



NEAR HOUSING BOARD, GUNTUR, ANDHRA PRADESH 522 005

YOUR HOME AS YOU LIKE IT

AP RERA NO: P07260102583



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Note: This brochure is purely a conceptual presentation and not a legal offering.
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



YOUR HOME
AS YOU LIKE IT



NEAR HOUSING BOARD, GUNTUR

12'

5'

8'6"

*There are so many things that
periodically change in life.*

*Like the weather. Like the flowering of plants.
Like the result of a cricket match. Like the style of fashion.
Like politics and politicians. Like the laws for better governance.
Like our roads. Like our buildings. Even our health.
Our moods. Our feelings. Our emotions.*





*But have you seen or experienced homes changing?
The way it looks. The way it feels. Especially from the inside?
And importantly, every time you want it?*

◦ INTRODUCING ◦



**SIGNATURE
MAHAAN**

YOUR HOME AS YOU LIKE IT

2 & 3 BHK CONVERTIBLE HOMES

NEAR HOUSING BOARD, GUNTUR

CONVERTIBLE HOMES

FOR TRANSFORMATIONAL LIVING

Convertible means, things that can be converted or changed. So, Convertible Homes mean homes without centre columns. In architecture and construction, columns are mostly used as support for ceilings and roofs.



FLEXIBLE

When you don't have those centre columns, it becomes easy to bring down the existing walls and convert your living spaces into whatever idea you want, whenever you want and how many ever times you want in your life time.

HERE ARE SOME SCENARIOS



Your son returns from an overseas trip and jumps with joy seeing a beautiful music zone complete with a drums set and keyboards, ready for a jam session.

Your daughter comes home for the birth of her twins and she sees a playground instead of a living room. So that the growing up babies have lots of space to crawl, roll, walk, run etc.



Your wife gets a one-of-kind Work from Home opportunity. So you bring down the bedroom wall and turn it into a beautiful home office.

Your husband loves dance and on his return from a holiday with friends, he sees his living room and bedroom transformed into a glorious Dance Studio.



Signature Mahaan your home as you like it.



STRONG

Double Strong Concrete Blocks made from PT Technology, for Heavy Duty Load carrying - to aid in Column-less buildings.

1 1/2 FEET THICKNESS

1 1/2 feet thickness of beams as against 9 - 12 inches in the market.



Mahaan in simplified terms means greatness.
And most of the time, where you live define
how mahaan or great you are.

A TRULY MAHAAN LIFESTYLE

Signature Mahaan is a one-of-a-kind gated community that wakes up the 'mahaan' or greatness in you.

Through a lifestyle you could only have dreamed of. A lifestyle where immaculately crafted 2 & 3 BHK homes nestle around a beautiful and sprawling courtyard, open to the sky. A green landscape that in turn rubs shoulders with inspiring theatre, leisure areas, sports facilities, walking avenues, water bodies and plenty more.

The best part about **Signature Mahaan** is the grand lobby that sits cosily on the ground floor of each tower. Walking through these grand portals to your residences above is like walking through the lobby of a 5 Star hotel. All these experiences and more is what will enable you stamp your signature and leave behind an inspiring legacy for the generations that will appear after you.



Clubhouse Reception



Clubhouse Relax Lounge

4.01 ACRES

on Guntur -
Hyderabad Highway,
(Near Housing Board)

3&2 BHK

128 3BHK & 320
2BHK Apartments

GROUND +7

3 Magnificent
Towers - Ground + 7

448

Parking
slots

5 LOBBY

5 star lobby on
the ground floor
of every tower



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EVERY MILLIMETRE IS A
MAHAAN EXPERIENCE

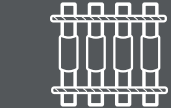
Whether you are flattening the jogging track or ambling around the magnificent 'Open to the Sky' Courtyard...

Whether you are spending time with family and friends in some light hearted banter or exchanging political notes with your neighbour next door...

Whether you are catching a film at the mini theatre or unwinding at the state-of-the-art gymnasium...

Whether you are getting together at the Cafeteria or going on a last minute shopping spree at the Super Market in the Club House...

...the quality of the **Signature Mahaan** construction and experience will surprise you first and then embrace you with untold joy. Because, every brick, every concrete block, every stone, every bag of cement and even every gallon of water has been chosen and placed together with immense concern and care. So that you can experience a life only found in dreams.



