



Live Beyond



You need a single moment to make it memory of a lifetime.
We have a hundred reasons for you to cherish this moment.

Beyond these walls lies your world of difference.
Experience it here.

Beyond the necessities and the utilities, beyond the basics and the standards, lies a world that is made of desires, dreams and development. That's the world that we have envisioned to create here. It's an ode to the ones who dare to dream, who want to go to the next level, who want to step up, those... who want to live beyond.

At Sigma Centuria, "Live Beyond" is more than just a term. It's a way of life. It is meant to bring a positive change in the lives of people concerned. Be it by providing them a better standard of living, or by offering them a lifestyle that they aspire to own. Come, have a look. You won't disagree.



SIGMA
CENTURIA
1&2 BHK PROGRESSIVE HOMES



Sigma Centuria in all its glory



Nestled in Hadapsar comes this 11 storey structure that will make you fall in love with it, the moment you'll step your foot in it - Sigma Centuria. With a total number of one hundred and three homes being neatly dispersed in beautiful 1 BHK and 2 BHK apartments; they vary from 550 sq. ft to 730 sq. ft for a 1 BHK and from 1050 sq. ft to 1160 sq. ft for a 2 BHK apartment.



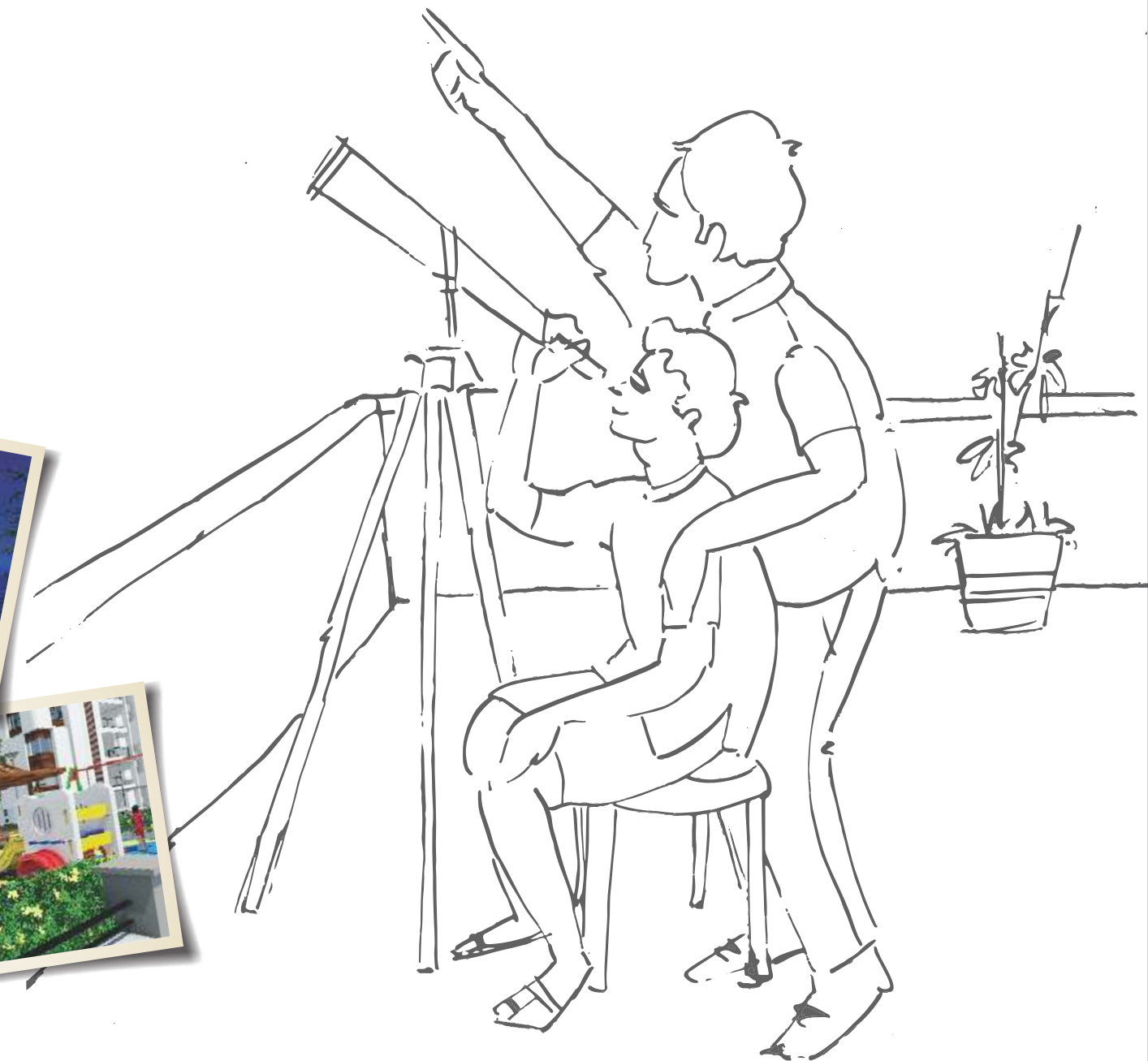
Well equipped clubhouse for community gathering

