

# uni Homes 2

KOLAR ROAD, BHOPAL



unitech



**Marketing Office (Bhopal):**

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**Unitech Limited**

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**Collage Group**

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Surprisingly Affordable Homes for You

# uni Homes 2

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!







## unitech

Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with internationally acclaimed architects and design consultants including SOM (USA), BDP (UK), Maunsell AECOM (HK), MEA Systra (France), Callison Inc. (USA), FORREC (Canada), SWA and HOK (USA) for various projects.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.

Unitech Scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index. The company has over 600,000 shareholders.



Signature Towers, Gurgaon



The Great India Place, Noida



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 Sahastradhara Road, Dehradun
- A planned regional lifestyle destination on Kolar Road, Bhopal

### Residential Projects

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



Viva Collage, Kanpur



Viva Collage, Jalandhar





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

-  Power back-up
-  Water treatment plant
-  Sewage treatment plant





Age Group	Percentage
18-24	~12%
25-34	~28%
35-44	~18%
45-54	~15%
55-64	~10%
65-74	~8%
75-84	~5%
85+	~2%



## Prime Location in Bhagal

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 The Great India Place. A three storey mall integrated with retail, multiplex & entertainment facilities.



- School**
- Within Unihomes campus
  - Kidzee - 0 kms
  - Mother Teresa Sr. Sec. School
  - Holy Cross Convent
  - Delhi Public School

- ATM/Bank**
- Within Unihomes campus
  - Canara Bank
  - Bank of Baroda
  - Bank of India
  - ICICI Bank

- Food Outlets**
- Within Unihomes campus
  - 3-4 restaurant within range of 5 kms

- Police Station**
- Nearest - 3 kms

- Daily Needs**
- Within Unihomes campus
  - Reliance Fresh - 6 kms
  - Vishal Mega Mart - 5 kms

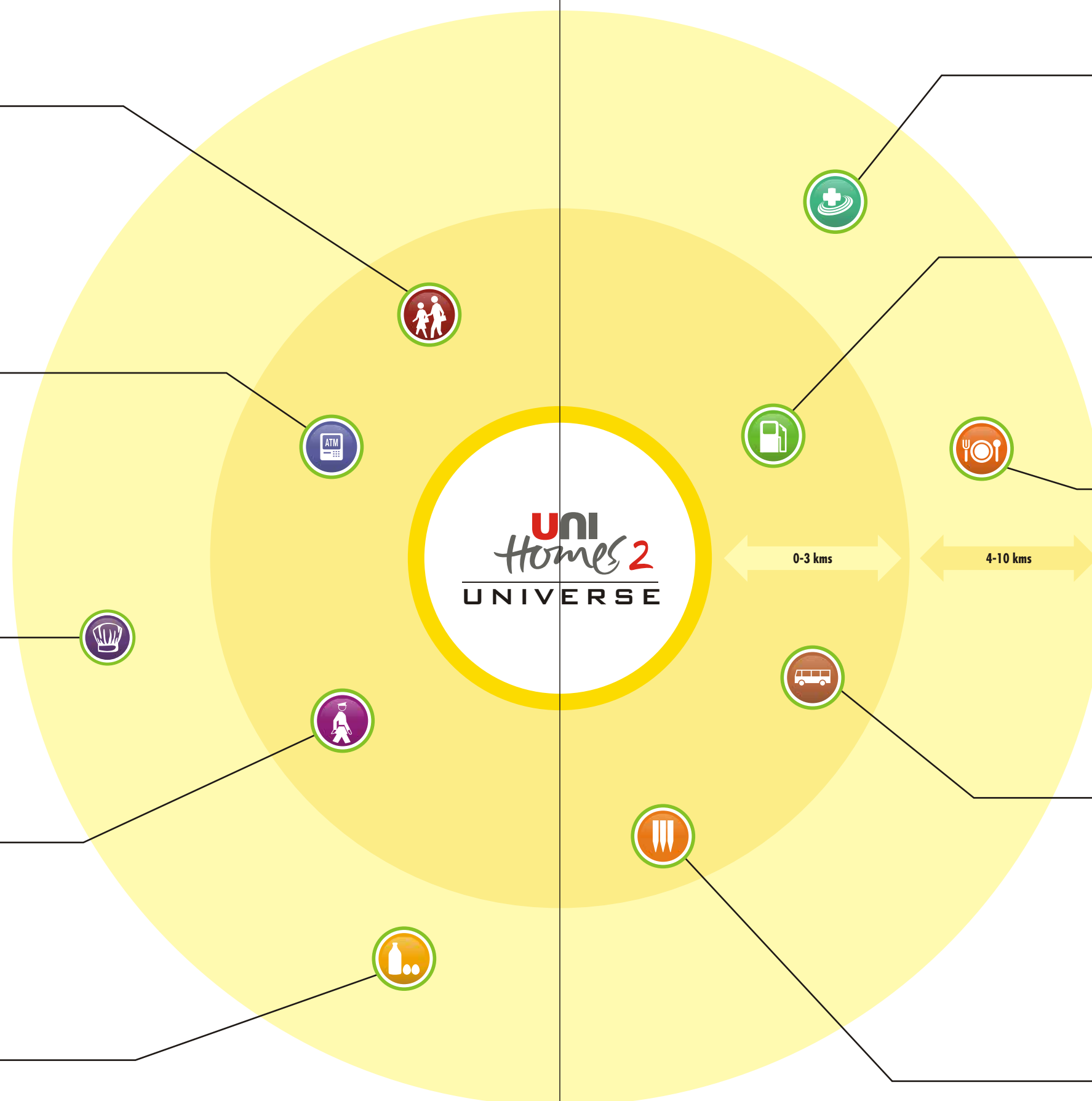
- Health Centre**
- Harsiddhi - 3.5 kms
  - Ayushman Hospital - 7 kms