**COUPLING
TECHNOLOGY**

M40 Grade as against M25 being used in the industry
Therefore Doubly Strong

No leaks anywhere



PARKING

Double Height High Roof Car Parking (14 Feet)
2 Levels Parking
443 Parking Slots + 30 Slots for guests



Open to Sky Courtyard



Cafeteria

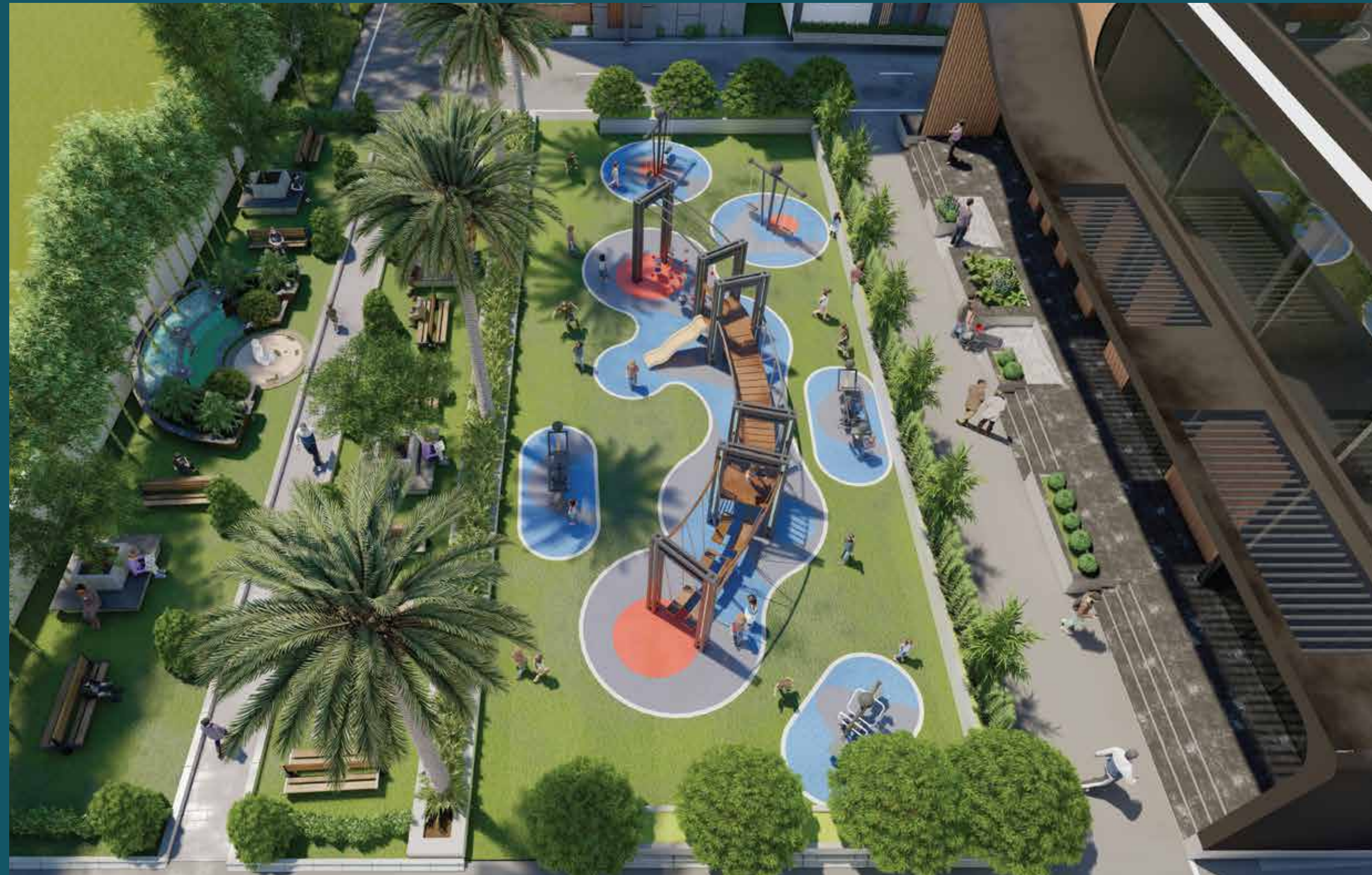


Supermarket



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Children's Play Area

Happiness is measured
not by what something costs,
but by the value that something
brings to your lives.

HOW MAHAAN CAN YOUR HAPPINESS BE?

At **Signature Mahaan** the value of living a mahaan life is multifold.

