SIGNATURE GLOBAL®

REALTY. RELIABILITY. RESPONSIBILITY.

AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022; 31000:2018 CERTIFIED

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.

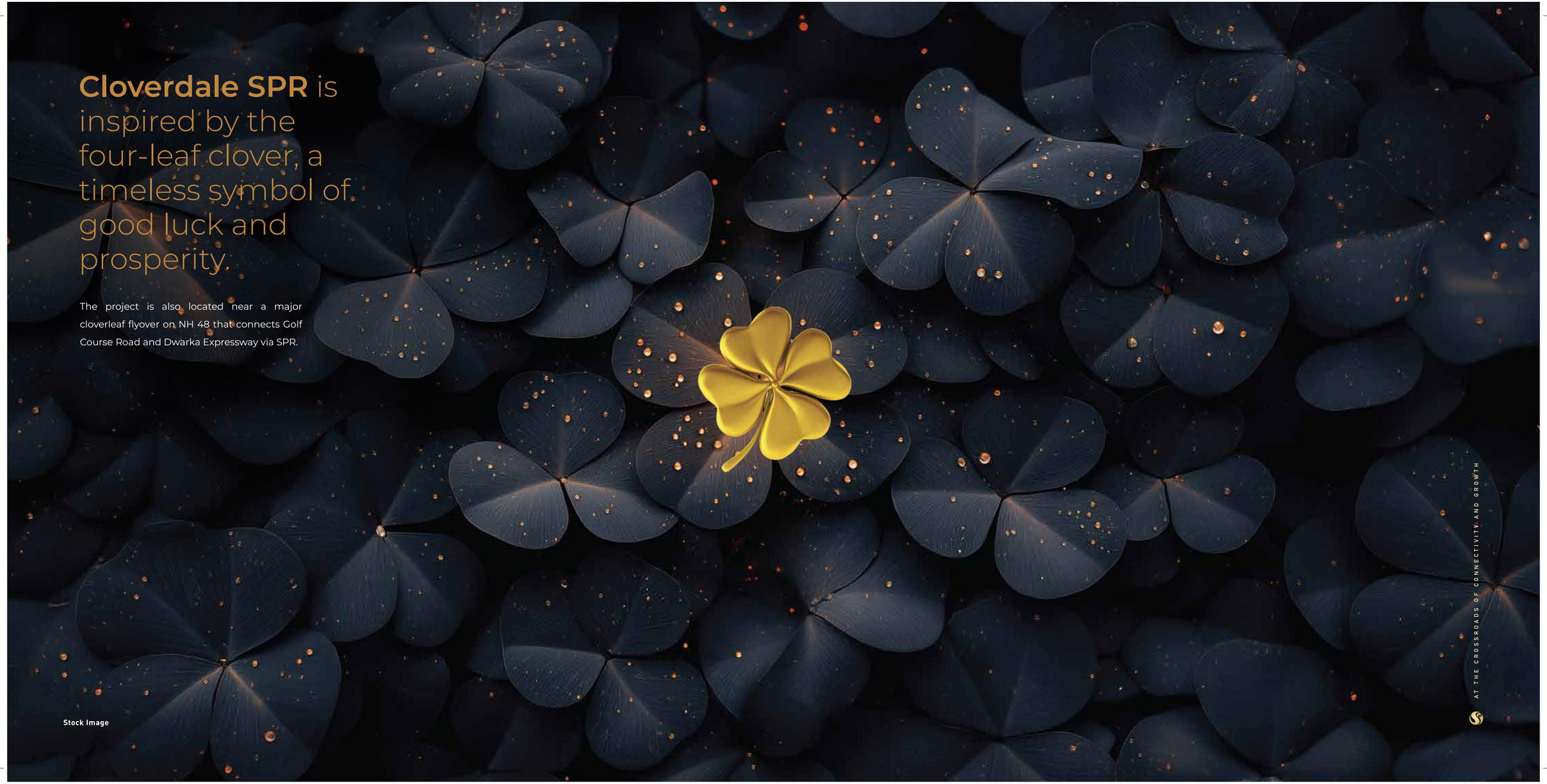
1 sq. mt.=10.7639 sq. ft.

