



4 BHK PREMIUM VILLA





## *Other Amenities*

- 24x7 Security
- Underground & Overhead water tank
- 24 Hours water supply
- Number Plates on Each Unit to Maintain Uniformity
- Anti termite treatment with piping to the building
- Under ground cabling in society





## Welcome to Kishan Signate

At Kishan Signate, the first impression is crafted to be unforgettable. Our grand entry gate stands as a testament to elegance and sophistication, welcoming you to a world of luxury and comfort. The meticulously designed entrance combines modern aesthetics with a touch of traditional charm, setting the stage for the unparalleled lifestyle that awaits within. Step through the gate and experience the promise of a serene and secure community, where every detail has been considered to ensure your peace of mind and delight.





## *Stroll Through Serenity*

Kishan Signate's streets are more than just pathways; they are the arteries of a vibrant community. Designed with both aesthetics and functionality in mind, our wide, tree-lined streets provide a picturesque and tranquil environment for leisurely strolls, morning jogs, and safe play areas for children. The well-planned layout ensures easy navigation and fosters a sense of connection among residents.

As you walk through our meticulously maintained avenues, you'll appreciate the harmonious blend of natural beauty and modern living.







*Unit plan*



GROUND FLOOR PLAN



FIRST FLOOR PLAN

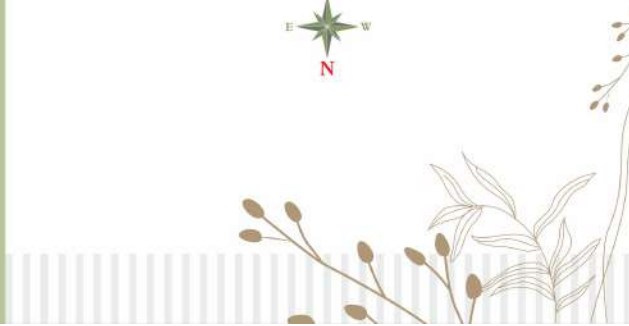


SECOND FLOOR PLAN



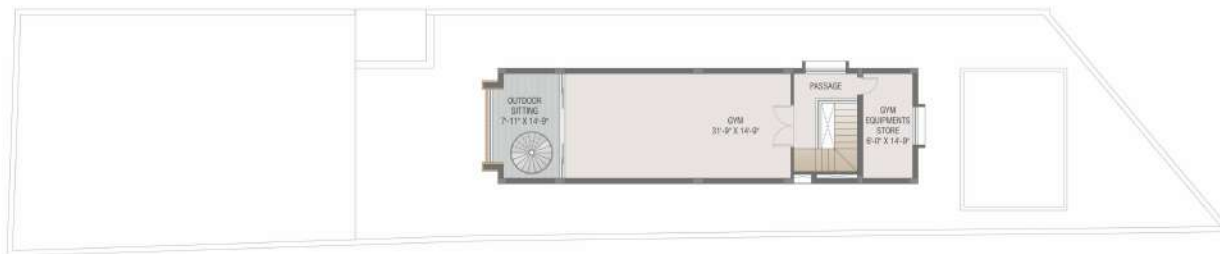


# Layout plan





GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Club House





## Amenities



CLUB HOUSE



SWIMMING POOL



MULTI PURPOSE HALL



GYMNASIUM



LUSH GREEN GARDEN



CHILDREN PLAY AREA



# Specification



## STRUCTURE

All RCC & Brick work as per structural engineer's design.



## FLOORING

Premium Vitriefied tiles in guest lounge, kitchen, dining area & bedrooms.



## KITCHEN

Exclusive Granite platform with S.S Sink with designer tiles.  
Wash area with ceramic tiles dado & natural stone flooring.



## TOILET

Designer bathroom with premium quality fittings & vessels.  
Glazed tile dado lintel level.  
All Bathroom Thermostatic Diverter.



## ELECTRIFICATION

Concealed copper ISI wiring & branded modular switches with sufficient points.



## DOORS

Main Door: High quality woodern frame door with veneer paneling on both sides.  
Other internal Doors: Stone frames with veneer flush doors.



## WINDOW

Anodized aluminum window with safety grill.



## PAINT

Internal Mala plaster with Birla putty, primer & external single coat plaster with rustic texture.



## TERRACE FINISH

Elegant china mosaic finish with water proofing treatment.



Developers:  
**VINAYAK  
INFRA**

Site:  
**Kishan Signate,**  
Beside GPS School,  
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Architect :  
Urvi Shah  
**TRANSPACE**  
Architects | Interiors | Planning | Landscaping

Structure :  
Ashutosh  
Desai

**MODE OF PAYMENT: 20% ON BOOKING | 15% ON PLINTH | 15% ON GF SLAB | 15% ON FF SLAB | 15% AT PLASTER | 15% AT FLOORING | 5% ON FINISHING**

**We request:** (1) Possession will be given after one month of settlement of account. (2) Site work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, GST Tax or any new central/gst, Vuda taxes, if applicable shall have to be borne by the client. (4) Continuous default payments leads to cancellation (5) Architect/Developers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (6) In case of delay in light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room, plot area & S.B.A might vary. (8) Common compound wall of individual unit will be as per architect's design (9) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (10) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (11) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (12) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (13) Members of society are not allowed to change elevation of duplex in any circumstances. (14) This brochure shall not be treated as a legal document, it is only for the purpose of information.

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LOCATION