

EXECUTIVE FLOORS



unitech

UNI[✓]WORLD
CITY
— MOHALI —



COME HOME TO 300 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 boasts of an alluring landscaped surrounding 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!



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



The Close, Gurgaon



Infospace, Kolkata



Global Business Park, Gurgaon



Gulmohur Avenue, Chennai

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.

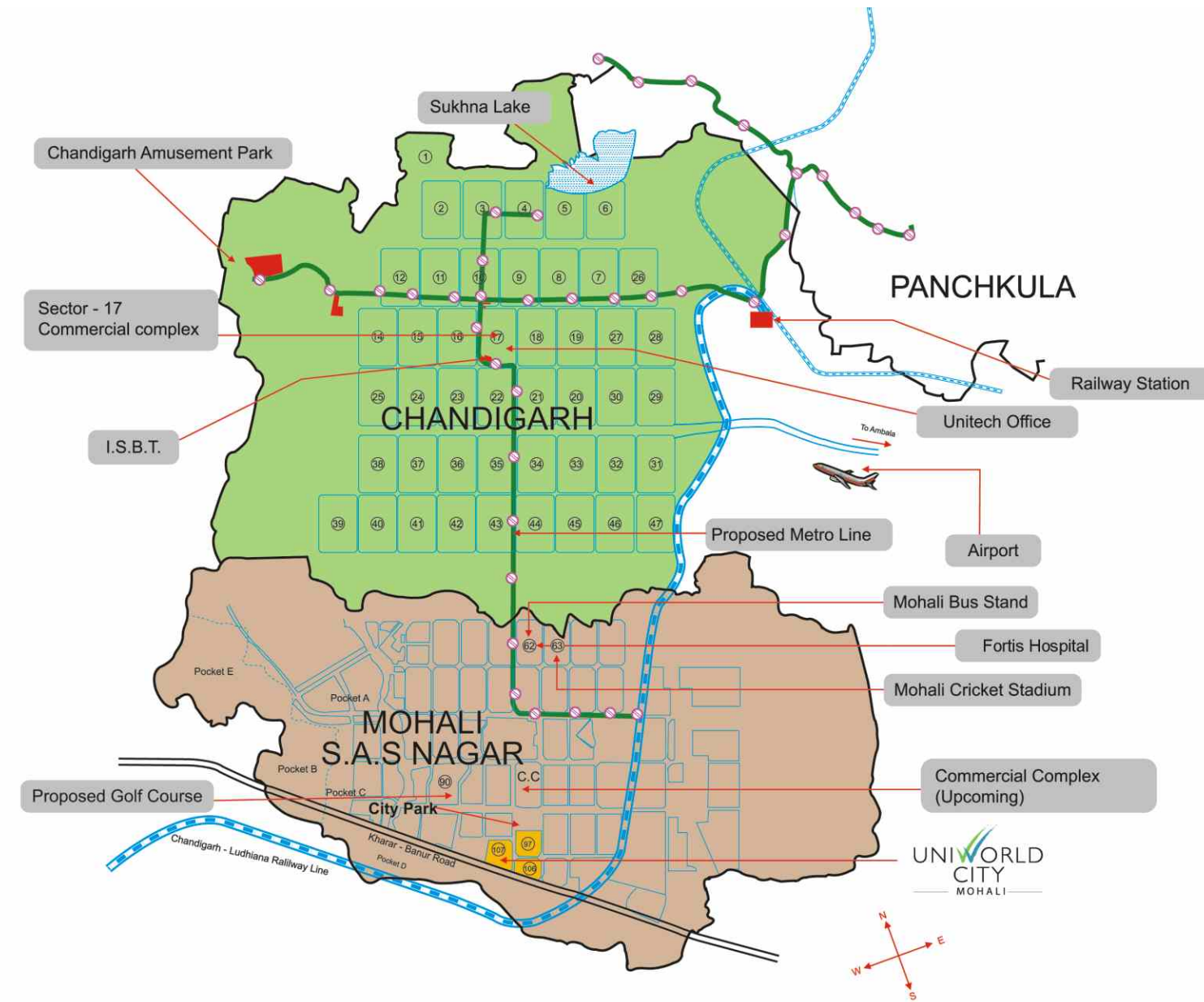
Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design, and have adopted best practices that exude superior quality of construction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



The Residences, Gurgaon

LOCATION PLAN



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



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Come home to 300 acres of delight!





