

uni Homes 3

SECTOR - 113, NOIDA



unitech

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Gurgaon:

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UNI HOMES 3

Being developed by Unitech, Unihomes is a 50 acres project close to the heart of Noida - the address you have always aspired for.

Nestled amongst greens and landscaped parks, Unihomes offers 1, 2 & 3 bedroom apartments that offer the quality living you have always dreamt of. Each apartment has been efficiently designed to maximize space & sunlight while ensuring a superb community living experience.



UNITECH'S PAN INDIA PRESENCE



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

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 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.



Signature Towers, Gurgaon
(Iconic Towers on NH-8)

The Great India Place, Noida
(1.5 million sq.ft. Retail Space)

Unitech Karma Lakelands, Gurgaon
(Premium golf villa project)



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

-  Basic medical facility
-  Grocery and convenience stores
-  ATM within campus, bank nearby
-  Place of worship / meditation



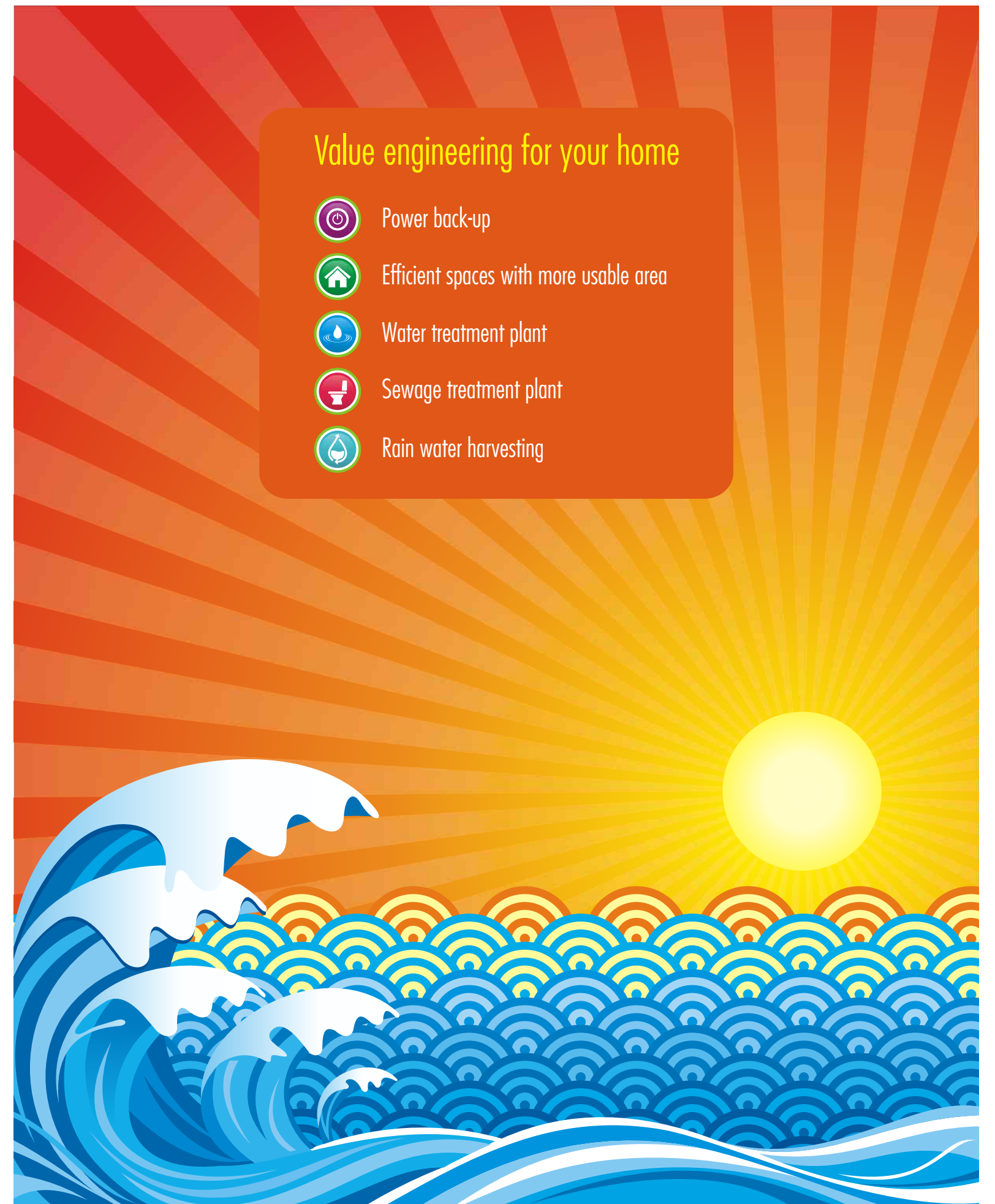
A home amidst its natural surroundings

-  Landscaped greens
-  Open kid's play areas
-  Club house with games room & Multipurpose hall
-  Gymnasium
-  Swimming pool
-  Covered and open car parking



