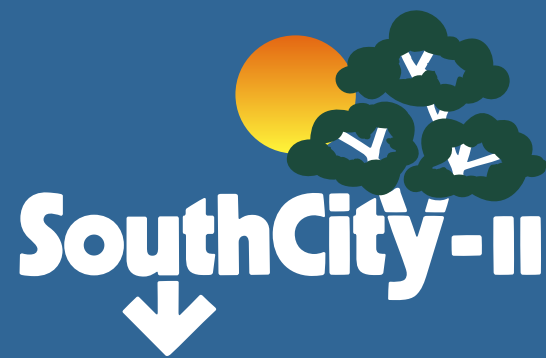


Independent Floors at



Your Home.
Your Sanctuary. Your Floor

Independent Floors at



After a hard day's work, you need space.

Lots of space.

To unwind, to reconnect with nature.

A place where peace of mind is supreme ...

Where uncalled hassles have been excluded

And nature is but a window away.

A place where you can get your full share of sunlight and air.

A place where the sky above and the earth below

Belong only to you.

A place that celebrates this wide and wonderful world.

An experience to rejuvenate your senses

...and that's just the beginning.

Welcome to Independent Floors at South City - II !

Unitech has the most diversified product mix comprising Residential, Commercial/Information Technology (IT) Parks, Retail, Hotel, Amusement Parks and Special Economic Zones (SEZ).

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech is known for the quality of its products and is the first real estate developer to have been certified ISO 9001:2000 certificate in North India. The Unitech brand is well recognised in India and was conferred with the title of "Superbrand" by Superbrand India in October 2007.

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.

Unitech's clientele for commercial projects includes global leaders such as Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobile and AT Kearney.

Unitech Ltd. and Norway Based Telenor Group (6th Largest Mobile Communication Provider in the world) came together to build UNINOR - a telecommunication service company to provide GSM services in 22 circles across India.

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.



