

# UNIWORLD GARDEN AT SECTOR 117, NOIDA

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July, 2009

## Uniworld Gardens

Sec 117, Noida  
Marketing Presentation

**unitech**

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## **ABOUT PROJECT**

Unitech has launched a new residential project Uniworld Gardens in Noida. Unitech Uniworld Gardens offers 1, 2 and 3 bedroom apartments varying in sizes from 747 to 1408 sq. ft.. Uniworld Gardens offers excellent amenities such as sports facilities, swimming pool, gymnasium, kids play area and more. Uniworld Gardens truly redefines the essence of an invigorating residential living. Conceived to the highest standards, Uniworld Gardens is for those who seek to live their dreams. The bustling clubhouse offers an array of recreational activities.

## **ABOUT DEVELOPER**

Unitech is the largest listed real estate company in India with a market capitalization of around US\$ 5 bn. It has experience of over 20 years in real estate development turning many a barren landscapes into landmarks. It is ranked among the Top 50 real estate companies in the world and boasts developments such as Nirvana Country, South City, The Close, Cascade to name a few.

## **LOCATION:**

Unitech Uniworld Gardens is located at Phase III Sector 117 in Noida, 7-8 km from sector 18, 8-10mnt from nearest Metro Station sector 32, 2 Minute drive from FNG Express Highway, 12-15 Minute drive from Atta Market, Sec 18, Noida, 7-10 Minutes drive to Fortis Hospital, 35 Km from Indira Gandhi International Airport, 10 Minutes drive from Shipra Mall.

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## Location



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## SPECIFICATIONS

	<b>Bedroom</b>	<b>Living/ Dining</b>	<b>Kitchen</b>	<b>Balcony</b>	<b>Toilets</b>	<b>Servant Room</b>
<b>Floor</b>	Laminated Wooden	Vitrified tiles	Ceramic Tiles		Ceramic Tiles	
<b>Walls</b>	Plastic Emulsion Paint	Plastic Emulsion Paint	Ceramic Tiles upto 2' over counter area	Plastic Emulsion Paint	Ceramic Tiles upto 2100mm heights	Plastic Emulsion Paint
<b>Fittings &amp; Fixtures</b>					BMC and was basin in white colour, single lever op fittings, granite coutner. pipelines gor geysar	
<b>Special</b>	TV Point living room and master bedroom, 24X7 Power backup, one telephone jack each in living room and master room intercom facility to each flat in living room					

## UNIWORLD GARDEN HIGHLIGHTS

From the house of India's second largest value RE Firm

- Over 30 years of experience in the sector
- Most Reliable in terms of quality

Competitive Ticket Size

- Aim to provide Noida a class Residential Colony at affordable prices
- High quality specifications at competitive pricing

Social Infrastructure

- Beat in class amenities with in the gated environment
- Well developed vicinity - All facilities available within the radius of 5 - 6 Kms

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## AT THE HEART OF IT ALL - CONVINEINCE

<u>ESSENTIAL AMENITIES</u>	<u>GARDEN PROVISION</u>
Transport to strategic junctions	Shuttle for the first two years to nearest local transport hub  10 min. drive from nearest Metro station Sector - 32  2 min. drive from FNG Express Highway
Daily Shopping Requirements	Food Bazaar from Big Bazaar will meet at the basic needs (Within the campus)
Shopping Malls	3 - 4 Malls in the radius of 7 km of the site (Shopprix, Spice, Great India Place, Centre Stage etc.)
ATM / BANK	ATM will provided in the campus  Many Public Sector Banks within 5 kms periphery
Health Centre / Medical Room	7 - 10 Minutes Drive from Fortis  Medical unit in the campus for all emergency requirements of the residents - From a leading chain of Hospital
Schools	Unitech sponsored school in Noida giving preferential admission to Unitech residents; Numerous schools in the radius of 5 -6 Kms
Entertainment / Recreational Centers	Community Centre with Gym, Club House, Games Room, Multipurpose Hall, Kids play Area
Place of Worship	Place of Worship within the campus Sai Mandir about the 3 Kms of the site
Food & Beverage Outlets	Many Food Outlets in the periphery of 5 Kms

