



SINGAPORE CITY

live the international life

A signature project of Singhania Merlin Estate



Leading Architects of Singapore



Kolkata's Leading Real Estate Developer



Raipur's No.1 Real Estate Company

SINGHANIA MERLIN ESTATE

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Experience **Singapore.**
in **Raipur.**





Bringing the international life to Raipur

Raipur is all set to savour a taste of international lifestyle with the proud addition of Singapore City to its skyline. World-class living standards, modern amenities and upper crust clubbing facilities enrich life in this exotic address. It puts Raipur on the map of cities with prestigious landmarks that are destined to redefine the way the privileged choose to live.

The people of Raipur are no different; they too are adapting swiftly to a cosmopolitan lifestyle. They're quite conscious about their own well-being and consider factors such as modern infrastructure, lifestyle amenities and proper education with very high regard.

To sum it all, there is a constant desire to upgrade to a better and more affluent living standard. And that's one primary reason for developing Singapore City in Raipur.

Singapore mirrors the best of real estate development in South East Asia. Functional aspects and aesthetics are key points in the buildings of Singapore. They also use space efficiently and dot their projects with all round greenery, gardens, fountains, residential clubs and with high end security arrangements. These important aspects inspired us. Hence we engaged Surbana the prized architects from Singapore to give birth to Singapore City in Raipur.

The finest lifestyle facilities, acres of open green spaces, the ultimate living comfort...

That's life in Singapore City – a plush residential complex coming up in Raipur.

After what is possibly one of Raipur's finest addresses – Merlin Jayshree Vihar – Singhania Merlin's latest project Singapore City raises the standard quite a few notches higher. To begin with, Singapore City has sprawling open spaces which cover more than 2/3rd of its total area. It is not too far from the chaotic city, yet it prides the calmness of countryside. It is being designed by Singapore's leading architect, Surbana, a company that has developed nearly 80% of Singapore's skyline. Now that's big news.

Phase 1 of Singapore City is a cluster of 7 residential towers with two, three and four bedroom apartments of 1076, 1311, 1422 and 2056 sq.ft. respectively. All apartments will have modern interiors with maximum space utility design structure and air-conditioning (optional) for the highest levels of comfort. The first part of Phase 2 has 2 luxurious towers having apartment size ----sq.ft. SBU to ----sq.ft altogether 96 units.

A 40,000 sq.ft. international standard clubhouse "Club Marina" with a world class Multi-Gym, Steam Bath, Roof Top Swimming Pool, Outdoor Games including Cricket Pitch a commercial complex, Children's Play Ground, vast landscaped gardens and lots more. In sum, Singapore City will bring the true taste of international living to Raipur.

Come, live the international life!



Road map showing how to reach Singapore City



Easy does it!

- Located behind Hotel Piccadilly.
- A stone's throw away from SUYASH & AIIMS Hospital.
- 5 minutes away from University, NIT, Raj Kumar College and Kanger Valley Academy.
- Lifestyle R.K.Mall, other shopping areas nearby and the vegetable market is at walking distance.
- Excellent connectivity with Durg Bhilai and Bilaspur.
- Only 2 minutes away from Saraswati Nagar Railway Station.
- Only 10 minutes away from Raipur railway station.
- Only 30 minutes' drive from the airport.
- 10 minutes from Jaistambh Chowk.
- 20 minutes away from Mall 36, Magneto Mall and City Centre.
- 15 minutes from new Pandri bus stand.
- City bus depot right next to the project.

SINGAPORE CITY
live the international life



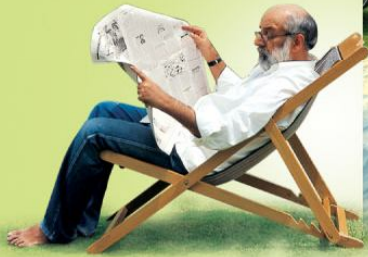
Introducing
SINGAPORE CITY
live the international life

The first-of-its-kind in Raipur



This is an artistic impression

What to enjoy at Singapore City



Eco-friendly development

- Recharging groundwater pits throughout the complex to replenish the groundwater table.
- Water treatment plant with rain water harvesting.
- Recycling of wasted water for a fresher environment.
- Hygienic and smooth solid waste management.
- Basement car parking area to create greenery at the ground floor.
- Experts in both developing and managing modern clubs such as Ibiza and Princeton in Kolkata, developers of Singapore City has provided its very own clubhouse – Club Marina. It'll be nearly 40,000 sq.ft in size, and also with a number of Outdoor Games and Amusement facilities which makes it the largest and best in central India.



