



MOHALI



**unitech**

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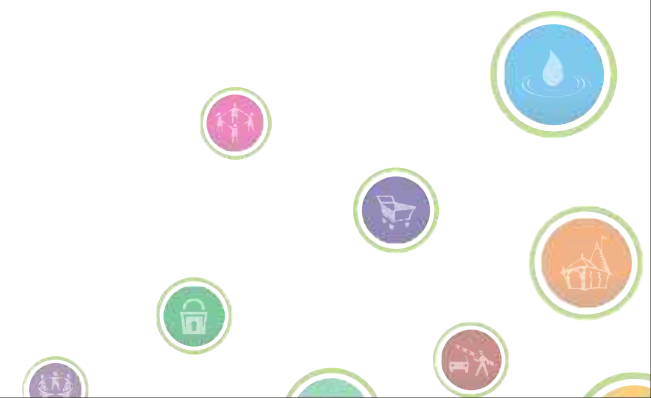
*Surprisingly Affordable Homes for You*



Located within the 325 acres integrated township of  
Uniworld City, Mohali; Unihomes is a spacious home well  
within your reach.

The three bedroom low-rise homes at Unihomes are 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, Unihomes offer modern and quality living, made affordable for you.





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 9001:2008 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), 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.



Signature Towers, Gurgaon



The Great India Place, NOIDA

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



The Residences, Mumbai



The Residences, Gurgaon



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



“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



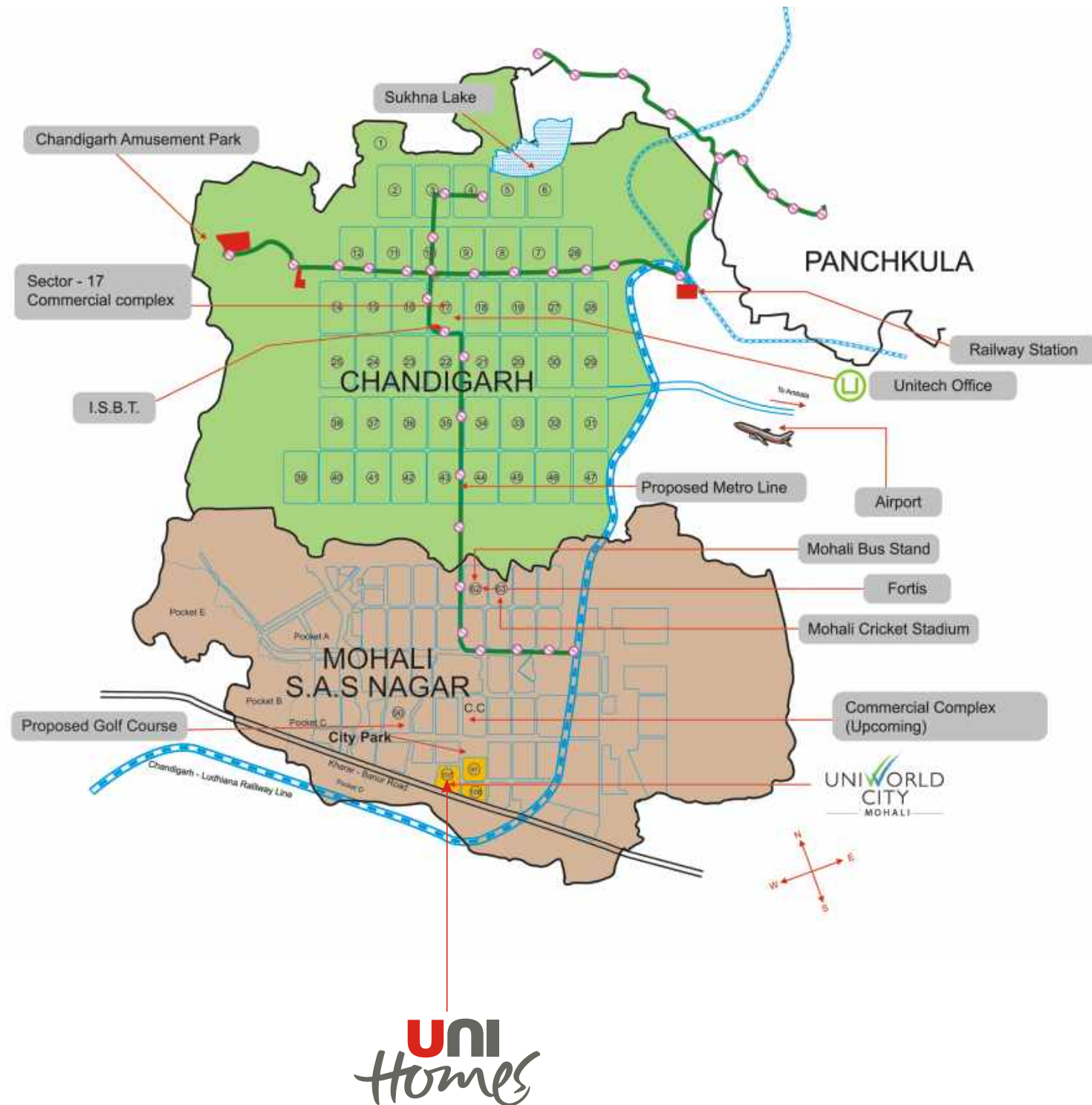
“Value engineering for your home”



