



SIGNATUREGLOBAL (INDIA) LIMITED | CIN No.: L70100DL2000PLC104787
Regd. Off: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, **Central Delhi**, New Delhi - 110001
Corp. Off.: Unit No. 101, Ground Floor, Tower-A, Signature Tower South City-1, Gurugram, Haryana, India, 122001
www.signatureglobal.in

Project Site is located at Sector 71, SPR, Gurugram, Haryana.

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Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter Company, have understanding of the same and take appropriate independent advice prior to concluding any decision for buying any Unit(s) in the Project.

"Signatureglobal Cloverdale SPR" is a Group House Colony being developed by Signatureglobal (India) Limited on 8.12 acres of land (as Phase II) out of the Licensed land admeasuring 22.50 acres in the revenue estate of village Fazilpur, Jharsa, Sector-71, Gurugram. DTCP has granted License No. 09 of 2010 dated 23.01.2010 to develop the Group Housing Colony. That DTCP vide Order 29.04.2024 ("Transfer of License") confirmed that the Licensed Land of M/s Indica Estate Pvt. Ltd. (formerly known as M/s Vipul SEZ Developers Ltd.) and M/s PKBK Buildwell Pvt. Ltd., C/o M/s Vipul Ltd. under the Project License granted has been transferred in the name of Signatureglobal (India) Limited. The Project is duly registered with Haryana Real Estate Regulatory Authority vide H-RERA Registration No.: RC/REP/HARERA/GGM/955/687/2025/58 dated 10.06.2025. Copies of approvals are available for inspection at Promoter Company corporate office.

The use of word 'Signature Global' shall in no manner be construed or interpreted as Signature Global (India) Ltd. being the Promoter and / or Developer. *Rate mentioned above, if any, does not include GST and other statutory charges as applicable.

Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram, Haryana and Hon'ble High Court of Punjab & Haryana at Chandigarh, India.

1 sq. mt.=10.7639 sq. ft.

WHERE ROADS CONVERGE, OPPORTUNITIES RISE



RERA REGISTRATION NO.:
RC/REP/HARERA/GGM/955/687/2025/58 DATED 10.06.2025
[WWW.HARYANARERA.GOV.IN]
promoter: SIGNATUREGLOBAL (INDIA) LIMITED



Cloverdale SPR is
inspired by the
four-leaf clover, a
timeless symbol of
good luck and
prosperity.

The project is also located near a major
cloverleaf flyover on NH 48 that connects Golf
Course Road and Dwarka Expressway via SPR.

Stock Image



The location puts you right at
the centre of your world:

SPR

Stock Image

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH



Presenting



CLOVERDALE

SPR

BE AT THE CENTRE OF IT ALL

ULTRA LUXURY RESIDENCIES

Artistic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH



The four segments
of the cloverleaf
symbolise the
four petals of
Cloverdale SPR.



LOCATION



LUXURY



ECOSYSTEM



LEGACY





At the Centre of Connectivity & Location

Strategically nestled in the Southern Peripheral Road,
Gurugram a rapidly emerging hub of promise and potential.

Excellent Connectivity:

Links Golf Course Extension Road, NH-48, Rajiv Chowk, DMIC, and Delhi.

Corporate Presence:

Near offices of PepsiCo, Amex, Deloitte, BMW Training Centre, Air India Training Academy, and more.

Key Corridors Nearby:

Close to Dwarka Expressway, NH-48, DMIC/ Sohna Elevated Road and Golf Course Road.

Future-Ready:

Planned metro and road upgrades underway.

High Growth Potential:

Strong growth driven by infra and corporate activity.



'10 minutes' drive from
the **Golf Course Road**



Well connected to
National Highway 48

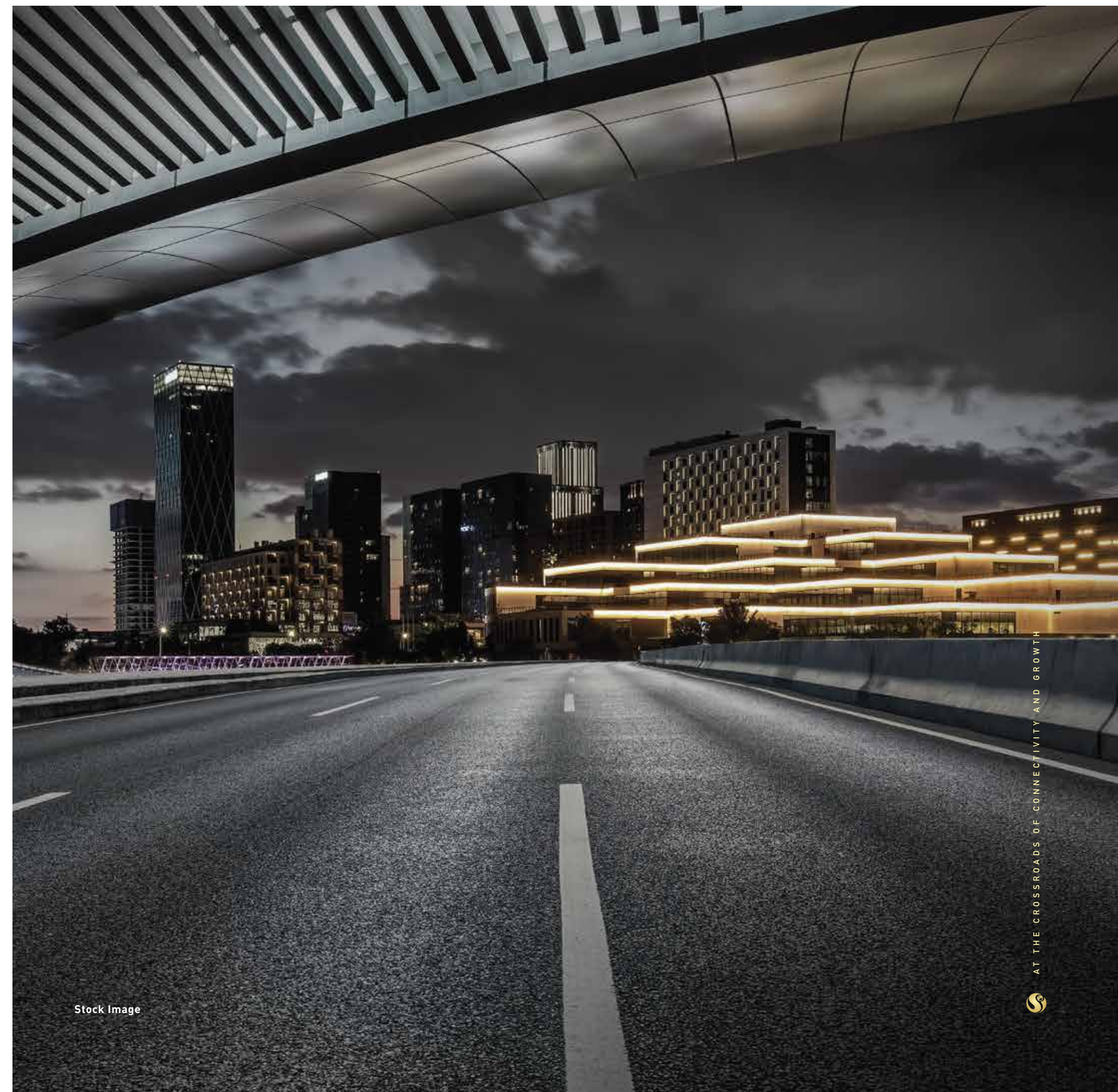


'30 minutes' drive to **IGI Airport**
via **Dwarka Expressway**



'15 minutes' drive from
Cyber Hub

*Approx. time travel based on google maps.

