

UNITECH UNIHOMES

—Mohali



Project Highlights

- Sharing boundaries with 325 acre of integrated township of Uniworld City. Unihomes – Mohali 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 rooms 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.

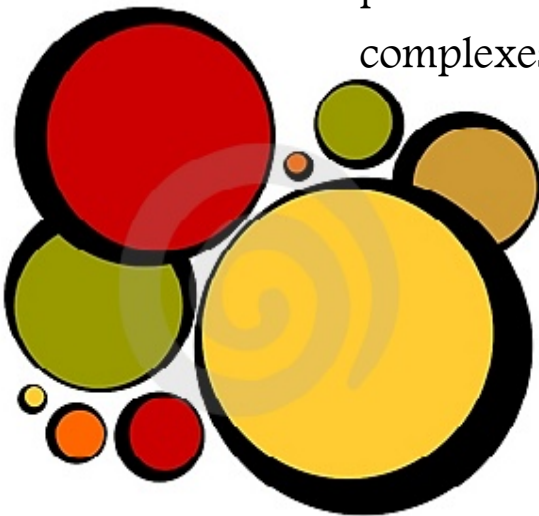
Project Details

- Unit Type : 3 bedroom low-rise floors
- Sizes Available : Ground Floor Plan – 1077 sq. ft.
 - : First Floor Plan – 1077 sq. ft.
 - : Second Floor Plan – 1077 sq. ft.

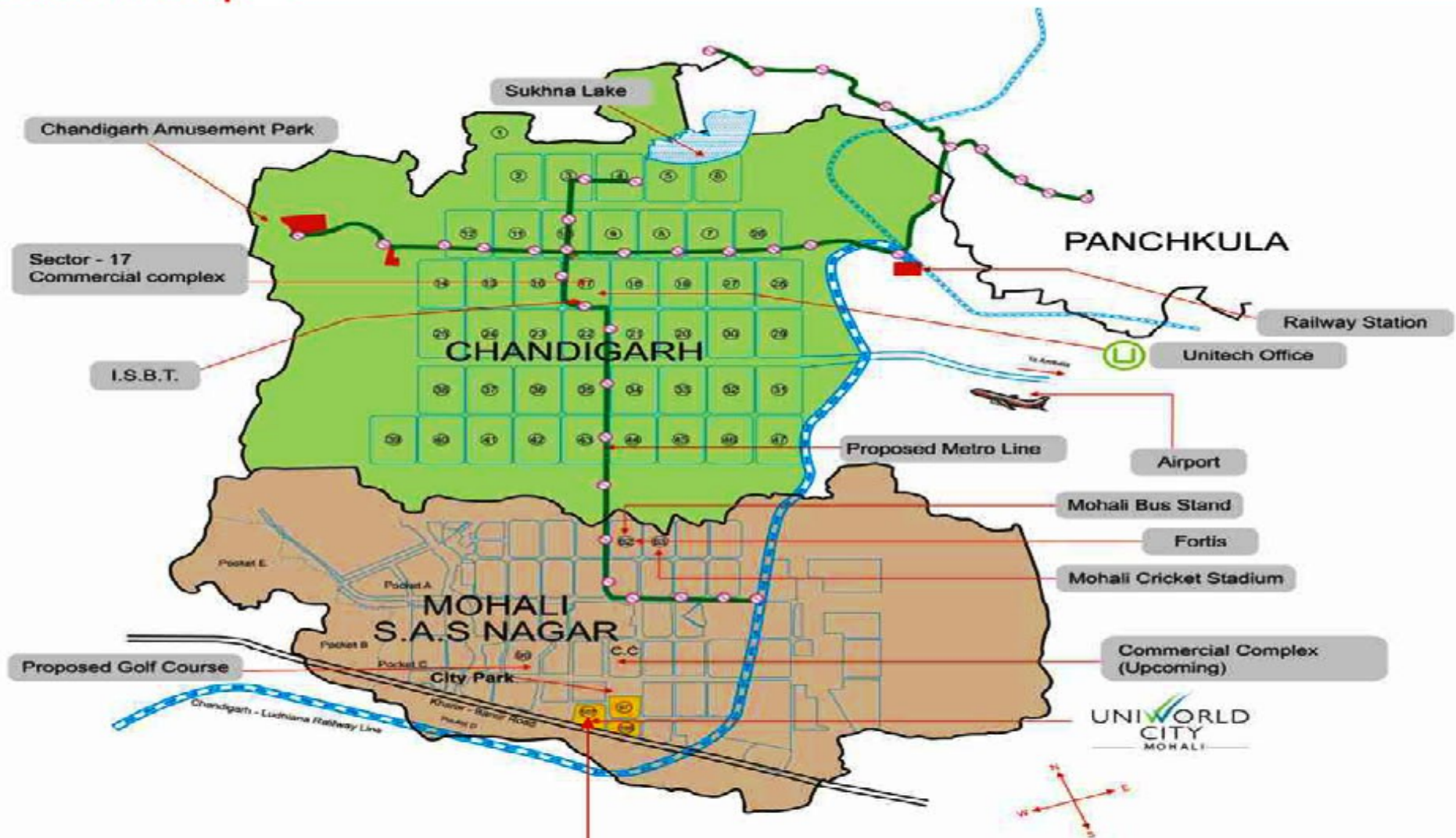


Location Advantages

- 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 cricked 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.



Location Map



uni
Homes

Master Plan



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.)



