



Let nature into your home

Location Map

Explore the bounty of nature coupled with savouring the benefits of an urban life.



- Well connected to N.H.-8 & Golf Course Extn. Road
- Excellent connectivity to Gurgaon - NCR through the upcoming Metro
- Proximity to residential, retail and commercial development on Sohna Road & Nirvana Country
- World class schools such as Shikshantar, The Shri Ram School, DPS, Amity International, Heritage, Pathways & GD Goenka within 20 minutes driving distance
- Leading hospitals such as Medicity, Artemis, Max, Fortis, Apollo, Sir Gangaram & Batra Hospital within 20 minutes driving distance

Master Plan



Perspective view of Sunbreeze



Key Plan



- A1 Ground + 13
- A2 Ground + 13
- A3 Ground + 13
- A4 Ground + 13
- A5 Ground + 13
- A6 Ground + 13
- B1 Ground + 13
- B2 Ground + 13

- 1** Landscaped Greens with Basement Parking
- 2** Open Parking
- 3** Club House
- 4** Swimming Pool

Cohesive living with elements of nature

The airy homes at Sunbreeze are designed expertly to let you feel close to nature, even when you are indoors. As you take a walk along the landscaped greens in the outdoors, get ready to lose yourself in the aura of nature's rhapsody to connect with your inner-self.

A secret garden of experiences to be unreservedly savoured, Sunbreeze redefines the essence of an invigorating residential living.

- Manicured greens
- Large open spaces
- Excellent sunlight and ventilation



Where your dreams will continue to blossom

The entire community at Sunbreeze is gated to ensure that you live and prosper in a safe environment. Starting right from the main gate with individual security arrangements at each tower, a state-of-the-art security system comprising of audio-communication with guard unit and more, is well in place so that you live free and safe.

Also to make sure that nothing disturbs your dreams, Sunbreeze has power back-up for common areas, essential services and individual apartments.

- Barriers at main entry & exit points
- Intercom facility
- 24 x 7 power back-up



