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Marketing Office (Dehradun)  
MNT Buildcon Pvt. Ltd., 196A, Near Sai Baba Temple, Rajpur Road, Dehradun - 248001.  
Tel.: +91 87559-03080, 98970-07110, +91 135 6455230/45

Unitech Limited  
Unitech Signature Towers, Level - I, South City - 1, NH - 8, Gurgaon - 122001.  
Tel.: +91 124 4552000  
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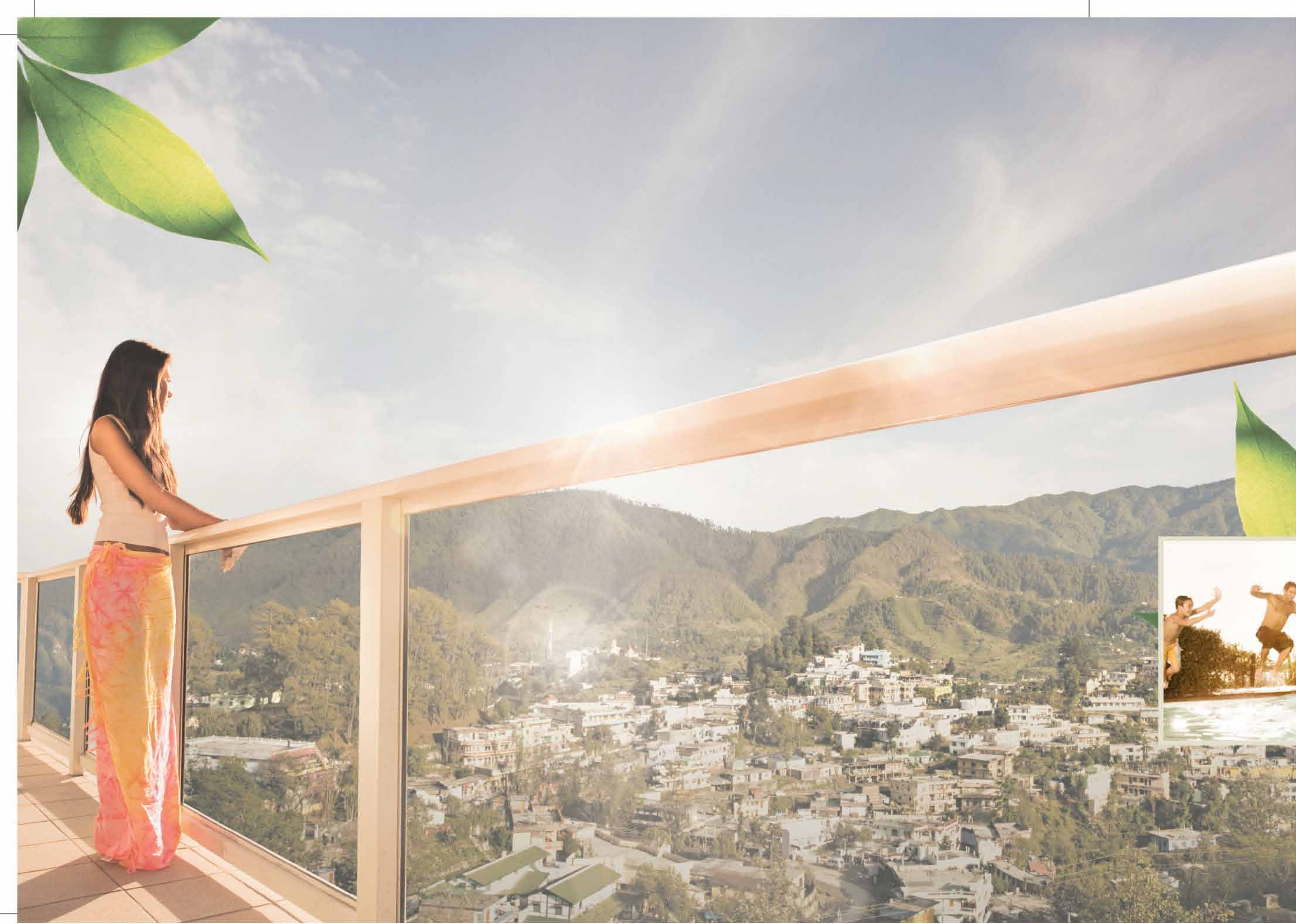
Collage Group  
Somdutt Builders House, 56-58, Community Centre, East of Kailash, New Delhi - 110065.  
Tel.: +91 11 46600300  
[www.collageindia.com](http://www.collageindia.com)

All images shown in the brochure are artistic rendering.