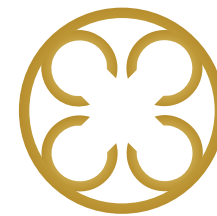


Stock Image

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH



DWARKA EXPRESSWAY



CLOVERDALE

SPR

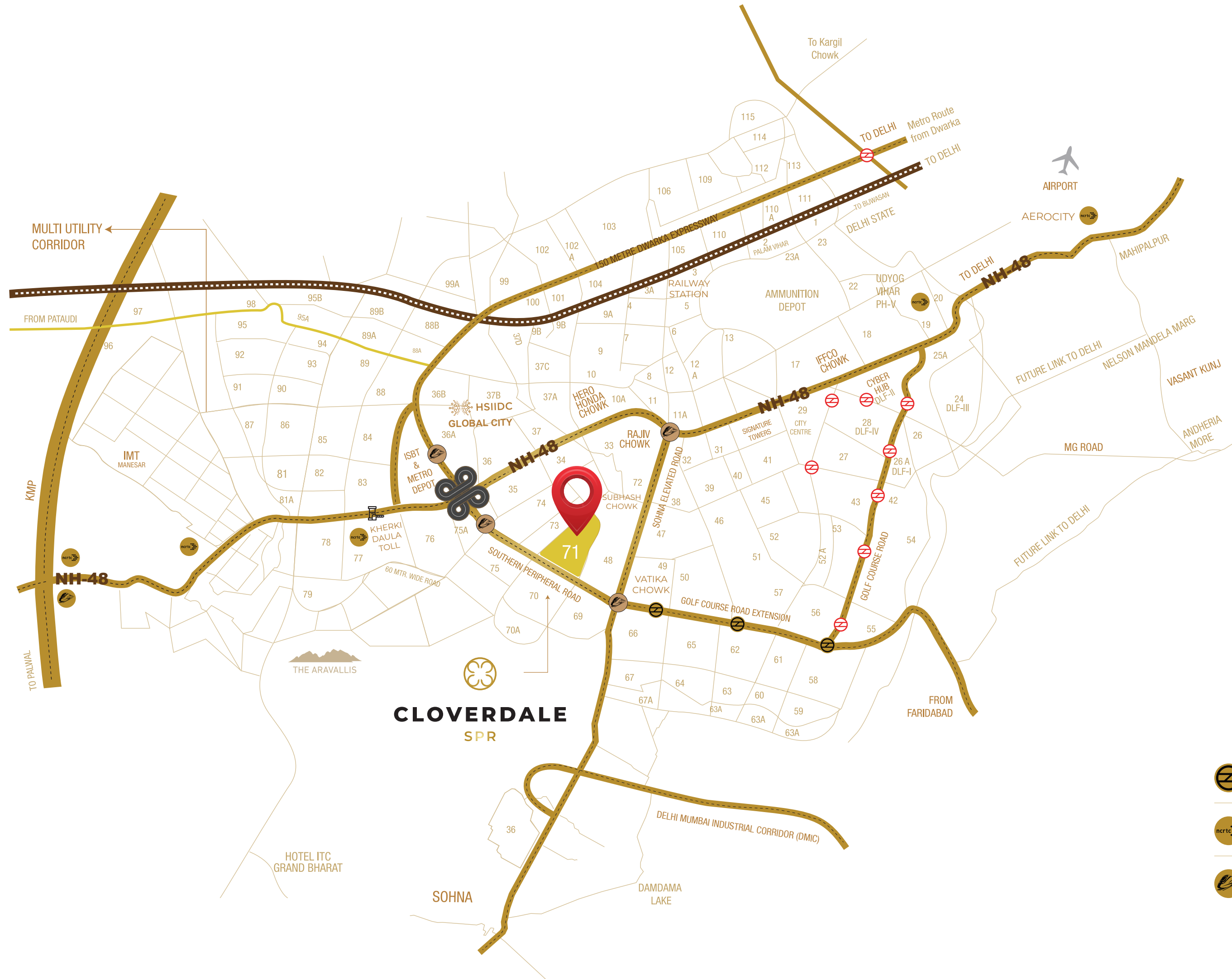
GOLF COURSE ROAD

AT THE CENTRE








PETAL 1: LOCATION



Map shown here is based upon Google maps
Map not to Scale

-  PROPOSED SPR METRO
-  PROPOSED DELHI RRTS
-  PROPOSED MANESAR MRTS





SPR METRO#

Proposed along SPR, Sector 55/56 to Vatika Chowk, Sohna Road.

DELHI RRTS#

Boosting connectivity across Delhi, UP, Haryana & Rajasthan.

MRTS#

Proposed metro line linking Rajiv Chowk, SPR & Vatika Chowk, ending at Manesar.

JUNGLE SAFARI#

Close proximity to biggest jungle safari.

HELIPORT#

*10 minutes' drive to the upcoming futuristic heliport.

GLOBAL CITY:

10 minutes' drive
from the Global City

HOSPITALS

10 minutes' drive to Park Hospital*
20 minutes' drive to Medanta - The Medicity*
25 minutes' drive to Fortis Hospital*
30 minutes' drive to Paras Hospital*

SCHOOLS

10 minutes' drive to GD Goenka Public School*
14 minutes' drive to DPS International Edge*
20 minutes' drive to Heritage Xperiential Learning School*
30 minutes' drive to Pathways World School*

HOTELS

10 minutes' drive to Radisson Hotel*
15 minutes' drive to Hyatt Regency*
20 minutes' drive to Karma Lakelands*
30 minutes' drive to ITC Grand Bharat*



Reference Image



Reference Image



Stock Image



Stock Image

*The amenities mentioned herein are part of the broader infrastructure proposed for development. They are not specifically included within the confines of the Project but are located in close proximity. The Promoter Company does not guarantee the completion, availability, or access to these amenities. All representations are for illustrative purposes only.

*Approx. time travel based on google maps.

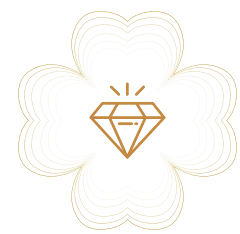


Step into
elegance,
right from the
entrance.

