



PHASE - II
SECTOR - 117, NOIDA



unitech

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Surprisingly Affordable Homes for You



PHASE - II

Being developed by Unitech, Unihomes is a 70 acres project close to the heart of Noida - the address you have always aspired for.

Nestled amongst greens and landscaped parks, Unihomes offers 1, 2 & 3 bedroom apartments that offer the quality living you have always dreamt of. Each apartment has been efficiently designed to maximize space & sunlight while ensuring a superb community living experience.





Uniworld Gardens, Noida

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab and Maharashtra, with an endeavour to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, Retail, IT Parks, SEZs, Hotels, Schools & Amusement Parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2008 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design, and have adopted best practices that exude superior quality of construction in our developments.

At present, Unitech has more than 30 major ongoing residential projects in cities such as Delhi NCR, Mumbai, Kolkata, Chennai, Bangalore, Mohali and Lucknow.

Most of our projects are conceived and designed by international architects such as JTC Intl., HOK and Callison.



Signature Towers, Gurgaon



Air, Kolkata



Vistas, Kolkata



The Great India Place, Noida



A place where life's better shades surround; where the air is **FRESH** with scents of **LUSH GREEN LAWNS**.



OUTDOORS where my little ones have fun in a **SAFE & SECURE ENVIRONMENT**.



A **DESIRABLE** and **CONTEMPORARY** place,
within the reach of my **HARD EARNED MONEY**.



A place that I can call **MY HOME**



Perspective view of Unihomes
This is an artist's rendition and may undergo modifications.

A secure environment for your loved ones

-  Gated community
-  Round the clock security
-  Fire safety provisions



At the heart of it all

-  Schools in Noida with preferred admission
-  Basic medical facility by a leading Hospital
-  Food Bazaar by Big Bazaar
-  ATM within campus, Bank nearby
-  Place of worship / meditation
-  Shuttle bus to public transport hub*



* Continuance of service shall be solely at the discretion of the Company

A home amidst its natural surroundings

-  Landscaped greens
-  Open kid's play areas
-  Club house with games room & Multipurpose hall
-  Gymnasium
-  Swimming pool
-  Covered and open car parking



Value engineering for your home

-  Water treatment plant
-  Sewage treatment plant
-  Power back-up for essential services
-  Efficient spaces with more usable area
-  Rain water harvesting