  
**THE RESIDENCES**  
DEHRADUN

WHERE ALL YOUR SENSES  
WILL FALL IN LOVE.



## THE NEXT TIME YOU DECIDE TO GET AWAY, COME HOME.

The Address, where an amazing lifestyle goes hand in hand with Dehradun's natural beauty. Facilities like wellness areas, mini-gyms, kids play zones, barbecue pits, showers and swimming pools at the roof top wellness zones bring the mind, body and soul together in this fine location.

Our ecological commitment makes The Residences, the finest address in Dehradun. With access to various sources of entertainment and hospitality so near to you there is no better way to enjoy the best of both worlds.



## EVERYTHING IS JUST 10 MINUTES, AND A GLANCE, AWAY.

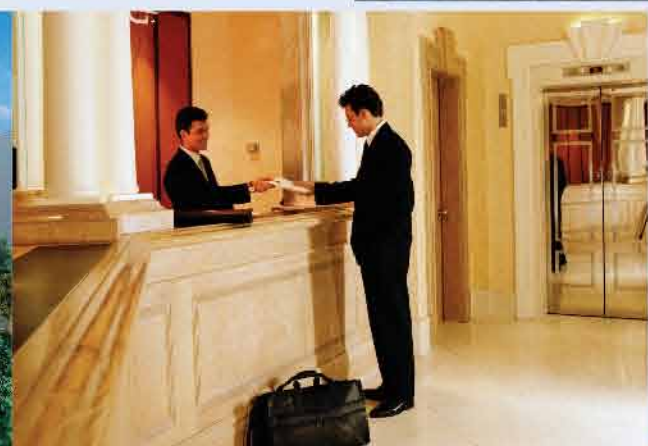
Located on the Sahasthradhara Road, this residential complex is part of the largest privately-owned development in the city that promises to offer retail, entertainment, leisure, top-of-the-line hospitality, best-in-class office space and high-end residences. Its proximity to the prime locations of Dehradun makes it a perfect place for those looking for a home that's secluded and yet, has everything within arm's reach.



The Great India Place, Dehradun



Signature Towers, Dehradun



Premium Hotel, Dehradun



## BUILDING FACTS

- A total of 126 apartments spread across 4 towers
- 2 & 3 bedroom apartments.
- 2 high-speed elevators in every tower
- 1 car park with every apartment
- 24-hour security with CCTV surveillance systems and regulated entry
- 24/7 power backup for every apartment and common areas
- Telecommunication facility and digital entertainment
- Latest fire-fighting standards



## SPECIFICATIONS

LIVING & DINING AREAS	Flooring: Granite/Marble Wall Finishes: Painted in pleasing shades of Acrylic Emulsion Paints
BEDROOMS	Flooring: Wooden Laminated Flooring Wall Finishes: Painted in pleasing shades of Acrylic Emulsion Paints Others: Wardrobes in all bedrooms
MODULAR KITCHEN	Flooring: Vitrified Tiles Wall Finishes: Ceramic Tiles up to 2 feet above the working platform. Rest of the wall painted in Acrylic Emulsion Paint Others: Granite Counter with Stainless Steel Sink with Drain Board. Cabinets with Hobs and Chimneys
TOILETS/BATHROOMS	Flooring: Ceramic/Vitrified Antiskid Tiles Wall Finishes: Ceramic Tiles Fittings: Single Lever CP Fittings and White Sanitary Fixtures
SERVANT QUARTERS (In Towers A1 & A2 only)	Flooring: Ceramic Tiles Wall Finishes: Painted in Oil Bound Distemper
LIFT/LOBBY/STAIRCASE	Flooring: Granite/Marble Wall Finishes: Granite/Marble cladding and Acrylic Emulsion Paint
DOORS	Seasoned Hardwood Frames with European Style Moulded Shutters
WINDOWS	Powder Coated/Anodized Aluminium Glazing/UPVC
STRUCTURE	Earthquake Resistant RCC Framed Construction with Infill Brick Walls
WALL FINISHES	Combination of Stone and Textured Paint Finish
ELECTRICAL WIRING	Copper electrical wiring in concealed conduit with provision for light points TV/Telephone sockets with protective MCBs
AIR CONDITIONING	Split AC in the master bedroom and provision of copper conduits and drainage pipes for split airconditioning including the lift lobby on the ground floor.