Value engineering for your home

-  Power back-up
-  Efficient spaces with more usable area
-  Water treatment plant
-  Sewage treatment plant
-  Rain water harvesting



Daily Needs
• Grocery & convenience stores within campus

Police Station
• Sector 49 - 4 kms
• Phase II - 5kms

ATM / Bank
• ATM within Campus
• National Bank branch within 2 kms

School
• Kothari International School - 6 kms
• Ryan International School - 8 kms

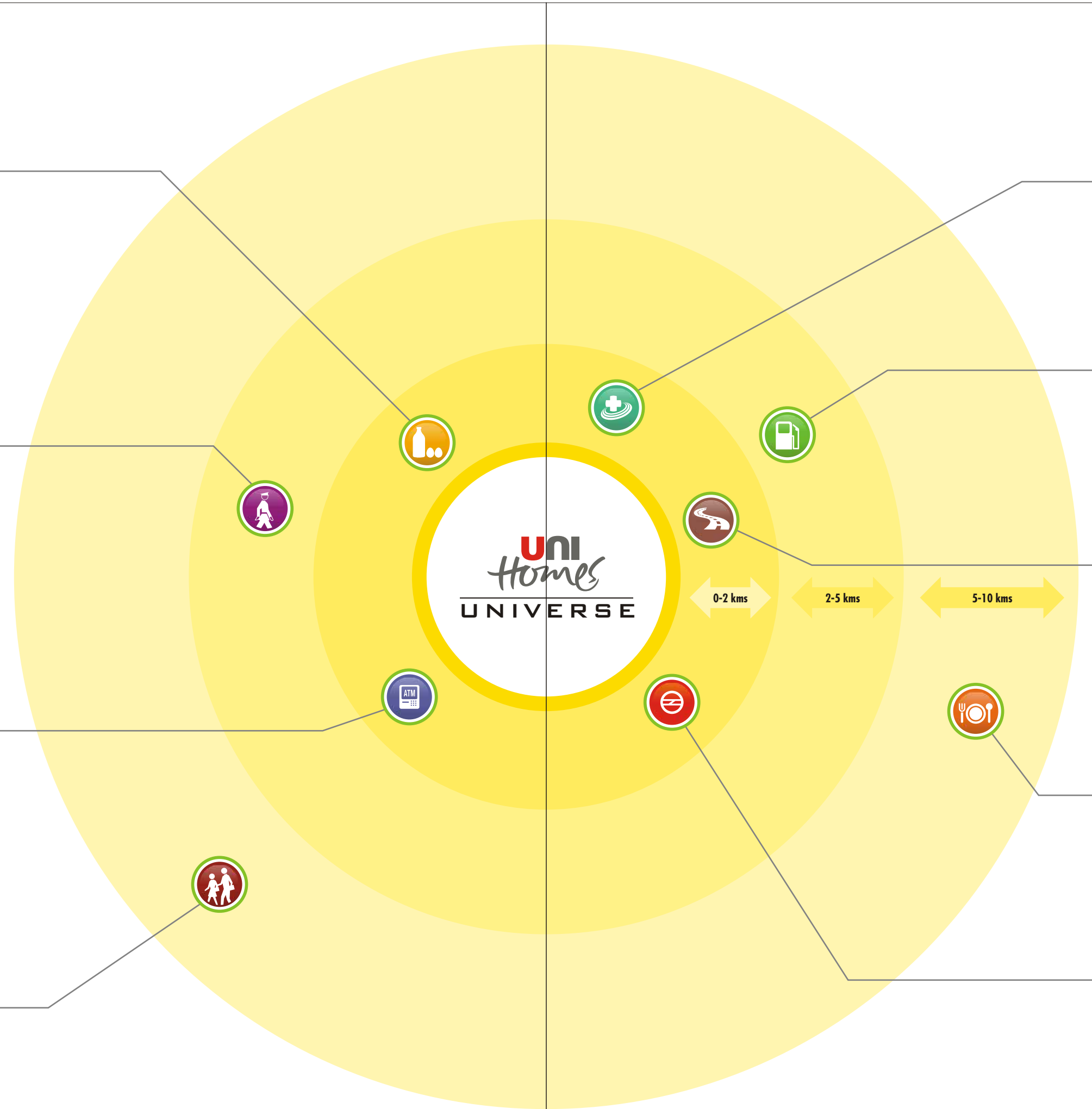
Health Centre
• Medical facility within Campus
• Fortis Hospital - 6-8 kms

