

A Project By  
**SIGNATURE**  
AVENUES

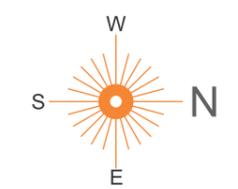


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**FORTIUS**

LUXURY GATED COMMUNITY @ ISNAPUR



EXPERIENCE THE  
NATURAL HARMONY OF  
AN INTIMATE COUNTRY RETREAT



# MASTER PLAN

PLAY STATION

JOGGING TRACK

HALF BASKET BALL COURT

CLUB FORTIUS

SWIMMING POOL

DRIVE WAY

SECURITY ROOM

GRAND ENTRANCE

DRIVE WAY

KIDS PLAY AREA

MULTI PURPOSE COURT

SITTING AREA

DRIVE WAY

SENIOR CITIZENS SITTING AREA

JOGGING TRACK



CEDAR



MAPLE



OAK



PINE



WALNUT



WILLOW





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TS 09 IN 2002



## A SYMPHONIC COMMUNITY LIVING EXPERIENCE

Encircled by verdant greenery and dotted with lifestyle amenities, the meticulously crafted layout of Signature Fortius resonates with its own distinctive character and appeal. The flair in execution facilitates unprecedented living comfort amid breathtaking beauty.

### FEATURES

- ◇ HMDA Approved
- ◇ Vaastu Compliant
- ◇ Residential Entrance Pavilion
- ◇ Round the Clock Security
- ◇ Avenue Plantations
- ◇ Lush Green Landscaping
- ◇ Security & Intercom Systems
- ◇ CCTV Surveillance in Common Areas
- ◇ Power backup for Common Areas & Apartments
- ◇ STP
- ◇ Convenience Store
- ◇ Provision for ATM

### OUTDOOR AMENITIES

- ◇ Kids Play Area
- ◇ Senior Citizens Sitting area
- ◇ Half Basket Ball Court
- ◇ Walking and Jogging Track
- ◇ CC Cameras
- ◇ Intercom
- ◇ Rainwater harvesting





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An architectural rendering of a modern apartment complex. The image shows several multi-story buildings with white and beige facades, balconies, and large windows. In the center, there is a landscaped courtyard featuring a green lawn, a basketball court, a tennis court, and various trees and plants. A prominent tree with bright pink flowers is in the foreground. The overall scene is bright and sunny, with shadows cast by the buildings and trees.

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DESIGNED LANDSCAPE



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DESIGNED LANDSCAPE



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**13,000 SFT. CLUBHOUSE**



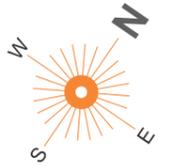
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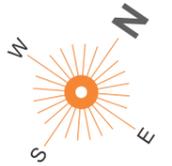
### CLUB AMENITIES

- ◇ SWIMMING POOL WITH CHANGING ROOMS
- ◇ CAFETERIA
- ◇ BANQUET HALL
- ◇ SITTING LOUNGE
- ◇ COMMUNITY OFFICE
- ◇ PHARMACY
- ◇ ATM
- ◇ CRECHE
- ◇ SUPER MARKET
- ◇ GAMES ROOM
- ◇ GYMNASIUM
- ◇ GUEST ROOMS
- ◇ MULTIPURPOSE HALL / YOGA
- ◇ SALOON
- ◇ LIBRARY

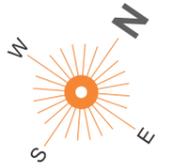
INDOOR GAMES: TABLE TENNIS, SNOOKER, CARROM, CHESS, ETC..

**CLUBHOUSE**  
GROUND FLOOR





**CLUBHOUSE**  
SECOND FLOOR





# WALNUT

EAST & WEST FACING

1210 SFT.



6'5" WIDE CORRIDOR

6'5" WIDE CORRIDOR

6'5" WIDE CORRIDOR





# WILLOW

EAST & WEST FACING

1210 SFT.







# OAK

EAST & WEST FACING

1210 SFT.



6'5" WIDE CORRIDOR

6'5" WIDE CORRIDOR

6'5" WIDE CORRIDOR



LIFT  
7' x 6'4"

LIFT  
7' x 6'4"



