

uni
Homes

Sector - 117, Noida



unitech

Surprisingly Affordable Homes for You



Being developed by Unitech, Unihomes a 70 acres project site close to the heart of Noida, is the address you have always aspired for.

Nestled amongst greens and landscaped parks, Unihomes offers
1, 2 & 3 bedrooms 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.





Vistas at Uniworld City, Kolkata



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 & engineering teams have closely worked & partnered with internationally acclaimed architects like 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 like Delhi NCR, Mumbai, Kolkata, Chennai, Bangalore, Mohali and Lucknow.



Signature Towers, Gurgaon



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.



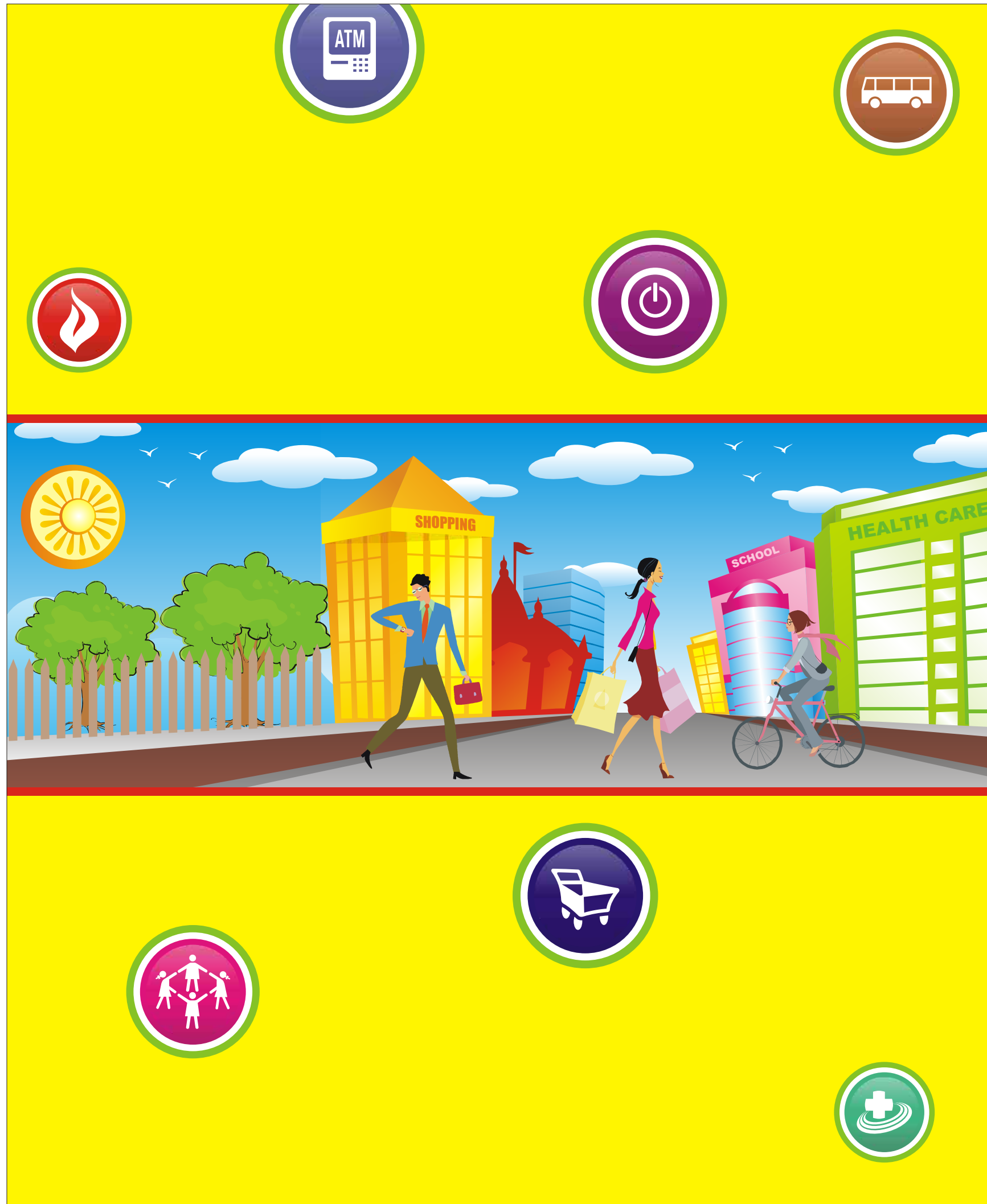


A place that I can call
MY HOME





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
-  Fire safety provisions



“At the heart of it all”

-  School in Noida with preferred admission
-  Basic medical facility by a leading Hospital
-  Food Bazaar by Big Bazaar
-  Shuttle bus to public transport
-  ATM within campus, Bank nearby
-  Place of worship / meditation



“A home amidst its natural surroundings”



Landscaped greens



Open kids play areas



Covered and open car parks



Club House with games room & Multipurpose Hall



Gymnasium



Swimming Pool



“Value engineering for your home”



