

EXECUTIVE FLOORS



**unitech**

UNI WORLD  
CITY  
— MOHALI —



**Come home to 325 acres of delight!**

Living at Uniworld City, Mohali is like coming home to an emerald isle that's set in a sea of greens, where bewitching sights await the eye everywhere. Tastefully landscaped to emulate the natural habitat, here nature blooms in all her glory.

The joy of living can be witnessed and experienced everywhere in this architectural wonder. With beautifully designed villas & independent floors, Uniworld City, Mohali, is the perfect setting for you and your loved ones.

## EXECUTIVE FLOORS

Away from the city yet close to its heart, Executive Floors at Uniworld City, Mohali boast of an alluring landscaped surroundings equipped with world class amenities.

These three bedroom, low-rise homes give you the luxury of having your own independent floor, a space of your own in the secure urban oasis. The design of Executive floors is exquisitely expressed through the airy bedrooms, captivating views and lots of room to stretch. Each floor is designed with a contemporary touch, allowing you your own private space to relax and share quality time with your family

A perfect place to Unwind!

Unitech Grande, Noida



Most of our projects are conceived and designed by international architects like RMJM, JTC Intl., HOK, RKA and Callison.



Infospace, Kolkata



The Close, Gurgaon

# unitech

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 endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, 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 9001:2000 certification in North India.

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

At present, Unitech has more than 22 major ongoing residential projects in cities like Delhi NCR, Mumbai, Kolkata, Chennai, Mohali and Lucknow.