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



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

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

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

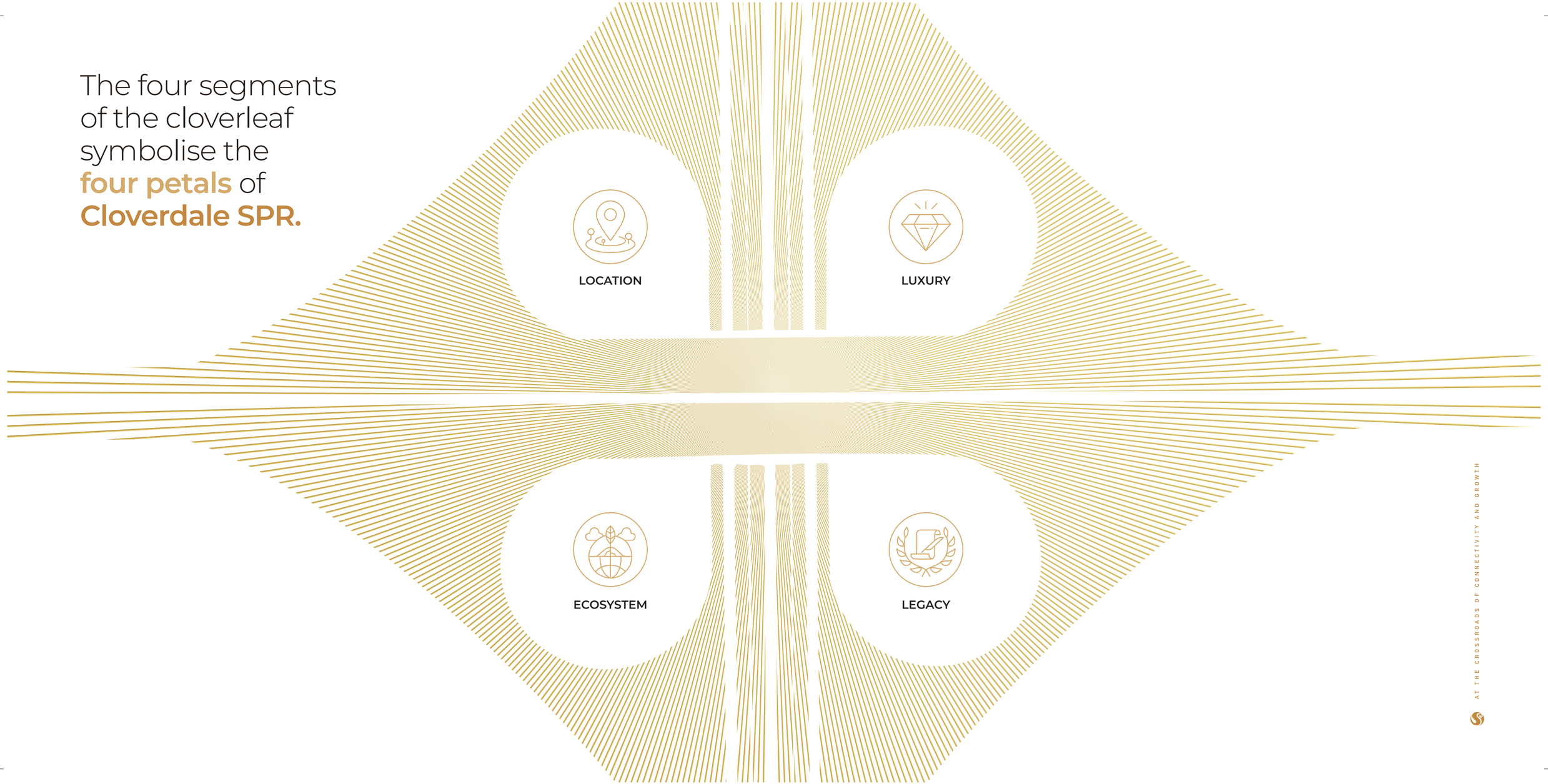
SPR

Stock Image

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

Presenting
CLOVERDALE
SPR
BE AT THE CENTRE OF IT ALL
ULTRA LUXURY RESIDENCIES
Aristic Impression
AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

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



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.

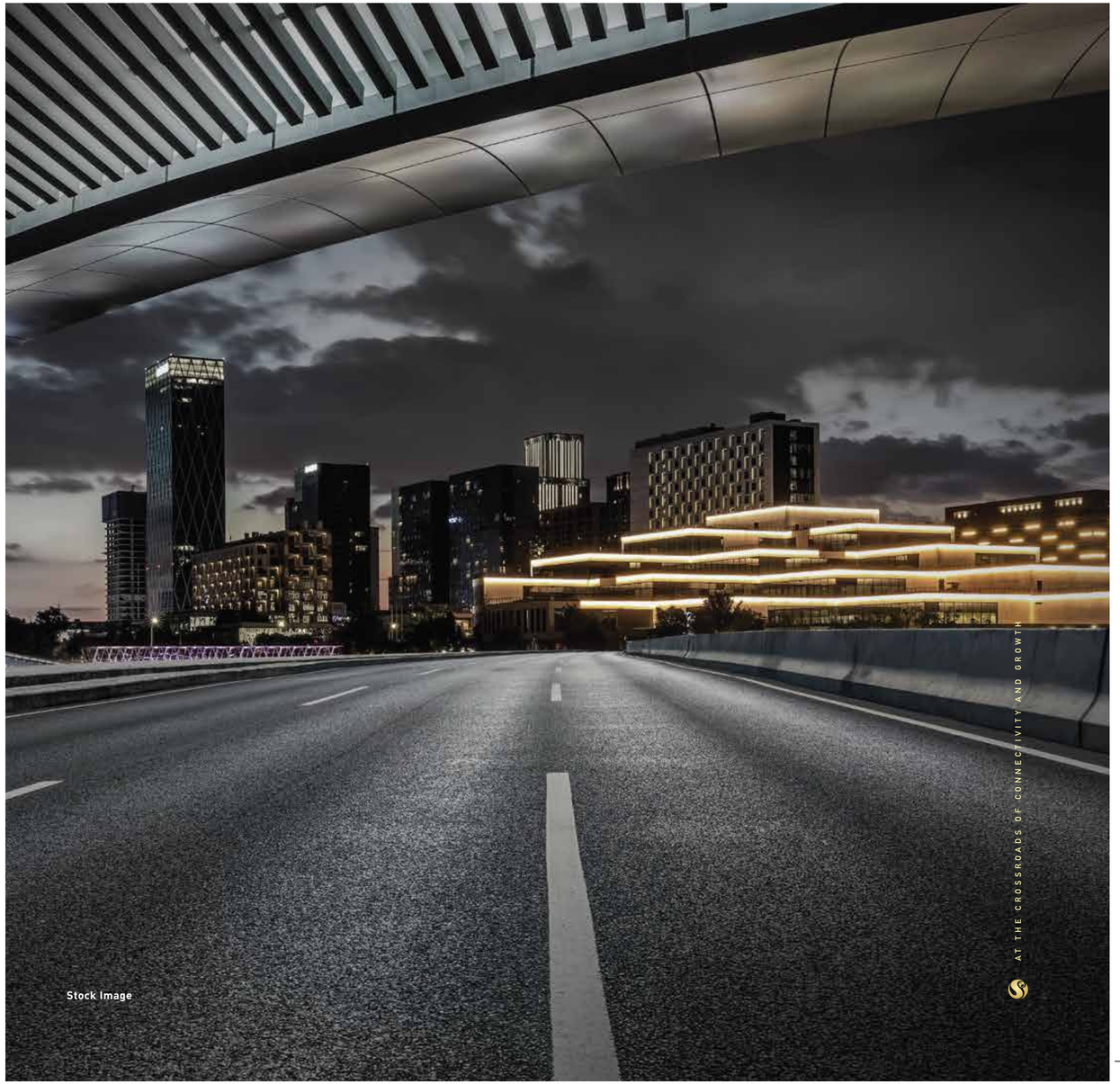
*10 minutes' drive from the Golf Course Road