Location Map

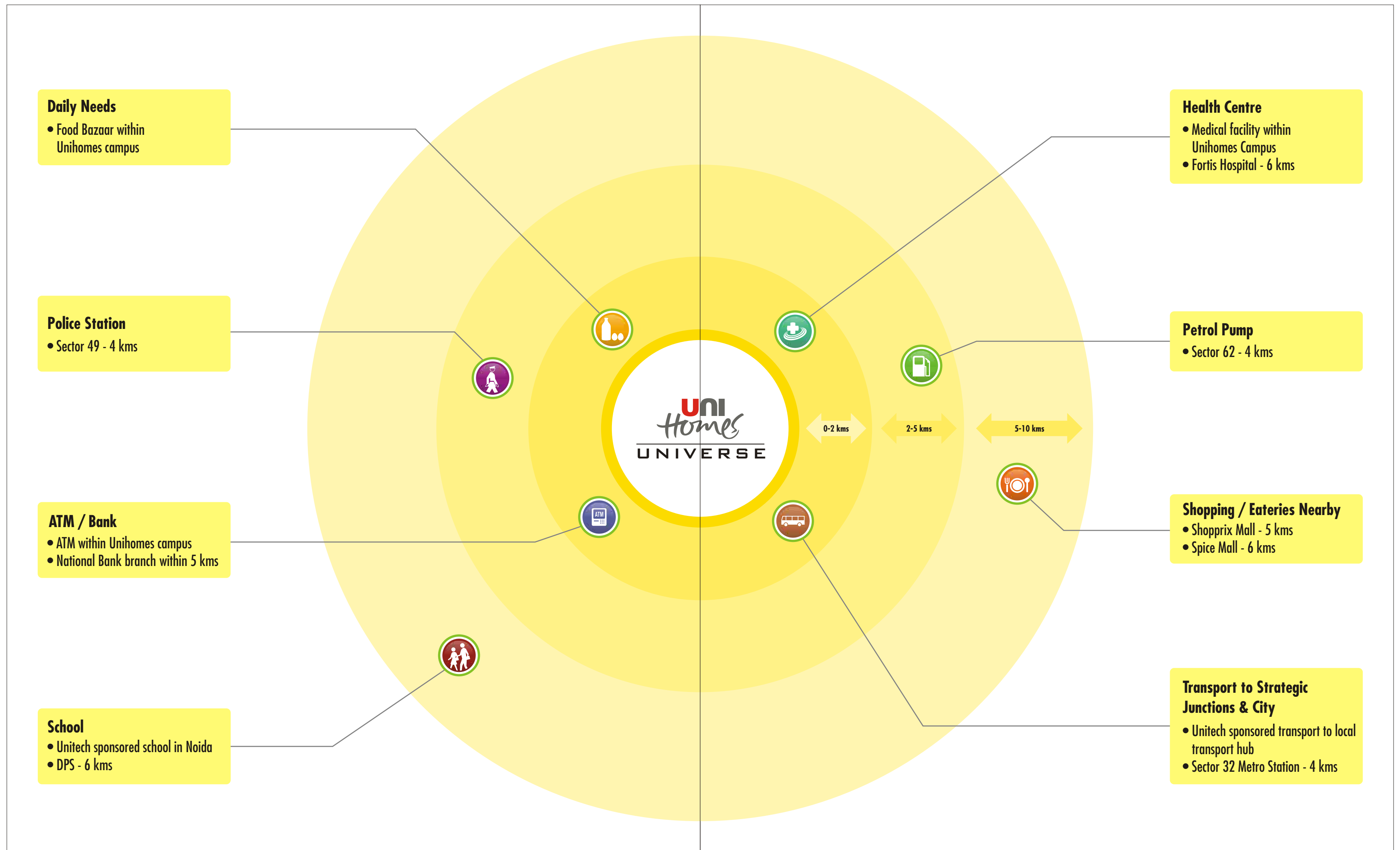


Location Highlights

Located near the FNG (Faridabad - Noida - Ghaziabad) expressway, Unihomes Phase - II enjoys excellent connectivity to Ghaziabad and Delhi through NH - 24. Also, it is just a 15 minutes drive from the commercial and retail developments of Sector - 18 and a 10 minutes drive from the offices of Sector - 62. The nearest metro station in Sector - 32 is only 4 kms away, giving you an easy access to the entire NCR.

Besides this, 'Unihomes' are strategically located with a premium wide independent access road. The area has premium health centres, commercial and shopping complexes, education facilities and much more in the vicinity.

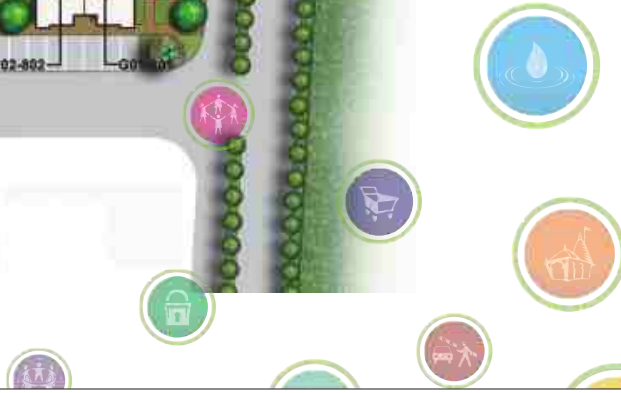




Master Plan



Key Plan



Type - X1

3BR2T - 990 sq. ft.

