



OM SREE
SIGNET

SIGNATURE COLLECTION

at Yaprak, Secunderabad

A PRESTIGIOUS PROJECT BY **OM SREE BUILDERS & DEVELOPERS**



WHAT DO
YOU DO
TO MAKE
YOUR HOME
HAPPY?

Seek and find the moments of happiness! The moments that make you come alive!

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at Yapral, Secunderabad

HOME, A PURSUIT OF HAPPINESS

WHY THE STATUS QUO?
I LIKE A VILLA!
NO,
NOT REALLY.

Actually what we like is what happens in a villa.
The quality of life it offers! BUT WAIT A MINUTE, not everything about it...

A SINGULAR
STRETCH VILLA
ON A SINGLE
FLOOR!, **THE SIGNET, MY CONDOMINIUM!**

Unlike a villa, it is **NOT** vertically segregated, making it incredibly easy to maintain and as secure as it can be. It is as sprawling as a villa without the pains attached. And hey, you'll love what happens with its contours.

A black and white photograph of a woman in a light-colored outfit relaxing in a dark rattan chair. She is sitting on a small rug on a wooden floor, with her feet crossed. The background shows a window with sheer white curtains and a view of trees outside. The lighting is soft and natural, creating a serene atmosphere.

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GRAND ENTRY AT OM SREE SIGNET

MY EXCLUSIVITY,
MY LUXURY,
MY EVERYTHING...
MY CONDOMINIUM!

BEYOND VILLAS. BEYOND IMAGINATION.

PROJECT DETAILS

8 Acres Approx.

High End Luxury Condos

5 Blocks on whole

8 Storey Blocks with Multi-Level Parkings

320 Condos in Phase-1

Clubhouse with 39,000 Sft Approx.

Private Entries to each Condo

Signet, the condominium project is redefining the skyline of Secunderabad in the heart of the plush Cantonment area at Yapral. The 5 Signet condo blocks rising into the skies with singular stretch villas hold all the lavish trappings of a magnificent villa.

MY CONDO
EXCLUSIVE ENTRANCE
BETTER THAN A
VERANDAH!

A VIEW OF PRIVATE ENTRY INTO A CONDO

Signet is beyond a condo and even beyond a villa. It's like a single stretch villa on a single floor. You only have to stretch out your arms and find out every joy is within reach. Be greeted with a warm and welcoming private entrance to your condo that also acts as a lobby. It's just a step off from the corridor as you enter your own personal zone.



MY CONDO GREEN LAWNS ON THE BALCONY

Life here comes with plush opulence
and comfy seclusion your family has always craved for.

LARGE BALCONY WITH SKY LAWNS
(Artificial Turf)



SPRAWLING BALCONY WITH ARTIFICIALLY CREATED LAWN

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What sets luxury Condos apart is the attention to detail. Every minute detail is crafted to perfection. The well-appointed balconies boast of pebbled flooring, polished decks and gardening areas, offering sweeping panoramic views. A view that is ideal for family sitouts or casual lazing around or better still for inviting friends over to celebrate. Frankly, there's no dearth for grace or flair here.



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MY CONDO PRIVATE SIT-OUTS BETTER THAN A BACKYARD

Imagine a setting that's right out of a fairytale. It's where lush greenery surrounds your home and the misty winter mornings drench you in dew. Condo Life offers you this twin advantage of a stylized living amidst nature's bounty. Your private well landscaped lavish balcony sit outs are a treat to spend time overlooking the vast stretches of greenery either to party or be in your own element.

ACTUAL VIEW FROM ONE OF THE BALCONY



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A SERENE LIFESTYLE
FOR THE CHOSEN FEW!

GREENERY, OPENNESS,
LAUGHTER, SUNSHINE,
ABOVE ALL,
PEACE OF MIND!