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.



DWARKA EXPRESSWAY

CLOVERDALE

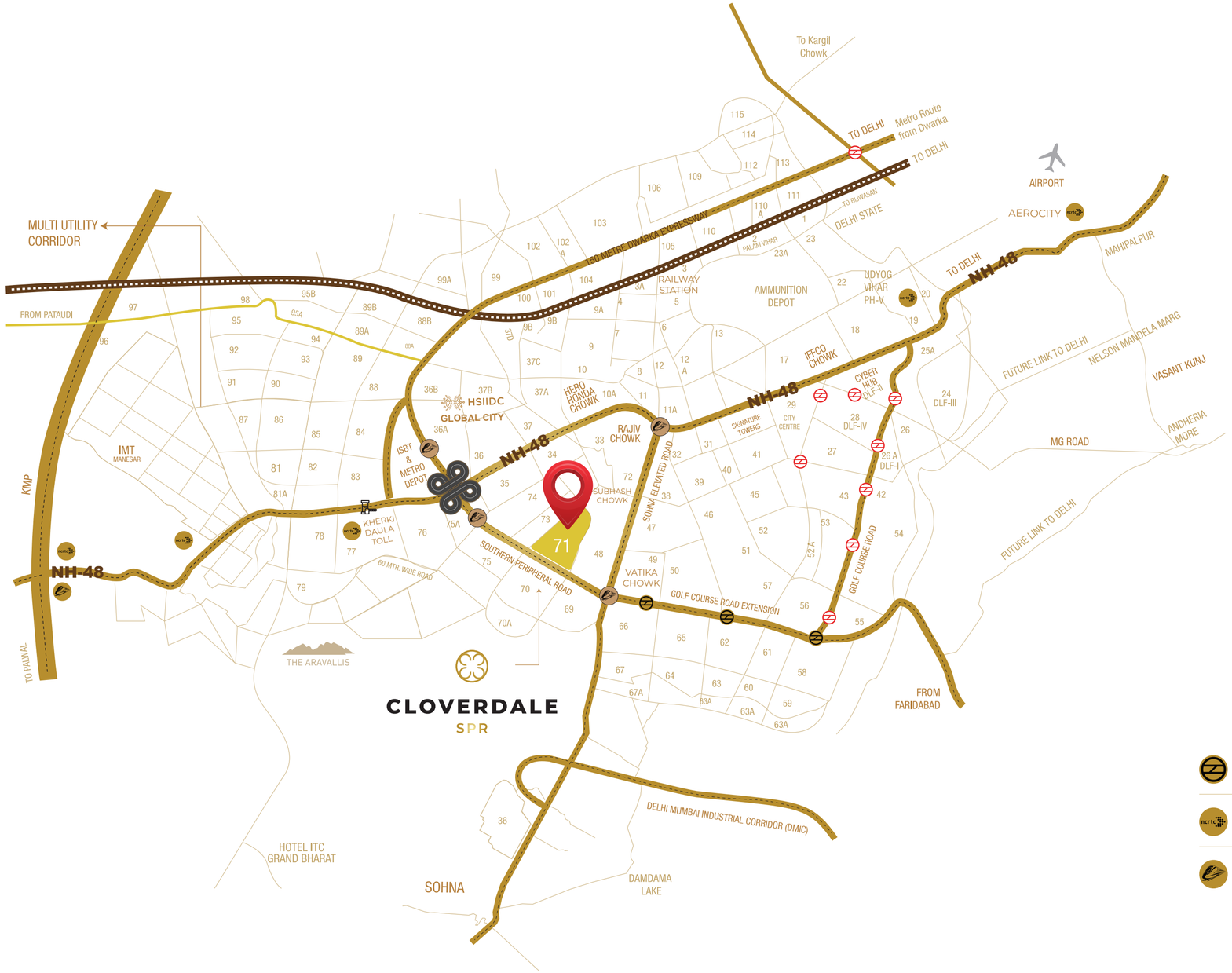
SPR

AT THE CENTRE

GOLF COURSE ROAD

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

PETAL 1:
LOCATION



PROPOSED SPR METRO

PROPOSED DELHI RRTS

PROPOSED MANESAR MRTS

Map shown here is based upon Google maps

Map not to Scale

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

PETAL 1:
LOCATION

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

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*

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*

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*

#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.

Reference Image

Reference Image

Stock Image

Stock Image

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

Step into
elegance,
right from the
entrance.
CLOVERDALE
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.