Water treatment plant



Sewage treatment plant

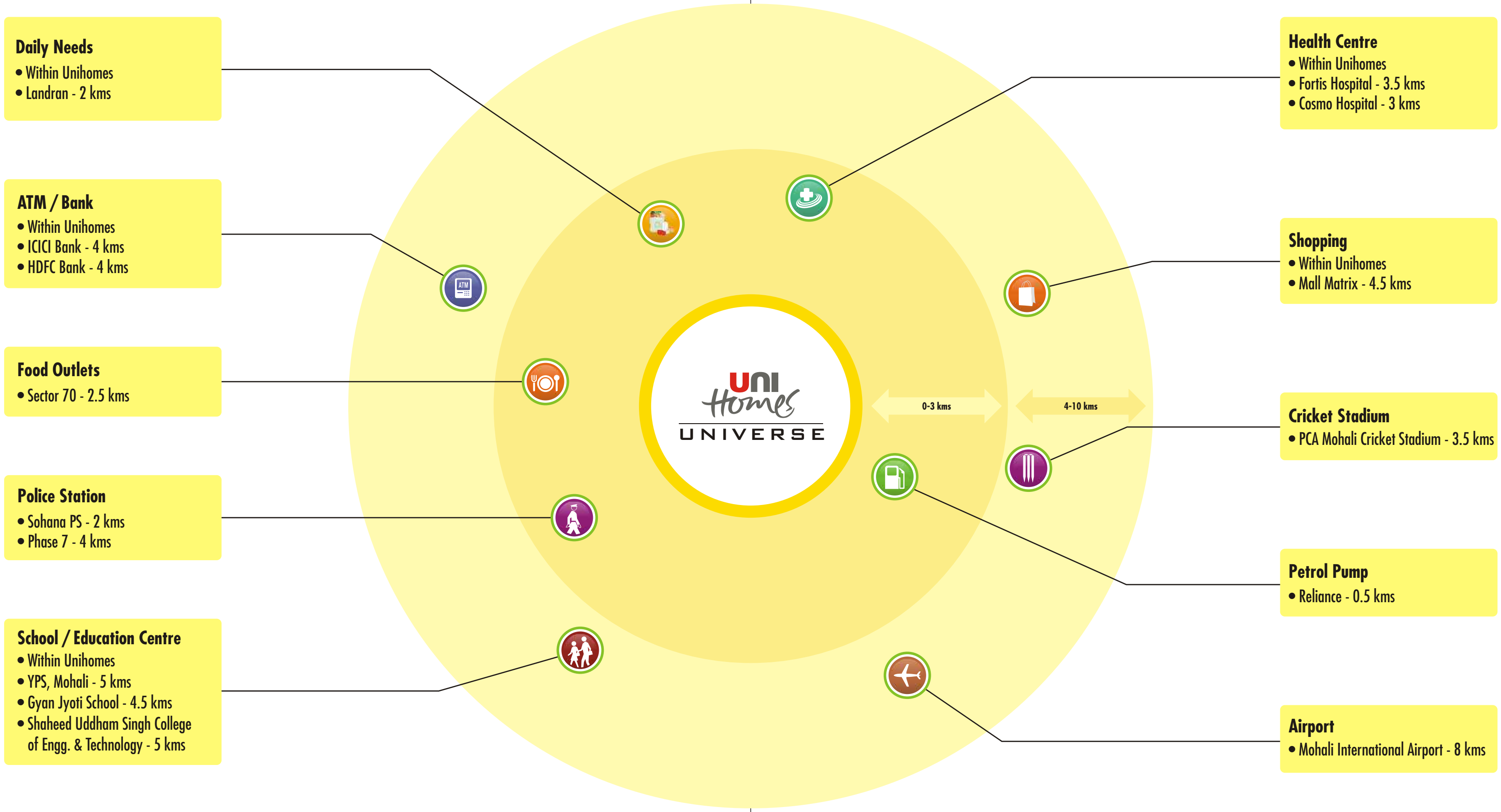


## Well located in the heart of Mohali

Surrounded by acres of greenery, Unihomes, Mohali is just a 15 minutes drive away from the Chandigarh Airport as well as from the proposed Mohali Airport. 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.

Besides this, Unihomes is strategically located in an area that has premium health centers, education facilities, commercial and shopping complexes and is a few minutes away from the proposed Metro Station.

