

FRESCO

BENGAL
unitech
UNIVERSAL

UNI**W**ORLD
CITY
NEW TOWN, KOLKATA



FRESCO

Come home to a peaceful life!

Your search for serenity and tranquility ends here. If you are seeking eternal bliss, then come and live in a neighbourhood where nature is at your doorstep. Far from the hustle and bustle of life, ensconced amidst greener pastures, you can now seek inner peace.

Spread over a sprawling picturesque landscape, Fresco at Uniworld City offers 3 bedroom apartments for you to live a serene life.

It's a home where you would like to come back after a long tiring day and retire in your spacious bedroom watching your favourite movie or spend precious moments together. Live the life you have always longed for!

Actual Photo - Uniworld City Kolkata



UNI WORLD CITY

Welcome to Uniworld City in New Town, Kolkata.

A pioneering residential development that marries international design with local sensibilities. Impressive high rise towers set amidst a breathtaking expanse of landscaping greens in New Town, Kolkata. Conceived by firms reputed for contemporary yet classic design and landscaping. Offering world class amenities blended with an Indian lifestyle. Our world view just got more centred.



Actual Photo

The World Spa - Gurgaon

Unitech

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

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 with the 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 NIFTY 50 Index.



Actual Photo

Harmony - Gurgaon



Actual Photo

Escape - Gurgaon



Actual Photo

Fresco - Gurgaon

Panoramic view of Unitech Nirvana Country, Gurgaon



500 acre integrated township with quality homes & world class commercial and retails developments which co-exits with schools, hospitals, recreational clubs and sports complex.

Actual Photo



Uniworl City - Kolkata



BENGAL
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Actual Photo



Infospace - Kolkata

The West Bengal skyline is being dramatically altered and at the forefront of this change is Bengal Unitech Universal.

Bengal Unitech Universal was created by the coming together of two leading real estate firms, Unitech Limited, India and Universal Success Enterprises Limited, Indonesia. There has been no looking back ever since. Projects by Bengal Unitech Universal include Uniworl City - a 100 acre residential project with manicured parklands and all modern day comforts; Infospace, a 50 acre IT park and a world class logistic hub - Kolkata International Logistic City. These developments have created new benchmarks in real estate and construction in West Bengal.

Bengal Unitech Universal's efforts in establishing world-class standards and quality in real estate development have been highly appreciated. Moving ahead, the company is set to launch other path-breaking residential, commercial and retail projects.





New Town, Kolkata

New Town, Kolkata, a 21st century satellite township, located in north eastern fringe of Kolkata city is situated between Netaji Subhas Chandra Bose International Airport & Salt Lake City (Bidhannagar).

Conceived in the master plan at the beginning of this new century, New Town is now a fast developing urban growth centre of West Bengal following all modern city planning guidelines & has already become an important IT hub after Sector-V of Salt Lake.

MNCs of both national & international stature are investing in this upcoming township. Some of the operational IT companies in New Town includes TCS, Cognizant, IBM, Genpact, Capgemini, Tech Mahindra, Ericsson, Accenture, Phillips, HCL Technologies, eRevMax, Aegis, Xoriant Corp. and many mid to small cap tech firms. IT majors like TCS, Infosys and Wipro have also acquired prime land in New Town and their facilities will be ready by early 2012.

Besides that, the proposed new Garia - Airport metro rail link will pass through the New Town along the MAR (Major Arterial Road) which will in turn make this satellite town even more attractive to new real estate investors.

For healthcare facility in New Town, the most notable to mention is intensive care hospital and state-of-the-art Tata Cancer Centre. A handful of million dollar healthcare facilities are also under projection. Looking at the location, major transportation links, modern civic facilities & amenities including leisure / entertainment, modern healthcare facilities, job opportunities - New Town has now become most sought after real estate destination in Kolkata both for residential & commercial space buyers.

Night view of Fresco at Uniworld City



Fresco is a splendid, undulating stretch which stands tall within Uniworld City.

It consists of 10 majestic towers, which extend to 15 - 25 stories with 3 bedroom apartments. Each apartment is designed to afford privacy, spectacular views and cross ventilation to make sure that you make the most use of natural light.

Every morning open your windows to the manicured lawn and refresh your soul. Sit by your window sill and enjoy the stunning view of sunset and sunrise.



