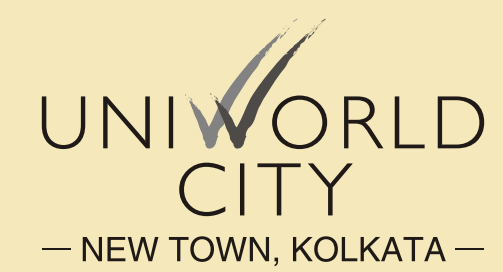


VISTAS





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.



VISTAS

Open up to a whole new world of horizons.

Searching for a holistic approach towards life or looking for completeness? Imagine, all your desires being fulfilled within a beautiful campus, encompassing towers standing 15 storeys high. Sprawled over 10 acres of landscaped greens, Vistas at Uniworld City offers a choice of 2 & 3 bedroom apartments for an enhanced living experience.

Open the door to eternal bliss - ensconced in sprawling landscaped greens, a jogging track for a healthy life and children's play area to bring joy to your child. Come and make your home at Vistas!



Cascades, G. Noida



Habitat, G. Noida



BENGAL
unitech
UNIVERSAL

Infospace, Kolkata



Established in 1972, Unitech is today a leading real estate developer in India. Known for the quality of its products, it is the first developer to have been certified ISO 9001:2000 in North India and offers the most diversified product mix comprising residential, commercial/IT parks, retail, hotels, amusement parks and SEZs.

The well-recognised brand was yet again conferred with the title of 'Superbrand' by Superbrands India in 2009. 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.

It has an enviable clientele for commercial projects including Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobil and AT Kearney.

Recently the Company has ventured into the infrastructure business by launching Unitech Infra, thus leveraging its decades of experience and expertise in real estate.

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's NIFTY 50 Index. The company has over 600,000 shareholders.

Unitech and Norway based Telenor Group - the 6th largest mobile communication provider in the world, came together to build Uninor a telecommunication services company providing GSM services across India.

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 Uniworld 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.

Harmony at Uniworld City, Kolkata



The Villas - Gurgaon



Karma Lakalands, Gurgaon



Heights at Uniworld City, Kolkata



Air at Uniworld City, Kolkata



Location Map



New Town, Kolkata

New Town was conceived by the Government of West Bengal at Rajarhat in 1999. The idea was to create a modern city on 3975 hectares, which happens to be more than 2.5 times the size of salt lake city.

New Town has premium health centers such as the Apollo Hospital nearby. About 10 acres of land has been allotted to the Tata Cancer Research Institute. Another 2 world-class multi specialty hospitals are on the cards. A Vedic Village with its traditional healing and ayurvedic spa is just a short drive away.

Holistic planned development is a feature of New Town. Huge stretches of the urban landscape have been earmarked to accommodate large lakes, a rowing course, golf course, outdoor recreation areas & parks, landscaped canals, urban forestry and horticulture. Also in the pipeline are IT parks, commercial & shopping complexes, an art center, a recreation zone with a country club, water sports & and ecological park.

With the New Town expressway connecting EM Bypass and VIP road, Salt Lake and NH-34, Dum Dum Station is less than 9 kms from Uniworld City, and the Airport is just 10 minutes away. The proposed MRT (Metro Railway Terminus) will originate from New Town and terminate at Howrah.

