



 **SIGNUS**
Where Space Meets Elegance: 4 BHK Bliss





POSSIBILITIES GALORE!

DMD DEVELOPERS, Today is one of the Leading Real Estate developer in Surat, India.

At DMD, Possibilities Galore and our Philosophy revolves around this, each opportunity is a new possibility here. DMD follow's the mantra of Quest For Excellence in order to deliver our customers with the best of everything.

The group boasts of a young and a technically strong team with commendable projects from different categories of construction to its credit, over 4 decades DMD has emerged as a group to reckon since 1980.

It's the unsurpassed quality and enduring strength that makes DMD outstanding in the construction industry. In additional to this, a perfect blend of quality and ethics make DMD a wise choice for the discerning.



1.7Cr.+ Sq.Ft.
Construction Experience

25'000+
Happy Customers

45 RESIDENTIAL
PROJECTS

7 TEXTILE
MARKETS

16 COMMERCIAL
PROJECTS

4 MEGA PROJECTS
IN PROGRESS

“
Unmatched
Amenities for
Superlative Living:
15+ Features
You Can't Resist
”



Experience Grand Living **4 BHK Sophistication**

Are you looking for a luxurious living experience?
Look no further than our 4 BHK luxurious living Homes! These
premium apartments offer the perfect combination of modern
amenities and breathtaking natural views.







State of the Art

Come see what all the excitement is about! Our Luxurious Homes are waiting for you. With spacious living areas, state-of-the-art appliances, and an array of community perks that cater to your every need, this is an opportunity you don't want to miss out on.





Where Serenity Meets Water's Edge

Live Life to the Fullest at a Prime Location



Experience Grand Living

“Paradise Found:
Luxurious Lakeside Abodes Await You”

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Elevate your lifestyle
with the exquisite and
opulent 4BHK residences
at **DMD Signus**

Nestled in the heart of luxury, these homes redefine elegance and comfort. From spacious interiors to breathtaking views, every detail has been meticulously crafted to offer you a life of unparalleled grandeur.



Elevation View of
Tower A & B



Gazebo Seating

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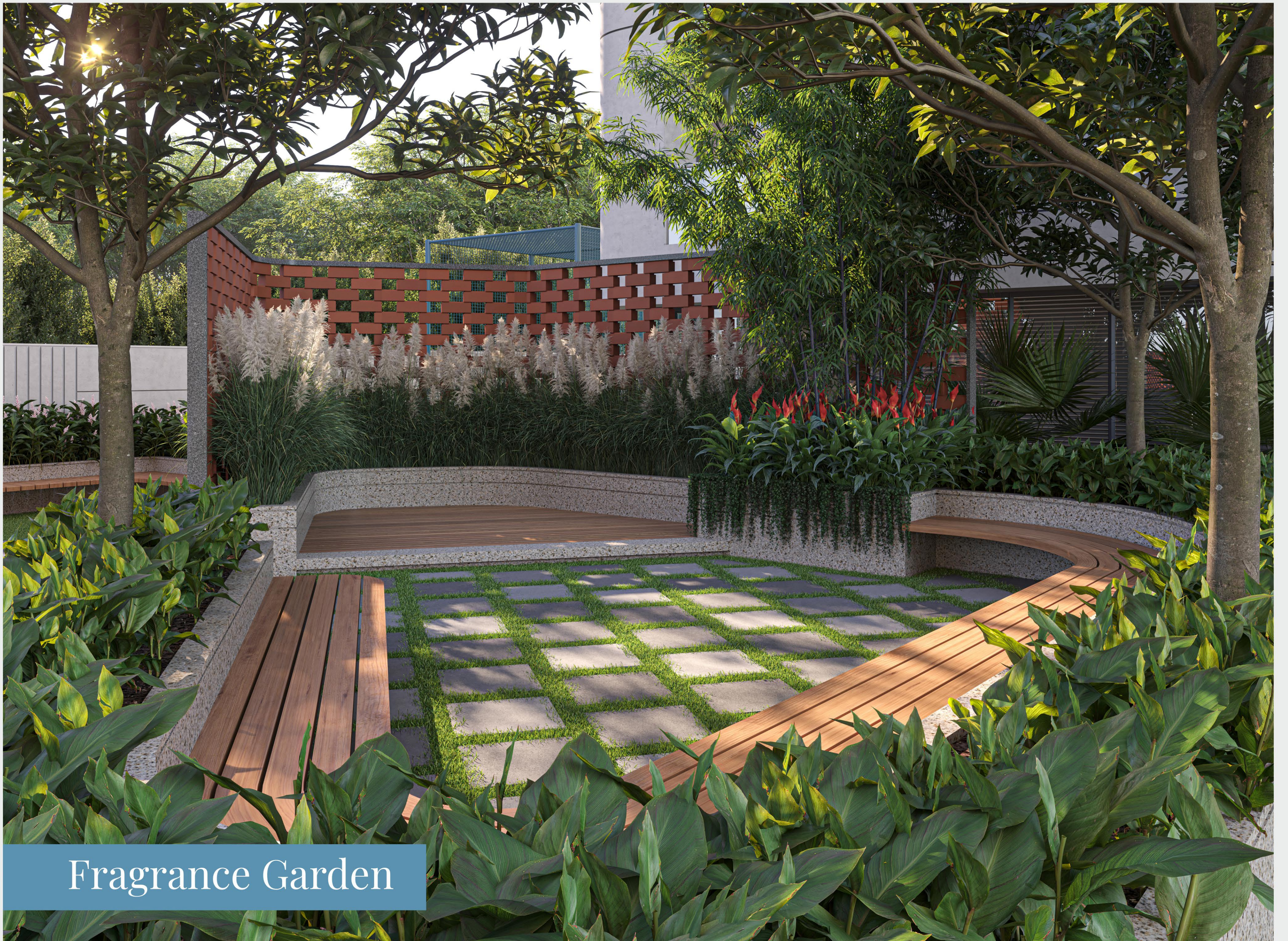
Luxurious Lifestyles.



