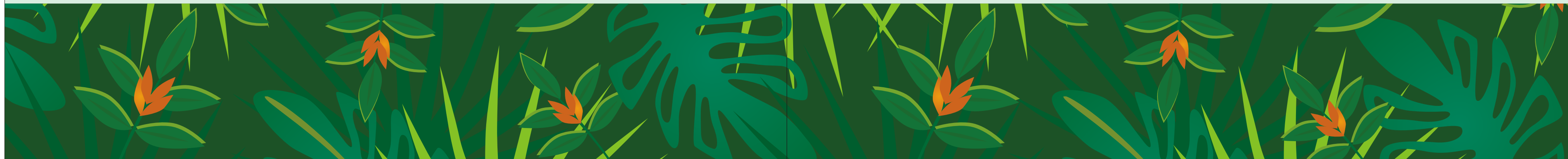
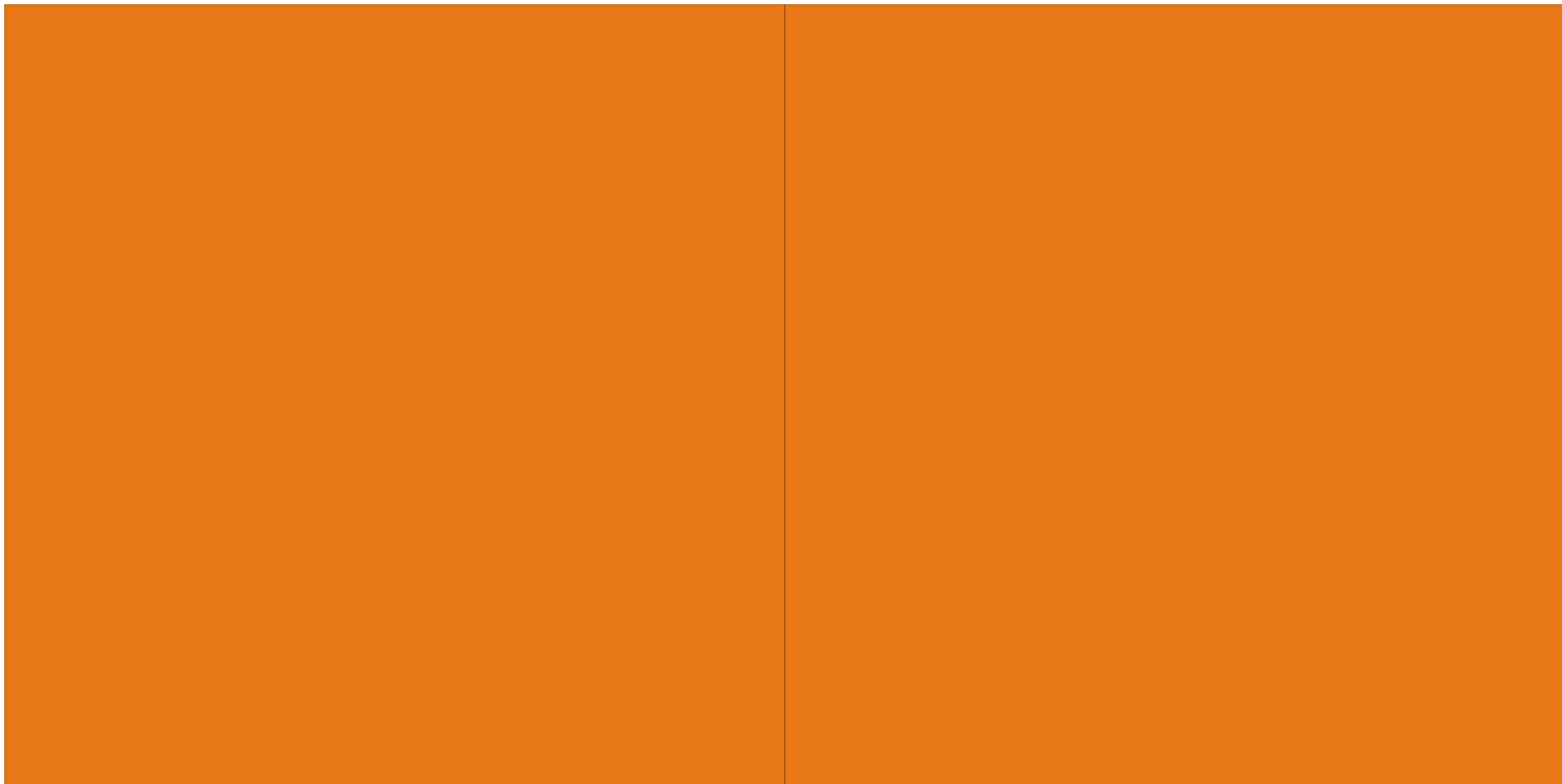