Grand Entrance

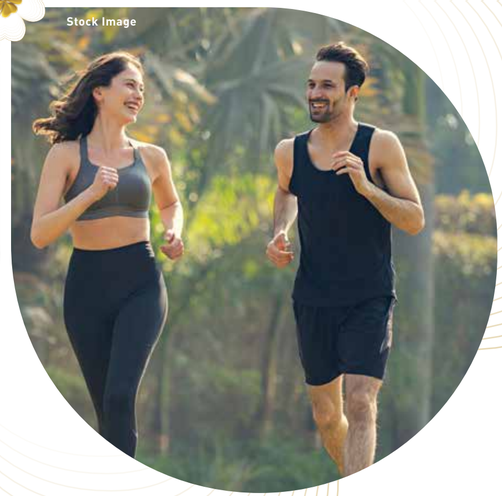
Spaces that turn every gathering into a lasting memory.

- 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



In every **nook**,
in every **corner**,
in every **detail**,
luxury leaves its
Signature.
Aristic Impression
AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

Social & Celebration

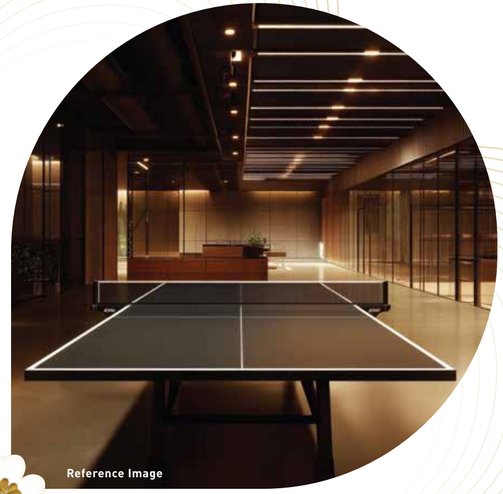
Spaces that turn every gathering into a lasting memory.

- 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



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

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

Aristic Impression

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

PETAL 3:
ECOSYSTEM

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

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

PETAL 4:
LEGACY

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.*

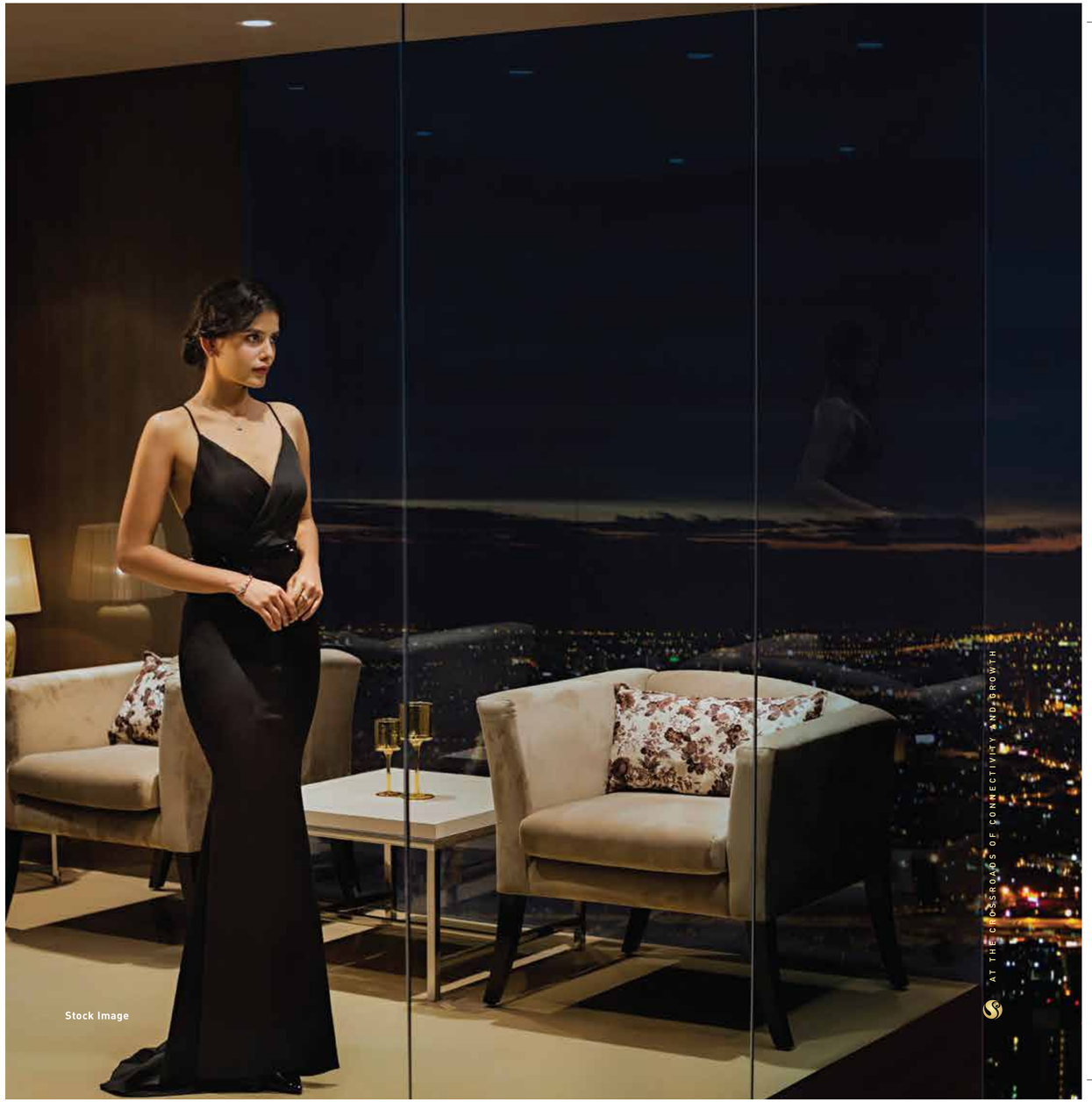
In September 2023, Signature Global successfully completed its IPO with an overwhelming subscription of 12.5x and is listed on the Bombay Stock Exchange and the National Stock Exchange of India.*

'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.

