



uminaav

HEIGHTS

2, 3 BHK Lifestyle Apartments

Redefining Lifestyle



RAJ NAGAR EXTENSION, NH-58, GHAZIABAD

RAJ NAGAR EXTENSION
YOUR DOORWAY TO
VERTICAL
URBANISM

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HEIGHTS
Lifestyle Apartments





R

aj Nagar Extension is an upcoming locality, promising pollution-free living to its residents. The facilities are being developed in a well planned manner by Ghaziabad Development Authority. Roads, Water, Electricity, Sewage, Park, Market, School, Hospitals etc. - there is a space for each facility.

The location offers an ideal and serene setting for a healthy environment in a well-developed locale with excellent connectivity to areas like Delhi, through a Metro link, and Noida & Greater Noida, by way of the proposed expressways.

New link bridge connecting Raj Nagar Extension to Karhera at Hindon Airbase side, makes Raj Nagar Extension closer to Delhi with a smoother drive. Upcoming Dilshad Garden - New Bus Stand Metro line will make Raj Nagar Extension even more closer to Delhi.

Raj Nagar Extension has become one of the best options in NCR.

Uninav Heights offer soothing lifestyle with every individual and family requirement in contemporary style.



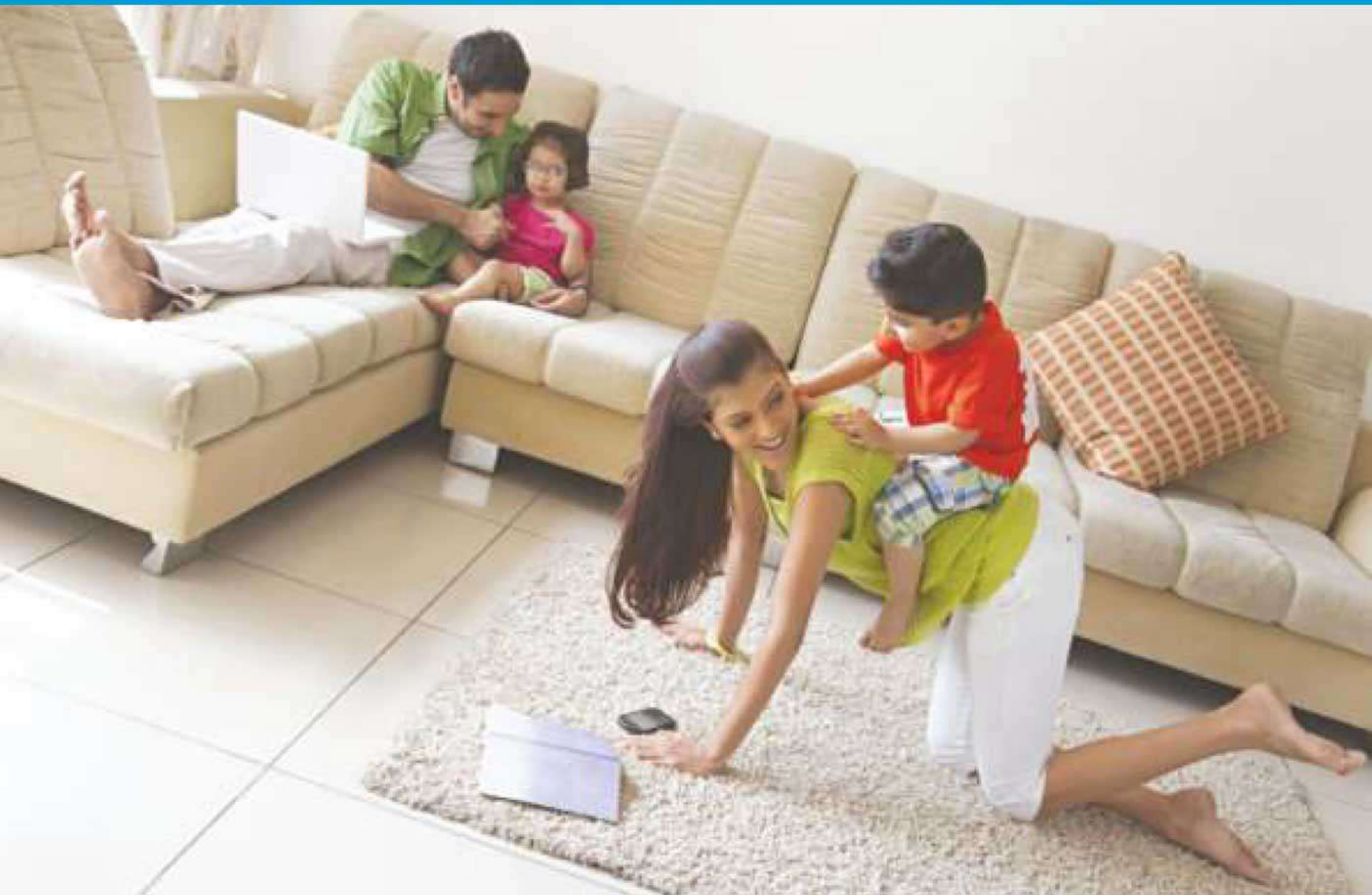
Welcome to the Next League

*T*he way we see it, it's truly an inspiration. An inspiration that fueled us to think beyond the obvious. An inspiration that led us into alternate dimensions. An inspiration that propelled us to innovate, excite and excel.

Most importantly, it inspired us to create something that was different and singularly unique with a dash