Because, from dawn to dusk there is so much to do for everyone in the family. From sports, leisure and watching your children and grandchildren chase butterflies, chameleons and birds to a dip in the pool, working out and plenty, plenty more.

Importantly you have your circle of friends. Your children have theirs. Your parents have theirs. All very likeminded in more ways than one. And when everyone comes together for a celebration, there are miles of smiles, kilometres of giggles, truckloads of laughter and blissful days. Now if this is not mahaan happiness, then what is?



Children's Breakout Zone



Skating Rink



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Exclusive Community Viewing Recliner Theatre



Cricket Net



Table Tennis



Billiards

ENTERTAINMENT AND LEISURE

THAT'S MAHAAN

For the first time in Guntur, entertainment and leisure have a beautiful new address.

Me Anandamayya's **Signature Mahaan**

You'll no more need to travel miles to watch your favourite movie at a multi-screen multiplex. Or take your children to various parks in Guntur for an evening of fun and frolic. Or dabble in your favourite sport at a handful of facilities in Guntur, Vijayawada or Chilakaluripet.

All you need is to do is to experience your favourite entertainment and leisure activities under one roof at Signature Mahaan. That's right! It's just at your doorstep. You needn't think of stepping out.

And the best part is, you will be indulging in these activities with a large circle of likeminded family and friends, making the entertainment and leisure experience, even more beautiful and memorable.



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WHERE
HEALTH IS WHOLESOME
& MAHAAN

The lifestyles we lead today are driving us to the edge. It therefore pays to stay in shape. When we went about designing **Signature Mahaan**, we made sure that health took centre stage. Where there is a lot for everybody.

For those inclined towards meditation and fitness, we have designed a beautiful yoga facility. For those who love pedalling their way to fitness, there is a gorgeous cycling track. For those who believe that there is no substitute for a good workout, the state-of-the-art gymnasium is a great place to let loose.

Of course the walkers and the joggers will have a field day too with a walking cum jogging track that will light up their mornings and evenings. For those who would love to flex every muscle in their bodies, the scientifically designed swimming pool will be the perfect answer.



Yoga Room



Jogging Track



Beauty Parlour



Gymnasium



Spa



Children's Play Area



Children's Swimming Pool With Jacuzzi

All in all, **Signature Mahaan's** array of amazing health facilities will keep you on your feet and buzzing with energy all day long.

IN THE EVENING OF THEIR
MAHAAN LIVES

For those of you who are getting ready to a life post retirement. And for many who have already stepped into the evening of their lives, it is indispensable to select a home which not only offers comfortable living, but blissful living as well.

That's why at **Signature Mahaan** we have thoughtfully designed a beautiful breakout zone for Senior Citizens. One where they could spend their precious moments chatting, laughing, storytelling, debating, arguing and doing what they love to do. Spend their time with respect and dignity.

And together with all other facilities and amenities that the senior citizens will experience everyday of their lives, **Signature Mahaan**, will be the ideal way for them to ride into the sunset.



Senior Citizen's Breakout Zone:
Benches, Swings, Recliners,
Landscaping, Water Bodies
and more...



MAHA MAHAAN AMENITIES

- | | | |
|---|--|--|
|  Theatre With Recliner Seats |  Guest Rooms For Relatives |  Multi-purpose Function Halls |
|  Super Market |  Separate Lounge For Guests In Each Block |  Open Air Theatre |
|  CC TV Camera Surveillance |  Common Toilets |  Abode & Abundant Drinking Water |
|  STP (Sewage Treatment Plant) |  Beauty Parlor |  Pharmacy & Consultation Room |
|  RO Water Plant |  Saloon & Spa |  Conference Hall |
|  Plug 'N' Play Work Stations |  Sauna Bath |  Boom Barriers |
|  RFID Access For High-end Security |  Car Wash |  Gate Pass App |
|  Separate Visitors Parking |  Milk Booth |  Solar Fencing |
|  Water Bodies With Small Fountain |  Cafeteria |  Intercom |
|  Creche |  Driver's Waiting Lounge |  Video Door Calling |
|  Library & Reading Room |  Lift Lounge For Each Floor | |
|  Senior Citizens Space |  Pantry | |