\*Shuttle service will be discontinued once the public transport starts from close to the sites

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## COMPETITION ANALYSIS - TECHNICAL SPECIFICATIONS

<u>Name of the Project</u>	<u>Gardens</u>	<u>3C - Lotus Boulevard</u>	<u>Eldeco Amantran</u>	<u>Amarpali platinum</u>	<u>Gaur Grandeur</u>	<u>Jaypee Kosmos</u>	<u>Jaypee Klassic</u>
<b>Super Area</b>	1011 - 1408	987 - 1464	1095 - 2055	1000 - 1625	1246 - 1739	800 - 1200	1045 - 2250
<b>Quoted BSP (Rs./in Sq. Ft.)</b>	1395	2825	3550	3150	3000	2825	3429
<b>All Inclusive Rate</b>	3451	3423	4037	3550	3386	3439	3900
<b>Unit Config.</b>	1/2/3 Bhk	1/2/3 Bhk	2/3 Bhk	2/3 Bhk	2/3 Bhk	2/3 Bhk	2/3 Bhk
<b>Unit to Core</b>	4	4	5	4		4	8
<b>Height</b>	G + 13	G + 8	G + 11				G + 13
<b>Lifts / Tower</b>	2	2	2	2	2		3
<b>Maintenance (Rs/Sq. Ft. Month)</b>		2	1.25	1.25	1.25	1.5	1.5
<b>Possession Date</b>	2012	2011	2011	2011	2010	2012	2012

\*Post Discount

#All inclusive rate is calculated on saleable area for all projects

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Affinity Solutions Pvt Ltd					
Detailed Cost Sheet of Unitech Uniworld Garden					
Area in sq.ft	1408	1325	1011	975	747
Basic Consideration Price (BCP) (in Rs)	3395	3395	3395	3395	3395
(-)Innaugral Disc (in Rs)	300	300	300	300	300
	3095	3095	3095	3095	3095
<b>Basic Cost</b>	<b>4357760</b>	<b>4100875</b>	<b>3129045</b>	<b>3017625</b>	<b>2311965</b>
ADDITIONAL CHARGES					
(+) Lease Rent @ Rs. 95/-per sq.ft	133760	125875	96045	92625	70965
(+) Interest Free Maintenance Security Deposit (IFMSD) @ Rs. 50/-per sq.ft	70400	66250	50550	48750	37350
(+) Electric Sub- Station Charges @ Rs. 40/- per sq.ft	56320	53000	40440	39000	29880
Club Membership & Registration Charges	40000	40000	40000	40000	40000
(+) Car park (open)	75000	75000	75000	75000	75000
<b>Total Cost</b>	<b>4733240</b>	<b>4461000</b>	<b>3431080</b>	<b>3313000</b>	<b>2565160</b>

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## Price List

Basic Consideration Price (BCP)	: Rs. 3395/- per sq. ft.
Preferential Location Charges (PLC) for Ground Floor	: Rs. 75/- per sq. ft.
Preferential Location Charges (PLC) for 1st Floor	: Rs. 50/- per sq. ft.
Preferential Location Charges (PLC) for 2nd Floor	: Rs. 40/- per sq. ft.
Preferential Location Charges (PLC) for Landscape Facing	: Rs. 50/- per sq. ft.
Covered Car Parking Charges*	: Rs. 1,50,000
Surface Car Parking Charges*	: Rs. 75,000



Apart from the Basic Consideration Price and PLC following amounts are payable by the Allottee(s):

1. Lease Rent	: Rs. 95/- per sq. ft.
2. Interest Free Maintenance Security Deposit (IFMSD)	: Rs. 50/- per sq. ft.
3. Electric Sub-station Charges#	: Rs. 40/- per sq. ft.
4. Club Membership & Registration Charges	: Rs. 40,000/-

# In addition, Electric Connection charges and Charges on account of External Electrification Work as demanded by Competent Authority, are payable extra.