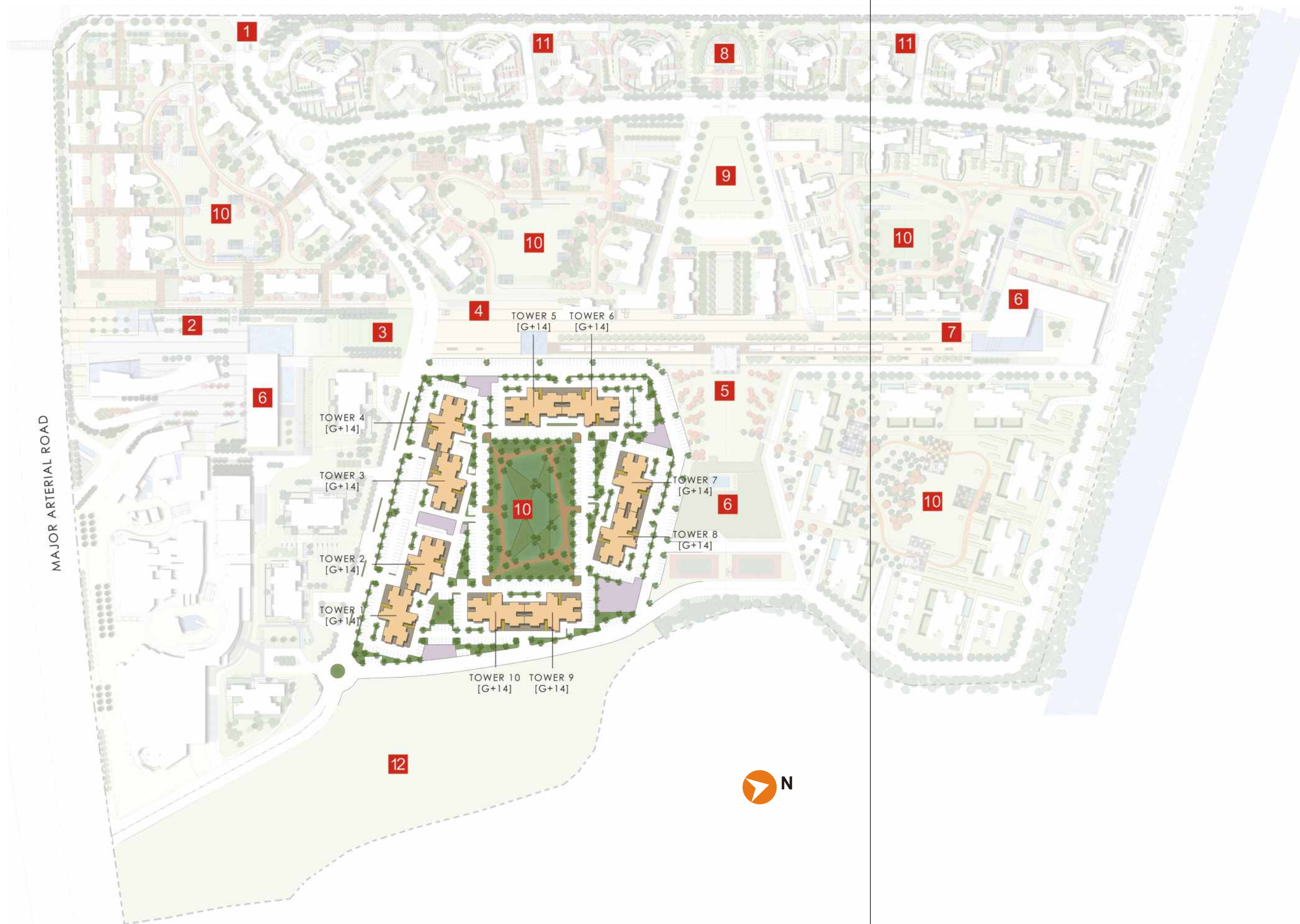
New Town, Kolkata has been designed to accommodate the population and traffic growth in the years to come. WBSEB has prepared the blueprint for adequate power and work on it has commenced. Adequate water supply is assured by WBHIDCO who will supply treated water round-the-clock.

New Town is within easy reach of Kolkata's entertainment zones. The Aquatica Water Amusement Park is just a stone's throw away as are Nicco Park, the Salt Lake Stadium, Science City, Space Circle Club and Clown Town. The new five star hotels Hyatt Regency and ITC Sonar are close at hand as also is Tangra, famous for its Chinese cuisine.

