

unitech[®]

Singleton
FLOORS

UNIWORLD
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.



A home at Singleton Floors in Uniworld City, means enough space to keep everyone in the family happy.

The two bedroom low-rise home at Singleton Floors is an airy, beautiful abode of your dreams. With captivating views and lots of room to stretch, you'll love the contemporary design and wide open spaces surrounding your home.

All in all, you have enough space to relax and share quality time with your family.



Unitech Grande, Noida



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



Infospace, Kolkata



Global Business Park, 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.



Cascades, Greater Noida

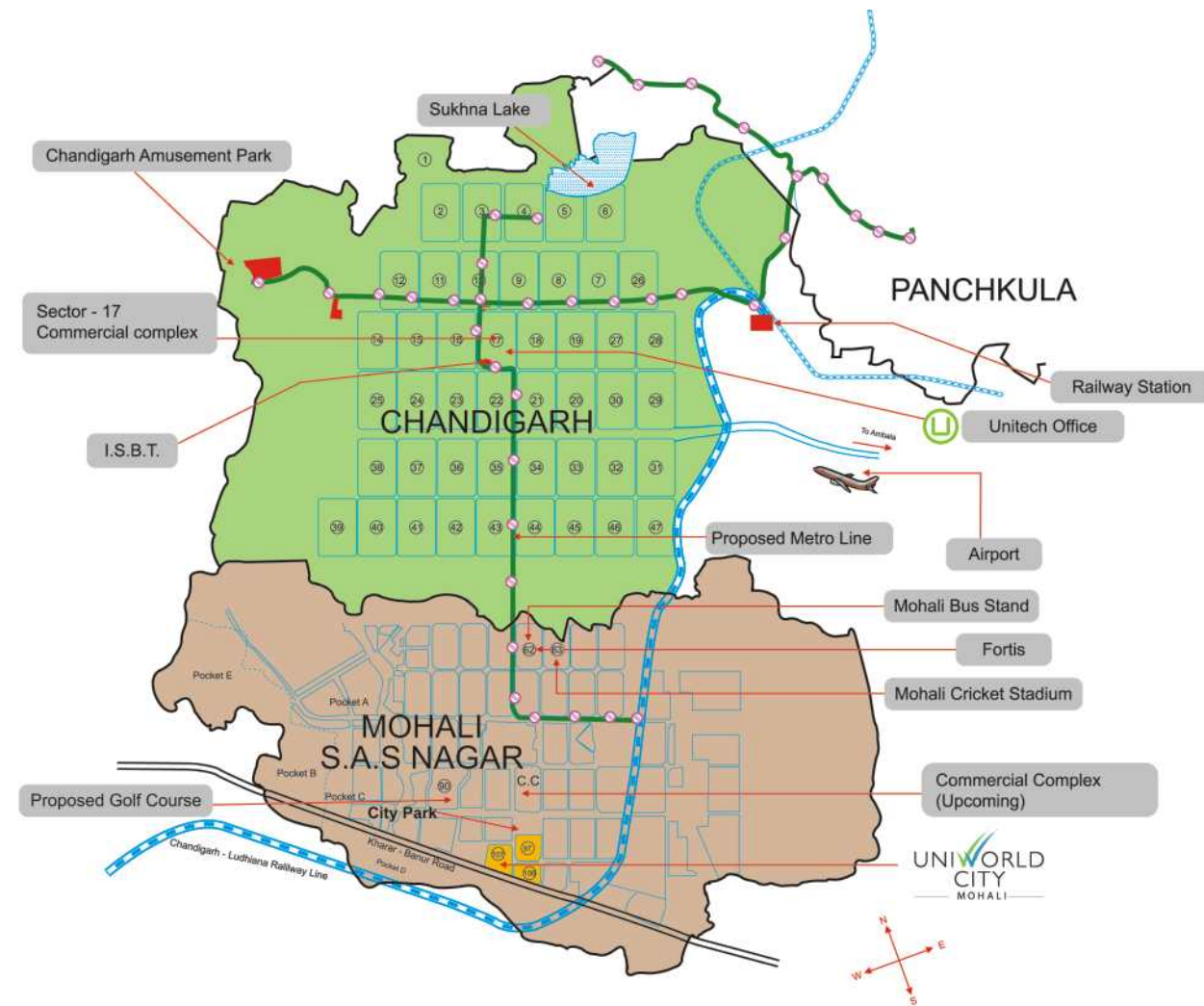


The Close, Gurgaon

Air, Kolkata



Location Plan



Map not to scale

Surrounded by acres of greenery, Uniworld City, Mohali is just a 15 minutes drive 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 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 your everyday life. Workout at the 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 within the club!

Uniworld City is all about the quality of life!

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

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



Singleton
FLOORS

The luxury of your own independent space
in a secure urban oasis.

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

Ground Floor

Saleable Area = 1010 sq. ft.