The Lifestyle Mantra

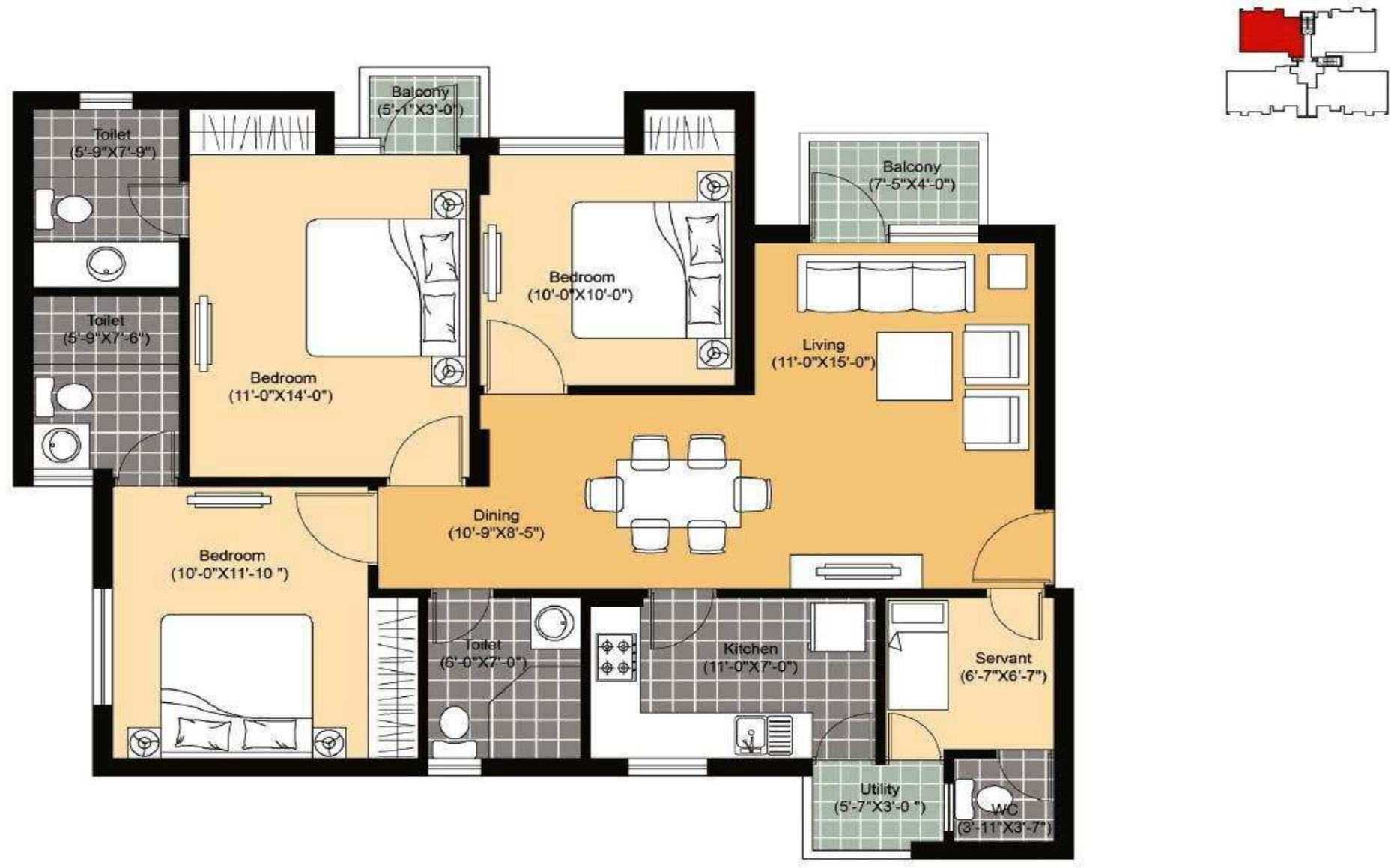
Sunbreeze, a wholly self-contained township, is a place where you'll lose yourself to the extensive array of recreational and leisurely pursuits.

The lively clubhouse offers a host of activities. Take a plunge in the swimming pool or indulge in a power workout at the modern gymnasium. Invigorate with a game of badminton in the outdoors, take a stroll in the landscaped greens or just spend the weekends lazing around under the undiluted open skies. At Sunbreeze, the choices are many.

Conceived to the highest standards, Sunbreeze is for those who seek to live their dreams.

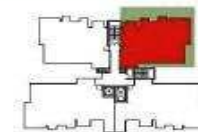
- Swimming pool
- Kid's play area
- Gymnasium
- Multipurpose hall