- Petrol Pump**
- 3 kms

- Mall & Shopping Arcade**
- Within Unihomes campus
  - Ultimate R-Cade - 5 kms
  - Kolar Castle Plaza - 7.2 kms
  - Manisha Market - 10 kms

- Transport to Strategic Junctions**
- Public Transport available
  - 15 min. drive from Habibganj Railway Station & NH - 12
  - 15 min. drive from CBD (MP Nagar, New Market)

- Sports Facilities**
- Integrated sports complex within 2 kms. (Under Development)







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

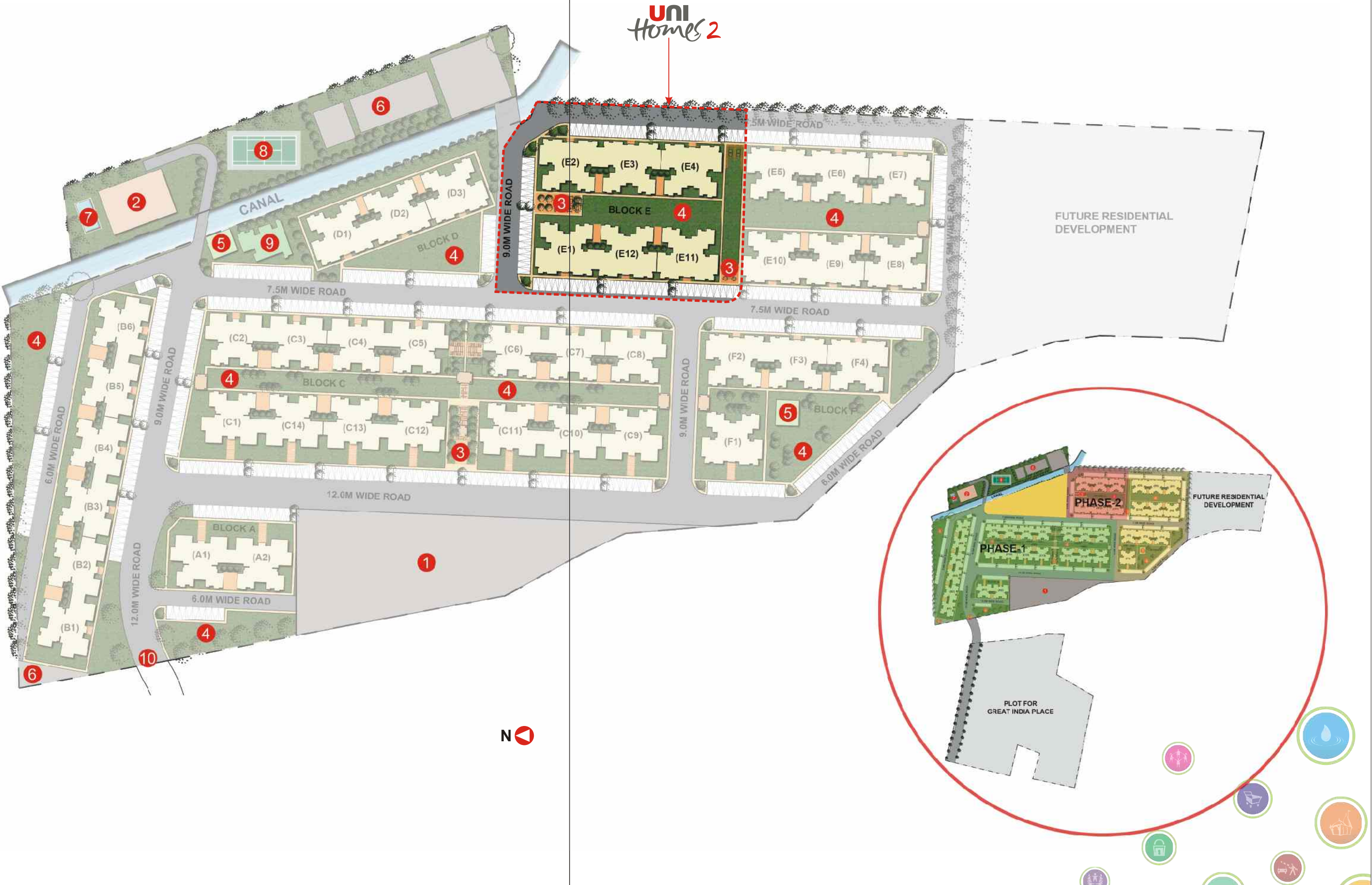
Tennis Court

9

Amenities

10

Main Entry / Exit





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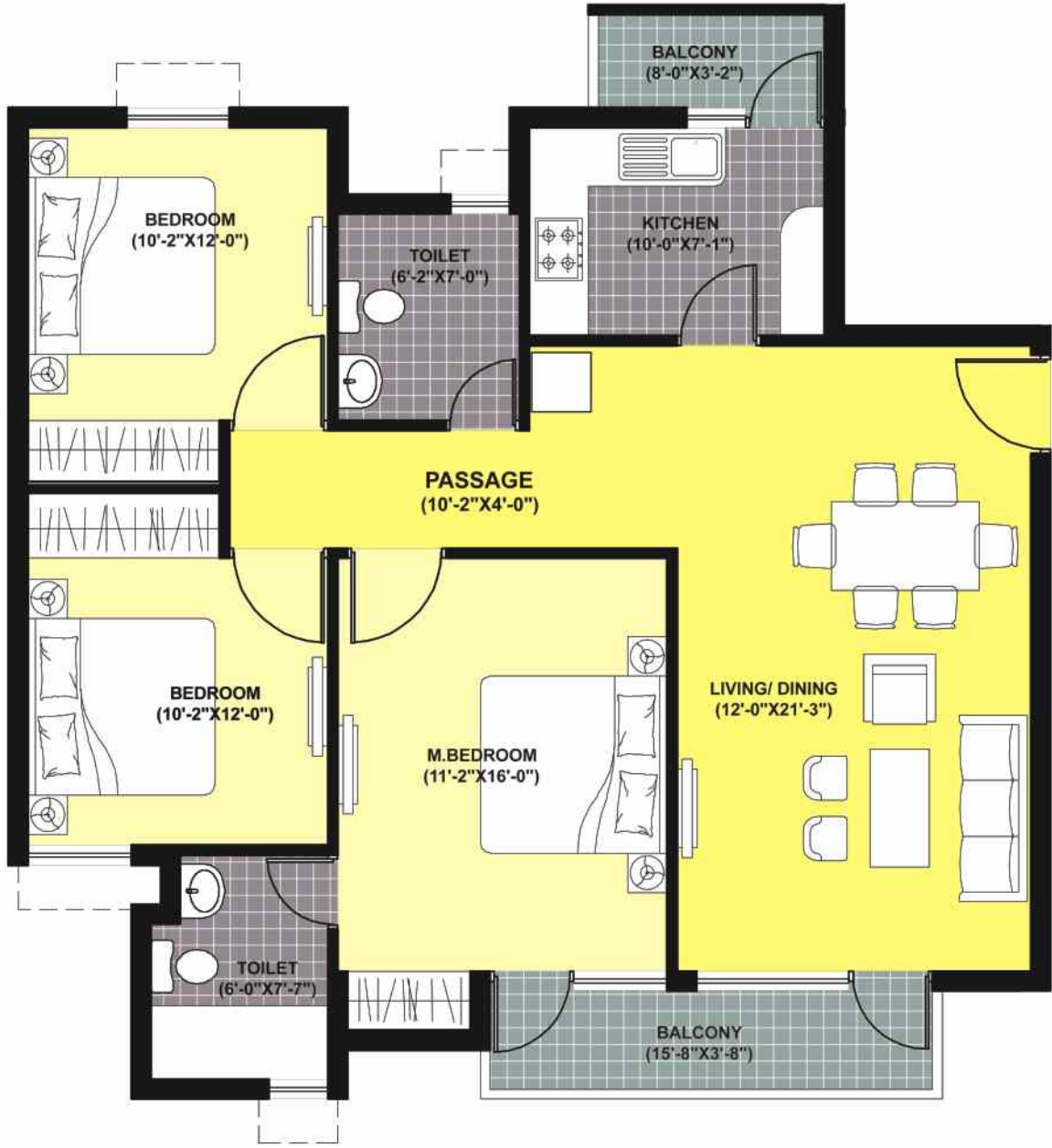