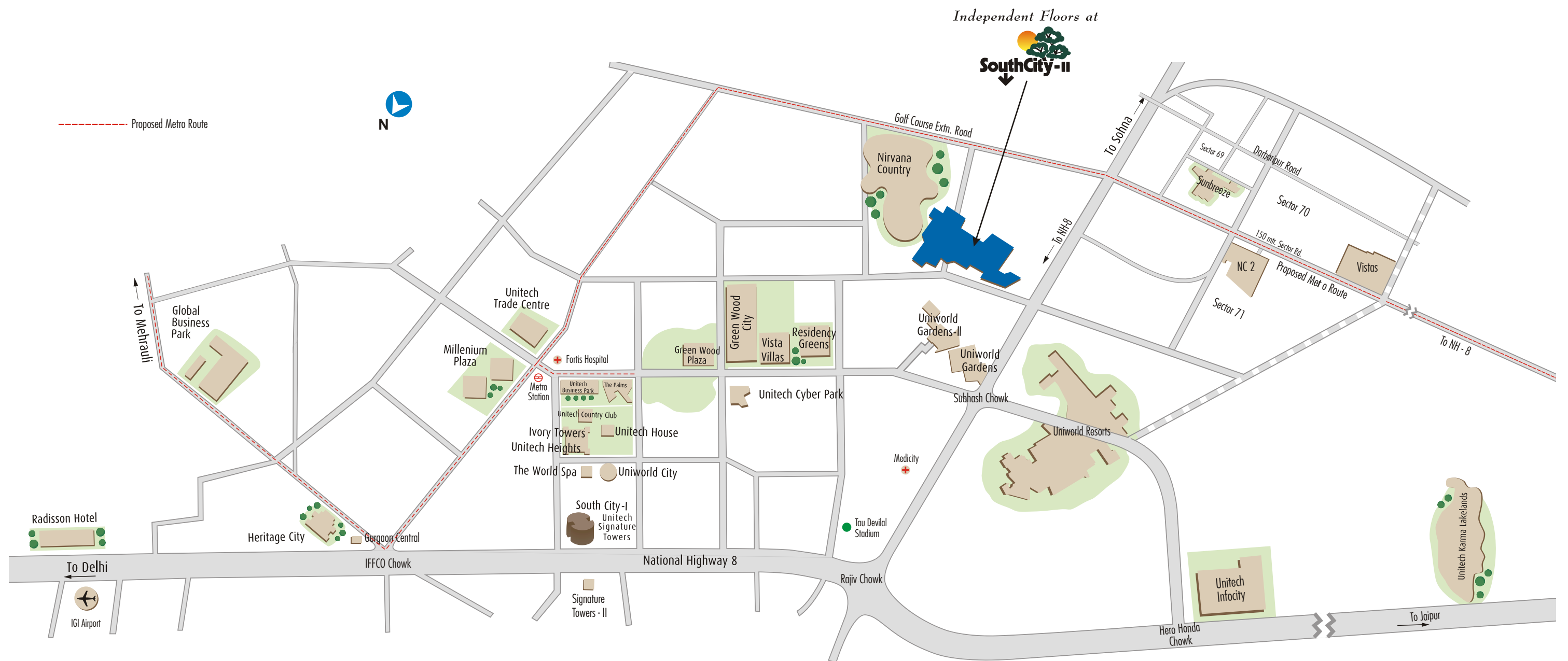


PIONEERURBAN
FOUNDATIONS FOR LIFE

A part of the Kolkata based Periwai Group, Pioneer Urban Land & Infrastructure Ltd. develops both residential and commercial complexes. Today it is the name behind some of the most successful real estate projects in the NCR.

