

**avinash**  
a relation for life

MAGNETO  
**Signature**  
Homes **2**

PREMIUM APARTMENTS  
& PENTHOUSES



“ A signature in its truest sense is much like sculpting... an eloquent form of art that requires a tremendous passion and persistence to master. A few letters etched on the paper to form an identity, a few strokes that carve out the perfect embodiment out of shapelessness.

At Magneto Signature Homes, we have sculpted these abodes with a finesse in every aspect; may it be luxury, comforts or affluent impression. One glance is enough to remind you of the Greek sculptures that have stood the test of time and have become an undeniable symbol of perfection, mastery and artistry. ”

An exclusive masterpiece

After the grand success of Magneto Signature Homes Phase 1, we are bringing to you the 2nd edition that offers exclusive **113 Signature Homes** consisting **2, 3, 4 BHK Apartments and Penthouses** with more delights and more conveniences including **2 Signature Clubs** and **2 majestic entrances**, opening you to a lifestyle beyond your imagination.



\*Architect's Impression

## An iconic craftsmanship

The location along with the beautiful planning involved behind this project ensure the fact that you will never be able to find a home as distinguished as the residence at Magneto Signature Homes 2. These homes offer an exclusivity that matches with a classy artifact.



\*Architect's Impression



## *Location*

A great location is one  
that becomes a landmark

A matchless location where  
you are neighbours with  
Magneto Mall, Hyatt and Sayaji



Magneto Signature Homes bless you with elite neighbors  
and easy connectivity with the hotspots of the city.  
Being in the closest proximity with the amazing hotels  
and mall means you convenience of indulgence and  
your homes stand out along with your neighborhood.



The perfect location of these homes is result of careful thought and planning behind the entire project. The carefully chosen conveniences are what make this a truly unique abode for you.





# *Planning*

A masterplan is about  
seeing the bigger picture





\*Architect's Impression

## Uninterrupted 180 degrees of finest lifestyle amenities like never before

Creating a class apart lifestyle takes an unparalleled forethought and vision. It is all about connecting the dots of the past to the future and working in the present to deliver homes that are a part of a more grand scheme that surrounds you with comforts beyond your imagination.





\*Architects Impression

An icon of perfect  
urban lifestyle

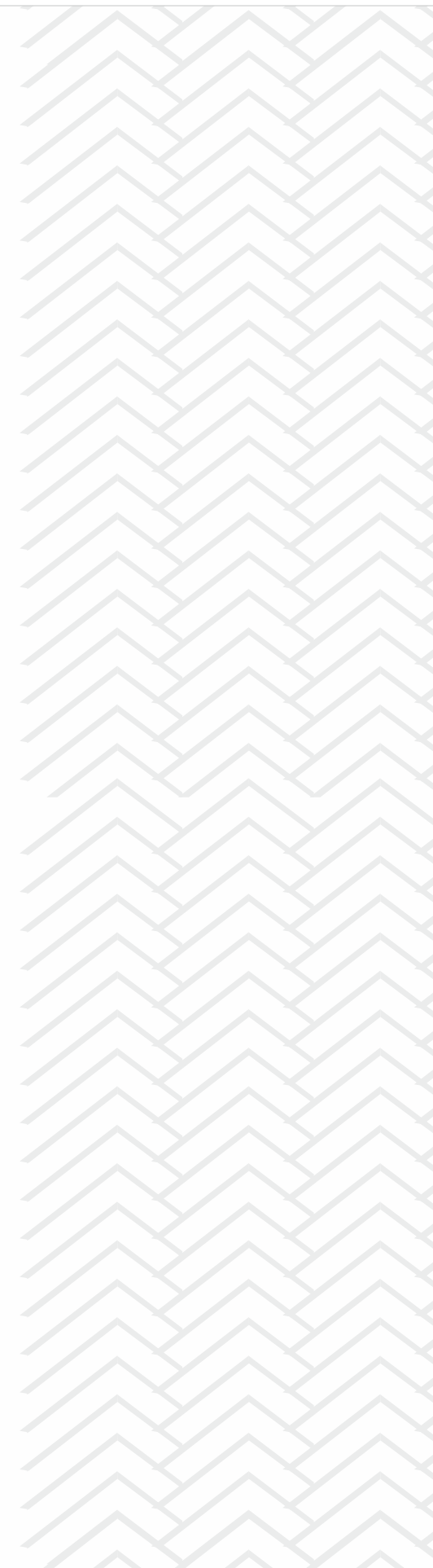
The polished finesse of these homes truly catches the essence of modern lifestyle. The sublime planning, the intuitive design and the rich conveniences make certain of it.