Landscape Garden



Senior Citizen Space



Fragrance Garden





Swimming Pool



Children Play Area



Amphitheatre



Net Cricket



Multi Purpose Court



Building C Balcony



Reception Foyer



Indulge in a lifestyle that's second to none.
Whether it's hosting lavish gatherings, unwinding in
luxurious spaces, or relishing moments of tranquility,



Building B Balcony



Indoor Games



Toddler Room



Library



Home Theatre



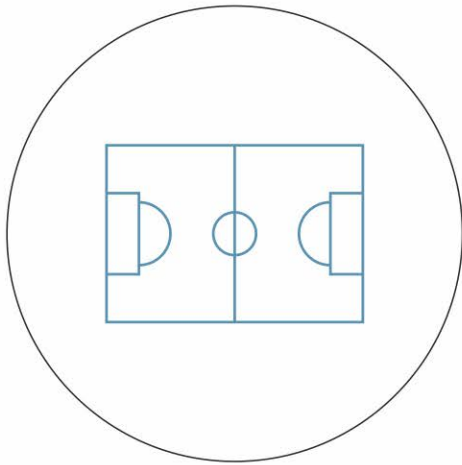
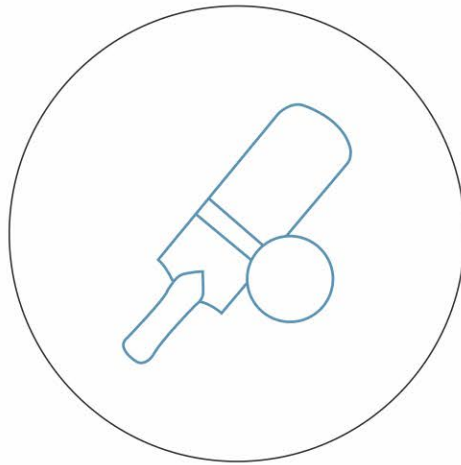
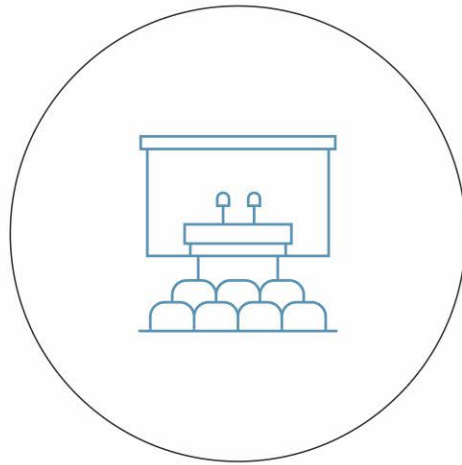
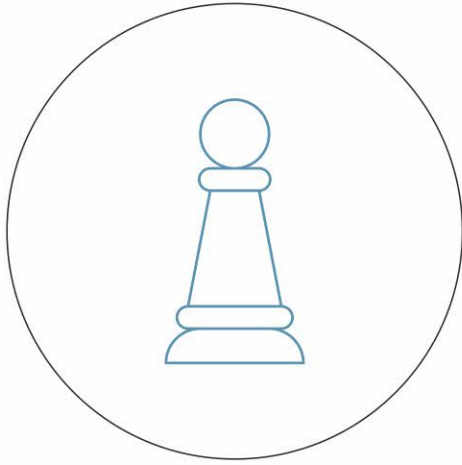
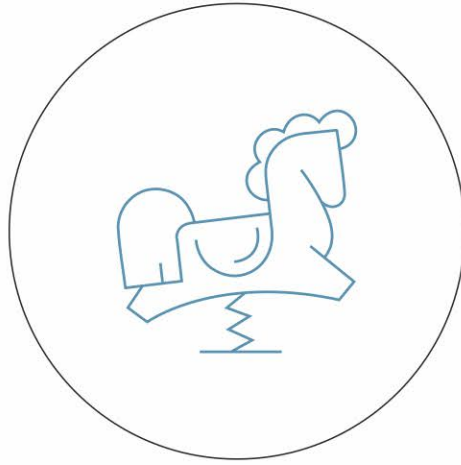
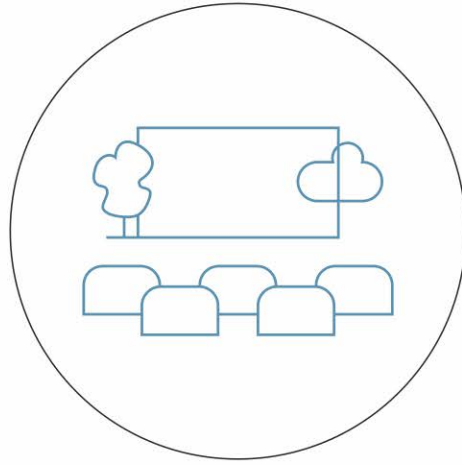
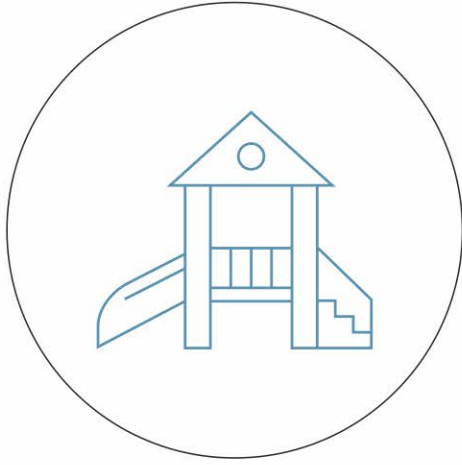
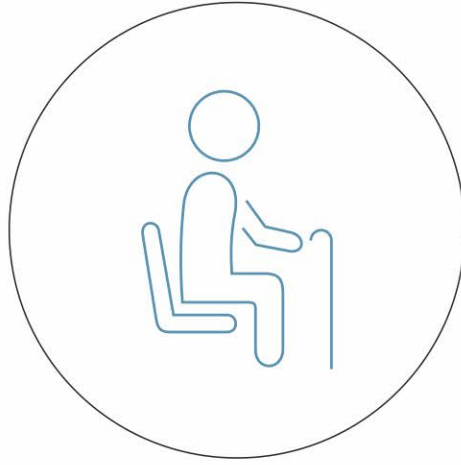
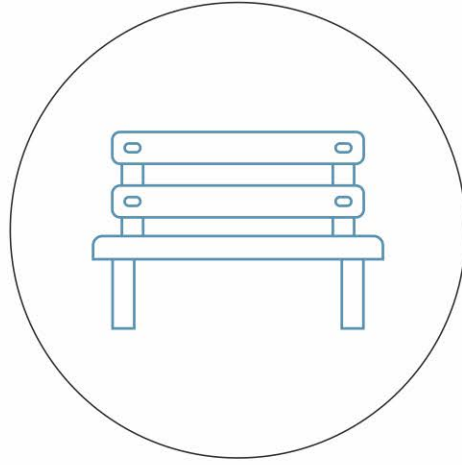
