

uni Homes

KOLAR ROAD, BHOPAL



unitech



Marketing Office (Bhopal):

Shop No. - 11 & 12 (Next to Vishal Mega Mart)
First Floor, Ultimate R - Cade,
Kolar Road, Bhopal.
Tel.: 0755 4046808, 9685636831-34, 9993808012, 9630605080

Unitech Limited

Unitech Signature Towers, Level - 1,
South City - 1, N.H. - 8, Gurgaon - 122001
Tel.: +91 124 4552000

Collage Group

56 - 58, Community Centre,
East of Kailash, New Delhi - 110065
Tel.: +91 11 46600300

bhopal@unihomesgroup.com
www.unihomesgroup.com
www.collageindia.com

Surprisingly Affordable Homes for You



Be the first to watch the sun come up, with ample light and breeze flowing through your cozy home.

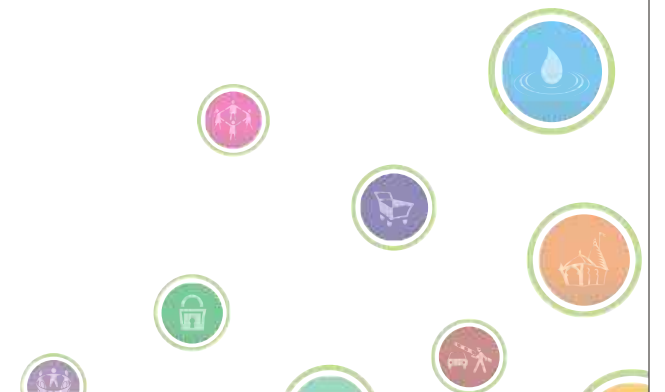
Feel the space around you and enjoy the peace and serenity,
alongwith enjoying a superb community living experience.

Welcome to the world of Unihomes.

Brought to you by Unitech and Collage Group, Unihomes at Bhopal is a
23 acre residential development which offers you quality living that you have always dreamt of.

Nestled amongst greens and landscaped parks and with towers standing 6 storey high,
Unihomes offers 2 & 3 bedroom apartments to suit individual lifestyle.

Indulge yourself and weave your dreams, in a home that's truly your very own!





The Residences, 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, 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 9001:2000 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as 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 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.



The Great India Place, NOIDA



Signature Towers, Gurgaon



The Collage Group founded in 1990 is a research and knowledge-based real estate firm specializing in retail and residential real estate developments.

We believe that - "People Make Spaces" and an in depth understanding of the volume and velocity of the flow of people, merchandise, energy and money is the driving force behind creating successful retail and residential developments. Other Group companies include Collage International Trading Services specializing in the oil and gas sector and Collage Sports Management.

The Collage Group works with internationally acclaimed architects like RSP - Malaysia, Zachary Designs - UK & many others. Collage Group has a pan Indian presence and is currently developing:

Retail: Viva Collage - All under one roof

- A 7 lac sq. ft. integrated shopping, entertainment and leisure complex in Jalandhar, Punjab
- Retail and entertainment destinations in Kidwai Nagar and Govind Nagar, Kanpur, U.P.
- A mixed use development with hotel, retail and entertainment on Airport Road, Amritsar
- A mixed use development with hotel, service apartments, retail and entertainment on Sahasthradhar Road, Dehradun
- A planned regional lifestyle destination on Kolar Road, Bhopal

Residential Projects

- Group housing on Airport Road, Amritsar
- Group Housing on Sahasthradhar Road, Dehradun



Viva Collage, Kanpur



Viva Collage, Jalandhar



Collage Windsor Apartment, Amritsar



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”



School



Medical facility



Convenience shopping



ATM / Bank



“A home amidst its natural surroundings”



Landscaped greens



Open kid's play areas



Parking space



Community centre



“Value engineering for your home”