Petrol Pump
• Phase II - 3 kms

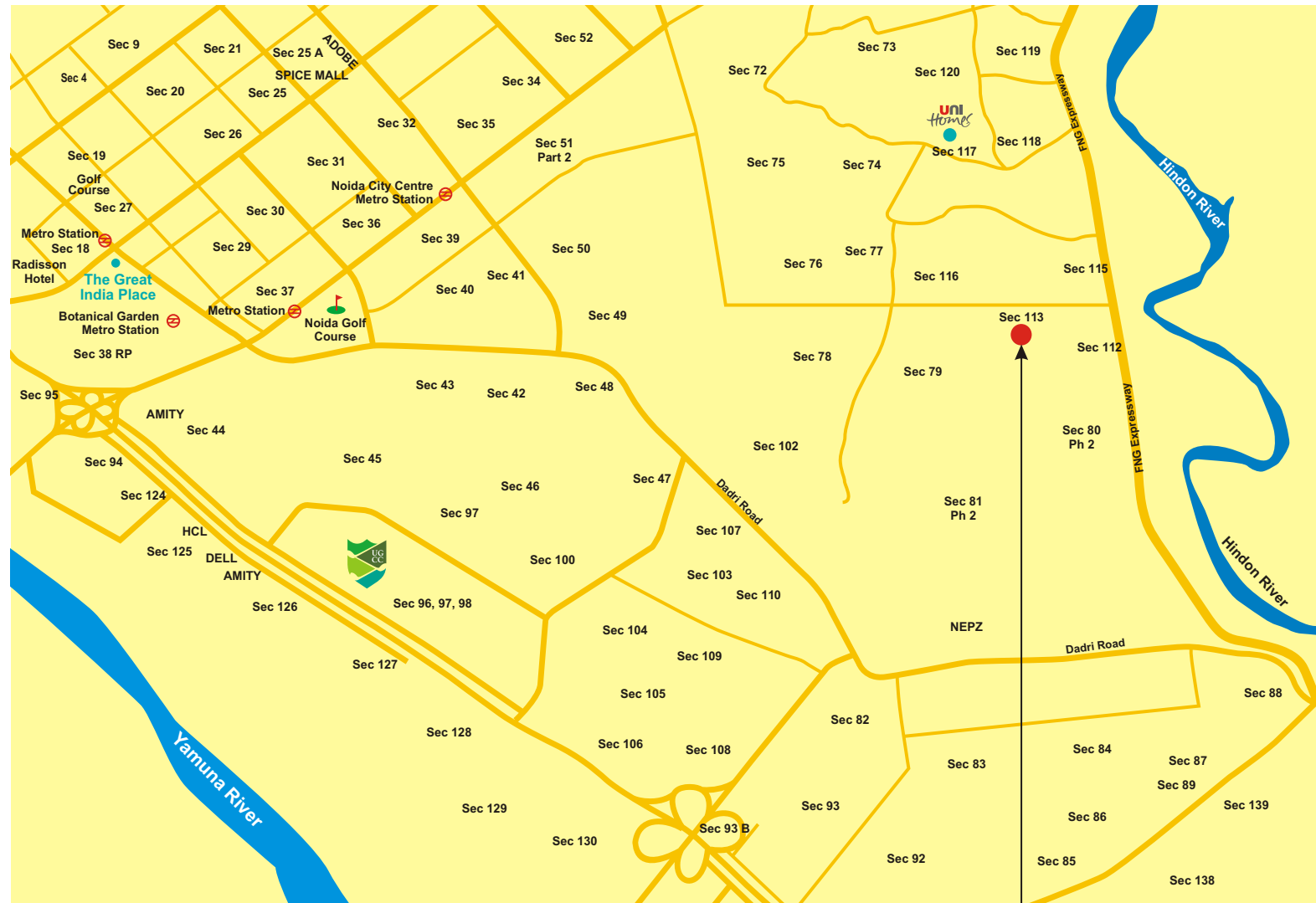
Distance from Prominent Locations
• TCS office, Sector 82 - 1 km
• District Court - 2 kms
• NEPZ - 2 kms
• Sai Mandir - 5 kms
• Sector 62 - 7 kms