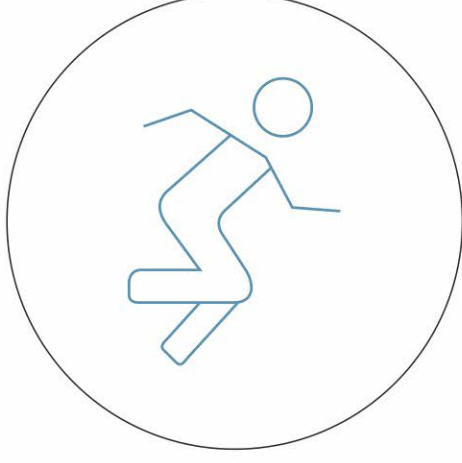
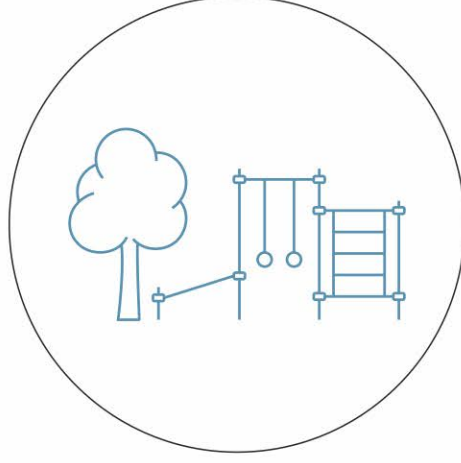
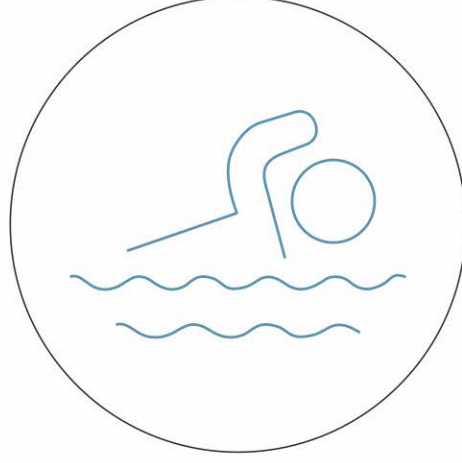
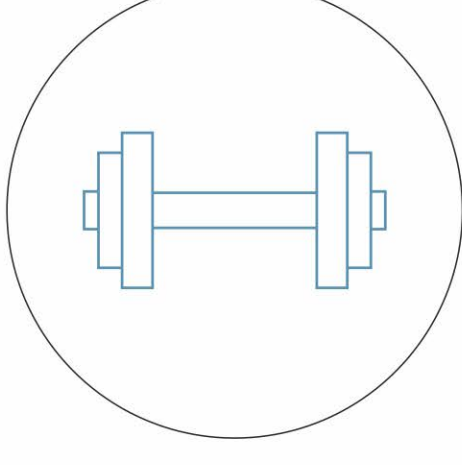
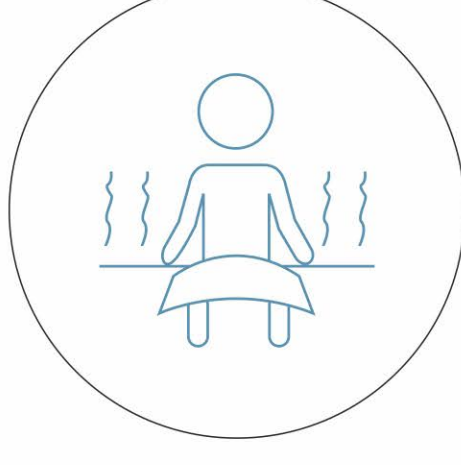
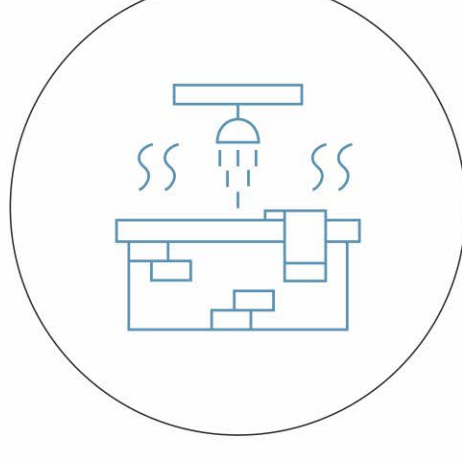
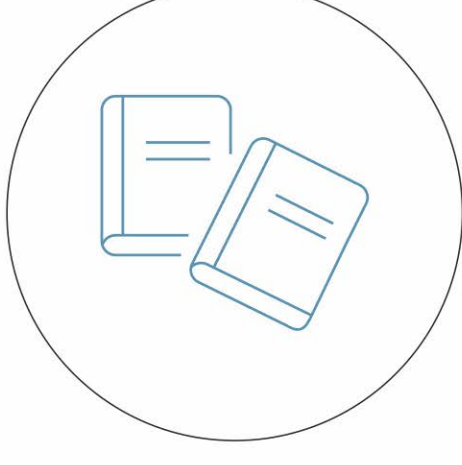
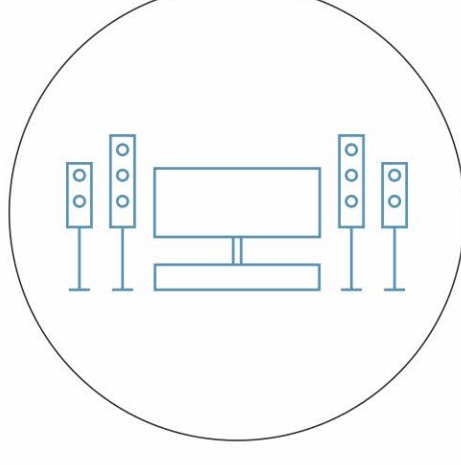
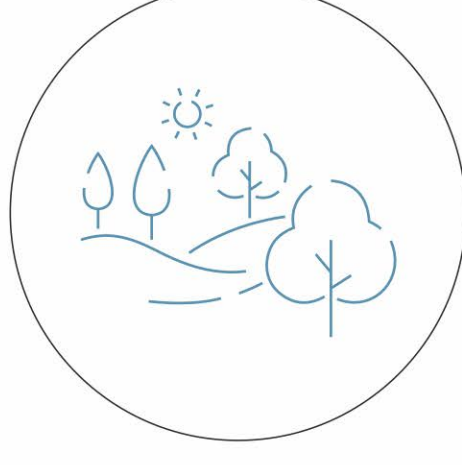
Multipurpose Hall