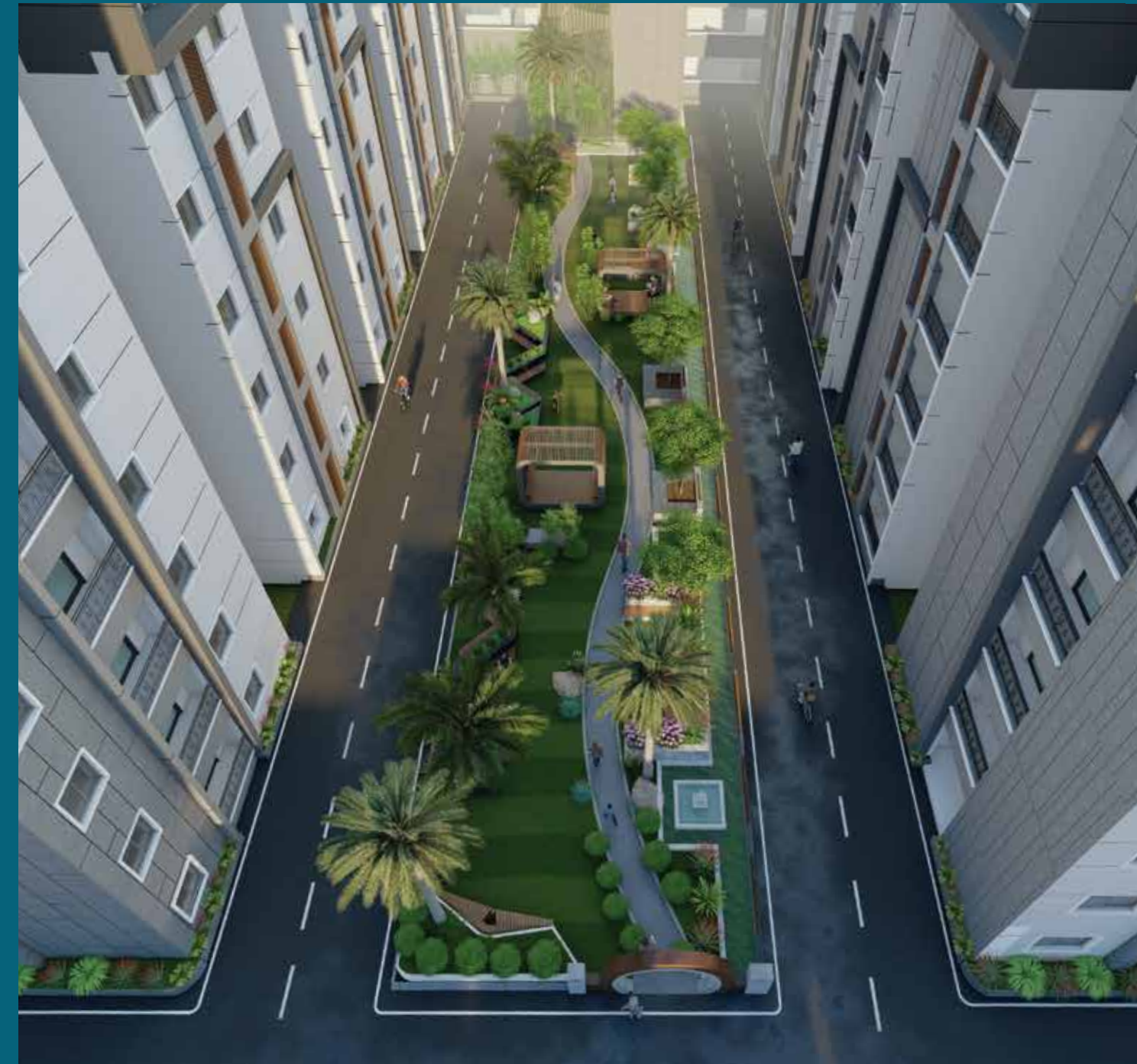
Function Hall



Special Lobby in Each Block






















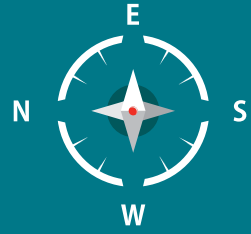
Swimming Pool



Bird's Eye View

SPORTS

- | | |
|--|--|
|  Swimming Pool |  Flower Garden |
|  Swimming Trainer |  Children's' Play Area |
|  Fully Equipped Gym |  Cycling Area |
|  Indoor Games |  Shuttle Court |
|  Chess Room |  Yoga & Meditation |
|  Billiards |  Roof Top Chess Garden |
|  Table Tennis |  Basket Ball |
|  Carrom |  Cricket Net |
|  Skating Rink |  6' Walking & Jogging Track |
|  Jacuzzi | |