YOUR FLOWING SPACES
ON A SINGLE FLOOR,
ACCOMMODATING
MORE LAUGHTER
MORE LIFE

There's so much you can do when you have space to stretch your legs - and your imagination. You'll love your living area with room for virtually everything and everyone. You'll appreciate every corner that allows your loved ones to express themselves. Quite simply, Signet is about you and your flowing spaces that make you celebrate life to the fullest.

LAVISH LIVING AREAS
OPENING IN TO SKY LAWNS
IN ONE OF THE CONDO'S



A VIEW OF SKY LAWN & FRENCH WINDOWS IN ONE OF THE CONDO'S

THE FREEDOM TO BE!

You deserve to make your life simpler, with life flowing in one combined large space, all at one level. No vertical steps to climb up and down and no breaking up into smaller non usable areas. This freedom is just to be yourself without having to exert. This is where you freely enjoy and live every moment.

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MY CONDO
SINGLE FLOOR
LIVING,
BETTER THAN
STEPS



EASY MAINTENANCE, LOCK IT, FORGET IT

No worries, no hassles for spontaneous plans of leaving the home either for duty or travel. Just lock it and be peaceful!



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MY CONDO
LUXURY OF
COMMUNITY,
BETTER THAN
A MERE
NEIGHBOUR

Open upto a lifestyle of a secured, gated and guarded community. This is where social bonds are etched effortlessly and life finds a much larger meaning, rejoicing every moment of togetherness amidst the like minded.



POUR IN THE SPACES.
ADD A DASH OF LUXURY.
TWIST SOME GREENS.
AND THERE YOU ARE...
HAPPY HOURS!

Life flows inside out in a secure environment at Signet. The mega outdoor open spaces, punctuated with greenery, detailed landscapes, and pockets of activities create a great ambience for social bonding.

LAVISHLY LANDSCAPED OUTDOOR POCKETS



ENTRY PLAZA OF THE PROJECT



SEATING BENCHES

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A CLASS APART
LIFESTYLE,
WE CALL IT THE
CONDO LIFE.



JOGGING/WALKING AREAS OF A CIRCUIT OF APPROXIMATELY 1 KM

STYLISH LIVING AMIDST NATURE'S BOUNTY!



CHILDREN PLAY AREA

OUTDOOR FEATURES

- Basketball Court
- Lawn Tennis Court
- Walking/Jogging Track
- Pet Park
- Children Play Area
- Grand Reception for Each Block



EXCLUSIVE ENTRY LOUNGE FOR EACH BLOCK



OUTDOOR ENJOYMENT
TO BRING THE CHILDREN
OUT IN THE OPEN.
BETTER THAN
DIGITAL ADDICTION.

THE ALLURING
ENTRANCE LOBBIES
THE WELCOMING
GREENS AND
THE WIDE DRIVEWAYS



PERGOLA



BASKETBALL COURT



AMPHITHEATRE - THE PERFORMANCE ZONE

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NICHE CORNERS TO
CONGREGATE
PLAZAS TO EXPRESS
THIS IS LIFE
AT ITS VERY BEST