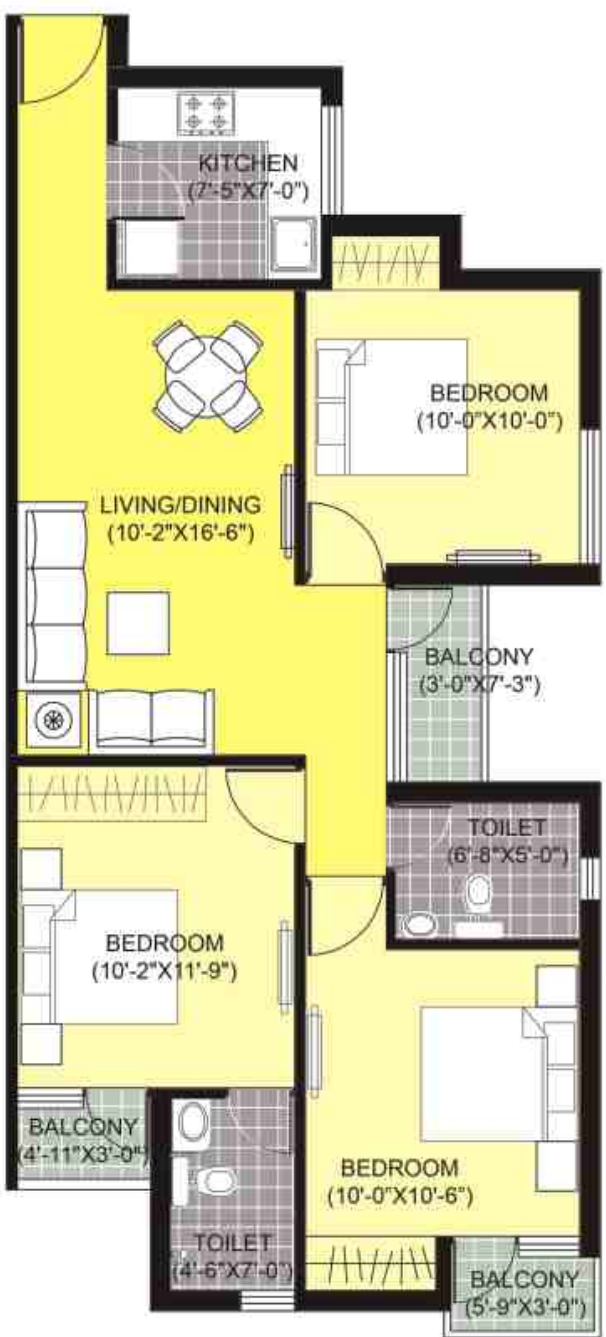


D1 - D5: G05*-1105*, G06-1106
E1 - E3: G05*-805*, G06-806
F1 - F6: G05*-805*, G06-806

Note: * mark indicates mirror unit.

Type X1A

3BR2T - 990 sq. ft.