GARDENS



Group Companies:





Just close your eyes,

hold your breath in for a moment

now exhale as slowly as possible.

Relax your mind, body and soul.

And let everything else go.



Welcome to sprawling acres of comfort and relaxation

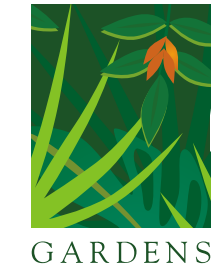
Welcome to Uniworld City



COME HOME TO 300 ACRES OF DELIGHT!

Living at Uniworld City, Mohali is like coming home to an emerald isle that's set in a sea of greens, where bewitching sights await the eye everywhere. Tastefully landscaped to emulate the natural habitat, here nature blooms in all her glory.

The joy of living can be witnessed and experienced everywhere in this architectural wonder. With beautifully designed villas, independent floors, plotted developments & mid-rise apartments, Uniworld City, Mohali, is the perfect setting for you and your loved ones.



Welcome to Gardens at Uniworld City, Mohali

Sprawled over magnificently landscaped greens. An idyllic ambience designed by international firms renowned for architecture and landscaping. Unmatched quality of construction & design keeping features of Indian lifestyle in mind.

World class amenities with a local accent.

Living doesn't get better than this.



REAL ESTATE DEVELOPMENT

- Township
- Residential
- Commercial
- IT Parks / SEZs
- Hospitality
- Retail
- Entertainment & Leisure
- Facilities Management

INFRASTRUCTURE

- Transmission Lines
- Industrial Parks
- Logistic Parks
- Transportation
- Construction

TELECOM

- Uninor

FINANCIAL

- Unitech Realty Investors

CORPORATE CITIZENSHIP

Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. 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.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.

Recently the Company has ventured into the infrastructure business by launching Unitech Infra, thus leveraging its decades of experience and expertise in real estate.

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. The company has over 600,000 shareholders.

Unitech and Norway based Telenor Group - the 6th largest mobile communication provider in the world, came together to build Uninor a telecommunication services company providing GSM services across India.



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)

Panoramic view of Unitech Nirvana Country, Gurgaon



An integrated township in Delhi, NCR

Millenium Plaza, Gurgaon



Global Business Park, Gurgaon



The Great India Place, Noida



Marriot Courtyard, Kolkata



Unitech Golf & Country Club, Noida



Cyber Park, Gurgaon



Executive Floors, Mohali



Unitech partners with internationally acclaimed architects and design consultants with proven track record of bringing to life its world class projects. In our endeavour to deliver the best in class projects, some of our major partners are US - based design firm Callison Inc., Canada based Forrec, SWA etc.

They offer architecture, planning, interior design, image design and related consulting services. They specialize in the corporate office, retail, healthcare, hospitality and residential markets. They help fulfill leadership vision and give shape to business strategy on projects that influence the way people live, work and play each day around the globe.

Additionally, our well managed architectural and engineering teams have closely worked and partnered with globally famous architects like:

- HOK (USA)
- Allan Berwick (UK)
- MEA Systra (France)

Infospace, Kolkata





The Landscape Aspirations

Our landscape aspiration was to create something of beauty that made city life feel less pedestrian. The urban pedestrian boulevard ironically, is just that with a vibrant and lush environment of urban plazas and parklands.