Shopping / Eateries Nearby
• Shopprix Mall - 6 kms
• Spice Mall - 7 kms

Metro Connectivity
• Noida City Center Metro Station - 7 kms



Location Map



UNI
Homes 3

Location Highlights

Located just 200 meters from the FNG (Faridabad - Noida - Ghaziabad) Expressway, Unihomes 3 enjoys excellent connectivity to Ghaziabad and Delhi through NH - 24. Also, it is just a 15 minutes drive from the commercial and retail developments of Sector - 18 and a 10 minutes drive from the offices of Sector - 62. The nearest metro station in Sector - 32 is only 7 kms away, giving you an easy access to the entire NCR.

Besides this, Unihomes 3, is strategically located with a premium wide independent access road and green belt on 2 sides. Also there is a proposed retail and commercial development on 100 mtrs wide belt, next to one of the green belt.

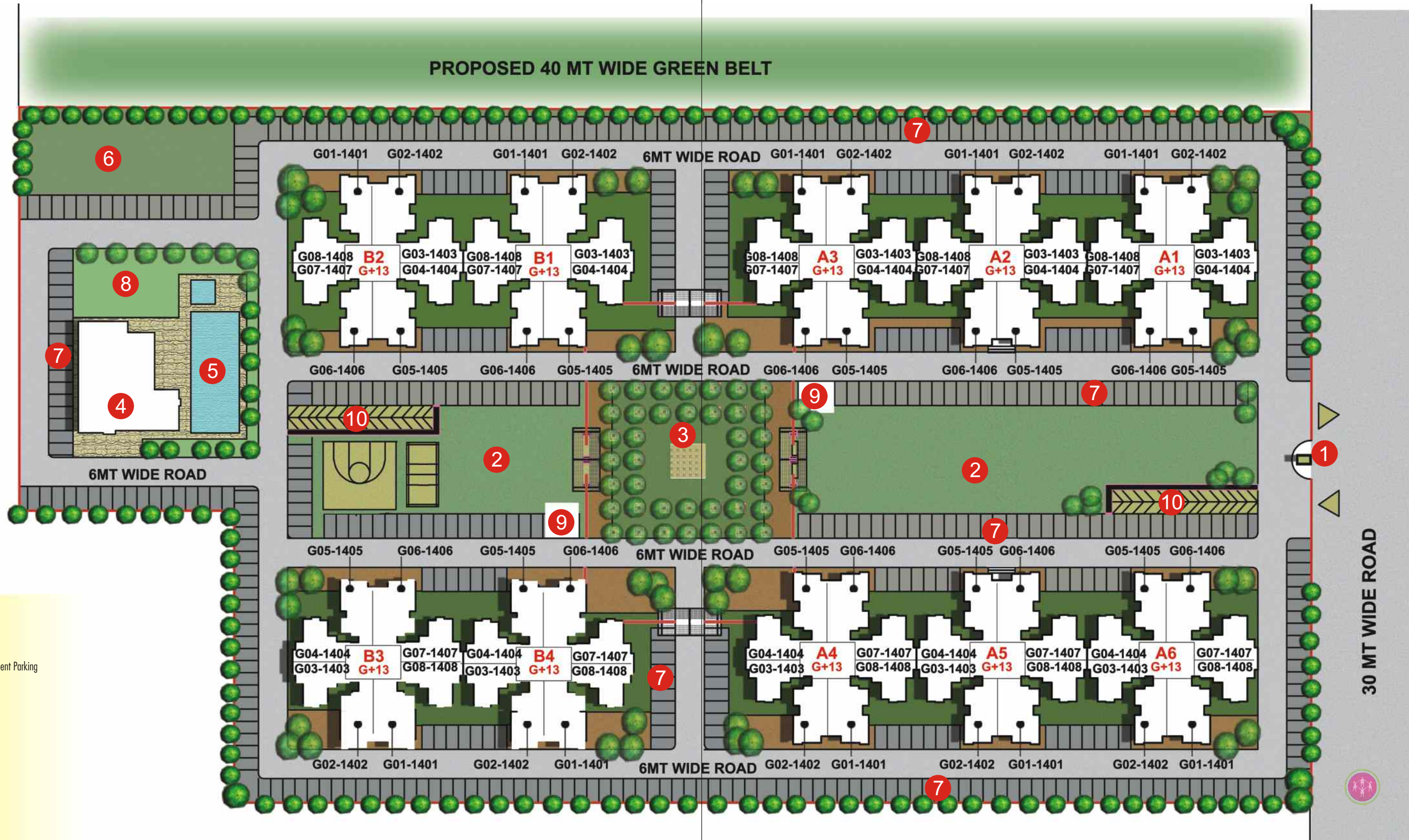


Master Plan



Key Plan

A1 to A6 & B1 to B4



LEGEND

- 1 Entry & Exit
- 2 Landscaped Greens over Basement Parking
- 3 Themed Garden
- 4 Club House
- 5 Swimming Pool
- 6 Utilities
- 7 Surface Parking
- 8 Party Lawn
- 9 Lift/Stairs to Basement
- 10 Ramp to Basement

Key Plan

C1 to C4

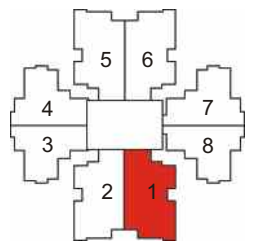


LEGEND

- 1 Entry & Exit
- 2 Landscaped Greens over Basement Parking
- 3 Themed Garden
- 4 Amphitheater
- 5 Sand Pit
- 6 Half Basket Ball Court
- 7 Badminton Court
- 8 Utilities
- 9 Surface Parking
- 10 Ramp to Basement

Type - X1

1BR1T+STUDY - 805 sq. ft.

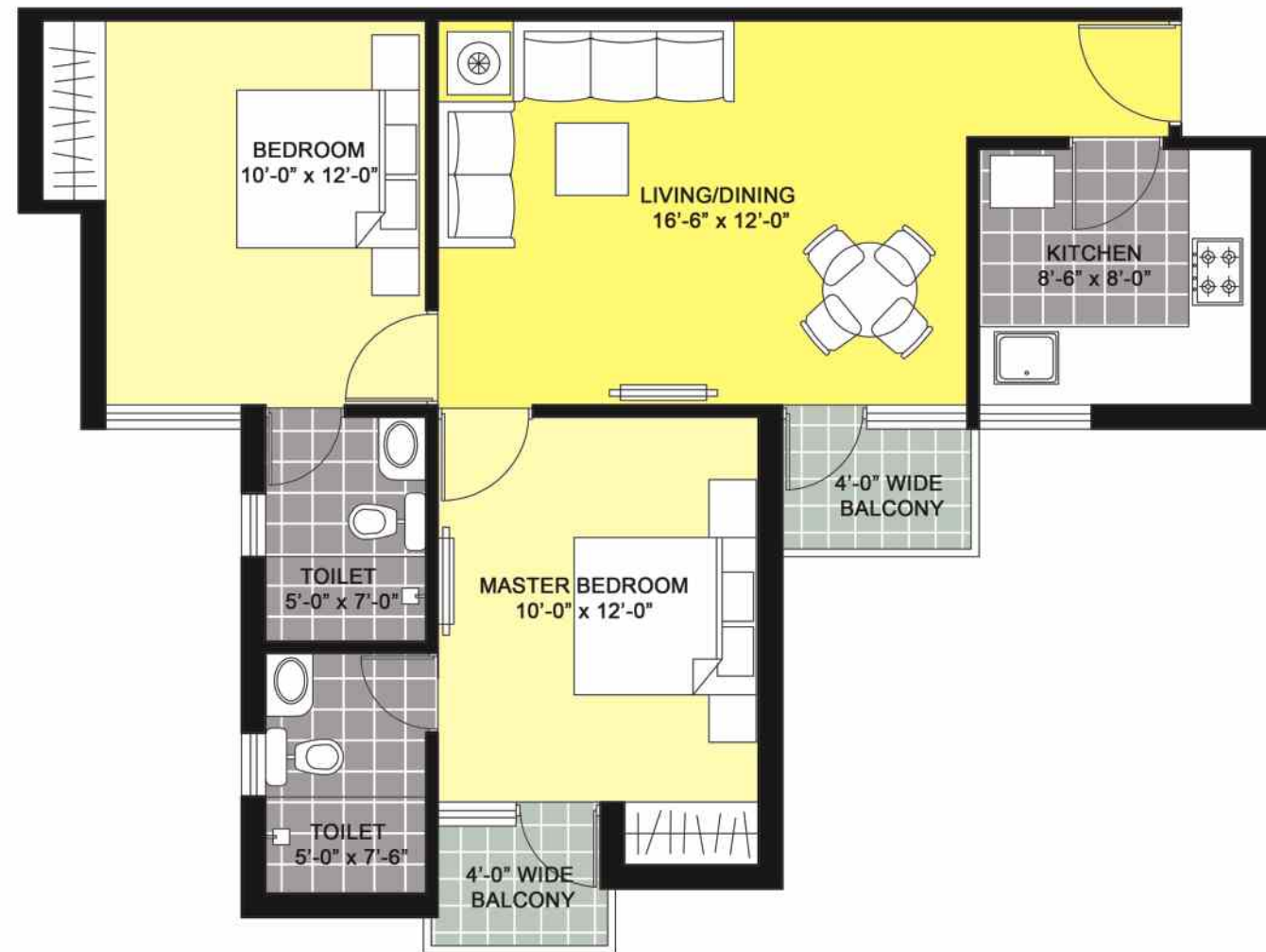
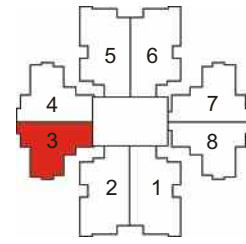