of never before experienced thoughtfulness, freshness, spaciousness convenience and comfort.

In short, it inspired us to assign a new synonym to vertical urbanism. And what better way to salute the one who inspired us, than to etch its name in eternity by naming our creation after it.... Uninav Heights!





Uninav Heights Advantages

- * 3 Km from upcoming Metro Station
- * 1 Km from G.D. Goenka School
- * 1 Km from Raj Kumar Goel Engg. College
- * 3 Km from Delhi Public School
- * 3 Km from IMT, Ghaziabad
- * 3 Km from Bus Stand Ghaziabad
- * 4 Km from Yashodha Hospital
- * 6 Km from Railway Station Ghaziabad
- * 12 Km from Metro Station Vaishali
- * 15 Km from Anand Vihar ISBT

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HEIGHTS

Lifestyle Apartments





2 BHK

SUPER AREA 895 SQ. FT.
83.14 SQ. MT.



- * 2 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 2 Balconies
- * 2 Toilets



2 BHK

SUPER AREA 1095 SQ. FT.
101.72 SQ. MT.



- * 2 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 2 Balconies
- * 1 Varanda
- * 2 Toilets



3 BHK

SUPER AREA 1235 SQ. FT.
114.73 SQ. MT.



- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 3 Balconies
- * 2 Toilets



3 BHK

SUPER AREA 1515 SQ. FT.
140.74 SQ. MT.



- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 5 Balconies
- * 1 Store
- * 3 Toilets



3 BHK

SUPER AREA 1555 SQ. FT.
144.46 SQ. MT.



- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 5 Balconies
- * 1 Store
- * 3 Toilets



3 BHK

SUPER AREA 1575 SQ. FT.
146.32 SQ. MT.



- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 5 Balconies
- * 1 Store
- * 3 Toilets



3 BHK

SUPER AREA 1580 SQ. FT.
146.78 SQ. MT.