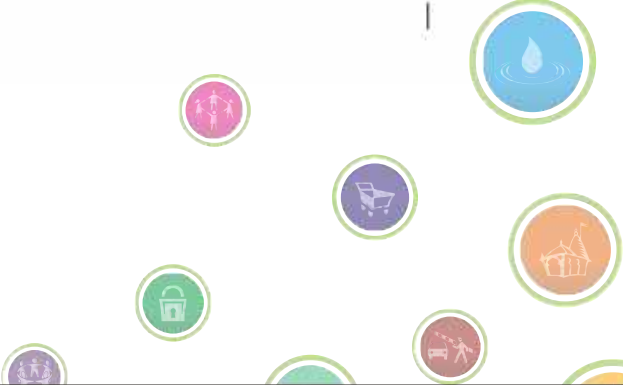






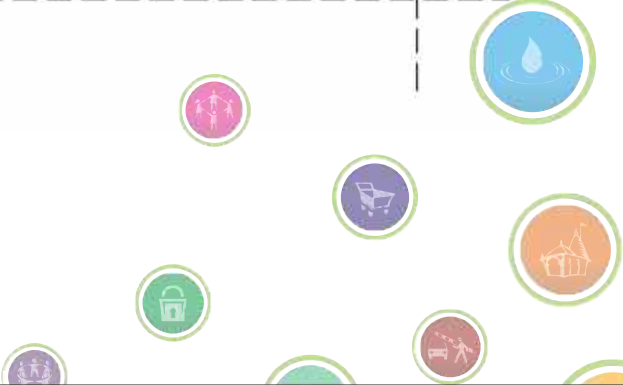
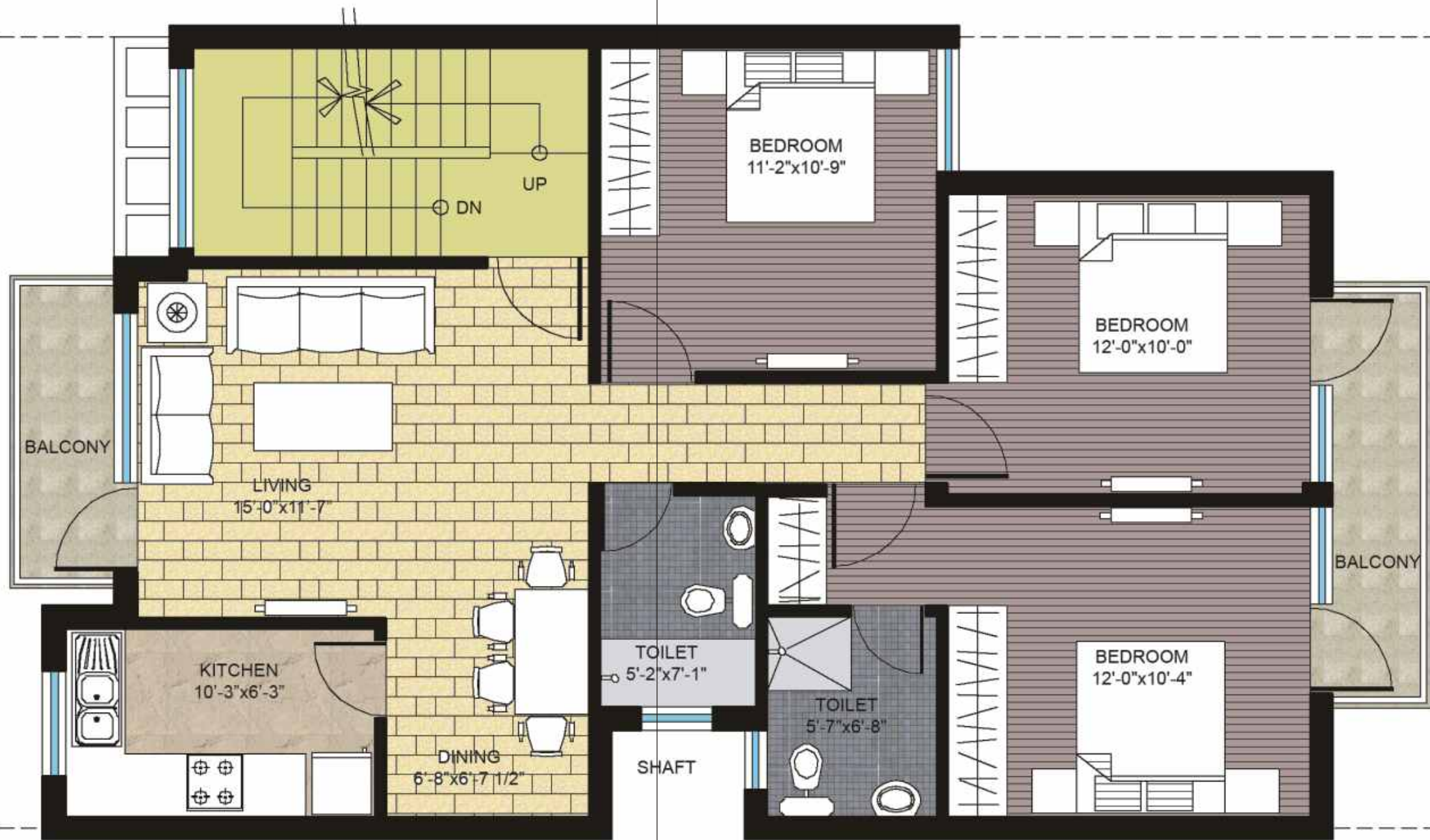
# Ground Floor Plan

Saleable Area = 100 sqm. (1077 sq. ft.)