Master Plan

- 1** Entry
- 2** Upper Plaza
- 3** Green Terrace
- 4** Open Area
- 5** Festival Plaza
- 6** Club House
- 7** Active Use Facilities
- 8** Plaza
- 9** School
- 10** Neighbourhood Garden
- 11** Mini Garden
- 12** Future Development

LAYOUTS ARE SUBJECT TO CHANGE





LAYOUTS ARE SUBJECT TO CHANGE

Key Plan

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 + 14
Tower 8	Ground + 14
Tower 9	Ground + 14
Tower 10	Ground + 14

Legend

- 1 Children's Play Area
- 2 Jogging Track
- 3 Open Lawn Area
- 4 Landform Feature
- 5 Central Spine
- 6 Utility and Services





Perspective view of Vistas at Uniworld City
This is an artist's rendition & may undergo modifications



Aerial view of Vistas at Uniworld City
This is an artist's rendition & may undergo modifications

Typical Floor Layout

TOWERS 1, 3, 5, 7 & 9



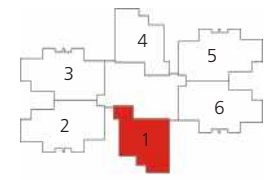
Typical Floor Layout

TOWERS 2, 4, 6, 8 & 10

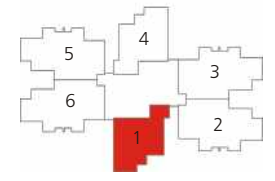


Type - A

Two Bedroom Unit



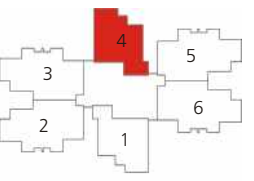
Tower 1,3,5,7,9



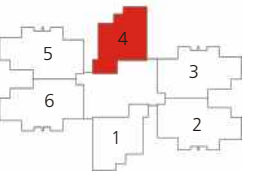
Tower 2,4,6,8,10

Type - B

Two Bedroom Unit



Tower 1,3,5,7,9



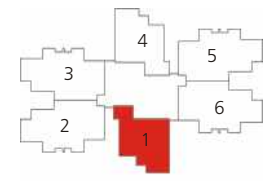
Tower 2,4,6,8,10

Tower	T - 01 to 10
Location	LOC - 1
Apartment No	101
Super built-up area (sqm.)	85.83
Super built-up area (sq.ft.)	924 (approx)

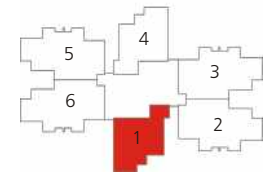
Tower	T - 01 to 10
Location	LOC - 4
Apartment No	104
Super built-up area (sqm.)	85.93
Super built-up area (sq.ft.)	925 (approx)

Type - C

Typical Two Bedroom Unit



Tower 1,3,5,7,9

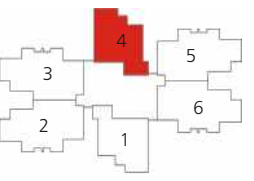


Tower 2,4,6,8,10

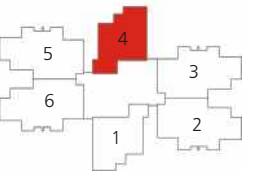
Tower	T - 01 to 10
Location	LOC - 1
Apartment No	201 - 1501
Super built-up area (sqm.)	88.80
Super built-up area (sq.ft.)	956 (approx)

Type - D

Typical Two Bedroom Unit



Tower 1,3,5,7,9

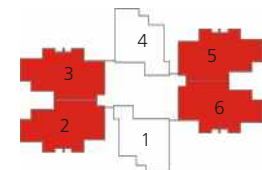


Tower 2,4,6,8,10

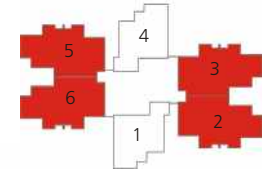
Tower	T - 01 to 10
Location	LOC - 4
Apartment No	204 - 1504
Super built-up area (sqm.)	88.90
Super built-up area (sq.ft.)	957 (approx)

