

# AN IDEAL LUXURY HOME



**SIGNATURE  
GLOBAL Proxima I**  
SECTOR-89, GURUGRAM

**2BHK ₹23.67<sup>#</sup> LAKHS**





ARTISTIC IMAGE



## A B O U T   U S

Signature Global is India's No. 1 Affordable Housing Company\*. Our mission is to provide "Har Parivar Ek Ghar," because we believe in the philosophy "Kyunki Apna Ghar Toh Apna Hi Hota Hai." With an endeavour to redefine the current conventions of Indian real estate development, we are championing excellence in craftsmanship, planning and service. So, we are certified in ISO 9001:2015; 14001:2015; and 45001:2018, delivering the best quality before the promised time. What's more, we have introduced the highly advanced global green building certification IGBC, which provides a solution to capitalize on the value of green buildings by promoting benefits to customers while protecting the environment.

The company has successfully launched 18 Affordable Housing projects, all in prime locations, which include Gurugram, Sohna and Karnal in Haryana. We have successfully delivered Solera and Synera in Gurugram and offered the possession of Sunrise in Karnal, months before the expected time of delivery. Our success story also includes a commercial mall, focusing on the interests of customers in Vaishali, Ghaziabad, Uttar Pradesh.

\*Signature Global is developing the highest number of projects amongst private developers under any government approved policies for affordable houses.

## IGBC GREEN GOLD RATING



### SOLID WASTE MANAGEMENT

#### BENEFITS

Segregate the solid waste into dry and wet waste to produce manure for plantation.



### SOLAR PANELS

#### BENEFITS

Generating electricity for lighting the common areas, saving energy



### ENVIRONMENTAL SUSTAINABILITY

#### BENEFITS

- More economical and stronger than conventional bricks
- Less seepage and breakage
- Eco-friendly



### CP FITTINGS

#### BENEFITS

Low-flow fixtures for water saving



### EXTERNAL & INTERNAL PAINTS

#### BENEFIT

Resist extreme weather conditions



### LED LIGHTING

#### BENEFITS

- LED in common areas
- Energy efficient



### UPVC DOOR & WINDOW

#### BENEFITS

- High performance glass with light transmission
- Better cooling & energy saving than plain glass



### SUSTAINABLE WATER MANAGEMENT FEATURES

#### BENEFITS

- Provide alternative water supply
- Prevent flooding and soil erosion



### TREATMENT AND USE OF GREYWATER

#### BENEFITS

- Lesser demands on the conventional water supply
- Decrease in household water bills
- Reduction in the amount of waste water entering into sewers



Being in the close vicinity of Dwarka Expressway, NH-8 and Pataudi road, Proxima brings you closer to the best in life. Spread across 5 acres, this IGBC gold rated project brings world class amenities such as toddler's play area, skating rink, jogging track, senior sitting, water features and many more.

Proxima is a legacy that you will be proud to bequeath on the next generation. Construction using Aluminium Form Work (AFW) technology –one of the latest, leading technologies used around the world for high-rise building projects – the project is sturdily built to last generations.

With all the features of IGBC project, this residential complex is an epitome of green building; constructing with eco-friendly processes and practices. This is augmented with energy saving measures that include rain water harvesting, solid waste management, solar panels and use of fly ash; to name a few.

## LOCATION ADVANTAGES

- Sector 89 is one of the most rapidly developing areas of Gurugram.
- Project located at 60 meter wide road.
- Easy Connectivity from Dwarka Expressway, NH-8, Pataudi Road & KMP Expressway.
- Distance from well-known landmarks: Hero Honda Chowk(6 km), Rajiv Chowk (8 km), IFFCO Chowk (12 km) and IGI Airport, Delhi(22 km).
- Cycling distance from IMT Manesar.
- Next to huge commercial hub (Sector – 88, Gurugram).
- Multispecialty hospitals such as Aarvy Healthcare, Arc Multispecialty Hospital & Krishna Hospital in close proximity.
- Numerous shopping malls, commercial hubs & hospitals are in close proximity.
- Many reputed schools such as SGT Group of Institutes, Yaduvanshi School, Sharda International School, Colonels Public School, RPS International School, Sanskar Jyoti School, Lotus Rise World School, Eureka Pre School, Basant Valley Public School, Super-30 School, etc. are in close proximity.
- Close proximity to Kadipur Industrial Area and Inland Container Depots/Drypots.
- Public transport facility – Garhi Harsaru Junction Railway Station.
- 30 minutes drive from Gurugram Railway Station.
- Upcoming ISBT is nearby (Kherki Daula).
- Upcoming rapid metro is in close proximity.
- 15 km from AIIMS National Cancer Institute, Badsa, Jhajjar.



