



# THE BIGGEST GATED COMMUNITY IN THE HEART OF CITY





# COME HOME TO A RARE SPECTACLE, EVERY SINGLE DAY

Saluting the magnificent you, each tower at Signatis is a mark of sheer magnificence. Together, they are a lavish bouquet of finesse, charm, and extravagance. Standing tall and mighty, every elegant tower at Signatis is an ode to your rise in life. It's that bold impression you want to create on the world, and also, a rare expression of your taste.

## 18 Towers. Premium & Ultra-Premium 3, 3.5 & 4 BHK Apartments.

EACH OF THEM, A RARE SYMBOL OF ELOQUENCE.

- **☐** 27.5 Acres
- G+25 Floors
- 1695 to 3815 Sft Unit Sizes
- **G+4 Floors Activities Clubhouse**
- **G** + 4 Floors Sport Clubhouse
- 20,000 sft Largest Gated Community Gym
- **Exclusive Toddler Fitness Center**
- **5** Acres Landscaped Central Courtyard
- 2 Swimming Pools
- **Vehicle Free Podium**
- **EV Charging Stations**





## THE RARE CONVERGENCE OF AIR, LIGHT, SPACE, AND YOU

The free flow of natural elements is what brings a space to life and at Signatis, there's an abundance of all. It's a layout shared by unrestricted breeze from all directions, soothing natural light illuminating your dream, and positive energy that makes each moment at home seem like a fresh breath of fine living.

#### **Expansive Layout**

To celebrate rare moments with open arms



**Amphitheatre** 



**Central Court** 



**Tree Court** 



**Outdoor Gym** 



Children's Play Area



**Aesthetic Water Point** 



Pergola with Seating Arrangement



Organic Garden



**Aerobic Station** 

## RARE ESCAPES INTO NATURE, A COMMON THING HERE

The picturesque landscape of Signatis is also home to sprawling nature, to give you that holistic life where peace and progress come together. It will infuse the good vibrations into your mornings and the necessary relaxation into your evenings. It's the fusion that you have been looking for, right in the centre of the city. A garden of dreams where every blade of grass holds the luster of a life well lived.

## Because the heart rarely wants to be indoors



5 Acres Exquisitely Landscaped Central Courtyard





**Seating Plaza** 







Organic Garden



**Peripheral Tree Planting** 



## EVERY RARE CONVENIENCE, WITHIN REACH WITHOUT BREAKING A SWEAT

Yes, that's the intention. Spoiling you to the core and ensuring that Signatis is not just your address, but your whole world. A world where everything you want is just a step away, giving you more time to live the life you have worked so hard to achieve.

- Separate Entry/Exit
- For Resident
- For Vendors/Housekeeping Staff
- Supermarket
- Vegetable Store
- Clinic & Physiotherapy
- Creche
- Exclusive Spa & Saloon for Male & Female
- Kitty Party Area
- Fire Alarm/Smoke Detector
- Driveway
- Connecting Pathway
- Bank
- ATM

Comfort meets Luxury
This time, the rare legend comes true





# PEACE AND FITNESS BELONG TOGETHER MORE OFTEN THAN RARELY

Have you heard of a 4 - storey sports complex, within a gated community, dedicated to keeping you fit as you strive ahead in life? The Honer Group has always enjoyed the sport of outdoing itself, and this sports tower is just another example of the same. Fitness is a very significant part of the modern lifestyle, and we wanted to create an exclusive space for it. Because you too are exclusive, and the game for you is always on.

#### Well-being shouldn't be rare at all.

- High Wall Climbing Arena

- Mixed Martial Arts Rink

- Billiard Lounge

- Boxing Ring

- Infinity Pool with Deck

- Exclusive Toddler Fitness Center

- Kids' Pool with Deck

- Jogging Track

Center - Temperature Controlled Pool with Deck

- Cycling Track

- Table Tennis

- Futsal Court

- Indoor Games

- Box Cricket

Board Games Squash Courts

- Basketball Court

- Badminton Courts

- Tennis Court

- Men's Gym with Extended Deck

- Outdoor Gym

- Gym For Women with Exercise Deck

- Skating Rink

- Aerobic Room

- Stretch Exercise Area

## INNOCENCE IS SO RARE, IT NEEDS A RARE SPACE TO BLOOM

For your little ones, what matters in this moment is life more than lifestyle, play area more than carpet area, and a place they can call their own. Here, they have their own safe space, their own freedom, and their own time to keep rediscovering themselves under the sun. We've made sure that in a range of soothing sounds at Signatis, the echoes of your children's laughter stand out the most.