\* Car Parking allotment will be on first come first serve basis.

• Common Maintenance Charges for a period of 2 years (Two years) to be determined at the time of offer of possession on the basis of super area of apartment + Service taxes and any other levies as applicable from time to time shall be payable extra.

• Company would pay charges @Rs. 5/- per sq. ft. of the Super Area per month for any delay attributable to the inability of the Company subject to Force Majeure, on the handing over of the Apartment beyond the committed period of 36 Months from the date of signing of Terms & Conditions of Allotment till the date of issue of notice of possession.

• Similarly, the allottee(s) would also be liable to pay holding charges @Rs. 5/- per sq. ft. of Super Area per month if the allottee(s) fails to take possession within 42 days from the date of issuance of the notice of possession.



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## Payment Plan (w.e.f 07-09)

### DOWN PAYMENT PLAN (Rebate on Basic Consideration Price)

At the time of Registration of Application for Allotment	:	10% of BCP
Within 45 days of the date of Registration	:	85% of BCP + PLC + Parking + 50% of CMRC + 100% of Lease Rent
On notice of possession	:	5% of BCP + 50% of CMRC + Sub Lease Deed charges and other charges as applicable

### CONSTRUCTION LINKED INSTALLMENT PLAN

On Booking / Registration	:	10% of BCP
Within 75 days of Registration / Allotment	:	10% of BCP + 50% of PLC
Within 150 days of Registration / Allotment	:	10% of BCP + 50% of PLC
On commencement of construction / development #	:	10% of BCP + 50% of Parking Charges
On casting of Ground Floor Roof	:	7.5% of BCP + 50% of Parking Charges
On casting of Third Floor Roof	:	7.5% of BCP + 100% of Lease Rent
On casting of Sixth Floor Roof	:	7.5% of BCP + 50% of CMRC
On casting of Ninth Floor Roof	:	7.5% of BCP
On casting of Eleventh Floor Roof	:	5% of BCP
On casting of Top Floor Roof	:	5% of BCP
On completion of masonry work in the apartment	:	5% of BCP
On completion of internal plaster within the apartment	:	5% of BCP
On completion of flooring within apartment	:	5% of BCP
On notice of possession	:	5% of BCP + 50% of CMRC + Sub Lease Deed charges and other charges as applicable

**unitec**

BCP = Basic Consideration Price  
PLC = Preferential Location Charges  
CMRC = Club Membership & Registration Charges