2 BED ROOM UNIT  
SALEABLE AREA : 1048.50 SQ. FT.

1 sqm. = 10.764 sq.ft.

Type A

3 BED ROOM UNIT

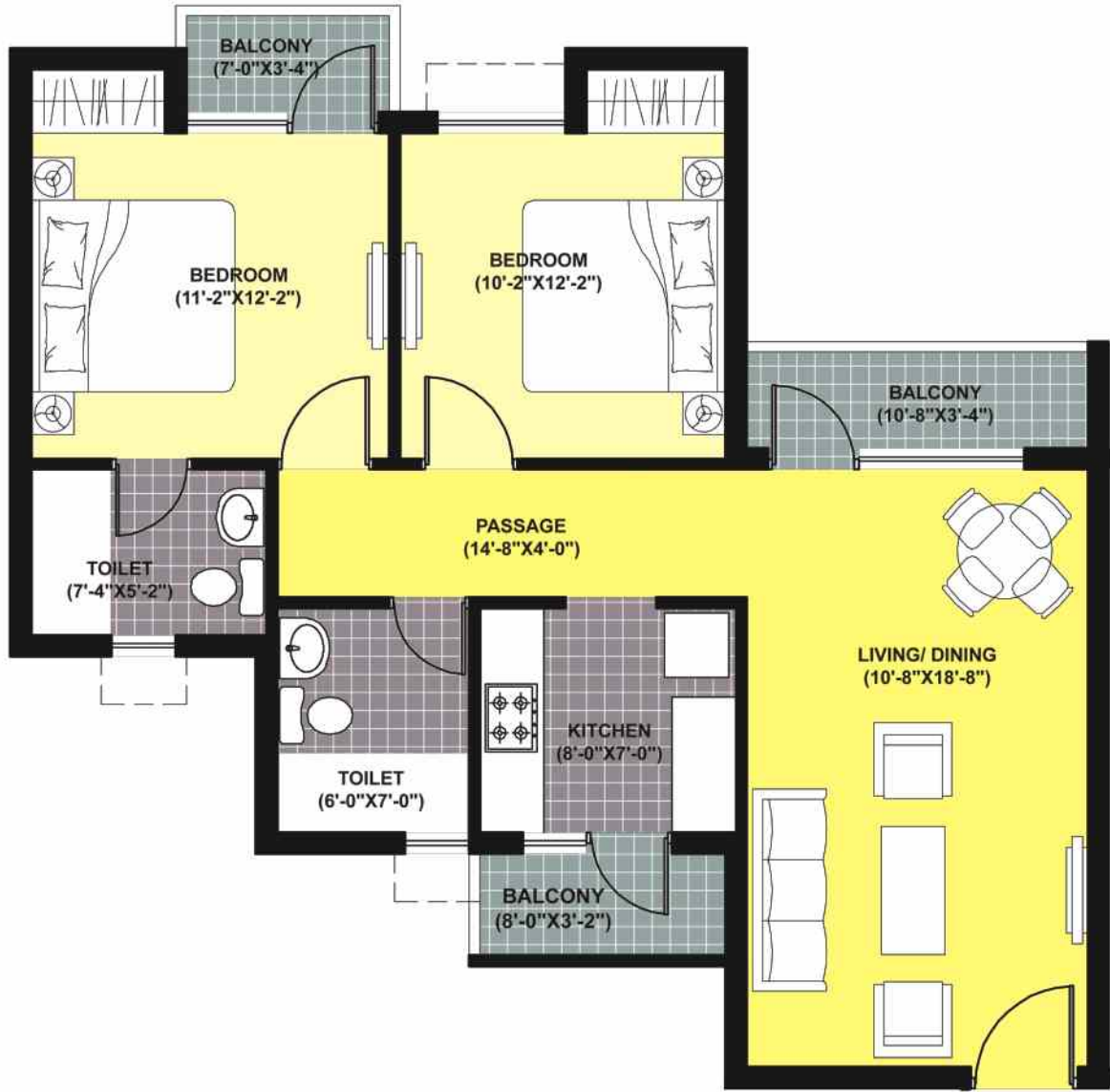


S.A OF EACH UNIT : 1430 SQ. FT.