- A1 - A6 : G01, G02*
- B1 - B4 : G01, G02*
- C1 - C4 : G01, G02*

Note: * mark indicates mirror unit.

Type Y1

2BR2T - 899 sq. ft.

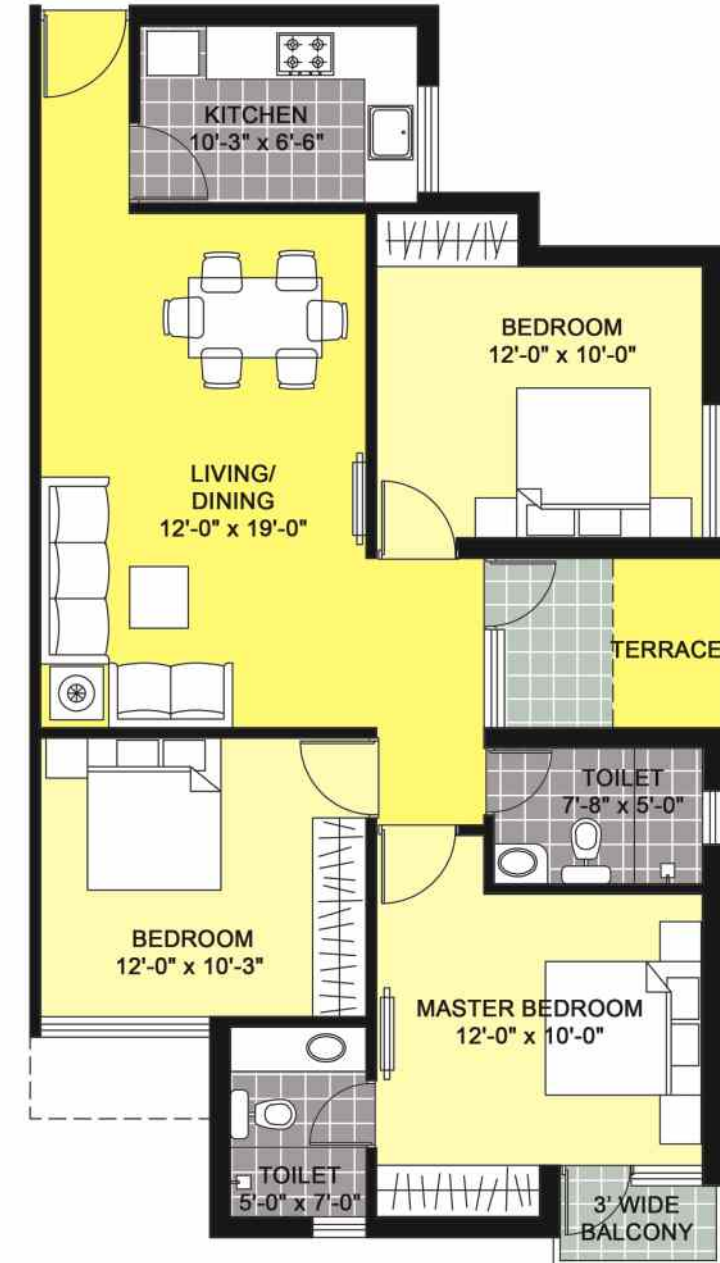
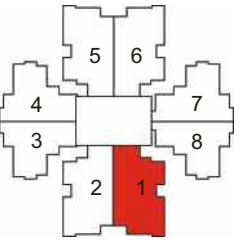