Efficient spaces with more usable area



Power Back-up for essential services



Water treatment plant



Sewage treatment plant

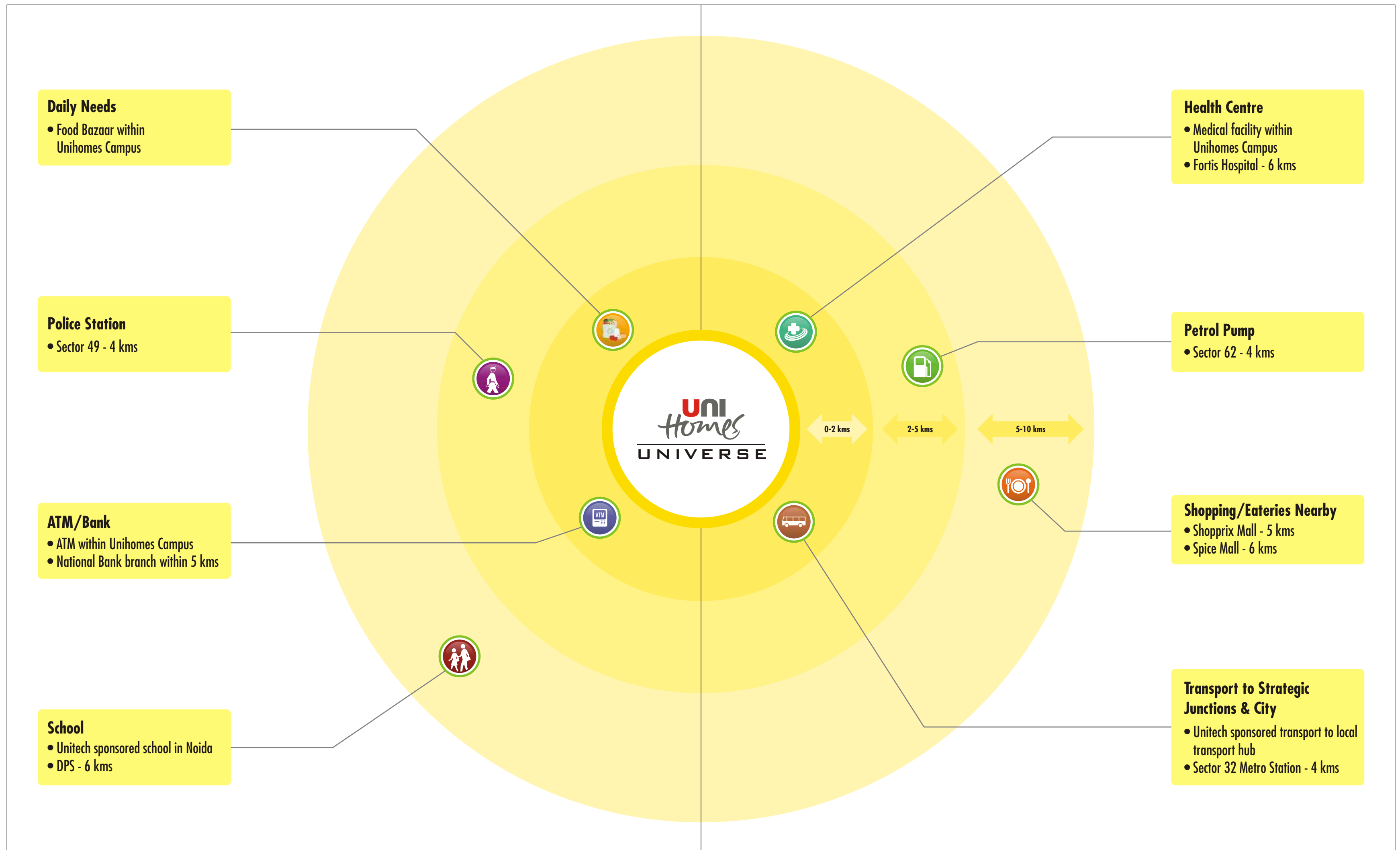


Rain water harvesting



Located near the FNG (Faridabad-Noida-Ghaziabad) expressway, UniHomes enjoys excellent connectivity to Ghaziabad and Delhi through NH-24. Also, it