced indoor environment quality
10. Adequate daylight & ventilation
11. Elevator for differently abled
12. Fire prevention measures
13. Materials with recycled content & locally available
14. Smoking prohibited within the project





Artist's Impression



CLUBHOUSE:

The clubhouse at Manik Signia brings you thoughtfully-planned amenities and indoor games that allow you to enjoy the very best in life. These curated amenities raise the bar when it comes to a holistic lifestyle at Manik Signia.

- Foosball
- Table Tennis
- Carrom board table & kit
- Lounge style sofas for comfortable seating



Artist's Impression



ABOUT PATE

Since 1983, Pate Developers have been at the forefront of Pune's real estate landscape. High-quality construction, ethical conduct, and timely possession are the hallmarks of Pate Developers. They have played a pivotal role in developing over 1000 residential apartments, shops, offices & showrooms in and around Pune.

ABOUT SIDDHASHILA

Siddhashila Group is a leading real estate developer in Pune with a reputation of delivering quality homes to numerous happy families. Intelligent design and efficient execution are the characteristics that bear testimony to timely completion of every Siddhashila project. Known for its meticulous designs and construction, the group has evolved as a premium real estate brand in Pune.



THE TEAM BEHIND MANIK SIGNIA :

- Chief Architect : M/s. Shinde Joshi & Associates
- RCC Consultants : Bhilare Consultants Pvt. Ltd.
- Plumbing Consultants : Mclin Aqua Consultants LLP
- Electrical Consultants : Zopate Electrical Consultants Pvt. Ltd.
- Legal Consultants : Adv. Sudhakar Bachate and Associates
- Green Building Consultants : Eco Solutions
- Media and Marketing Consultants : 4AM Worldwide, Mumbai.



Site Address: CTS. No. 968-969, Final Plot No. 395-396, Sub Plot No. 44 To 47, Hanuman Nagar,
Off Senapati Bapat Road, Shivaji Nagar, Pune - 411 016.

Registered Office: Pate Siddhashila Developers LLP, 770/4, "Siddhashila House", Lane No. 7,
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