



MAGNOLIA
SignaturE

A Connoisseur's Dream

MAGNOLIA
SignatureE

Where everything
is just for You

The greater luxuries that life has to offer are just a matter of choice. MAGNOLIA SIGNATURE with all the best that a modern day project has to offer is waiting for You to make that choice - a Smart Choice.

By choosing MAGNOLIA SIGNATURE you not only choose luxury as the second name but plenty more.



Technical Specifications

FOUNDATION	RCC Foundation	FITTINGS C.P.	
SUPERSTRUCTURE	RCC Framed Structure	Door Frame	Wooden Frame
WALLS	Flyash	Shutter	Decorative Polished
ROOMS		Windows	Sliding Aluminium (anodized)
Floor	Vitrified tiles in Living/Dining & Bedrooms	ELECTRICAL	
Wall	Wall Putty	Wiring	Concealed Copper Wiring
KITCHEN		Power Supply	Through WBSEB network
Floor	Ceramic tiles	Generator	Power back-up – 24x7
Counter	Black granite counter top	Lift	Reputed brand
Sink	Stainless Steel Sink	Staircase / Lobby	Spacious staircase, elegant lobby & floor corridors with good quality marble/ Kota stone/granite
Dado	Ceramic tiles (2 ft. above counter)	Water Supply	24x7 captive water supply
TOILETS			
Floor	Ceramic tiles		
Dado	Glazed tiles		
W.C.	European type of Jaquar/Parryware or similar reputed brand		
Wash Basin	Jaquar/Parryware or similar reputed brand		



TYPICAL FLOOR PLAN

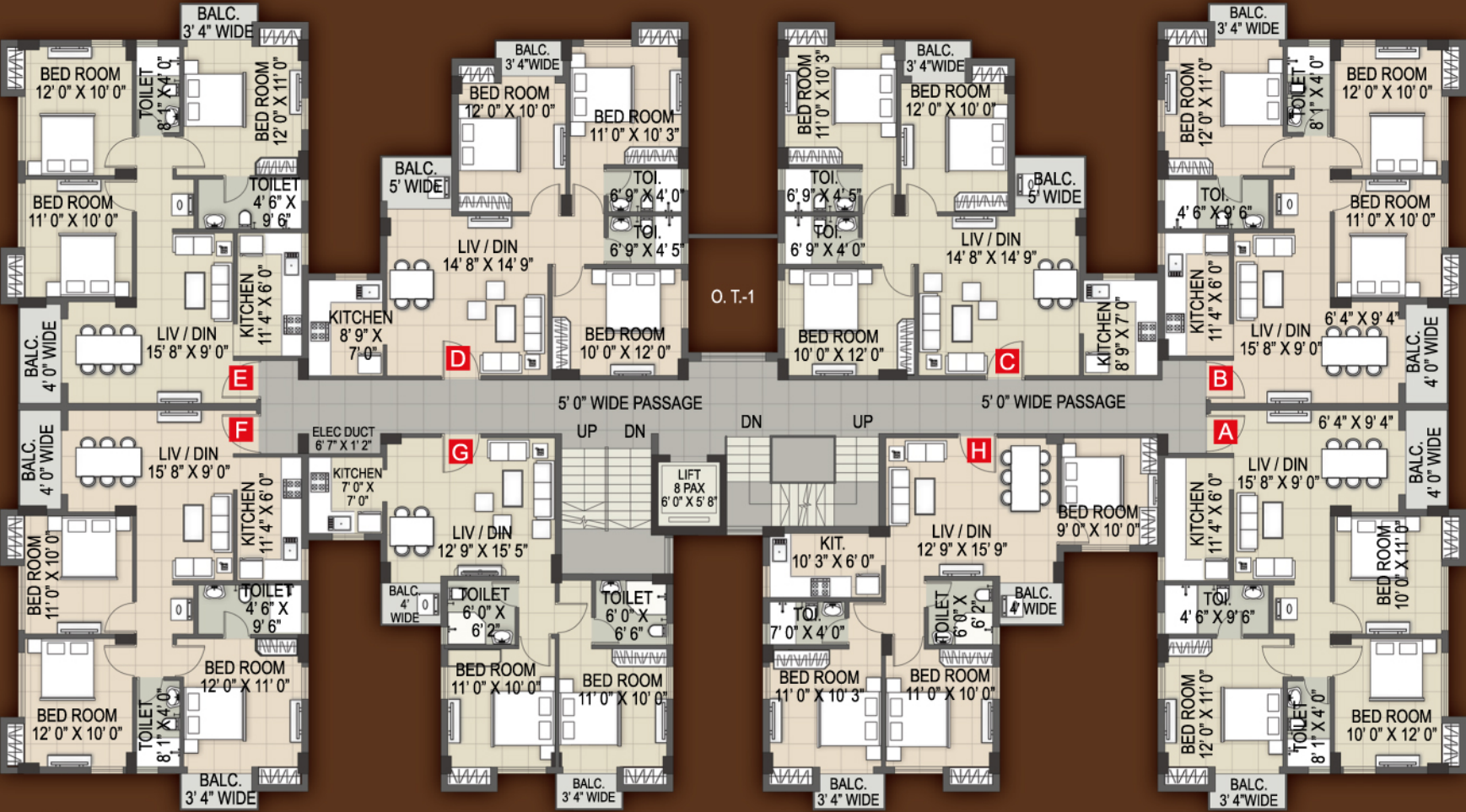


Amenities & Facilities

- AC Community Hall ■ Separate Indoor Games ■ Swimming Pool ■ Yoga
- Badminton Court ■ Fully Equipped Gymnasium ■ Children’s Play Area ■ Landscaped Garden
- Elevators ■ CCTV ■ Security ■ 24hr Water Supply