PLC -Preferential Location Charges

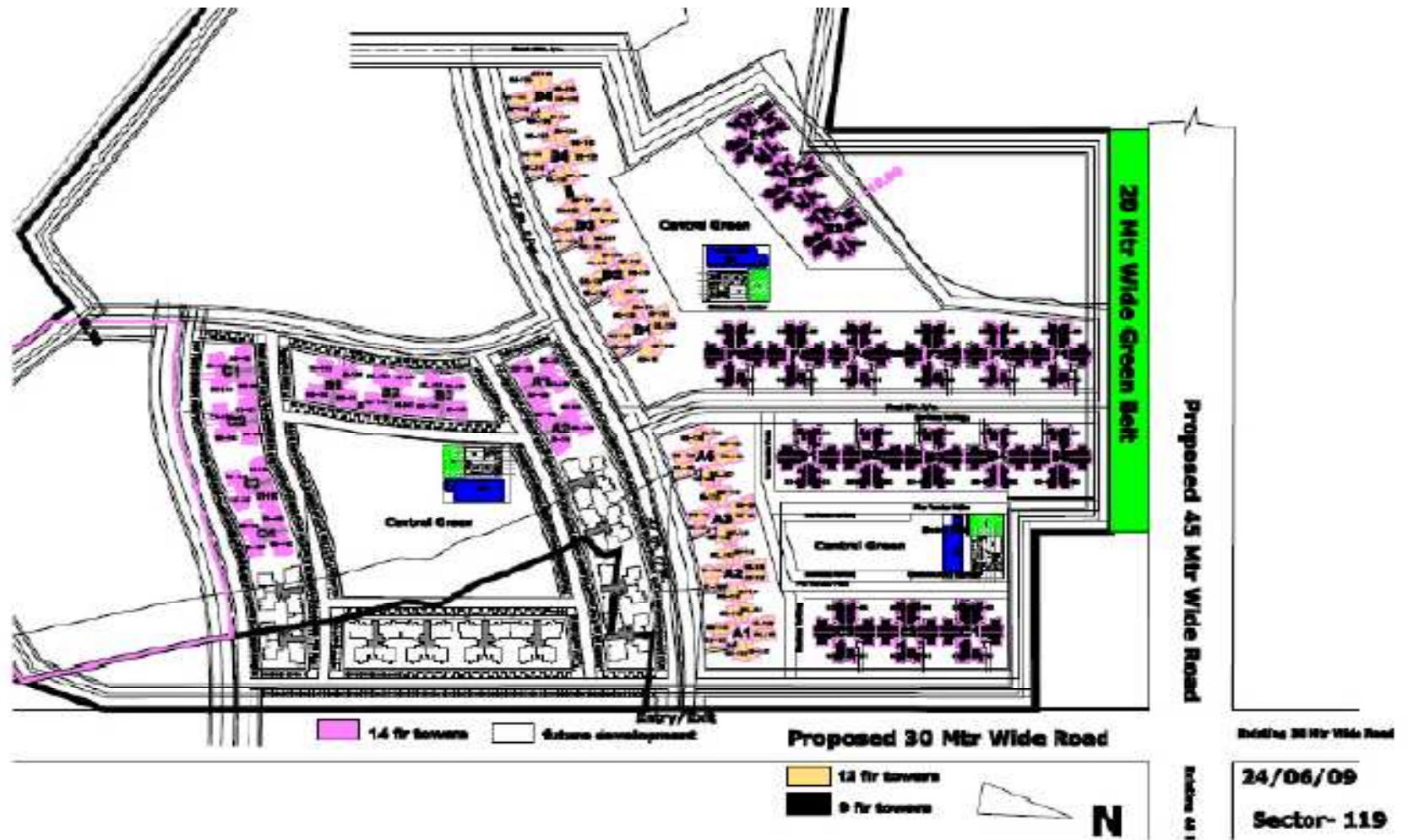
CRC- Club Registration Charges

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