Global Business Park, Gurgaon



Unitech Habitat, Greater Noida



Heights, Kolkata

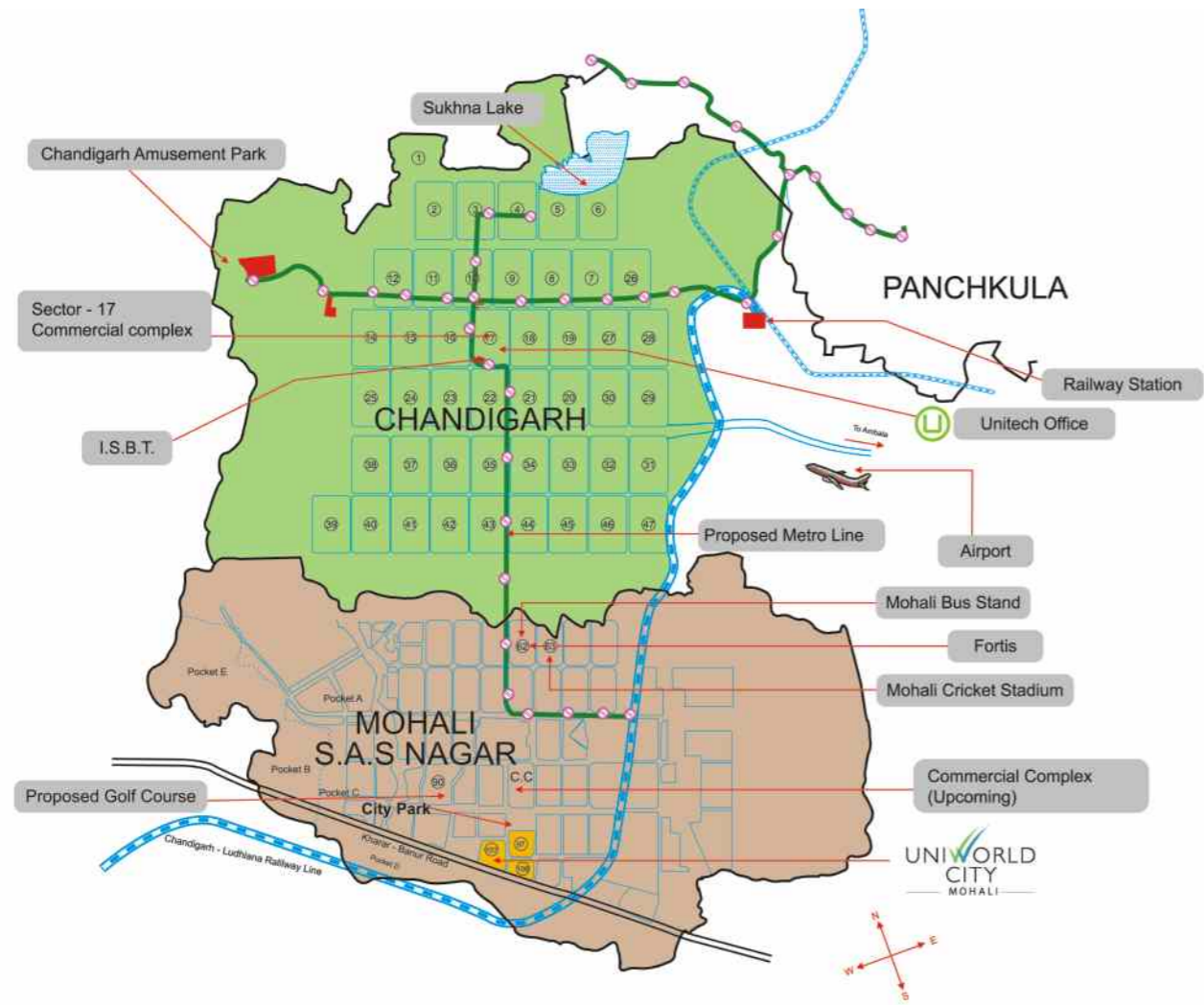


Air, Kolkata



Harmony, Gurgaon

# Location Plan



Map not to scale

Surrounded by acres of greenery, Uniworld City, Mohali is just a 15 minutes drive away from the Chandigarh airport as well as from the proposed Mohali airport. And if you are a cricket fan, then you'll find its location most ideal because its just a few minutes drive away from the beautiful Mohali Stadium.

# Master Plan



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 plastic thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architects advice.

## LIFE'S EVERYDAY RIGOURS WON'T BEND YOU OUT OF SHAPE



Keeping yourself in shape is part and parcel of living the good life at Uniworld city. Indoors or out, there's so much to set your pulse racing that getting active will simply be a part of everyday life. Workout at the state-of-the art gymnasium, go for a run in the beautifully designed jogging park or serve aces in the tennis court. And when you are in the mood to lay back and relax, you can unwind at the indoor Jacuzzi!

Uniworld City is all about quality of life!

- State-of-the art gymnasium
- Tennis court
- Jogging tracks
- Indoor Jacuzzi
- Secure & gated community

## MAKE THE MOST OF EVERY MOMENT



The club will be the heart of Uniworld City's social scene. With a host of venues and activities for you and your family, the club promises to be the perfect place for you to meet up, socialize and have fun. Here you can dive into the aqua pool for a refreshing few laps, take in the beautiful views as you dine by the poolside or simply enjoy quiet moments with your favourite book over a cup of coffee.

From kid's play area, the clubhouse, cafes to shopping arcades and more; the community ensures that the spirits are high and mood is joyous, perennially!

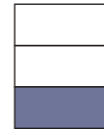
- Clubhouse
- Swimming pool
- Community centre
- Kid's play area
- Café
- Shopping arcades



Image is an artistic rendering only and actual product may / will vary

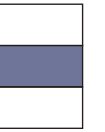
# Ground Floor

Saleable Area = 1796 sq. ft.



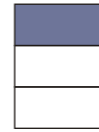
# First Floor

Saleable Area = 1796 sq. ft.



# Second Floor

Saleable Area = 1796 sq. ft.