### From Sand Pit to Play Area for little ones. Their joy is our rarest delight.

- Creche with Exclusive Play Area
- Hobby Room for Toddlers
- Children's Play Area with Sand Bed
- School Bus Bay
- Traffic-free Driveway
- Skating Rink
- Board Games
- Art and Crafts Gallery
- High Wall Climbing Arena
- Boxing Ring

- Mixed Martial Arts Ring
- Exclusive Toddler Fitness Centre
- Basketball Court
- Badminton Court
- Table Tennis
- Futsal
- Kids' Pool with Deck
- Reading Lounge
- Box Cricket





# EXCLUSIVE 4 BHK TOWERS

## RARITY IN ALL IT'S SPLENDOR

A space where rare takes on a new meaning. Walk into a home that is crafted for you. Every detail meticulously curated so that you are surrounded by nothing but the best. Bespoke in every nook and corner, just the way you like it. Style it. Decorate it. Dream it. Live it. Because only a rare few get to live it up like you do. Surrounded by top-of-the-line amenities, stay on top of the world at Honer Signatis.

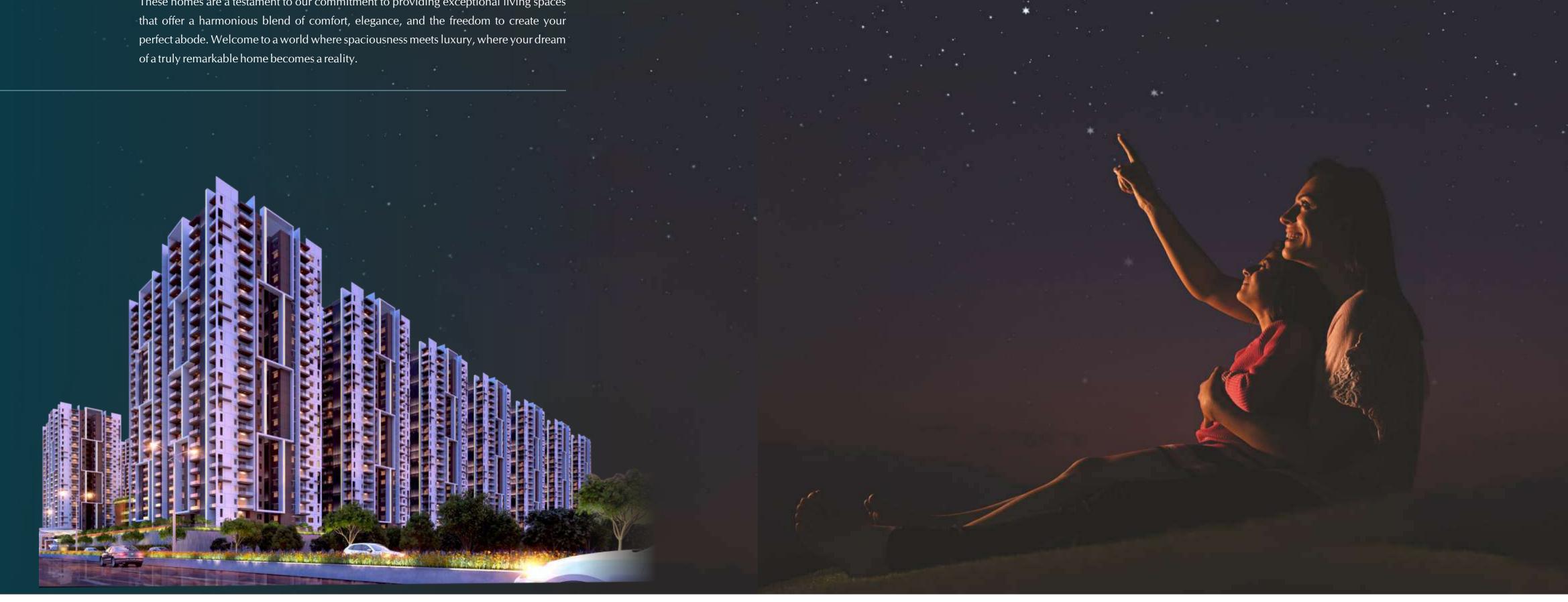
- 4 BHK 3815 Sft. Unit Size
- Exclusive Lobby on the Front Door
- 140 Square Feet Sit-out
- Only 4 Apartments Per Floor
- All Corners with a Spectacular View
- Maid Room