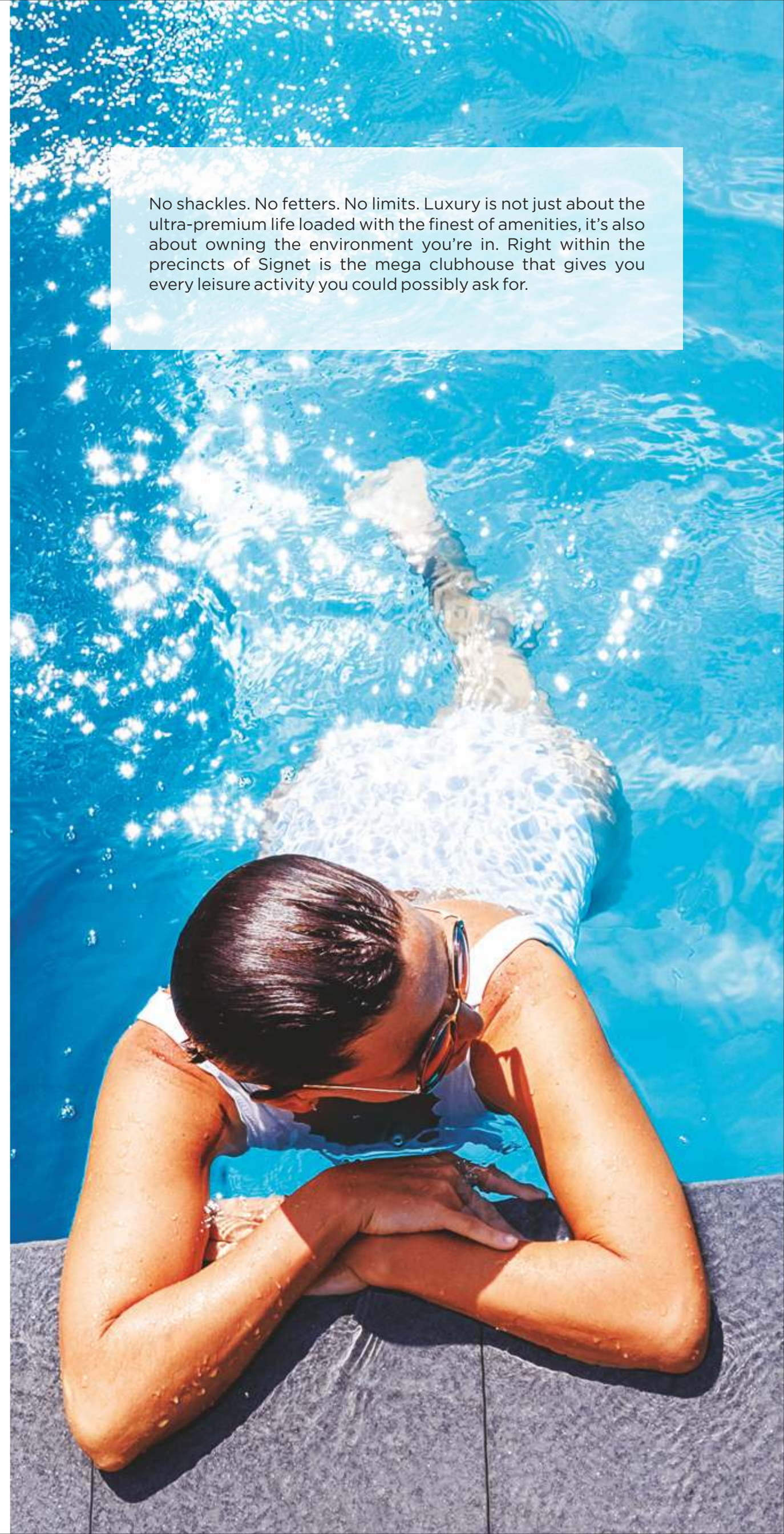
EXPERIENCE
LUXURY, OWN IT.
ENJOY IT.
CELEBRATE IT.



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SOMERSET COLLECTION

CLUB AT SIGNET

No shackles. No fetters. No limits. Luxury is not just about the ultra-premium life loaded with the finest of amenities, it's also about owning the environment you're in. Right within the precincts of Signet is the mega clubhouse that gives you every leisure activity you could possibly ask for.





LAVISH LOUNGE AT CLUB



RECEPTION AT CLUB



SQUASH COURT



CLUBHOUSE AMENITIES

- Temperature Controlled Swimming Pool
- Squash Court
- Indoor Badminton Court
- Snooker and Billiards Tables
- Gym & Aerobics
- Provision for Spa
- Yoga/Meditation Room
- Guest Rooms
- Waiting Lounge
- Creche & Kids Play Area
- Provision for ATM
- Provision for a Restaurant with Kitchen
- Multipurpose Hall
- AV Room & Preview Theatre
- Library/Reading Lounge
- Provision for Bar Room

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INDOOR BADMINTON COURT



SWIMMING POOL



A WALK AWAY
TO THE GOLF
COURSE
ADDS SPARKLE
TO A GLITTERING
LIFESTYLE!