*Luxury*  
A rare art of creating  
a haven for indulgence

A class apart first impression  
that will last forever

The entrance lobby of Magneto Signature Homes 2  
is crafted with matchless finesse that is bound to  
create an unforgettable impression in every spectator.



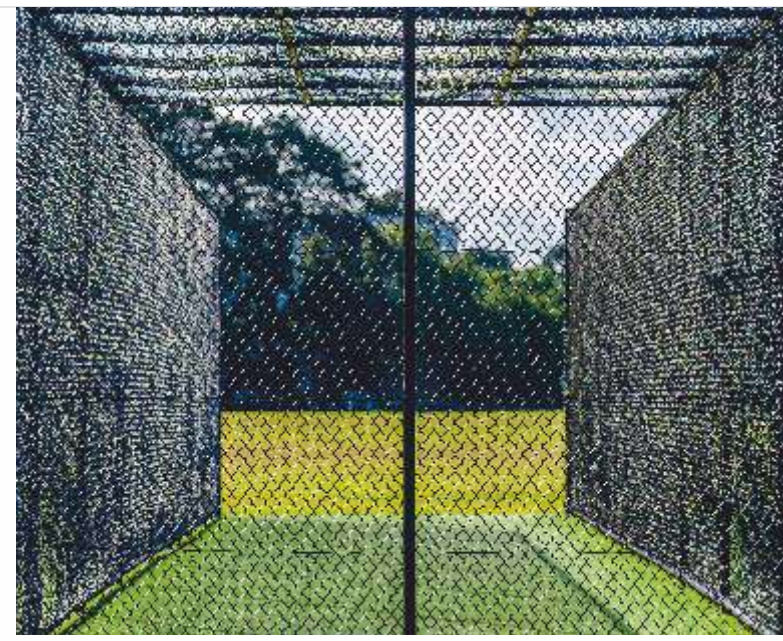
\*Architect's Impression

Be a part of artistic masterpiece,  
be a part of the Signature Clubs

Creating a soul-touching experience of leisure is a delicate art of finding balance. At Signature Clubs you will witness that very same artistry. The amenities of both the Signature Clubs are open to the residents of Magneto Signature Homes Phase 1 & Phase 2. Together, they offer an unparalleled plethora of amenities to residents and deliver to you an unforgettable experience of unwinding.



\*Architect's Impression



## Spaces that motivate you to live healthy & feel alive

The world class equipments and the refreshing architectural planning are intended to give you a perfect reason to cherish the healthy lifestyle.



Conveniences nestled  
with sublime harmony

At Magneto Signature Homes, we have created  
a perfection of comforts with not a thing out of its  
place. The optimum use of space has ensured that  
all the leisures you seek are conveniently near you.



\*Architect's Impression

## Amenities @ Signatures Club 1



Swimming Pool



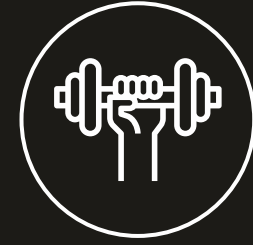
Kids Pool



Jacuzzi



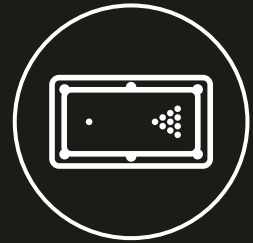
Steam Bath



Gymnasium



Squash Court



Pool Tables

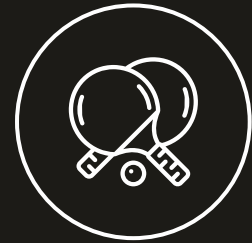
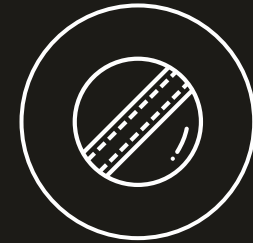