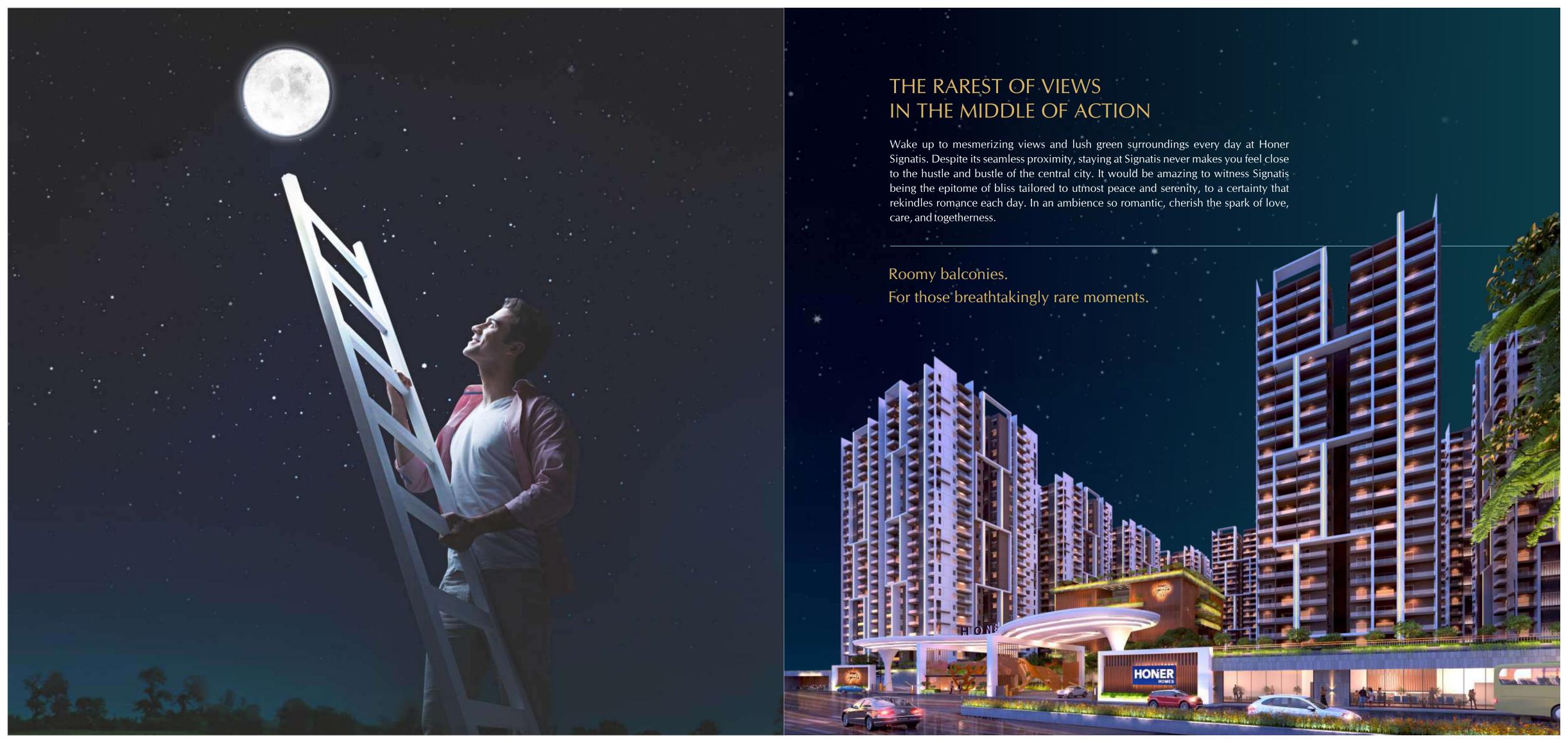




## A RARE HOME. FOR THE RARE YOU.

These homes are a testament to our commitment to providing exceptional living spaces







# LEISURE IS SUCH A RARITY. RARITY IS SO LEISURELY. WHY SHOULD A CELEBRATION BE RARE?

When you're home at the Honer Signatis everyday feels like an occasion. To celebrate those occasions, we bring you our Clubhouse Signatis. Equipped with banquet halls, party areas, an arts and crafts gallery, conference rooms and much more, Clubhouse Signatis brings you the luxury to work, play, and party when your heart desires. Come together to toast to life, entertain guests or take your business meetings to a whole other level, Signatis has it all.