To let the magic of life envelop you in bliss, there's a BEPTA Golf Course close by. Like-minded gentlemen often meet up here to work on their forearm and also to build relationships that add zest to life. The bonding along with golf-time makes life a smoother ride with pleasant and lasting memories.

WELCOME TO
STRESS-FREE,
CLUTTER-FREE LIVING
IN A WORLD
EXCLUSIVELY
CREATED FOR YOU.



CONDOS
WITH 4 SIDES OPEN
JUST LIKE A VILLA

LEGEND

- 01 Entry/Exit
- 02 Entrance Plaza
- 03 Security room
- 04 Jogging Track/Walking Track
- 05 OAT & Tree court
- 06 Children Play Court
- 07 Pet Park
- 08 Tennis Court
- 09 Basketball Court
- 10 Swimming Pool
- 11 Kids Pool
- 12 Cabanas
- 13 Wooden Deck
- 14 Cricket Pitch
- 15 Seating Area
- 16 Pergola with seating



CONDO: 6 | 3765 Sq. Ft.



CONDO: 7 | 2755 Sq. Ft.



CONDO: 8 | 2450 Sq. Ft.



CONDO: 9 | 3050 Sq. Ft.



CONDO: 10 | 3835 Sq. Ft.



8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

BLOCK - A
TYPICAL FLOOR PLAN

CONDO: 5 | 3795 Sq. Ft.



CONDO: 4 | 2675 Sq. Ft.



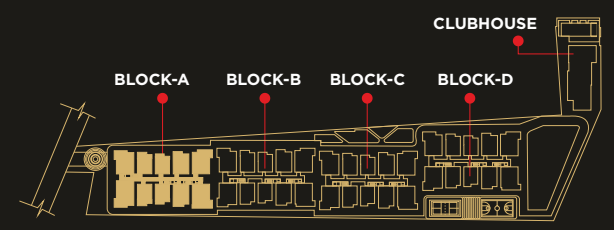
CONDO: 3 | 2435 Sq. Ft.



CONDO: 2 | 3090 Sq. Ft.



CONDO: 1 | 3810 Sq. Ft.



KEY PLAN

CONDO: 6 | 3835 Sq. Ft.

CONDO: 7 | 2755 Sq. Ft.

CONDO: 8 | 2450 Sq. Ft.

CONDO: 9 | 3050 Sq. Ft.

CONDO: 10 | 3835 Sq. Ft.