Gym

15+ Modern Features

"15+ Amenities That Make Our Properties Stand Out"

 MULTI PURPOSE COURT	 BOX CRICKET	 MULTIPURPOSE HALL
 INDOOR GAMES	 TODDLER PLAY AREA	 PARTY LAWN WITH STAGE
 CHILDREN PLAY AREA	 SENIOR CITIZEN SPACE	 FRAGRANCE GARDEN
 JOGGING TRACK	 OPEN EXERCISE AREA	 SWIMMING POOL
 GYM	 STEAM BATH	 JACUZZI
 LIBRARY	 HOME THEATER	 LANDSCAPE GARDEN



INTERNAL ROAD

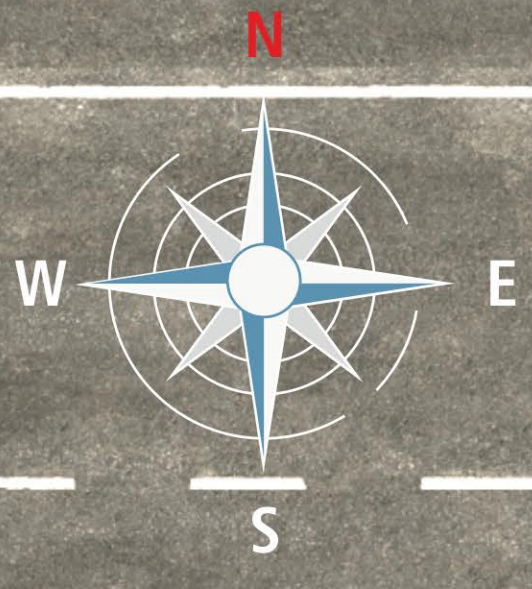
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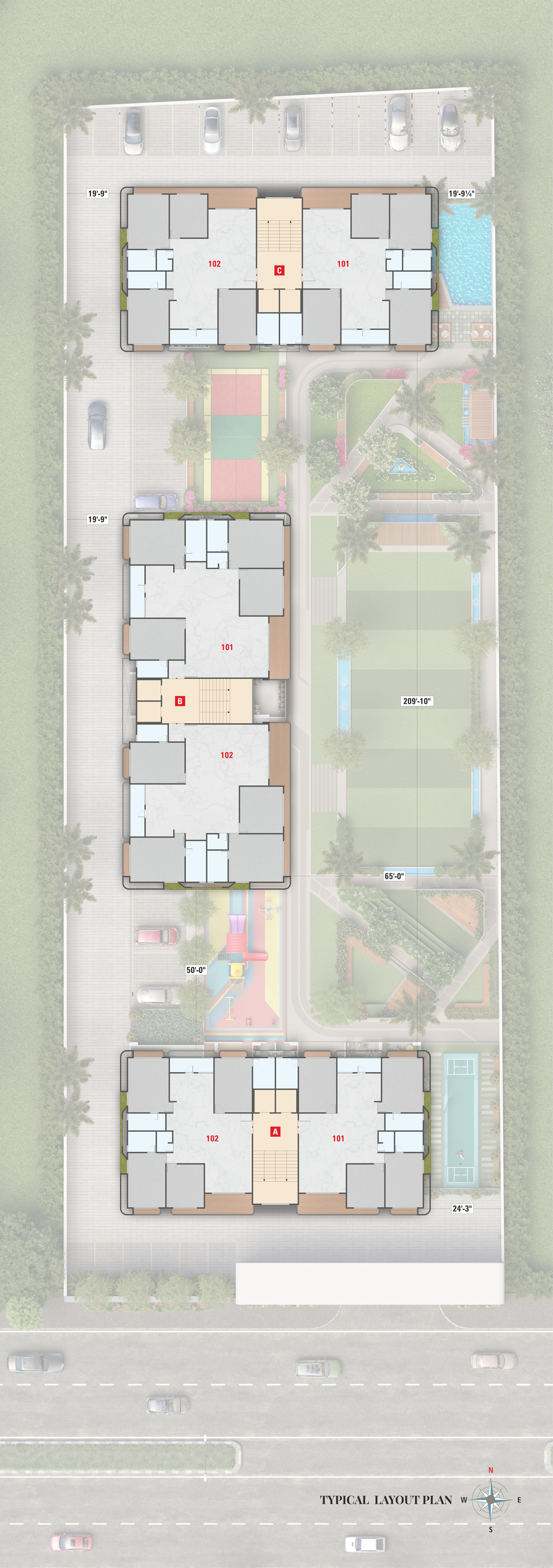
INTERNAL ROAD