**SIGNATURE<sup>®</sup>  
GLOBAL Proxima I**  
SECTOR-89, GURUGRAM

- 107 | Solera & Solera 2
- 103 | Grand Iva
- 37D | The Millennia & The Millennia II
- 95A | The Roselia & Roselia 2
- 95 | SignatureGlobal Aspire
- 93 | Orchard Avenue & Orchard Avenue 2
- 81 | Synera
- 71 | Andour Heights
- 63A | SignatureGlobal Prime
- 36 | Signature Global Park & The Serenas
- SignatureGlobal Proxima I & II
- 79 | Upcoming Project

## LOCATION MAP

MAP SHOWN HERE IS BASED UPON  
GOOGLE MAPS





#### LEGEND:

##### HARD LANDSCAPE:

LEGEND	DESCRIPTION
	DROP-OFF ACCENT PAVING
	PATHWAY/JOGGING TRACK
	STEPPING STONES
	SEATS IN NATURAL STONES
	SCULPTURE
	ENTRY/EXIT POINTS

##### SOFT LANDSCAPE:

LEGEND	DESCRIPTION
	PLANTER/PLANTING BED
	LAWN
	ORNAMENTAL FOLIAGE/FLOWERING TREES
	ORNAMENTAL PALM TREES

#### LEGEND: RESIDENTIAL

- ① ARRIVAL COURT
- ② MOUND WITH SCULPTURE
- ③ FEATURE WALLS
- ④ ENTRY EXIT GATES
- ⑤ TOWER CLUB DROP-OFF
- ⑥ PERIPHERAL JOGGING TRACK
- ⑦ OPEN SCOOTER PARKING
- ⑧ ELDERS' SITTING AREA
- ⑨ GARDEN PAVILION
- ⑩ PATHWAY/JOGGING TRACK
- ⑪ MOUND WITH PLANTATION
- ⑫ CIRCULAR PLAZA
- ⑬ MULTI-PURPOSE LAWN
- ⑭ SKATING RINK
- ⑮ BOUNDARY PLANTATION

#### LEGEND: COMMERCIAL

- ⑯ VEHICULAR ENTRY/EXIT
- ⑰ COMMERCIAL PLAZA
- ⑱ VISITORS' CAR PARKING
- ⑲ SEATS

# SITE PLAN





## TYPE 01 (2BHK) | COST @ ₹23,67,520

C. A - 581.396 SQ.FT. | B. A - 83.873 SQ.FT.



## TYPE 02 (2BHK) | COST @ ₹23,96,933

C.A - 588.586 SQ.FT. | B.A - 85.176 SQ.FT.



C.A - CARPET AREA  
B.A - BALCONY AREA



## TYPE 03 (2BHK) | COST @ ₹24,36,281

C.A - 598.220 SQ.FT. | B.A - 86.801 SQ.FT.



## TYPE 04 (2BHK) | COST @ ₹24,03,128

C.A - 590.169 SQ.FT. | B.A - 84.906 SQ.FT.



C.A - CARPET AREA  
B.A - BALCONY AREA



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## UNDER HARYANA AFFORDABLE HOUSING POLICY

### COST SHEET

Category (Type)	No. of Units	Carpet Area sq. ft. (approx)	Balcony Area sq. ft. (approx)	Allotment Rate of Apartment (all inclusive)*	With Application Booking Amount 5%	On Allotment 20%
2BHK TYPE-01	172	581.396	83.873	23,67,520	1,18,376	4,73,504
2BHK TYPE-02	300	588.586	85.176	23,96,933	1,19,847	4,79,387
2BHK TYPE-03	172	598.220	86.801	24,36,281	1,21,814	4,87,256
2BHK TYPE-04	40	590.169	84.906	24,03,128	1,20,156	4,80,626

PAYMENT TERMS: (I) WITH APPLICATION: BOOKING AMOUNT, I.E., 5% OF COST OF FLAT (II) 20% OF COST OF FLAT ON ALLOTMENT (III) BALANCE 75% OF THE AMOUNT IN SIX EQUATED 6 MONTHLY INSTALMENTS SPANNING OVER A PERIOD OF THREE YEARS.



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

SIGNATUREGLOBAL (INDIA) PVT. LTD | CIN: U70100DL2000PTC104787 | LICENSE NO.: 89 OF 2019 DATED 02.08.2019  
Regd. Office - Unit No. 1304 At 13th Floor Dr. Gopal Das Bhawan, 28 Barakhamba Road New Delhi-110001  
Corp. Office: Ground Floor, Tower A, Signature Tower, South City -1, Gurugram, Haryana-122001 | www.signatureglobal.in

#### HOME LOAN PARTNERS:



AVAIL INTEREST SUBSIDY BENEFITS OF RS. 2.67 LACS (APPROX)  
UNDER PMAY (PRADHAN MANTRI AWAS YOJANA)\*\*



Promoter urges every applicant to inspect the project site and shall not merely rely upon or be influenced by any architectural impression, plan or sales brochure and, therefore, requested to make personal judgment prior to submitting an application for allotment. The images shown here are indicative of design and for illustration purposes only. Further, the actual design may vary in the fit and finished form, from the one displayed above. Project details / specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority website <https://haryanarerera.gov.in/>. Journey time shown, if any, is based upon Google Maps which may vary as per traffic at a relevant point of time. \*Rate mentioned above does not include GST and other statutory charges, if applicable. T & C Apply. 1 sq. mt. = 10,7639 sq. ft. \*\*The subsidy differs as per the eligibility of the client's profile and the loan amount. This is the maximum amount of subsidy that a client can receive and the same goes with the loan amount too, for availing the subsidy. Please note that the loan can be sanctioned for more than 12 lakhs but the subsidy can be availed only till 12 lakhs of the loan amount.