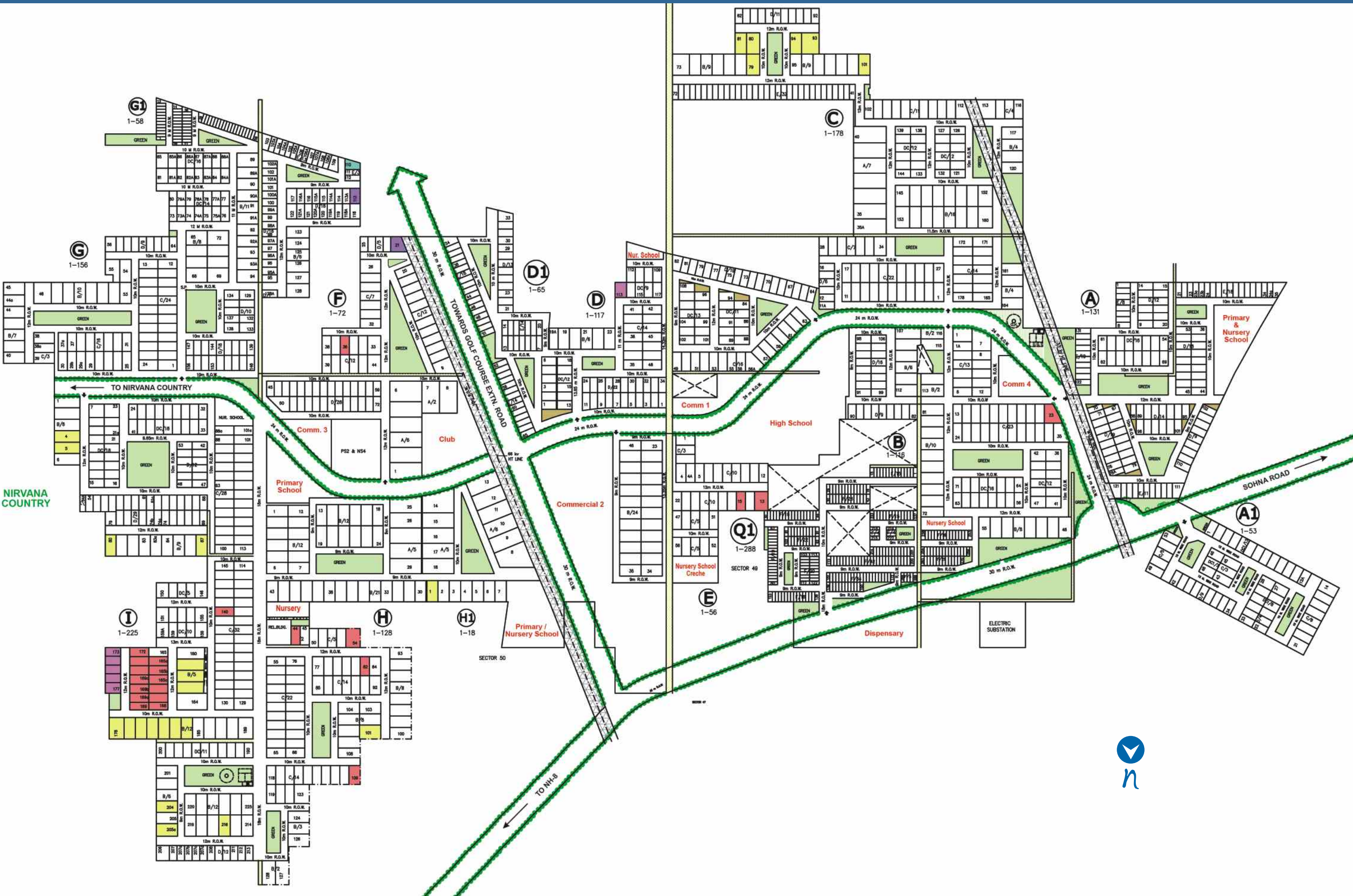
Unitech Ltd. & Pioneer Urban Land & Infrastructure Ltd. have together brought some marvellous residential projects in NCR, like Vista Villas, Greenwood City, South City II & Nirvana Country.