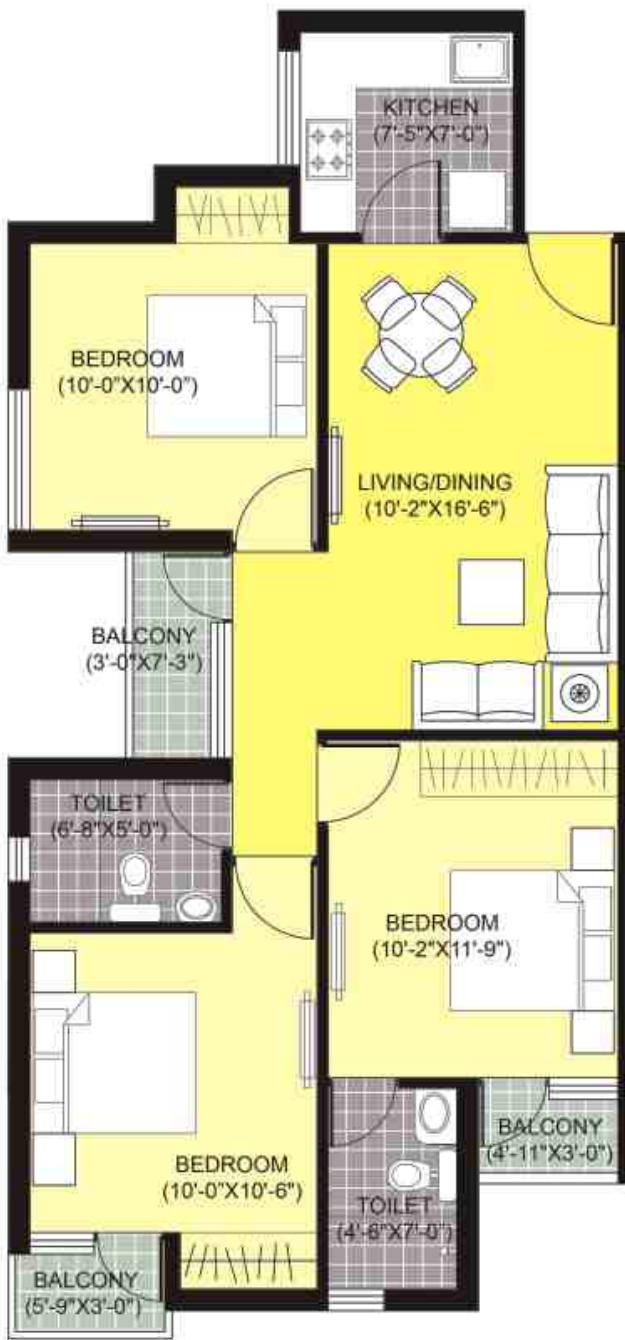


D1 - D5: 101-1101, 102*-1102*
E1 - E3: 101-801, 102*-802*
F1 - F6: 101-801, 102*-802*

Note: * mark indicates mirror unit.

Type - X2

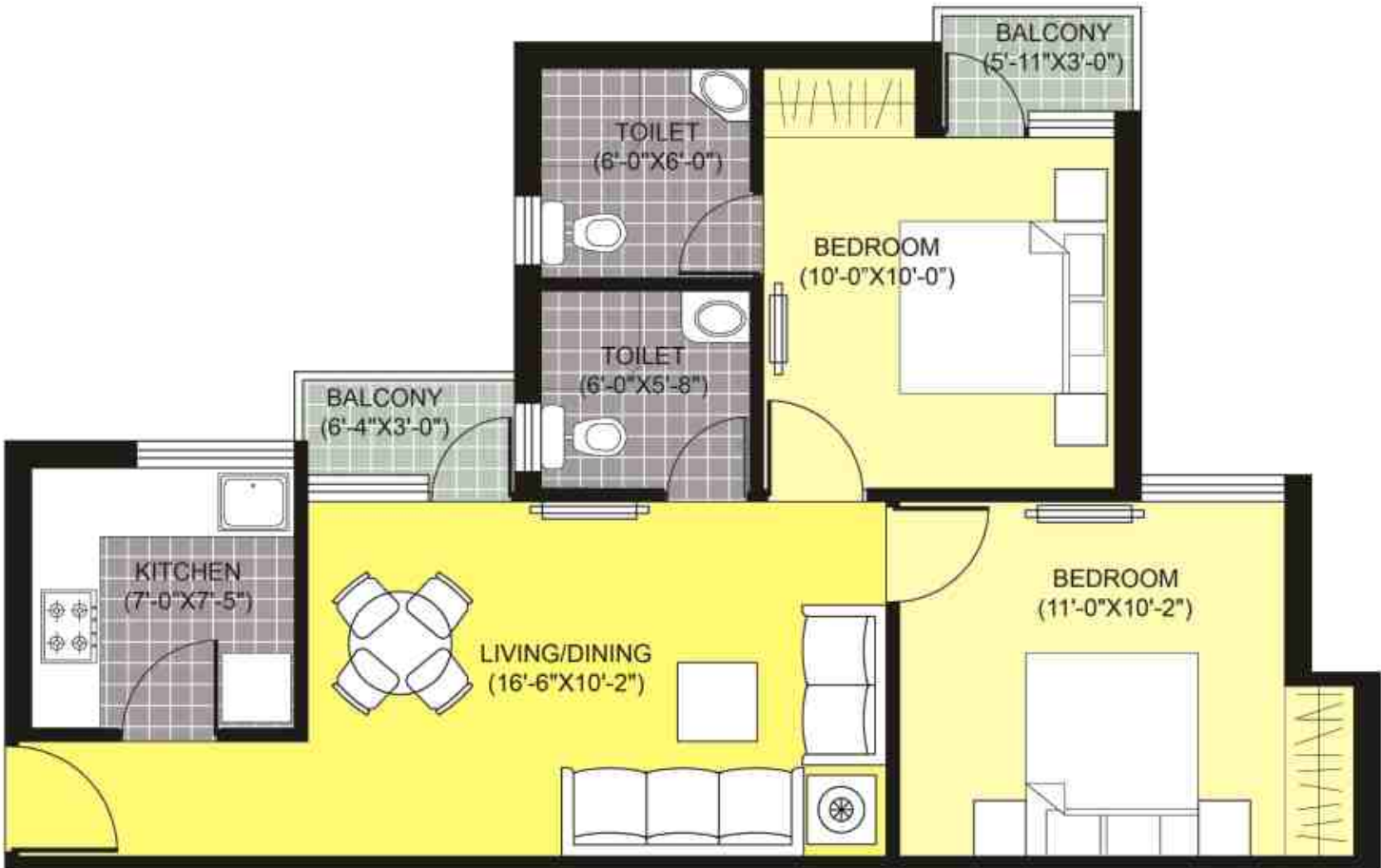
3BR2T - 951 sq. ft.