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 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 spirits are high and the mood is joyous, perennially!

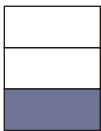
- Club house
- Swimming pool
- Community centre
- Kid's play area
- Café
- Shopping arcades



Perspective view of Executive Floors, Mohali
Image is an artistic rendering only and actual product may / will vary

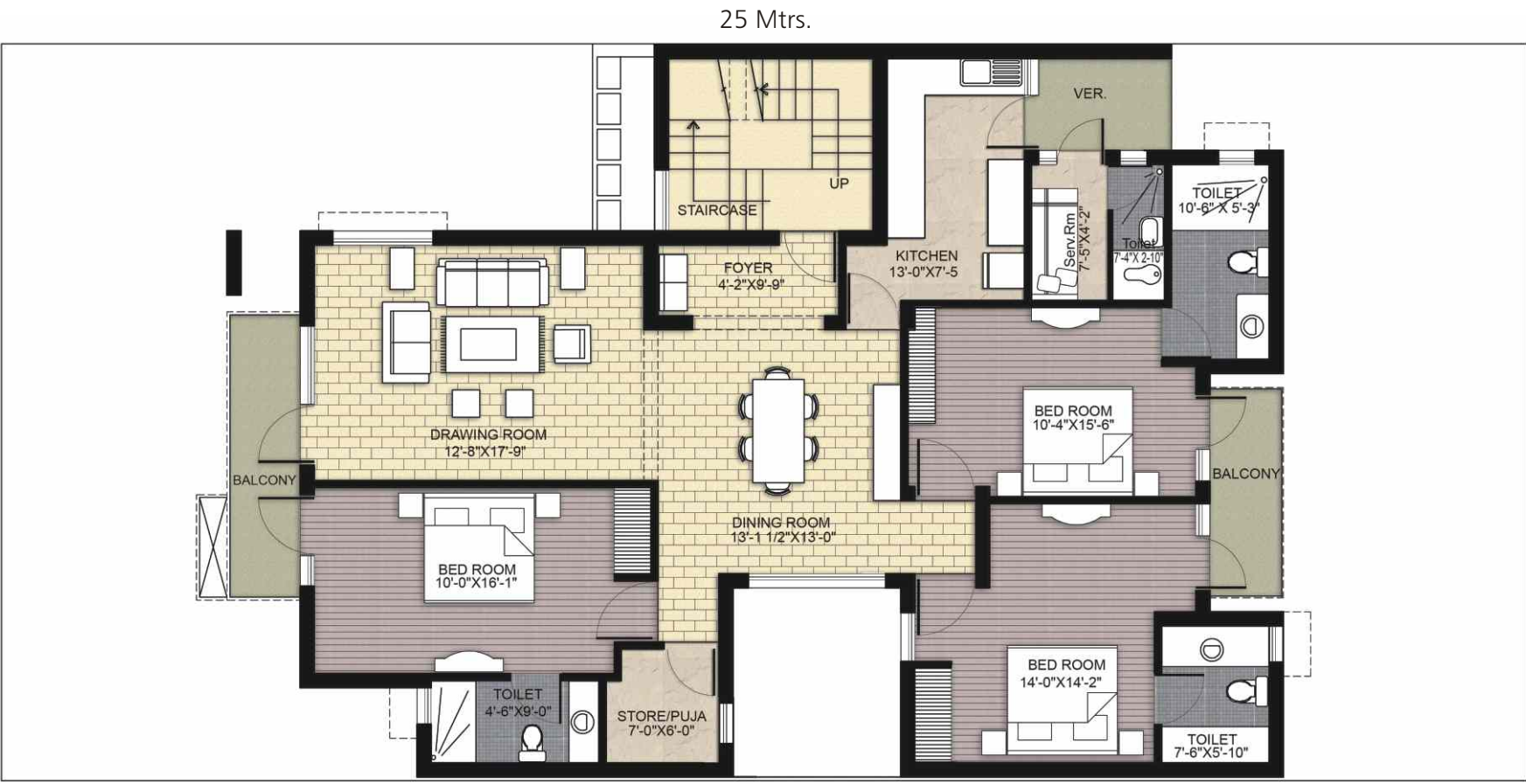
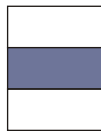
GROUND FLOOR