#### Club Signatis G + 4 + Terrace

- Entrance Lobby
- Reception Lounge
- Waiting Lounge
- 3 Multi-Purpose Halls
- 2 Banquet Halls with Open Deck
- 2 Banquet Halls with Open Terrace
- Hobby Room with Terrace Balcony
- Kitty Party Area
- Arts and Crafts Gallery
- Toddler with Store
- 2 Suite Rooms
- 10 Guest Rooms
- Reading Lounge
- Preview Theatre

- Billiards Lounge
- Senior Citizen Lounge
- Gazebo
- Pergola Seating
- Terrace Party Area
- Infinity Pool with Deck
- Kids Pool with Deck
- Shallow Cascading Water Feature
- Pool Service Deck
- Pantry
- Jacuzzi
- Vegetable Store
- Supermarket
- Bank

# A RARE PATH TO CONNECT YOUR BODY, MIND & SOUL

Indulge in amenities that transcend the ordinary at Honer Signatis. Elysia, our luxurious Sports Clubhouse, awaits to ignite your passion for greatness. Spark off a connection with whichever sport calls to you and discover the place where opulence meets athleticism. Embrace a world tailored to the truly rare, where your pursuit of excellence knows no bounds. Welcome to Elysia, where magnificence meets your sporting aspirations.

#### ELYSIA Sports Club G+4+Terrace

- Boxing Ring
- Mixed Martial Arts Ring
- Exclusive Toddler Fitness Centre
- Sports Lounge
- Clinic & Physiotherapy
- Table Tennis
- Board Games
- Billiards Arena
- Cafe Lounge
- Badminton Courts
- Squash Courts
- High Wall Climbing Arena
- Male Gym with Stretch Exercise Area

- Female Gym with Stretch Exercise Area
- Exclusive Exercise Deck for Male & Female
- Zumba
- Aerobics
- Yoga / Meditation
- Exclusive Spa for Male & Female
- Nail Art / Pedicure Area
- Exclusive Saloon for Male & Female
- Temperature Controlled Swimming Pool
- Open Terrace
- Relaxation and Entertainment Area
- Multi-Purpose Room
- Waiting lounge





## ONLY THE BEST FOR THE RAREST.

Picture yourself basking in the warm sun, surrounded by friends and loved ones, while the refreshing waters of the pool offer a delightful respite from the world's worries. The serene ambiance sets the stage for relaxation and rejuvenation, where you can lounge with a sense of contentment, knowing that this oasis is yours to savor whenever your heart desires. With the world at your fingertips, you can embrace the freedom to unwind, play, and connect with others in the most idyllic setting. This is what life at Signatis is like.

