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Disclaimer: This brochure is indicative. The Developers reserve the right to amend the layouts, plans, number of floors, specifications, amenities, elevation, colour scheme, etc., without prior notice.



## LIFE IS MEANT TO BE COLOURFUL.

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Aren't we missing out on the simplistic pleasures of life? The smaller things like spending some quality time with people you love, bonding with neighbours or celebrating even the little achievements. These little pleasures add hues of happiness to our otherwise monotonous life. And life feels complete when it's colourful.



# LIVE. SHARE. CELEBRATE.

Life gets better, when you're surrounded by people who share a special bond with you. You feel a sense of belonging in a neighbourhood where you share similar wavelengths and culture. And celebrations become even more special when they happen in the company of loved ones. It's time to add colours to your life. It's time to Live. Share. Celebrate.







GAGAN  
*Signet*  
2, 3 & 4 BHK HOMES

## BELONG TO THE COLOURFUL LIFE.

Gagan Developers presents Signet, a grand venture of 2, 3 & 4 BHK homes at Market Yard Hills. Based on the concept of community living, this project ensures that you're a part of a like-minded neighbourhood. Experience life in a whole new light and share the good life with people of one mind.





# LIVE THE GOOD LIFE








It's not about the years of life we live, but the quality of life we live during the years.  
A good life is inspired by happiness, health, love and togetherness. It's time you begin  
your good life at Gagan Signet.





# PARAMETERS OF A GOOD LIFE

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-  Pathway/Jogging Track
-  Children & Toddler Play Area
-  Play Lawn
-  Main Lap Pool
-  Kids Pool
-  Gaming Zone
-  Fully equipped Gym







MAIN LAP POOL









# SHARE SIMPLISTIC JOYS

Happiness is contagious. And when it's shared with like-minded people it amplifies multiple times. Get ready for endless chitchats, bouts of laughter, animated discussions and sharing timeless gleeful memories. Add simplistic joys to your life at Gagan Signet.





# THE RIGHT SETTING TO SHARE JOYOUS MOMENTS

-  Trellis with Seater
-  Seating Alcove Garden
-  Floating Cabanas
-  Jacuzzi





A nighttime rendering of a luxurious swimming pool. In the foreground, a large pool of clear blue water reflects the ambient light. To the right, a smaller, bubbling jacuzzi is visible. In the center, a wooden floating cabana with white curtains and lounge chairs sits on the water. The background features a modern building with large windows and balconies, some of which are lit up. Lush greenery, including trees and flowering plants, surrounds the pool area, creating a serene and upscale atmosphere.

**FLOATING CABANAS & JACUZZI**





# CELEBRATE EVERY MOMENT

It's the little moments that make life big. And every moment in life is worthy of celebration. May it be your promotion, your partner's birthday or your little one's academic achievement, there are perfect avenues to fill the air with celebrations at Gagan Signet.





# AVENUES FOR CELEBRATION



Accents Plants with Lawn Garden



Party Lawn



Pool Deck



Multipurpose Hall







**WELL-EQUIPPED CLUB HOUSE**



A grayscale photograph of a modern living room. In the foreground, a low, wide wooden TV stand holds a large flat-screen TV, a small decorative object, and a potted plant. A large, light-colored sofa with several patterned cushions is positioned in the middle ground. Behind the sofa, a large window or glass partition reveals another room. The floor is covered with a patterned rug. The overall aesthetic is clean and contemporary.

# SPECIFICATIONS

To live a good life you need great quality homes. And we have taken utmost care to give you the best and most reliable construction quality. We haven't compromised a single bit on the materials, fitments and processes that have gone into making these homes. Even the designing and planning of these homes ensures utmost style and functionality.