Table Tennis



Boards Games



Net Cricket



Outdoor  
Badminton Courts



Multipurpose Hall  
with outdoor lawn

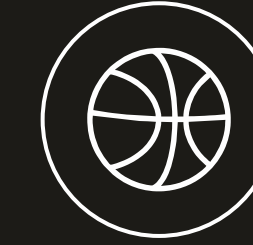


Jogging Track

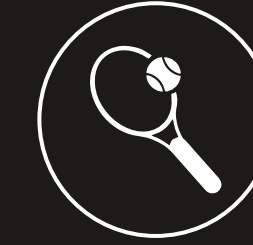
## Amenities @ Signatures Club 2



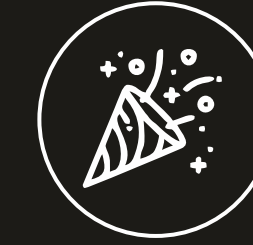
Indoor 2 Badminton  
Courts



Half Basketball  
Court



Lawn Tennis  
Court



Community  
Hall

## COMMON AMENITIES

- Air Conditioned lounge & entrance lobby
- Underground electric cable and other service cables
- Power backup for common area
- Solar power for common utilities
- Rainwater harvesting
- Sewage treatment plant
- Garbage chute
- Closed campus with boundary up to 10ft
- Boom barrier with access control
- CCTV cameras in common areas
- Intercom facility
- Each building- 2 lifts with passenger and stretcher compatible service lifts
- Temple
- Kids' play area
- Footpath / Joggers Track
- Landscape gardens





## *Spaces*

True skill is in exceeding  
the expectations

W  
Sun Set

E  
Sun Rise

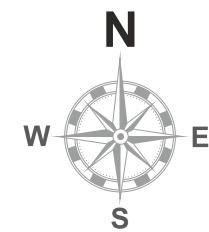




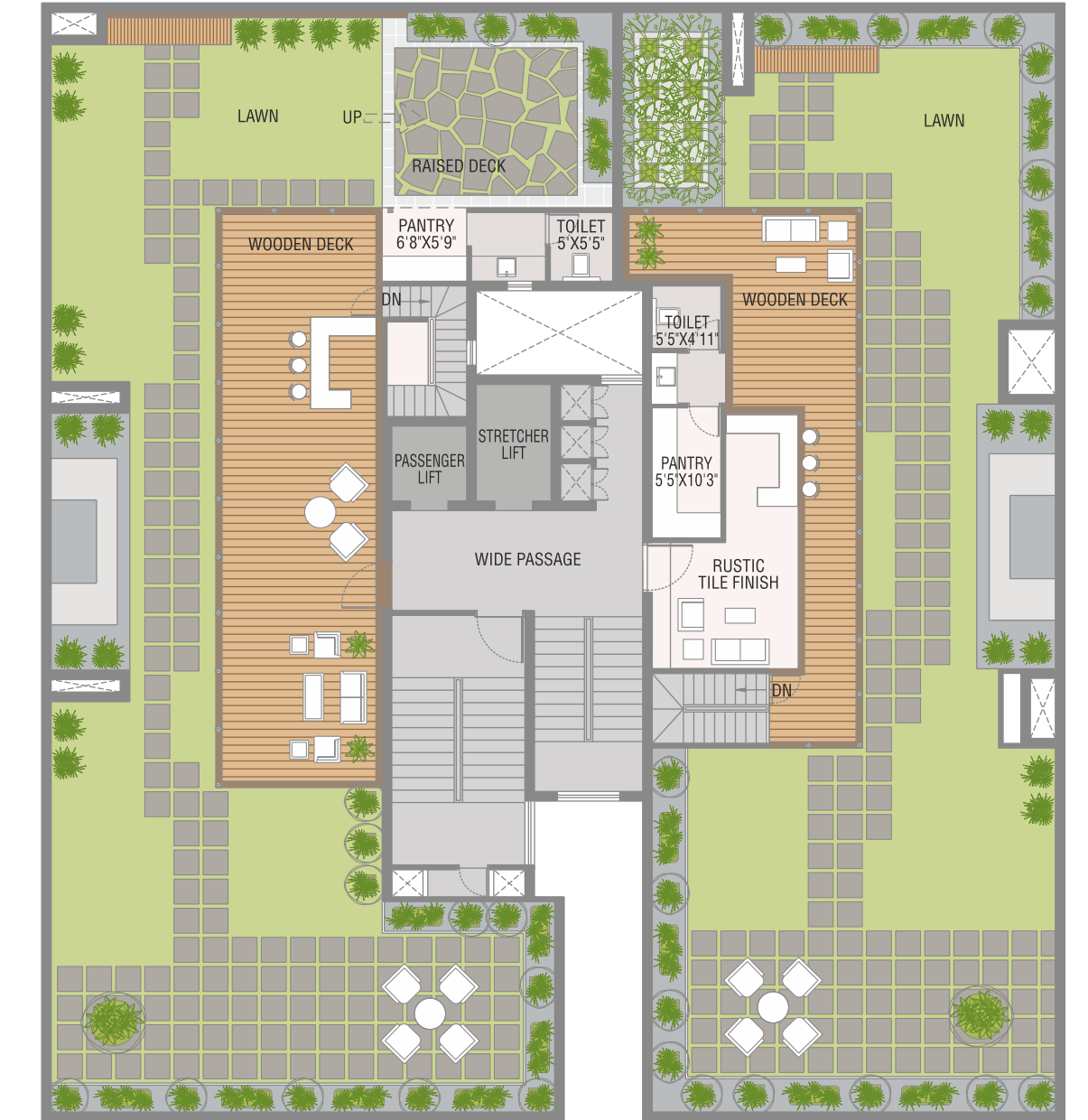
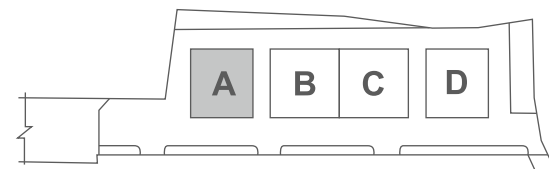
TYPICAL FLOOR PLAN