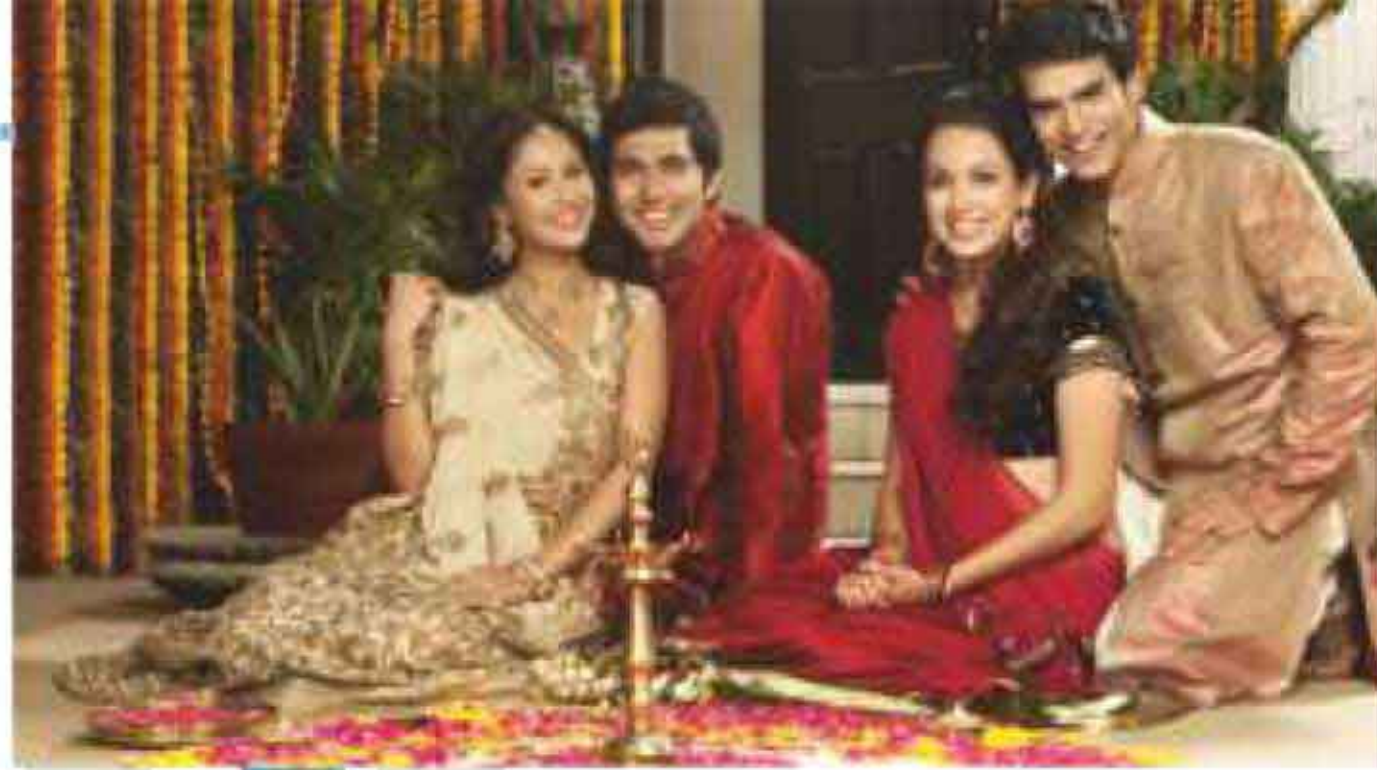


- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 5 Balconies
- * 1 Store
- * 3 Toilets



3 BHK

SUPER AREA 1640 SQ. FT.
152.36 SQ. MT.



- * 3 Bedrooms
- * 1 Kitchen
- * 1 Drawing / Dining
- * 5 Balconies
- * 1 Store
- * 3 Toilets



Specifications

STRUCTURE

Earthquake Resistant RCC frame structure
(Approved by IIT, Rorkee)

DRAWING ROOM / DINING ROOM

Floors	Vitrified Tiles
Walls	Oil Bound Distemper (O.B.D.)
Ceiling	Oil Bound Distemper (O.B.D.)
Doors & Windows	Flush / Skin Doors, Wooden Frames / Aluminum Frames

KITCHEN

Floors	Vitrified / Anti-skid Ceramic Tiles
Fixtures	Granite / Stone Counter, Stainless Steel Sink, Provision for R.O. & Exhaust
Walls	Oil Bound Distemper, 2 ft. high Ceramic Tiles above Counter

TOILETS

Floors	Anti-skid Ceramic Tiles
Fixtures	Reputed brand, Provision for Geyser (Hot & Cold water)
Walls	7' High Dado & above O.B.D.
Doors & Windows	Flush Doors, Wooden Frames / Aluminum Frames

BALCONIES

Floors	Anti-skid Ceramic Tiles
Fixtures & Fittings	Provision for washing in one balcony
Doors & Windows	Wooden / U.P.V.C. / Aluminum frames glass window

BEDROOMS

Floors	Vitrified Tiles
Walls	Oil Bound Distemper (O.B.D.)
Ceiling	Oil Bound Distemper (O.B.D.)
Doors & Windows	Flush Doors, Wooden Frames / Aluminum Frames

PLUMBING

Pipes	PPR. / C.P. V.C. Pipes
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ELECTRICAL

Fittings	Standard Quality Branded Switches, Sockets & Wires
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LIFT LOBBY

Floors	Pattern with Granite / Marble / Vitrified Tiles / Ceramic Tiles
Facia	Granite / Vitrified Tiles
Ceiling	Lime wash

CORRIDOR

Floors	Vitrified Tiles / Ceramic Tiles
Ceiling	Lime Wash

SERVICES

Telephone	Intercom Facility
Waste Disposal	Space for garbage / bin in corridor
Fire Fighting	Fire Fighting System
Common Toilet	Common toilet for maintenance staff / guard.