TOWER 1/2/3

Typical Floor Plan (1st to 4th)



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Flat Area (SFT.)	934	934	886	886	934	934	727	831
Shared Area (SFT.)	327	327	310	310	327	327	255	291
Saleable Area (SFT.)	1261	1261	1196	1196	1261	1261	982	1122

TOWER 6

Typical Floor Plan (1st to 4th)

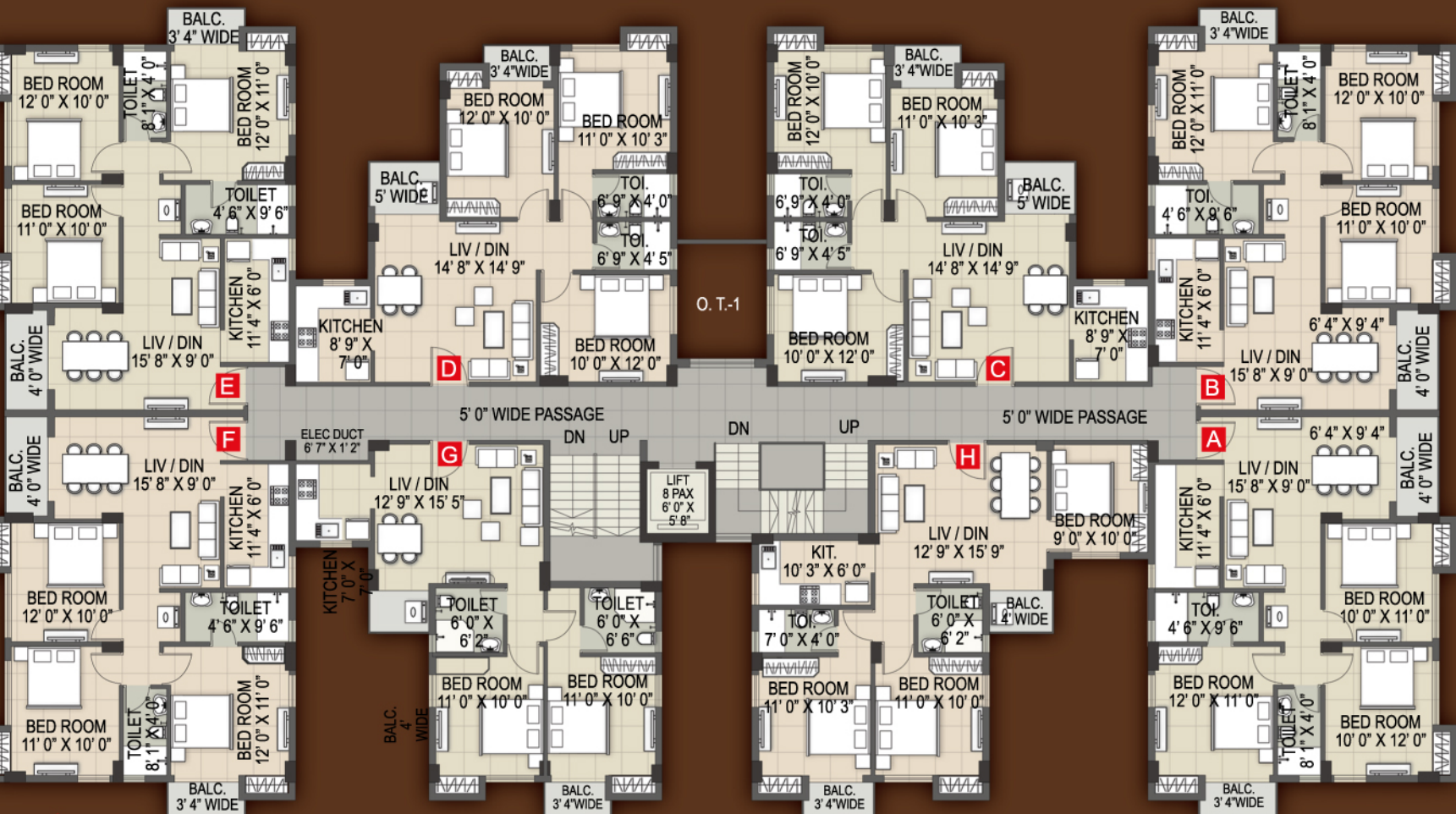


Area Statement

Flat No.	A	B	C	D
Flat Type	3 BHK	3 BHK	3 BHK	2 BHK
Flat Area (SFT.)	933	840	930	657
Shared Area (SFT.)	327	294	326	230
Saleable Area (SFT.)	1260	1134	1256	887

TOWER 4 & 5

Typical Floor Plan (1st to 4th)



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Flat Area (SFT.)	934	934	886	886	934	934	727	831
Shared Area (SFT.)	327	327	310	310	327	327	255	291
Saleable Area (SFT.)	1261	1261	1196	1196	1261	1261	982	1122

Location Map



- NSCBI AIRPORT (20. min.) ■ SIKSHA TIRTHA METRO STATION (9 min.)
- DPS MEGACITY SCHOOL (4 min.) ■ AMITY UNIVERSITY (7 min.)
- TATA MEDICAL CENTRE (8 min.) ■ CITY CENTRE 2 & AXIS MALL (12 min.)
- NEWTOWN POLICE STATION (8 min.)



Developer:
MAGNOLIA
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My Home... My World...

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Architect / Engineers



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