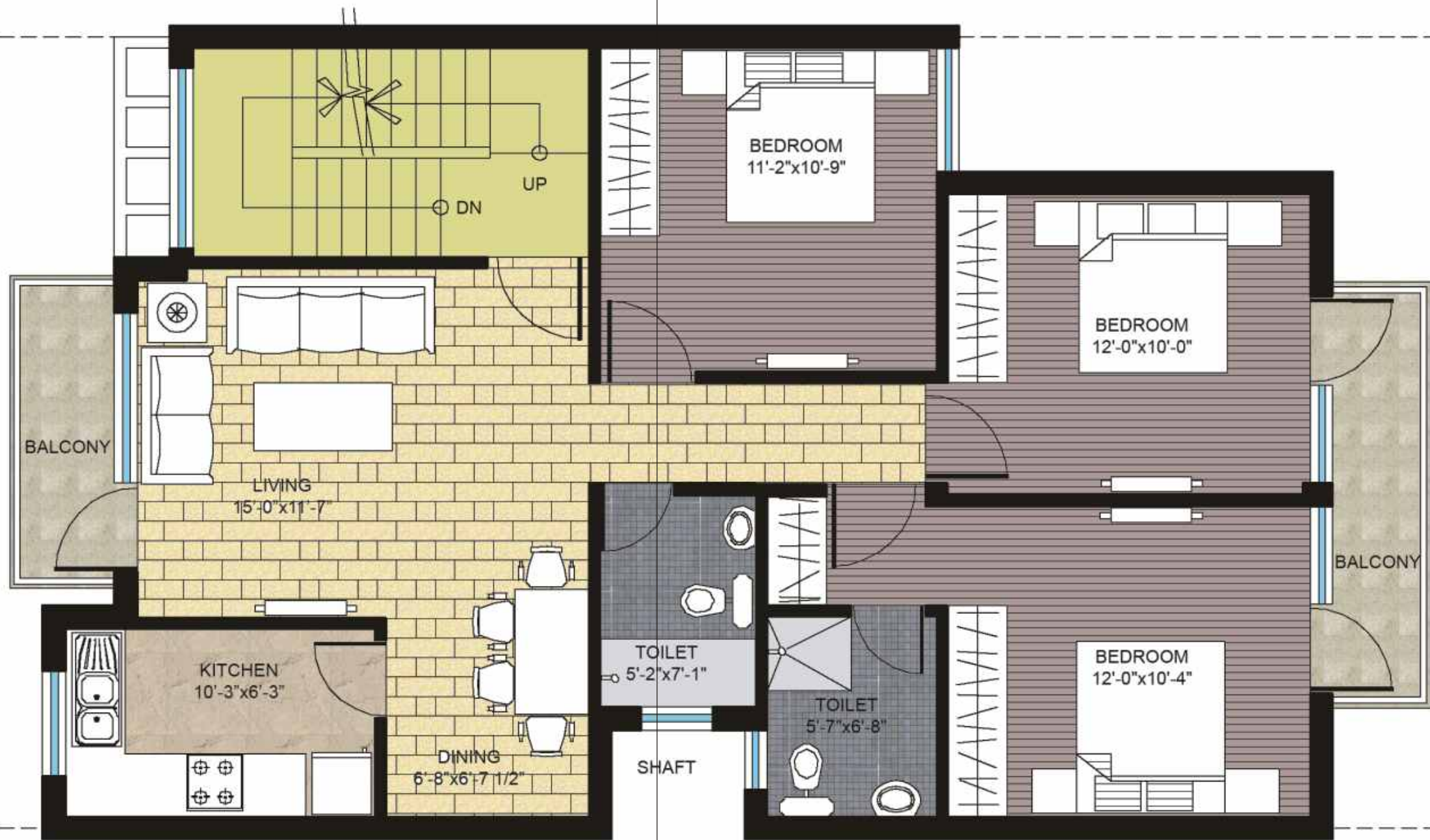
# First Floor Plan

Saleable Area = 100 sqm. (1077 sq. ft.)