Location Map

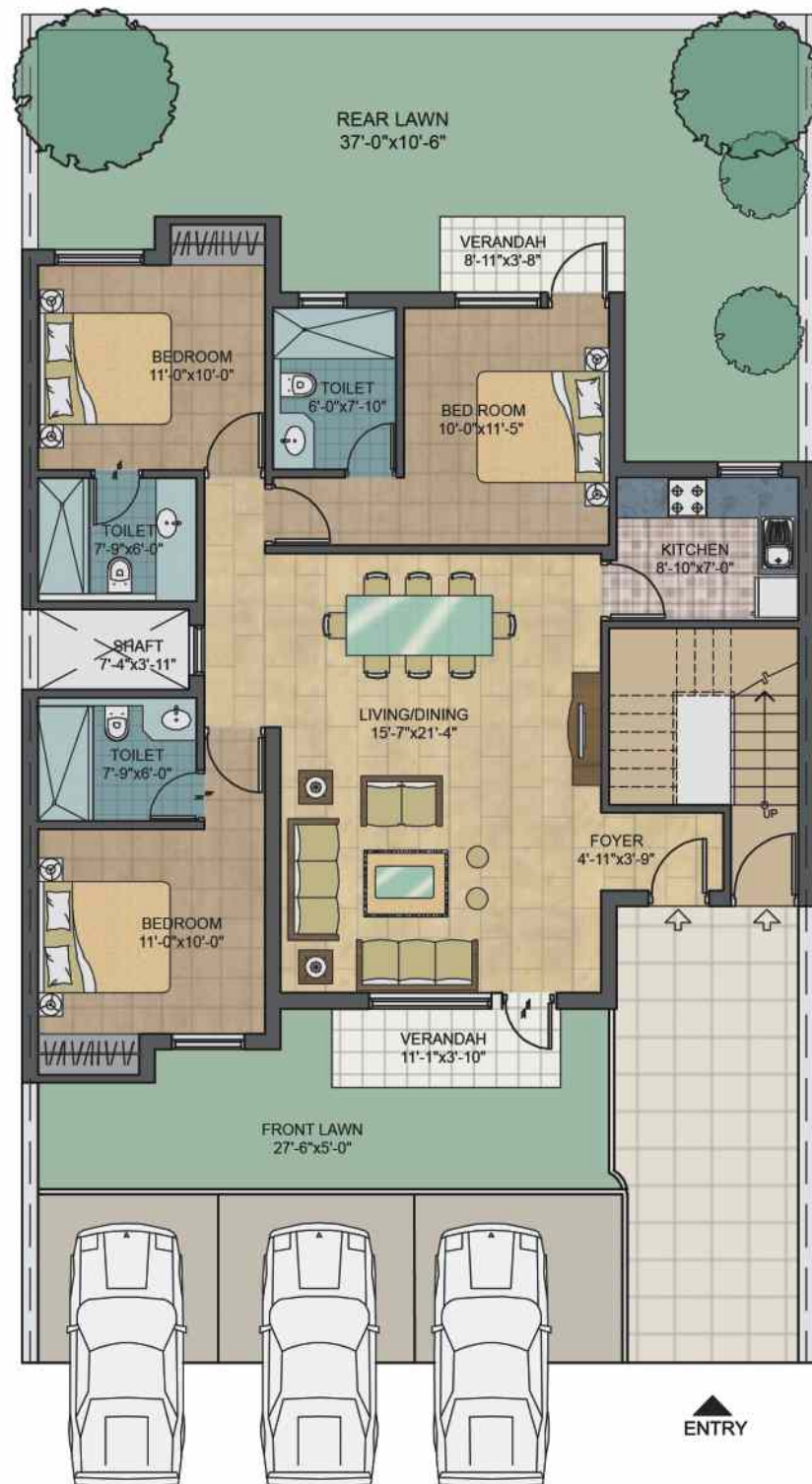


South City-II is nestled in the heart of Gurgaon, off Sohna Road, just minutes away from Golf Course Road, NH-8 and the proposed Metro Route. Also, within 15 min driving distance are world class Schools such as Shikshantar, The Shri Ram School, DPS, Heritage, Amity International, Pathways and GD Goenka. Top of the line hospitals such as Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram & Batra are also within a stone's throw of South City-II.