Aristic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





At the **Centre** of **Luxury**

Live in a space where elegance meets everyday ease.



Creating elevated living experiences through **design and space**.



A **grand entrance** that sets the tone for elevated living.



Clubhouse exclusively for **Iconic Tower residents**.



Expansive balconies with skyline views.



42,000 sq. ft. of indulgent club amenities.

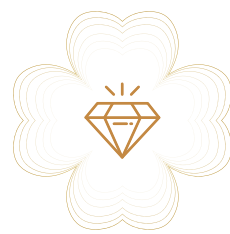


3.6 Meter Floor-to-Floor Height for a truly open, airy experience.



Reference Image





Grand Entrance

Spaces that turn every gathering into a lasting memory.



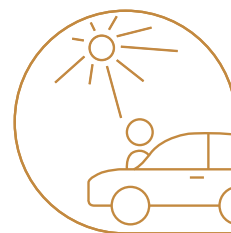
Entrance Boulevard



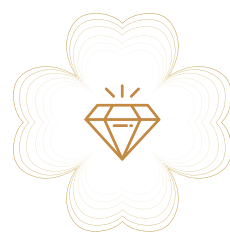
Entrance Fountain



Water Curtain with Feature Wall at Tower Drop Off



Tower Drop-Off



Nature's Spaces

Crafted by light, air, and greenery. Designed to delight.



Miyawaki Forest



Pet Gardens



Medicinal Garden



Raised Planters with Lush Planting & Green Wall



Outdoor Library



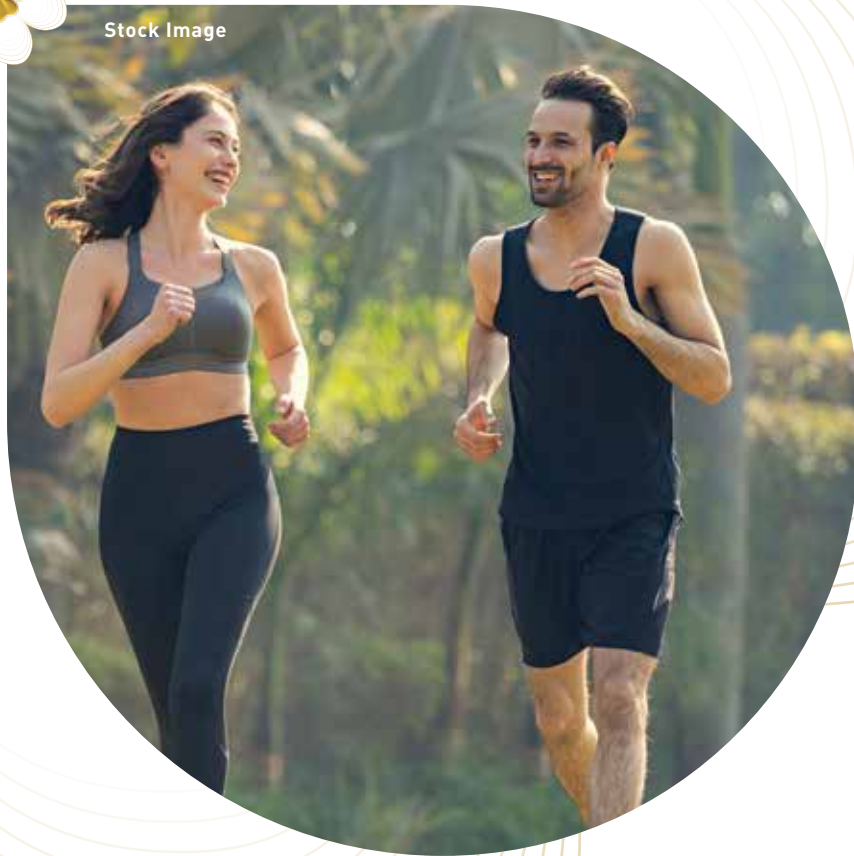
Stock Image



Stock Image



Reference Image



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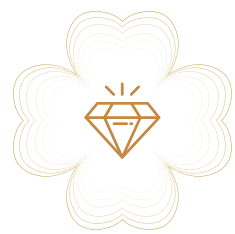


In every **nook**,
in every **corner**,
in every **detail**,
luxury leaves its
Signature.

Artistic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





Social & Celebration

Spaces that turn every gathering into a lasting memory.



Clubhouse Drop-off



Congregating Lawn



Table Tennis & Foosball Tables



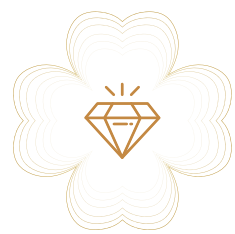
Social Gardens
(Shaded Seating Areas
/ Sculpture / Yoga
and Meditation)



Seating Plaza

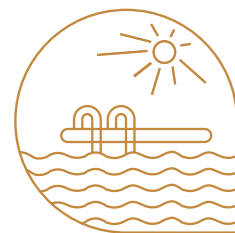


Floor Chess Boards

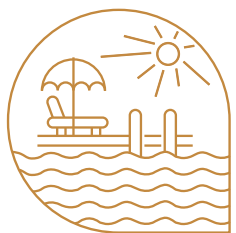


Leisure Zone

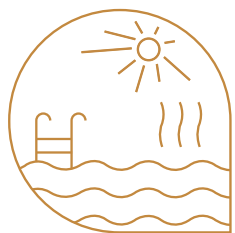
Spaces created for downtime and meaningful moments.



Lap Pool



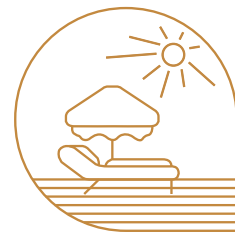
Leisure Pool



Heated Pool



Pre-Teens & Teens'
Play Area



Lounge Deck



Kids' Pool



Reference Image



Reference Image



Stock Image



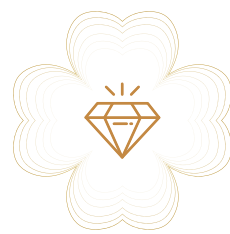
Reference Image

A shimmering expression of
leisure and lifestyle.

Aristic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





Health and Wellness

Elevated Living, Enriched Well-being.



Jogging Trail



Outdoor Gym



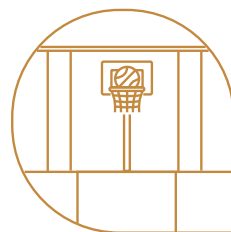
Cricket Pitch (Practice)



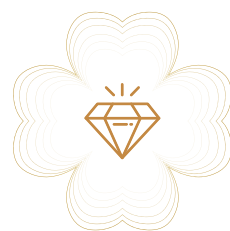
Yoga and Meditation
(from Social Gardens)



Badminton



Half Basketball Court



Safety and Security

Spaces that turn every gathering into a lasting memory.