is just a 15 min drive the commercial and retail development of Sector - 18 and a 10 min drive from offices of Sector - 62. The nearest metro station in Sector - 32 is only 4 kms away, giving you an easy access to the whole of NCR.





Master Plan

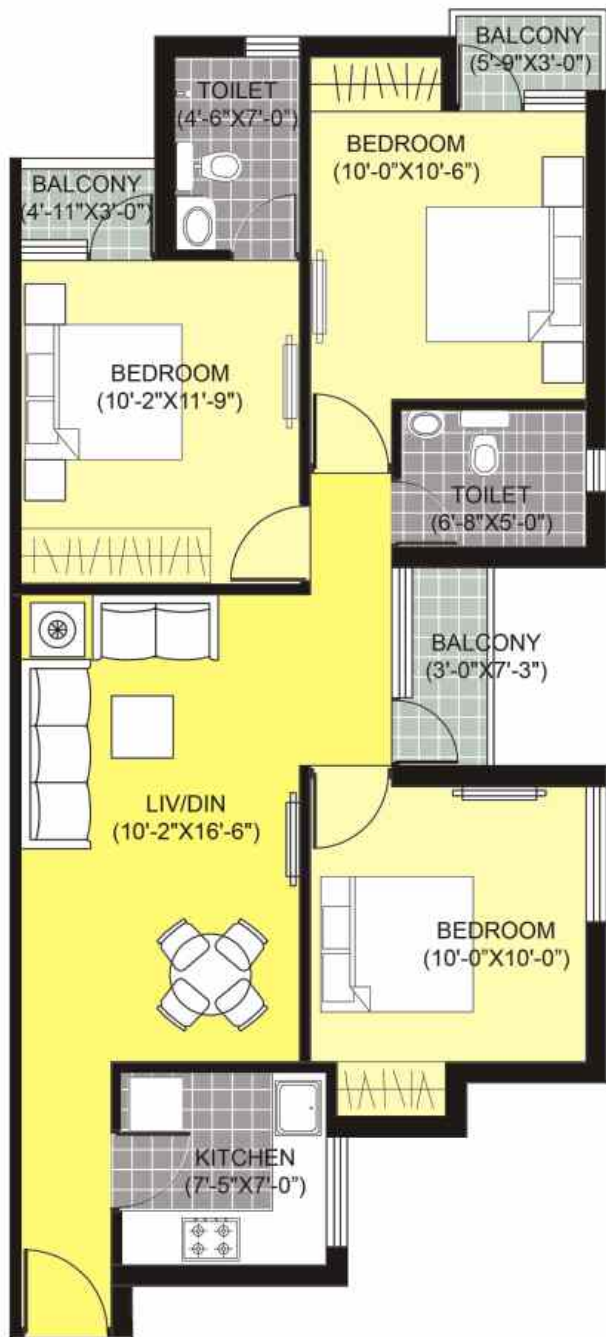
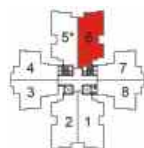