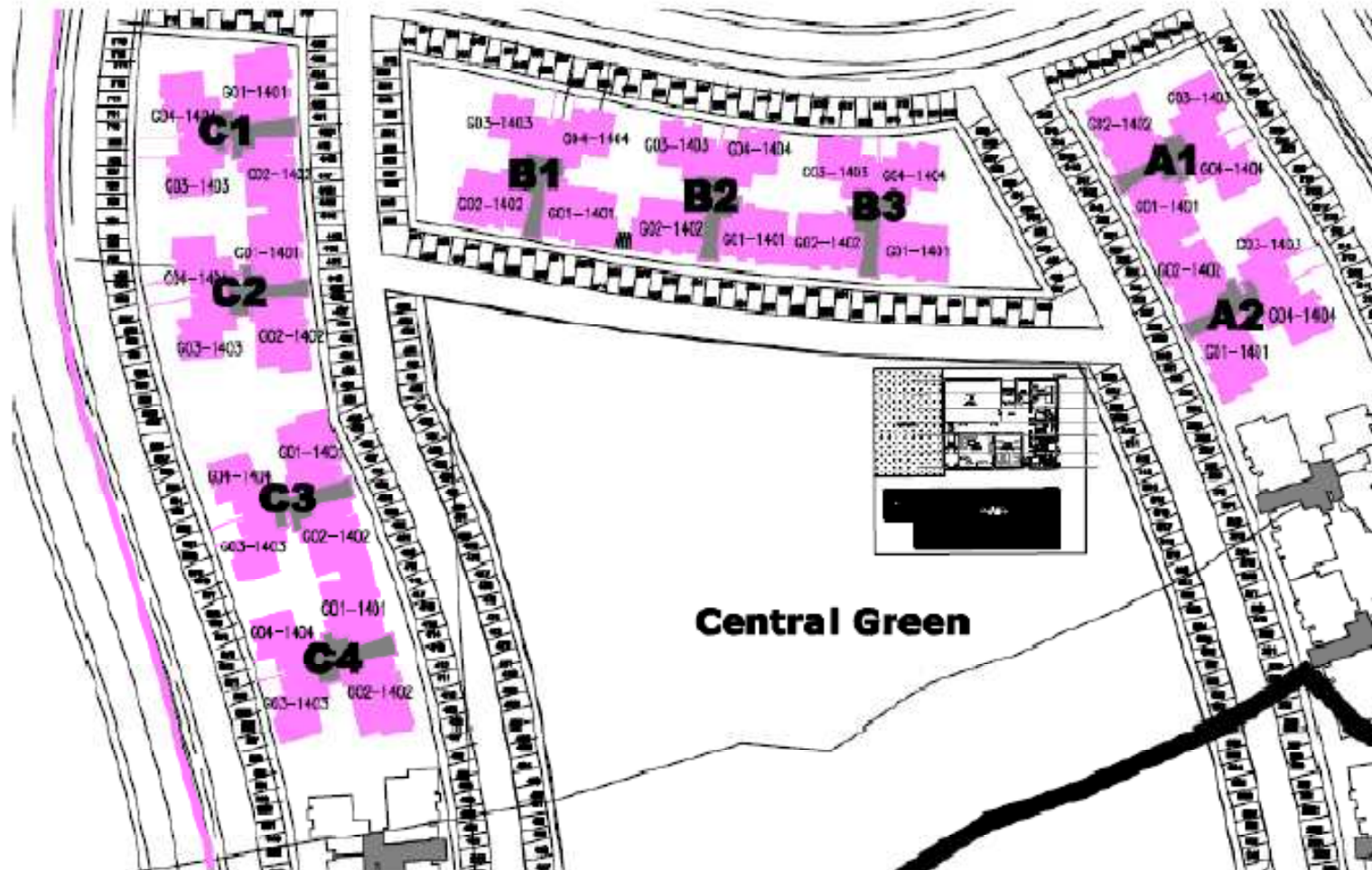
## SITE PLAN



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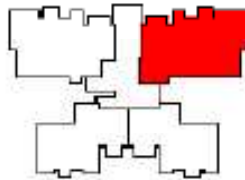