5-tier
Security



Covered Parking



High-speed
Elevators



Reference Image



Stock Image



Reference Image



Reference Image

A realm of
elegance and exclusivity,
curated for the
grand few.

CLUB ELEVATE

Artistic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





SG SPR ESTATE

AT THE HEART OF GURUGRAM'S FUTURE

Why Choose SG SPR Estate?

Prime Location – Well-connected to Golf Course Road, NH-48 & Dwarka Expressway.

Integrated Lifestyle – Residences, retail, offices & vibrant amenities.

Unmatched Investment Potential – Located in a rapidly growing corridor.

World-Class Amenities – Clubhouses, wellness zones, green spaces & a golf course.



Lush green landscapes and open spaces



Upcoming metro and rapid transit connectivity



Exclusive Golf Course



Biggest commercial and office spaces



Direct access to the SPR, proposed elevated road, cycling and jogging tracks



Clubhouses, wellness zones and leisure spaces



Reference Image

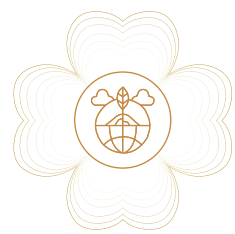
AT THE CROSSROADS OF CONNECTIVITY AND GROWTH



A landmark of
luxury,
rising at the
centre of it all.

Aristic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH



HERE GREENS MEET GRANDEUR

A GOLF COURSE AT SG SPR ESTATE

Exclusive Experience –

Private, members-only golf within the SG SPR Estate.

Seamless Integration –

Set within the township, enhancing property value and community appeal.

World-Class Design –

Expertly crafted with challenging fairways, pristine greens, and stunning views.

Beyond Golf –

Walking trails, serene green zones, and outdoor seating.

Signature Living –

A landmark within a landmark, reflecting the luxury, connectivity, and community of SG SPR Estate.



AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





LIVE THE ICONIC LIFE THAT TAKES LUXURY EVEN FURTHER.

Signature Global has established itself as a symbol of trust and excellence in **Delhi NCR's real estate landscape.***

Focused on mid and premium housing, Signature Global delivers thoughtfully designed projects built to **global standards, earning trust through sustainability and innovation.***

In September 2023, Signature Global successfully completed its IPO with an overwhelming **subscription of 12.5x** and is **listed on the Bombay Stock Exchange and the National Stock Exchange of India.***

*Signature Global is a registered trade mark of Signature Global (India) Limited.



Redefined industry benchmarks with quality and excellence.



Delivered over 14.6 million sq. ft.



Successfully launched 52 projects.



Stock Image



ICONIC TOWER

THE CROWN JEWEL OF CLOVERDALE SPR

Stock Image

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





The Crown Jewel of Cloverdale SPR

Set apart in both placement and presence, the Iconic Tower stands as the singular, most premium tower with a separate entry, exclusive facilities, and limited-edition residences, it offers an experience reserved for a discerning few.

G + 35 Storey – A commanding height that offers unobstructed skyline views.

2 Residences Per Floor – Ensuring maximum privacy and a sense of quiet grandeur.

4 BHK + UTILITY Residences – Vast, well-appointed homes built for those who value space and sophistication.

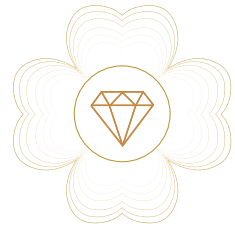
Expansive Balconies – Seamless indoor-outdoor living with panoramic views.



Aristic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





An Exclusive Club, Just For You

The ground floor of the tower is dedicated to an Iconic-only Clubhouse – a thoughtfully curated, members-only space that reflects refined taste. From wellness to recreation, everything here is designed to serve the lifestyle of an elite circle.