Key Plan



Type - X1

3BR2T - 990 sq. ft.

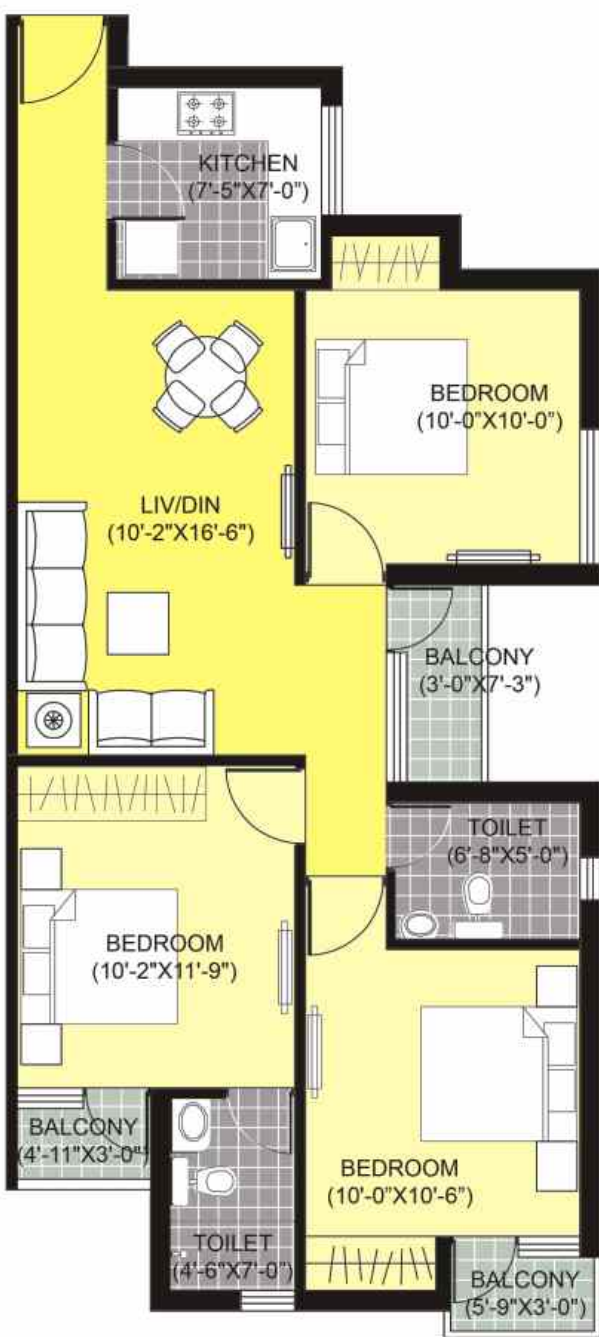
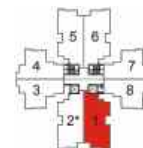


Note: * mark indicates mirror unit.

- | | | |
|--------------------------|------------------------|------------------------|
| A1: G05*-1105*, G06-1106 | B1: G05*-805*, G06-806 | B5: G05*-805*, G06-806 |
| A2: G05*-1105*, G06-1106 | B2: G05*-805*, G06-806 | C1: G05*-805*, G06-806 |
| A3: G05*-1105*, G06-1106 | B3: G05*-805*, G06-806 | C2: G05*-805*, G06-806 |
| A4: G05*-1105*, G06-1106 | B4: G05*-805*, G06-806 | C3: G05*-805*, G06-806 |

Type X1A

3BR2T - 990 sq. ft.