Water treatment plant



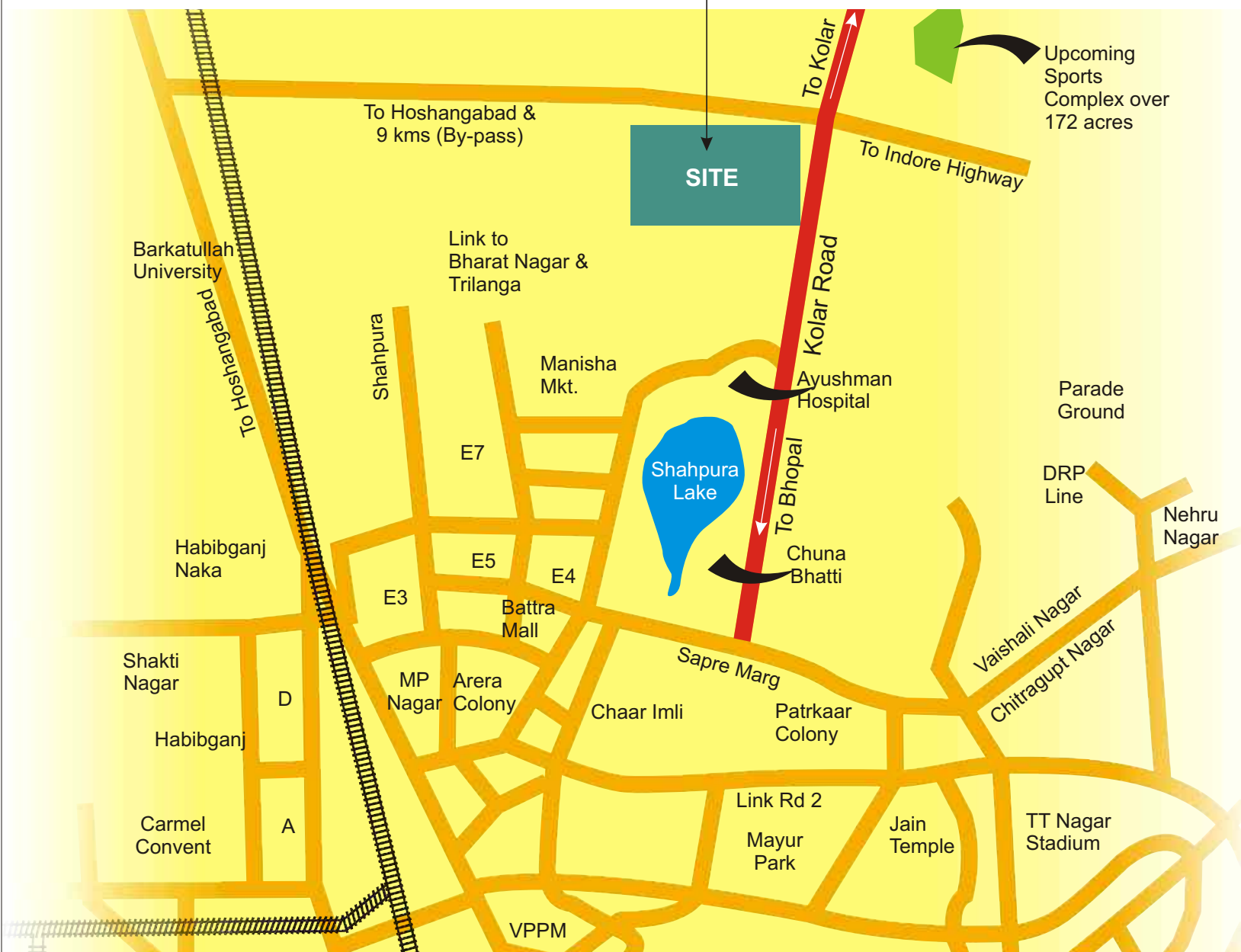
Sewage treatment plant



Power back-up in common area for essential services

Location Map

uni
Homes



Prime location in Bhopal

A premium development, UniHomes in Bhopal is located on the proposed four lane Kolar road, with upcoming residential and commercial developments in the vicinity. All amenities are available within 5 kms radius including school, bank, ATM, hospital, shopping center, petrol pump etc.