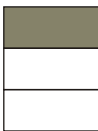
First Floor

Saleable Area = 1010 sq. ft.



Second Floor

Saleable Area = 1010 sq. ft.



Project Specifications



Wall Finish

Internal
External

Living/Dining/Bed Rooms/Lobby: Oil Bound Distemper
Combination of textured paint and brick tile cladding

Flooring

Living/Dining/Family Lounge
Bed Rooms
Stair Case

Vitrified tiles
Vitrified tiles
Stone



Kitchen

Flooring
Dado
Platform

Ceramic floor tiles
Ceramic tiles 600 mm above counter
Granite counter, stainless steel sink with drain board and modern CP fittings

Doors

Main Entrance Door
Internal Doors
External Doors

Seasoned hardwood frame with European style moulded shutter
Seasoned hardwood frame with flush door
Powder coated / anodised aluminium



Toilets

Flooring
Dado
Counter
Fittings

Ceramic tiles
Select ceramic tiles upto 2100 mm
Hard stone
EWC & wash basin in white colour, modern CP fittings, pipe lines for geysers

Balconies

Flooring
Walls

Anti skid tiles
Textured paints

Windows

Powder coated / anodised aluminium

Electrical & Communication

Concealed copper wiring and MCB's, telephone jack in living room

Infrastructure

Provision for cable TV

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
- Jacuzzi

FAQs

- Q.** Where is the proposed development?

A. The proposed development is spread over an area of approximately 300 acres in Sector 97, 106 & 107 at Mohali.
- Q.** How far is the location from the Airport, Railway Station and Bus Terminus?

A. The International Airport is 10-15 minutes away, Chandigarh Railway station is 30 minutes away and Chandigarh Bus Terminus (Sec 43) is 10 minutes away.
- Q.** Is public transport available to other parts of the city?

A. Local City Buses will start plying in 6-12 months time and the proposed Metro would come up in 5 years time.
- Q.** What is the extent of the overall township?

A. The township is proposed on a land parcel of approximately 300 acres which has the potential to house a large number of families once completed. The township would comprise of Villas, Independent floors, Apartments, Shopping, Commercial and Recreational facilities. A Gurudwara & proposed other places of worship, lush landscaped greens and ample car parking will also be a part of this township.
- Q.** What is the extent of the first phase?

A. (i) Plots at Sectors 97, 106 & 107
(ii) Executive Floors at Sector 97
(iii) Singleton Floors at Sector 107
(iv) Commercial complex at Sector 97
- Q.** How much open green area would be there in the development? Does it include roads and other infrastructure also?

A. Open greens would be around 37.5% of the total township. Yes, it includes roads and other infrastructure like substation & basic amenities, after excluding the area of plots, group housing and floors.
- Q.** Is there a market/convenience store near the location?

A. Yes, there are several convenience stores within a km of the site. Additionally, the township will have shopping centers to cater to the daily needs of the residents.
- Q.** Are there any schools near the location? Kindly provide local school names.

A. The township will have a sparate dedicated institutional area having nursery, secondary and higher secondary schools. Other schools in the vicinity are YPS Mohali (7.5 kms), Gian Jyoti School (10 kms), Saupins School (4 kms).
- Q.** Are there any hospitals/medical centers near the location?

A. Yes, Fortis Hospital - the major hospital in the area are 4 kms away, Ivy Hospital - 5 Kms, Shivalik Hospital - 3 kms, Cosmo Hospital - 3.5 kms.
- Q.** How far is the nearest petrol pump?

A. The nearest petrol pump is approximately 200 meters away from Sector-106.
- Q.** Are there bank branches / ATMs near the location?

A. Yes, Shopping centers inside the township will have provision for setting up ATMs.
- Q.** Can a group visit to the site be arranged?

A. Yes, we have a fully operational site office and we would be pleased to arrange a visit on your request. Kindly contact our Chandigarh city office in Sector 17C for the same.
- Q.** What is the procedure to obtain the club membership?

A. You will automatically become an esteemed lifetime member of the club on payment of the club membership charges, as per the agreement for sale and after taking possession of your premises.
- Q.** How do I book my home at Uniworld City, Mohali?

A. You can book your home by simply paying the booking amount, completing the application form and providing other related documents at any of our offices. Kindly contact our office for further details (address overleaf).
- Q.** What is the nature of car parking available within the complex?

A. Ample open car parking space will be provided inside the complex.
- A.** Are modifications permitted in the apartments?

Q. Kindly refer to the company policy in this regard.
- Q.** Is it possible to get housing finance in this project?

A. Yes. Leading Banks like HDFC, LIC Housing Finance, ICICI Bank and PNB Housing Finance are already extending home loans on the project.
- Q.** Whom to contact if I have any more questions/clarifications?

A. Please email us at: **sales@unitechgroup.com** or meet us at our Chandigarh office address or contact us at 0172-4686200



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