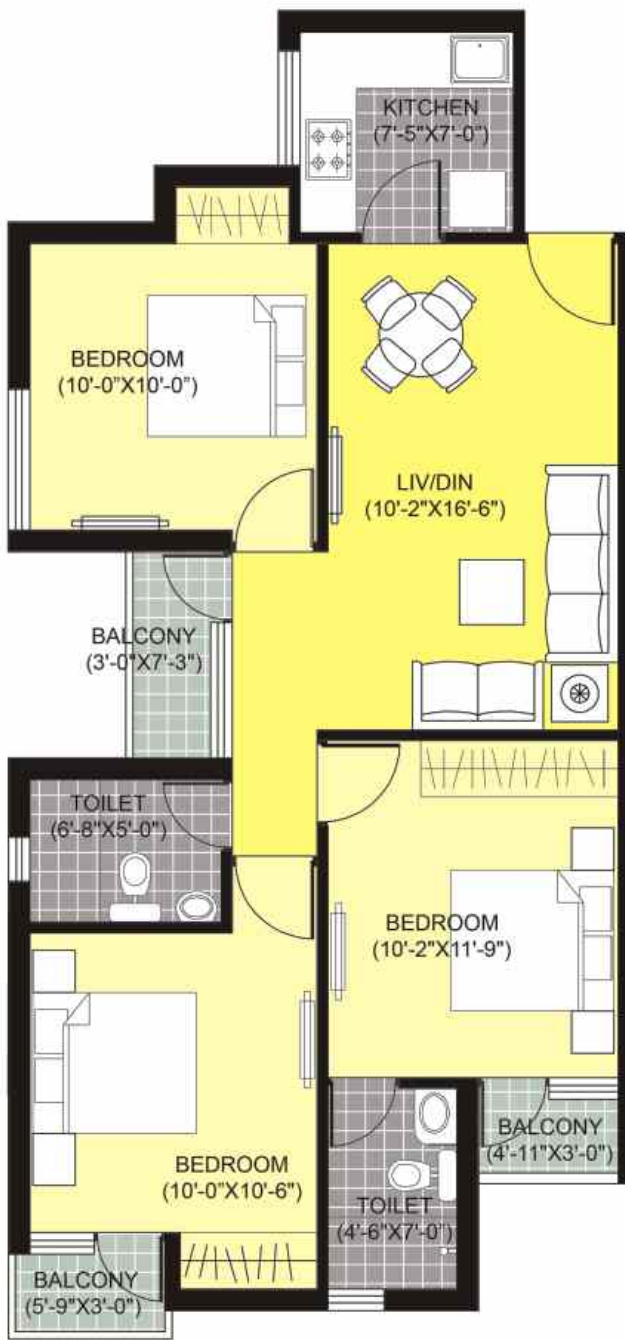
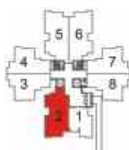


Note: * mark indicates mirror unit.

- | | | |
|--------------------------|------------------------|------------------------|
| A1: 101-1101, 102*-1102* | B1: 101-801, 102*-802* | B5: 101-801, 102*-802* |
| A2: 101-1101, 102*-1102* | B2: 101-801, 102*-802* | C1: 101-801, 102*-802* |
| A3: 101-1101, 102*-1102* | B3: 101-801, 102*-802* | C2: 101-801, 102*-802* |
| A4: 101-1101, 102*-1102* | B4: 101-801, 102*-802* | C3: 101-801, 102*-802* |

Type - X2

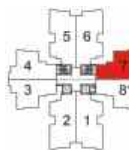
3BR2T - 951 sq. ft.