# MAPLE

EAST & WEST FACING

1210 SFT.



**SIGNATURE  
FORTIUS**

**CEDAR**

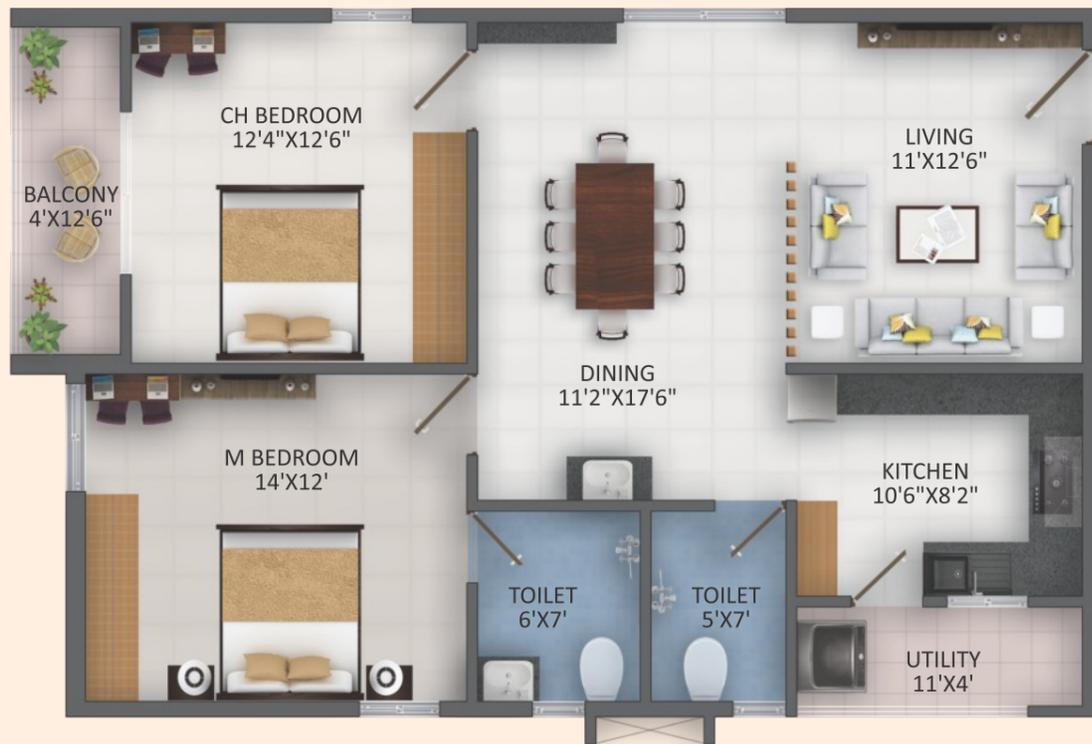
EAST & WEST FACING

1210 SFT.



**SIGNATURE  
FORTIUS**

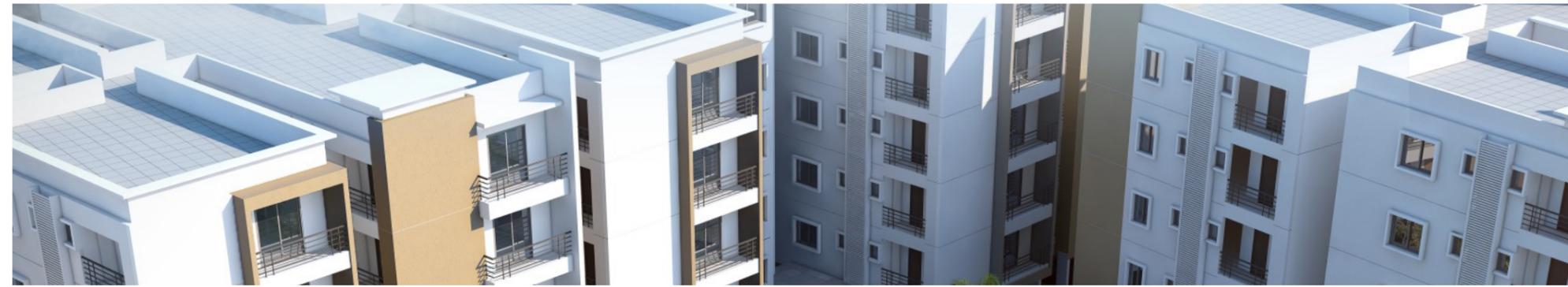
**EAST** FACING  
**2BHK** 1210 SFT.



**SIGNATURE  
FORTIUS**

WEST FACING  
2BHK 1210 SFT.