4 BHK AREA STATEMENT

NO	CARPET AREA (a)	BALCONY (b)	UTILITY AREA (c)	TOTAL USABLE CARPET (d=a+b+c)	SUPER BUILT UP AREA
	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
1	2474	346	84	2904	3887
2	2229	354	52	2635	3558



A BLOCK



PENTHOUSE

4 BHK PENTHOUSE AREA STATEMENT

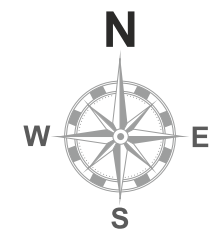
NO	CARPET AREA (a)	BALCONY (b)	UTILITY AREA (c)	TOTAL USABLE CARPET (d=a+b+c)	SUPER BUILT UP AREA	PENT HOUSE RERA CARPET	PENT HOUSE SUPER BUILT UP AREA
	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
A 901	2474	346	84	2904	3887	2904	3887
A 902	2229	354	52	2635	3558	2719	3558
D 801	2474	346	84	2904	3887	2904	3887
D 802	2229	354	52	2635	3558	2719	3558



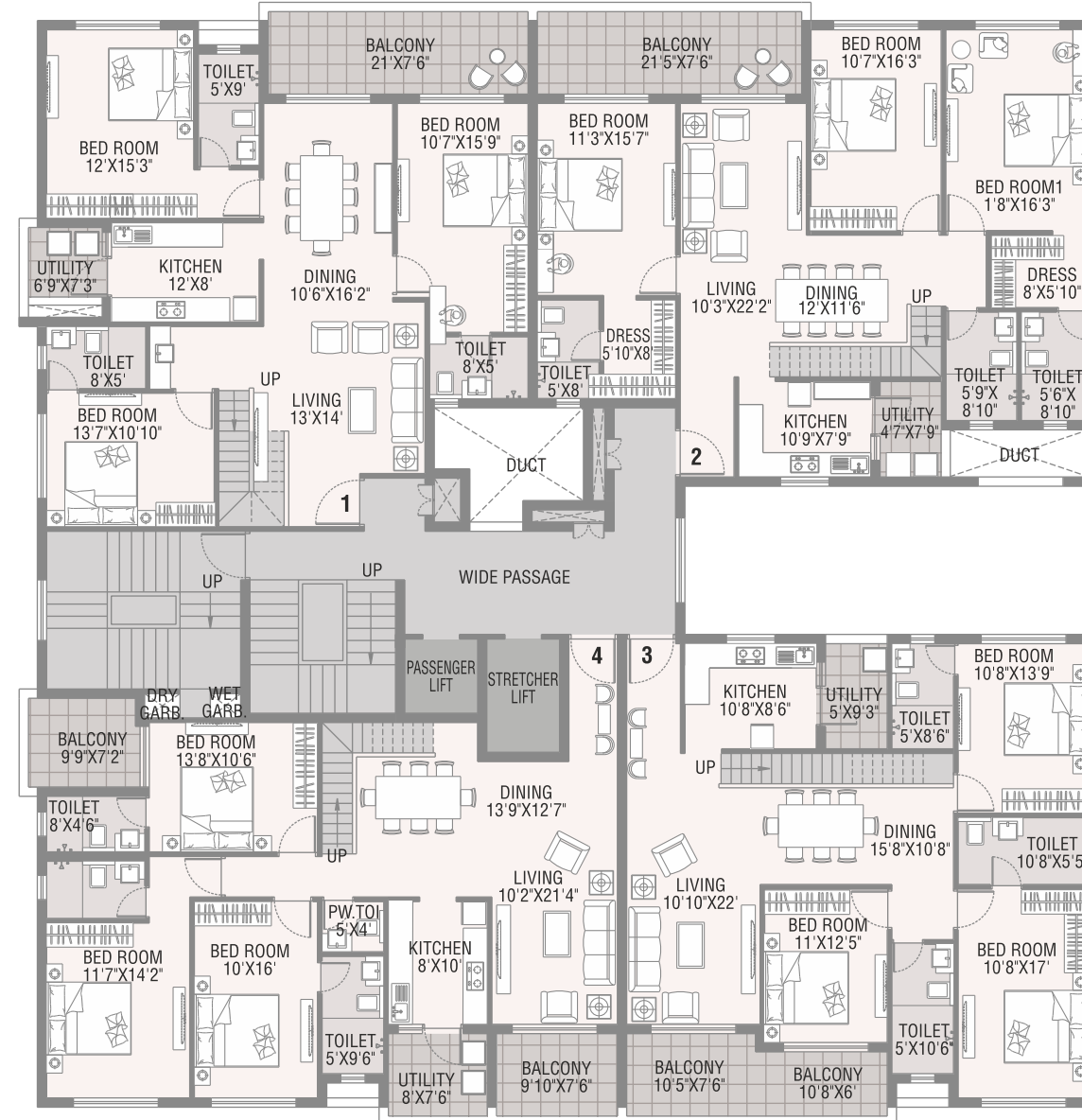