- | | | |
|---------|---------|---------|
| A1: G02 | B1: G02 | B5: G02 |
| A2: G02 | B2: G02 | C1: G02 |
| A3: G02 | B3: G02 | C2: G02 |
| A4: G02 | B4: G02 | C3: G02 |

Type - Y1

2BR2T - 766 sq. ft.

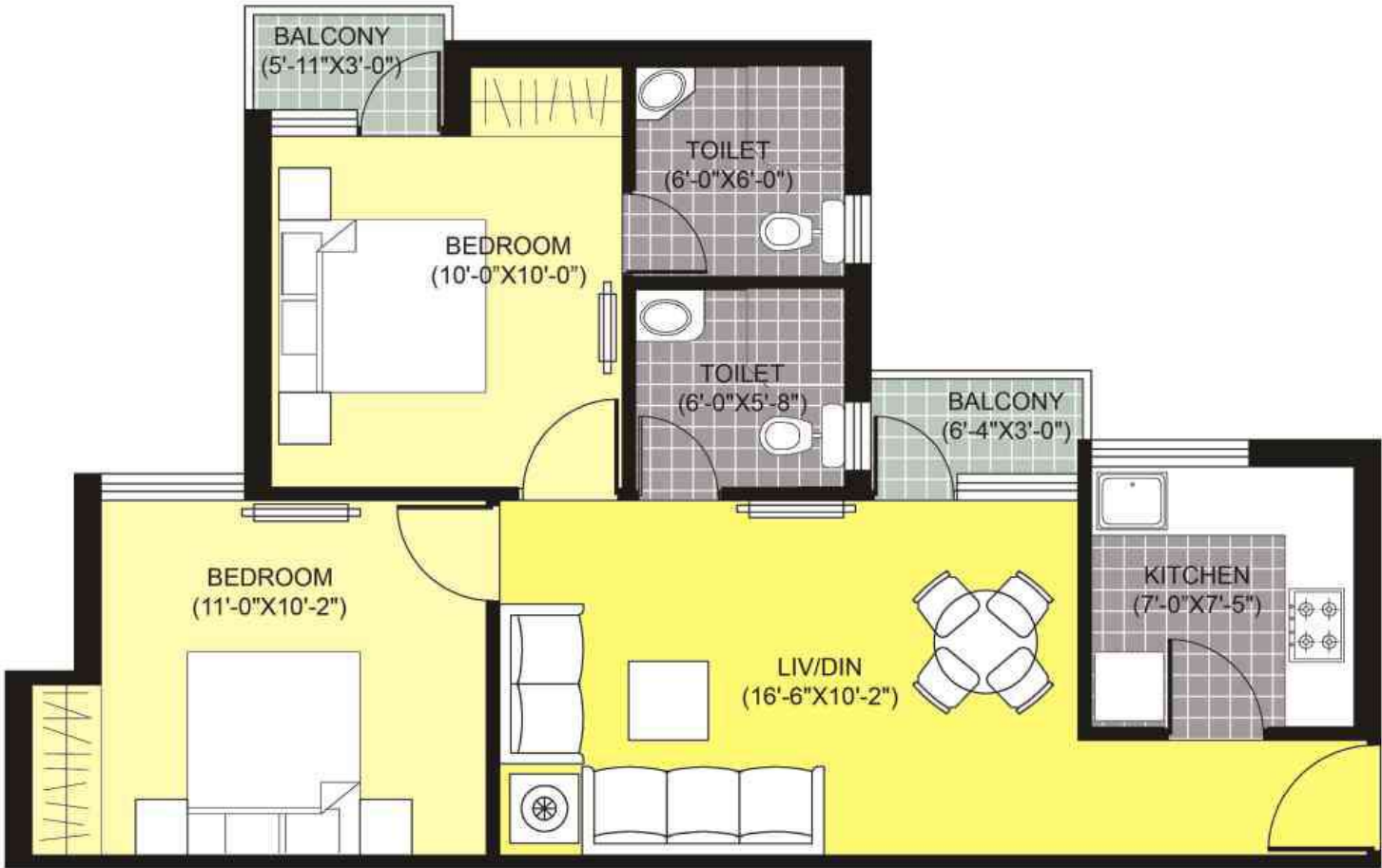
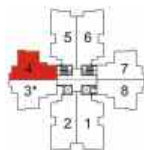


Note: * mark indicates mirror unit.