UniHomes is Bhopal's first integrated residential township with a school and a plush shopping mall. The shopping mall in an area of 7 lac sq.ft. is integrated with retail, multiplex & leisure facilities.





Birds eye view of Unihomes

This is an artist's rendition and may undergo modifications.

Master Plan

LEGEND

1

Plot for School

2

Community Facilities

3

Open Plaza

4

Green Space

5

Children's Play Area / Sand Pit

6

Services Area

7

Swimming Pool

8

Tennis Court

9

Amenities

10

Main Entry / Exit

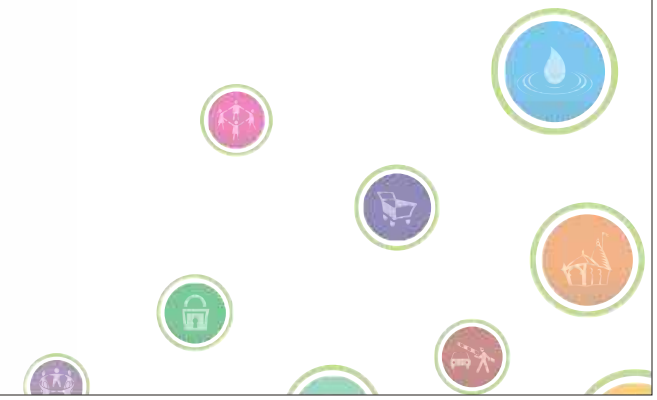


Typical Floor Plan

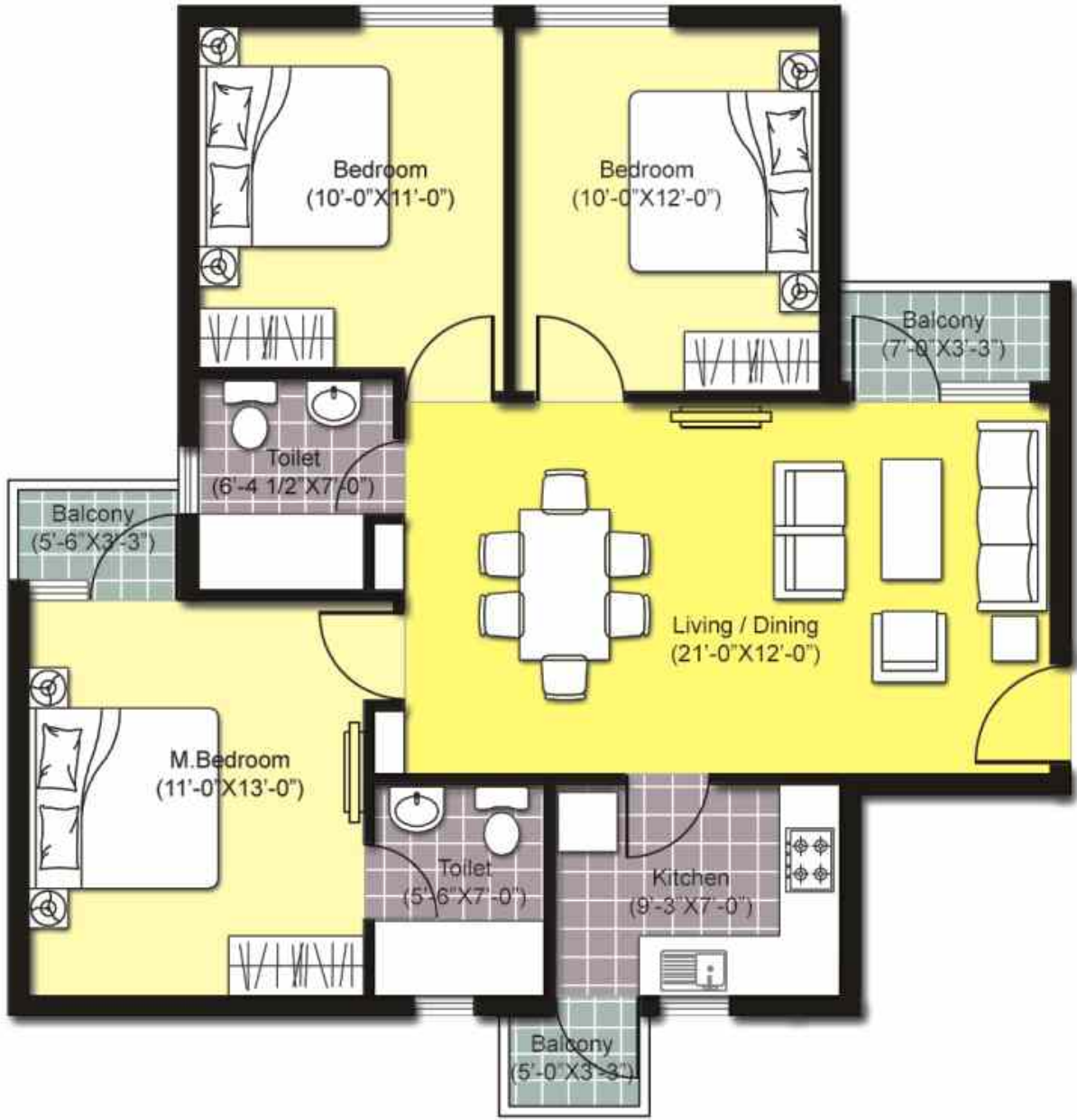


3 BED ROOM UNIT
SALEABLE AREA : 1297.63 SQ. FT.

2 BED ROOM UNIT
SALEABLE AREA : 981.00 SQ. FT.

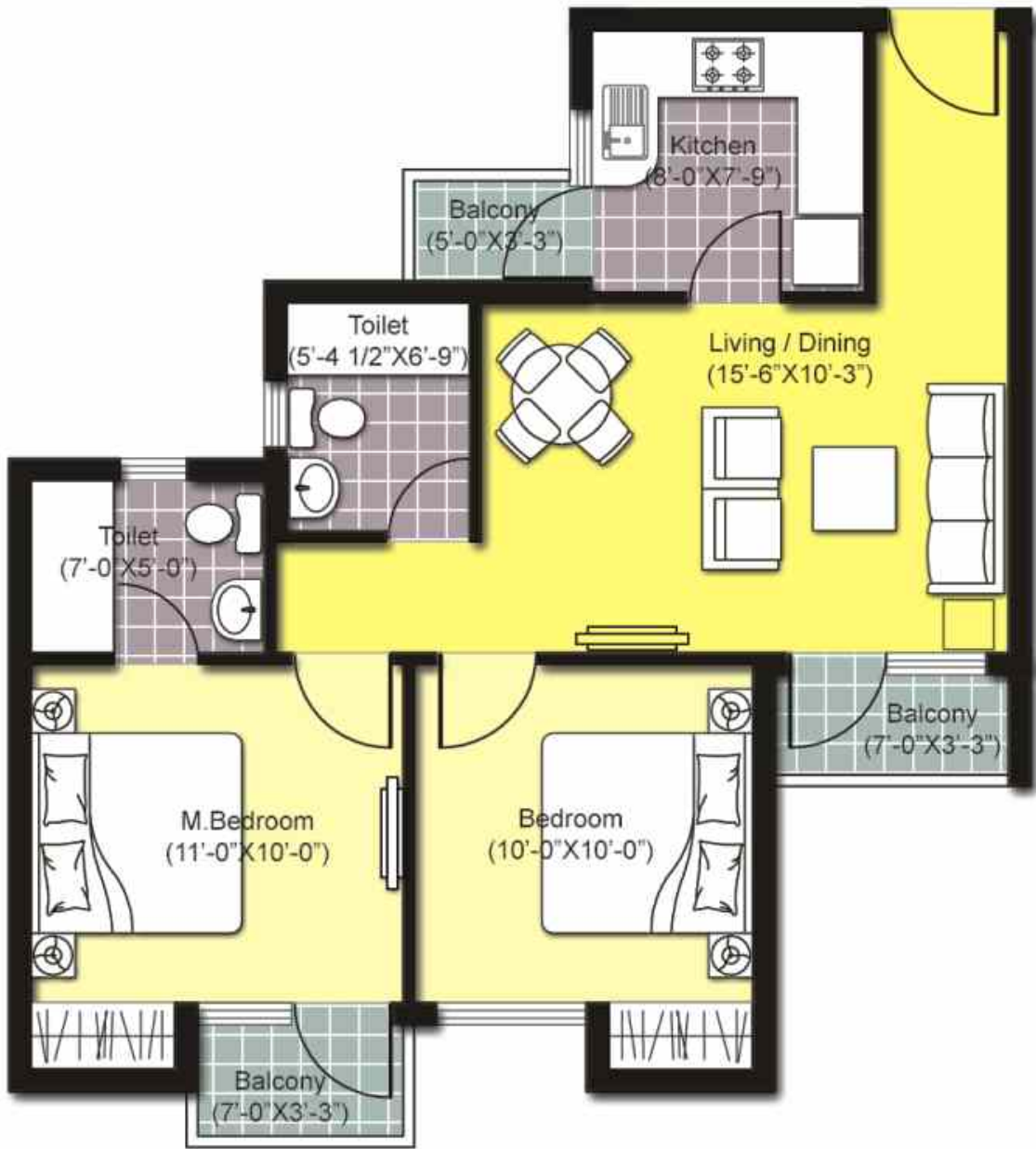


Type A
3 BED ROOM UNIT



S.A OF EACH UNIT : 1297.63 SQ. FT.

Type B
2 BED ROOM UNIT



S.A OF EACH UNIT : 981.00 SQ. FT.