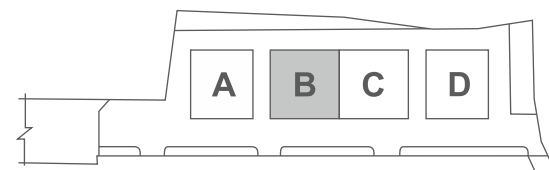
TYPICAL FLOOR PLAN

3 BHK AREA STATEMENT

NO	CARPET AREA (a) SQ.FT.	BALCONY (b) SQ.FT.	UTILITY AREA (c) SQ.FT.	TOTAL USABLE CARPET (d=a+b+c) SQ.FT.	SUPER BUILT UP AREA SQ.FT.
1	1280	126	30	1436	1928
2	1318	128	41	1487	2008
3	1208	110	43	1361	1843
4	1242	118	48	1408	1882



B BLOCK



PENTHOUSE

3 BHK PENTHOUSE AREA STATEMENT

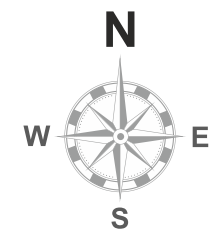
NO	CARPET AREA (a) SQ.FT.	BALCONY (b) SQ.FT.	UTILITY AREA (c) SQ.FT.	TOTAL USABLE CARPET (d=a+b+c) SQ.FT.	SUPER BUILT UP AREA SQ.FT.	PENT HOUSE RERA CARPET SQ.FT.	PENT HOUSE SUPER BUILT UP AREA SQ.FT.
1	1280	126	30	1436	1928	1436	1928
2	1318	128	41	1487	2008	1487	2008
3	1208	110	43	1361	1843	1361	1843
4	1242	118	48	1408	1882	1408	1882