The road home is lined with exotic water features and flora. There is a meandering green band – the green space that weaves through the various plazas in the condominium. A jogging track and even a pet trail. The urban parklands will have the houses arranged into a series of unique clusters each designed to offer spectacular views from every room to the green parklands.

Lush landscaping to soothe your senses. Spacious play areas for the children. Impressive retail amenities, club and school facilities at your doorstep. And, external spaces have been especially designed for festivals and other cultural activities. The entrance to Uniworld City is magnificently designed as a grand plaza with a stunning water and bridge feature which links the main civic plaza to the festival plaza.

It's about celebrating life after all!



Located in the heart of Mohali

Surrounded by acres of greenery, Uniworld City, Mohali is just a 15 minutes drive from the Chandigarh airport as well as from the proposed Mohali airport. And 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.

GARDENS is strategically located with a wide independent access road. The area has a health care centre, commercial & shopping complexes, education facilities and much more in the near vicinity.



The Master Plan

- 1 Unihomes
- 2 Executive Floors
- 3 Gardens Galleria
- 4 Gardens
- 5 Proposed Future Development





Perspective view of Gardens, Chennai



GARDENS

"A secret world cradled between heaven and earth"

Spread over 8.17 acres of chic and unspoilt residential development, Gardens is surrounded by fluid green landscaping and speckled with the most exotic collection of trees, shrubs and flowers. Indulge in an environment so naturally beautiful, you would like to spend a moment here or maybe, a lifetime.

Gardens offers a splendid choice of 2 and 3 bedroom spacious apartments with sizes ranging from 1050 sq.ft to 1790 sq.ft.; each home carefully designed to allow superior ventilation and let in the free flow of fresh breeze and bright sunshine.

With majestic towers standing stilt+8 storeys tall, these homes will offer spectacular views of sunrise and sunset so that you can admire the beauty of nature, sitting by your window sill!

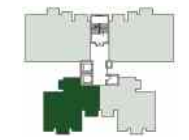


Gardens Day View



Type - J

2BR2T (Sale Area: 1050 sq. ft.)



