



A Project by  
**GAGAN**  
DEVELOPERS  
CREATING EXPERIENCES

JV Partner



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## **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. Promoting the concept of community living, this project helps you be 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

-  Pathway
-  Jogging Track
-  Children's Play Area
-  Kids' Pool
-  Gaming Zone
-  Gymnasium
-  Swimming Pool





SWIMMING 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 modern rooftop pool area featuring a wooden pergola with four lounge chairs and two white umbrellas. The pool is surrounded by lush greenery, including several trees with purple flowers. In the background, a modern building with large windows and balconies is visible. The scene is illuminated by warm, golden light, suggesting late afternoon or early evening. A dark grey banner with white text is positioned in the upper right corner.

**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



**CLUB HOUSE**





# 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

- Italian Marble Flooring
- Telephone & TV Point
- POP/ Gypsum Finish for Walls & Ceilings

## BEDROOMS

- Vitrified Tile Flooring in all Bedrooms
- TV Point
- Air Conditioning

## KITCHEN

- Modular Kitchen with Hob & Chimney
- Dry Balcony
- Water Purifier

## BATHROOMS

- Good Quality Dado Tiles
- Standard Make CP & Sanitary Fittings
- Solar Water Connections in One Bathroom
- Separate Wet & Dry Areas

## TERRACES

- Glass Railing for Terraces
- Double Height Terraces

## OTHER SPECIFICATIONS

- OBD Finish for Internal Walls
- Good Quality Paint for External Walls
- Entrance Lobby
- Plywood Door Frames with Both Side Laminated  
Flush Doors Internally