Swimming Pool



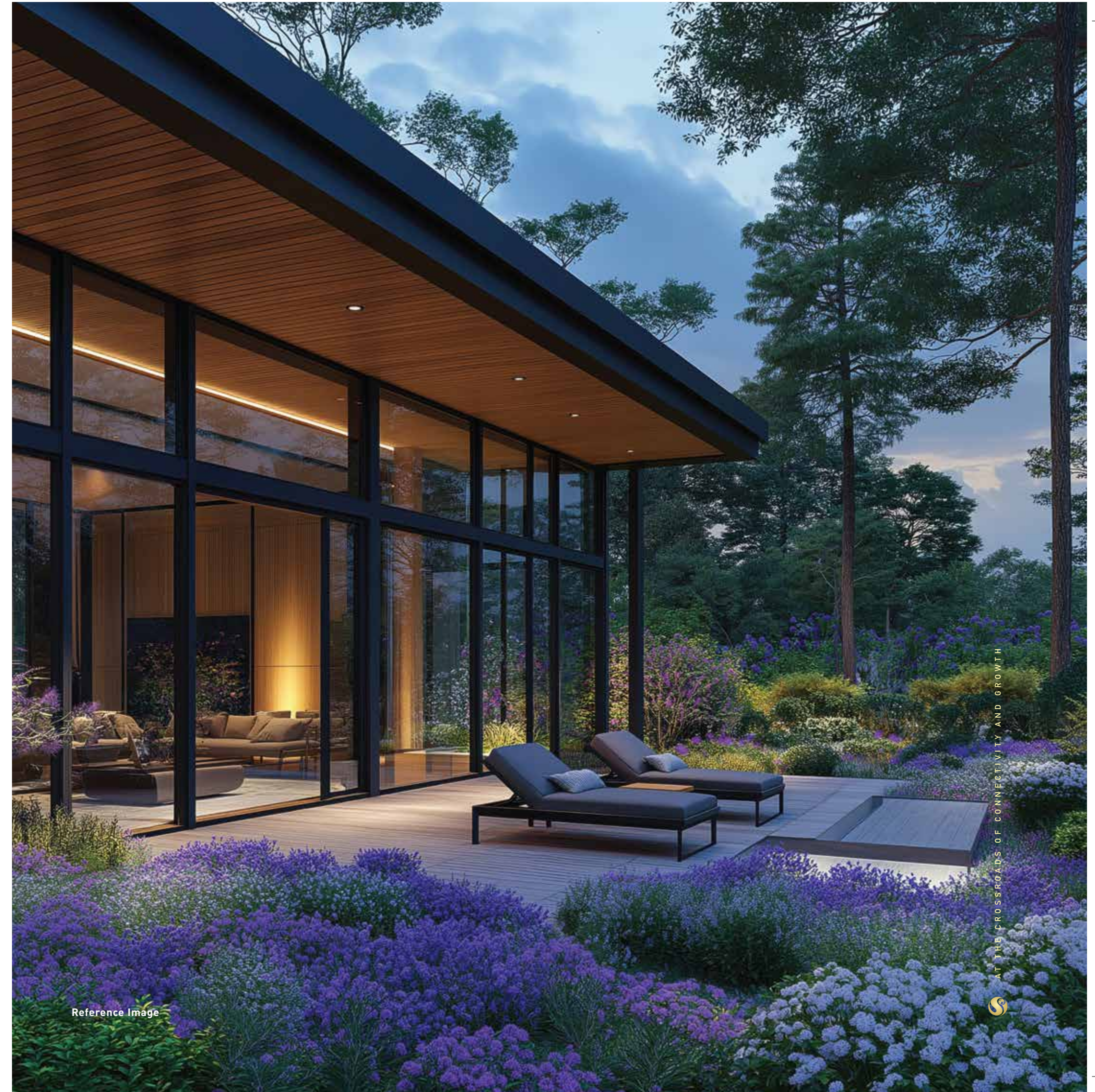
Elegant Lounge &
Wellness Spaces



Tailored Experiences
for select residents

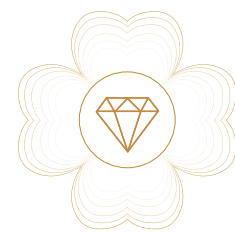


Boutique Club House



AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





A Different **Entry.**

A Different **Experience.**

Positioned slightly apart from the rest, the Iconic Tower comes with a dedicated entrance and arrival zone, ensuring privacy, prominence, and a sense of exclusivity from the very first moment.



Grand Entrance **Lobby.**

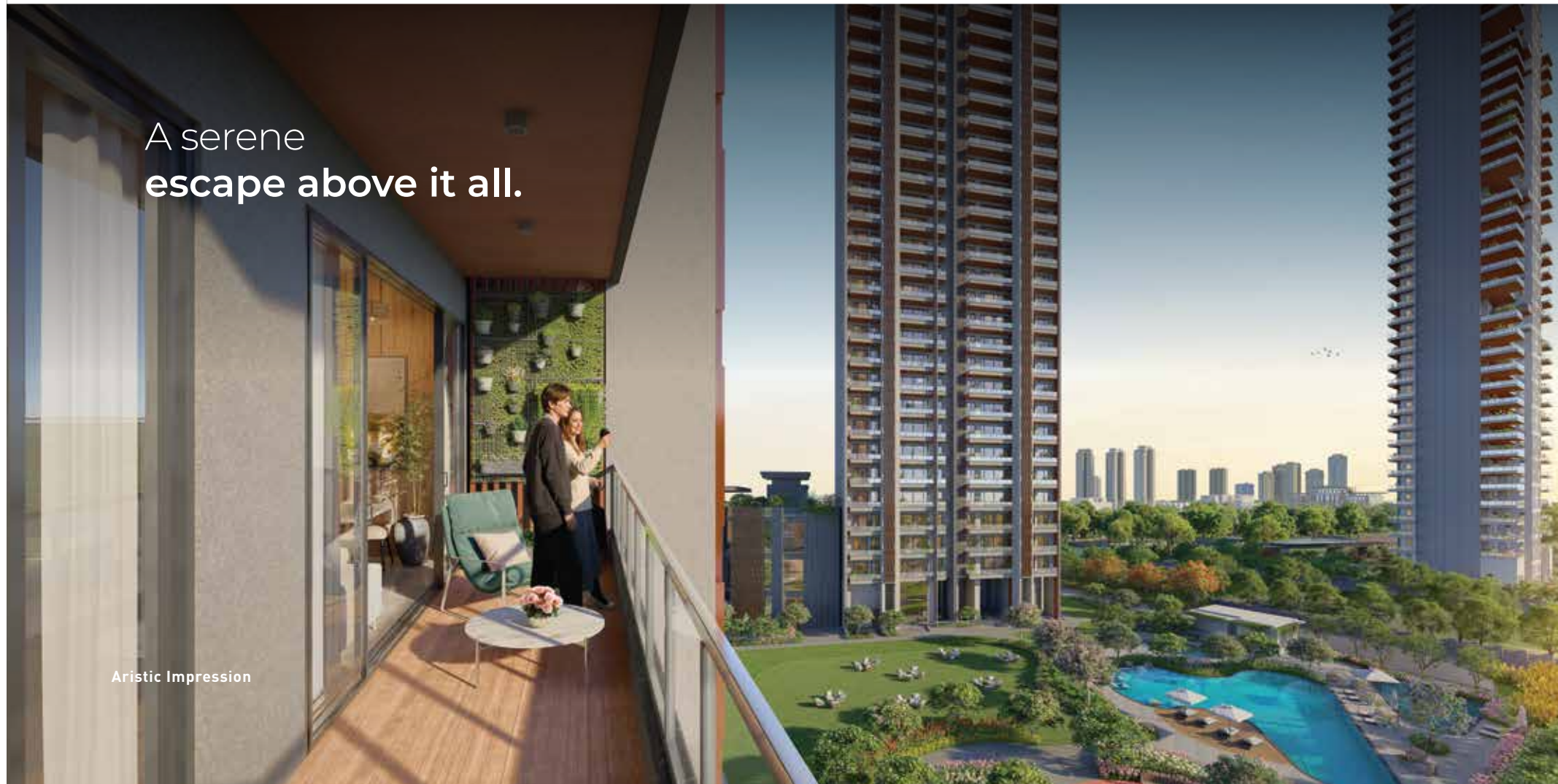
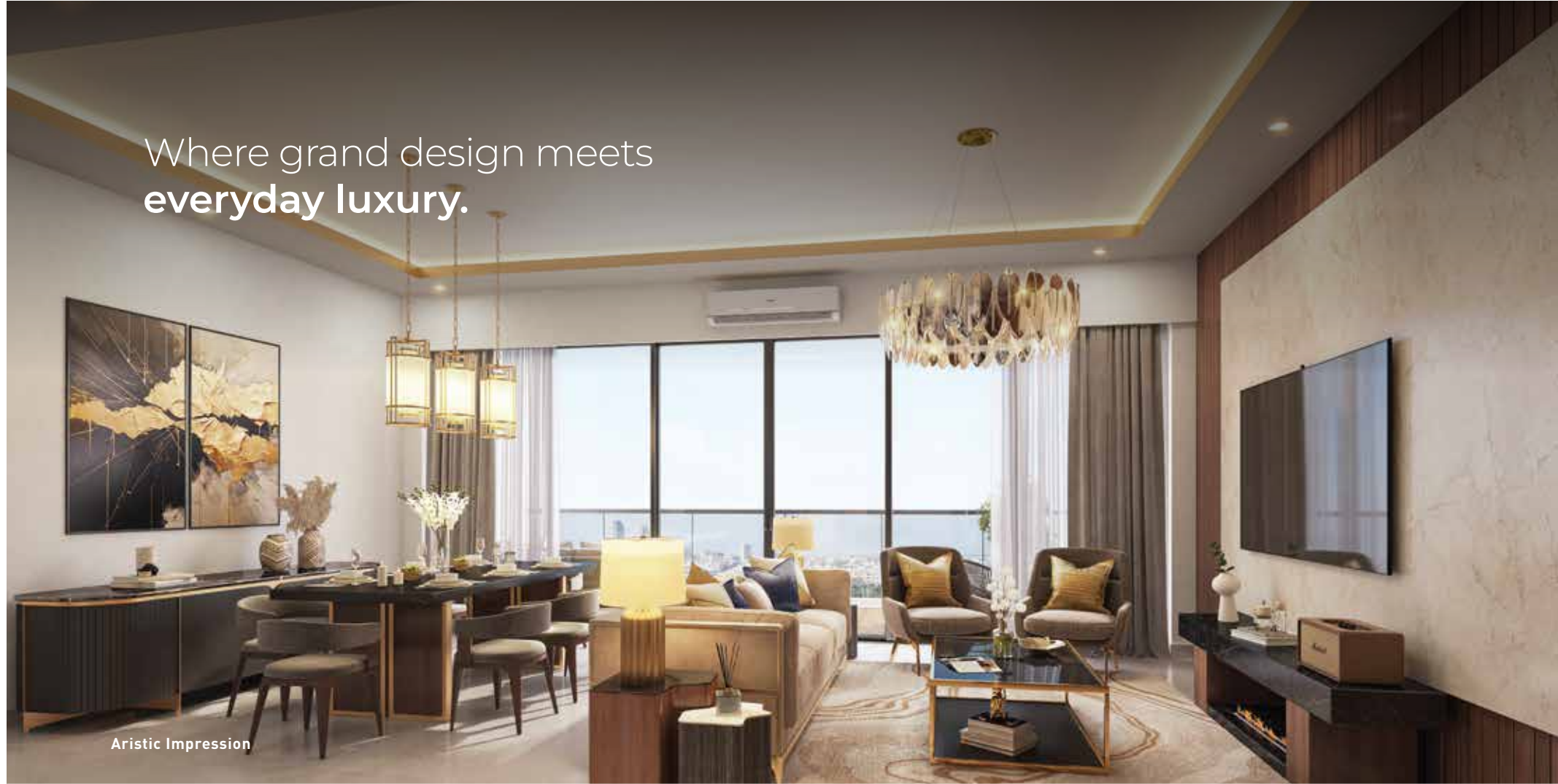


