

## SIGNATURE TOWERS-II

unitech<sup>®</sup>

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Recreating a Landmark Destination





An office space built so intelligently, you will treasure its ecological aesthetics.

Surrounded by elegantly landscaped gardens, proposed sky gardens on every second level and a wide green belt; this Grade – A office space creates a new definition for workplaces.

|                     |   |   |
|---------------------|---|---|
| Project Name        | : | Signature Towers - II   |
| Location            | : | Sector-15, NH-8, Gurgaon (Next to 32nd Milestone)                       |
| Project Type        | : | Grade ‘A’ Commercial Office Space                                       |
| Total Land Area     | : | 2.76 acres (Phase-I) + 1.03 acres (Phase-2)                             |
| Permissible FAR     | : | 1.75  |
| Total Saleable Area | : | 2.5 lacs sq.ft. (Phase-I) + 1.0 lacs sq.ft. (Phase-2)                   |
| Number of Towers    | : | 2 (Proposed)  |
| Number of Floors    | : | Tower ‘A’ – Ground + 10 (proposed)<br>Tower ‘B’ – Ground + 7 (proposed) |

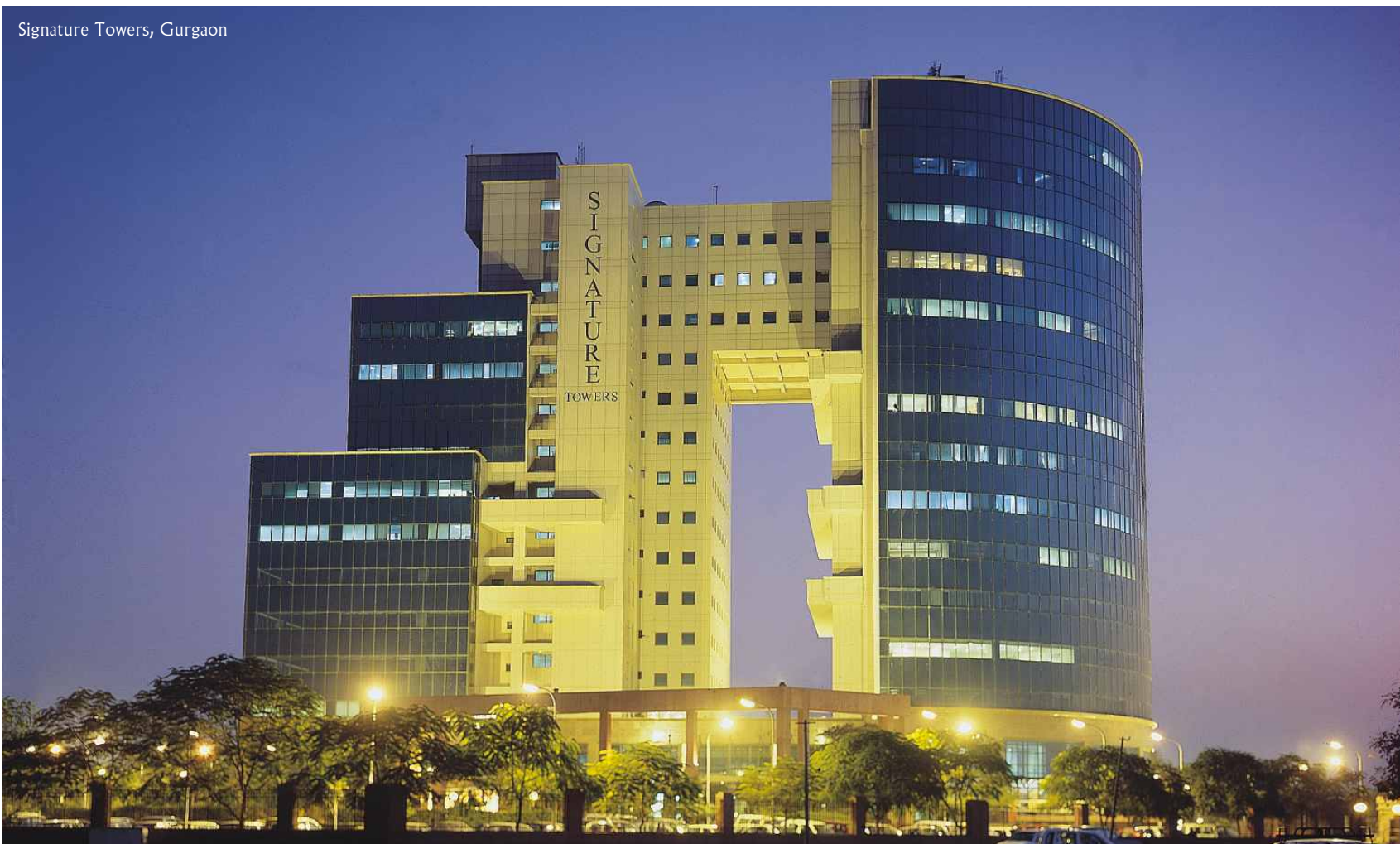
Project Location



- Direct Access to : IGI Airport, Delhi CBD, Sohna Road, MG Road
- Distances From : Toll Plaza - 7 kms, IFFCO Chowk - 2.5 kms, Sushant Lok Metro Station - 3 kms. Located opposite a planned new luxury Hotel, and in the high growth employment corridor already home to Top IT / ITeS & Corporate Giants