Note:

- 1) Colour & Design of Tile may change subject to availability and discretion of the company or any other competent authority.
- 2) Variation in colour / texture of tiles, marbles, granite and wood / wooden products may occur.

2 BHK

- * 2 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining * 2 Balconies
- * 1 Varanda * 2 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
597.40	55.50	153.80	14.29	60.49	5.62	811.71	75.41	1095	101.73



3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining
- 3 Balconies * 2 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
685.56	63.69	161.03	14.96	62.75	5.83	909.34	84.48	1235	114.73

3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining * 3 Balconies
- * 1 Store * 2 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
697.51	64.80	182.02	16.91	66.84	6.21	946.37	87.92	1250	116.13



3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining * 5 Balconies
- * 1 Store * 3 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
854.12	79.35	260.81	24.23	79.33	7.37	1194.26	110.95	1555	144.46

3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining * 5 Balconies
- * 1 Store * 3 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
868.76	80.71	258.66	24.03	83.64	7.77	1211.06	112.51	1575	146.32



3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining * 5 Balconies
- * 3 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
889.11	82.6	253.06	23.51	76.53	7.11	1218.70	113.22	1600	148.64

3 BHK

- * 3 Bedrooms * 1 Kitchen
- * 1 Drawing / Dining
- 5 Balconies * 3 Toilets



PHASE - II

CARPET AREA		BALCONY		EXTERNAL WALL		COVERED AREA		SUPER AREA	
Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.	Sq. Ft.	Sq. Mt.
924.74	85.91	256.18	23.80	81.81	7.60	1262.72	117.31	1640	152.36



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Ceiling	Oil Bound Distemper (O.B.D.)
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Fixtures	Granite / Stone Counter, Stainless Steel Sink, Provision for R.O. & Exhaust
Walls	Oil Bound Distemper, 2 ft. high Ceramic Tiles above Counter

TOILETS

Floors	Anti-skid Ceramic Tiles
Fixtures	Reputed brand, Provision for Geyser (Hot & Cold water)
Walls	7' High Dado & above O.B.D.
Doors & Windows	Flush Doors, Wooden Frames / Aluminum Frames

BALCONIES

Floors	Anti-skid Ceramic Tiles
Fixtures & Fittings	Provision for washing in one balcony
Doors & Windows	Wooden / U.P.V.C. / Aluminum frames glass window

BEDROOMS

Floors	Vitrified Tiles
Walls	Oil Bound Distemper (O.B.D.)
Ceiling	Oil Bound Distemper (O.B.D.)
Doors & Windows	Flush Doors, Wooden Frames / Aluminum Frames

PLUMBING

Pipes	C.P. V.C. Pipes
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ELECTRICAL

Fittings	Standard Quality Branded Switches, Sockets & Wires
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LIFT LOBBY

Floors	Pattern with Granite / Marble / Vitrified Tiles / Ceramic Tiles
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SERVICES

Telephone	Intercom Facility
Waste Disposal	Space for garbage
Fire Fighting	Fire Fighting System
Common Toilet	Common toilet for maintenance staff / guard.

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Features

- * Free Hold Property/Land
- * Sustainable design with visionary features
- * Pollution free Environment
- * Spacious Balcony in every room
- * Adequate lifts in all the buildings
- * Convenience Shops within Project
- * Health Club & Gymnasium
- * Badminton Court
- * Ample parking space
- * 24 Hours power back-up
- * 24x7 Gated Security
- * Provision for Modular Kitchen
- * Provision for R.O. in each flat
- * Swimming Pool
- * Landscaped Garden
- * Fire Fighting and Alarm System
- * Uninterrupted 24 hours Water Supply
- * Intercom Facility
- * Rain Water Harvesting
- * Restricted entry for petty vendors
- * Landscaping & Children's play area

About Uninav Developers

With a vision of becoming premier real estate company Uninav Developers Pvt Ltd was conceived. Uninav has always seen their customers as their partners to success and has been anticipating their needs and delivering the same at every juncture which saw them getting ISO certification. Today, Uninav is an ISO 9001:2008, 14001:2004, OHSAS 18001:2007 certified company.

Steadily and silently the company has gone about its work of delivering low-rise projects in Kaushambi, Vaishali and in pursuit of delivering a commercial complex in Vaishali Sector-1.