Exclusive amenities at the **stilt level.**



Distinctive **Landscape Feature.**







AMENITIES

1. GUARD HOUSE
2. CLUBHOUSE DROP-OFF
3. ENTRANCE BOULEVARD
4. ENTRANCE FOUNTAIN
5. CONGREGATING LAWN
6. LAP POOL
7. HEATED POOL
8. LEISURE POOL
9. KID'S POOL
10. LOUNGE DECK
11. CHANGING ROOMS
12. WATER CURTAIN WITH FEATURE WALL AT TOWER DROP OFF
13. SOCIAL GARDENS (SHADED SEATING AREAS/GARDENS / SCULPTURE/ YOGA AND MEDITATION/ TOT LOT)
14. TOT LOTS
15. PRE TEEN & TEEN'S PLAY AREA
16. PET GARDENS
17. SEATING PLAZA
18. JOGGING TRAIL

19. MIYAWAKI FOREST
20. TOWER DROP-OFF
21. MEDICINAL GARDEN

SPORTS ARENA

22. PICKLE BALL COURT
23. BADMINTON
24. HALF BASKETBALL COURT
25. CRICKET PITCH (PRACTICE)
26. OUTDOOR GYM
27. SERVICES

STILTED AREA

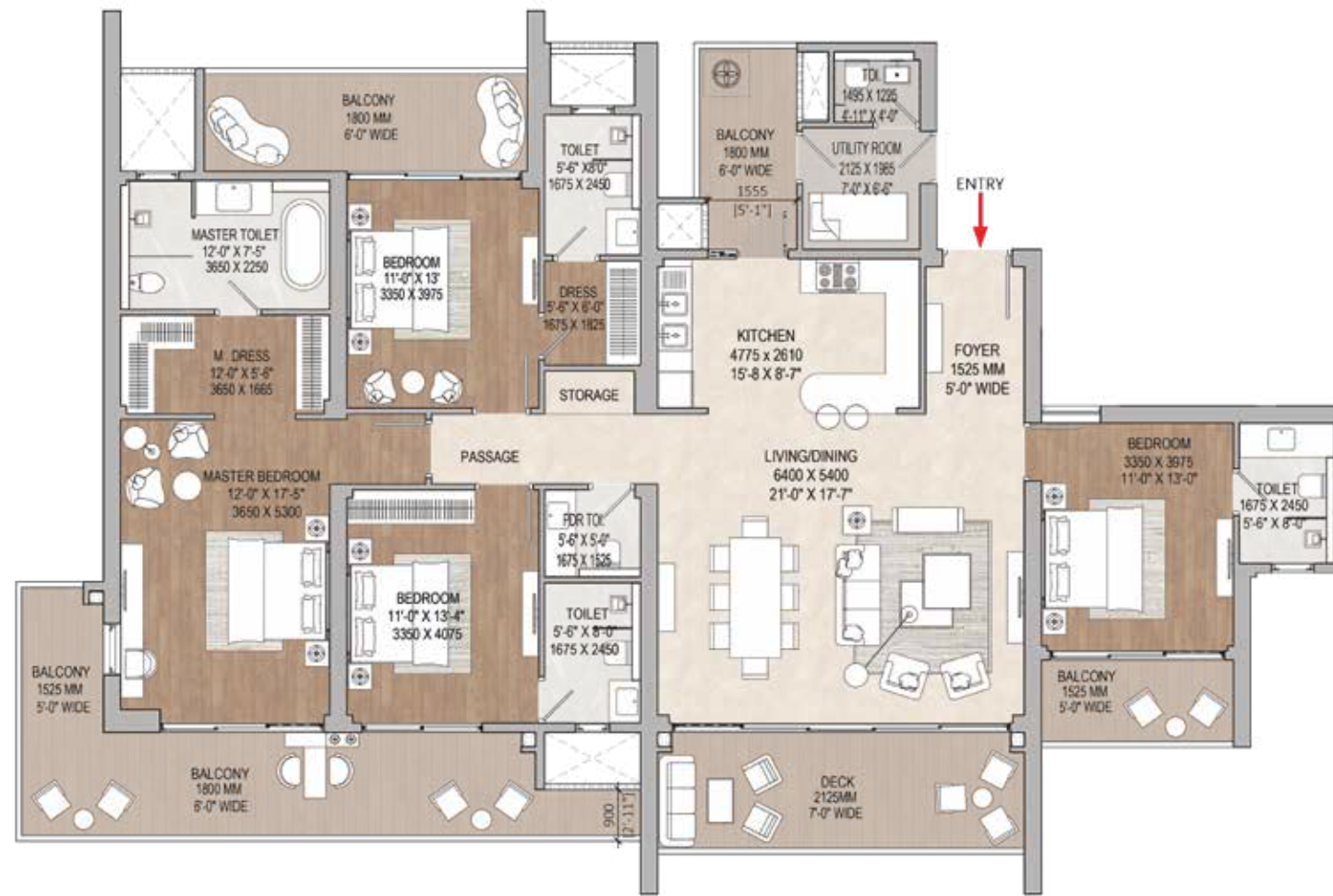
- RAISED PLANTERS WITH LUSH
- PLANTING & GREEN WALL
- TABLE TENNIS & FOOSBALL TABLES
- FLOOR CHESS BOARDS
- OUTDOOR LIBRARY
- TOT LOTS

*Plot not to scale.