- | | | |
|--------------|--------------|--------------|
| A1 - A6 : | B1 - B4 : | C1 - C4 : |
| G07* - 1407* | G07* - 1407* | G07* - 1407* |
| G08* - 1408* | G08* - 1408* | G08* - 1408* |
| G03 - 1403 | G03 - 1403 | G03 - 1403 |
| G04* - 1404* | G04* - 1404* | G04* - 1404* |

Note: * mark indicates mirror unit.

Type - Z1

3BR2T - 1168 sq. ft.
Terrace Area - 25 sq. ft.

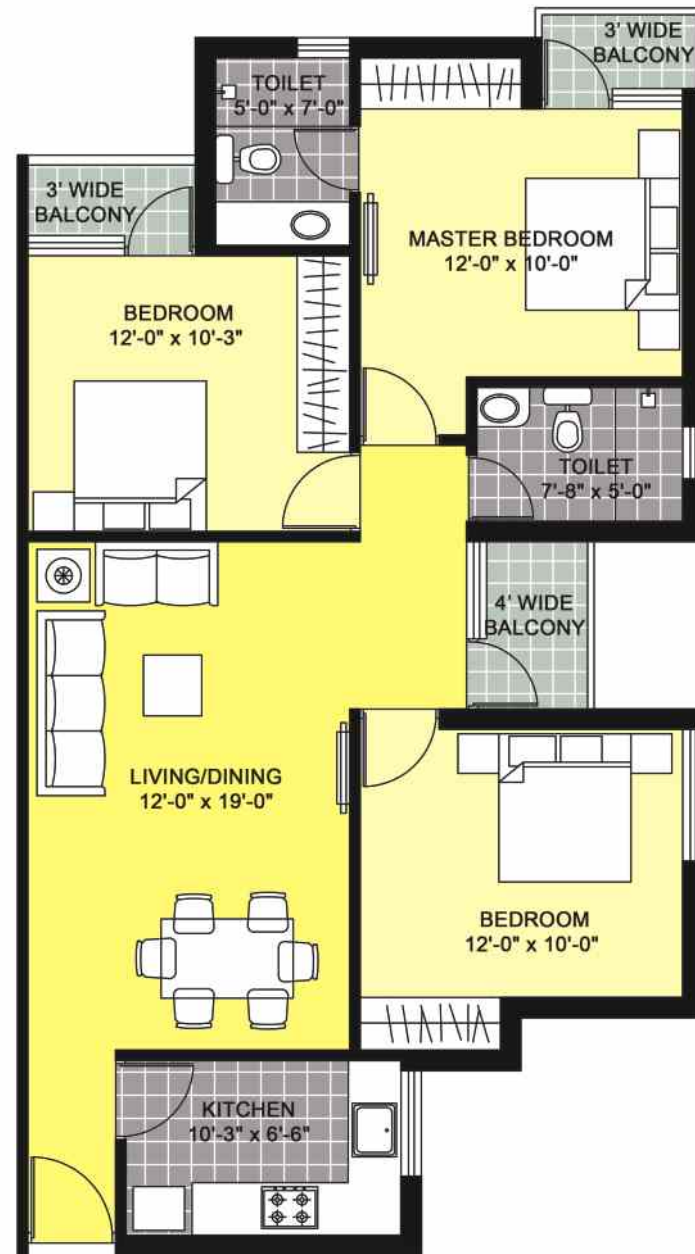
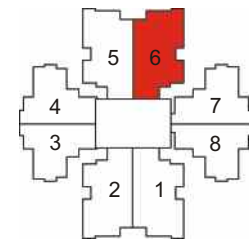


- | |
|---------------------|
| A1 - A6 : 101, 102* |
| B1 - B4 : 101, 102* |
| C1 - C4 : 101, 102* |

Note: * mark indicates mirror unit.

Type - Z2

3BR2T - 1192 sq. ft.