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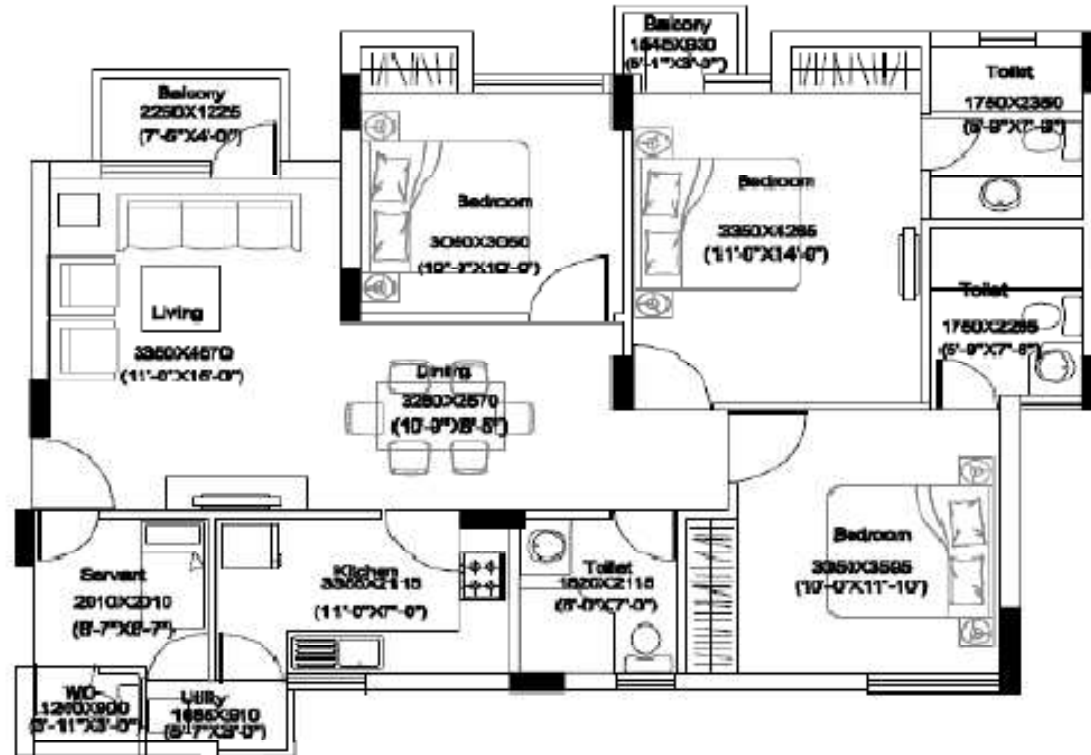
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## Master Plan



- A1: G02-1402
- A2: G01\*-1401\*
- B1: G02-1402
- B2: G02-1402
- B3: G01\*-1401\*
- C1: G01\*-1401\*
- C2: G02-1402
- C3: G01\*-1401\*
- C4: G02-1402



LAYOUT - TYPE X1

3BR 3T SQ

SALE AREA: 1408 SQ FT

PHASE III - SECTOR 117, NOIDA-GARDENS

UNITECH LTD, GURGAON

PLS NOTE: 1) \* INDICATES MIRROR IMAGE

2) FLOOR NO 13 DOES NOT EXIST

3) THIS DRAWING SUPERSEDES ALL OTHER DRAWINGS

# UNIWORLD GARDEN AT SECTOR 117, NOIDA

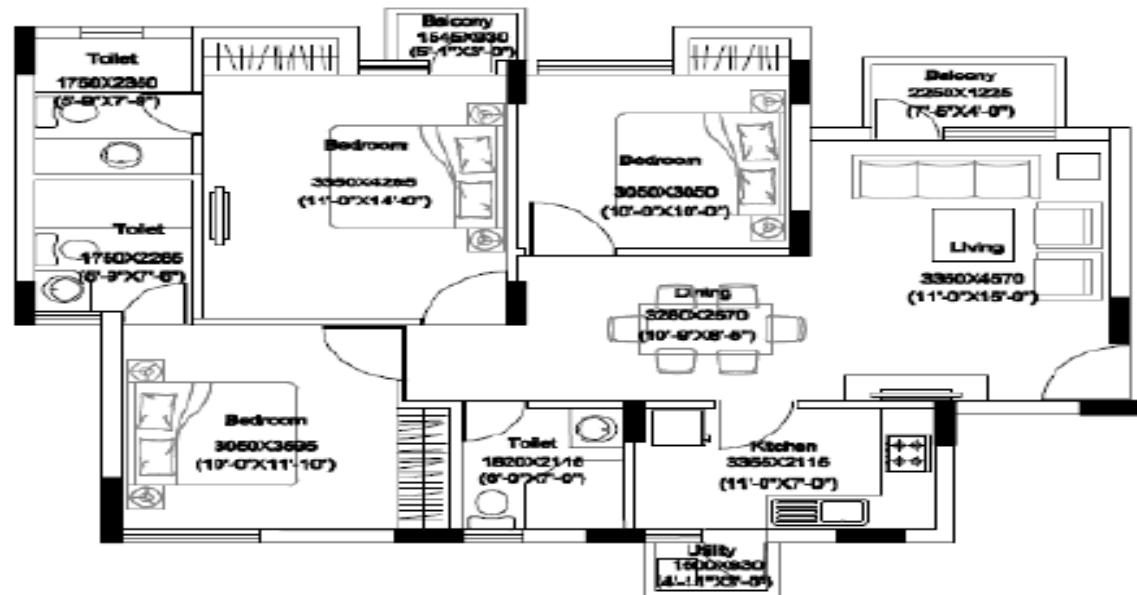
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## Master Plan