# SPECIFICATIONS



## LIVING ROOMS

- Imported/ Italian Marble Flooring
- Telephone and cable TV connections
- POP/ Gypsum finish for walls and ceilings



## BED ROOMS

- Vitrified Tile Flooring in all other bedrooms
- TV point
- Air conditioning



## KITCHEN

- Designer modular kitchen with hob and chimney
- Water purifier
- Dry balcony



## BATHROOMS

- Vitrified/ Ceramic flooring
- Designer dado
- Solar heater connection in one bathroom
- Separate wet and dry area



## 100% GENERATOR BACK UP











# AUTOMATION AND SAFETY

Our life revolves around our family. We do our best to ensure that our loved ones live a secured and comfortable life. And you tend to focus better on your professional front when you are assured of their safety and wellness. Gagan Signet offers the best in class home automation and safety features to make certain that your life stays relaxed and tension-free. These semi-automated homes offer a unique 3 layered security and a host of home automation features like Mobile screening, Apartment management system and much more.





# AUTOMATION AND SAFETY

-  3 Layered Security
-  Mobile Screening
-  Surveillance To Common Areas
-  4 Zone Alarms Including Panic Button, Smoke Detectors, Gas Leak Detector And Intruders
-  Video Door Phones
-  Apartment Management System



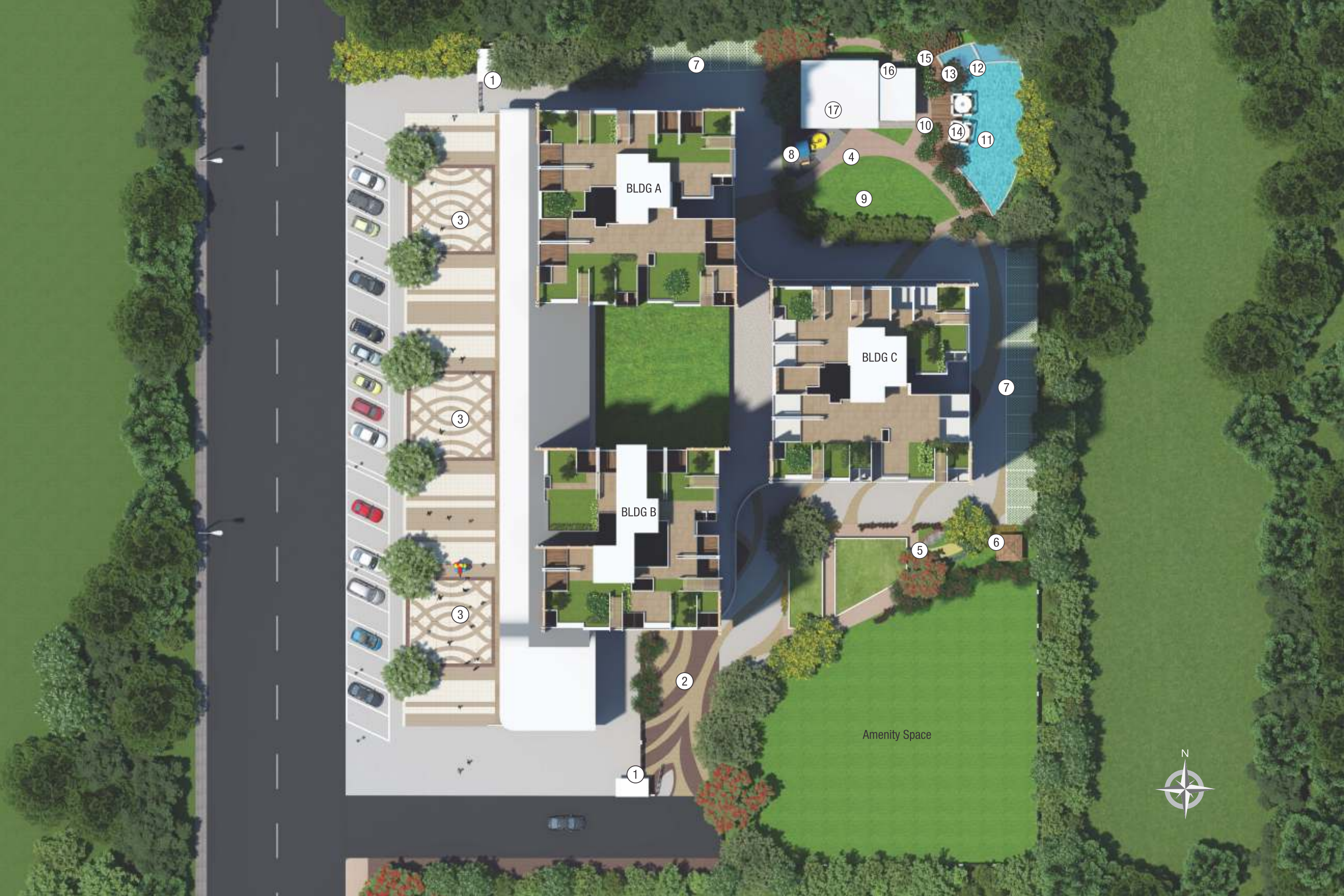




# LIFE AT A GLANCE

It's not about the years of life we live, but the quality of life we live during the years. A good life is inspired by happiness, health, love and togetherness. It's time you begin your good life at Gagan Signet.





# SITE LAYOUT

- |     |  |     |                                |
|-----|--|-----|--------------------------------|
| 1.  | Security Cabin & Gate                                    | 11. | Main Lap Pool                  |
| 2.  | Main Entry Driveway with Special Pattern Granite Banding | 12. | Jacuzzi                        |
| 3.  | Commercial Plaza with Special Paving Pattern             | 13. | Kids Pool                      |
| 4.  | Pathway/ Jogging Track                                   | 14. | Floating Cabana                |