8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

8'0" WIDE CORRIDOR

BLOCK - B, C & D
TYPICAL FLOOR PLAN



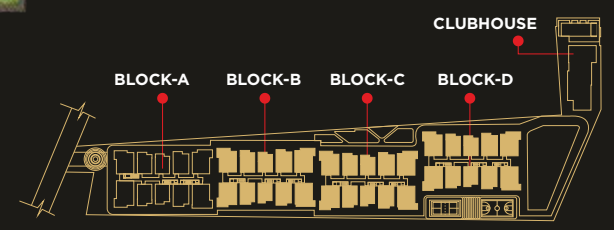
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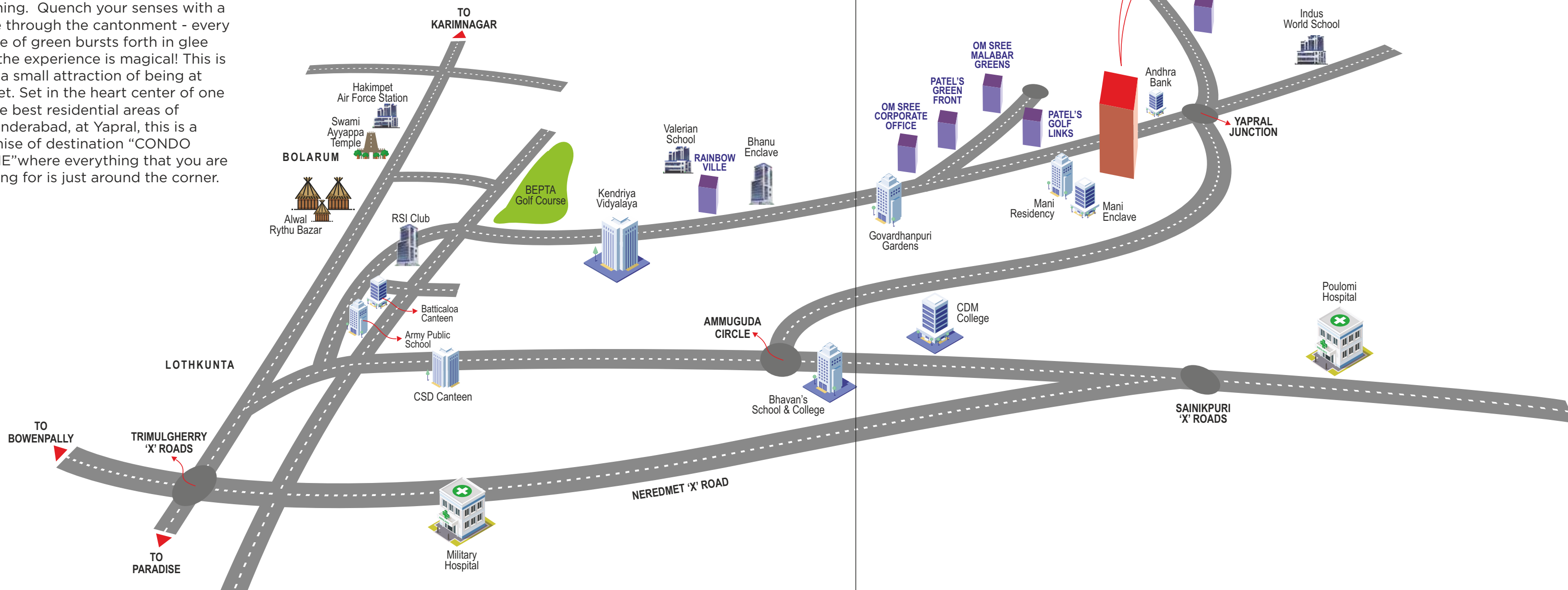
CONDO: 1 | 3810 Sq. Ft.



KEY PLAN

YOU CAN REACH OUT TO EVERY COMFORT

Beyond the gate and at a stone's throw distance is the lush green Golf course where you could tee off every morning. Quench your senses with a drive through the cantonment - every shade of green bursts forth in glee and the experience is magical! This is only a small attraction of being at Signet. Set in the heart center of one of the best residential areas of Secunderabad, at Yapral, this is a promise of destination "CONDO HOME" where everything that you are looking for is just around the corner.



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LOCATION MAP (Not to scale)

(2 MIN)	(5 MIN)	(10 MIN)	(20 MIN)
BEPTA Golf Course RSI Club	CSD Canteen Multiplexes & Malls Schools & Colleges	Military Hospital CDM College	Metro Station Secunderabad Club

Educational Institutions	Hospitals	Work Places	Leisure and Entertainment	Excellent Connectivity
Indus Universal School DRS International DPS Nacharam Reqelford International School Bhavans Sri Ramakrishna Vidyalaya Kendriya Vidyalaya Army Public School Valerian Grammar School	Yashoda Clinic Apollo Speciality Clinic Poulomi Hospital Rainbow Hospital Military Hospital ECHS Polyclinic	ECIL NFC CCMB Genome Valley Cherlapally Industrial Area Hakimpet Airforce Station CDM Secunderabad Cantt	Radhika Theatre RSI Club BEPTA Golf Course Bison Environmental Park Secunderabad Club Leonia Resorts Alankrita Resorts Cinepolis CCPL Mall	Yapral Junction Trimulgherry 'X' Roads Sainikpuri A S Rao Nagar ECIL 'X' Roads Airport via ORR