UNI
WORLD
CITY

Master Plan

- 1** Entry/Exit
- 2** Festival Plaza
- 3** Club House
- 4** Amphitheatre
- 5** School
- 6** Neighbourhood Garden





Key Plan - Fresco

- 1** Open Lawn Area
- 2** Children's Play Area
- 3** Clubhouse
- Utilities & Services

Tower 1	Ground + 14
Tower 2	Ground + 14
Tower 3	Ground + 14
Tower 4	Ground + 14
Tower 5	Ground + 14
Tower 6	Ground + 14
Tower 7	Ground + 24
Tower 8	Ground + 24
Tower 9	Ground + 24
Tower 10	Ground + 24



Day view of Fresco at Uniworld City

Beside modern clubhouses with swimming pools, banquet facilities, kid's splash pool, there is a gymnasium and spa room to help you enliven yourself. The breathtaking view of the trees lined in the 'Central Spine' at Uniworld City, never fails to amaze you.

Whether you choose to bask under the sun or simply laze around, the blooming landscape soothes your mind and body.

Come and experience a life which seems like vacation every day.

First Floor Plan

Towers - 3, 6 & 7



Layout of Towers - 4, 5 & 6 is mirror of Towers - 3, 6 & 7. For apartment location please refer key plan.

Typical Floor Plan

Towers - 3, 6 & 7



Layout of Towers - 4, 5 & 6 is mirror of Towers - 3, 6 & 7. For apartment location please refer key plan.

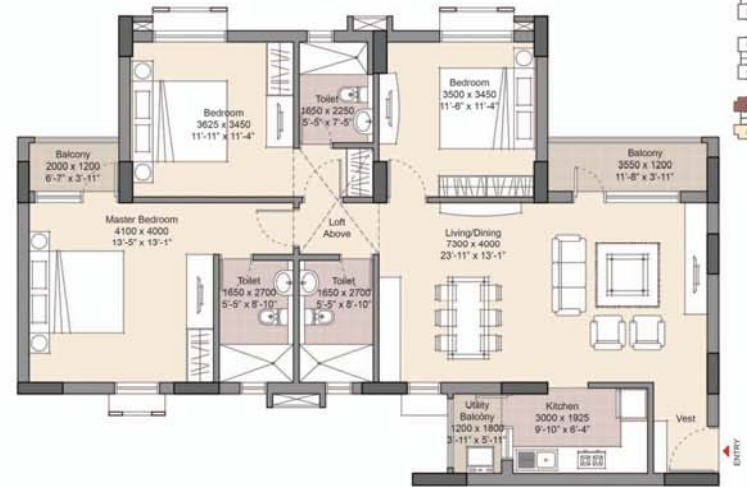
Type - A
Typical 3 Bedroom Unit



Tower	T - 3 & 6		T - 4		T - 7		T - 8 & 9	
Location	LOC-3	LOC-4	LOC-1	LOC-2	LOC-3	LOC-4	LOC-1	LOC-2
Apartment No	203 - 1503	204 - 1504	201 - 1501	202 - 1502	203 - 2503	204 - 2504	201 - 2501	202 - 2502
Super Built-up Area (sqm.)	134.71	134.71	134.71	134.71	134.71	134.71	134.71	134.71
Super Built-up Area (sq.ft.)	1450	1450	1450	1450	1450	1450	1450	1450

Column size may vary from tower to tower depending upon structural design

Type - B
Typical 3 Bedroom Unit



Tower	T - 1, 2, 3, 5 & 6				T - 1, 2, 4 & 5		T - 7 & 10		T - 8, 9 & 10	
Location	LOC-1	LOC-2	LOC-3	LOC-4	LOC-1	LOC-2	LOC-3	LOC-4	LOC-3	LOC-4
Apartment No	201 - 1501	202 - 1502	203 - 1503	204 - 1504	201 - 2501	202 - 2502	203 - 2503	204 - 2504		
Super Built-up Area (sqm.)	150.22	150.22	150.22	150.22	150.22	150.22	150.22	150.22		
Super Built-up Area (sq.ft.)	1617	1617	1617	1617	1617	1617	1617	1617		

Column size may vary from tower to tower depending upon structural design

Type - C
3 Bedroom Unit - First Floor



Tower	T-3, 6 & 7	T-4, 8 & 9
Location	LOC-3 LOC-4	LOC-1 LOC-2
Apartment No	103 104 101 102	
Super Built-up Area (sqm.)	134.71 134.71 134.71 134.71	
Super Built-up Area (sq. ft.)	1450 1450 1450 1450	

Private Terrace Area : 303 sq. ft.

Colors may vary from tower to tower depending upon structural design.