Live beyond today. Live for tomorrow's generation.

Relationships built today become pillars of strength tomorrow. It's your duty to nurture your present generation to build their foundation for the future. Give them the lifestyle that you always aspired to own. Indulge them, but don't spoil them.

At Sigma Centuria, we have built a plethora of activities just for them to have a good time. We want them to learn, to love and to live a life with no apprehensions of any sort.

- Club house
- Star gazing through telescope
- Children's play area
- Toddlers' swimming pool
- Hobby corner at terrace





Terrace sit-out zone to spend some time with your loved ones

Live beyond yourself. Live amidst your family.

What is life without family? They are what makes us complete. It's the time we spend with them that we relive over and over again. The joy, the merriment, the happiness, without them they are incomplete. There's no better way to lead a life than to sit with them and enjoy the conversations that flow alongside. It's these small, little things that make for a beautiful life. Sigma Centuria is planned in such a way to make you want to spend more time with your friends and family. We have given much thought to familiar bonds and have designed our homes to fill the gap, if there are any.

- Family dining area
- Futura corner
- Terrace garden





Digital theater for your Family

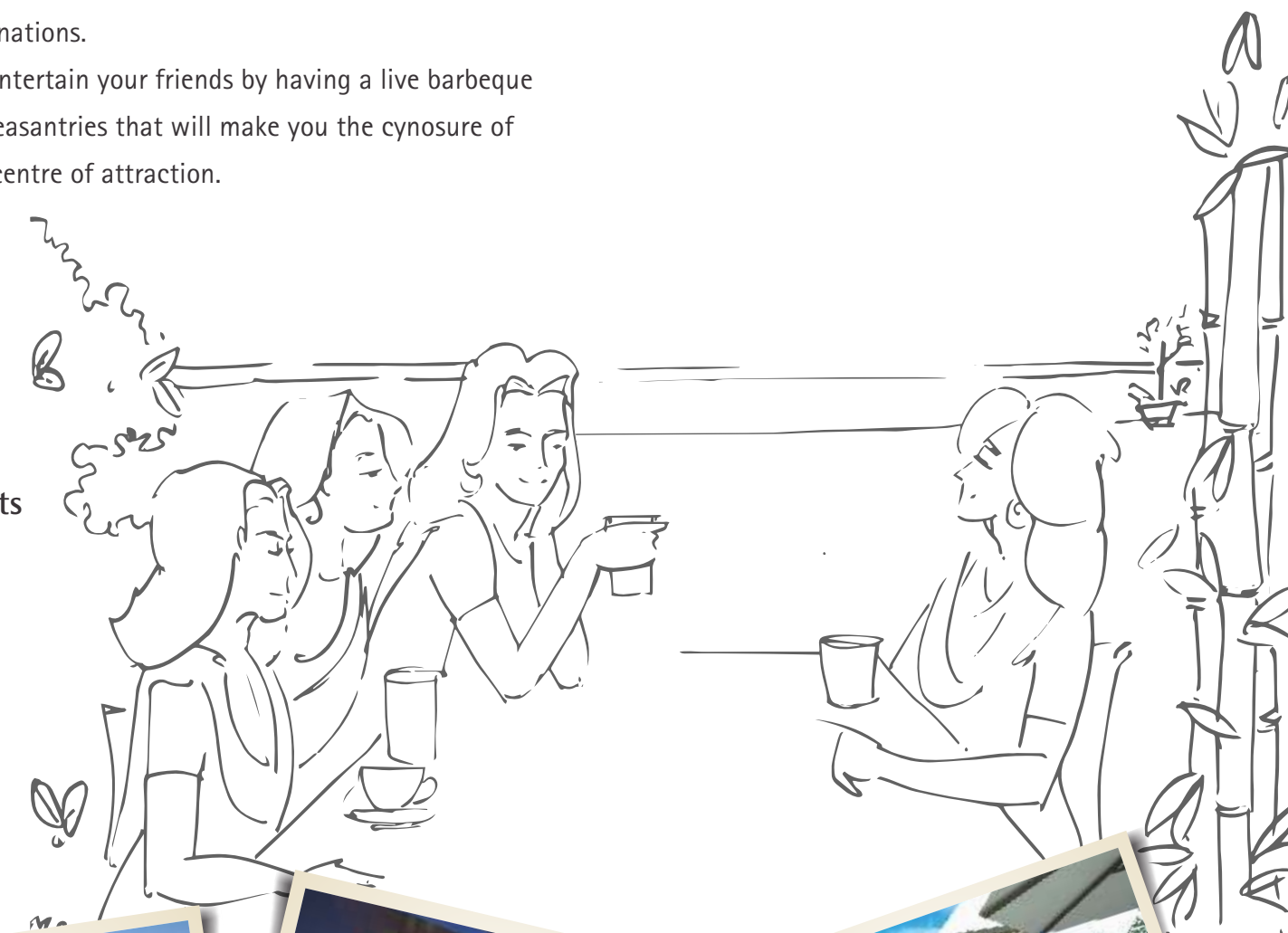
Live beyond your colleagues.