Please Note:
1) * Indicates mirror image
2) Floor No. 13 does not exist

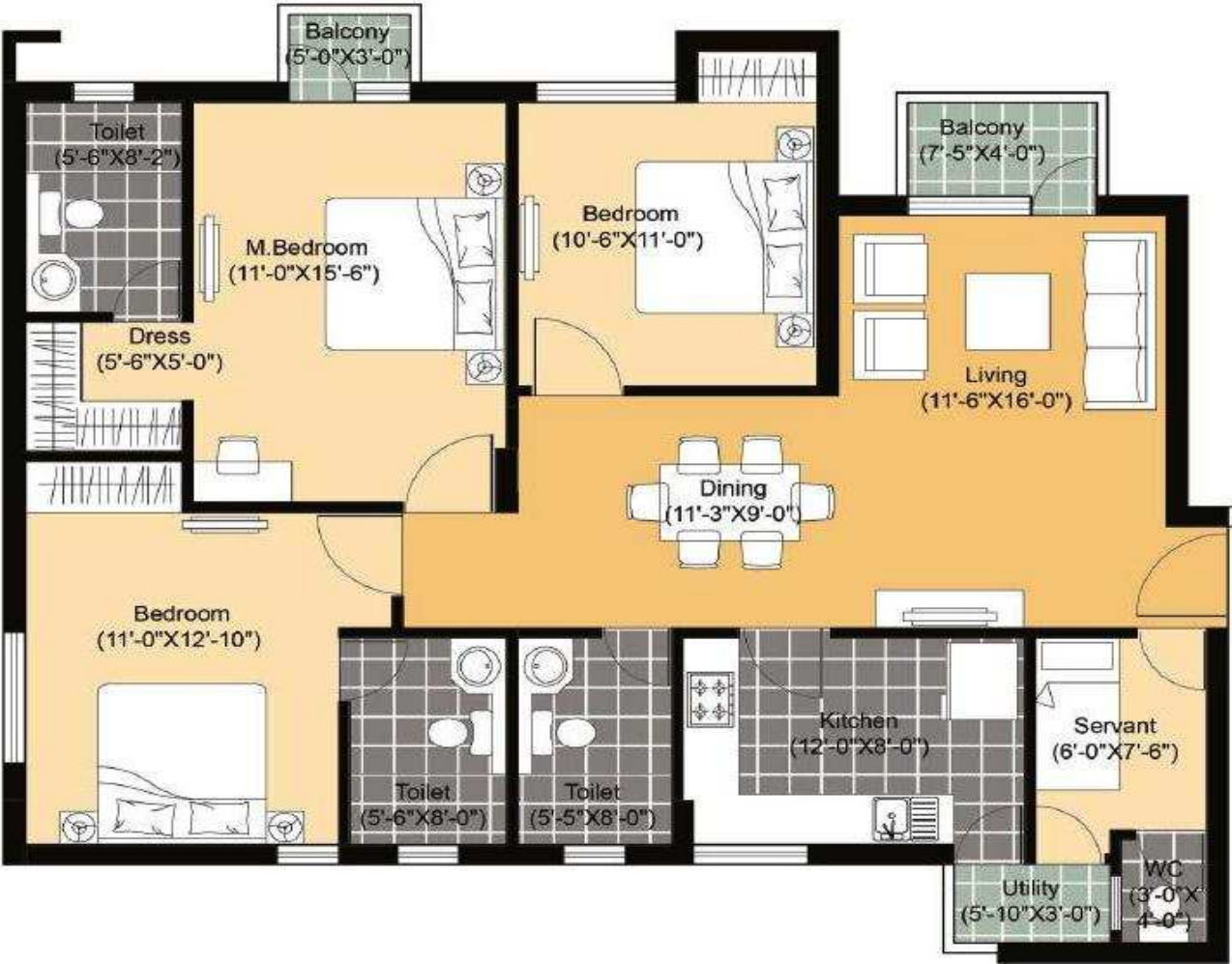
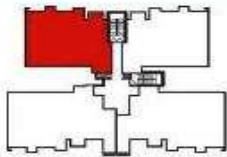
A1: 203 - 1403	A3: 203 - 1403	A5: 203 - 1403
A1: 104* - 1404*	A3: 104* - 1404*	A5: 104* - 1404*
A2: 204* - 1404*	A4: 204* - 1404*	A6: 204* - 1404*
A2: 103 - 1403	A4: 103 - 1403	A6: 103 - 1403



Please Note:

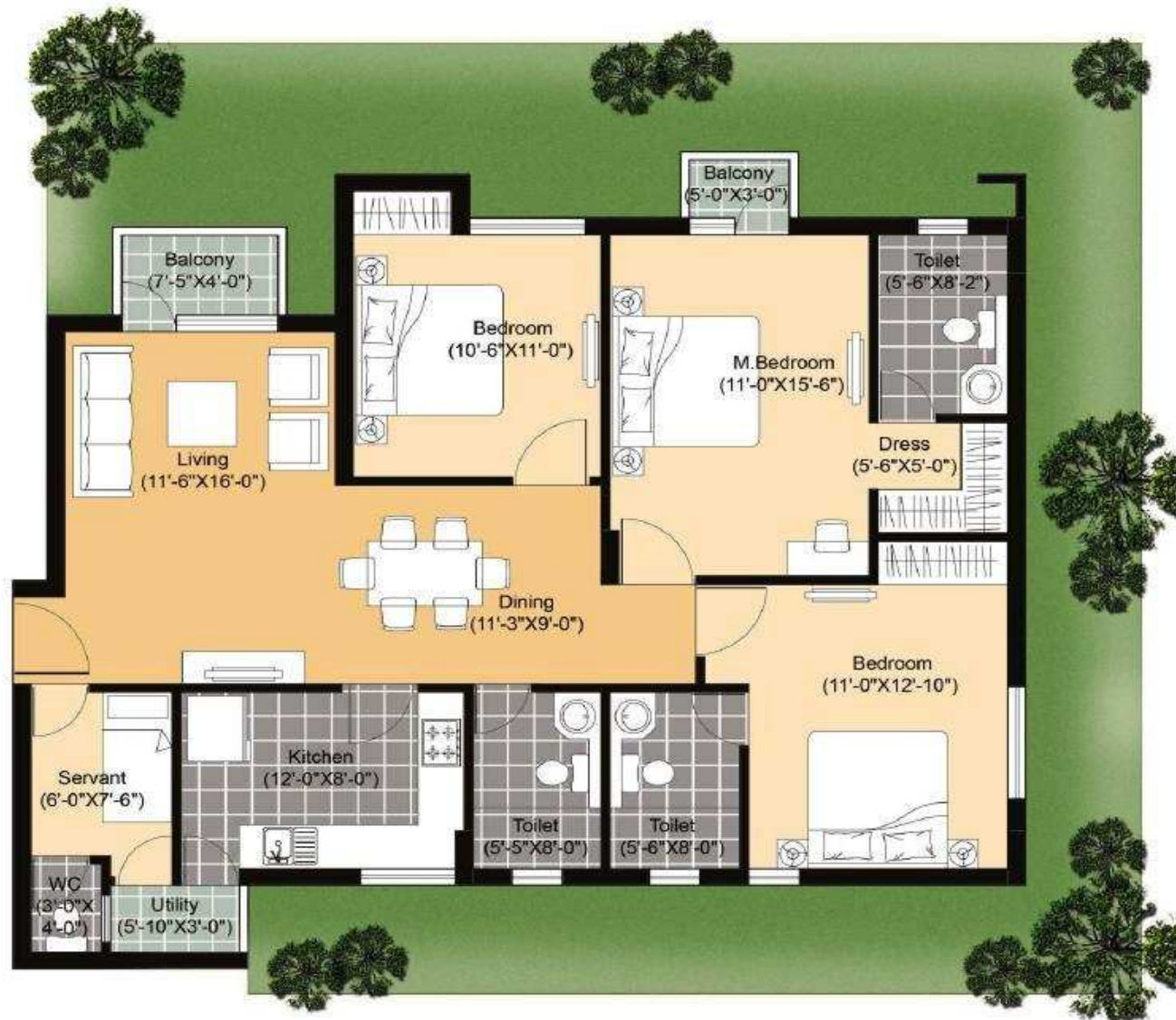
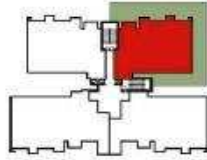
- 1) * Indicates mirror image
- 2) Floor No. 13 does not exist
- 3) Areas marked in green form part of common areas and are not open to exclusive use of any occupant