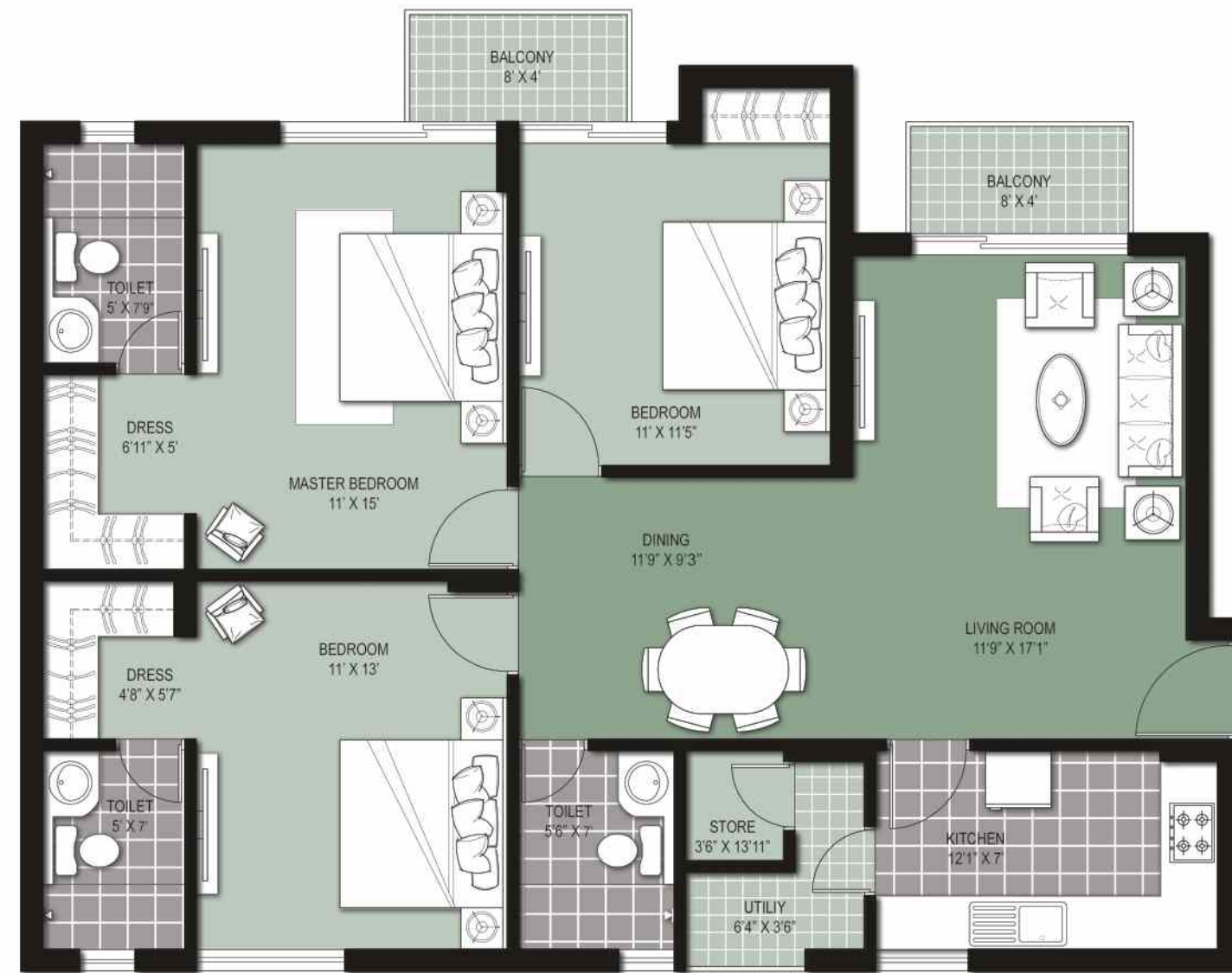
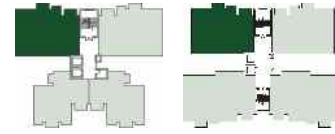
Applicable to

A1 to A4 : 101 - 601, 102* - 602*

* Indicates mirror image

Type - K

3BR3T+Store (Sale Area: 1485 sq. ft.)