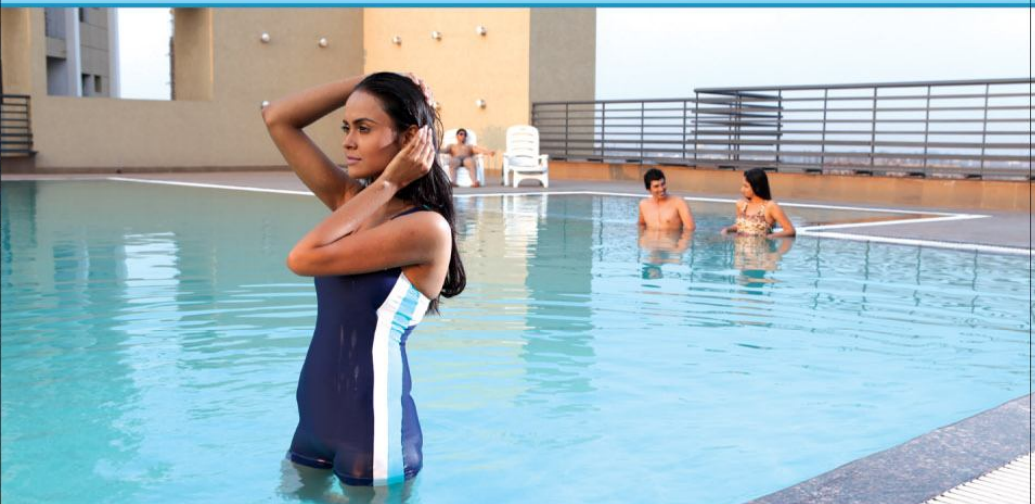
- More than 2/3rd open space.
- Surrounded by landscaped gardens and water features.
- Pollution-free environment.
- Children's playground.
- Gated community with 24-hour security and modern fire fighting equipment.
- Stylishly-designed spacious lobbies.
- Power back-up with generator.
- 40,000 sq.ft clubhouse with Steam Bath, Swimming Pool Community Hall and other facilities*.
- American Basketball court.
- Cricket Pitch, Snag Golf and Roller skating area.
- International standard drainage and sewerage disposal system.
- Temple.
- Commercial complex with office space.
- Upgraded air-conditioned apartments (at extra cost).
- Club/Car parking facility*.

* Conditions apply & Extra Cost



THE ULTIMATE INDULGENCE

Experts in both developing and managing modern clubs such as Ibiza and Princeton in Kolkata, Singhania Merlin Estate gives Singapore City its very own clubhouse – Club Marina, a 40,000 sq.ft area, which makes it the largest and best in Central India.



40,000 sq.ft Club Marina

After a long day's work, you can simply chill out and enjoy all its facilities in a truly fine ambience. Play games, watch movies on weekends, work-out, enjoy a drink or two, pamper yourself with a steam bath or just go for a swim. A spacious lobby, guest rooms and other premium facilities make Club Marina a truly international club.

Club Facilities

- Decorative spacious Lobby with Banquet Hall and Restaurants.
- Roof-Top Swimming Pool and Children's Puddle with separate changing rooms, Table Tennis, Billiard, Board Games.
- Gymnasium with world-class equipment and trainers.
- Steam Bath and other facilities.
- Outdoor Games like Cricket Pitch, Snag Golf, American Basketball, Roller Skating & Open Sit-out areas.
- Fast Food and Dessert Counters.
- Exciting indoor games such as Squash, Darts, Pool and Chess, Card/T.V lounge and Snooker Room.
- Projection screen for live games and film shows.
- Spacious comfortable and luxurious Guest Rooms.
- Exclusive children's play area.
- Creche for Kids.



Commercial Complex

As one walks in through the gate, on the left of it, one will find a proposed commercial complex* named Raffle Centre. The complex will be the first to be ready and will be all set to house Multiple Stores, Retail Showrooms, Fast Food Counters, Restaurants and other outlets catering to daily and fancy impulse-driven needs. This will provide a world of convenience to the people staying at Singapore City.