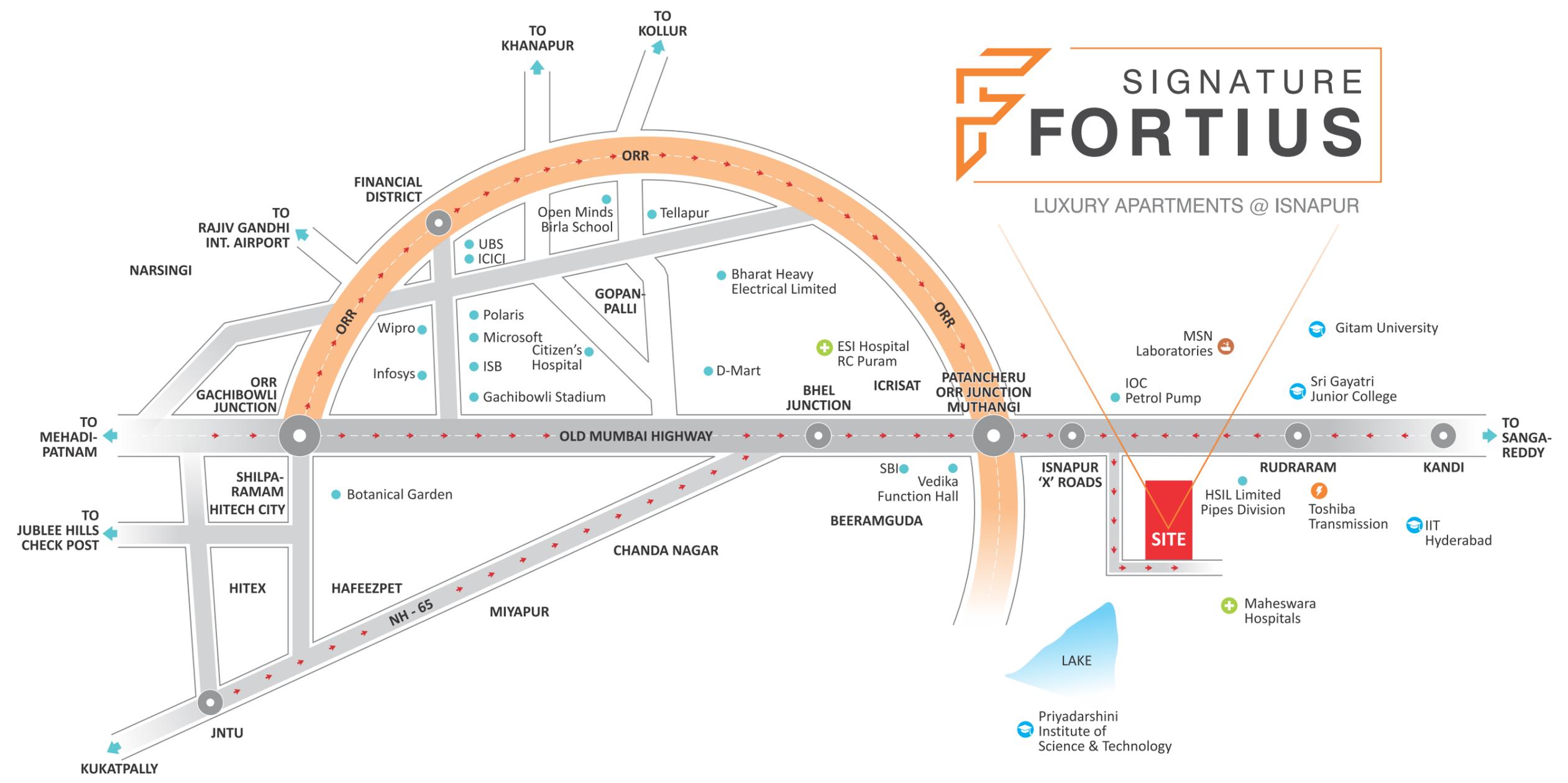


## SPECIFICATIONS

	<b>FOUNDATION &amp; STRUCTURE</b> : RCC framed superstructure with 9" inch external and 4.5" internal CC bricks.		<b>KITCHEN</b> : Granite platform. SS sink with two faucets. Provision for fixing of water purifier, cooking range, microwave ovens, and exhaust fan.
	<b>PLASTERING</b> : 18mm Double coated cement plaster with Smooth finish.		<b>BATHROOM</b> : All sanitary fixtures and chrome plated fittings of HINDWARE, JAGUAR or equivalent reputed make. Provision for Exhaust fans and Geysers.
	<b>JOINERY</b> Main Door : BT wood frame with veneered flush shutters and standard hardware of reputed make. Internal Doors : MT wood frame with Masonite shutter and standard hardware of reputed make. Windows : Three track UPVC windows with Clear glass of reputed make. Grills : Aesthetically designed and enamel painted MS safety grills.		<b>DADOING</b> Kitchen : Glazed tiles up to 2' height above kitchen platform. Bathroom : Glazed tiles up to door height.
	<b>PAINTING</b> Internal Walls & Ceiling : Paints used are of ASIAN or equivalent make. : Water-proof putty finish with double coat of emulsion paint over one coat of Primer. External : Texture or putty finish with double coat of emulsion paint.		<b>RAILING</b> : MS railings for all balconies and staircases.
	<b>FLOORING</b> Living, Dining, Bedrooms, : 2'x2' Vitrified Tiles of reputed make. Kitchen & Balconies : Anti-skid and Anti-acid resistant tiles of reputed make. Bathrooms & Utility : Aesthetic combination of Granite/vitrified tiles per architectural design. Staircase/Corridor		<b>ELECTRICAL</b> : Concealed POLYCAB copper wiring. Modular switches of PHILIPS / L&T or equivalent reputed make. Miniature Circuit Breakers(MCB) of reputed make for each distribution board. III-phase power supply for each unit with individual meter boards. Provision for connecting air conditioners in all bedrooms.
			<b>LIFT</b> : Automatic Lifts of reputed make