Live in a community of peers and friends.

There is a life after office. Don't you think you should enjoy that socializing with your friends and companion... that too on the roof top of your building? And while you are at it, why should your significant other be left behind? Even she needs to cool her heels off once in a while. Even she needs her space with her lady-friends, a small kitty-party to talk about her favourite shopping destinations.

And all this while, you can entertain your friends by having a live barbeque under the stars. It's these pleasantries that will make you the cynosure of all eyes and your home the centre of attraction.

- Barbeque corner
- Kitty party zone
- Digital theater
- Gup-shup corner
- Party lawn
- Senior citizen sit-outs





Sigma Centuria bird's eye view

Live beyond the necessities.

Live a quality-filled life.

Sometimes you need more than just basic necessities to keep your life smooth-sailing. It's the quality of life that makes you who you are. And the quality of life shouldn't just be in terms of standard of living, but in terms of long-lastingness and durability.

Sigma Centuria promises quality-assureds offering that will stand the test of time as well as be a nice value proposition in the future.

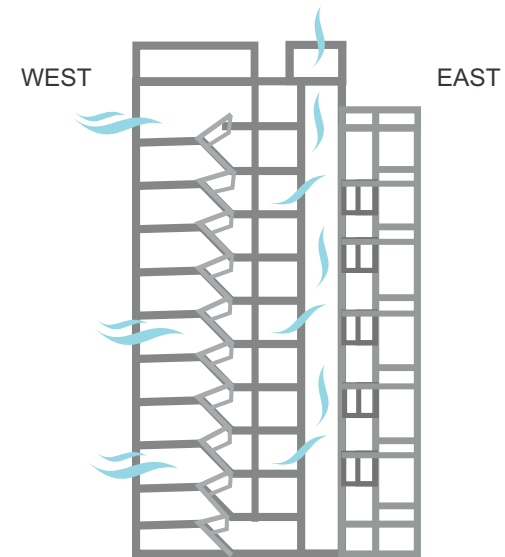
- Excellent construction quality
- Top class, state-of-the-art specification
- Immaculate planning



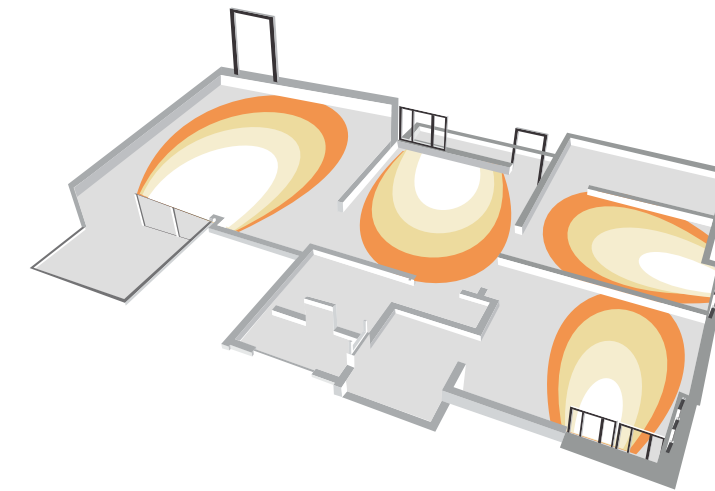
For the women of the house, we are giving the provision to keep the height of the kitchen platform as per their needs and requirements.