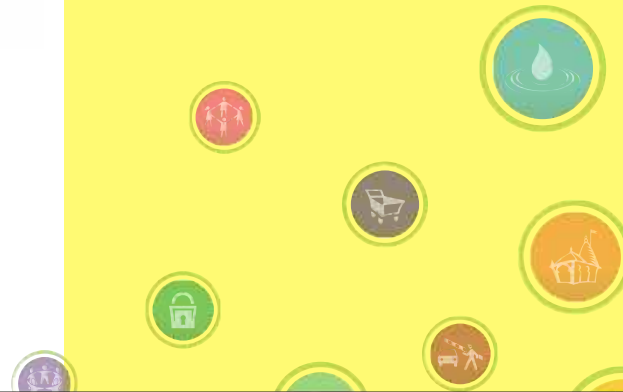
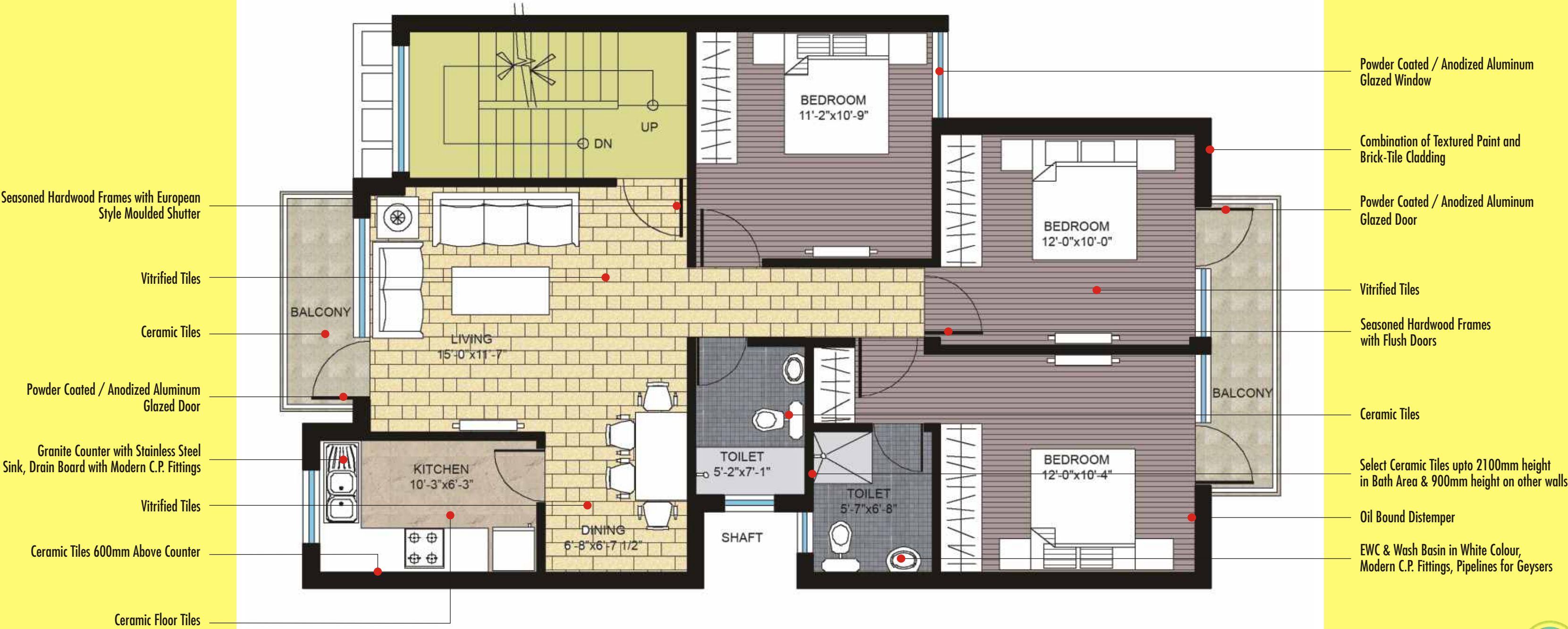


# Second Floor Plan



Saleable Area = 100 sqm. (1077 sq. ft.)



Finishes



# Specifications

Structure		Earth quake resistant construction	
	Flooring	Living / Dining Room	Vitrified tiles
		Family Lounge	Vitrified tiles
		Bed Room	Vitrified tiles
		Stair Case	Kota stone
Painting		Internal Wall	Oil bound distemper
		External Wall	Combination of textured paint and brick-tile cladding
	Kitchen	Flooring	Ceramic floor tiles
		Dodo	Ceramic tiles 600 mm above counter
		Platform	Granite counter with stainless steel sink, drain board with modern C.P. fittings
Doors		Main	Seasoned hardwood frames with European style moulded shutter
		Internal	Seasoned hardwood frames with flush doors
		External	Powder coated / Anodized Aluminum glazed doors
	Toilet	Flooring	Ceramic tiles
		Dado	Select ceramic tiles upto 2100 mm height in bath area and 900 mm height on other walls
		Counter	Indian marble
		Fittings	EWG & wash basin in white colour, modern C.P. fittings, pipelines for geysers
		Walls	Oil bound distemper (OBD)
Balcony		Flooring	Ceramic tile
		Walls	Textured paint
Windows		Powder coated / Anodized Aluminum glazed windows	
Electrical & Communication		Concealed Copper wiring and MCBs, telephone jack in living room	
Infrastructure		Provision for cable T.V. in living room	

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 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 terminus?

Distance from New Mohali Airport would be 8 kms. Nearest Railway Station - 4.5 kms, Chandigarh Bus Terminus - 2.5 kms.
3. How far is the site from Central Business District (CBD)?

The CBD is 10 kms from site.
4. What is the extent of the overall township?

The project is 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?

Aschool 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 Unihomes?

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](mailto: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.

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 plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.