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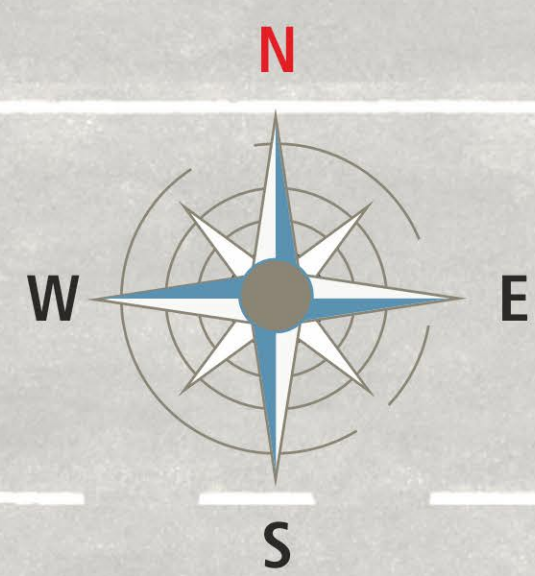
18.00 MT. WIDE ROAD

GROUND LAYOUT PLAN





TYPICAL LAYOUT PLAN

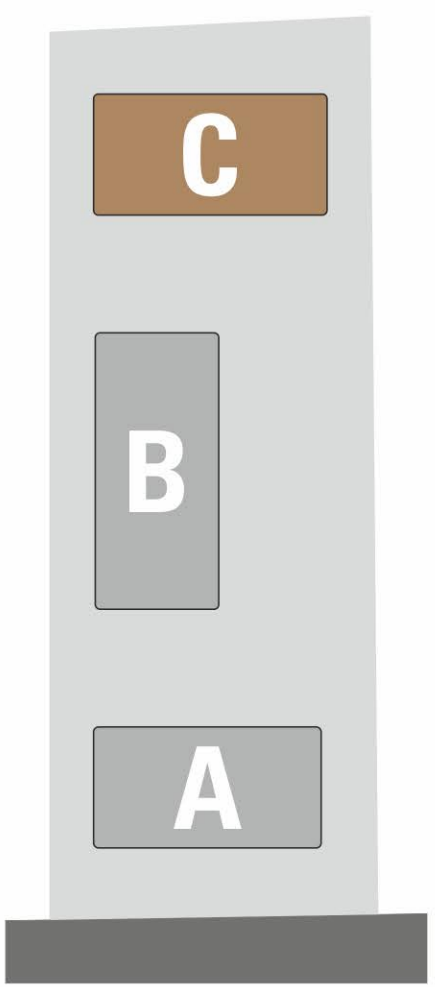
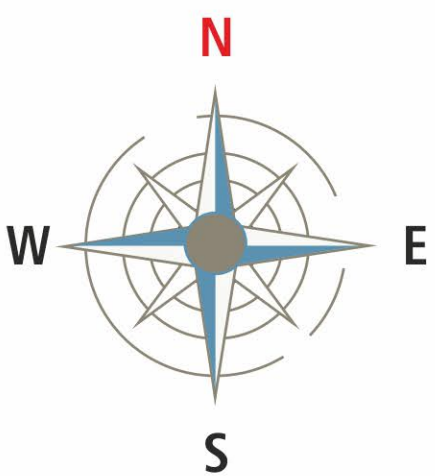




BUILDING A FLOOR PLAN



2ND | 4TH | 6TH | 8TH | 10TH FLOOR



BUILDING C FLOOR PLAN



3RD | 5TH | 7TH | 9TH | 11TH FLOOR



SIGNUS
DMD Where Space Meets Elegance; 4 BHK Bliss

Luxury Abounds Here





Kitchen



Dining





Perfect blend of comfort and beauty

You can enjoy quality time with your family & friends.
Each of our 4 BHK premium residences is designed with your ultimate comfort in mind





Specification

Well Designed Entrance Gate

Entrance Gate

- Aesthetically designed main entrance gate as well as covered security cabin.
- Space for pick-up and drop-off at the main gate.