# Project Specifications

	Wall finish	Internal External Servant Room / Study	Living / Dining / Bed Rooms / Lobby; oil bound distemper (OBD) Combination of textured paint and brick tile cladding Oil bound distemper
	Flooring	Living / Dining / Family Lounge Bed Rooms Stair Case Servant Room / Study	Marble / Vitrified tiles Laminated Wood Flooring Marble Ceramic Floor Tiles
	Kitchen	Flooring Dado Platform	Ceramic Floor Tiles Granite above counter / ceramic tiles on other walls upto 600mm above floor Granite counter with stainless steel sink, drain board with C.P. Fittings
	Toilets	Flooring Dado Counter Fixtures Fittings	Marble / Ceramic Tiles Select ceramic tiles upto ceiling Granite / Marble White Chinaware Single lever C.P. Fittings, Geysers points
	Balconies	Flooring Walls	Anti skid tiles Weather proof paint on wall & ceiling
	Doors		Seasoned hardwood frames with European style moulded shutter
	Windows		Powder coated / Anodized Aluminum
	Electrical & Communication		Copper wiring and modular moulded switches Concealed wiring and MCBs
	Infrastructure		Provision for Cable T.V.
	Building		Sufficient car parking facility Earth quake resistant construction

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



## Club House Facilities

- Lounge / Hall
- Children's Room
- Indoor Games Room
- Restaurant
- Swimming Pool
- Tennis Court
- Gymnasium
- Squash Court

# FAQs

## 1. Where is the proposed development?

The proposed development is part of Uniworld City located in Sector - 97, 106 & 107 of Mohali. The township is self sufficient with planned developments for school, community center, dispensary & daily needs stores.

## 2. How far is the site from airport, railway station and bus terminus?

Distance from New Mohali Airport would be 8 kms. Nearest Railway Station - 4.5 kms, Chandigarh Bus Terminus - 2.5 kms.

## 3. How far is the site from Central Business District (CBD)?

The CBD is 10 kms from site.

## 4. What is the extent of the overall township?

The project is part of an integrated township of 325 acres called Uniworld City.

## 5. Is there a market/ convenience store near the location?

Yes, there will be a few convenience stores available within the development.

## 6. Are there any schools near the location?

A school is planned within the township.

## 7. Are there any hospitals / medical centers near the location?

There are hospitals such as Cosmos & Fortis within 3.5 kms from the site.

## 8. How far is the nearest petrol pump?

0.5 kms from site.

## 9. Are there bank branches / ATMs near the location?

Yes, there are IICICI & HDFC branches / ATMs within a radius of 4 kms.

## 10. Can a group visit to the site be arranged?

Yes, we would be pleased to arrange a visit on your prior request. Kindly contact our Chandigarh office for the same.

## 11. How do I book my home at Unihomes?

You can book your home by simply paying the booking charges, completing the application form and providing other related documents at our Chandigarh Regional Office. Kindly contact our office for further details (address overleaf).

## 12. Are modifications permitted in the apartments?

Post possession the customer is free to modify the internal specifications as per his/her taste as long as there is no effect of the same on other occupants of the block. However, structural changes to the apartment will not be permitted.

## 13. Is it possible to get housing finance in this project?

Yes, we will help you get housing finance through our tie-ups with banks, where you can avail of special offers customised for our project.

## 14. What is my responsibility for disbursement of installments in case of loan taken through banks?

It is the unit / property owner's responsibility to ensure timely disbursement of installments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payments, customers are required to issue a consent letter to the institution well before due date or give standing instructions.

## 15. Whom to contact if I have any more questions / clarifications?

You can contact the Marketing Team at Unitech, Chandigarh Regional Office or email us at [sales@unitechgroup.com](mailto:sales@unitechgroup.com)

## 16. What is the process that follows after booking?

After booking the allotment letter will be issued, Sale Agreement will be signed with the buyer. On reaching every stage of construction, the information will be sent to the buyer for making further payments.

## 17. What happens after I cancel my booking?

If the booking is cancelled, 20% of the total amount will be forfeited.

## 18. Who will look after the maintenance and development of the project?

The development will be done by Unitech. Post completion and possession, the Resident's Association will look after the maintenance of the units.

# unitech

## Sales Office (Chandigarh) :

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Tel: 4552000 Fax: +91 124 4083355

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Website: [www.unitechgroup.com](http://www.unitechgroup.com)

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