At Sigma Centuria, the planning is done in such a way that the terraces of all the homes receive ample sunlight throughout the day.



Even the floor passages that connect the upper and lower staircases have been designed in such a way that the moment you step out of the lift, you get proper ventilation and not feel claustrophobic throughout the day.



To give unobstructed view and ample sunlight in your home, we have provided windows with greater height than normal.

To keep the water level intact, we have provided low-flow water fittings so that optimum amount of water is dispersed and consumed while avoiding unnecessary wastage.

OTHER PROJECTS REGULAR FITTING	AT CENTURIA OPTI-FLOW FITTING
<p>21 ltr/min</p>	<p>11 ltr/min</p>
<p>12-15 ltr/min</p>	<p>4 ltr/min</p>

LIFESTYLE AMENITIES

TERRACE

- Special kitty party zone
- Barbeque zone
- Family dining area
- Gazebo at terrace
- Tarangan- Telescope arrangement for kids
- Digital open theater
- Terrace garden
- Futura corner
- Hobby corner
- Gup-shup court

GROUND

- Grand entrance door
- Club house
- Indoor games
- Party lawn
- State of the art gym
- Ambient lit garden
- Open Vegetable and fruit market
- Secured school bus pick-up point
- Children waiting cabin
- Children play park
- Senior citizen sit-outs
- Swimming pool
- Jogging track
- Temple
- Ample car parking
- Rain water harvesting
- Anti-termite treatment for foundation
- Attractive entrance
- Canopy in waiting area of parking
- Designer lobby
- Generator back-up for 2 lifts and common areas
- Dry balcony with arrangements
- Sewage treatment system
- Well & bore well water softener system
- Adequate water supply arrangement

FIRE FIGHTING

- Fire fighting system
- Refuge area

SECURITY

- Intercom facility
- 3 tier security system
- First secure verification at entrance (CCTV & Guard-Part of 3-tier security system)
- Second secure verification at lift lobby (Part of 3-tier security system)
- Third secure in-person verification by flat owner through specially deigned MS door (Part of 3-tier security system)

SPECIAL FACILITIES

- Garbage chute with separate dry & wet section
- Limited solar water supply
- In-built 4 pair shoe rack
- Electricity back-up for 1 light & 1 fan in living room
- Motion sensor light in living room
- Foot lamp in each bedroom
- On call grocery & medical facility
- Designer name plates
- Designer terrace
- Designer floor lobby
- Sigma Pariwar card
- Extra tiles set - In case of future damage
- Electrical & Plumbing plan as part of maintenance guide
- Customized kitchen platform height
- Selection of designer tiles in WC (2 options to choose from)
- Vinyl flooring shades of your choice (2 options to choose from)
- Extra size main height door
- Low flow water taps
- Airy floor passages
- Maximum sunlight throughout day
- Loft in bedroom with extra storage space

SPECIFICATIONS

R.C.C

- Earthquake resistance structure

KITCHEN

- L-shaped black granite kitchen platform
- Stainless steel sink of Tata or equivalent
- Designer Dado tiles up to lintel level from kitchen platform
- Provision for kitchen exhaust fan
- Provision for water purifier

BATHROOMS

- Designer standard luxury C.P fittings
- Designer standard luxury sanitary ware
- Provision for exhaust fan in all toilets
- Designer Dado tiles up to 8 ft. level in all toilets
- Granite counter wash basin in master bedroom
- Hot & cold mixing unit for shower areas

FLOOR AND WALL FINISH

- 2" x 2" designer standard luxury vitrified elegant flooring in living, dining & kitchen
- Wooden finish vinyl flooring in bedroom
- 6" thick external wall & 4" thick internal wall
- External wall with sand face plaster
- Internal wall with gypsum smooth finish

DOORS

- Wooden door frames in all rooms
- Stone door frames for the bathrooms
- Laminated flush doors for all rooms
- Stainless steel fittings for the main door
- Stainless steel cylindrical lock for all internal doors
- Designer skin panel for the entrance door