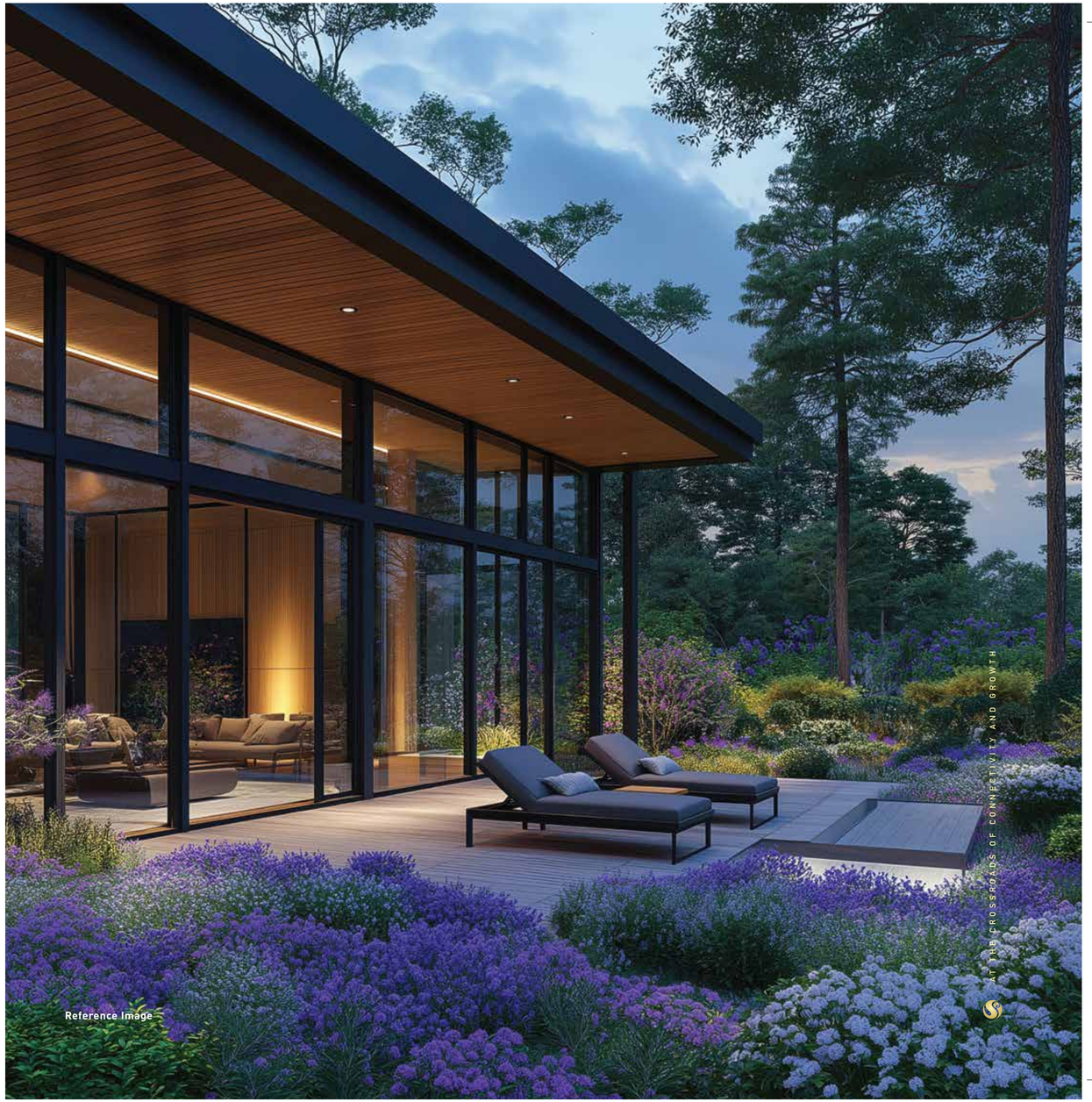
An

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

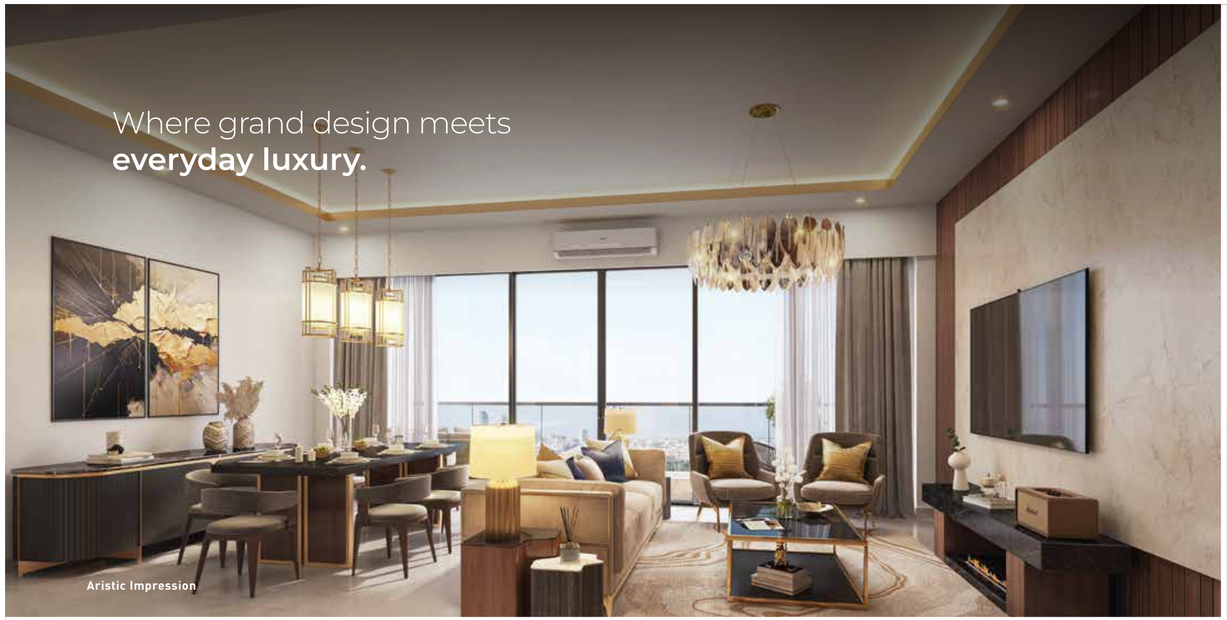


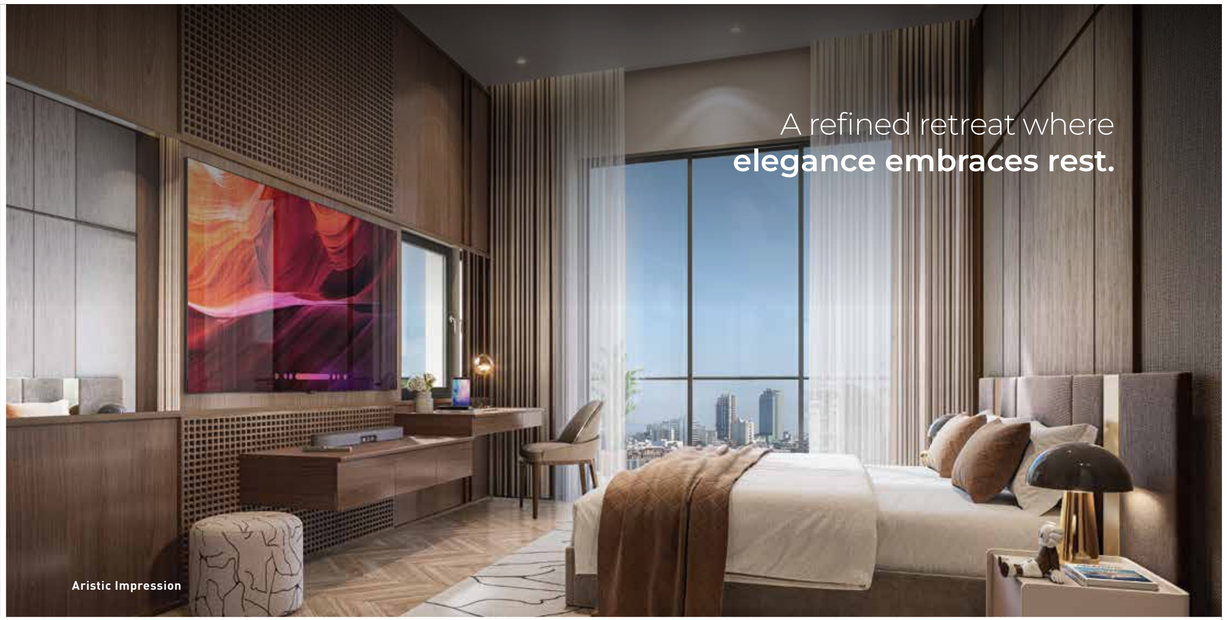
A Different **Entry.** A Different **Experience.**