A1: G04 A4: G03*
A2: G03* A5: G04
A3: G04 A6: G03*



Please Note:
1) * Indicates mirror image
2) Floor No. 13 does not exist

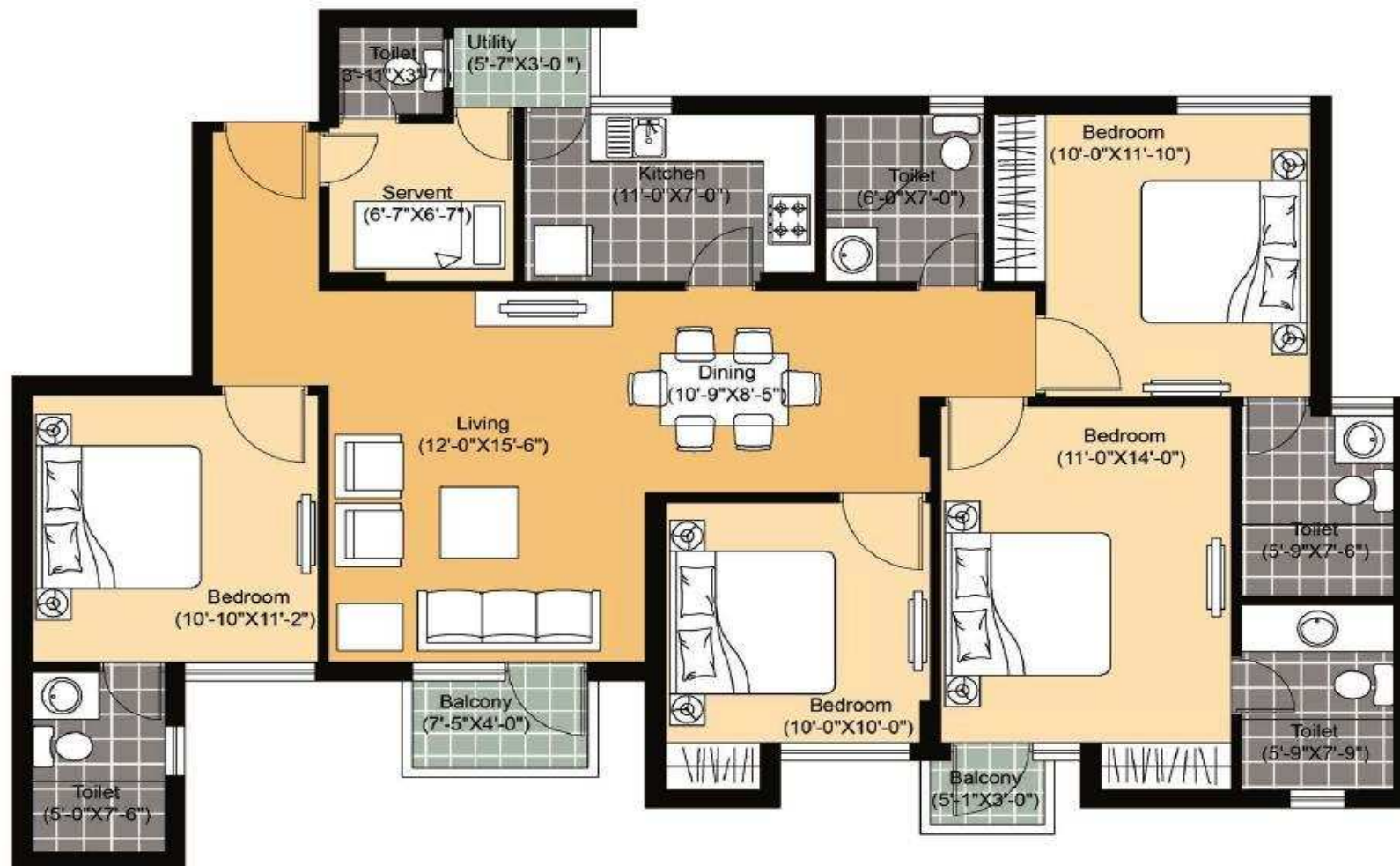
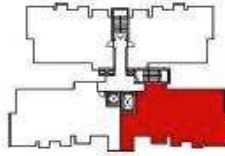
B1: 203-1403
B1: 104*-1404*
B2: 204-1404
B2: 103*-1403*