WINDOWS

- Windows for better ventilation and view
- 3 track powder coated aluminium sliding windows
- Sliding windows with aluminium mosquito mesh
- MS grill windows for safety and security
- Granite window sill

TERRACE

- Terraces with 20' high headway
- Attractive anti skid flooring in attached terraces
- Stainless steel railing at terrace
- Stainless steel railing with glass panels
- Granite platform

TELEPHONE, TV, INTERNET

- Telephone points in living & master bedroom
- TV / cable points in living and master bedroom

ELECTRICAL

- Standard designer ISI mark modular switches
- Concealed fire proof copper wiring with circuit breakers

100 REASONS
TO BETTER LIVING



Typical 1BHK Cut section



Typical 2BHK Cut section



Fully secured society with designer entrance gate

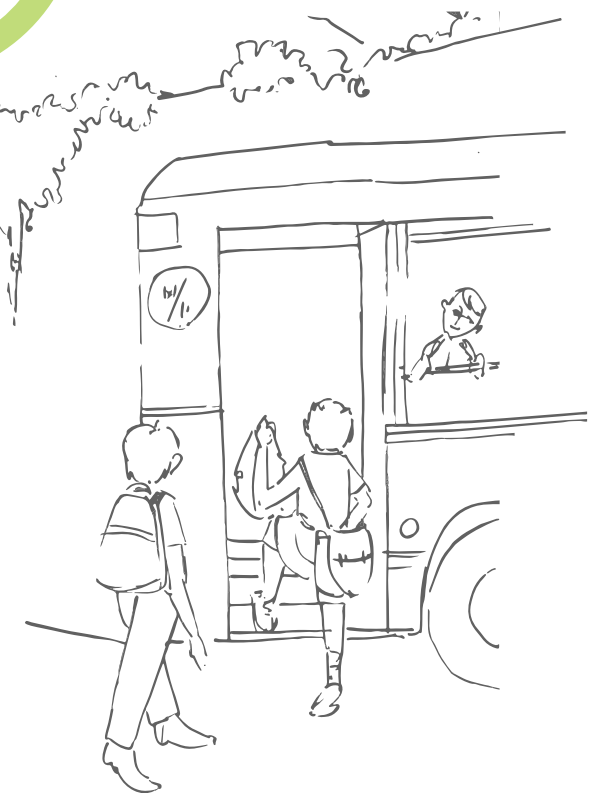
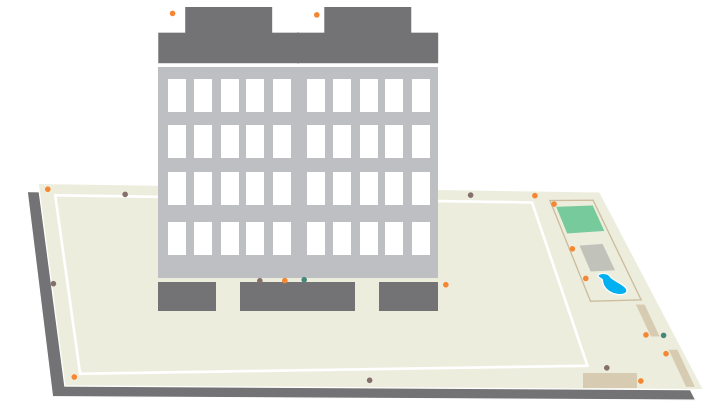
Live beyond fear. Live in a secured world.

Security is one aspect that should be the primary concern for one and all. Obviously, while you are not around, your family spends the entire day all by themselves. Don't you want a place that guarantees them security from all the unnecessary intruders?

At Sigma Centuria, we have given utmost importance to the safety and security of the residents. It's an area that we cater to not just as a source of our duty but as a source of our responsibility. The security system starts from the moment one enters the premises with security guards deployed at the entrance gate. From their on, below the building itself, another set of guards are present to check the authenticity of the person entering the building.

The third and the most important security aspect is catered to with specially designed metal gate along with your regular entrance gate of the apartment. Obviously, the security of you and your loved ones are as important to us as it is to you.

- Entire premises under the surveillance of CCTV cameras
- Intercom facility
- 3-tier security system
- Secured pick-up point for children



Live beyond inconvenience. Live at ease.