# The Promoter



Unitech has an experience of developing and leasing more than 5 million sq. ft. of commercial and IT/ITES spaces in its world-class office complexes like Cyber Park, Signature Towers, Global Business Park, Unitech Business Park, Unitech Trade Centre, Millennium Plaza and Infocity. Unitech has partnered with Internationally acclaimed architects and design consultants like Callison Inc. (USA), RMJM (UK), SWA, HOK (USA) and many others.

Established in 1972, Unitech today is one of India’s leading real estate company with projects across the country. Unitech is an established market leader in Delhi NCR & Kolkata and endeavors to attain leadership in every market that it operates in. Unitech has the most diversified product mix comprising of Residential, Commercial / Information Technology ( IT) Parks, Retail, Amusement Parks, Hotels and SEZs. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001 : 2000 certification in North India.



Millennium Plaza, Gurgaon



Global Business Park, Gurgaon



Unitech Business Park, Gurgaon

# Project Highlights

‘Grade - A’ business office space located in the bustling hub of trade & commerce in Gurgaon, Signature Towers-II is fully equipped with state-of-the-art amenities & contemporary design for a truly professional setting.



- Proposed Building Management System
- Environment friendly world class offices
- Proposed Sky Gardens on every second level
- Spatial and structural provision for installing satellite dish on roof
- Voice and Data Risers provided
- 100% wi-fi enabled building
- Luxurious lobby finishes
- Low maintenance external façade
- High speed elevators
- Large multi-level parking garage







Aerial view looking North - West

This is an artist's rendition & may undergo modifications.