SPECIFICATIONS

RCC FRAMED STRUCTURE

- R.C.C framed structure to withstand wind & seismic loads

SUPER STRUCTURE

- 9" Thick solid red bricks/Aerated concrete blocks for external walls & 4" thick red bricks/Aerated concrete blocks for internal walls

PLASTERING

- Joint of the R.C.C. structure and brick wall will be covered with mesh before commencing the internal wall plastering. External and internal wall double coat cement plaster with smooth finish.

DOORS

- a) MAIN DOOR:** Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand
- b) INTERNAL DOORS:** Engineered wood / Teak wood frame & Teak veneered flush shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand
- c) FRENCH DOORS:** UPVC/High-end premium Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track
- d) WINDOWS:** UPVC/High-end premium Aluminum window system with glass with provision for mosquito mesh track
- Aesthetically designed, Mild Steel (M.S) grills with enamel paint finish. (Shall be provided at extra cost).

PAINTING / CLADDING

- a) EXTERNAL:** Textured finish and two coats of exterior emulsion paint of reputed make.
- b) INTERNAL:** Smooth finish with two coats of Putty, two coats of acrylic emulsion paint over a coat of primer. Paint will be of reputed make.

FLOORING

- a) LIVING, DRAWING, DINING, BEDROOM & KITCHEN:** 800 x 800 mm size Double Charged Vitrified tiles of best brand
- b) KITCHEN:** Granite platform with stainless steel sink of Nirali or equivalent make.

- Wall tile cladding upto 2' above the platform of reputed make
- c) SERVANT ROOM:** 2' X 2' Rustic finished premium vitrified tiles of reputed make
- d) UTILITY:** 2' X 2' Rustic finished premium vitrified tiles of reputed make
- e) BALCONY & SIT OUT AREA:** 2' X 2' Rustic finished premium vitrified tiles of reputed make
- f) BATHROOMS:** Acid resistant, antic-skid ceramic tiles of reputed make.
- g) CORRIDORS:** Pre-polished granite flooring or anti-skid vitrified tiles of reputed make
- h) STAIRCASE:** Natural stone/tile

TILE CLADDING

- a) BATHROOMS:** Premium digital printed ceramic tiles up to 8' lintel height
- b) UTILITIES:** Ceramic tile of reputed make up to 3' height
- Ceramic tile of reputed make up to 7' height in the Maids washroom

KITCHEN

- Soft water Tap point of mixed water from borewell and Manjeera for RO connection
- Soft water Tap of mixed water from borewell and Manjeera for cooking and washing purpose

UTILITIES / WASH

- Dish washer & washing machine provision in the Utility area

BATHROOMS

- Counter washbasin of premium brands like Roca/Kohler/TOTO/QUEO or equivalent brand
- Wall hung EWC of Kohler/Roca/Duravit/TOTO
- Concealed flush tank of Viega/Geberit or equivalent make. Single lever Diverter for mixing of hot and cold water of Kohler/Jaquar/QUEO/TOTO or equivalent make.
- Provision for geysers in all bathrooms
- All C.P. fittings are chrome plated of Kohler/Jaquar/QUEO/TOTO or equivalent make
- Glass partition for shower area in master bedroom

ELECTRICAL

- Concealed copper wiring of Havells/Finolex/RR Kabel/Polycab or equivalent make
- Power outlets for air conditioners in all bedrooms/living/drawing rooms

- Power outlets for geysers in all bathrooms
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine & dish washer in Utility area
- Plug points for TV with data cable in all bedrooms and living room
- 3 Phase supply for each unit & individual Meter Boards
- Miniature Circuit Breakers (MCB) for each distribution boards of Legrand/Havells/Schneider or equivalent make
- Elegant designer modular electrical switches of Legrand/Havells/Schneider or equivalent make

TELECOM

- Telephone points in all bedrooms, living room, drawing room
- Intercom facility to all the units connecting Security Cabin, the lobby area and all the neighborhood

DOOR VIDEO SECURITY SYSTEM

- A video phone to be installed in each condo to have connection with the Security cabin and lobby area at the block.