Type - E

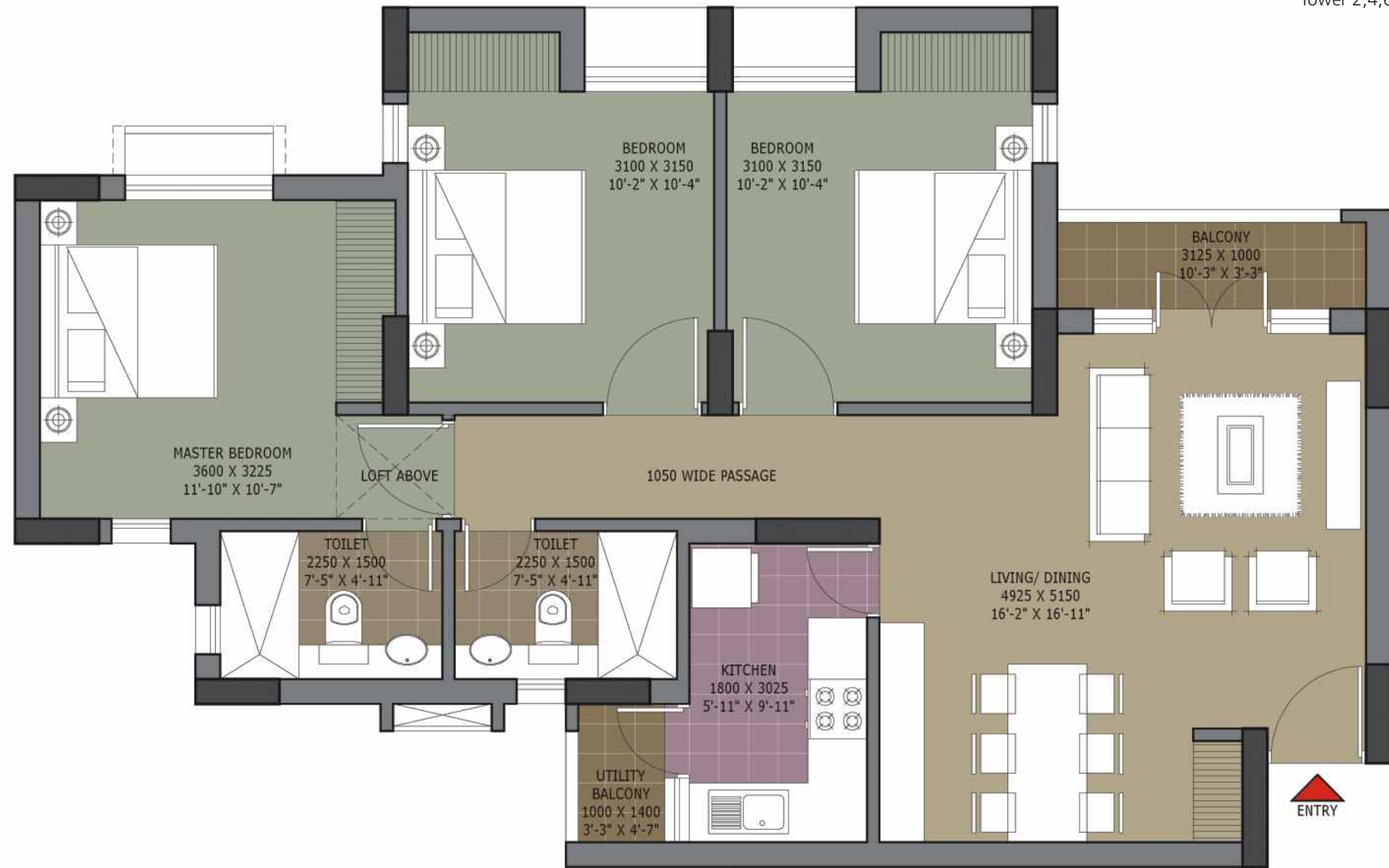
Typical Three Bedroom Unit



Tower 1,3,5,7,9

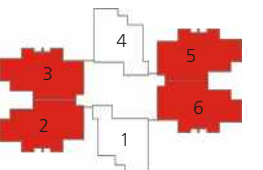


Tower 2,4,6,8,10

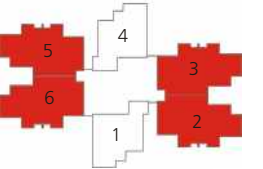


Type - F

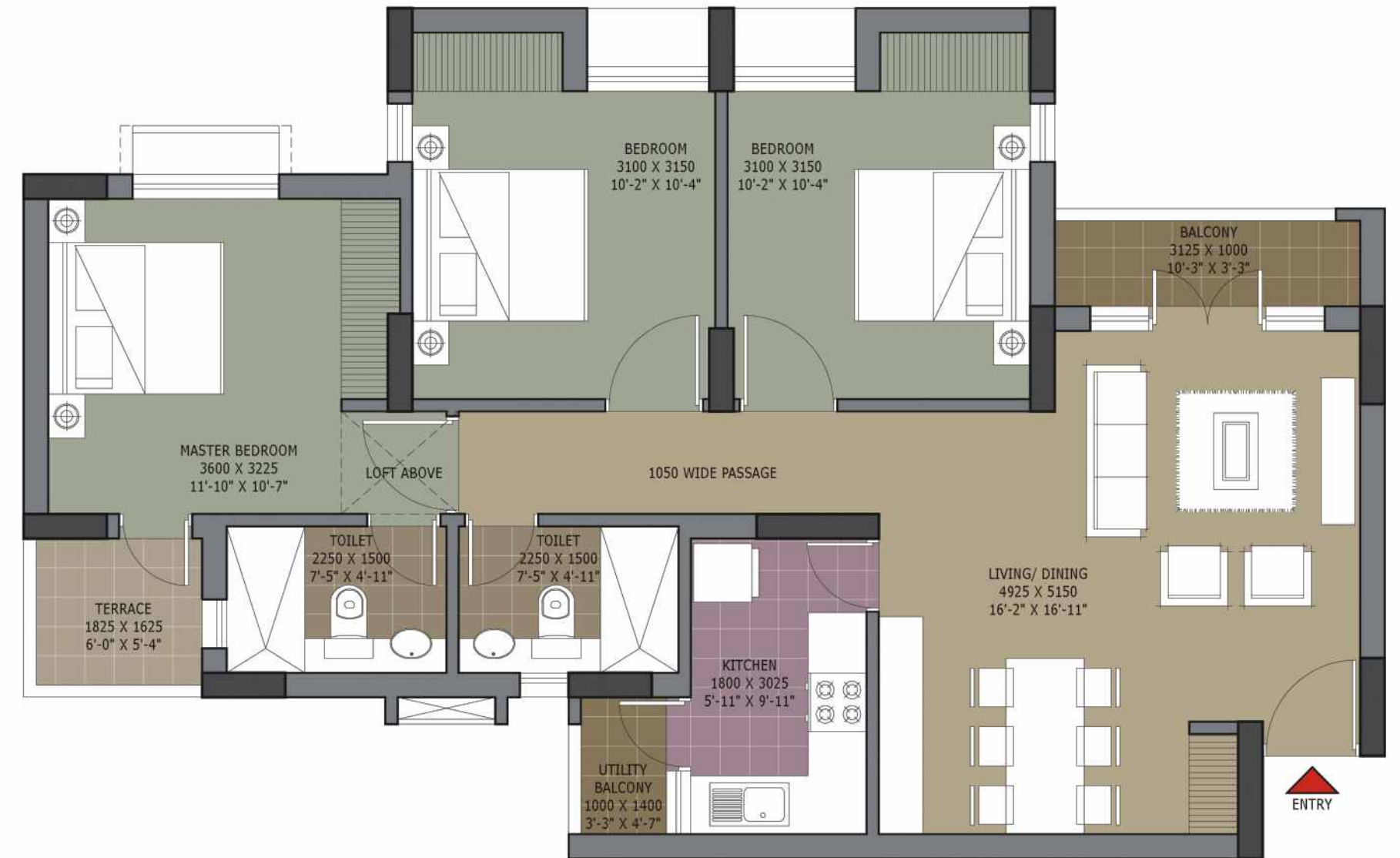
Three Bedroom Unit



Tower 1,3,5,7,9



Tower 2,4,6,8,10



Tower	T - 1, 2, 3 & 4				T - 5, 6, 7, 8, 9 & 10			
Location	LOC - 2	LOC - 3	LOC - 5	LOC - 6	LOC - 2	LOC - 3	LOC - 5	LOC - 6
Apartment No	202 - 1502	203 - 1503	205 - 1505	206 - 1506	102 - 1502	103 - 1503	205 - 1505	206 - 1506
Super built-up area (sqm.)	113.93	113.93	113.93	113.93	113.93	113.93	113.93	113.93
Super built-up area (sq.ft.)	1226	1226	1226	1226	1226	1226	1226	1226 (approx)

Tower	T - 1, 2, 3 & 4				T - 5, 6, 7, 8, 9 & 10	
Location	LOC - 2	LOC - 3	LOC - 5	LOC - 6	LOC - 5	LOC - 6
Apartment No	102	103	105	106	105	106
Super built-up area (sqm.)	113.93	113.93	113.93	113.93	113.93	113.93
Super built-up area (sq.ft.)	1226	1226	1226	1226	1226	1226 (approx)
Terrace Area: 32 sq. ft.						

Finishes

Plaster of Paris
Punning over Cement
Plaster

Vitrified Tiles