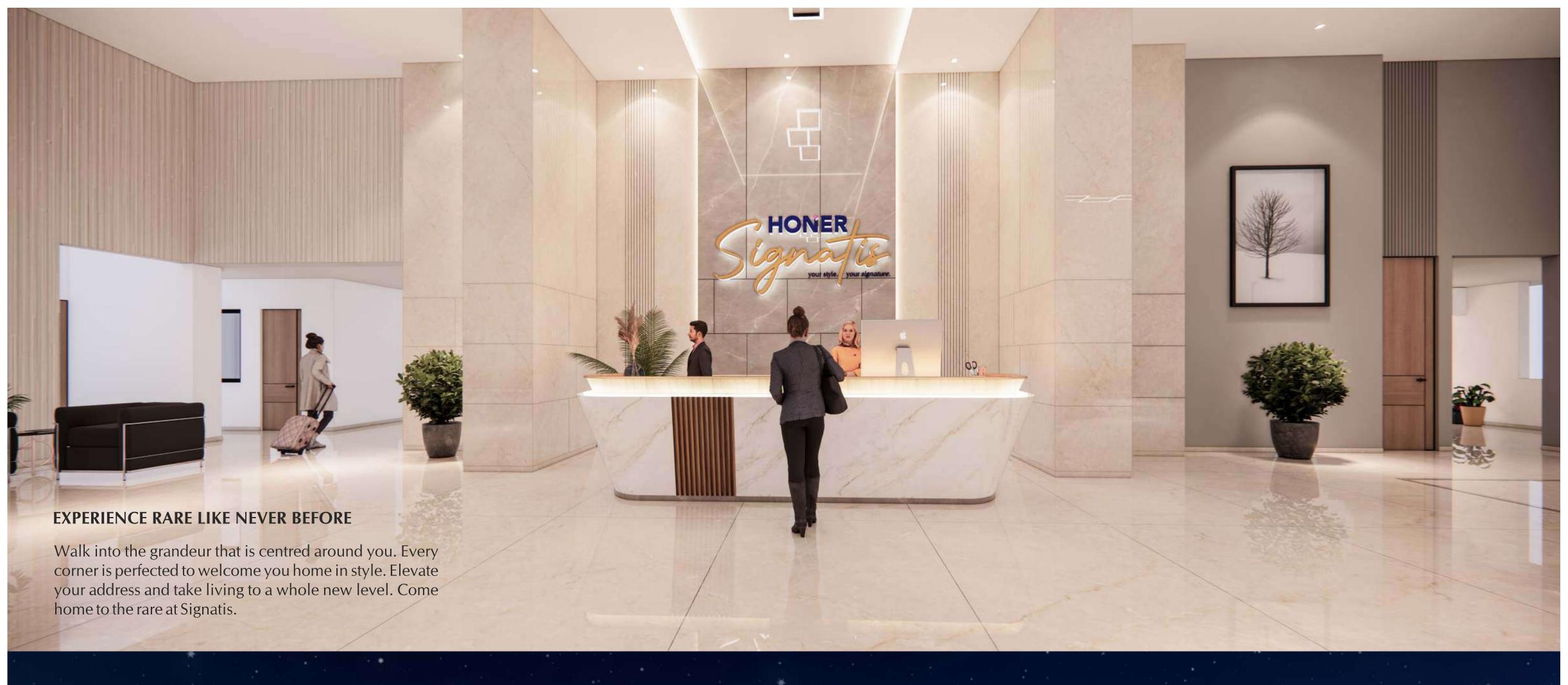
EVERY SQUARE FOOT A RARE EXPERIENCE













## Towers: Aster (A), Erica (E), Kalmia (K), & Orchid (O)



Towers: Aster (A), Erica (E), Kalmia (K), & Orchid (O) - Area Statement (in sft.)						
	CARPET	BALCONY	UTILITY	SALEABLE	FACING	
UNIT 1	1592.63	148.65	65.55	2475	WEST	
UNIT 2	1219.12	83.64	61.68	1885	WEST	
UNIT 3	1219.12	83.64	61.68	1885	WEST	
UNIT 4	1876.26	160.06	72.33	2875	WEST	
UNIT 5	1546.45	213.45	46.18	2475	EAST	
UNIT 6	1419.33	83.64	67.06	2160	EAST	
UNIT 7	1419.33	83.64	67.06	2160	EAST	
UNIT 8	1821.68	232.61	55.65	2875	EAST	



## Towers: Begonia (B) & Nemesia (N)



Towers: Begonia (B) & Nemesia (N) - Area Statement (in sft.)						
	CARPET	BALCONY	UTILITY	SALEABLE	FACING	
UNIT 1	1592.63	148.65	65.55	2475	WEST	
UNIT 2	1095.23	77.50	49.73	1695	WEST	
UNIT 3	1219.12	83.64	61.68	1885	WEST	
UNIT 4	1595.10	148.86	64.69	2475	WEST	
UNIT 5	1546.45	213.45	46.18	2475	EAST	
UNIT 6	1095.12	77.50	49.73	1695	EAST	
UNIT 7	1219.12	83.64	60.39	1885	EAST	
UNIT 8	1314.49	203.55	49.62	2160	EAST	