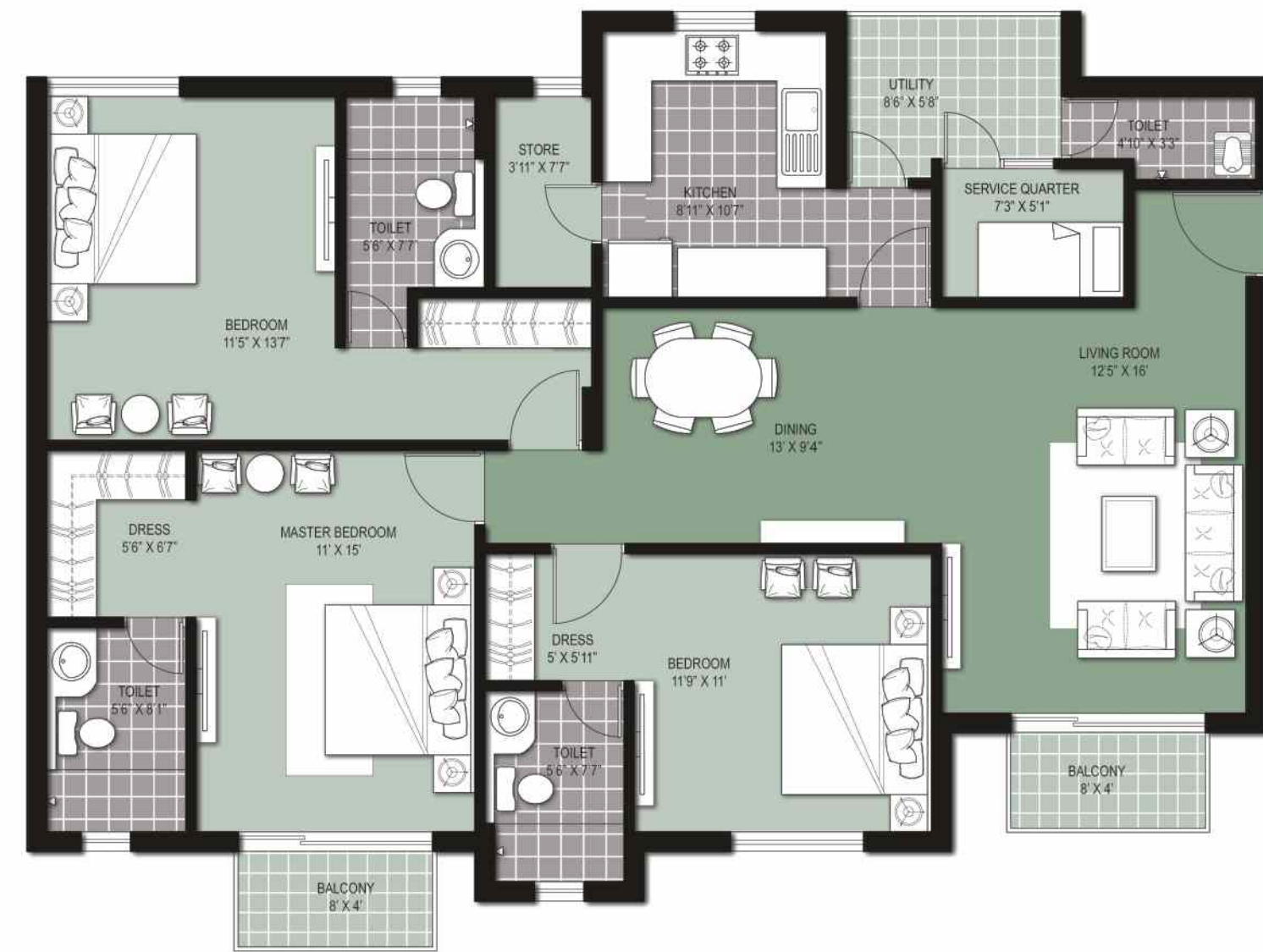


Applicable to

A1 to A4 : 103 - 603, 104* - 604*
B1 to B4 : 103* - 603*, 104 - 604

Type - L

3BR3T+Store+Servant (Sale Area: 1790 sq. ft.)



Applicable to

B1 to B4 : 101* - 601*, 102 - 602

Project Specifications - Universal

	Structure		Earthquake Resistant RCC framed structure
	Flooring	Living /dining/lounge/study Bedrooms Balconies/terraces Servant rooms/store Lift lobby	Vitrified tiles Laminated wooden Anti-skid tiles Ceramic tiles Stone / vitrified tiles
	Wall Finish	External Internal	Combination of good quality exterior paint and stone Acrylic emulsion paint on PoP punning in pleasing shades
	Lift		One passenger and one service lift to each tower
	Kitchen	Flooring Wall finishes Kitchen Counter	Anti-skid tiles Selected Ceramic tiles upto 600mm height above the counter and acrylic emulsion paint in balance area Granite counter with stainless steel sink with drain board
	Doors	Internal/main External	Seasoned hardwood frames with moulded European style shutters Anodized / powder coated glazed aluminium doors
	Windows		Aluminium anodized / powder coated windows
	Toilets	Wall Flooring Fittings	Selected ceramic tiles upto 2100mm above floor and acrylic emulsion paint in balance area Anti-skid tiles Granite/marble counter, white sanitary fixture, modern CP fittings & provision for geyser
	Electrical		Modular switches, copper electrical wiring in concealed conduits and MCBs; provision for TV and Telephone outlets in living/master bedroom/dining
	Air Conditioning		A.C. point provision in all bedrooms & living room
	Power back-up		2KVA per apartment (for lights/fans/refrigerator)