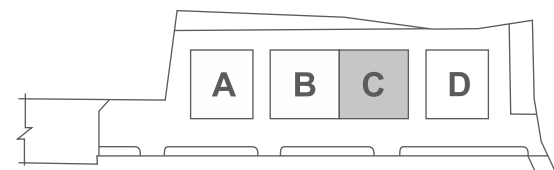
TYPICAL FLOOR PLAN

2 BHK & 3 BHK AREA STATEMENT

NO	CARPET AREA (a) SQ.FT.	BALCONY (b) SQ.FT.	UTILITY AREA (c) SQ.FT.	TOTAL USABLE CARPET (d=a+b+c) SQ.FT.	SUPER BUILT UP AREA SQ.FT.
1	674	106	35	815	1100
2	695	52	26	773	1044
3	663	115	35	813	1101
4	1338	130	29	1497	2005
5	1394	134	48	1576	2131



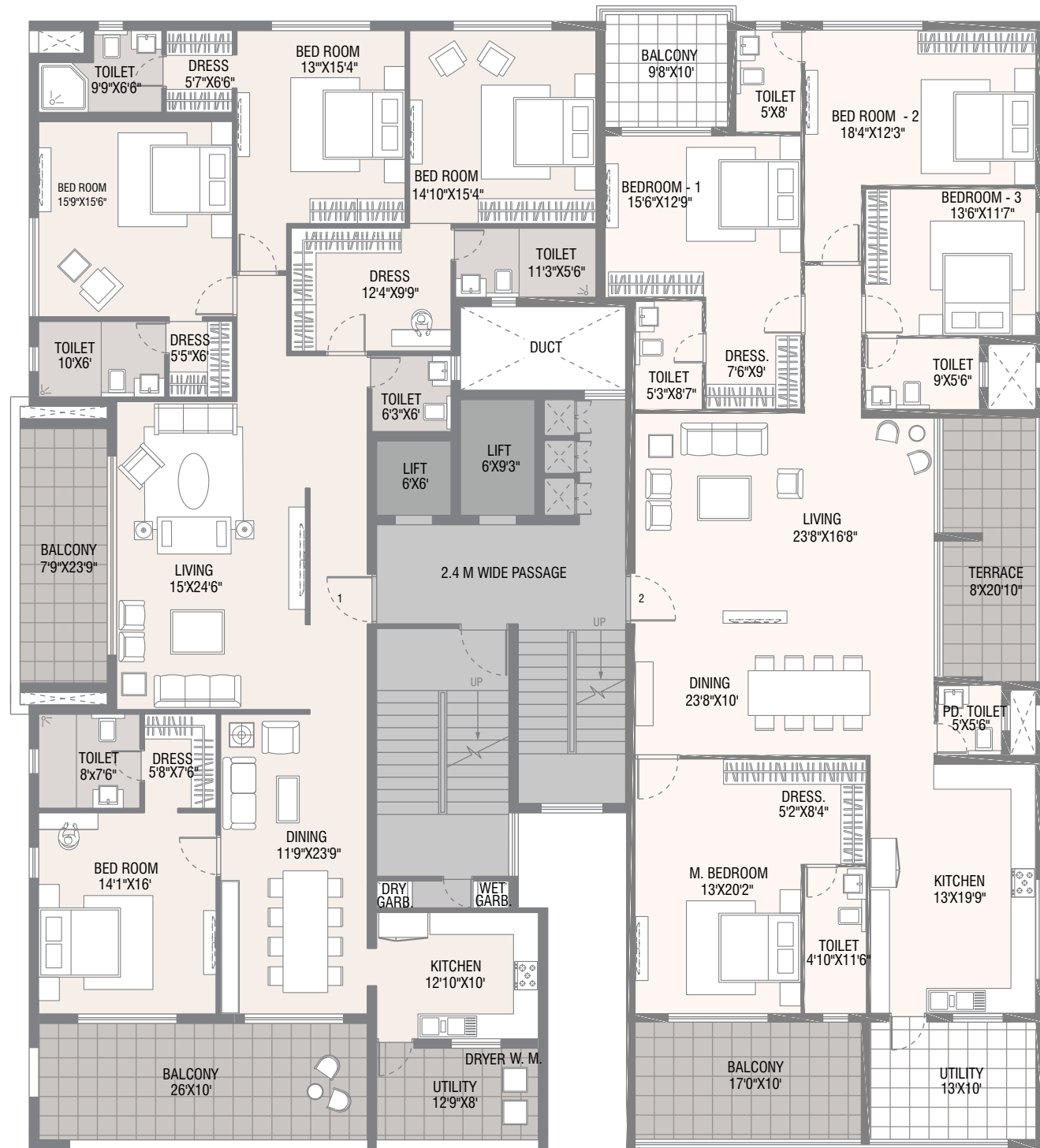
C BLOCK



PENTHOUSE

2 & 3 BHK PENTHOUSE AREA STATEMENT

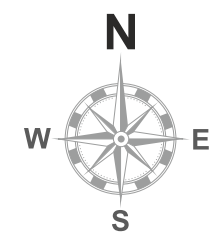
NO	CARPET AREA (a) SQ.FT.	BALCONY (b) SQ.FT.	UTILITY AREA (c) SQ.FT.	TOTAL USABLE CARPET (d=a+b+c) SQ.FT.	SUPER BUILT UP AREA SQ.FT.	PENT HOUSE RERA CARPET SQ.FT.	PENT HOUSE SUPER BUILT UP AREA SQ.FT.
1	674	106	35	815	1100		
2	695	52	26	773	1044		
3	663	115	35	813	1101		
4	1338	130	29	1497	2005	1497	2005
5	1394	134	48	1576	2131	1576	2131



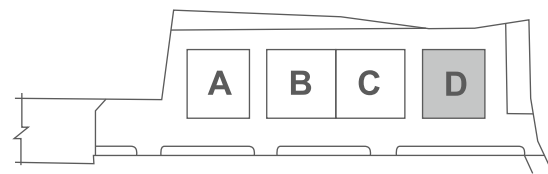
TYPICAL FLOOR PLAN

3 & 4 BHK AREA STATEMENT

NO	CARPET AREA (a) SQ.FT.	BALCONY (b) SQ.FT.	UTILITY AREA (c) SQ.FT.	TOTAL USABLE CARPET (d=a+b+c) SQ.FT.	SUPER BUILT UP AREA SQ.FT.
1					
2					



D BLOCK




4 BHK Apartments



3 BHK Apartments

LEGEND

- (A) ENTRANCE
- (E) KITCHEN
- (I) M. BATHROOM
- (B) LIVING
- (F) DRY TERRACE
- (J) BEDROOM
- (C) FAMILY ROOM
- (G) BATHROOM
- (K) M. BEDROOM
- (D) DINING
- (H) P D
- (L) TERRACE



At the heart of every remarkable creation  
lies an unmistakable attention to detail

## FEATURE + FIXTURES

Ceiling	<ul style="list-style-type: none"><li>• Ceiling height floor to floor 3.3 Mtr.</li></ul>
Flooring	<ul style="list-style-type: none"><li>• Italian marble in living, dining &amp; drawing.</li><li>• Wooden flooring in master bedroom, vitrified tiles (2.5 ft X 2.5ft) in other rooms.</li><li>• Anti-skid tiles in balcony &amp; wash area.</li></ul>