Please Note:

- 1) * Indicates mirror image
- 2) Floor No. 13 does not exist
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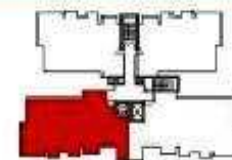
B1: G04*
B2: G03



Please Note:

- 1) * Indicates mirror image
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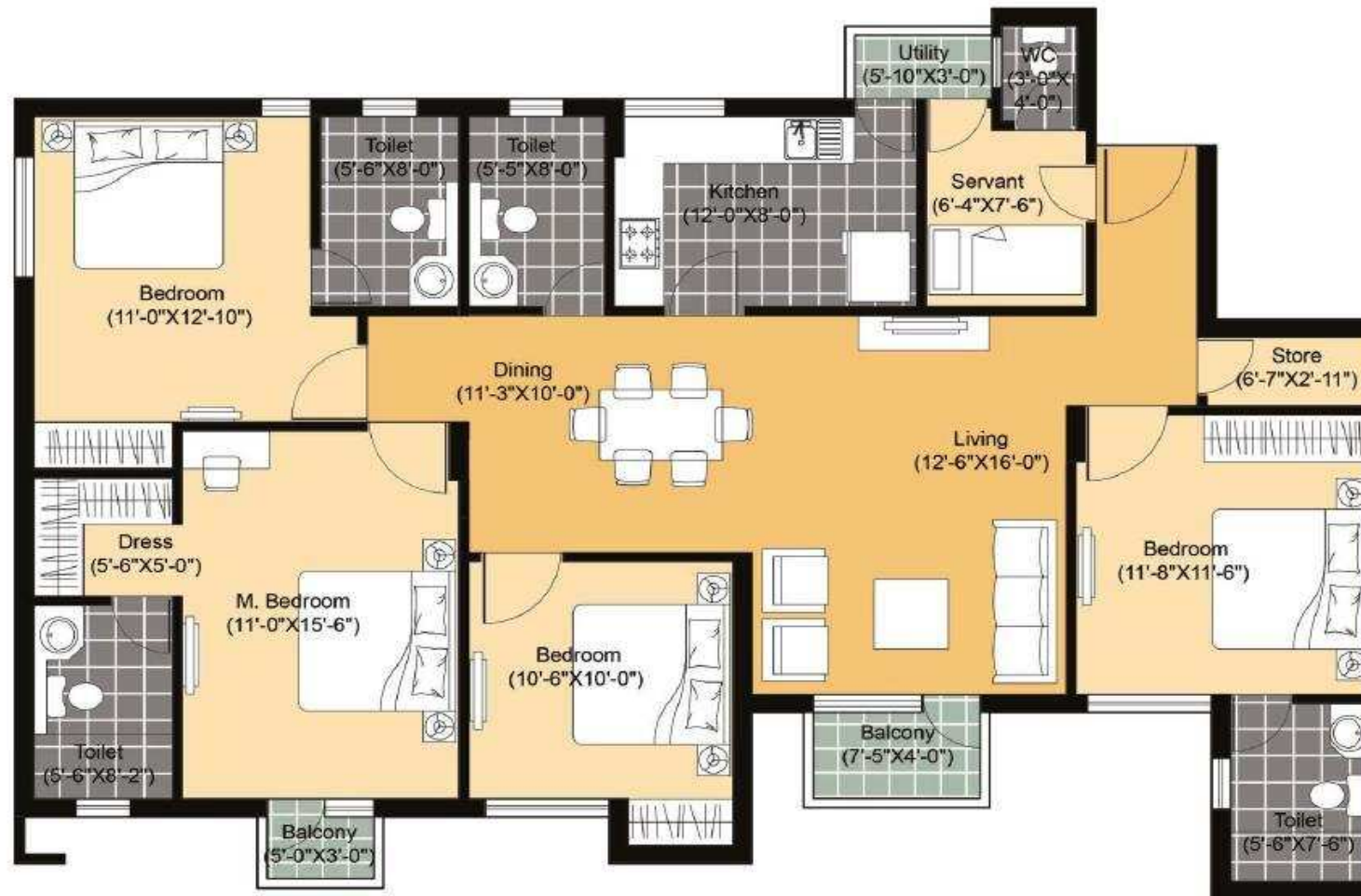
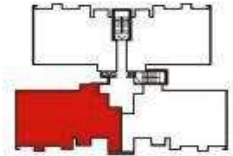
A1: G01- 1401	A4: G02*- 1402*
A2: G02*- 1402*	A5: G01- 1401
A3: G01- 1401	A6: G02*- 1402*