CABLE TV

- Provision for cable connection in all bedrooms & living room

INTERNET

- Internet wiring provision in each condo

WTP & STP

- Domestic water made available through an exclusive water softening plant (Not RO plant).
- Majeera water and borewell water to be mixed and supplied to the softening plant
- A Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose

GENERATOR

- 100% D.G backup with Acoustic enclosure & A.M.F including AC's and geysers. Kirloskar or Cummins or equivalent make with a separate DG Meter

FACILITIES FOR DIFFERENTLY ABLED

- Common Areas in landscape has been provided with access ramps for Differently Abled

SECURITY / BMS

- Sophisticated round-the clock security/surveillance systems
- Solar power fencing all-round the compound wall Security for screening of visitors
- BMS for electricity consumption and Gas consumption with prepaid card system will be provided (centralized billing).
- Panic button and intercom is provided in the lifts connected to the Security room.
- Surveillance cameras at the main security and entrance of each block to monitor and also provided CCTV's inside the lifts.
- Surveillance cameras at the main Security and Important points

LPG

- Supply of gas from centralized Gas bank to all Individual condos with individual gas meters

CENTRALIZED WATER SUPPLY

- A centralized underground sump will be provided for the entire community.
- The water shall be supplied to individual condos by means of hydro-pneumatic pressurized system
- Manjeera water and Borewell water will be mixed and softened to be supplied to all the condos

MAIN LANDSCAPING WORKS

- Beautifully designed landscaping with footpath, Activity Areas, lighting, children's play area etc. provided for the community

LIFTS

- Passenger lift shall be provided of Johnson/Kone/Schindler of reputed make

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks
- Parking signage and equipment at required places to ease the driving.

FIRE SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public address system in all floors and parking areas (basements).
- Control panel will be kept at main Security.

NOTE:

- a. Any locational changes in A/C outdoor and indoor units and elevational changes will not be allowed.
- b. Outside grills for balconies are not allowed.
- c. H.M.W.S. bulk water, NEDCAP, Standby Generator & Car parking charges are extra.
- d. Registration, GST and Labour Cess are to be borne by the customer.
- e. All room dimensions indicated are excluding finishing / plastering.
- f. Columns & Shear walls subject to minor changes based on structural designs
- g. Architectural features shown are indicative & subject to change.

VALUE ADDED

Happiness is a deliverable at Om Sree Group, working with a focus to deliver beyond expectations. Om Sree Group was incorporated in 2003 by Sri Mansukh Bhai Patel, Sri Vasantlal Patel and Sri Bharat Bhai Patel with view to built quality homes to discerning clientele. Futuristic designs, unrivalled quality and attentive service makes the company the first choice of customers. The Group has built over 19 lac Sft area with 12 lac Sft under construction. The future is brighter with several projects under various stages of development.

Completed Projects

Patel's Wisdom - Madhapur
Patel's Golf Links - Yapral
Patel's Mani Residency - Yapral
Patel's Rainbow Ville - Yapral
Patel's Green Park - Yapral
Patel's Green Front - Yapral

Ongoing Projects

Patel's Bright View
Omsree Malabar Greens

Upcoming Projects

Omsree Heights
Omsree Bright View Phase II
Omsree Malabar Greens Phase II

 **19 LAKH**
Sq. ft. of Life Spaces Delivered

 **6**
Land Mark Projects

 **OVER 1000**
Happy Families



PROMOTERS

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Disclaimer: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.



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