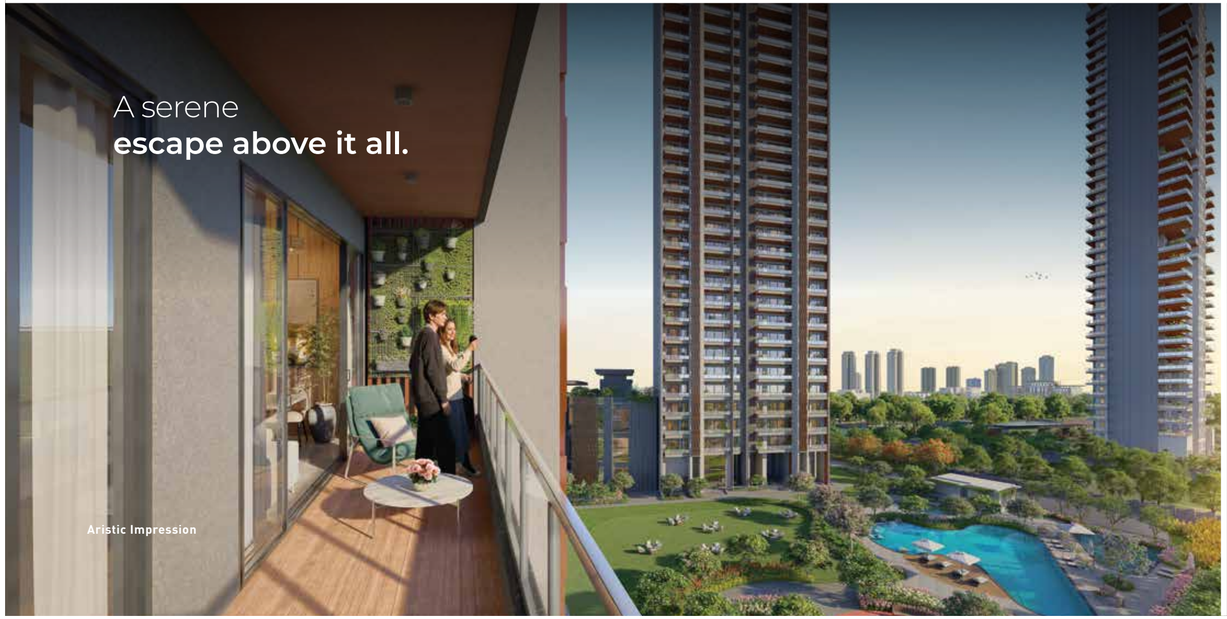
Positioned slightly apart from the rest, the Iconic Tower comes with a dedicated entrance and arrival zone, ensuring privacy, prominence, and a sense of exclusivity from the very first moment.