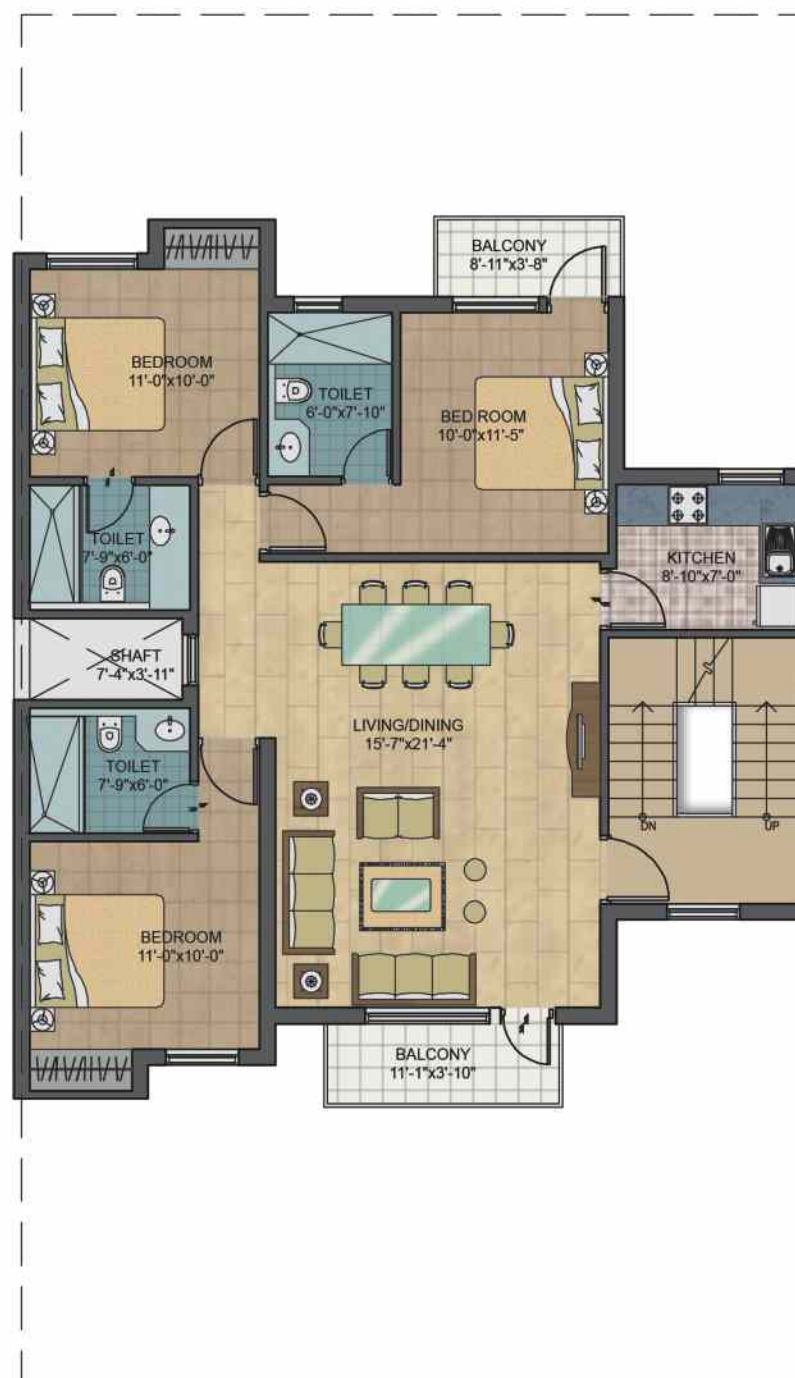
Master Plan



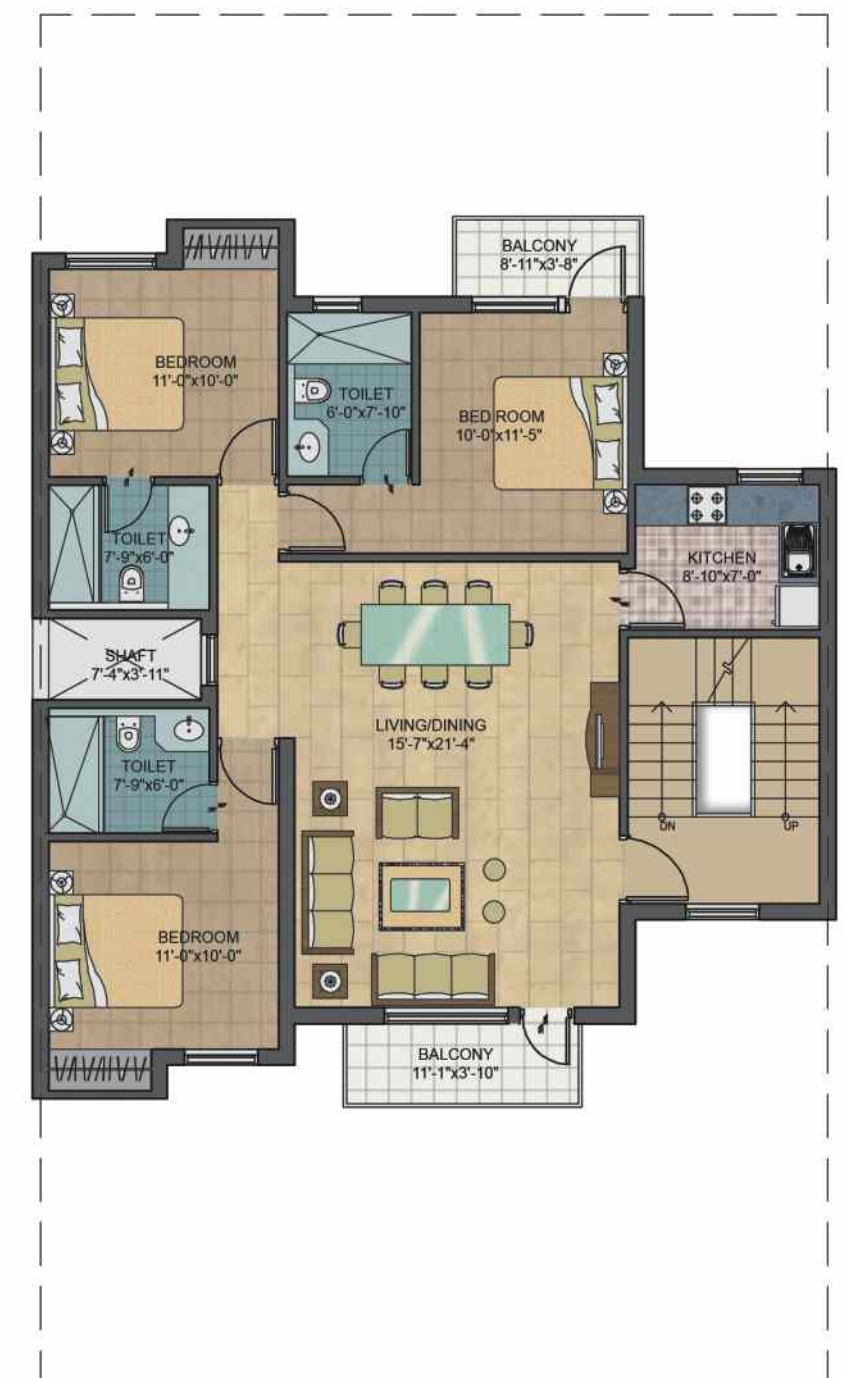
Plot Area: 230 sq.mts (275 sq.yds.)



Ground Floor
Super Area = 121.70 sq. mts. (1300 sq.ft.)



First Floor
Super Area = 121.70 sq.mts. (1300 sq.ft.)



Second Floor
Super Area = 121.70 sq.mts. (1300 sq.ft.)

Plot Area: 300 sq.mts (359 sq.yds.)



Ground Floor
Super Area = 151.00 sq. mts. (1625.0 sq.ft.)