Type - D
3 Bedroom Unit - First Floor



Tower	T-1, 4, 5, 8 & 9	T-2, 3, 6, 7 & 10
Location	LOC-3 LOC-4	LOC-1 LOC-2
Apartment No	103 104 101 102	
Super Built-up Area (sqm.)	150.22 150.22 150.22 150.22	
Super Built-up Area (sq. ft.)	1617 1617 1617 1617	

Private Terrace Area : 87 sq. ft.

Colors may vary from tower to tower depending upon structural design.

Type - E
3 Bedroom Unit - First Floor



Tower	T-1 & 5	T-2 & 10
Location	LOC-1 LOC-2	LOC-3 LOC-4
Apartment No	101 102 103 104	
Super Built-up Area (sqm.)	150.22 150.22 150.22 150.22	
Super Built-up Area (sq. ft.)	1617 1617 1617 1617	

Private Terrace Area : 303 sq. ft.

Colors may vary from tower to tower depending upon structural design.

Specifications

Structure	Earth-quake resistant RCC framed construction		
Flooring	Living/Dining	Witrified tiles	
	Bedrooms	Witrified tiles	
Balconies	Ceramic tiles		
Wall Finish	Internal	Living/Dining/bed Rooms: • Plaster of Paris punning over cement plaster Lift Lobby/entrance Lobby • Marble/greenite cladding with painted wall Cement based paint	
	External		
Kitchen	Flooring	Ceramic tiles	
	Wall finishes	Ceramic tiles up to 2' above working platform	
Counter	Granite counter		
Fitting/fixtures	Stainless steel sink with drain board & CP fittings		
Toilets	Walls	Ceramic tiles up to ceiling height	
	Floorings	Ceramic tiles	
	Fittings	White sanitary fixtures & CP fittings	
Windows		Aluminium glazing	
Doors		Hardwood frames with flush door shutter	
Electrical		Copper electrical wiring in concealed conduit with TV points and modular switches	
Power back up		100% (extra charge)	
Air conditioning		Provision of copper conduits & drainage pipes for full air conditioning (for split air-conditioning)	

Note: All buildings, layouts, specifications, etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans.

Finishes

Plaster of Paris Punning over Cement Plaster

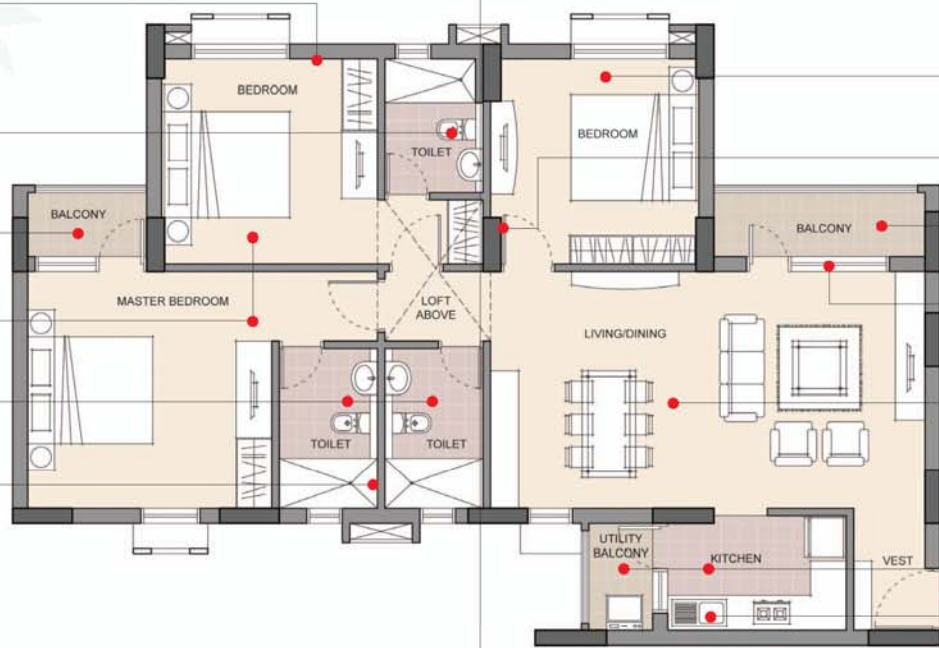
Wall Hung W.C.

Ceramic Tiles

Vitrified Tiles

Ceramic Tiles

Ceramic Tiles dado up to ceiling height



Vitrified Tiles

Hardwood Frames with Flush Door Shutters

Ceramic Tiles

Aluminium Glazing

Vitrified Tiles

Ceramic Tiles

Granite Counter with Stainless Steel Sink





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