- A1: G01-1401
- A2: G02\*-1402\*
- B1: G01-1401
- B2: G01-1401
- B3: G02\*-1402\*
- C1: G02\*-1402\*
- C2: G01-1401
- C3: G02\*-1402\*
- C4: G01-1401



LAYOUT - TYPE Y1  
3BR 3T  
SALE AREA: 1325 SQ FT

PHASE III - SECTOR 117, NOIDA-GARDENS  
UNITECH LTD, GURGAON

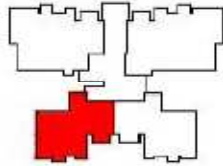
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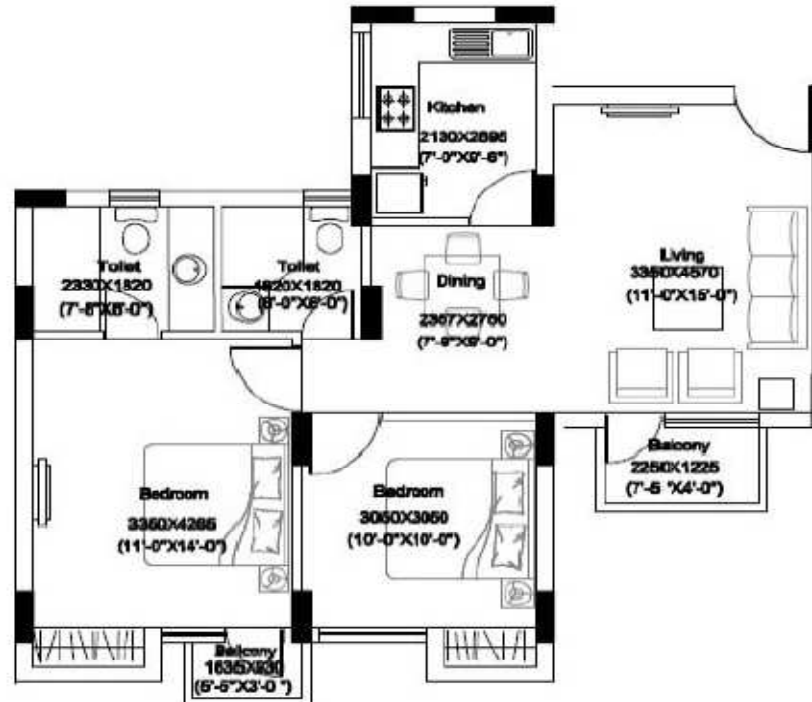
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## Master Plan



- A1: G03\*-1403\*; 204-1404
- A2: 203\*-1403\*; G04-1404
- B1: G03\*-1403\*; 204-1404
- B2: G03\*-1403\*; 204-1404
- B3: 203\*-1403\*; G04-1404
- C1: 203\*-1403\*; G04-1404
- C2: G03\*-1403\*; 204-1404
- C3: 203\*-1403\*; G04-1404
- C4: G03\*-1403\*; 204-1404



LAYOUT - TYPE Z1  
2 BR 2T  
SALE AREA: 1011 SQ FT

PHASE III - SECTOR 117, NOIDA-GARDENS  
UNITECH LTD, GURGAON

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2) FLOOR NO 13 DOES NOT EXIST  
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# UNIWORLD GARDEN AT SECTOR 117, NOIDA