# SIGNATURE FORTIUS

LUXURY APARTMENTS @ ISNAPUR



LOCATION MAP  
NOT TO SCALE



## EDUCATION

- Gitam University (6 km)
- IIT Hyderabad (10 km)
- Sri Gayatri Junior College
- Icrisat
- Open Minds Int. School



## HEALTH

- Maheswara Hospitals
- ESI Hosital
- Citizen's Hospital



## WORK

- Toshiba (6 km)
- ISB
- Microsoft
- Polaris
- Infosys, Wipro



## CONNECTIVITY

- ORR Junction (3 km)
- Project is Abutting NH-9
- Isnapur 'X' Roads
- Sangareddy
- BHEL (13 km)

- Chanda Nagar, Miyapur
- Kukatpally, Hitech City
- Financial District
- Rajiv Gandhi Int. Airport

APPROVED



TSRERA No: P01100001858



016049/SKP/R1/U6/HMDA/05102018



**Telangana State Real Estate Regulatory Authority**

**FORM 'C'**

[See rule 5(1)]

**REGISTRATION CERTIFICATE OF PROJECT**

This registration is granted under section 5 to the following project under project registration number :**P01100001858**

Project: **SIGNATURE FORTIUS**, Survey No.: **446/EE, 446/U, 447/EE & 447/U**, Plot No. Of Site: , at **PATANCHERU, Sangareddy, 502307**;

1. **Signature Avenues Lip** having its registered office / principal place of business at *Village: KOLLUR, Mandal: RC PURAM, District: Sangareddy, Pin: 502300.*

2. This registration is granted subject to the following conditions, namely:

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of subsection (2) of section 4;
- (iv) The registration shall be valid for a period of 3 years commencing from **21/03/2020** and ending with **31/12/2023** unless extended by the Authority in accordance with the Act and the rules made there under;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: **21/03/2020**  
Place: **Hyderabad**

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority



**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

District Commercial Complex, Administrative 'L' - Block,  
Tarnaka, Hyderabad – 500 007.

Planning Department

Application No. **016049/SKP/R1/U6/HMDA/05102018**

Application Date **05/10/2018**

Date : **20 December, 2019**

To

**R.ASHOK**

**PLOT NO:52 & 53 kanaka durga mansion, 1st floor,hdfc bank building, kphb., HYDERABAD, Telangana**

**Pincode : 500072**

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential Bldg/Apartment** building containing **PROP (CLUB HOUSE) : 1Ground + 2, PORP (TOWER 6) : 1Stilt + 5, POPR (TOWER 5) : 1Stilt + 5, PROP (TOWER 4) : 1Stilt + 5, PORP (TOWER 3) : 1Stilt + 5, PROP (TOWER 2) : 1Stilt + 5, PROP (TOWER 1) : 1Stilt + 5 Upper floors in plot nos** in Survey No. **446/EE,446/U,447/EE,447/U** of **Chitkul** Village, **Patancheruvu** Mandal, **Sanga Reddy** District to an extent of **19,214.63** Sq. Mt. - Reg.

Ref: 1. This application number **016049/SKP/R1/U6/HMDA/05102018**, Date: **5/10/2018**

2. This DC letter addressed to the applicant , Date: **12/02/2019** .

With reference to your application cited, it is to inform that the application submitted by you for technical approval of **Residential Bldg/Apartment** in Sy.No. **446/EE,446/U,447/EE,447/U** of **Chitkul** Village, **Patancheruvu** Mandal, **Sanga Reddy** District belonging to **R.ASHOK** an extent of **19,214.63** Sq. Mt. has been examined and technical approval is accorded.

Therefore, you are requested to approach the Executive Authority, of **Chitkul** Village, **Patancheruvu** Mandal, **Sanga Reddy** District for the sanction and release the same.

This is for information.

**For Metropolitan Commissioner**

# SIGNATURE AVENUES

Nanakramguda, Financial District, Hyderabad.

[info@signatureavenues.com](mailto:info@signatureavenues.com) | [www.signatureavenues.com](http://www.signatureavenues.com)

RLA # 199257

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