- Grand Entrance Lobby.
- Exclusive amenities at the stilt level.
- Distinctive Landscape Feature.

Aristic Impression







AT THE CROSSROADS OF CONNECTIVITY AND GROWTH

A **detailed vision** of your **future home.**

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

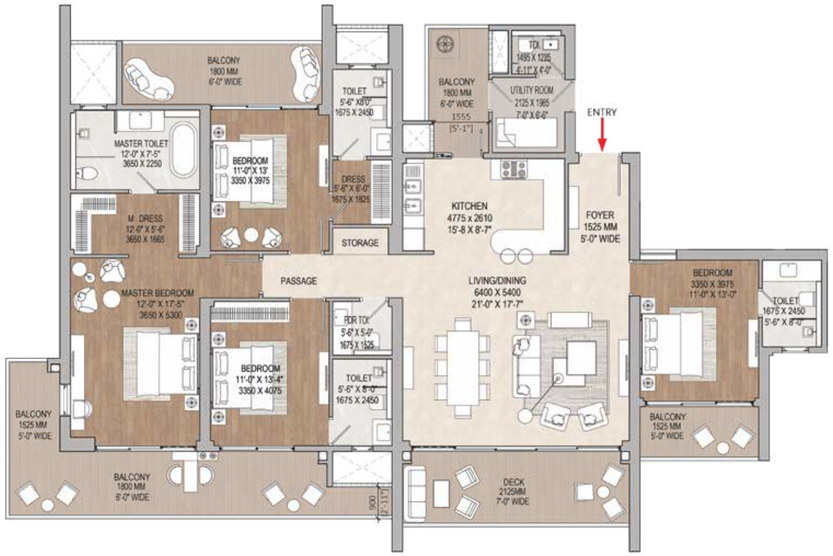
OUTDOOR LIBRARY

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.



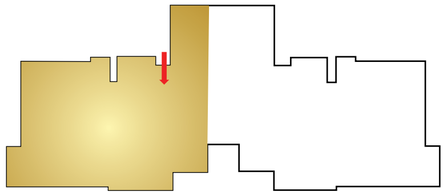
4 BHK + UTILITY | T1 - ICONIC

4 BEDROOMS + 4 TOILETS

LIVING + DINING + KITCHEN

POWDER ROOM + MASTER DRESS ROOM

ENTRANCE FOYER



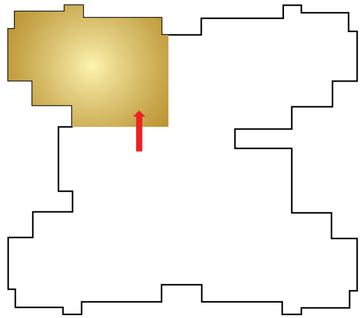
3 BHK + UTILITY | T9 & T10

3 BEDROOMS + 3 TOILETS

LIVING + DINING + KITCHEN

UTILITY ROOM + DRESS ROOM

ENTRANCE FOYER



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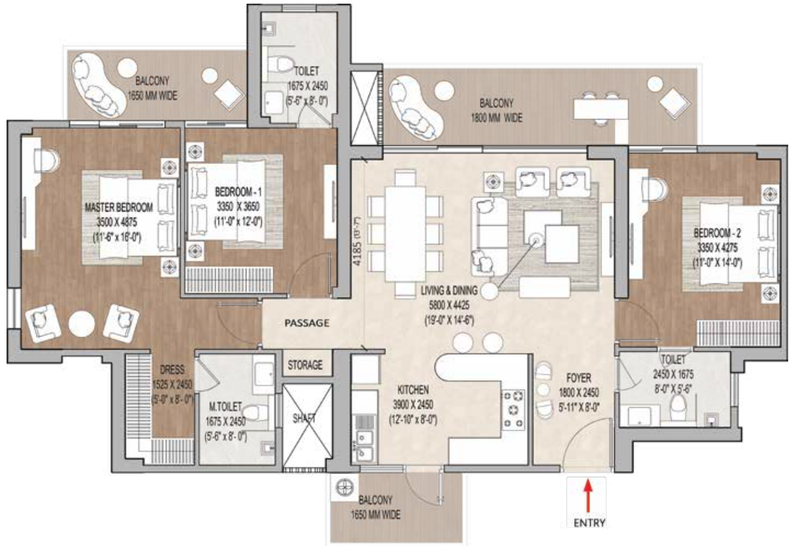


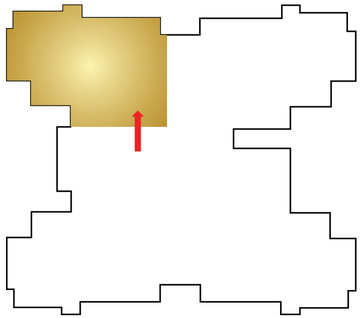
3 BHK | T11, T12 & T14

3 BEDROOMS + 3 TOILETS

LIVING + DINING + KITCHEN

DRESS ROOM

ENTRANCE FOYER



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Artistic Impression

DPC
DP CONSULTANTS

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

Confluence

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

NMP DESIGN PRIVATE LIMITED
Landscape Architecture & Master Planning
Nandita Parikh

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.