Security System

- 24 hours security and monitoring system.
- CCTV camera.

Elevators

- High speed automatic lift of reputed brand with elegant interior.

Power

- DG back up for elevators, water pumps and lighting in common areas.

Parking

- Basement & ground level parking.
- Cement concrete or paver road with speed breaker and safety signage.

Water Supply

- Over head and underground water tank with water meter.
- Concealed lines with PVC / UPVC / CPVC / PPRC pipe.

Sanitary Fittings

- Concealed toilet fitting.
- Premium quality sanitary fixtures and Jaquar / Hindware / Cera / Simpolo equivalent plumbing fixture.

Structure

- Earthquake resistant RCC frame structure.

Fire Fighting

- Fire fighting system as per the regulation of urban local body.

Exterior Surface

- External plaster finish.

Interior Surface

- Mala plaster with wall putty.

Doors & Windows

- Anodized aluminium windows with clear glass.
- Main door & kitchen pantry door.

Flooring & Dado Tiles

- Designer vitrified tiles 6 X 4 from reputed brand in living room, dining room & kitchen.
- Designer vitrified tiles 32 X 64 from reputed brand in all bedroom.
- Granite / vitrified tiles flooring in lift lobby and corridor.
- Premium quality 4 X 2 tiles in all bathrooms & kitchen dado.