A1 - A6 :	B1 - B4 :	C1 - C4 :
201* - 1401*	201* - 1401*	201* - 1401*
202* - 1402*	202* - 1402*	202* - 1402*
G05* - 1405*	G05* - 1405*	G05* - 1405*
G06 - 1406	G06 - 1406	G06 - 1406

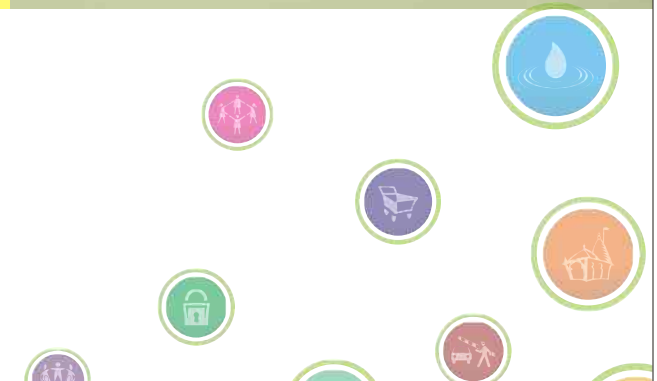
Note: * mark indicates mirror unit.

Specifications

Structure	Earthquake resistant RCC framed structure	
Flooring	Living / Dining Room Bedroom Kitchen Toilet Balconies Lift Lobby	Vitrified tiles Vitrified tiles Ceramic tiles Ceramic tiles Ceramic tiles Combination of paint and stone / tiles
Paint	Internal Wall External Wall Doors	Plastered & painted by OBD Exterior paint Synthetic enamel paint
Doors	Painted door shutter with hardwood frame	
Windows / External Doors	Powder coated aluminium glazing	
Kitchen	Dado Fittings	Ceramic tiles upto 2' height from counter top in counter area, rest painted with OBD Granite counter with stainless steel sink
Toilet	Dado Fittings	Ceramic tiles upto 7' height White sanitary fixtures, CP fittings
Electrical	Copper wiring in concealed conduits, modular switches.	
Power back-up	24 X 7 Power back-up for essential services and common areas, limited power back-up with each apartment	
Lift	Three passenger elevators in each tower	
Communication	One TV / Telephone point in living room and master bedroom	



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



FAQs

1. What is the locational advantage of Unihomes Sector - 113, Noida?

- Located in Sector - 113, this project is just 200 mtrs off FNG Highway, and just 6-7 kms from Sector - 62, Noida.
- It enjoys excellent connectivity to all parts of Noida and New Delhi through metro.

2. Is your project connected with Metro?

Yes, the site is within a 10 minutes drive from the nearest metro station.

3. Are there any schools and hospitals in the vicinity?

Within 6-8 kms of the site there are major schools such as Ryan International, DPS etc. and major hospitals such as Fortis, Max, and NMC etc.

4. How far is your site from CBD (Central Business District)?

Unihomes will have excellent connectivity to the CBD by road and through proposed metro. It is 7 kms from Sector - 62 and around 10 kms from Sector -18.

5. Is it possible to get housing finance in this project?

Housing finance is available for the project from leading financial institutions; however the customer has to fulfil the institutions' requirements for loan disbursement. Please contact our marketing office for more details.

6. Is there provision for power back-up?

Yes, there will be power back-up for all common areas as well as limited power back-up each apartment.

7. When are the stamp duty charges payable? At what rate?

Stamp duty charges are payable on the issue of notice of possession and shall be as per the rate prevailing at that time.

8. When is the project going to be ready?

The offer of possession will be issued within 30 months of the date of agreement to sell. Development of all amenities and facilities within the project will happen in a phased manner.

9. What is the procedure for resale of apartment before possession?

Necessary endorsement for resale will be made by the developer once the required set of documents are prepared and submitted by you along with the applicable administration charges, subject to the provisions of the local authority.

10. Is there any penalty clause pertaining to the delay in development and handing over of possession?

Yes, there is a penalty payable by the developer at the rate of Rs. 5/- per sq. ft. per month, if the possession is not offered within 30 months of signing of the agreement to sell. Similarly, if the customer does not take the possession of the apartment within the timelines applicable there is a holding charge applicable to the same extent on the customer.

11. What will be the maintenance cost?

Maintenance charges will be decided and intimated at the time of final notice of handing over of possession on the basis of costs expected to be incurred at that time. Also, an interest free maintenance security deposit shall be payable.

Note: All the amenities and facilities mentioned for the society will be developed in a phased manner. They may or may not be available at the time of final offer of possession.

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.