Doors	<ul style="list-style-type: none"><li>• Teakwood frame and water proof door with veneer finish with mortise lock.</li></ul>
Windows	<ul style="list-style-type: none"><li>• Aluminum three track sliding windows with mosquito net.</li></ul>
Toilets	<ul style="list-style-type: none"><li>• Anti-skid vitrified tiles in toilet dado upto 8 ft on walls &amp; floor. (Shower cubical in master bathroom)</li></ul>
Plumbing Fittings	<ul style="list-style-type: none"><li>• Single liver diverter in shower area, metropole flush dual flow(Jaquar or equivalent).</li><li>• Wall hangs EWC, washbasin (DURAVIT / ROCA/ equivalent brand).</li><li>• Electrical points for Geyser, Exhaust fan and Mirrorlight.</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• Provision for Electrical points like Refrigerator, Chimney, Waterpurifier, Oven, Mixer and Provision for plumbing like sink mixture,water purifier, dish washer, washing machine.</li></ul>
Painting	<ul style="list-style-type: none"><li>• Cement base wall putty finished with primer in all interior walls.</li><li>• Weather proof emulsion paint in exterior walls.</li></ul>
Electrical and safety	<ul style="list-style-type: none"><li>• Electrical points as per standard furniture layout.</li><li>• Telephone, T.V, A.C points in all bedroom and living room.</li><li>• Fire retardant cables and modular switches of reputed brand (LEGRAND or equivalent).</li><li>• Video Door Phone in all Flats.</li><li>• Inverter power backup upto 1KVA in all Flats.</li></ul>
LPG Pipeline	<ul style="list-style-type: none"><li>• LPG Gas pipeline facility in all Units.</li></ul>