D1 - D5: G02
E1 - E3: G02
F1 - F6: G02

Type - Y1

2BR2T - 766 sq. ft.

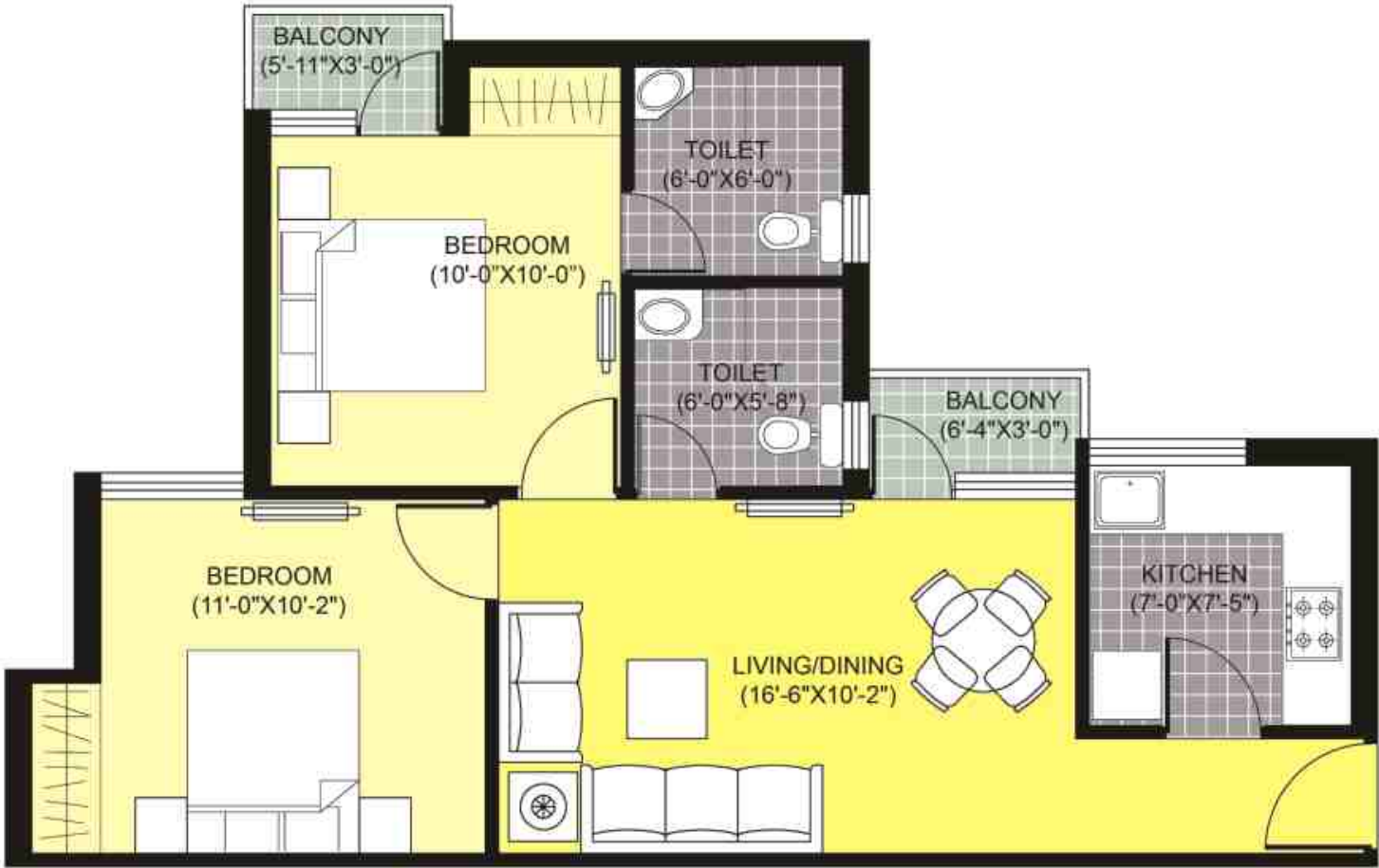
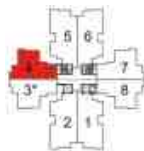


D1 - D5: G07-1107, G08*-1108*
E1 - E3: G07-807, G08*-808*
F1 - F6: G07-807, G08*-808*

Note: * mark indicates mirror unit.