OPTIMUM DESIGN

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

SANELAC

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

VINTECH CONSULTANTS
CONSULTING ENGINEERS & PROJECT MANAGERS
ISO 9001:2015

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

aeon

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	IMPORTED MARBLE
	· WALLS	EMULSION PAINT
	· CEILING	OIL BOUND DISTEMPER / ACRYLIC EMULSION PAINT
	· BOXING FOR INDOOR A.C UNIT	CALCIUM SILICATE BOARD WITH MS FRAMEWORK
2.	**POWDER ROOM**	
	· FLOORING & SKIRTING	ANTI SKID TILES
	· WALLS	TILE DADO TILL FALSE CEILING
	· CEILING	OIL BOUND DISTEMPER ON CEILING / MOISTURE RESISTANT GYP-BOARD
	· COUNTER	IMPORTED MARBLE / ENGINEERED STONE
	· FIXTURES	BRANDED CP FITTINGS
	· CARPENTRY	MIRROR, VANITY CABINET
	· ACCESSORIES	TOILET PAPER HOLDER, TOWEL RING, ROBE HOOK
3.	**MASTER BEDROOM**	
	· FLOORING & SKIRTING	LAMINATED WOODEN FLOORING (AC4)
	· WALLS	EMULSION PAINT
	· CEILING	OIL BOUND DISTEMPER
	· BOXING FOR INDOOR A.C INDOOR UNIT	CALCIUM SILICATE BOARD WITH MS FRAMEWORK
	· INDOOR A.C UNIT	VRV/VRF A.C UNIT
4.	**MASTER TOILET**	
	· FLOORING & SKIRTING	ANTI SKID TILES
	· WALLS	TILE DADO TILL FALSE CEILING
	· CEILING	OIL BOUND DISTEMPER ON CEILING / MOISTURE RESISTANT GYP-BOARD FALSE CEILING
	· COUNTER	IMPORTED MARBLE / ENGINEERED STONE
	· FIXTURES	BRANDED CP FITTINGS
	· CARPENTRY	MIRROR, VANITY CABINET
	· ACCESSORIES	TOILET PAPER HOLDER, TOWEL RING, TOWEL RACK, ROBE HOOK
	· SHOWER GLASS PARTITIONS	GLASS PARTITION WITHOUT DOOR
5.	**OTHER BEDROOM**	
	· FLOORING & SKIRTING	LAMINATED WOODEN FLOORING (AC4)
	· WALLS	EMULSION PAINT
	· CEILING	OIL BOUND DISTEMPER
	· BOXING	CALCIUM SILICATE BOARD WITH MS FRAMEWORK
	· INDOOR A.C UNIT	VRV/VRF A.C UNIT
6.	**OTHER TOILETS**	
	· FLOORING & SKIRTING	ANTI SKID TILES
	· WALLS	TILE DADO TILL FALSE CEILING
	· CEILING	OIL BOUND DISTEMPER ON CEILING / MOISTURE RESISTANT GYP-BOARD FALSE CEILING
	· COUNTER	IMPORTED MARBLE / ENGINEERED STONE
	· FIXTURES	BRANDED CP FITTINGS
	· CARPENTRY	MIRROR, VANITY CABINET
	· ACCESSORIES	TOILET PAPER HOLDER, TOWEL RING, TOWEL ROD, ROBE HOOK
	· SHOWER GLASS PARTITIONS	GLASS PARTITION WITHOUT DOOR
7.	**KITCHEN**	
	· FLOORING & SKIRTING	IMPORTED MARBLE / ANTI SKID TILES
	· WALLS	TILE DADO TILL 2.1M / EMULSION PAINT
	· COUNTER	GRANITE COUNTER / FULL BODY VITRIFIED SLAB
	· CEILING	OIL BOUND DISTEMPER
	· FITTING & ACCESSORIES	MODULAR KITCHEN WITH HOB, CHIMNEY & DOUBLE BOWL SINK
8.	**TYPICAL FLOOR LIFT & STAIRCASE LOBBY**	
	· FLOORING & SKIRTING	ANTI - SKID VITRIFIED TILES
	· WALLS	ENAMEL + SEMI- ACRYLIC PAINT
	· CEILING	FALSE CEILING / ACRYLIC EMULSION PAINT

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.

S.NO.	LOCATION	MATERIALS SPECIFICATION
9.	**UTILITY ROOM**	
	· FLOORING & SKIRTING	ANTI SKID TILES
	· WALLS	OIL BOUND DISTEMPER
	· CEILING	OIL BOUND DISTEMPER
10.	**UTILITY TOILET**	
	· FLOORING & SKIRTING	ANTI SKID TILES
	· WALLS	TILE DADO TILL 1.2M & OIL BOUND DISTEMPER
	· CEILING	OIL BOUND DISTEMPER
	· FITTING & FIXTURE	WASH BASIN & FAUCET
11.	**BALCONIES**	
	· FLOORING	MATTE TILES
	· WALLS	EXTERIOR GRADE ACRYLIC EMULSION PAINT
	· CEILING	
	· RAILING - LIVING/DINING & BEDROOMS	SS +GLASS
	· RAILING - UTILITY	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	MODULAR SWITCHES
	· UTILITY ROOM & TOILET	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.

AT THE CROSSROADS OF CONNECTIVITY AND GROWTH