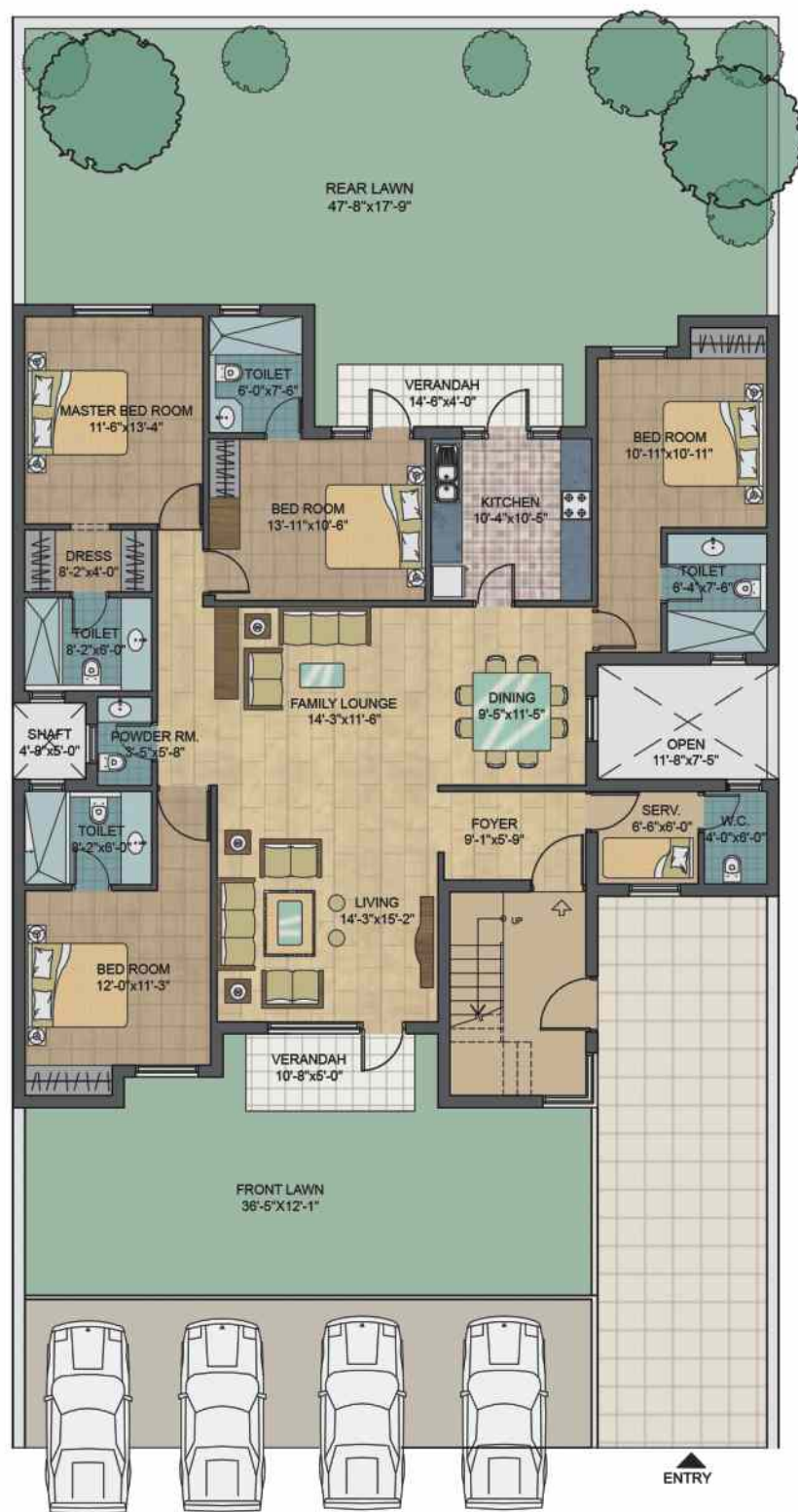


First Floor
Super Area = 151.00 sq.mts. (1625 sq.ft.)



Second Floor
Super Area = 151.00 sq.mts. (1625 sq.ft.)

Plot Area: 420 sq.mts (502 sq.yds.)



Ground Floor
Super Area = 200 sq.mts. (2153 sq.ft.)







First Floor
Super Area = 200 sq.mts. (2153 sq.ft.)



Second Floor
Super Area = 167.50 sq.mts. (1802 sq.ft.)
Terrace Area = 31.80 sq.mts. (342 sq.ft.)

Specifications

		Wall Finish	Internal	Oil Bound Distemper
			External	Combination of marble/ sandstone grit/ stone
		Flooring	Living / Dining Bedrooms Servant Quarter Staircase	Marble Vitrified Tiles Ceramic Tiles Marble
		Kitchen	Flooring Dado Fittings	Ceramic Tiles Ceramic Tiles upto 600mm above counter only Granite counter with stainless steel sink, drain board with CP fittings
		Toilets	Flooring Dado Fixtures and Fittings	Ceramic Tiles Ceramic Tiles upto 2100mm height Marble counter, White sanitary fixtures, Single lever CP fittings
		Doors		Seasoned hardwood frames with european style moulded shutters
		Windows & External Doors		Seasoned Hardwood frames with security grill and fly-mesh/glazed shutters
		Electrical		Copper wiring and modular moulded switches, concealed wiring and MCBs