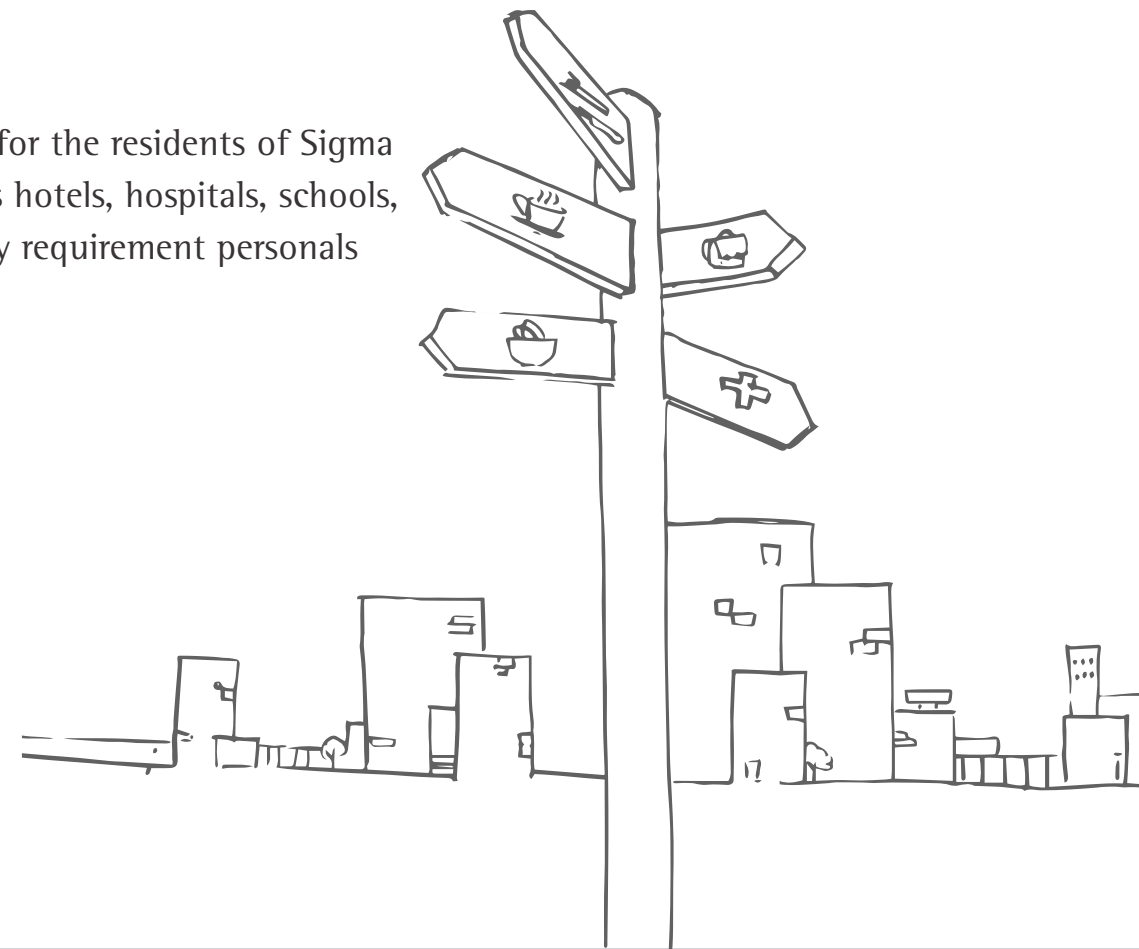
Why do you want to get bothered for anything? When your day-to-day need is taken care of, shouldn't you be giving more time to you family and your friends? It's this life of basic comforts that comes at Sigma Centuria. The ease of movement while all your basic needs are being taken care of within the premises is what guarantees a wholesome experience. Nowhere else but at Sigma Centuria.