To make things more convenient, the upper tiers of this complex will house office spaces. This will help ace businessmen to run their businesses within a very small but well-defined and secure network, staying close to their near and dear ones.

* Under Planning

Elevation

Skilled and quality craftsmanship at Singapore City helps maintain the tradition of making its complexes a symbol of class. The award-winning elevation designs were done by the principal project architects, Surbana of Singapore, ably supported by resident architect Sandeep Neena & Associates.

Foundation

Earthquake resistant RCC foundation as per Geo-Technical Engineers' recommendation.

Treatment

Anti-termites treatment as per requirement during various stages of construction.

Windows

Aluminum window frames with glass panels and provision for insect nets.



Technical Specifications

Doors

- Entrance doors – teak-finished and flushed Internal doors – flushed.

Floors

- Entrance lobby – Designer tiled/finished.
- Floor lobby – Designer tiled/finished.
- Flat interiors – vitrified tiles.

Walls

- External – 10" & internal 5"/3" brick wall.
- All internal walls will be putty-finished.

Kitchens

- Counter – granite top with stainless steel sink.
- Ceramic tiles skirting up to 2.5" above the kitchen counter and in the washing area.
- Floor – anti-skid ceramic tiles.
- Provisions for exhaust fan.

Electricals

- Concealed copper wiring with switches from a reputed brand.
- Plug points in all switchboards.
- 2 light points, 1 fan point and 1 air-conditioning point in all bedrooms.
- 3 light and 2 fan points in living and dining area.
- Television and telephone point in hall and 1 bedroom.
- Intercom connection in the hall.
- 15 AMP power point, 2 light, water purifier, refrigerator and exhaust fan points in kitchen.
- 2 light, geyser and exhaust fan points in toilet.
- E.L.C. circuit breakers.

Elevators

- 2 elevators of reputed make for each block.

At Extra Cost

- Car and 2 wheeler parking in basement.
- Generator service.
- Legal documentation, registration of owners' association and other services.



Toilets

- Running hot and cold water in the shower and Basin.
- White sanitary ware of reputed brand, ISO certified.
- Chrome-plated fittings of reputed brands.
- Bathrooms – anti-skid ceramic floor tiles.
- Bathroom walls – tiles up to door height.
- Loft to be provided in one toilet.

*All Photographs used in this page are real photographs of "Singapore City" sample apartment.





The hands that are building Singapore City

From humble beginnings thirty years ago, Merlin has moved from strength to strength, soaring to newer heights as Eastern India's leading real estate developer.



Cambridge, Kolkata

Merlin Regency, Kolkata



Acropolis, Kolkata



Merlin Riverview Kolkata

Merlin has also built residential complexes in various parts of India. These projects include Merlin Jayshree Vihar and Merlin Chambers in Raipur, Merlin Hill view in Silliguri, and Merlin Coral Ambience in Jaipur. Presently we have two upcoming residential projects in Ahmedabad and Surat.

Keeping in mind the essential needs, importance of location, connectivity, convenience and reasonable budgets of our consumers, we at Merlin, continue to create spaces for life. And our strengths lie in the quality of material, superior workmanship, timely delivery, excellent after-sales service and above all, complete transparency.

Merlin's projects in Kolkata include over 40 residential and commercial complexes, 200 independent bungalows and country homes at Merlin Greens, Club Ibiza (a well known country club) and Princeton Club (a popular city club). Merlin has also been a part of key infrastructure development such as tree-lined avenues, drainage systems, electricity and water supply distribution in Kolkata. Merlin – quality homes for quality people, always.

Reflection, Chennai





Surbana

Over the past four decades, Surbana has been the driving force behind Singapore's characteristic skyline, providing quality homes for people across Singapore.



Driven by a dynamic creative team, dedicated to creating complete living environment, Surbana has provided its visionary expertise to the Middle-East, Vietnam, China and India. It's a name that's associated with the finest and most exotic designs in the field of construction and architecture. Just two words define their colossal creations. Simply splendid.



The 26 townships that the Surbana Group has designed and developed have provided quality homes and an integrated living environment for more than 85% people of Singapore.