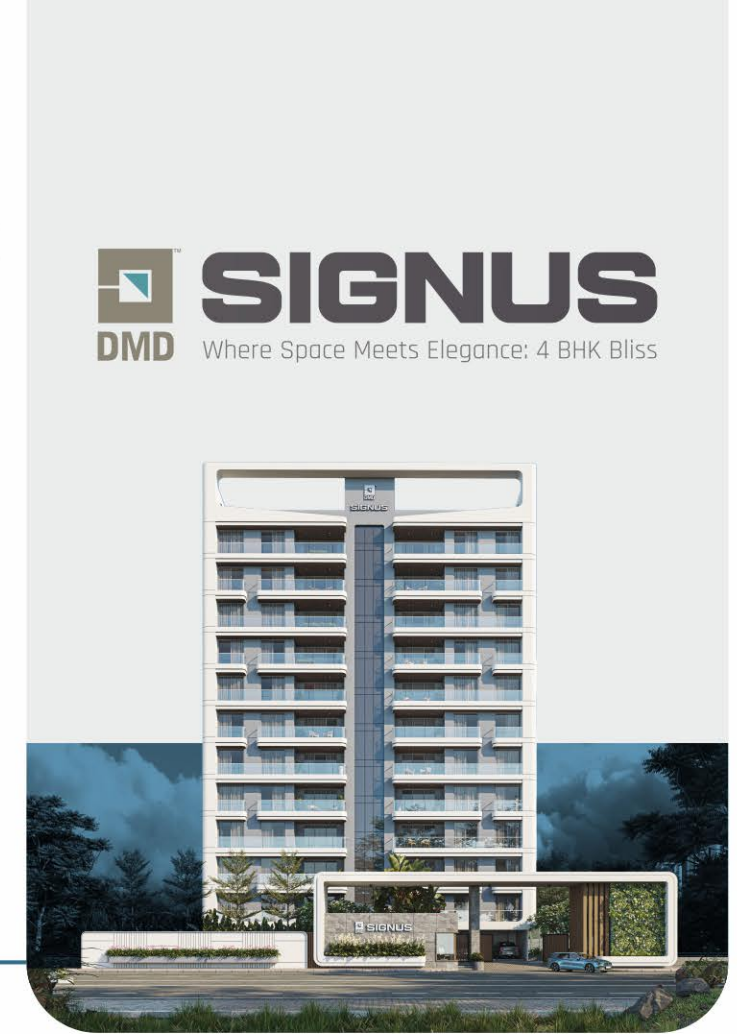
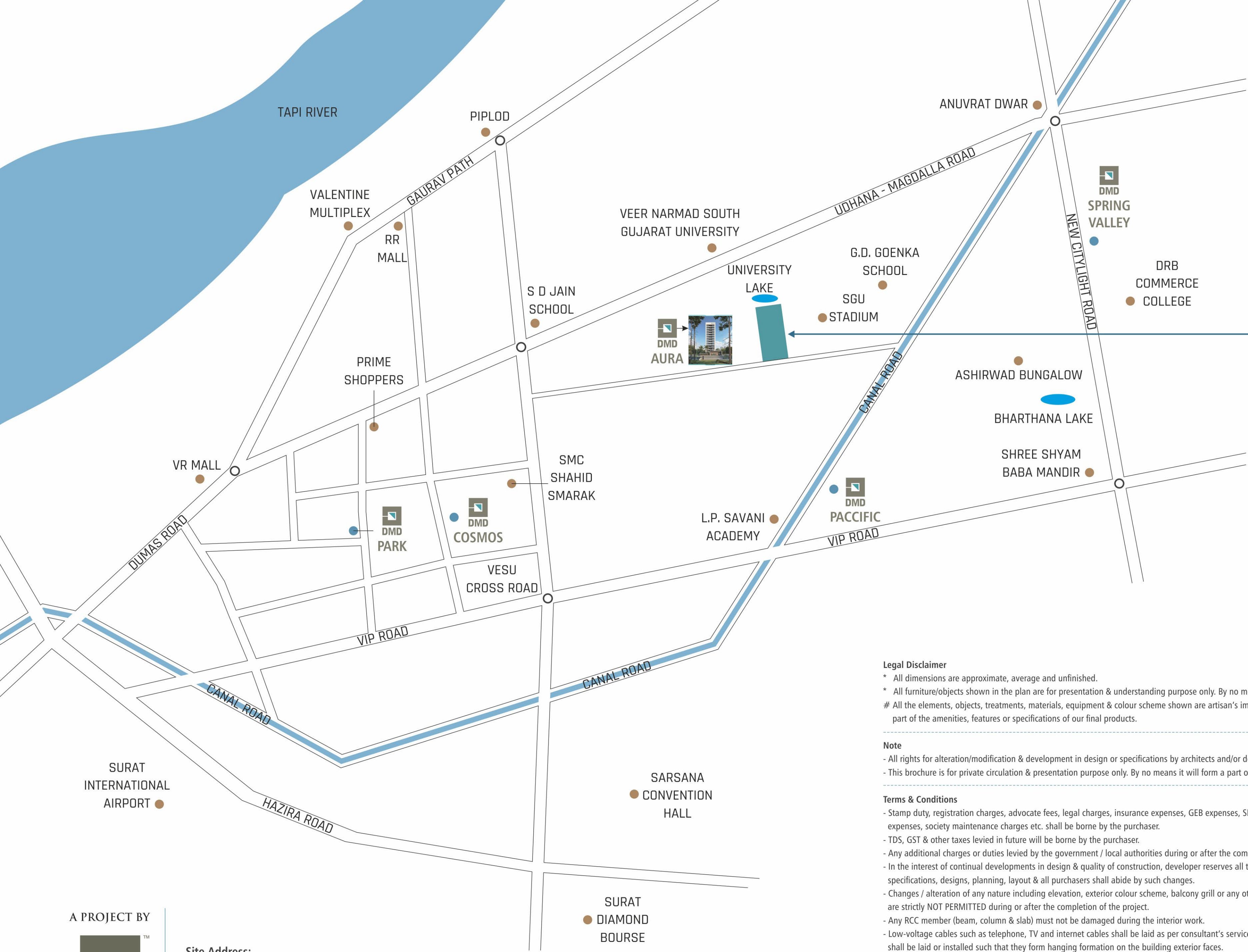
Kitchen

- Granite / Tile based granamite top kitchen platform with stainless steel sink.

Electrification

- Modular switches of reputed brand Legrand / Great White / GM / Havells or any other premium brand.
- 3 phase meter.





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A PROJECT BY



Site Address:
DMD Signus, Nr. Royal Paradise, Vesu Canal Road, Vesu, Surat,
Gujarat 395007

RERA Reg. No.: PR/GJ/SURAT/CHORASI/SUDA/RAA12842/030224/311228
website: www.gujrera.gujarat.gov.in

Legal Disclaimer

- * All dimensions are approximate, average and unfinished.
- * All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable products.
- # All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means it will form a part of the amenities, features or specifications of our final products.

Note

- All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
- This brochure is for private circulation & presentation purpose only. By no means it will form a part of any legal contract.

Terms & Conditions

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges etc. shall be borne by the purchaser.
- TDS, GST & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project.
- Any RCC member (beam, column & slab) must not be damaged during the interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wires/ cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages / landscaped areas are not allowed to be used for personal purpose.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after soft possession for furniture work / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.



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