Finishes

White shade ceramic ware & CP fittings

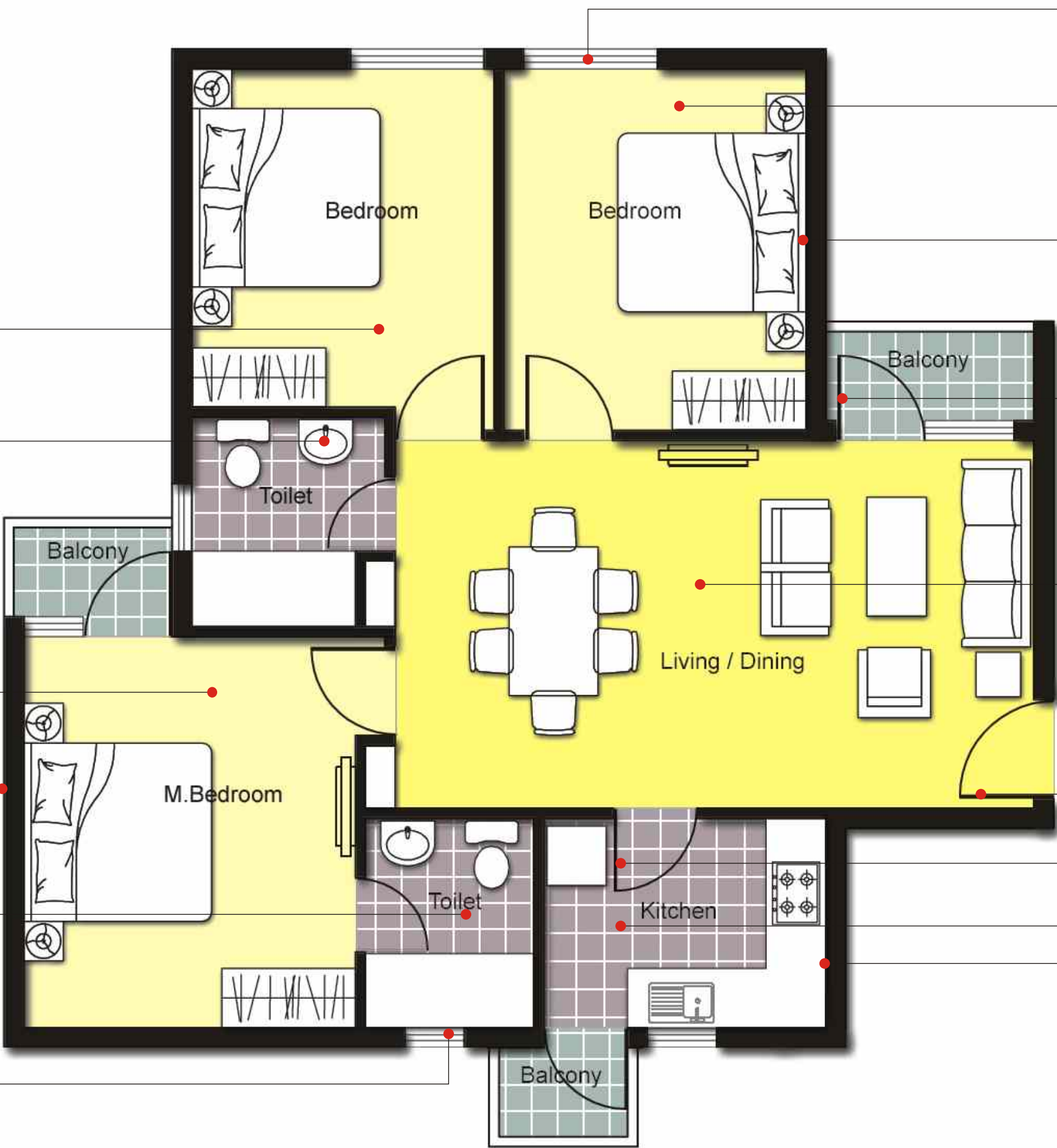
Vitrified Tiles

Wooden Laminated Flooring

Plastered & Painted with Exterior Paint

Ceramic Tiles

Aluminium Window



Aluminium Window

Vitrified Tiles

Plastered & Painted with OBD

Aluminium Shutter

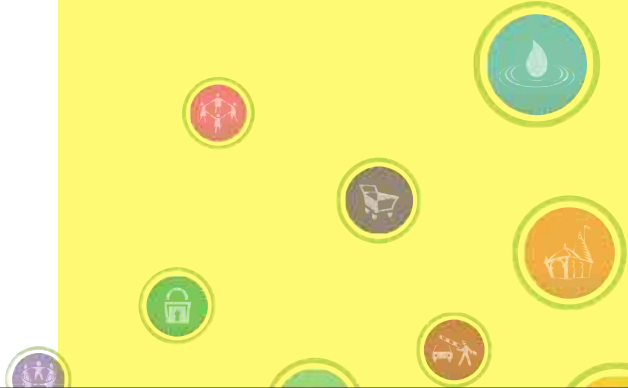
Vitrified Tiles

Hardwood Frame with Flush Door Shutter

Hardwood Frame with Flush Door Shutter

Ceramic Tiles

Ceramic Tiles till 2' Height above Counter



Specifications

Structure		Earthquake resistant RCC framed structure	
	Flooring	Living Room	Vitrified tiles
		Dining Room	Vitrified tiles
		Master Bedroom	Wooden laminated flooring
		Other Bedroom	Vitrified tiles
Paintings		Internal Wall	Plastered & painted with OBD
		External Wall	Plastered & painted with exterior paint
		Doors	Synthetic enamel paint
Internal Doors		Main	Hardwood frame with flush door shutter
		Others	Hardwood frame with flush door shutters
External Door / Windows		Aluminium	
	Kitchen	Flooring	Ceramic tiles
		Fittings	Granite counter with stainless steel sink
	Toilet	Flooring	Ceramic tiles
		Wall	Ceramic tiles till 7' height in bath area
		Plumbing / Sanitary	White shade ceramic ware & CP fittings
Electrical		PVC conduits with copper wiring. Piano type switches	
Power back-up		Common area	
Lift		One for each block	