## **Towers:** Camelia (C) & Magnolia (M)



Towers: Camelia (C) & Magnolia (M) - Area Statement (in sft.)							
	CARPET BALCONY UTILITY SALEABLE FACING						
UNIT 1	1369.92	143.59	60.49	2160	WEST		
UNIT 2	1095.23	77.50	49.73	1695	WEST		
UNIT 3	1219.12	83.64	61.68	1885	WEST		
UNIT 4	1595.10	148.86	64.69	2475	WEST		
UNIT 5	1546.45	213.45	46.18	2475	EAST		
UNIT 6	1095.23	77.50	49.73	1695	EAST		
UNIT 7	1219.12	83.64	60.39	1885	EAST		
UNIT 8	1529.77	214.20	61.46	2475	EAST		



## Towers: Dahlia (D) & Lilac (L)



Towers: Dahlia (D) & Lilac (L) - Area Statement (in sft.)						
	CARPET	BALCONY	UTILITY	SALEABLE	FACING	
UNIT 1	1369.92	143.59	60.49	2160	WEST	
UNIT 2	1219.12	83.64	61.68	1885	WEST	
UNIT 3	1219.12	83.64	61.68	1885	WEST	
UNIT 4	1595.10	148.86	64.69	2475	WEST	
UNIT 5	1546.45	213.45	46.18	2475	EAST	
UNIT 6	1095.23	77.50	49.73	1695	EAST	
UNIT 7	1219.12	83.64	60.39	1885	EAST	
UNIT 8	1529.77	214.20	61.46	2475	EAST	



## **Towers:** Felicia (F) & Jasmine (J)



	Tow	ars. Folicia	(E) & Jasmi	no (I)		
Towers: Felicia (F) & Jasmine (J) - Area Statement (in sft.)						
	CARPET	BALCONY	UTILITY	SALEABLE	FACING	
UNIT 1	1592.63	148.65	65.55	2475	WEST	
UNIT 2	1219.12	83.64	61.68	1885	WEST	
UNIT 3	1095.23	77.50	49.73	1695	WEST	
UNIT 4	1595.10	148.86	64.69	2475	WEST	
UNIT 5	1546.45	213.45	46.18	2475	EAST	
UNIT 6	1219.12	83.64	60.39	1885	EAST	
UNIT 7	1219.12	83.64	60.39	1885	EAST	
UNIT 8	1314.49	203.55	49.62	2160	EAST	



## Towers: Gardenia (G) & Iris (I)



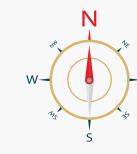
Towers: Gardenia (G) & Iris (I) - Area Statement (in sft.)						
	CARPET	BALCONY	UTILITY	SALEABLE	FACING	
UNIT 1	1592.63	148.65	65.55	2475	WEST	
UNIT 2	1421.37	83.20	67.60	2160	WEST	
UNIT 3	1421.37	83.20	67.60	2160	WEST	
UNIT 4	1876.26	160.06	72.33	2875	WEST	
UNIT 5	1546.45	213.45	46.18	2475	EAST	
UNIT 6	1219.12	83.64	60.39	1885	EAST	
UNIT 7	1219.12	83.64	60.39	1885	EAST	
UNIT 8	1821.68	232.61	55.65	2875	EAST	



## Towers: Hosta (H), Primrose (P), Quince (Q) & Rosemary (R)







Towers: Hosta (H), Primrose (P), Quince (Q) & Rosemary (R) - Area Statement (in sft.)						
CARPET BALCONY UTILITY SALEABLE FACING						
UNIT 1	2341.15	272.65	90.74	3815	WEST	
UNIT 2	2341.26	272.65	90.74	3815	WEST	
UNIT 3	2285.50	363.39	57.05	3815	EAST	
UNIT 4	2285.07	363.39	57.48	3815	EAST	







#### **SPECIFICATION:**

#### STRUCTURE

R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads. Concrete Blocks for non structural members (wherever needed)

#### **DOORS**

Main Door: Manufactured Teak veneered door frame and shutter finished with Good Quality of Melamine Polish and Hardware of Reputed Make.

Internal Doors: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make.

Utility Doors: UPVC Door Frame of Reputed profile sections with combination of toughened Glass and Laminated MDF panel.

French Door: UPVC Door frame of Reputed profile sections, with toughened Glass Panelled Shutters and Designer Hardware of reputed make with provision for Mosquito mesh track.

Windows: UPVC Window of Reputed Profile Sections with toughened Glass with Suitable Finishes as per Design with provision for mosquito mesh track.