MAHAAN MASTERPLAN GROUND FLOOR

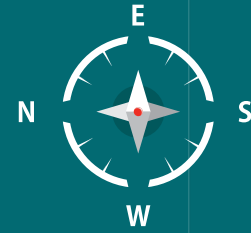


- 1 BLOCK A
- 2 BLOCK C
- 3 BLOCK B
- 4 CLUBHOUSE
- 5 RECREATIONAL ZONE
- 6 LANDSCAPE
- 7 TENNIS COURT
- 8 SHUTTLE COURT
- 9 CHILDREN'S PLAY AREA

TOTAL FLAT SIZES

FLOORS	FLAT NUMBER	ORIENTATION	PLINTH AREA SQ.FT	COMMON AREA 30%	SUPER BUILT UP AREA - SQ.FT	UDS	CARPET AREA - SQ.FT	BALCONY SQ.FT
GROUND FLOOR	A 111	EAST	868.60	260.58	1,129.00	33.00	755.80	-
	A 116	WEST	868.60	260.58	1,129.00	33.00	757.10	-
	B 111	EAST	945.00	283.50	1,228.00	36.00	827.60	-
	B 116	WEST	916.00	274.80	1,191.00	35.00	802.30	-
1 TO 7 FLOORS	A 101	EAST	1,100.00	330.00	1,430.00	42.00	979.70	33.00
	A 102	WEST	1,100.00	330.00	1,430.00	42.00	972.70	29.00
	A 103	EAST	945.00	283.50	1,228.00	36.00	827.00	-
	A 104	WEST	945.00	283.50	1,228.00	36.00	827.00	35.00
	A 110	WEST	850.00	255.00	1,105.00	33.00	742.70	34.00
	A 117	EAST	850.00	255.00	1,105.00	33.00	736.80	-
	A 112	SOUTH	998.80	299.64	1,298.00	38.00	871.50	31.00
	A 115	SOUTH	1,009.60	302.88	1,312.00	39.00	880.00	31.00
	C 101	EAST	1,368.00	410.40	1,778.00	53.00	1,222.00	49.00
	C 102	WEST	1,368.00	410.40	1,778.00	53.00	1,222.00	49.00
	B 112	NORTH	966.50	289.95	1,256.00	37.00	846.70	34.00
	B 117	EAST	860.00	258.00	1,118.00	33.00	737.60	-
	B 118	WEST	860.00	258.00	1,118.00	33.00	742.40	36.00
	A 211	EAST	1,269.70	380.91	1,651.00	49.00	1,130.00	47.00
	A 216	WEST	1,269.80	380.94	1,651.00	49.00	1,131.20	48.00
	B 211	EAST	1,349.60	404.88	1,754.00	52.00	1,209.30	64.00
B 216	WEST	1,333.80	400.14	1,734.00	52.00	1,187.00	-	