Please Note:

- 1) * Int. balcony mirror image
- 2) Room No. 13 does not exist

A1: G02 - 1402	A4: G01* - 1401
A2: G01* - 1401*	A5: G02 - 1402
A3: G02 - 1402	A6: G01* - 1401*



Please Note:

- 1) * Indicates mirror image
- 2) Floor No. 13 does not exist

B1: G02-1402
B2: G01*-1401*

Specifications

	Structure		RCC framed earthquake resistant structure
	Wall Finish	Internal Servant Quarter / Store External Lift Lobbies	Oil bound distemper Oil bound distemper Exterior paint Combination of paint and stone / tiles
	Flooring	Living / Dining / Bedrooms Servant Quarter / Store Lift Lobbies	Vitrified tiles Ceramic tiles Stone / Vitrified tiles
	Kitchen	Flooring Dado Fittings	Ceramic tiles Ceramic tiles till 600 mm above counter area, rest painted with oil bound distemper Granite counter with stainless steel sink and drain board
	Doors	Main Entry Internal Doors	Seasoned hardwood frame with European style moulded shutter Seasoned hardwood frame with European style moulded shutter
	Toilets	Flooring Dado Fittings	Ceramic tiles Select ceramic tiles upto 2100 mm Granite counter, white sanitary fixtures, single lever CP fittings, pipe lines for geysers
	Balconies	Flooring	Ceramic tiles
	Windows / External Door		Powder coated / anodised aluminium glazing
	Electrical		Copper electrical wiring in concealed conduits and modular switches
	Power Back-up		24 x 7 power back-up
	Communication		TV and telephone points in living room & master bedroom only Intercom facility to each flat in living room

Club House Facilities



Gymnasium

Multipurpose hall for
meditation, yoga &
gatherings

Swimming pool

Changing rooms

Kid's play area

Pantry

24 x 7 power back-up

Affinity Solutions Pvt Ltd

Detailed CostSheet of Attachments UNITECH SUNBREEZE-SECTOR-69

	3 BHK +3T	3 BHK +3T+ Servt	4BHK +4T+ Servt	4BHK +4T+ Servt+ Store	
Area in sq.ft	1337	1501	1628	1656	1826
Basic Consideration Price (BCP) (in Rs)	2914	2914	2914	2914	2914
(-)Innaugral Disc (in Rs)	250	250	250	250	250
	2664	2664	2664	2664	2664
Basic Cost	3561768	3998664	4336992	4411584	4864464
Additional Charges					
(+) External Development Charges @ Rs. 298/- per sq.ft	398426	447298	485144	493488	544148
(+) Infrastructure Development charges (IDC) @ Rs 33/- per sq.ft	44121	49533	53724	54648	60258
(+)Interest Free Maintenance Security Deposit (IFMSD) @ Rs50/-per sq.ft	66850	75050	81400	82800	91300
Club Membership & Registration Charges	40000	40000	40000	40000	40000
(+)Car park (open)	190000	190000	190000	190000	190000
Total Cost	3902739	4353247	4702116	4779032	5246022