| 5.  | Seating Alcove Garden                                    | 15. | Trellis with Seater            |
| 6.  | Gazebo   | 16. | Accent Plants with Lawn Garden |
| 7.  | External Parking in Grasscrete Pavers                    | 17. | Club house                     |
| 8.  | Children & Toddler Play Area                             |     | Well-equipped Gym              |
| 9.  | Party Lawn   |     | Gaming Zone                    |
| 10. | Pool Deck  |     | Multi-purpose Hall             |



LOCATION MAP



KEY DISTANCES

Temples - 2 mins	Hospitals - 10 mins	Haweli Police Station - 20 mins
School - 5 mins	Banks - 10 mins	Pune Railway station - 25 mins
Restaurants - 5 mins	Highway - 10 mins	Pune Airport - 30 mins

Temples

- ISKCON Temple
- Aai Mata Temple
- Shatrunjay Temple
- Durga Temple
- Datta Temple

Restaurants

- Kanha Hotel
- Shri Dattkrupa Hotel
- Hotel Gokul
- Milan Hotel

Hospitals

- Maxis Multi-Specialty Hospital
- Sujay Hospital
- Sai Hospital
- Shivshambhu Hospital



## OUR CREATIONS

### COMPLETED PROJECTS

**GAGAN VIHAR**  
Market Yard

**GAGAN GARIMA**  
Khadki / Bopodi

**GAGAN ENCLAVE**  
Market Yard

**GAGAN GALAXY**  
Market Yard

**QUEENSGATE**  
BT Kawade Road

**CITRINE**  
Kharadi

**MELROSE**  
Sopan Baug

**PAVILION**  
BT Kawade Road

### ONGOING PROJECTS

**GAGAN ADIRA**  
Wagholi

**KALASH**  
Vishrantwadi

**ALBERO**  
Kondwa

**ACROPOLIS**  
Baner

**ISHANYA**  
Satara Road



We at Gagan Developers understand how important it is to create the perfect home. That's because our homes are built on the strong foundation of a fourteen year old legacy that amalgamates vision with trust. Our expertise lies in our ability to merge high technology with efficient design at affordable prices. Gagan homes are designed for today's urban families that want the best of everything. We do not stop at that. With the vast range of amenities on offer, our homes ensure that you enjoy the new age lifestyle.

Trust is born out of strong values. That is the legacy we have inherited. Gagan brings you the sky. We promise nothing less.