Saleable Area = 1796 sq. ft.



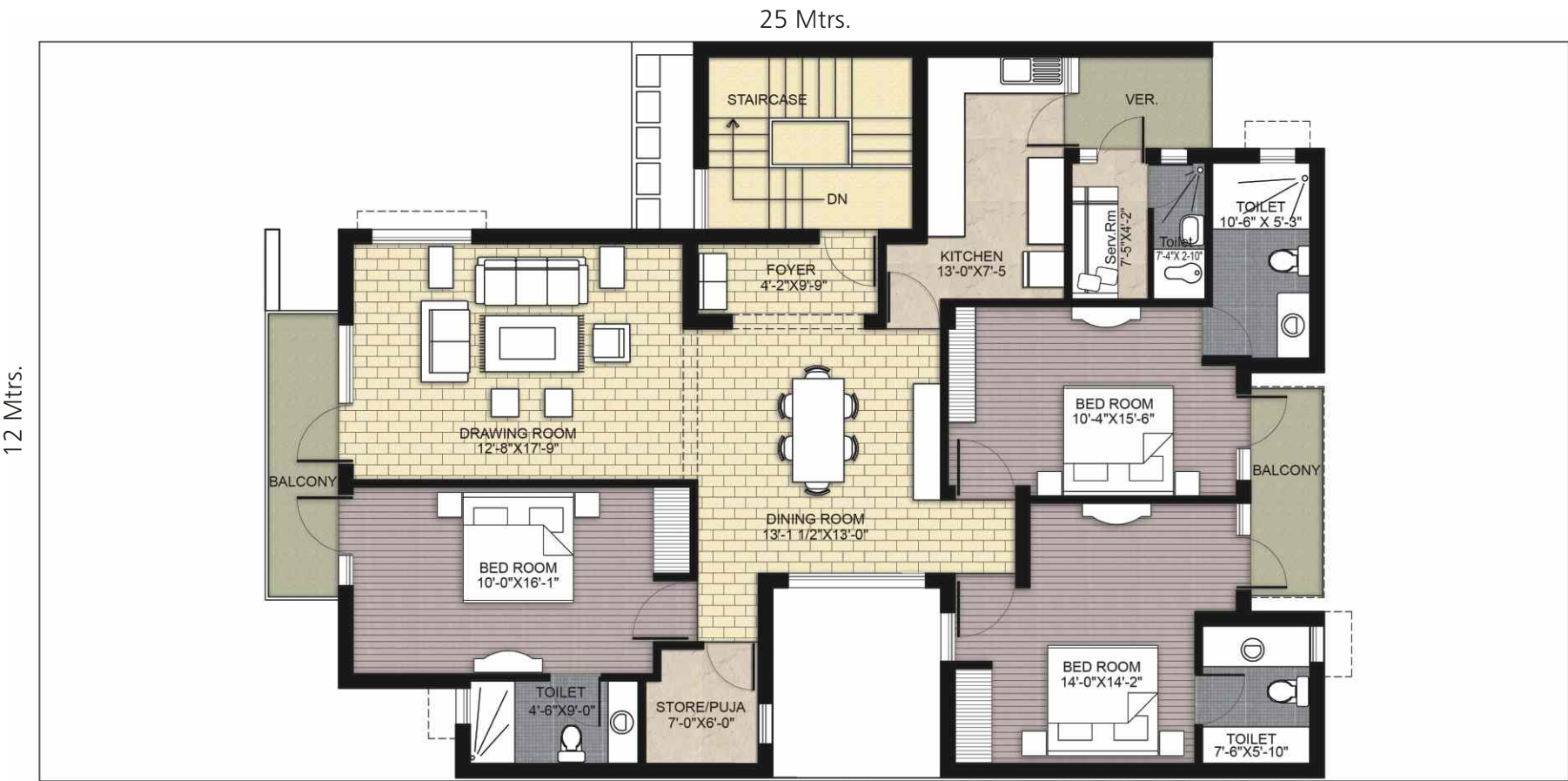
FIRST FLOOR

Saleable Area = 1796 sq. ft.



SECOND FLOOR

Saleable Area = 1796 sq. ft.



SPECIFICATIONS - UNIVERSAL



Wall finish

Internal
External
Ceiling
Servant Room / Study

Living / Dining / Bed Rooms / Lobby; acrylic emulsion paint on P.O.P. Punning
Combination of textured paint and brick tile cladding
Oil bound distemper (OBD)
Oil bound distemper (OBD)



Flooring

Living / Dining / Family Lounge
Bed Rooms
Stair Case
Domestic Help
Store / Puja

Marble
Laminated wood flooring
Marble (Udaipur green)
Ceramic floor tiles
Ceramic floor tiles



Kitchen

Flooring
Dado
Fittings

Ceramic floor tiles
Ceramic tiles 600 mm above counter area
Granite counter with stainless steel sink, drain board with C.P. fittings

Toilets

Flooring
Dado
Counter
Fixtures

Ceramic tiles
Select ceramic tiles upto 2100mm.
Granite
White Chinaware, single lever C.P. fittings, geyser points

Balconies

Flooring
Walls

Anti skid tiles
Weather proof paint on wall & ceiling

Doors

Main Entry
Internal
External

Seasoned hardwood frames with European style moulded shutters
Seasoned hardwood frames with European style moulded shutters
Powder coated / anodized aluminium

Windows

Powder coated / anodized aluminium windows with M.S. grill



Electrical

Concealed copper wiring, modular switches and MCBs

Communication

T.V. and telephone point in living room and master bedroom

Building

Sufficient car parking facility
Earthquake resistant construction

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

SPECIFICATIONS - INTERNATIONAL

	Wall finish	Internal External Ceiling / Servant Room / Study	Living / Dining / Bed Rooms / Lobby; acrylic emulsion paint on P.O.P. Punning Combination of textured paint and brick tile cladding Oil bound distemper (OBD)