Type - Y1A

2BR2T - 766 sq. ft.

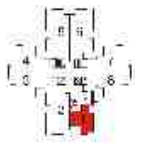


D1 - D5: G03*-1103*, G04-1104
E1 - E3: G03*-803*, G04-804
F1 - F6: G03*-803*, G04-804

Note: * mark indicates mirror unit.

Type - Z1

1BR1T - 460 sq. ft.



D1 - D5: G01
E1 - E3: G01
F1 - F6: G01

Specifications

		Structure	Earthquake resistant RCC framed structure	
	Flooring	Living / Dining Room	Vitrified tiles	
		Bed Room	Vitrified tiles	
		Kitchen	Ceramic tiles	
		Toilet	Ceramic tiles	
		Balconies	Ceramic tiles	
		Lift Lobby	Combination of paint and stone / tiles	
		Paint	Internal Wall	Plastered & painted by OBD
			External Wall	Exterior paint
			Doors	Synthetic enamel paint
		Doors	Painted flush door shutter with hardwood frame	
		Windows / External Doors	Powder coated aluminium glazing	
		Kitchen	Dado Fittings	Ceramic tiles upto 2' height from counter top in counter area, rest painted with OBD Granite counter with stainless steel sink
	Toilet	Dado Fittings	Ceramic tiles upto 7' height White sanitary fixtures, CP fittings	
		Electrical	Copper wiring in concealed conduits, modular switches.	
		Power back-up	24 X 7 Power back-up for essential services and common areas	
		Lift	Two passenger elevators in each tower	
		Communication	One TV / Telephone point in living room and master bedroom	

All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision

FAQs

1. What is the locational advantage of Unihomes Sector - 117, Noida?

- Located in Sector - 117, this project is just 300 minutes off FNG Highway, and just 7-8 kms from Sector - 18, Noida.
 - It enjoys excellent connectivity to all parts of Noida and New Delhi through upcoming metro.
2. Is your project connected with Metro?

Yes, the site is within a 10 minutes drive from the nearest metro station.
3. Are there any schools and hospitals in the vicinity?

Within 5-7 kms of the site there are major schools such as DPS, Amity etc. and major hospitals such as Fortis, Max, and NMC etc.
4. How far is your site from CBD (Central Business District)?

Unihomes will have excellent connectivity to the CBD by road and through proposed metro. It is 6 kms from Sector - 62 and around 7 kms from Sector -18.
5. Is it possible to get housing finance in this project?

Housing finance is available for the project from leading financial institutions; however the customer has to fulfil the institutions' requirements for loan disbursement. Please contact our marketing office for more details.
6. Is there provision for power back-up?

Yes, there will be provision for power back-up for essential services and common areas.
7. When are the stamp duty charges payable? At what rate?

Stamp duty charges are payable on the issue of notice of possession and shall be as per the rate prevailing at that time.
8. When is the project going to be ready?

The offer of possession will be issued within 24 months of the date of agreement to sell. Development of all amenities and facilities within the project will happen in a phased manner.
9. What is the procedure for resale of apartment before possession?

Necessary endorsement for resale will be made by the developer once the required set of documents are prepared and submitted by you along with the applicable administration charges, subject to the provisions of the local authority.
10. Is there any penalty clause pertaining to the delay in development and handing over of possession?

Yes, there is a penalty payable by the developer at the rate of Rs. 5/- per sq. ft. per month, if the possession is not offered within 24 months of signing of the agreement to sell. Similarly, if the customer does not take the possession of the apartment within the timelines applicable there is a holding charge applicable to the same extent on the customer.
11. What will be the maintenance cost?

Maintenance charges will be decided and intimated at the time of final notice of handing over of possession on the basis of costs expected to be incurred at that time. Also, an interest free maintenance security deposit shall be payable.

Note: All the amenities and facilities mentioned for the society will be developed in a phased manner. They may or may not be available at the time of final offer of possession.

The layout, building plans, and specifications of buildings, complex and the apartments are tentative and subject to variation / deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture is not being provided. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.