## THE VOICE THAT RESONATES INSIDE YOU IS PEACE.

For every tower of The Residences, we have a dedicated wellness zone that houses everything from a swimming pool to a kids' play area. So, whether you wish to relax, work out or have a good time with your near and dear ones, all you have to do is take the elevator to the rooftop.



### Mind, Body and Soul Therapies:

- Barbecue Pit • Swimming Pool • Wellness areas
- Mini Gym • Kids' Play Zone • Shower Area



# LIVE AMONGST THE GREENS OF DEHRADUN & IN THE LAP OF INTELLIGENT DESIGN.

The Collage Group and Unitech do not stop at just creating the best addresses for you. Besides making world-class residences, they are passionately committed to protecting and conserving the environment through their products, technology and processes. They lead the way when it comes to constructing energy-efficient buildings that are truly sustainable in form, function and use. They adhere to green norms by incorporating rainwater harvesting, social forestry, sewage treatment plants and solar power panels in everything that they create.

#### Ecological Commitment:

- Earthquake Resistant Construction
- Sewage Treatment Plan
- Rainwater Harvesting
- Beautifully Landscaped Gardens



RTKL (UK): Driven by the passion for great design, the creation of great places and the creative process, RTKL is a worldwide planning, architectural, design and creative services organisation, offering a diverse portfolio of experience and expertise. WSP (UK): A global design engineering and management consultancy, WSP specialises in Property, Transport & Infrastructure and Environment projects. Having a global client base, they create varied natural environments for the future.





Established in 1972, Unitech is India's leading Real Estate Company with a diverse portfolio of residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

For over 40 years, Unitech has been one of India's leading real estate companies. It currently has more than 40 projects in progress and holds land reserves of about 14,000 acres, spread throughout the country. Unitech is the first real estate developer to attain ISO 9001:2000 certification in Northern India for its superior quality of construction, and was awarded the CW Architect and Builder's Award in 2008 for being one of India's Top Ten Builders. To top it all, it was conferred with the title of 'Suberbrand' by Superbrand India in 2009.

Unitech's enviable clientele for commercial projects includes Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.



Escape Premiere, Gurgaon

Uniworld, Gurgaon

Unihomes, Bhopal

Designed for the discerning, The Residences is a joint venture between the Collage Group and Unitech. Working with internationally acclaimed architects and design consultants like SOM (USA), BDP (UK), Maunsell AECOM (HK), MEA Systra (France), Callison Inc. (USA), FORREC (Canada), SWA and HOK (USA), Collage Group and Unitech incorporate the latest in architectural and design capabilities.



An affiliate firm of Som Datt Builders Ltd. (SDB) founded in 1990, the Collage Group is a research and knowledge-driven real estate firm specialising in retail and residential real estate developments. With ongoing projects in various parts of the country like Punjab, Uttarakhand, Uttar Pradesh and Madhya Pradesh, the Group has achieved a pan-India presence.

Developing 1.5 million sq. ft. (approx.) of residential spaces in the cities of Bhopal and Amritsar, the Group has unveiled Viva Collage - its first significant retail development in Jalandhar. Spread across 6,50,000 sq. ft. (approx.), Viva Collage houses over 150 leading Indian and international brands including Lifestyle, Big Cinemas, Big Bazaar, Reliance Trends, Fun City, etc. with an estimated annual footfall of over 11 million visitors.

In the next 2-4 years, the Collage Group aims to deliver 2.5 million sq. ft. (approx.) of state-of-the-art real estate around the cities of Bhopal, Jalandhar, Kanpur and Amritsar. In Dehradun, Unitech | Collage is building the 13.42 acre single largest multi-use development at Sahastradhara Road, the central business district of the future. In MP, Unitech | Collage is building Bhopal's biggest shopping and entertainment destination spread across 7,00,000 sq. ft. (approx.)

A diversified conglomerate, the Collage Group has interests in Sports Management and International Trading Services apart from real estate.





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WHAT YOUR SENSES DESIRE LIES WITHIN.