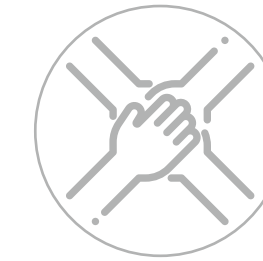
## About Our Group

Avinash Developers Pvt. Ltd. (ADPL) Founded in 1996, the flagship company of the group ADPL is also the pioneer in the state of Chhattisgarh in the realty sector, a renowned promoter, developer and builder.

True to its name, Avinash group has built a revered reputation based on the timeless values of honesty, integrity and trust. As a dynamic and diversified conglomerate it straddles the domains of Realty, Automobile, Logistics, Transportation and Retail. The Group has leapfrogged to the leadership stature in the realty sector in Chhattisgarh state within a very short span. Our array of world-class projects exceeds 1 crore sq.ft. construction completed with 55 lac sq.ft. of construction and 50 lac sq.ft. plotted development. Currently, over 1 crore sq.ft. construction is in progress with 36 lac sq.ft. of ongoing construction and 76 lac sq.ft. construction in planning phase. Its unprecedented success is rooted in the simple philosophy of providing superlative quality consistently within the committed time frames and aiming for total customer delight. Its spectrum of landmark projects, spread across central India, includes premium independent bungalows, row houses, residential apartments, corporate towers, malls & multiplexes, gated townships & premium clubs, residential & industrial plots, logistic park.

- 8500+ Satisfied Customers
- 52 Landmark Projects
- 38 Residential Colonies & Townships
- 10 Commercial Complexes
- 4 Shopping Malls & Clubs

## Core values of Avinash



TRUST



TRANSPERENCY



INNOVATION



QUALITY



TIMELY DELIVERY

## Wall of fame for Avinash



Avinash Pride  
Best Project in LIG Category  
PMAY Empowering India Awards 2019



Anand Singhania - MD, Avinash Group  
Most Reputed Real Estate Entrepreneur  
Chhattisgarh  
Grohe HURUN 2018



Avinash Group  
Conservation & Plantation-CSR  
Award 2019



Avinash New County  
ASIA's 100 Best Awarded Projects  
2014-15



Avinash Group  
Woman Empowerment & Gender Equity  
CSR Award 2017



Maruti Solitaire  
Chhattisgarh's 1st Certified Green Building  
4 Star GRIHA Certified Project (TERI)



Maruti Lifestyle  
6 Star Rated Project in Central India  
CRISIL 6 STAR RATING



Club Paraiso  
The Best Club House  
Real Estate Achievers Award 2015



Magneto The Mall  
Best Commercial Property in Eastern Region  
CNBC Awaaz-CREDAI Real Estate Awards 2010



Avinash Group  
Best Commercial Developer of Central India  
National Awards 2010



## Our Ongoing Projects



Maruti Lifestyle  
Raipur



Avinash New County  
Naya Raipur



Maruti Solitaire  
Shankar Nagar, Raipur



Avinash Atulya  
Jagdalpur



Avinash Capital Homes-2  
Behind Ambuja Mall Saddu, Raipur



Avinash Aashiyana  
Kabir Nagar, Raipur



Avinash Vatika  
Urkura, Raipur



Avinash Garden City  
Semeria, Raipur



Avinash Sun City  
Daldal Seoni, Raipur



## Our Commercial Projects



Magneto The Mall  
Labhandi, Raipur



Avinash Times Square  
Sector 19, Naya Raipur



Lifestyle Empressa  
Raipur



Magneto Offizo  
Labhandi, Raipur



National Corporate Park  
G.E. Road, Raipur



Rama Magneto  
Bilaspur



Logistic Park  
Siltara, Raipur



Solitaire Plaza  
Maruti Solitaire, Shankar Nager, Raipur



Shyam Plaza  
Pandri Main Road, Raipur



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## C R E D I T S

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