	Flooring	Living / Dining / Family Lounge Bed Rooms Stair Case Domestic Help / Store / Puja	Marble Laminated wood flooring Marble (Udaipur green) Ceramic floor tiles
	False Ceiling	POP Finish	Living, Dinning, Lobby and Bedrooms Acrylic Emulsion Paint on POP
	Kitchen	Flooring Dado Fittings	Ceramic floor tiles Ceramic tiles 600 mm above counter area Granite counter with double bowl sink , drain board with C.P. fittings
	Toilets	Flooring Dado Counter Fixtures Mirror in all Bathrooms Glass Partitions	Ceramic tiles Select ceramic tiles upto 2100mm. Granite White Chinaware, single lever C.P. fittings, geyser points 5mm. mirror with ply back 6mm. toughened glass
	Balconies	Flooring Walls	Anti skid tiles Weather proof paint on wall & ceiling
	Doors	Main Entry / Internal External	Seasoned hardwood frames with European style moulded shutters Powder coated / anodized aluminium
	Windows		Powder coated / anodized aluminium windows with M.S. grill
	Electrical		Concealed copper wiring, modular switches and MCBs
	Communication		T.V. and telephone point in living room and master bedroom
	Building		Sufficient car parking facility Earthquake 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 terminal?

Distance from New Mohali Airport is 8 kms. Nearest Railway Station is 4.5 kms, Chandigarh Bus Terminal is 2.5 kms.

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

The CBD is 10 kms from the site.

4. What is the extent of the overall township?

The project is a 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 ICICI & 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 Executive Floors?

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

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.



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