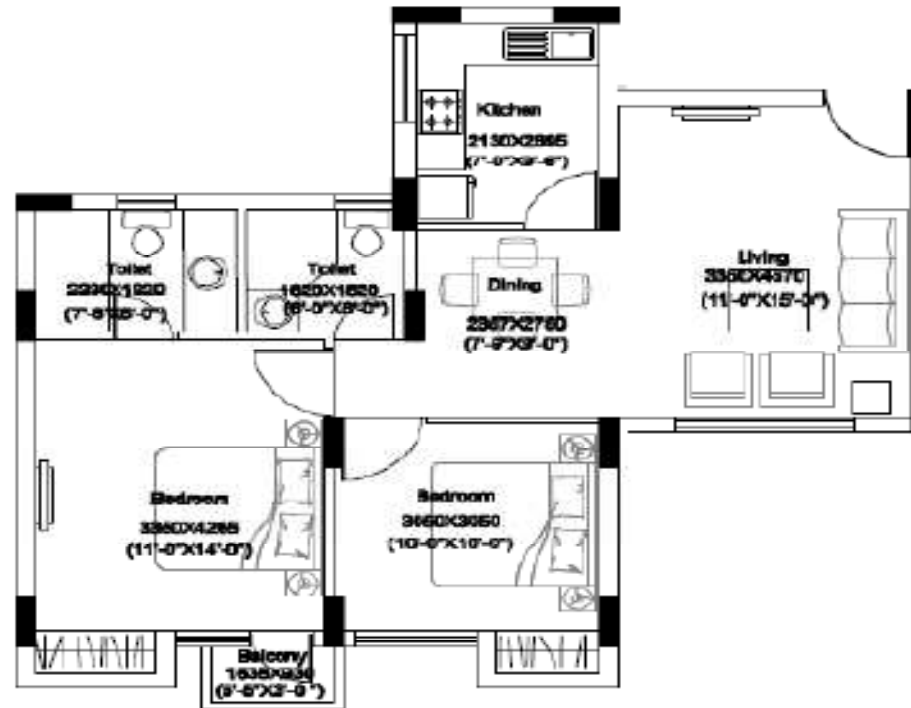
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## Master Plan



- A1: 104
- A2: 103\*
- B1: 104
- B2: 104
- B3: 103\*
- C1: 103\*
- C2: 104
- C3: 103\*
- C4: 104



**LAYOUT - TYPE Z2**

**2 BR 2T**

**SALE AREA: 975 SQ FT**

**PHASE III - SECTOR 117, NOIDA-GARDENS**

**UNITECH LTD, GURGAON**

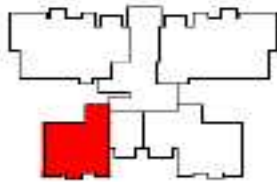
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## Master Plan



- A1: G04
- A2: G03\*
- B1: G04
- B2: G04
- B3: G03\*
- C1: G03\*
- C2: G04
- C3: G03\*
- C4: G04



LAYOUT - TYPE Z3  
1 BR 1T + STUDY  
SALE AREA: 747 SQ FT

PHASE III - SECTOR 117, NOIDA-GARDENS  
UNITECH LTD, GURGAON

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## FAQ: Why is Gardens priced 135 Rs more than Unihomes

- **Gardens is having 24\*7 power back up which has 40 Rs/Sqft costing effect**
- **Gardens is 4 to a core whereas Unihomes was 8 to a core thus adding 30 Rs/ Sqft**
- **Specifications in Gardens are superior to that in Unihomes which has a cost impact of Rs 40/Sqft**
- **Superior Landscape (Greenery is twice in area in comparison to Unihomes) in Gardens add the further 40 Rs/Sqft**

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**Thank you**

**FOR MORE INFO PLEASE FEEL FREE TO CONTACT US ACCORDINGLY.**

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**THANKS & REGARDS,**

**A.K. JAIN - 9811159064 (INDIA)  
442030516831 (UK), 16469150050 (US)**

**MAIL US AT: [affinitycredit@yahoo.co.in](mailto:affinitycredit@yahoo.co.in)**