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

FAQs

1. Where is the proposed development?

The proposed development is on the planned 100 feet wide Bhopal - Kolar Road.
 - The site is only 100 mtrs. from the road connecting Kolar road to the Hoshangabad Bypass (N.H.- 12) which is 9 kms away.
 - Prime residential hubs like Chuna Bhatti are located within 5kms of the site.
 - The site is located at a distance of 7 kms from Ayushman hospital & Shahpura and takes only 10 mins of driving time to reach.
2. How far is the location from the Airport and Railway station?

The drive from the airport is 22 kms and takes about 40 minutes. The railway station at Habibganj is only 13 kms away and takes 25 minutes to reach.
3. How far is the location from Chuna Bhatti?

Chuna Bhatti is only 5 kms away and takes only 10 minutes to reach.
4. Is there public transport available to other parts of the city?

Overall bus/public transport connectivity to the main city is good and the area is serviced by Star buses, privately owned buses and auto taxis.
5. What is the extent of the overall township?

Bhopal's first integrated township built on 23 acre includes more than 1400 value engineered homes, an integrated retail, entertainment and leisure complex spread over 7 lac sq. ft. Other amenities include medical facilities, a school, bank/ATM, convenience store etc.
6. Are there any markets / convenience stores near the location?

Basic grocery and daily household needs will be catered to by convenience / kirana stores on campus. Large retail chains like Reliance Fresh and Vishal Mega Mart are present within 5 minutes of driving time.
7. Are there any schools near the location?

The school will be provided on campus. Additionally DPS is only 15-20 minutes away and other schools like Mother Teresa Secondary School, Arera Convent School, Holy Cross Convent and Kid Zee School are less than 5 minutes away.
8. Are there any hospital /medical centers near the location?

Emergency medical facilities will be provided for residents within the campus. Both Harsidhi and Ayushman hospitals are just 10 minutes away.
9. How far is the nearest petrol pump?

The nearest petrol pump is less than 500 mtrs from the development.
10. Are there bank branches / ATMs near the location?

The residents can avail of ATM facilities conveniently located within the campus. In the vicinity within a radius of 5 kms there are a number of nationalized banks like Canara bank, Bank of Baroda, ICICI and Bank of India.
11. 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 Bhopal office for the same. (address and contact numbers overleaf)
12. 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 Bhopal Office. Kindly contact our office for further details (Address overleaf)
13. What is the nature of the agreement to be signed by us?

The company and the buyer will enter into a flat buyer's agreement. The flat buyer's agreement is accepted for home finance and later form the basis for the registration of the flat in the buyer's name.
14. What is the nature of car parking available within the complex?

Open Car / Two wheeler parking is provided in the development.
15. Are modifications permitted in the apartments?

Post possession, the customer is free to modify the internal specifications as per his taste, so long as there is no effect of the same on other occupants of the tower. However, structural changes to the apartment will not be permitted.
16. 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 customized for our project.
17. What is my responsibility for disbursement of installments in case of loan taken thru banks?

It is the flat 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.
18. Whom to contact if I have any more questions / clarifications?

Marketing team at Unihomes Bhopal Office or e-mail us at bhopal@unihomesgroup.com
19. What is the process that follows after booking?

Allotment letter will be issued; A flat buyers Agreement will be signed with the buyer. On reaching every stage of construction, the information will be sent to the buyer for further payment.
20. Who will look after the maintenance and development of the project?

The development of project will be the responsibility of the Developer. Post completion and possession, the resident's association will look after the maintenance of the apartments.

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