Ceramic Tiles

Ceramic Tiles up to 7'
in Bath Area

Ceramic Tiles

Ceramic Tiles

Aluminium Glazing

Hardwood Frames with Flush
Door Shutter

Vitrified Tiles

Ceramic Tiles



Granite Counter with Stainless
Steel Sink





Aerial view of Vistas at Uniworld City
This is an artist's rendition & may undergo modifications

Specifications

	Structure	Walls	Earth-quake resistant RCC framed construction
	Flooring	Living / Dining Bedrooms Balconies	Vitrified tiles Vitrified tiles Ceramic tiles
	Wall Finish	Internal External	Living / Dining / Bed Rooms: <ul style="list-style-type: none"> Plaster of Paris punning over cement plaster Lift Lobbies <ul style="list-style-type: none"> Marble / granite cladding with painted wall Cement based paint
	Kitchen	Flooring Wall finishes Others	Ceramic tiles Ceramic tiles up to 2' above working platform Granite counter with stainless steel sink
	Toilets	Walls Floorings Fittings	Ceramic tiles up to 7' in bath area Ceramic tiles 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

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



Club House



- Swimming Pool with sit out
- Kid's Splash Pool
- Spa room
- Banquet facility
- Gymnasium
- Multi-media room
- Steam and Sauna
- Multi cuisine café
- Kid's play area
- Indoor games room
- Business Center
- Area for Aerobics and Yoga
- Common Lounge area



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The layout and building plans, specifications of the building(s) / complex and the apartment(s) are tentative and are subject to variation. Bengal Unitech Universal may effect such variations, additions, alternations, deletions and / or modifications therein as it may, at its sole discretion deem appropriate and fit or as may be directed by any competent authority. No complaint regarding design, layout or accommodation shall be entertained by Bengal Unitech Universal. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the apartment. All dimensions have been rounded off. Marginally variations may be necessary during construction by the discretion of the Architects. Dimensions indicated in the Unit Plans are masonry dimensions (excluding the plaster thickness).