MAHAAN MASTERPLAN TYPICAL



MULTIPEX
COMMERCIAL BLOCK

NARSARAOPETA MAIN ROAD

FLAT EAST

TYPICAL A 103, B 103



FLAT WEST

TYPICAL A 104, B 104



FLAT EAST

TYPICAL A 117



FLAT WEST

TYPICAL A 110, B 110



2 BHK

SIZE : 1,228 SQ.FT

2 BHK

SIZE : 1,228 SQ.FT

2 BHK

SIZE : 1,105 SQ.FT

2 BHK

SIZE : 1,105 SQ.FT



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YOUR HOME AS YOU LIKE IT

FLAT EAST

TYPICAL
**A 101, B 101,
A 125, B 125**



3 BHK

SIZE : 1,430 SQ.FT

FLAT WEST

TYPICAL
**A 102, B 102,
A 126, B 126**



3 BHK

SIZE : 1,430 SQ.FT

FLAT EAST

TYPICAL
C 101, C 103



3 BHK

SIZE : 1,778 SQ.FT

FLAT WEST

TYPICAL
C 102, C 104



3 BHK

SIZE : 1,778 SQ.FT



YOUR HOME AS YOU LIKE IT

FLAT
NORTH
TYPICAL

B 112,
B 113,
B 114,
B 115



FLAT
SOUTH
TYPICAL

A 112,
A 113,
A 114



FLAT
SOUTH
TYPICAL

A 115



2 BHK

SIZE : 1256 SQ.FT

2 BHK

SIZE : 1298 SQ.FT

2 BHK

SIZE : 1,312 SQ.FT

FLAT EAST B 111 GROUND FLOOR



2 BHK

SIZE : 1,228 SQ.FT

FLAT WEST B 116 GROUND FLOOR



2 BHK

SIZE : 1,191 SQ.FT

FLAT EAST A 111 GROUND FLOOR



2 BHK

SIZE : 1,129 SQ.FT

FLAT WEST A 116 GROUND FLOOR



2 BHK

SIZE : 1,129 SQ.FT

FLAT EAST A 211 TYPICAL



3 BHK

SIZE : 1,651 SQ.FT

FLAT WEST A 216 TYPICAL



3 BHK

SIZE : 1,651 SQ.FT

FLAT EAST B 117 TYPICAL



2 BHK

SIZE : 1,118 SQ.FT

FLAT WEST B 118 TYPICAL



2 BHK

SIZE : 1,118 SQ.FT



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YOUR HOME AS YOU LIKE IT

FLAT EAST B 211 TYPICAL



3 BHK

SIZE : 1,754 SQ.FT

FLAT WEST B 216 TYPICAL



3 BHK

SIZE : 1,734 SQ.FT

SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

RCC framed structure PT designed to withstand wind and seismic loads

SUPERSTRUCTURE: Light weight brick masonry in cement mortar, double coat plastering both inside and outside

JOINERY WORKS

MAIN DOOR

Main Door Frame: Engineered hardwood frame with veneer / teak frame

Main Door Shutter: Veneer door shutter / teak door with melamine polish and reputed hardware

BEDROOM/TOILET DOORS

Door Frame: Engineered hardwood door frame

Doors Shutter: Laminated door shutter with reputed hardware

SLIDING DOORS

Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track

WINDOWS

Windows: UPVC window system with glass panel and safety MS grills, and provision for mosquito mesh track

PAINTING

External: All external walls as per elevation texture and external paints

Internal: All internal walls with putty and plastic emulsion paints



Swimming Pool



Massage Parlour



MAHAAN

INFRASTRUCTURAL
FACILITIES

FLOORING

Living, Dining & Kitchen:

2'x2' Double charged vitrified tiles/GVT

Bed Rooms: 2'x2' Double charged vitrified tiles/GVT

Master Bedroom: 2'x2' Double charged vitrified tiles

Toilets: Anti-skid ceramic tiles for flooring

Corridors: GVT (Vitrified tiles)

Living Balconies: Matt/Anti-skid ceramic tiles

Common Lobbies: Vitrified tiles combination flooring as per design

Lift Lobby: Granite/Vitrified tiles combination flooring as per design

Staircase: Natural Stone/Anti-skid tiles

TILE CLADDING

Dadoing in Kitchen:

Glazed ceramic tiles dado up to 3' height above kitchen platform

Toilets: Glazed ceramic tile dado up to 7' Height

Utility & Wash: Tile dado up to 3' height

Lift Lobby:

Granite / Vitrified tiles combination flooring as per design

KITCHEN/UTILITY

Water Connections:

Separate municipal tap or any other water provided

by Guntur Municipal Corporation along with borewell water

Provision for fixing of water RO system

Exhausts: Provision for chimney

Utility/Wash: Washing machine provision in utility area



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TOILETS

SANITARY / CP FITTINGS

Sanitary: TOTO / Jaguar / Cera / Kohler / Hindware / American standard / Equivalent

CP Fittings:

Grohe / Jaguar / Hindware / Kohler / American standard / Equivalent wash basins in all bedroom toilets
Wall Mounted EWC with concealed flush tank/valve
Single Lever fixtures with wall mixer cum shower
Provision for geyser and exhaust fans in all bathrooms

INTERNET/CABLE TV/TELECOM

Provision for Internet/Telephone/Intercom in Living Room.

LIFTS

Automatic passenger lifts with rescue device and V3F for energy efficiency (make of Johnson or equivalent)

WATER SUPPLY SYSTEM/SEWAGE TREATMENT PLANT

Treated water will be made available through exclusive water softening for domestic purpose in all units

Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project
Rainwater harvesting pits will be provided

GENERATOR POWER BACK UP

100% DG Set Backup for Common Areas
- lights and fans in all flats

SECURITY

Sophisticated round-the-clock security system
Surveillance cameras at the main security entrance
CCTV Cameras on all floors near lifts and staircases, all common areas and and boom barriers
RFD Access to all blocks

CLUBHOUSE & AMENITIES

Well-designed Clubhouse with:

Reception, Lobby, Cafeteria, Multi-Purpose Halls, Gym, Indoor games like Chess, Carrom, Table Tennis, Yoga/aerobics, Billiards room, Guest rooms. Space for facilities like Crèche, Spa & Saloon and Conference room etc.