Specifications

Structure

Earthquake resistant RCC framed structure

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-file cladding

Kitchen

Flooring

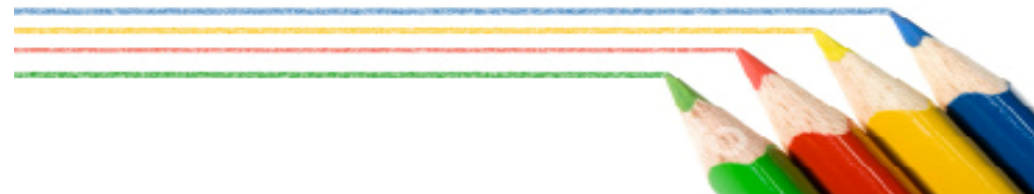
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Ceramic floor tiles

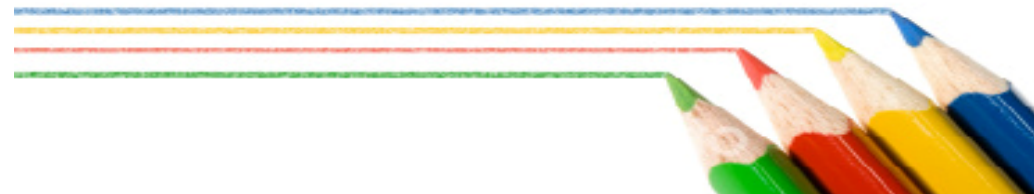
Dado

:

Ceramic tiles 600mm 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
Toilets		
Flooring	:	Ceramic tiles
Dado	:	Select ceramic tiles upto 2100mm height in bath area
Counter	:	Udaipur Marble
Fittings	:	EWC & wash basin in white colour, modern C.P. fittings, pipelines for geysers



Balcony

Flooring

:

Ceramic tiles

Walls

:

Textured paint

Windows

Powder coated / Anodized Aluminum

Electrical & Communication

Concealed Copper wiring and MCBs,
Telephone jack in living room

Infrastructure

Provision for cable T.V.



Amenities & Facilities

“A secure environment for your loved ones”

Gated community

Round the clock security

“At the heart of it all”

School access

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





PRICE LIST - MOHALI
(w.e.f. 19. 04. 2010)

Plot size	: 191.36 sq. yds. (160 sq. mtrs.)
Saleable Area	: 1077 sq. ft.

Basic Sale Price of the Floors (BSP)

• Ground Floor	: Rs. 28,65,852/-
• 1st Floor	: Rs. 23,72,002/-
• 2nd Floor	: Rs. 23,85,077/-

Apart from above following charges are payable

#Preferential Location Charges (PLC)	: Rs. 1,50,000/- for each PLC
External Development Charges (EDC)	: Rs. 1750/- per sq. yard of the area of the plot (Payable proportionately by all three floor allottees)
Interest Free Maintenance Security (IFMS)	: Rs. 35/- per sq. yard of the area of the plot
Club Membership Registration Charges (Mandatory)	: Rs. 60,000/-

- Prices mentioned above are escalation free.
- The Company would pay to the Allottee(s) Rs. 5/- per sq. ft. per month of Saleable Area of the Floor for any delay in offering possession of the plot beyond the period of 36 months from the date of execution of the Agreement to Sell. Similarly, the allottee(s) would also be liable to pay holding charges @ Rs. 5/- per sq. ft. per month of Saleable Area of the Floor if the allottee(s) fails to take possession of the floor within 21 days from the date of issuance of possession letter or fails to clear his final dues within 30 days of issuance of final notice of possession.
- The Maintenance Charges as determined by the Company at the time of offer of possession of the Floor on the basis of Saleable Area of the Floor for a period of three years, shall be payable along with notice of possession.
- The Basic Sale Price is inclusive of one car parking for each floor allottee.
- The Second Floor allottee(s) shall have the right to use approximately 60% of the total area of terrace above the Second Floor.
- The above Prices/Payment Plans are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.
- # Corner, Park facing and/or Plots facing 24 meter road or main road.



PAYMENT PLANS

DOWN PAYMENT PLAN (Rebate 6% on 85% of Basic Sale Price)

At the time of Registration	:	10% of BSP
Within 45 Days of Registration	:	85% of BSP + EDC + PLC + CMRC
On Final Notice of Possession	:	5% of BSP + Stamp duty charges and other charges as applicable

CONSTRUCTION LINKED INSTALLMENT PLAN

At the time of Registration	:	10% of BSP
Within 3 months of allotment	:	10% of BSP + 25% of EDC
#On commencement of construction / demarcation of the plot	:	10% of BSP + 25% of EDC + 50% of PLC
On Completion of Foundation Work	:	10% of BSP + 25% of EDC + 50% of PLC
On casting of Ground Floor Roof	:	10% BSP + 25% of EDC + 50% of CMRC
On casting of First Floor Roof	:	10% BSP + 50% of CMRC
On casting of Second Floor Roof	:	10% BSP
On completion of brick work and internal plastering	:	5% of BSP
On completion of flooring (except final grinding and polishing)	:	5% of BSP
On completion of internal electrification	:	5% of BSP
On completion of internal plumbing	:	5% of BSP
On completion of external plastering	:	5% of BSP
On final notice of possession	:	5% of BSP + Stamp duty charges and any other charges as applicable

BSP = Basic Sale Price

EDC = External Development Charges

PLC = Preferential Location Charges

CMRC = Club Membership and Registration Charges

Other Charges Include Interest Free Maintenance Deposit, Common Maintenance Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below



For any further queries feel free to contact us – info@affinityconsultant.com

Thanks & Regards

Affinity Solutions Pvt Ltd.

Visit us at – www.affinityconsultant.com