This endeavour and passion has paved road for

their group housing project in the upcoming residential hub at Uninav Heights, Raj Nagar Extension, NH 58, Ghaziabad, U.P.

Backed by a team of highly passionate and experienced professionals Uninav is now armed with an ambitious vision that is firmly rooted in reality.

Company has the huge land bank and is planning two new projects in Noida Extension and Bhiwadi.

With potent customer-focused technological innovations, Uninav today epitomizes India's sway in the construction industry and represents a new, unstoppable dynamic force in Indian Real Estate.

Uninav Heights Advantages

- * Dedicated city forest area in just 5 kms.
- * Elevated road from Rajnagar Extn. to Delhi (Construction Started) in just 5 kms.
- * Proposed Metro from Dilshad Garden to Ghaziabad (Work Started) in just 12 kms.
- * Reputed Schools like DPS, GD Goenka in close proximity.
- * Upcoming Mall/Commercial complex in close vicinity.
- * 3 kms from IMT, Ghaziabad.
- * 6 kms from Yashoda Hospital.



Site Plan

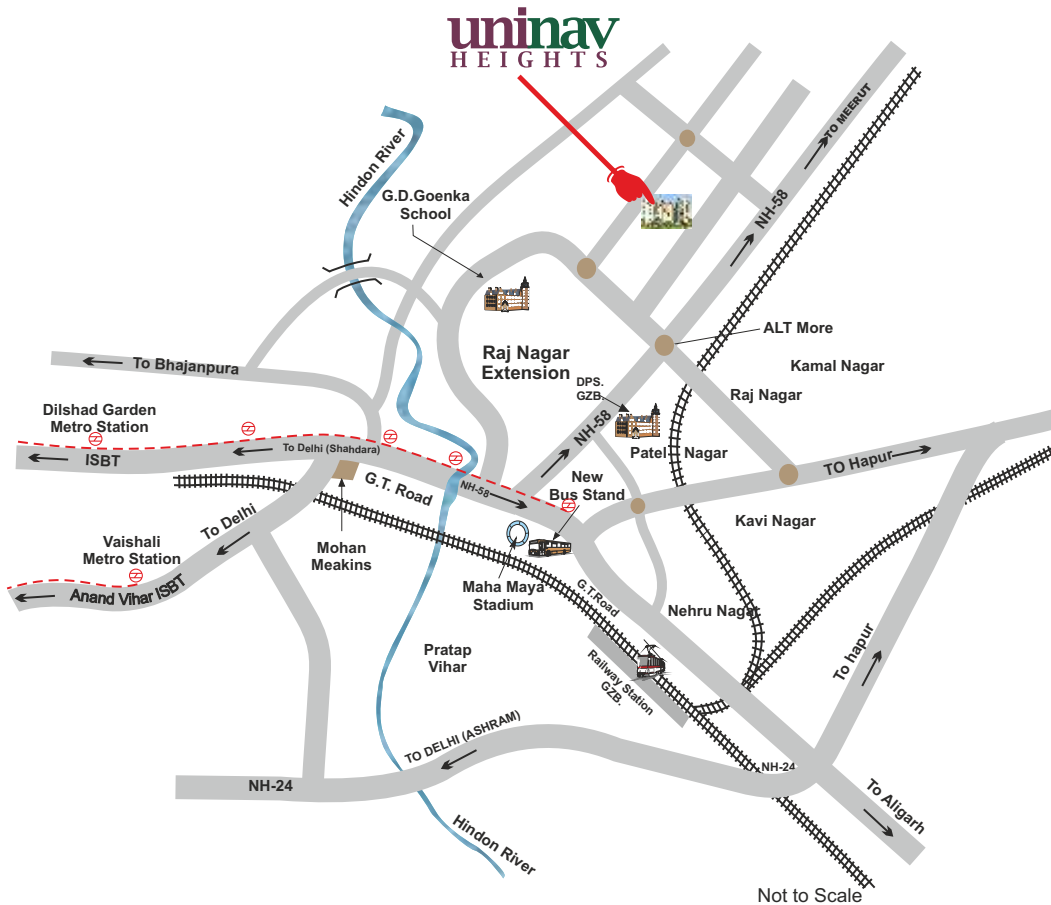
Uninav Heights



Home Loan available from Leading Banks:



LOCATION MAP



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CIN-U70102DL2011PTC217470