1 sqm. = 10.764 sq.ft.

Type B

2 BED ROOM UNIT

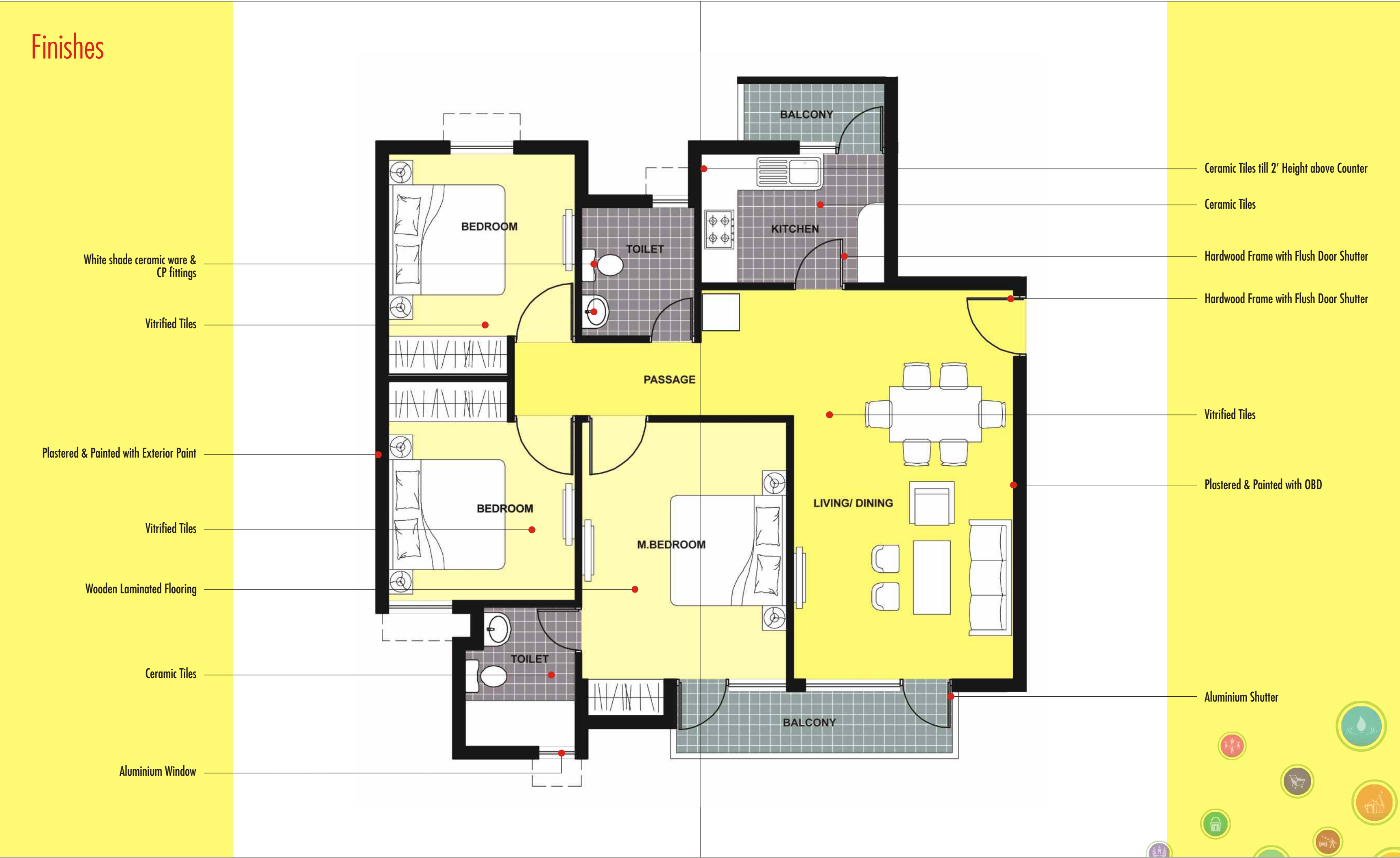


S.A OF EACH UNIT : 1048.50 SQ. FT.




1 sqm. = 10.764 sq.ft.



Finishes



# 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 7 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 approximately 1000 value engineered homes, an integrated retail, entertainment complex. 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](mailto: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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