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|--------------------------|------------------------|------------------------|
| A1: G07-1107, G08*-1108* | B1: G07-807, G08*-808* | B5: G07-807, G08*-808* |
| A2: G07-1107, G08*-1108* | B2: G07-807, G08*-808* | C1: G07-807, G08*-808* |
| A3: G07-1107, G08*-1108* | B3: G07-807, G08*-808* | C2: G07-807, G08*-808* |
| A4: G07-1107, G08*-1108* | B4: G07-807, G08*-808* | C3: G07-807, G08*-808* |

Type - Y1A

2BR2T - 766 sq. ft.

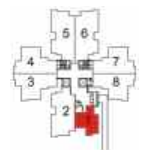


Note: * mark indicates mirror unit.

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|--------------------------|------------------------|------------------------|
| A1: G03*-1103*, G04-1104 | B1: G03*-803*, G04-804 | B5: G03*-803*, G04-804 |
| A2: G03*-1103*, G04-1104 | B2: G03*-803*, G04-804 | C1: G03*-803*, G04-804 |
| A3: G03*-1103*, G04-1104 | B3: G03*-803*, G04-804 | C2: G03*-803*, G04-804 |
| A4: G03*-1103*, G04-1104 | B4: G03*-803*, G04-804 | C3: G03*-803*, G04-804 |

Type - Z1

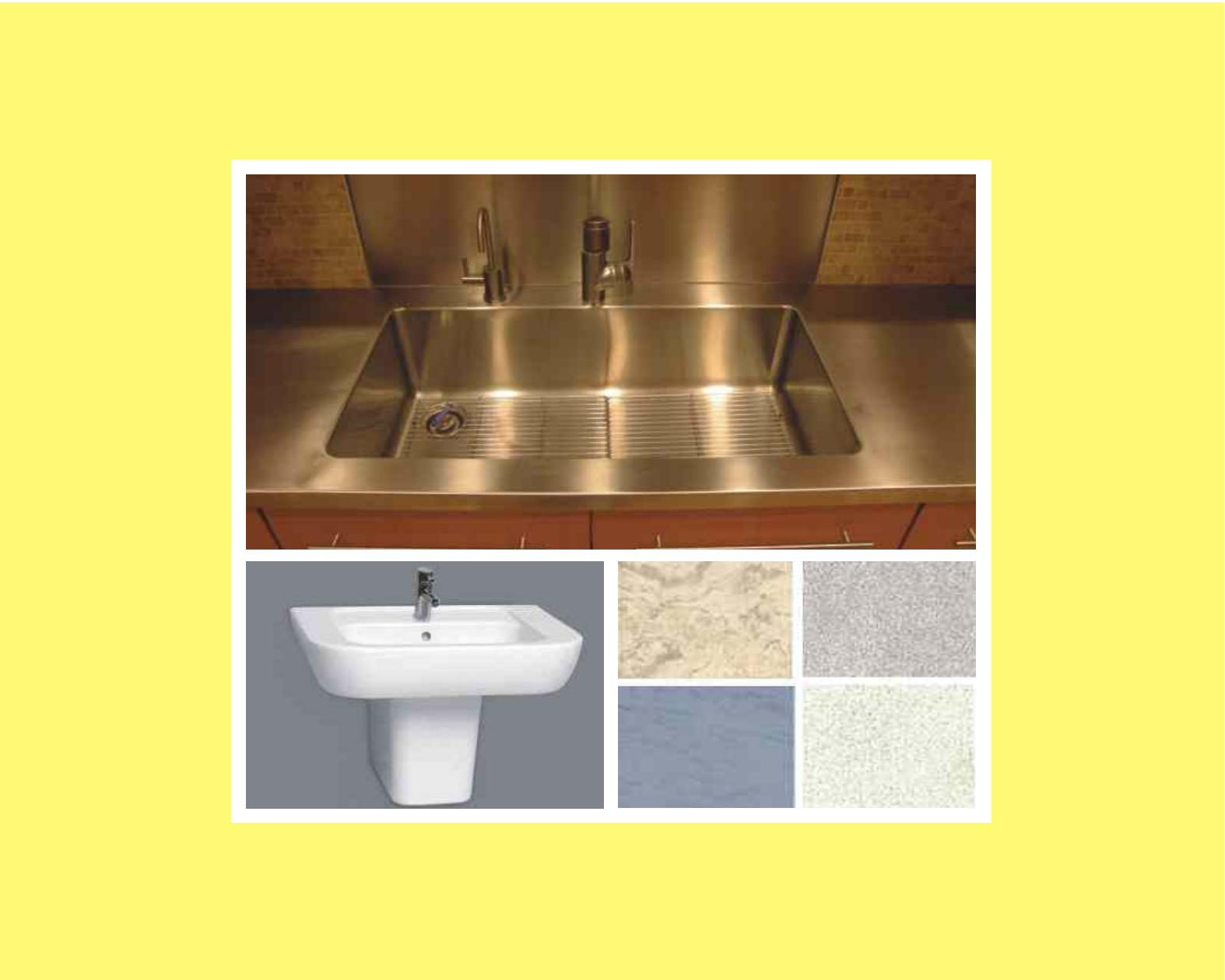
1BR1T - 460 sq. ft.