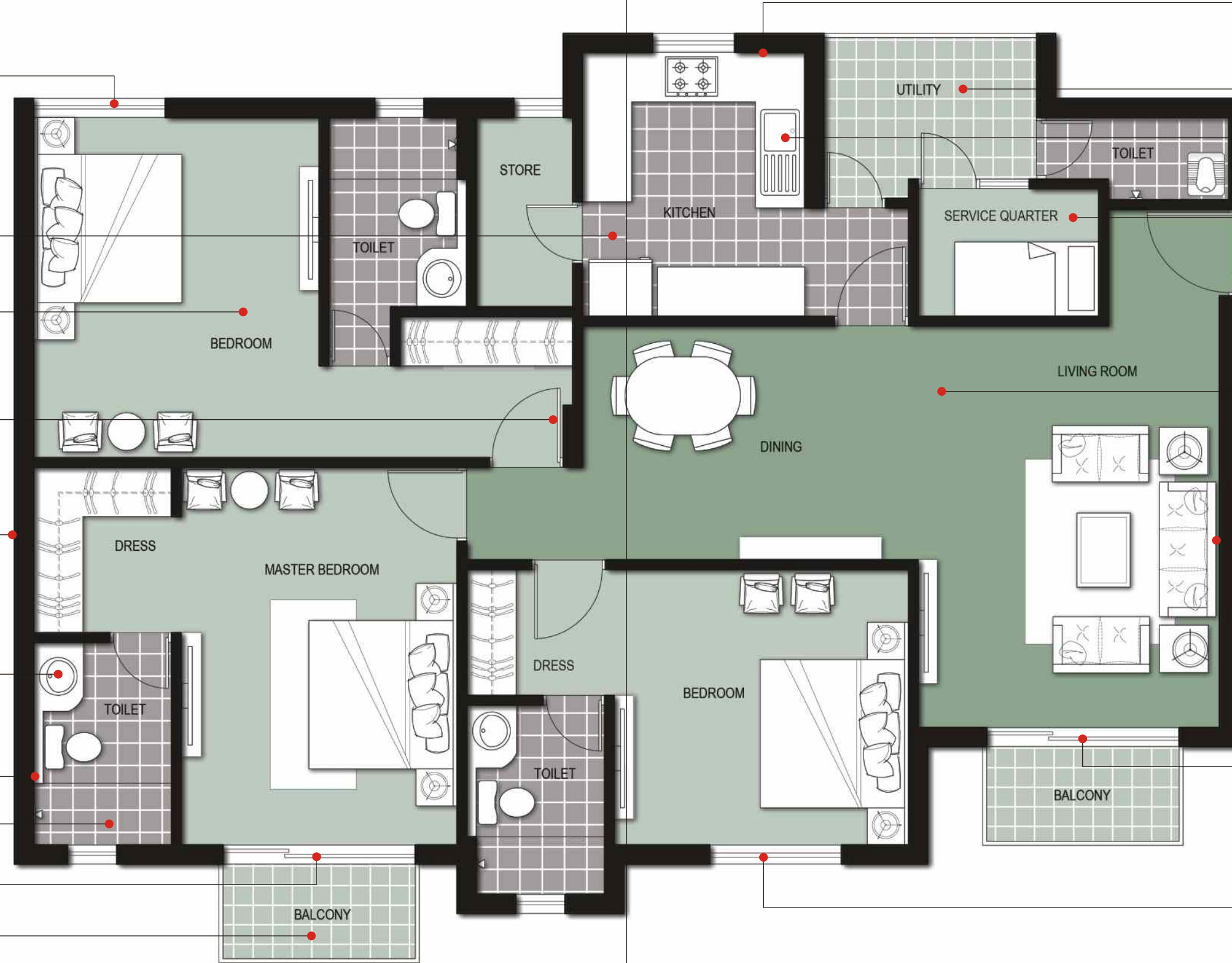
Project Specifications - Enhancements for International