- Vegetable market within the premises

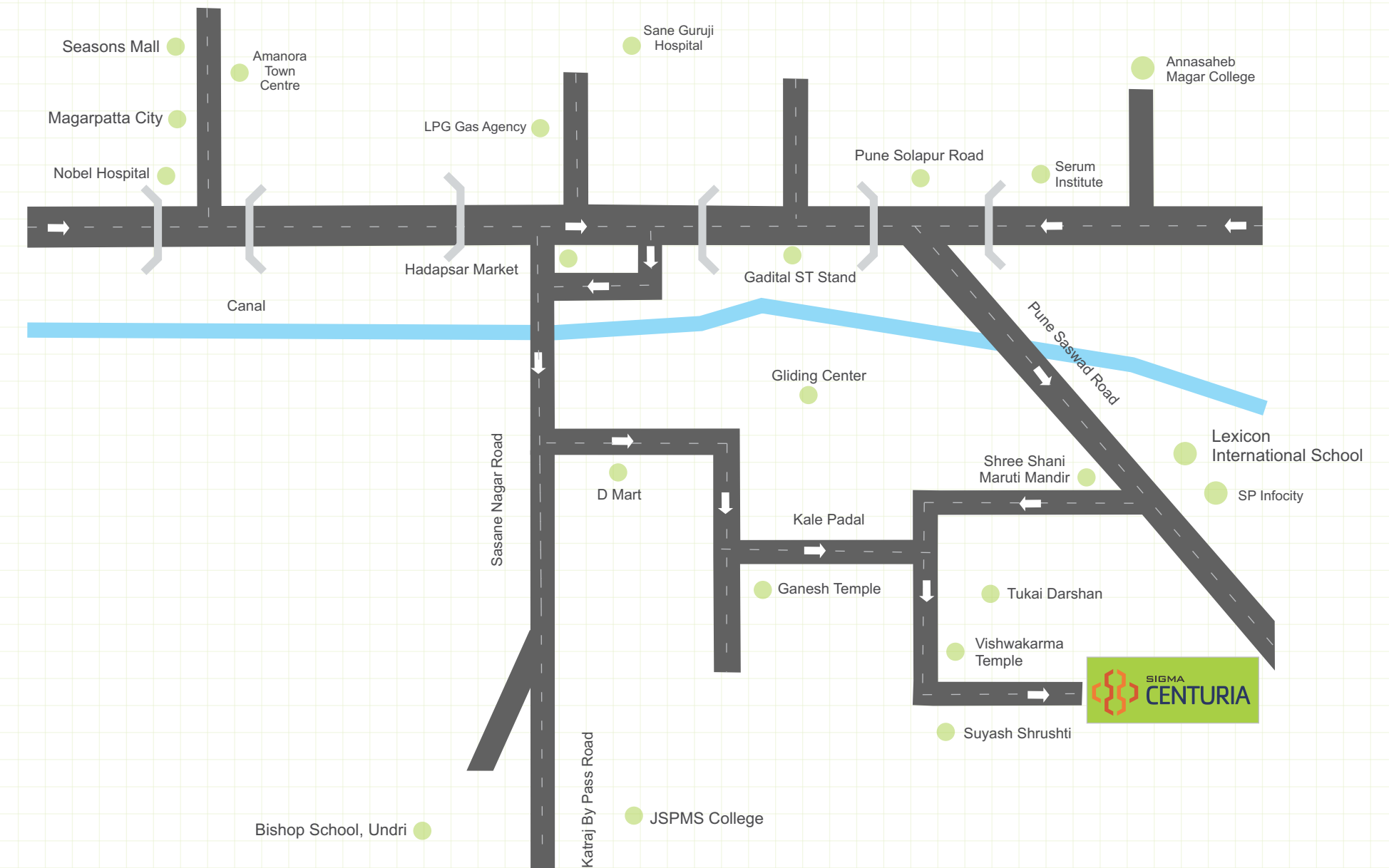


Introducing “Sigma Parivar Privilege Card”

We have initiated “Sigma Parivar - Privilege Card” for the residents of Sigma Centuria under which we have tied up with various hotels, hospitals, schools, grocery shops, travel and tourism offices, your daily requirement personals like plumbers, electricians etc.



Sigma Centuria Location Map



Key Distances

• D Mart-	2 Km	• Gliding centre-	0.5 Km	• Bishop School (Undri)-	7 Km
• SP Infocity-	1 Km	• Hadapsar vegetable market-	3.2 Km	• JSPMS College (Handewadi)-	3.4 Km
• Serum Institute-	3.5 Km	• Lexicon International School-	1 Km	• Nobel Hospital-	4.2 Km
• Magarpatta IT centre-	6 Km	• Anna Saheb Magar College -	4 Km		
• Seasons Et Amanora mall-	6 Km	• Sane Guruji Hospital -	3.4 Km		
• Gadital ST Stand -	3.3 Km	• LPG Gas centre -	3.4 Km		

Live beyond the name.

Live amidst trust and transparency.