Disclaimer: It should be noted that the information contained herein may have certain technical inaccuracies or typographical errors, and while the Promoter Company does not doubt the Unit Plan's accuracy, no guarantee or warranty or representation as to its accuracy and completeness is being made by the Promoter Company. Unit Plan(s)/ Site Plan/ Layout Plan is/ are intended to give a specific view of the layout only. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any Plan will not excuse the Allottee from completing the purchase of the Unit without abatement in price and/ or recourse against the Promoter Company. Further, Site plans, layout plans, landscaping, dimensions and Specification(s) are not deemed or intended to form part of any contract or warranty unless specifically incorporated in writing into the contract and signed by the parties to it.

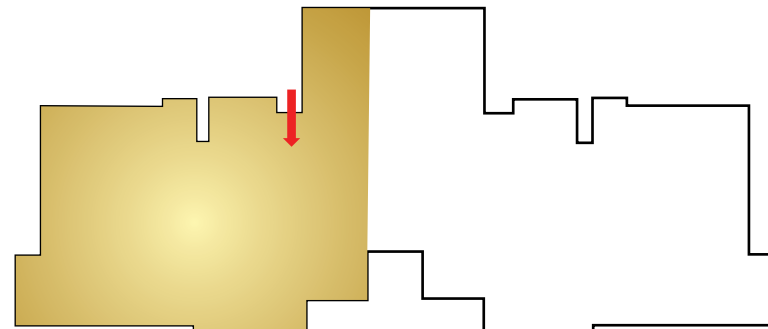
For the purpose of this Project, 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.





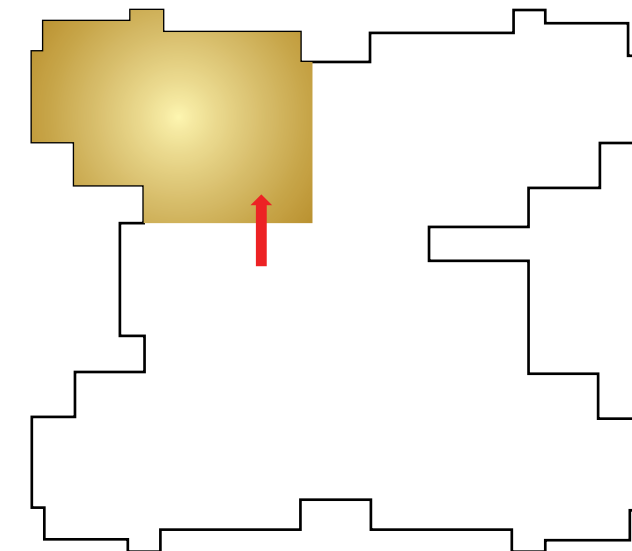
4 BHK + UTILITY | T1 - ICONIC

4 BEDROOMS + 4 TOILETS
LIVING + DINING + KITCHEN
POWDER ROOM + MASTER DRESS ROOM
ENTRANCE FOYER



3 BHK + UTILITY | T9 & T10

3 BEDROOMS + 3 TOILETS
LIVING + DINING + KITCHEN
UTILITY ROOM + DRESS ROOM
ENTRANCE FOYER



*Plot not to scale.

All dimensions are bare shell dimensions. Actual dimensions may vary subject to finishing.

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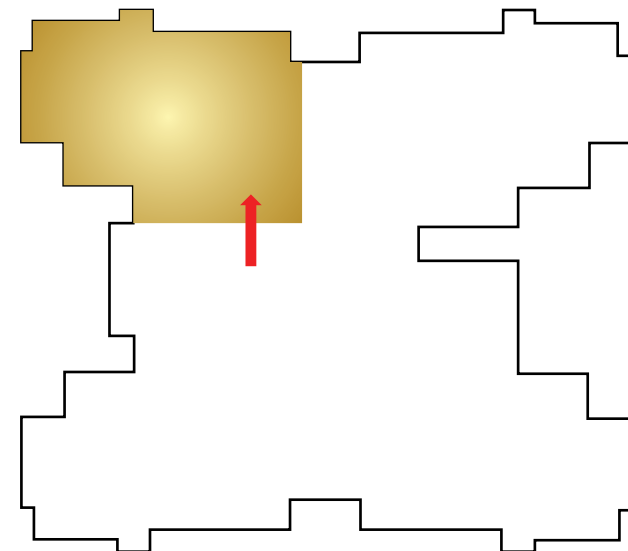
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3 BHK | T11, T12 & T14

3 BEDROOMS + 3 TOILETS
LIVING + DINING + KITCHEN
DRESS ROOM
ENTRANCE FOYER



*Plot not to scale.

All dimensions are bare shell dimensions. Actual dimensions may vary subject to finishing.

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Artistic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH





DP Consultants (DPC) is a specialist Project Management Consultancy in Singapore, established in 1981, renowned for delivering complex, large-scale developments with precision and efficiency. Their mission is to translate client visions into reality through sound management practices.

Resorts World Sentosa (RWS), Singapore

DPC was the Project Lead Consultant for Resorts World Sentosa (RWS), a 490,000 sqm integrated resort with Southeast Asia's first Universal Studios, Marine Life Park, luxury hotels, and a casino. DPC managed the entire process, from design coordination to construction, overseeing 100+ subcontracts and works packages. Their efficient program management and innovative approach ensured the timely completion of RWS's hotels and hospitality components, despite a compressed timeline.

MPFP

MPFP is an internationally acclaimed landscape architecture and urban design firm in New York, with over 65 years of experience. They are recognized for transforming urban spaces into vibrant, functional landscapes that enhance community life.

The Yards Park, Washington D.C., USA

MPFP played a pivotal role in the design of The Yards Park, a revitalized waterfront park featuring interactive water features, green spaces, and pedestrian pathways. The park has become a central gathering place, fostering community engagement and environmental sustainability.



Collaborators in Excellence



Specializing in architecture, sustainability, and engineering, Confluence integrates research and strategy to deliver unique, sustainable, and innovative projects.