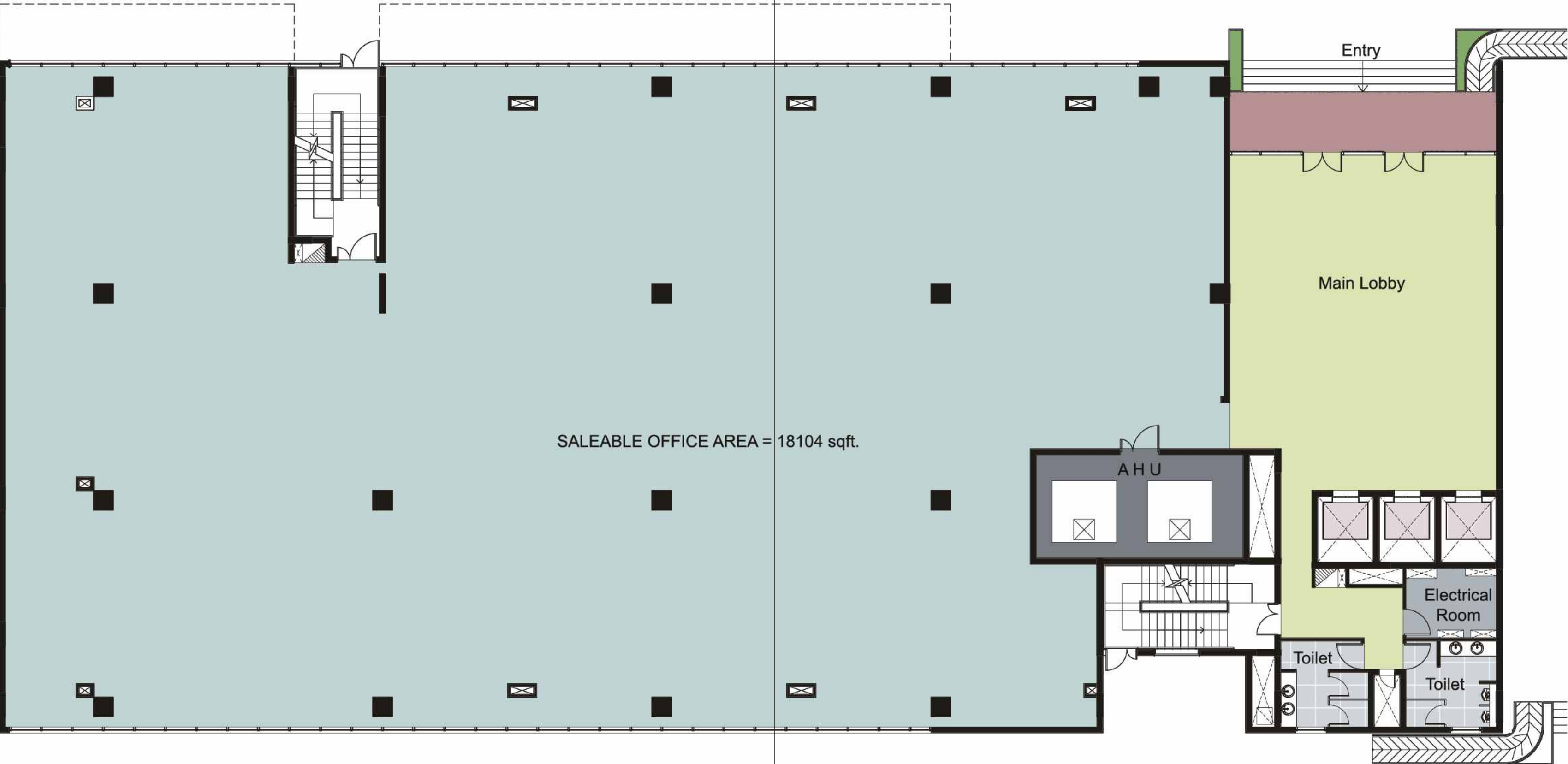


Perspective view of Signature Towers - II

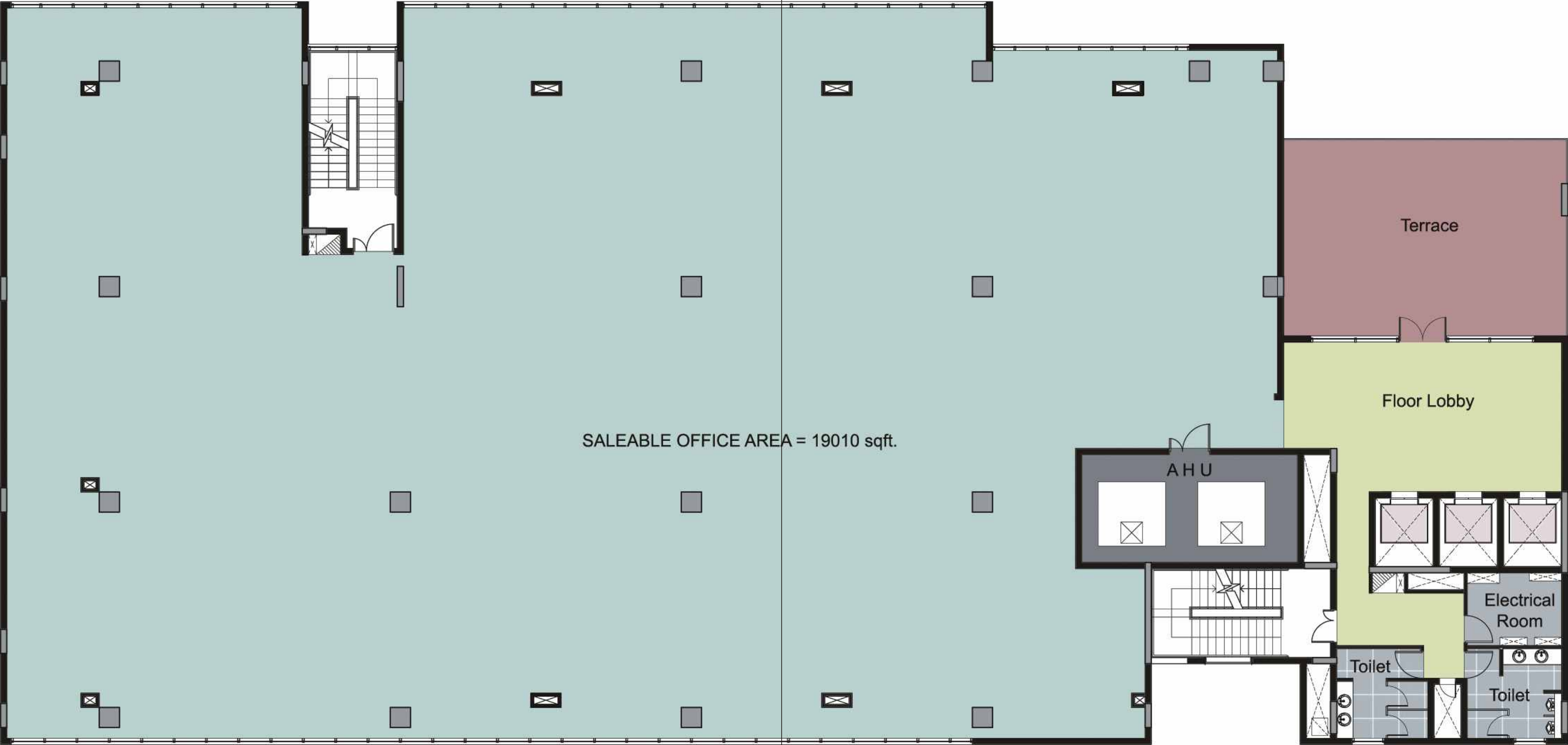
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Level 1 Plan



Level 2-10 Plan



# Specifications

## STRUCTURE

- RCC Flat slab structure; maximum column spans to ensure high efficiency

## FINISHES

- External facade : Mix of stone, ACP / Paint and Double insulated glass
- Atrium with Marble/ granite floor finish as per design
- Elevators Cabs finished with Stainless Steel wall finish, lighting and ceiling as per design

## PARKING

- 3 Level Basement parking
- Additional parking on surface for visitors
- Access Control barrier with proposed electronic card swipe for basement parking

## AIR CONDITIONING

- Centrally air-conditioned building with independent AHU’s for each floor. Separate AHU’s for common areas

## POWER BACK-UP

- 100% power back-up provided for Lighting, Power and AC

## OTHER ITEMS

- BMS and Control System monitoring the principal operations of the building, and fully integrated with the security, fire alarm, and lift operating systems

All floorplans, parking plans, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision / deletion as deemed appropriate by the Company or as directed by any competent authority. Dimensions given in the unit plans are masonry dimensions (excluding the plastic thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.