We, at Sigma Housing, are an emerging and visionary real estate company with a strong belief to change the landscape of Pune by delivering landmark projects. Our core team comprises of highly efficient technocrats, those who have diverse experience in civil, technical and management fields. With a strong foothold of our being, we aim high but keep our feet grounded to surpass expectations that we have set for ourselves.

We plan to bring aspiring lifestyle at affordable prices that will garner great appreciation in the future. With over 5 lakhs square feet of developmental plans in progress and more 5 lakhs square feet of land to be developed in future; we, at **SIGMA Housing**, are quite confident and assert to be seen as the 'Growth engine' for our beneficiaries.



Floor Plan

2ND, 4TH, 6TH & 8TH FLOOR PLAN



FLAT NO	TYPE	CARPET AREA	TERRACE-1	TERRACE-2	SALE AREA
201/401/601/801	2BHK	740.00 Sq.Ft.	77.00 Sq.Ft.	74.00 Sq.Ft.	1159.00 Sq.Ft.
202/402/602/802	1BHK	431.00 Sq.Ft.	37.00 Sq.Ft.	-----	609.00 Sq.Ft.
203/403/603/803	1BHK	434.00 Sq.Ft.	37.00 Sq.Ft.	69.00 Sq.Ft.	702.00 Sq.Ft.
204/404/604/804	2BHK	750.00 Sq.Ft.	77.00 Sq.Ft.	-----	1075.00 Sq.Ft.
205/405/605/805	1BHK	428.00 Sq.Ft.	35.00 Sq.Ft.	-----	602.00 Sq.Ft.

FLAT NO	TYPE	CARPET AREA	TERRACE-1	TERRACE-2	SALE AREA
206/406/606/806	2BHK	740.00 Sq.Ft.	77.00 Sq.Ft.	74.00 Sq.Ft.	1159.00 Sq.Ft.
207/407/607/807	2BHK	750.00 Sq.Ft.	77.00 Sq.Ft.	-----	1075.00 Sq.Ft.
208/408/608/808	1BHK	431.00 Sq.Ft.	35.00 Sq.Ft.	69.00 Sq.Ft.	696.00 Sq.Ft.
209/409/609	1BHK	369.00 Sq.Ft.	35.00 Sq.Ft.	-----	526.00 Sq.Ft.
210/410/610/810	1BHK	369.00 Sq.Ft.	35.00 Sq.Ft.	-----	526.00 Sq.Ft.



1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN



FLAT NO	TYPE	CARPET AREA	TERRACE	SALE AREA
101/301/501/701/901	2BHK	742.00 Sq.Ft.	77.00 sq.Ft.	1065.00 Sq.Ft.
102/302/502/702/902	1BHK	420.00 Sq.Ft.	124.00 sq.Ft.	708.00 Sq.Ft.
103/303/503/703/903	1BHK	428.00 Sq.Ft.	124.00 Sq.Ft.	718.00 Sq.Ft.
104/304/504/704/904	2BHK	753.00 Sq.Ft.	77.00 Sq.Ft.	1079.00 Sq.Ft.
105/305/505/705/905	1BHK	423.00 Sq.Ft.	124.00Sq.Ft.	712.00 Sq.Ft.

FLAT NO	TYPE	CARPET AREA	TERRACE	SALE AREA
106/306/506/706/906	2BHK	742.00 Sq.Ft.	77.00 Sq.Ft.	1065.00 Sq.Ft.
107/307/507/707/907	2BHK	753.00 Sq.Ft.	77.00 Sq.Ft.	1079.00 Sq.Ft.
108/308/508/708/908	1BHK	431.00 Sq.Ft.	124.00 Sq.Ft.	722.00 Sq.Ft.
109/309/509/709/909	1BHK	368.00 Sq.Ft.	60.00 sq.Ft.	557.00 Sq.Ft.
110/310/510/710/910	1BHK	368.00 Sq.Ft.	60.00 sq.Ft.	557.00 Sq.Ft.



PROJECT TEAM & ASSOCIATES

Architect & Interiors
Designers Namaha Associates

RCC Consultant
Kakade Associates

Project & MEP Consultant
• Gopal Agarwal
• Prasad Badawe

Electrical Consultant
Apex Electricals

Landscape Architect
Combinations

Legal Advisor
• Adv. Satish Darekar & Associates
• Adv. Sushil Kumbhar

Brand Consultancy
CRUX



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