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OPEN AREA AMENITIES

Kids play area, Open lawn, Walking, Jogging track, Indoor kids play area, Senior's gathering area, grass paved area and walkway

HAND RAILING

Balcony: MS railing/Glass railing/SS railing

FIRE & SAFETY

Fire alarms & Public address system
Fire hydrant systems

ELECTRICAL

Cables:

Concealed copper wiring of Havells/Polycab / Finolex or Gold Medal Equivalent

Modular Switches:

Norisys/Schneider make/Honeywell/Hager or Equivalent or Gold Medal
Metered Electrical Supply for all the Flats

PLUMBING LINES

Drainage/Sewage: PVC pipes & PVC fittings

Water Supply Lines: Internal and external CPVC or UPVC pipes or composite pipes and fittings
Metered Water supply to all the flats

PARKING

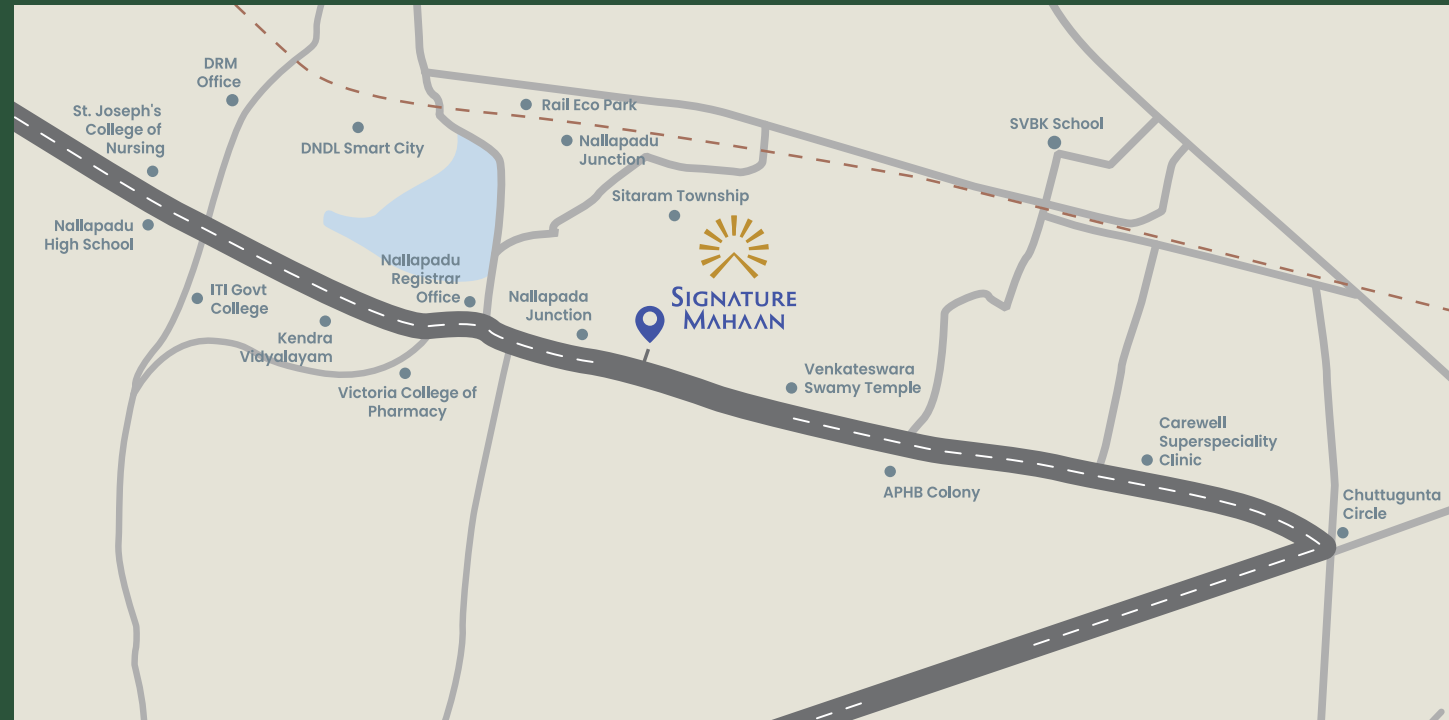
Two level covered car parking
- entire parking is well designed to suit the number of car parks required
Exclusive parking slot per flat
Parking signages at required places to ease off driving
Excellent driveways, sufficient ventilation in cellars