PRICE LIST

Basic Sale Price (BSP)	:	Rs. 2914/- per sq. ft.
External Development Charges	:	298/- per sq.ft.
Infrastructure Development Charges	:	33/- per sq. ft.
Preferential Location Charges (PLC)		
• For Ground Floor	:	Rs. 75/- per sq. ft.
• For 1st Floor	:	Rs. 60/- per sq. ft.
• For 2nd Floor	:	Rs. 50/- per sq. ft.
• For Corner	:	Rs. 50/- per sq. ft.
• For Landscaping Facing (upto G+7)	:	Rs. 50/- per sq. ft.
Interest Free Maintenance Security Deposit	:	Rs. 50/- per sq. ft.
Car Parking Space		
• Covered	:	Rs. 1,90,000/- per parking
• Open	:	Rs. 1,15,000/- per parking
Club Membership Registration Charges	:	Rs. 40,000/-

- Basic Price mentioned above are escalation free and **exclusive** of External Development Charges (EDC), Infrastructure Development Charges (IDC).
- Any further increase in EDC and IDC by the Statutory Authorities shall be borne by the Allottee.
- The Company would pay to the Allottee(s) Rs. 5/- per sq. ft. per month of Super Area for any delay in offering possession of the Apartment 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 Super Area if the allottee(s) fails to take possession of the Apartment within 30 days from the date of issuance of the notice of possession.
- The Maintenance Charges on the basis of Super Area of the Apartment as determined by the Company at the time of offer of possession of the Apartment shall be payable in advance for a period of two years before the Possession of the Apartment is handed over to the Allottee(s).
- Parking:

1BR, 2BR & 3BR	–	One covered car parking is mandatory
4BR	–	One covered & one open car parking is mandatory
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Company.

PAYMENT PLANS

DOWN PAYMENT PLAN

(Rebate 10% on Basic Sale Price)

At the time of Registration of Application for Allotment	:	10% of BSP
Within 45 Days Of the date of Registration	:	85% of BSP +PLC + Parking + 50% of CMRC
On Notice Of Possession	:	5% of BSP + 50% of CMRC + Stamp duty charges and other charges as applicable

CONSTRUCTION LINKED INSTALLMENT PLAN

At the time of Registration of Application for Allotment	:	10% of BSP
Within 75 days of allotment	:	10% of BSP
Within 150 days of allotment	:	10% of BSP
On commencement of construction	:	10% of BSP + 50% of PLC
#On casting of Ground Floor Roof	:	10% BSP + 50% of PLC
On casting of Third Floor Roof	:	10% of BSP + 50% of CMRC
On casting of Sixth Floor Roof	:	5% of BSP + 50%OF Parking
On casting of Ninth Floor Roof	:	5% of BSP + 50% of Parking
On casting of Eleventh Floor Roof	:	5% of BSP
On casting of Top Floor Roof	:	5% of BSP
On completion of masonry work in the apartment	:	5% of BSP
On completion of internal plaster within the apartment	:	5% of BSP
On completion of flooring within apartment	:	5% of BSP
On notice of possession	:	5% of BSP + 50% of CMRC+ Stamp duty charges and any other charges as applicable

BSP	=	Basic Sale Price
CMRC	=	Club Membership and Registration Charges
PLC	=	Preferential Location Charges

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per the agreed terms

This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed

For further booking inquiries please feel free to contact.

Thanks & Regards

A.K Jain - 9811159064

Affinity Solutions Pvt. Ltd.

1110, 11th Floor

Arunachal Building,

Barakhamba Road,

Connaught Place,

Delhi -110001

Mail us: affinitycredit@yahoo.co.in

Visit us: www.affinityconsultant.com