	Structure		Earthquake Resistant RCC framed structure
	Flooring	Living /dining/lounge/study Bedrooms Balconies/terraces Servant rooms/store Lift lobby	Good quality marble flooring with mirror polish Laminated wooden Anti-skid tiles Ceramic tiles Stone / vitrified tiles
	Wall Finish	External Internal	Combination of good quality exterior paint and stone 3 colour schemes to choose from
	Lift		One passenger and one service lift to each tower
	Kitchen	Flooring Wall finishes Kitchen Counter Fittings	Anti-skid tiles Selected Ceramic tiles upto 600mm height above the counter and acrylic emulsion paint in balance area Granite counter with stainless steel sink with drain board Modular kitchen with hob and chimney
	Doors	Internal/main External	Seasoned hardwood frames with moulded European style shutters Anodized / powder coated glazed aluminium doors
	Windows		Aluminium anodized / powder coated windows
	Toilets	Wall Flooring Fittings	Selected ceramic tiles upto 2100mm above floor and acrylic emulsion paint in balance area Anti-skid tiles Granite/marble counter, white sanitary fixture, modern CP fittings & provision for geyser
	Electrical		Modular switches, copper electrical wiring in concealed conduits and MCBs; provision for TV and Telephone outlets in living/master bedroom/dining
	Air Conditioning		A.C. point provision in all bedrooms & living room
	Power back-up		2KVA per apartment (for lights/fans/refrigerator)

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

Finishes

- Aluminium Anodized / Powder Coated Windows
- Anti-skid Tiles
- Laminated Wooden
- Seasoned Hardwood Frames with Moulded European Style Shutters
- Combination of Good Quality Exterior Paint and Stone
- Granite/marble Counter, White Sanitary Fixture, Modern CP Fittings & Provision for Geyser
- Selected Ceramic Tiles upto 2100mm above Floor and Acrylic Emulsion Paint in balance Area
- Anti-skid Tiles
- Anodized / Powder Coated Glazed Aluminium Doors
- Anti-skid Tiles



- Selected Ceramic Tiles upto 600mm height above the counter and acrylic emulsion paint in balance area
- Anti-skid Tiles
- Granite Counter with Stainless Steel Sink with Drain Board
- Ceramic Tiles
- Seasoned Hardwood Frames with Moulded European Style Shutters
- Vitrified Tiles
- Acrylic Emulsion Paint on PoP punning in Pleasing Shades
- Anodized / Powder Coated Glazed Aluminium Doors
- Aluminium Anodized / Powder Coated Windows



*RELAX. RECHARGE AND
RE-DISCOVER YOURSELF*



Amenities & Facilities

- Landscaped greens
- Manicured gardens
- Manned barriers at entrance
- Tennis court
- Badminton court
- Sand pits
- Kid's play area
- Cricket practice net
- Swimming pool
- Club house



Club House Facilities

- Lounge area
- Gymnasium
- Multipurpose hall for meditation, yoga & gatherings
- Swimming pool with changing rooms
- Squash court
- Badminton court
- Tennis court
- Table tennis
- Pantry
- Kid's play area



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 terminal?

Distance from New Mohali Airport is 8 kms. Nearest Railway Station is 4.5 kms, Chandigarh Bus Terminal is 2.5 kms.

3. How far is the site from Central Business District (CBD)?

The CBD is 10 kms from the site.

4. What is the extent of the overall township?

The project is a part of an integrated township of 300 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?

A school 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 Executive Floors?

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

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.



Sales Office (Chandigarh) :

Unitech Limited, S.C.O. 189-90-91, Sector - 17C
Chandigarh - 160017
Tel: +91 172 4686200 Fax: +91 172 4636670

Mktg. Office (Gurgaon) :

Unitech Limited, Unitech Signature Towers, Level - 1
South City - 1, N.H. - 8, Gurgaon - 122001
Tel: +91 124 4552000 Fax: +91 124 4083355

E-mail: sales@unitechgroup.com

Website: www.unitechgroup.com

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.