#### **PAINTING**

Internal: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer

External: Textured finish and Two coats of Exterior Emulsion paint of Reputed make

#### **FLOORING**

Living, Dining, Master Bedroom and Other Bedrooms, Kitchen areas: 800X800 mm size Double charged Vitrified tiles of Reputed make

Bathrooms: Acid resistant, anti skid ceramic tiles of reputed make | Balcony: Rustic Ceramic Tiles of Reputed make | Utlity: Anti-Skid Ceramic tile of Reputed make

Corridors: Vitrified tiles of Reputed make | Staircase: Kota/Tandoor stone

#### KITCHEN

Provision for fixing of Water purifier, Exhaust Fan/Chimney Separate Municipal water tap (Manjeera or any other water provided by HMWSSB, GHMC along with Borewell water) Provision for Washing Machine and Dishwasher in the utility area

#### BATH ROOMS

Wash basin/Counter Top. EWC with concealed flush tank of Reputed Make Single lever fixtures with Wall Mixer cum Shower. Provision for Geysers in all Bathrooms. All CP and Sanitary fittings of Reputed make

#### **ELECTRICAL**

Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in kitchen, Washing Machine and Dishwasher in Utility Area. Power plug for geysers in all bathrooms 3 phase supply for each unit and individual Metre Box of HT supply Miniature Circuit breakers (MCB) for each distribution boards of reputed make. Elegant Modular Electrical switches of Reputed make Power outlets for Air Conditioners in Living and All Bedrooms. LED light fixtures for common areas in towers

#### **DADOING**

All Toilets: Glazed/Matt finish Ceramic tiles up to 7'0"" height of Reputed Brand. | Utility: Glazed/Matt ceramic tiles of Reputed Brand up to 3'-0" height

#### TELECOM/INTERNET/CABLE TV

Provision for internet connection in each flat. Telephone provision in MBR & Drawing area TV provision in Master Bedroom, Drawing room. Intercom provision to all units connecting security

#### LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make, Entrance with Granite/Tile cladding

High speed automatic service lift with rescue device with V3F for energy efficiency of reputed make, Entrance with Granite/Tile cladding

#### SECURITY/BEMS /

Solar Powered Security Fence around the Compound wall Sophisticated round-the-clock Security/Surveillance system. Panic button and intercom is provided in the lifts connected to the security room Surveillance cameras at the main security and entrance of each block. Boom Barrier at the Entrance BEMS for Electricity/Water consumption with prepaid system will be provided

#### WTP & STP

Domestic water made available through an exclusive water softening plant (Not RO plant) A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose

#### **GENERATOR**

00% D.G set backup with acoustic enclosure & A.M.F

#### **PARKING**

Two Cars Park (Back to Back), for all the Apartments in the project.

Parking shall be provided in three basements.

#### FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled

#### FIRE SAFETY

Fire hydrant system (F.H.S) & Fire Sprinkler in all floors and Basement. Fire Alarm and public address system in all floors and parking areas as per Norms

#### LPG RETICULATION

Provision of Piped gas to all individual flats

#### **PARKING MANAGEMENT**

Entire parking is well designed to suit the number of car parks with parking signage and equipment at places to ease driving.

\*Optional Items to be provided on payment of extra cost

Rare Home Location Opportunity

Rare Like You

HONER Jour style. Vour signature.





## SIGNATIS AT KUKATPALLY, A RARE WINNING COMBINATION

In this case, and this case only, the statement 'so close to everything and yet far from chaos is not a cliché. It is indeed true. Signatis is a peaceful haven that is close to work, entertainment, education, healthcare and everything else you desire.