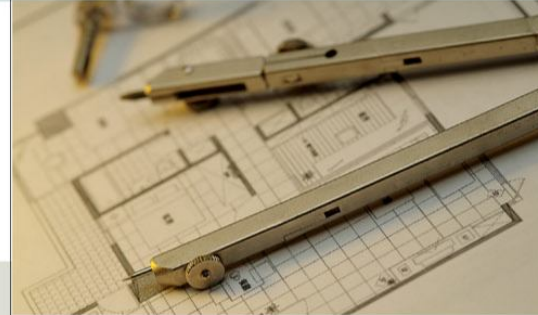
Singhania Merlin Estate's signature project, Singapore City is conceived and sketched by Surbana to the last detail. The world is coming to central India, finally.





Singhania Buildcon Pvt. Ltd. stands on a decade of home building experience in serving people across Raipur with a name that's synonymous with ultra modern living.

Singhania Buildcon Group - A promise well delivered always.



Harshit Ratna row Houses, Raipur

Singhania buildcon has acquired ISO 9001-2000 certification and all projects conform to ISO standards.

The top management plays a very important role in every project the company undertakes. And along with highly skilled and technically sound professional staff they enhance the performance and quality of all projects.

Committed to Build a Better World



At Singhania Buildcon, the purpose is to plan and construct large scale, state-of-the-art housing complexes and undertake real estate development that transforms into the finest comfort zones with durability, aesthetics, security, luxury and style. It's all about upgrading lifestyles, and in turn, elevating the lives of people.

Harshit Jewels Residence, Raipur



Harshit Corporate, Raipur

Harshit Mall, Raipur



Harshit Nagar, Raipur



Meet the key people behind Singapore City

The 26 townships we have designed and developed, have provided more than 85% of the people of Singapore with quality homes in an integrated living environment. Today, Surbana remains an active player on the local front. Surbana is driven by a creative team of dynamic individuals dedicated to creating total living environments. Governed by a common value system which is insightful, intuitive, collaborative and integral, we will persist in the pursuit of our vision – to shape the townships and cities of tomorrow.

Christopher John Sugg
Deputy Regional Director - Surbana



This is the first time I'm working with a South East Asian giant like Surbana. I was very impressed to see their work in Singapore. Singapore City will create new architectural benchmarks in India. We have planned a few firsts for this project, with undivided attention to detail. The look and feel of the project has gone through several enhancements. The magnificent gateway, the towering elevation, the dotted greenery and the meticulously-crafted master ground plan will make the project a cynosure of aspirations. As a resident architect, I strongly recommend this project. It's truly amazing. Be there!

Sandeep Srivastava
Resident Architect - Sandeep Neena Associates, Raipur

As a builder, I have always nurtured big dreams and have patiently waited for the right opportunity to turn them into reality. A project like Singapore City has for long been an overture in my mind. I have developed vast tracts of land and have a fair share in the infrastructure development work done in Raipur. But my mind always pined for bigger projects. During my last trip to Singapore, the city fascinated me. I came home with fond memories and a determination that one day, I will deliver the essence of Singapore by way of their living standards to the people of Raipur.

Subodh Singhania
Managing Partner - Singhania Merlin Estate



A world-class infrastructure development has been long overdue in Raipur. Chhattisgarh has now become a new destination for business houses. Raipur has a vibrant fashion culture and modern housing complexes along with next-generation malls. Mall 36 and Lal Ganga are changing the lifestyles of people of Naya Raipur. All we needed was a revolution that radically changes the way Raipur is perceived. Singapore City is a one-of-its-kind project and I am proud to have designed its economics. I wish my fellow associates success and good luck. Together we are about to change the face of infrastructure in Raipur, forever.

Subodh Somani
Vice President - Raipur Division MPL

Merlin Group has been in the real estate business for over 30 years. The experience of interacting with numerous professionals through our projects has given us tremendous expertise. Particularly knowledge of planning, construction and managing real estate projects across India. We are now extending this expertise to other parts of India as well and we are pleased to partner Singhania Buildcon – one of the foremost real estate developers in Raipur, in carrying forward our vision. Singapore City will be a landmark in the history of real estate in Raipur and will set the benchmark for future projects.

Sushil Mohta
Managing Partner - Singhania Merlin Estate



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PROJECT MASTER PLAN



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A bird's eye view - PHASE I