Senelac Consultants Pvt. Ltd. provides end-to-end MEP solutions for Signature Global, ensuring efficient, sustainable systems across all project types.



With a focus on landscape and urban planning, NMP Design delivers outstanding designs enhancing environments through thoughtful integration with architecture and addressing climate and aesthetics.



Internationally recognized for structural design excellence, VINTECH provides personalized, quality services, pushing boundaries with innovative engineering solutions, accredited for its diversified and refined designs.



Specializing in structural engineering, Optimum Design delivers innovative yet economical solutions, catering to projects of all sizes and complexities with optimized performance for over 25 years.



AEON Integrated is a leading MEP and sustainability consultancy with 25+ years of experience and 2000+ projects delivered across India.





SPECIFICATIONS

S.NO. LOCATION

MATERIALS SPECIFICATION

1. ENT FOYER/ LIVING/ DINING

- FLOORING & SKIRTING
- WALLS
- CEILING
- BOXING FOR INDOOR A.C UNIT

IMPORTED MARBLE
EMULSION PAINT
OIL BOUND DISTEMPER / ACRYLIC EMULSION PAINT
CALCIUM SILICATE BOARD WITH MS FRAMEWORK

2. POWDER ROOM

- FLOORING & SKIRTING
- WALLS
- CEILING

- COUNTER
- FIXTURES
- CARPENTRY
- ACCESSORIES

ANTI SKID TILES
TILE DADO TILL FALSE CEILING
OIL BOUND DISTEMPER ON CEILING /
MOISTURE RESISTANT GYP-BOARD
IMPORTED MARBLE / ENGINEERED STONE
BRANDED CP FITTINGS
MIRROR, VANITY CABINET
TOILET PAPER HOLDER, TOWEL RING, ROBE HOOK

3. MASTER BEDROOM

- FLOORING & SKIRTING
- WALLS
- CEILING
- BOXING FOR INDOOR A.C INDOOR UNIT
- INDOOR A.C UNIT

LAMINATED WOODEN FLOORING (AC4)
EMULSION PAINT
OIL BOUND DISTEMPER
CALCIUM SILICATE BOARD WITH MS FRAMEWORK
VRV/VRF A.C UNIT

4. MASTER TOILET

- FLOORING & SKIRTING
- WALLS
- CEILING

- COUNTER
- FIXTURES
- CARPENTRY
- ACCESSORIES
- SHOWER GLASS PARTITIONS

ANTI SKID TILES
TILE DADO TILL FALSE CEILING
OIL BOUND DISTEMPER ON CEILING /
MOISTURE RESISTANT GYP-BOARD FALSE CEILING
IMPORTED MARBLE / ENGINEERED STONE
BRANDED CP FITTINGS
MIRROR, VANITY CABINET
TOILET PAPER HOLDER, TOWEL RING, TOWEL RACK, ROBE HOOK
GLASS PARTITION WITHOUT DOOR

5. OTHER BEDROOM

- FLOORING & SKIRTING
- WALLS
- CEILING
- BOXING
- INDOOR A.C UNIT

LAMINATED WOODEN FLOORING (AC4)
EMULSION PAINT
OIL BOUND DISTEMPER
CALCIUM SILICATE BOARD WITH MS FRAMEWORK
VRV/VRF A.C UNIT

6. OTHER TOILETS

- FLOORING & SKIRTING
- WALLS
- CEILING

- COUNTER
- FIXTURES
- CARPENTRY
- ACCESSORIES

- SHOWER GLASS PARTITIONS

ANTI SKID TILES
TILE DADO TILL FALSE CEILING
OIL BOUND DISTEMPER ON CEILING /
MOISTURE RESISTANT GYP-BOARD FALSE CEILING
IMPORTED MARBLE / ENGINEERED STONE
BRANDED CP FITTINGS
MIRROR, VANITY CABINET
TOILET PAPER HOLDER, TOWEL RING,
TOWEL ROD, ROBE HOOK
GLASS PARTITION WITHOUT DOOR

7. KITCHEN

- FLOORING & SKIRTING
- WALLS
- COUNTER
- CEILING
- FITTING & ACCESSORIES

IMPORTED MARBLE / ANTI SKID TILES
TILE DADO TILL 2.1M / EMULSION PAINT
GRANITE COUNTER / FULL BODY VITRIFIED SLAB
OIL BOUND DISTEMPER
MODULAR KITCHEN WITH HOB, CHIMNEY
& DOUBLE BOWL SINK

8. TYPICAL FLOOR LIFT & STAIRCASE LOBBY

- FLOORING & SKIRTING
- WALLS
- CEILING

ANTI - SKID VITRIFIED TILES
ENAMEL + SEMI- ACRYLIC PAINT
FALSE CEILING / ACRYLIC EMULSION PAINT

S.NO. LOCATION

MATERIALS SPECIFICATION

9. UTILITY ROOM

- FLOORING & SKIRTING
- WALLS
- CEILING

ANTI SKID TILES
OIL BOUND DISTEMPER
OIL BOUND DISTEMPER

10. UTILITY TOILET

- FLOORING & SKIRTING
- WALLS
- CEILING
- FITTING & FIXTURE

ANTI SKID TILES
TILE DADO TILL 1.2M & OIL BOUND DISTEMPER
OIL BOUND DISTEMPER
WASH BASIN & FAUCET

11. BALCONIES

- FLOORING
- WALLS
- CEILING
- RAILING - LIVING/DINING & BEDROOMS
- RAILING - UTILITY

MATTE TILES
EXTERIOR GRADE ACRYLIC EMULSION PAINT

SS +GLASS
BLOCKWORK / MS RAILING

12. EXTERNAL DOOR WINDOW

DGU- ENERGY EFFICIENT GLASS/TINTED /REFLECTIVE/
CLEAR GLASS WITH ALUMINIUM FRAMES

13. APARTMENT DOORS

MAIN DOOR :
8 FEET HIGH VENEER / LAMINATED FLUSH DOOR SHUTTER
WITH ARCHITRAVE & FRAME IN PU PAINT FINISH.

OTHER DOORS :
8 FEET HIGH LAMINATED FLUSH DOOR SHUTTER
WITH ARCHITRAVE & FRAME IN PU PAINT FINISH.

14. ELECRICAL SWITCHES

- APARTMENT SWITCHES
- UTILITY ROOM & TOILET

MODULAR SWITCHES
MODULAR SWITCHES

15. AIR-CONDITIONING

VRV / VRF

16. LIFT

PASSENGER LIFT
SERVICE LIFT

17. SECURITY

MAIN DOOR LOCK WITH MECHANICAL
& ACCESS KEY

18. AUTOMATION

PROVISION FOR LIGHTING, AIR CONDITIONING
VDP THROUGH CUSTOMIZED APP.

Note : Flooring in mix design of marble, granite and tile. Accordingly, variations in shade and/ or size and/or colour and/or design of the tiles, motifs, mica etc. may occur.