## 100% GENERATOR BACK UP












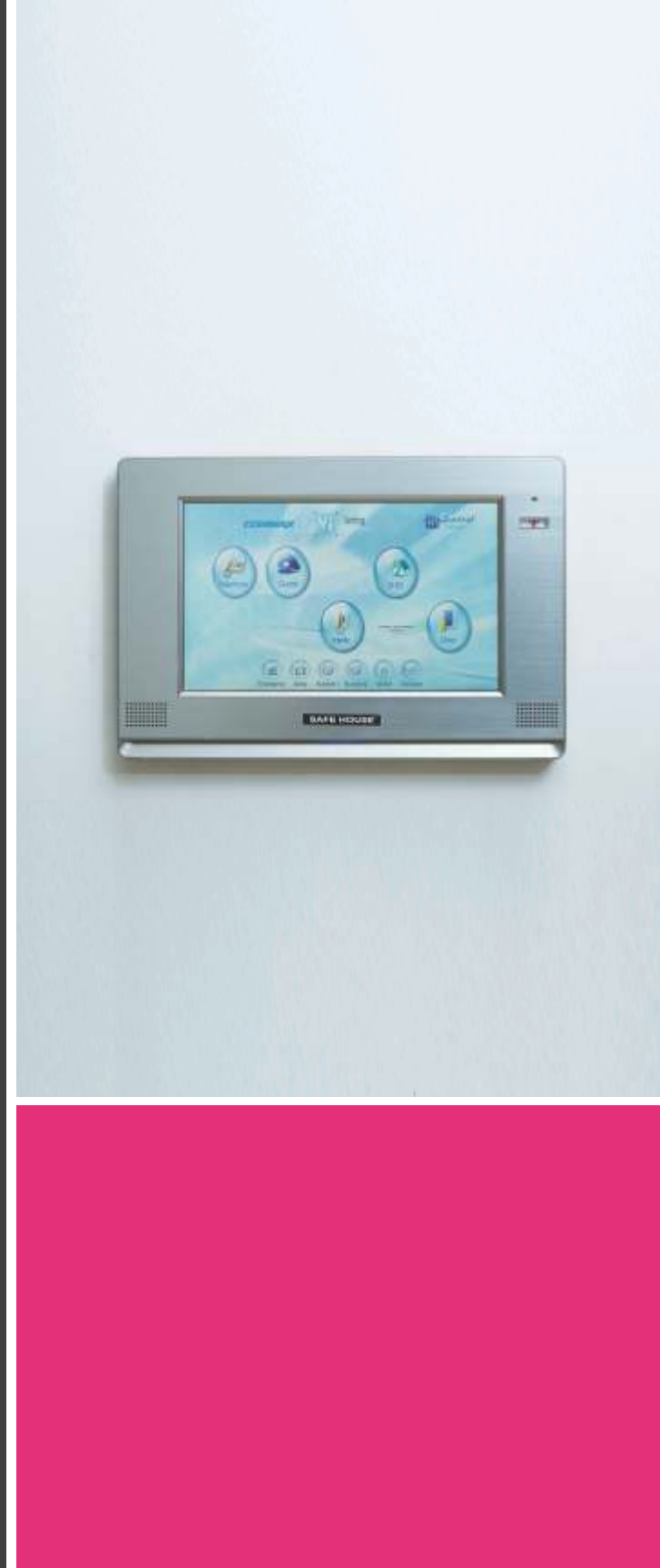
# AUTOMATION AND SAFETY

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
-  CCTV To Common Areas
-  3 Zone Alarms Including Panic Button,  
Smoke Detectors, Gas Leak Detectors
-  Video Door Phones





# LIFE AT A GLANCE

The amenities at Gagan Signet have been crafted to cater to your recreational, fitness, social, status and togetherness needs.

We have considered the wind and sunlight directions while planning the project, so that every home receives excellent ventilation and abundant natural light. We have designed open spaces to avoid congestion and provide you with ample space.



# SITE LAYOUT

- |  |   |
|--|---|
| 1. Security Cabin & Entrance Gate                  | 13. Pool Deck   |
| 2. Main Entry Driveway with Pavers                 | 14. Swimming Pool   |
| 3. Commercial Plaza with Paving Pattern            | 15. Jacuzzi   |
| 4. DG Set  | 16. Kids' Pool  |
| 5. Transformer                                     | 17. Floating Cabana   |
| 6. Sewage Treatment Plant                          | 18. Trellis with Seater   |
| 7. Open Car Parking in External Grasscrete Pavers. | 19. Accent Plants with Lawn Garden                              |
| 8. Children's Play Area                            | 20. Clubhouse-<br>Gymnasium<br>Gaming Zone<br>Multipurpose Hall |
| 9. Party Lawn                                      |   |
| 10. Pathway  |   |
| 11. Seating Alcove Garden                          |   |
| 12. Jogging Track                                  |   |



# CONVENIENCE CALLING

Gagan Avencia is located in one of the most-happening neighbourhoods of the city; right amidst the buzz. The convenience of having the best malls, schools, hospitals and entertainment destinations a couple of minutes away, adds to the charm of this lifestyle project.

**LOCATION MAP**



# KEY DISTANCES

Temples - 2 mins

School - 5 mins

Restaurants - 5 mins

**Temples**

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

Hospitals - 10 mins

Banks - 10 mins

Highway - 10 mins

**Restaurants**

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

Haweli Police Station - 20 mins

Pune Railway station - 25 mins

Pune Airport - 30 mins

**Hospitals**

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

## OUR CREATIONS

### COMPLETED PROJECTS

**GAGAN VIHAR**  
Market Yard

**GAGAN GALAXY**  
Market Yard

**GAGAN ENCLAVE**  
Market Yard

**GAGAN GARIMA**  
Khadki / Bopodi

**QUEENSGATE**  
BT Kawade Road

**PAVILION**  
BT Kawade Road

**CITRINE**  
Kharadi

**MELROSE**  
Sopan Baug

**KALASH**  
Vishrantwadi

**ALBERO**  
Kondhwa

**FRIA**  
Wagholi

### ONGOING PROJECTS

**GAGAN ADIRA**  
Wagholi

**GAGAN AVENCIA**  
Kharadi

**GAGAN TISHA**  
Undri

**GAGAN ELA**  
NIBM Road

**ACROPOLIS**  
Baner

**ISHANYA**  
Satara Road



**GAGAN**  
**DEVELOPERS**  
CREATING EXPERIENCES

At Gagan Developers we have a strong foundation of a fourteen-year-old legacy that amalgamates vision with trust. Our expertise lies in our ability to merge 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, we 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.

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