- | | | |
|---------|---------|---------|
| A1: G01 | B1: G01 | B5: G01 |
| A2: G01 | B2: G01 | C1: G01 |
| A3: G01 | B3: G01 | C2: G01 |
| A4: G01 | B4: G01 | C3: G01 |

Specifications

Structure		Earthquake resistant RCC framed structure
Flooring	Living / Dining Room	Vitrified tiles
	Bed Room	Vitrified tiles
	Kitchen	Ceramic Tiles
	Toilet	Ceramic Tiles
	Balconies	Ceramic Tiles
	Lift Lobby	Combination of paint and stone / tiles
Paint	Internal Wall	Plastered & painted by OBD
	External Wall	Exterior paint
	Doors	Synthetic enamel paint
Doors		Painted flush door shutter with hardwood frame
Windows / External Doors		Powder coated aluminium glazing
Kitchen	Dado	Ceramic tiles upto 2' height from counter top in counter area, rest painted with OBD
	Fittings	
Toilet	Dado	Ceramic tiles upto 7' height
	Fittings	
Electrical		Copper wiring in concealed conduits, modular switches.
Power back-up		24 X 7 Power back-up for essential services and common areas
Lift		Two 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



FAQ's

1. What is the locational advantage of Unihomes Sector - 117, Noida?

- Located in Sector - 117, this project is just 300 m off FNG Highway, and just 7-8 kms from Sector 18,Noida
- It enjoys excellent connectivity to all parts of Noida and New Delhi through upcoming metro, and to roads

2. Is your project connected with Metro?

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

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

Within 5-7 kms of the site there are major schools such as DPS, Amity 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 through road and proposed metro. It is 6 kms from Sector 62 and around 7 kms from Sector -18.

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

Housing finance is available on our projects 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 a provision for power back-up?

Yes, there will be a provision for power back-up for essential services and common areas.

7. What are stamp duty charges? When is it payable?

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 24 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 required set of documents is 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 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 24 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.



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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.