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UNBEATABLE MAHAAN LOCATION



**5-15
MINS**

To everything
outdoors

- **GUNTUR - HYDERABAD**
On the Guntur-Hyderabad Highway,
also known as Nallapadu Road
- **INNER RING ROAD**
Close to the Inner Ring Road

SENSATIONAL MAHAAN CONVENIENCES

ESSENTIAL SERVICES

- State Bank of India - 0.5 kms
- Post Office - 0.8 kms
- MeeSeva Office - 0.8 kms

SHOPPING DESTINATIONS

- DMart Guntur - 5 kms
- Phoenix Mall - 5.1 kms
- Big Bazaar Guntur - 5.2 kms

EDUCATIONAL INSTITUTIONS

- Future Focus College - 0.3 kms
- Master Minds College - 0.1 kms
- MBTS Polytechnic - 0.5 kms
- Kendriya Vidyalaya - 1.8 kms
- Syamala Nagar - 2 kms

RAILWAY STATIONS & AIRPORT

- Guntur Junction - 5.9 kms
- Nallapadu Railway Station - 2.4 kms
- Vijayawada Airport - 70 minutes

HEALTHCARE CENTERS

- Government General Hospital - 6 kms
- Ramesh Hospital, Guntur - 5.7 kms

- Loyola Public School - 2 kms
- Shree Venkateswara Bala Kuteer - 5.2 kms
- St. Joseph College of Nursing - 2.3 kms
- St. Joseph Junior Girls College - 2.5 kms
- Government Institute of Textile Technology - 1.9 kms



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MAHAAN LEGACY OF QUALITY



Me Anandamayya Constructions

is built on values, quality standards, uncompromising business philosophy, customer-centric approach, strong engineering and world-class architecture. All of these have contributed into making Me Anandamayya one of the most sought-after real estate companies in Guntur.

Me Anandamayya commenced operations as a family owned business. It was first established in Guntur as Nakshatra Constructions in 2007.

Me Anandamayya acquired seven prominent projects including the quintessential Nakshatra Hotel. As the brainchild of Medepalli Ram Mohan Rao, Me Anandamayya Constructions was formed with the core idea of transforming urban construction in the competitive real estate space with innovative construction ideas, techniques and processes.

Prior to entering the real estate industry and earning accolades in all their endeavours, the family enterprise was associated with Sree Ram Modern Foods (since 1989) and a chain of children's retail outlets called Little Planet (since 1998).



STEP INTO A WORLD OF

BEAUTIFUL MAHAAN BEGINNINGS

This brochure might have come to an end, but your mahaan life at **Signature Mahaan** begins now. Call the numbers at the back of this brochure and come for a site visit. We'll take you around. You'll sure find **Signature Mahaan** not only to be a great community of likeminded people, but also a community that offers the most beautiful lifestyle in Guntur.



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From the Chairman's desk

At the outset, I offer my sincere gratitude and appreciation for evincing your interest in our project and for your time in reading our brochure. Whether you are a client or an investor, I am sure the next few pages of this brochure are something you are going to immensely like.

Signature Mahaan, our flagship creation is spread over five acres. While it utilizes only 30% of the space for construction, 70% is devoted to offering you lush green surroundings. So you can inhale abundant oxygen and maintain healthy lungs.

Signature Mahaan is designed to offer the best-in-class luxury lifestyle with worldclass amenities to our next generation customers, so that they could enjoy their stay in a calm and tranquil atmosphere. Located in the Housing Board Colony, next to Future Focus College, adjoining the 120 feet Guntur-Sattenapalli-Hyderabad State Highway, **Signature Mahaan** exudes style and grandeur. Though the project is luxurious and ultramodern, it is highly affordable and budgetfriendly.

We are scrupulous in attention to detail and offer superior quality, maximization of resources and elegant aesthetics throughout the project. From design and execution to final possession, our endeavour is only to ensure that your experience of living in a Signature styled property is truly unparalleled.

As new opportunities open up, we are sure **Signature Mahaan** will be distinguished for its elegance, will become a landmark in Guntur, and will create a page in the Indian Property Market history in the years ahead of us.

We are happy to open our gates to visitors now.

Best Regards,

Medepalli Ram Mohan Rao
Chairman, Me Anandamayya Constructions