 $18_{\mathsf{Mins}}$ 

JUBILEE HILLS

HITECH CITY

ORR

**AIRPORT** 







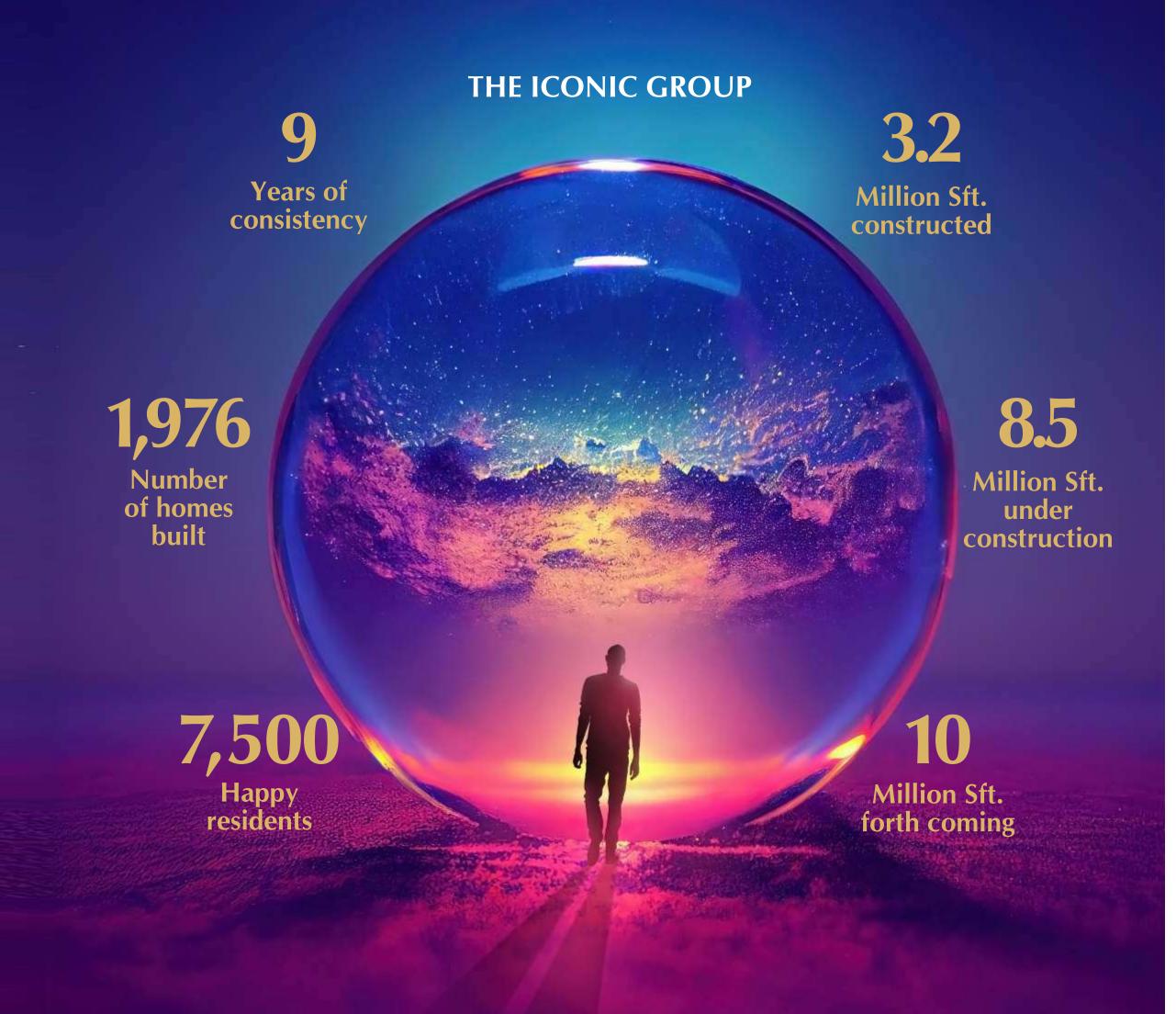






## HOUSE OF PLACEMAKER

"HONER", a conglomerate with collective strength of over 25 years of customer service experience with 45 large format shopping malls and more than 400 organised retail stores across South India.



# HONER'S BENCHMARK OF QUALITY AND CONSISTENCY

TIMES —
BUSINESS AWARDS
HYDERABAD 2022



TIMES ——
BUSINESS AWARDS
HYDERABAD 2022



BEST LUXURY VILLA



TIMES ——
BUSINESS AWARDS
HYDERABAD 2021



TIMES —
BUSINESS AWARDS
HYDERABAD 2021



TIMES —
BUSINESS AWARDS
HYDERABAD 2019

















10.5 Acres
1.1 Million Sft
760 Homes

Delivered Successfully 10.2 Acres 2 Million Sft 1,216 Homes

Phase - I OC Received Phase - II Possession by April 2024 28.4 Acres
1.2 Million Sft
142 Homes

Possession by August 2025

### Honer Signatis Project Consultants:

Our Pride

Principal Architect

a snap shot.



Green Building Consultant



Chartered
Engineering Consultant



Landscape Consultant:







78278 66666 www.honerhomes.com













